

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

HINES + TAMPA BAY RAYS



BRIAN AULD
TAMPA BAY RAYS



MICHAEL HARRISON
HINES



EVERALD COLAS
STORYN



DAWN GUNTER
GENSLER



BUWA BINITIE
DANTES PARTNERS



ANDDRIKK FRAZIER
BEST SOURCE
CONSULTING



GWENDOLYN REESE
PEATEN REESE PEATEN
CONSULTING, INC

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The text is centered and written in a clean, white, sans-serif font. The background shows a dense network of streets, buildings, and trees, with some buildings having visible signage like 'MUSEUM OF FLORIDA' and 'MUSEUM OF TAMPA BAY'.

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



TEAM OVERVIEW

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



DP DANTES PARTNERS
Luxury Affordable Housing®

A DUMAS COLLECTIVE COMPANY

Gensler



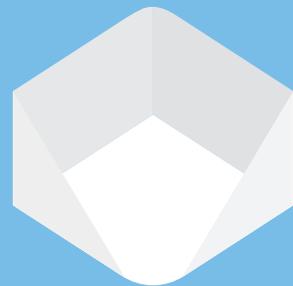
HOOD



Kimley»»Horn

POPULOUS®

STORYN
STUDIO FOR ARCHITECTURE



CORNERSTONE
STRATEGIC PARTNERS



