

## Lucas Energy ends year on a high note

A tumultuous 2015 closed with some M&A for this energy company.

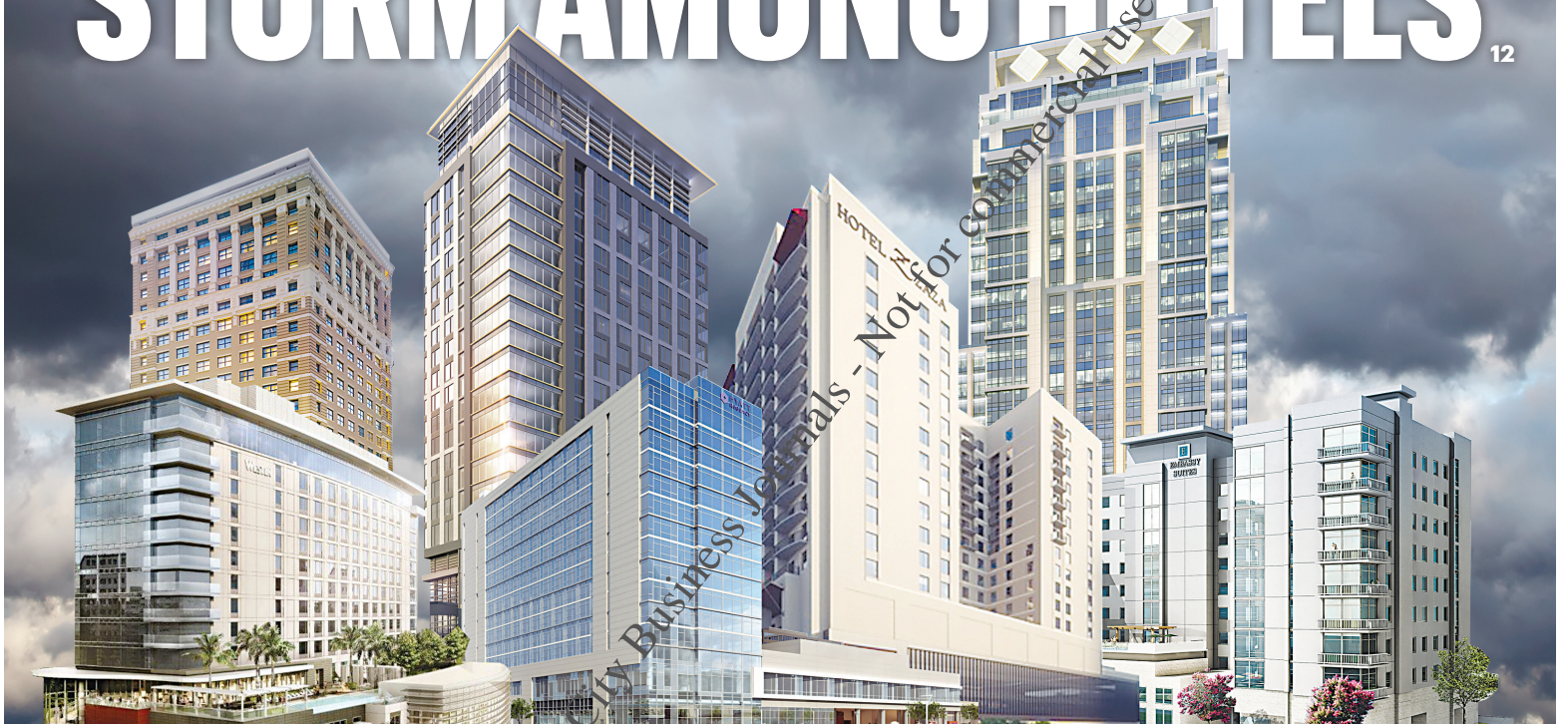
SUZANNE EDWARDS, 8



COVER STORY

# OIL SLUMP SPARKS STORM AMONG HOTELS

12



## T H E L I S T HOUSTON'S TOP HOTELS 15

### HEALTH TECH



### Center to upgrade TMC

AT&T is bringing Houston a new health care technology program — one of only six in the world.

JOE MARTIN, 11

### RETAIL

### Closing time for Rice Village pub

After almost 16 years, a Baker Street Pub location has shuttered.

