



EXECUTIVE SUMMARY FOR THE HISTORIC GAS PLANT DISTRICT

Hines + RAYS



PROJECT TEAM

Developers

- Hines: One of the world’s largest developers
- Dantes Partners: World-class affordable housing developer
- Tampa Bay Rays: St. Petersburg’s hometown Major League Baseball team

Design & Engineering Team

- Master Plan Architect: Gensler
- Stadium Architect: Populous
- Local Architect: Storyn Studio for Architecture
- Landscape Design: EDSA and Hood Design Studio
- Civil & Transportation Engineers: Kimley-Horn

Consultants

- Environmental Consultant: Tampa Bay Watch and Janicki Environmental
- Parking Consultant: HWA Parking
- Restorative Equity Consultants: Best Source Consulting, Beck, Envision, Keys Consulting, Twin Pillar Capital, Gwendolyn Reese, and Cornerstone Strategic Partners

PROJECT SCOPE (PHASES 1, 2, & 3)

- Site Size: 86 acres
- Residential: 5,728 units
- Office: 1.4 million square feet
- Retail: 320,000 square feet
- Hotel: 700 keys
- Senior Living: 600 units
- Public Space: 14 acres
- Parking: 14,000 stalls
- Total Expected Investment: \$4.6 billion

AFFORDABLE HOUSING

Affordable/Workforce Housing	Units
On-Site Workforce/ Affordable Housing	859 Units
Off-Site Housing Grants	600 Units
Total Affordable/Workforce Housing Units	1,459 Units

ECONOMIC BENEFIT

- **Economic Impact - During Construction:** It is estimated to generate a total economic output of \$2.9 billion in Pinellas County, labor wages of \$1.5 billion and over 23,000 full-time equivalent job years.
- **Economic Impact - Construction Completion:** Once fully built out, the project is estimated to generate an annual economic impact of nearly \$1.4 billion (\$700 million in present-day

dollars) in Pinellas County. Estimated labor earnings are \$656 million (\$338 million present-day) and over 5,500 full-time equivalent jobs.

COMMITMENT TO SMALL, LOCAL AND MINORITY BUSINESS ENTERPRISES

\$500 million spend based upon an initial target threshold of 20% with an overall goal of 30% for the term of the project.

COMMUNITY BENEFIT PROGRAM

Hines and the Rays have committed **\$50 million** to intentional equity initiatives in partnership with the South St. Petersburg community.

- **Housing: \$15 million** is dedicated to housing opportunities at a wide range of affordability levels and to providing support of ownership and residential opportunities, all focused on current South St. Petersburg residents, on and off site.
- **Small Business: \$13 million** is dedicated to support business incubation, ownership, and placement opportunities on the site, with a focus on minority/ Women-owned businesses, descendants of the residents of the Historic Gas Plant District and current South St. Petersburg residents and businesses.
- **Employment: \$3.75 million** is committed to diverse hiring and supplier contracts for construction projects, funding to support job training, and entrepreneurship programs. It will also support internships, and mentorship/ apprentice programs leading to job placement during the construction phase, and small business ownership and employment opportunities during the ongoing operation of the site.
- **Education: \$17.5 million** is dedicated to financial investments in support of currently-operating educational programs in South St. Petersburg, from daycare and early learning through postsecondary and vocational programs. As part of the project’s commitment to education and youth development, the proposed music & performance venue will be realized in partnership with St. Petersburg’s Arts Conservatory for Teens. The investment also integrates community, cultural, and civic uses including 10 million dollars toward the design and construction of the new Woodson African-American Museum
- **Outreach: \$750,000** will fund outreach that brings the community together through a thoughtful, inclusive process including online tools, public town halls, community and youth steering committees, and a welcome center on the site to serve as a resource for local residents and businesses to connect to opportunities on the site.