BEST SOURCE
CONSULTING

|||||
HWA PARKING
strickland | jamail







Jeff Hines
Chairman & Co-CEO

Laura Hines-Pierce
Co-CEO

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

Hines

1,555 properties
developed, redeveloped, or acquired

28 countries
in which Hines operates

\$92.3 billion
in assets under management¹

4,700
team members worldwide

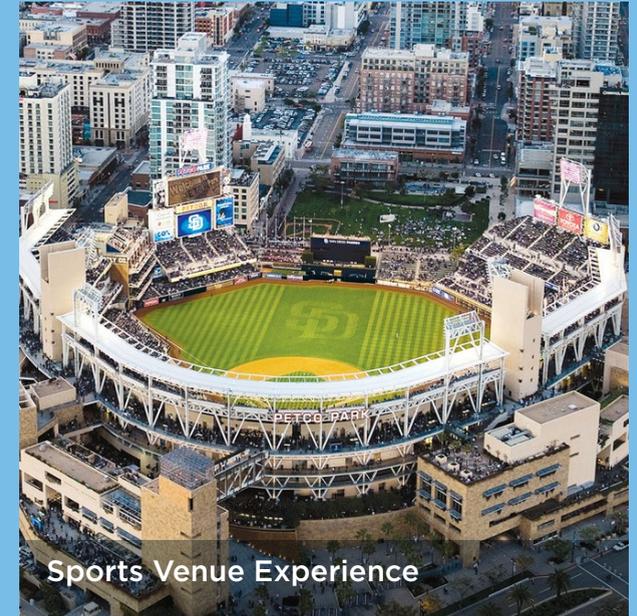
65 years
of operations since 1957

\$1+ billion projects
13 total worldwide

¹Includes 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



209



154



119



9



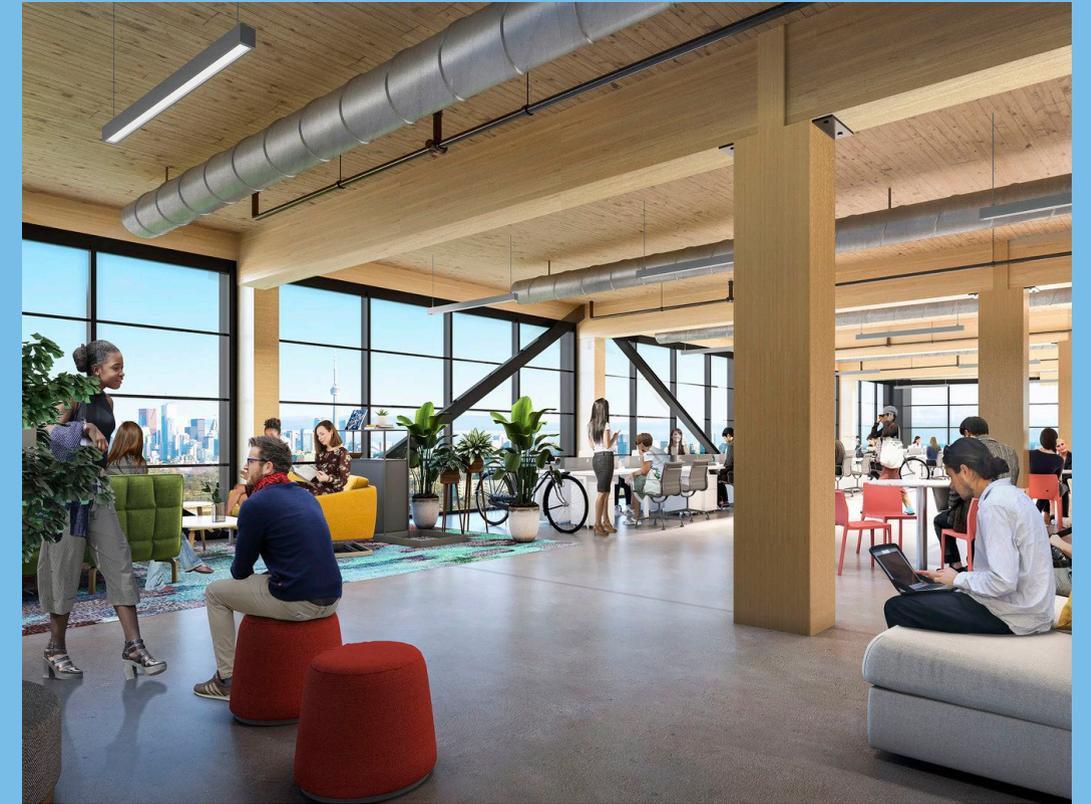
11



71

Net Zero
Operational Carbon
target in our building
portfolio by 2040

T3 NEXT GENERATION MASS TIMBER CONSTRUCTION



DESIGN VISION

Imagination, inspiration,
and innovation transforms
ordinary into extraordinary.

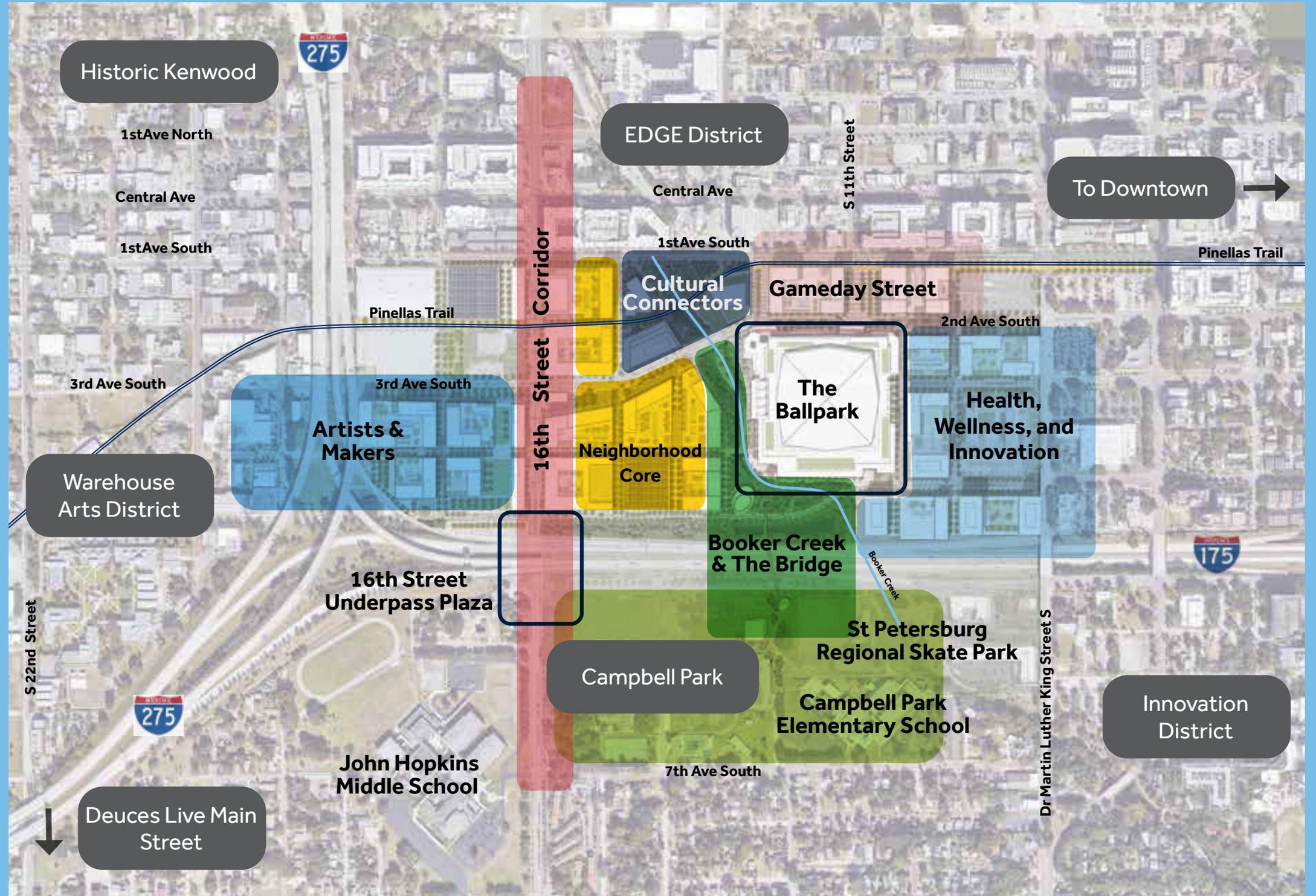
- ART GENSLER, GENSLER FOUNDER

“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.





