

Riverfront Update

5/16/2023

Construction Progress

Foster Pavilion and
Garage site with
Catalyst at left



Foster Pavilion and Garage site

*from the Southwest looking
Northeast toward McLane stadium*



Garage footprint
outlined in blue.
Columns present.



Catalyst: Document Updates

(RES 2022: 364-365)

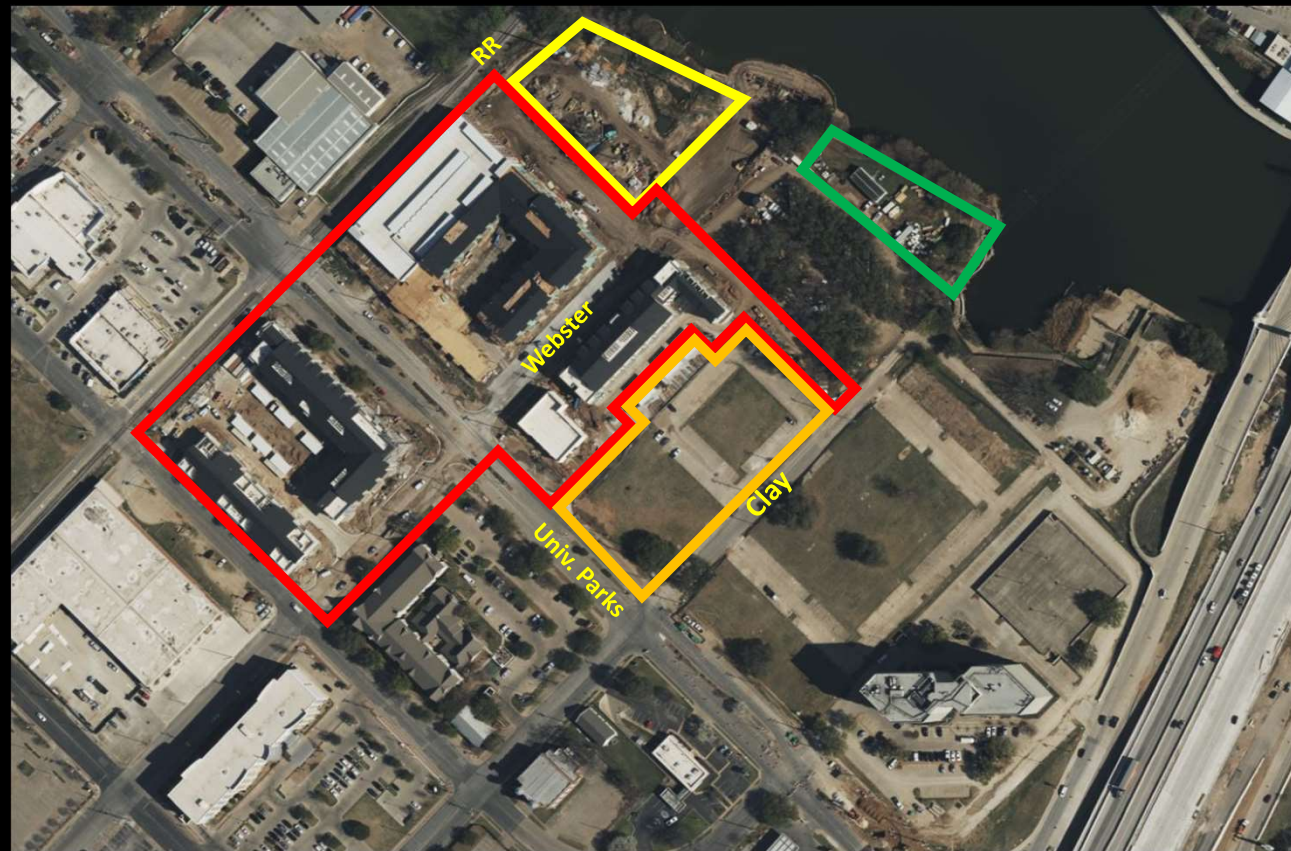
RIVERFRONT
Catalyst
Urban

Phase 1

Phase 2

Phase 3

Phase 4R/Clay



Phase 1: Mixed Use

- 266 residential units
- 6K sq ft retail
- 393 space garage (150 public)
- Began April 2020