OLIVIA PULSINELLI, 7

### RESIDENTIAL

### Harvest Green blooms first homes

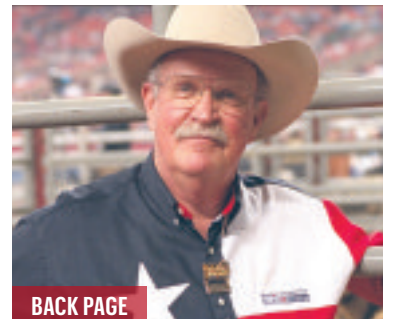
Houston's first agrihood is pollinated with "ag-menities." PAUL TAKAHASHI, 6

### REAL ESTATE



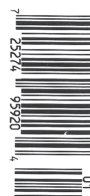
### Developer grabs 80 acres of prime land

Despite a down economy and no tenants, an industrial project moves forward. CARA SMITH, 10



BACK PAGE

### BILL BAILEY SWITCHES OFF HIS RODEO MIC 31



Breaking news online

HoustonBusinessJournal.com



On smartphones and tablets

HoustonBusinessJournal.com/apps



Daily email updates

HoustonBusinessJournal.com/email



COVER STORY

# PROJECTS TO WATCH:

## NEW CONSTRUCTION



**MARRIOTT MARQUIS**  
Houston's second convention center hotel — the Marriott Marquis — broke ground in April 2014 and is on

track to be finished this year. The 1,000-room hotel will be connected to the George R. Brown Convention Center and is supposed to be instrumental in helping the Bayou City compete for conventions.

Dallas-based Balfour Beatty Construction and Florida-based Welbro Building Corporation Inc. are the general contractors on the project, Houston-based Ensignt Haynes Whaley Inc. is the structural engineer, Houston-based Morris Architects designed the hotel, and Houston-based Rida Development Corp. is the developer.

The project includes a Texas-shaped lazy river on the sixth-floor terrace of the hotel. The hotel should be fully operational for Super Bowl 51.



**HOTEL ALESSANDRA**  
Development is underway at Hotel Alessandra in downtown Houston, which will anchor GreenStreet, a mixed-use development formerly known as the

Houston Pavilions. The 21-story, 225-room hotel is expected to be complete in late 2016, just in time for the Super Bowl.

The developers are Houston-based Midway Cos. and Houston-based Lionstone Investments. San Francisco-based Gensler is the architect. Hoar Construction is the general contractor. Houston-based Valencia Group is partnering on the project and will operate the hotel for owner Midway. Midway and Valencia previously partnered on Hotel Sorella CityCentre.

## TEXAS MEDICAL CENTER HOTELS

The Texas Medical Center has become a hub for new hotel developments. One hotel in the works involves Houston-based Medical Center Fannin OST Investments LP, which recently bought 7329 Fannin and 1803 Old Spanish Trail from Houston's Dixon Financial Services Ltd. Tom Condon Jr. with Colliers' Woodlands office represented the buyer, and Louis Smith with Houston-based SRC Properties represented the seller. The buyer plans to redevelop the 1.3-acre site into two nationally

branded hotels, totaling 325 rooms. A restaurant is planned for the ground floor, and parking will be on the upper levels, according to Colliers. The project is scheduled to break ground in late 2016, and construction is expected to be complete by mid-2018, according to Colliers. HarDam Hotels LLC President James Guillory Jr. of Houston will develop the project.



## EMBASSY SUITES THE WOODLANDS

The 205-room Embassy Suites The Woodlands held its grand opening

and ribbon cutting on Jan. 7. It is in Hughes Landing in The Woodlands, which is being developed by Dallas-based The Howard Hughes Corp. (NYSE: HHC). Arch-Con was the general contractor for the Embassy Suites.

## ALOFT'S HOUSTON INVASION

Connecticut-based Starwood Hotels & Resorts Worldwide Inc. (NYSE: HOT) plans to add four Aloft Hotels in the Houston area within three years. Houston currently has an Aloft in the Galleria area.

Aloft Houston Downtown is at 820 Fannin in the historic Stowers Furniture Building. The building will be redeveloped into a 165-room hotel with 2,000 square feet of meeting space. It is expected to open in June 2016.

The Aloft Shenandoah will be directly across Interstate 45 from The Woodlands, and it will open in January 2018. The \$15 million, 125-room hotel is expected to start construction in the fourth quarter of 2016. It will feature an outdoor pool with cabana, a state-of-the-art fitness center, flexible meeting space with the latest technologies, and a restaurant and bar.

A 120-room Aloft Hotel is planned in Houston-based Johnson Development Corp.'s master-planned community Imperial Sugar Land, at Highway 6 and Highway 90A.

Aloft Houston West will offer 117 rooms and 2,000 square feet of meeting facilities. It will be near the intersection of Interstate 10 and Houston Chronicle Boulevard, just east of Barker Cypress Road and will open in March 2017.



## THE WESTIN THE WOODLANDS

The Westin The Woodlands is expected to be complete in February

2016 in Waterway Square. The 302-room hotel is being developed by Connecticut-based Starwood Hotels & Resorts Worldwide Inc. (NYSE: HOT) and The Howard Hughes

Corp. (NYSE: HHC) and will feature 15,000 square feet of meeting space and a 150-seat restaurant dubbed Current. It will be the fifth Westin in the Houston area. The architect was a partnership between Boston-based Elkus Manfredi Architects and the Houston office of Gensler. Dallas-based Waldrop+Nichols Studio LLP was the interior designer.



