THE HISTORIC GAS PLANT DISTRICT
PRESENTATION TO THE CITY AND COMMUNITY MEMBERS OF ST. PETERSBURG

HINES + TAMPA BAY RAYS
We are developers, architects, and planners. We are experts, analysts, and environmentalists. We are parents, citizens, and community members. This diverse group of organizations, individuals, and perspectives have come together to do something that matters. We have come together around a baseball team and a historic plot of land to build something special, something meaningful, something lasting.
WE UNDERSTAND THE MISSION

- Respect & Honor the Historic Gas Plant Neighborhood Legacy
- Equitable, Inclusive Development
- 2028 Ballpark & Phase 1 Delivery Guarantee
The greatest achievement in development is the creation of a community. There’s an art to making successful places for people.

— GERALD D. HINES, FOUNDER
Hines is one of the largest privately held real estate investors and managers in the world, with a 38-year track record in Florida.

1,555 properties developed, redeveloped, or acquired

28 countries in which Hines operates

$92.3 billion in assets under management

4,700 team members worldwide

65 years of operations since 1957

$1+ billion projects

13 total worldwide

*Includes both the global Hines organization as well as RIA AUM as of June 30, 2022. Above metrics are in U.S. dollars.
DIVERSE PRODUCT EXPERTISE

Hines has an unrivaled track record of quality development execution with a global development portfolio of more than 1,160 projects totaling over 380 million square feet in all urban product types.
ENVIRONMENTAL STEWARDSHIP & INNOVATION

Certifications & Ratings

- HERS Building Council USGBC
- ENERGY STAR Partner
- WELL Building Institute™
- fitwel
- BREEAM®

NEXT GENERATION MASS TIMBER CONSTRUCTION

Net Zero Operational Carbon target in our building portfolio by 2040
Imagination, inspiration, and innovation transforms ordinary into extraordinary.

- ART GENSLER, GENSLER FOUNDER
“We were a self-sustaining, close-knit, proud, 5-minute neighborhood.”

- MS. GWEN REESE
Former resident of the Historic Gas Plant neighborhood
This world-class development will honor the rich legacy of the Historic Gas Plant District and what it means to its residents.
Lifting up the legacy of the Historic Gas Plant neighborhood through physical space, story, partners, and activities while showcasing arts & culture

$50 million in intentional equity initiatives

Key Cultural Destinations:
- Woodson Museum
- Booker Music Hall
- Cultural Arts Promenade
- Community Library
- Oaklawn Memorial Park
- Eco-Pavilion
- Youth Academy
- The Orchard
Being a magnet for economic development in St. Petersburg and a premier center for sports, science, and health innovation

Transformational Economic Impact

Total Development
8 million square feet

Annual Economic Impact
$1.4 billion

Annual Wage Generation
$656 million

Job Creation
5,500 full time equivalent jobs

Construction Impact
1,050 full time equivalent jobs

Affordable Housing
1,459 residences
Delivering a state-of-the-art, community-centric, engaging ballpark for the Tampa Bay Rays and community

Our Ballpark
365-day venue!

Ballpark Promenade
Open 7 days a week

Community Events
High school, PTC and college graduations

Celebrations
Events & concerts

Community Resilience
Emergency management staging
Creating a connected, inclusive and highly activated gathering destination for St. Petersburg

Community Spaces

- 14 Acres of Green Space
- Booker Music Hall
- Woodson African American Museum
- Campbell Park Youth Center
- Booker Creek Greenway
We don’t build affordable housing. We build housing that is affordable.

– BUWA BINITIE, CEO/FOUNDER OF DANTES PARTNERS
Dantes Partners is a community-based, black-owned development company with a focus on building attainable housing for people of modest means. Dantes Partners prides itself in building luxury affordable housing® that is indistinguishable from market-rate housing, with amenities like penthouse fitness centers and communal outdoor space.

DANTES PARTNERS AT A GLANCE

39 deals closed

$2.0 billion in commercial real estate financing secured

7,000+ units financed

100+ team members nationally

17 years of operation since 2006
AFFORDABLE HOUSING COMMITMENT

1,459 units
total affordable and workforce units

859 units
total on-site

50% - 120% AMI
income strata

90% delivered
within 10-years
COMMUNITY BENEFITS PROGRAM

Residential Real Estate:
Restorative Ownership & Occupancy
$15M + Outreach:
Restorative Conversations
$750K + Employment:
Restorative Enterprise
$13M +

Employment:
Talent Pipeline
$3.75M + Education:
Restorative Pipeline
$17.5M = $50M

Hines and the Rays commitment to South St. Petersburg

$500M
Hines and the Rays commitment to Minority, Small and Women-Owned Businesses
We envision a culturally vibrant and equitable neighborhood anchored by a world-class ballpark and entertainment district. We honor the neighborhood that once thrived, and imagine a place of belonging rooted in creative programming, active learning, access to green space and housing for all.