Completion Dates

- 2018: Feb. 2023
- 2020-22: April 23
- Today: October 23

Challenges:

- River dewatering
- COVID-19
- Pavilion
- 54" wastewater line
- Downtown Plan/UParks
- Contractor



Key changes:

- Deductive Change Order-Offsite: (\$571,388)
 - Lake Brazos Park removed from scope
 - City will refresh design & construct
 - Projected Construction: April 2024- Jan. 2025
 - Revisions to Univ. Parks; streetscape/flatwork by City
- Payments for public improvements based upon stages of completion
- Extension penalties if CM extends

Phase 1:
Mixed Use



Phase 2: Hotel Site

Catalyst engaged with AJ
Capital (dba Graduate Hotels).

Completion

- 2018: Feb. 2026 (phases variable)
- Mar. 2022: Jan. 2027
- Today: Jan. 2027

Challenges:

- Logistics
- Riverwalk Construction
- Formal Agreements among Parties
- Lease amendments



Phase 3:

Restaurants

Originally one, now two. 4,300 sq ft ea; Riverside decks; 5,000 sq ft common area

Completion

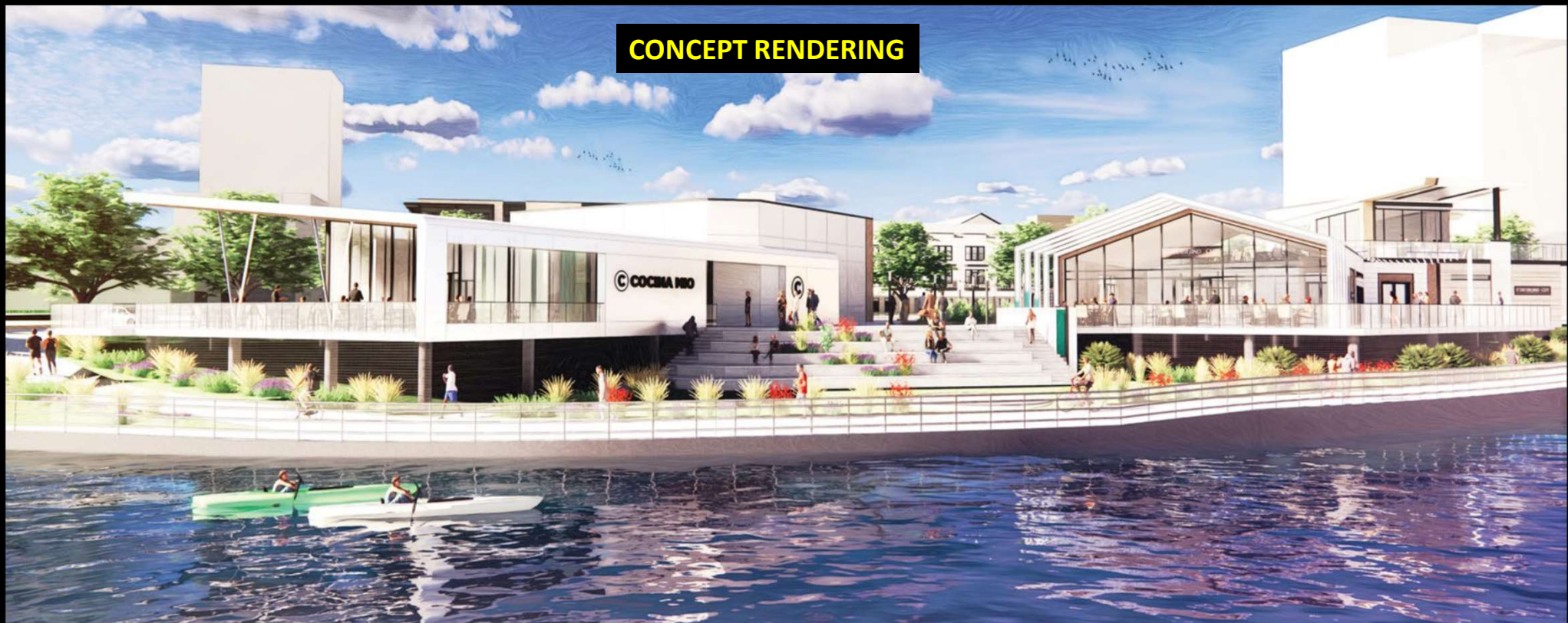
- 2018: Feb. 2026 (phases variable)
- Mar. 2022: July 2025 (2 years after CLOMR)
- Today: Oct. 2026 (2 years after start; Start 6 mo. after Park begins)