## HOTEL ZAZA MEMORIAL CITY

Hotel ZaZa Memorial City broke ground in October at the intersection of Interstate 10 and Bunker Hill. The 460,008-square-foot, 17-story boutique hotel and luxury residential

tower is projected to open in summer 2017. The developers are Houston-based MetroNational Corp. and Dallas-based Z Resorts LLC; the architect is Houston-based Kirksey Architecture and Anselow Bryant Construction is the general contractor.

The hotel will have 159 rooms and 10,000 square feet of event and meeting spaces. Amenities include an outdoor pool with a bar and cabanas, the brand's ZaSpa, a fine dining restaurant and a nightlife-oriented lounge. Four of the top floors will be reserved for 130 apartment units.



## THE POST OAK

Landry's Inc. broke ground in April 2015 on The Post Oak, a major mixed-use project in Uptown. The 10-acre project will be 38 stories and include 250 luxury hotel rooms.

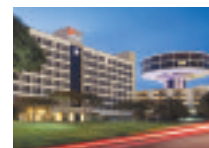
## HOLIDAY INN FLAGSHIP IN FORMER SAVOY HOTEL

The former Savoy Hotel at 1616 Main St. in downtown Houston was recently redeveloped into a 215-room Holiday Inn. The Savoy used to be a Houston landmark but has been abandoned for years. After a two-year conversion, the new hotel opened in December 2015. The developer is Rahul Bijlani.

## HYATT DOUBLES UP IN THE GALLERIA

A 325-room Hyatt Regency Hotel Houston Galleria opened in October 2015. The hotel was developed by Atlanta-based Songy Highroads LLC. Dallas-based Ambridge Hospitality will manage the hotel. Adjacent to the Hyatt Regency, the Hyatt Place Galleria is slated to open in March 2016. The developer is Washington, D.C.-based The Carlyle Group.

## RENOVATIONS



## HOUSTON AIRPORT MARRIOTT

The Houston Airport Marriott at George Bush International will hold its grand

re-opening and ribbon-cutting ceremony on Jan. 12. The hotel just finished its \$53 million renovation of the 573-room hotel. The revamp included the addition of a new restaurant, called Flight, and lounge, called MClub.

## DOUBLETREE HOTEL & SUITES HOUSTON

In the Galleria, the DoubleTree Hotel & Suites Houston will receive a significant upgrade. The multimillion-dollar renovation will add almost 100 rooms to the hotel and new common spaces that will include a lobby, restaurant and lounge designed by Houston-based Paradigm Design Group. The renovation is expected to be complete in summer 2016.



## SOUTH SHORE HARBOUR RESORT AND CONFERENCE CENTER

In December, Galveston-based

American National Insurance Co., the owner of the South Shore Harbour Resort and Conference Center in League City, announced it would invest \$15 million to upgrade the hotel and conference space with a contemporary look. The resort hotel and 25,000-square-foot conference center will remain open during renovation, which is slated to be complete in the second quarter of 2016.

The management company is 1859 Historic Hotels, the project manager is Boston-based T.R. Engel Group, Dallas-based Flick-Mars is the interior designer and Gilbane is the general contractor.

"League City is only 52 percent built out. There's still a lot of room for growth and opportunity and we hope to be an exciting part of that growth," said Roy Green, general manager of South Shore Harbour Resort. "And to be a mile from the Kemah Boardwalk and halfway between Houston and Galveston — we couldn't be in a better area."

The hotel is benefiting from the nearby petrochemical boom happening along the Gulf Coast.

"The bulk of our business comes from Texas and Houston from manufacturing to petrochemical to law firms doing retreats. We do some medical business, too," Green added.



## HOUSTON'S BOOZIEST HOTELS

Some of Houston's top-performing hotels also have top-performing bars. HBJ analyzed the monthly mixed-beverage tax receipts from the Texas Comptroller's office for the top 25 hotels on The List (see page 15) to see which ones had the highest alcohol sales between November 2014 and October 2015. A mixed-beverage tax of 6.7 percent is applied to the sale of all alcoholic beverages and mixers intended for use in alcoholic beverages. Beer and wine sold for consumption offsite is not subject to the mixed beverage tax.

HOTEL	BOOZE SALES	TAX FROM BOOZE
Hilton Americas-Houston	\$7.92 million	\$530,932
Hotel ZaZa	\$5.09 million	\$341,048
The Houstonian	\$4.99 million	\$334,125
The San Luis Hotel	\$3.76 million	\$252,118
The Woodlands Waterway Marriott	\$3.09 million	\$207,140
Four Seasons Hotel Houston	\$2.73 million	\$182,597
Moody Gardens Hotel	\$2.66 million	\$178,532
Hotel Sorella	\$2.36 million	\$158,229
St. Regis Houston	\$2.18 million	\$145,969