\$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

Lifting up the legacy of the Historic Gas Plant neighborhood through physical space, story, partners, and activities while showcasing arts & culture

DESIGN DRIVER 1



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

Being a magnet for economic development in St. Petersburg and a premier center for sports, science, and health innovation

DESIGN DRIVER 2



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

Delivering a state-of-the-art, community-centric, engaging ballpark for the Tampa Bay Rays and community

DESIGN DRIVER 3



Community Spaces

- 14 Acres of Green Space
- Booker Music Hall
- Woodson African American Museum
- Campbell Park Youth Center
- Booker Creek Greenway

Creating a connected, inclusive and highly activated gathering destination for St. Petersburg

DESIGN DRIVER 4

AFFORDABLE & WORKFORCE HOUSING

**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.



Buwa Binitie
Founder and CEO

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

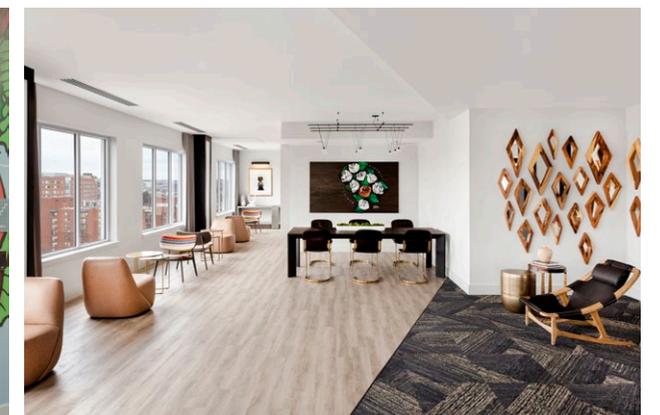
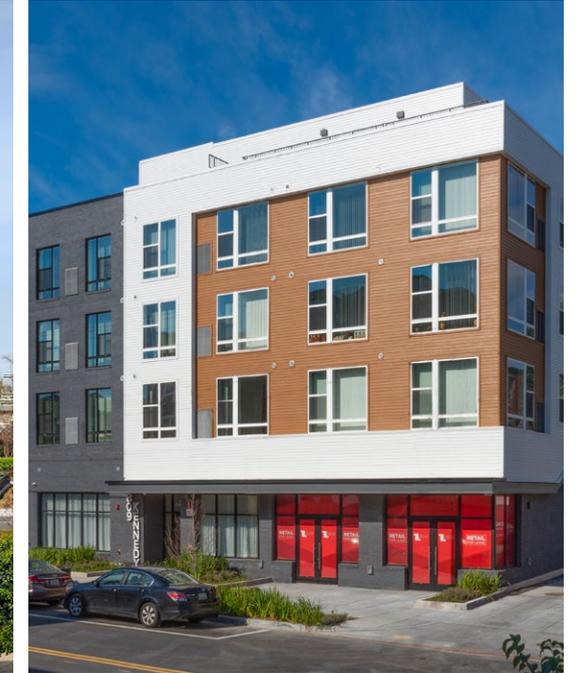
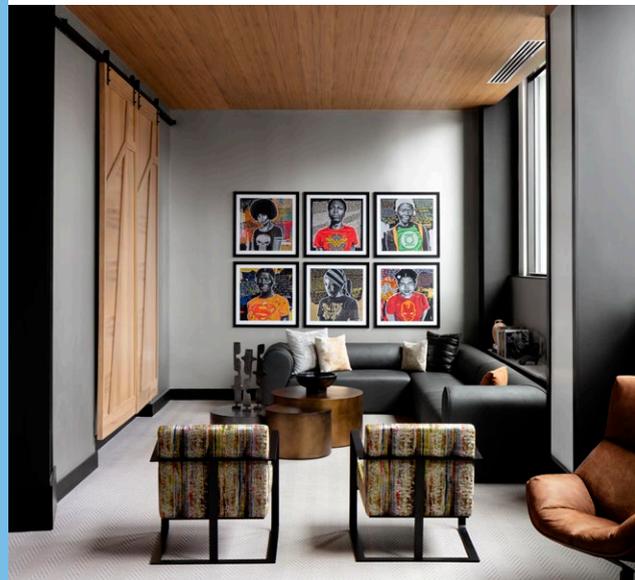
AFFORDABLE HOUSING COMMITMENT

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 the community
of South St. Petersburg

\$500M

Hines and the Rays Commitment to Minority,
Small and Women-Owned Businesses

WHY I CHOSE THE RAYS

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.