Challenges:

- Pavilion/Garage hit Jan. 2024 target
- Park Design complete by Jan. 2024



Phase 3:
Restaurants
From Brazos River looking south



Phase 4R (Clay): Mixed Use

- Not included in original Promenade/Riverfront
- Pavilion project inspired
- Garage: +75 to 495 (+75 to 250 City)
 - +\$2.4M (\$6.97M total)
 - 3 payments
- Ground Retail: 10,000 sq ft
- 126 multi-family units
 - *Affordable Incentive*

Completion

- Garage: Jan. 2024
- Remainder: June 2025

Critical Path:

- Oncor bore under River
- Permitting



Phase 4R (Clay): Mixed Use

From corner of University Parks @ Clay



City Projects

Pavilion Garage

Riverwalk

Clay/University Parks

Lake Brazos Park

Pavilion Garage

Mixed Use

455 Spaces

Completion

- Parkable: Jan. 2024
- Façade/Finish: July 2024

Key Milestones

- Budget Adjustment
- Finalize graphics package



Pavilion Plaza side



Pavilion Garage

University Parks side



Pavilion Garage

Clay Avenue side



Riverwalk

- Webster to Baylor Law
- CLMOR and USACE permit applications submitted Jan. 2023
- Construction start: Mar. 2024
- Completion: Oct. 2025

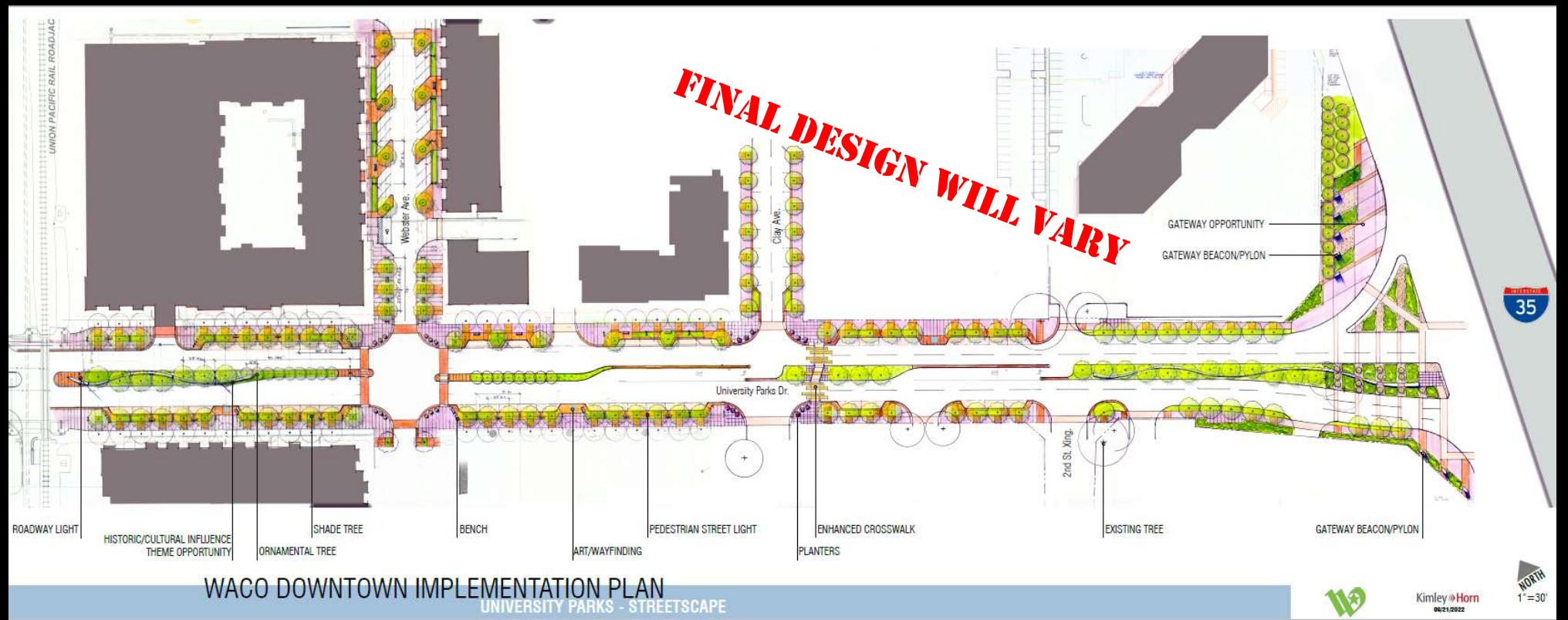
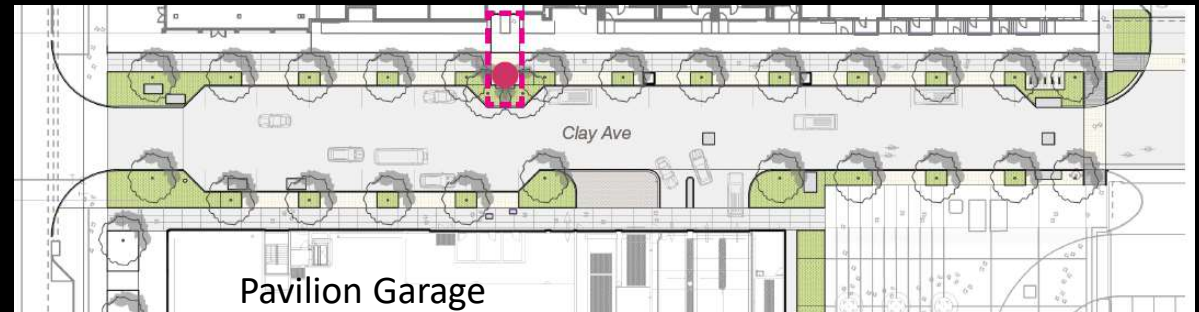
Potential Complications:

- FEMA, USACE
- Historical Commission
- Archeological

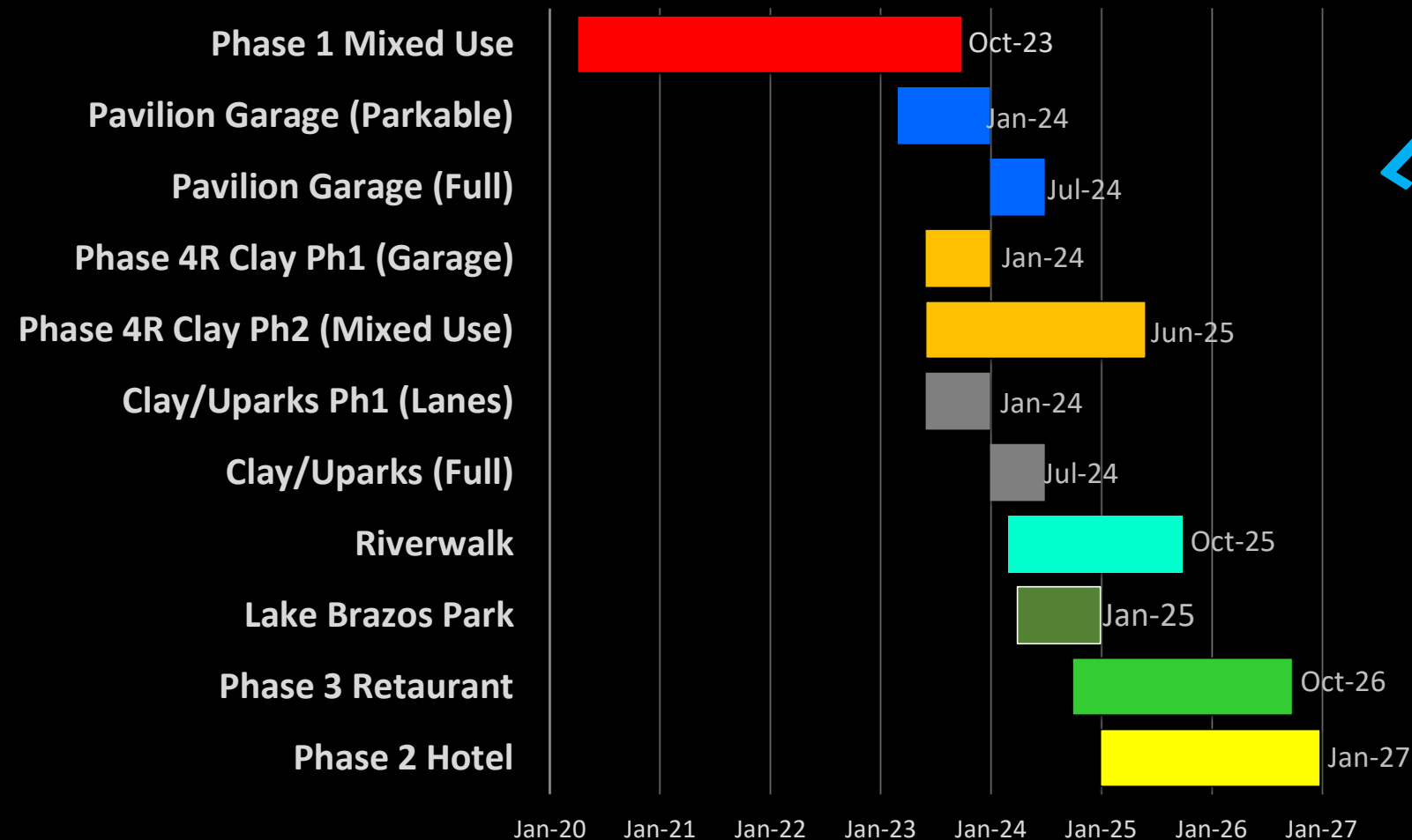


Clay/UParks

- I35 to Jackson
- Construction:
 - Lanes: June 23-Jan 24
 - Full: June 23-July 24



Construction Timelines



**RAIN.
LOGISTICS.**

A close-up photograph of a large, disorganized pile of jigsaw puzzle pieces. The pieces are in various colors including white, yellow, orange, blue, green, and brown. They are scattered across the frame, with some pieces showing signs of wear or being slightly broken. In the center of the image, there is a black rectangular box containing the word "Questions?" in white text.

Questions?



SUMMARY

	Original MDA (8/7/2018)		1st Amendment: March 3, 2020 (RES 2020-146)		COVID Shut down Begins March 2020	2nd Amendment: April 7, 2020 (RES 2020-225)		Pavilion Announced 12/20/21	Council Presentation March 2022		Council Presentation November 2022		Proposed Third Amendment 5/16/23	
	Start	End	Start	End		Start	End		Start	End	Start	End	Start	End
Phase 1	2/7/2020	2/7/2023	3/20/2020	3/20/2023		4/9/2020	4/9/2023		4/9/2020	4/9/2023	4/9/2020	4/9/2023 (COW infrastructure critical path)	4/9/2020	10/1/2023
Phase 2 (Hotel)	2/7/2023	2/7/2026	3/20/2023	3/20/2026		4/9/2023	4/9/2026		1/1/2025	1/1/2027	1/1/2025	1/1/2027	1/1/2025	1/1/2027
Phase 3 (Restaurants)	2/7/2023	2/7/2026	3/20/2023	3/20/2026		4/9/2023	4/9/2026		7/1/2023 (180 days after CLOMR submission by City)	7/1/2025 (2 years after commencement)	7/1/2023 (180 days after CLOMR submission by City)	7/1/2025 (2 years after commencement)	6 months after start of Brazos Park construction	2 years after commencement
								Pavilion Announced 12/20/21	Original MDA (March 2022)		Council Presentation November 2022		Proposed First Amendment 5/16/23	
Phase 4R (Clay) Phase (Mixed Use; Garage)								Mixed Use Development Proposed	6/9/2023	6/9/2025 (2 years); Garage Jan 2024	6/9/2023	6/9/2025 (2 years); Garage Jan 2024	6/9/2023	6/9/2025 (2 years); Garage Jan 2024
Lake Brazos Park								By City; Project Start April 2024 with completion January 2025.						
University Parks and Clay Avenue								Projected Start June 2023; Driving Surface Completion 1/1/24 w/ Streetscape & Finishes by July 2024						
Riverwalk								Projected Start March 2024; Completion October 2025						