

ASTRODOME REBORN



On April 9, 2015, I shook hands with many of the 25,000 smiling Astrodome fans who had waited patiently for their chance to slip inside the “Eighth Wonder of the World” on its 50th anniversary and relive the thrill of one of the nation’s greatest architectural feats.

I remain amazed at the profound emotional bond that Harris County residents, and Texans at large, have with this distinctive building. But it is after all just a building – a debt-free asset owned by the taxpayers of Harris County. And it’s time – past time, really – to put that asset back to work for Harris County and the tenants of NRG Park.

That’s why we on Harris County Commissioners Court have approved a plan to repurpose this wonderful building, to renovate and redesign it to provide nearly nine acres of column-free space for major community events, exhibits and open public space.

This booklet is designed as a brief showcase of the past, present and – most importantly – the future of the Harris County Domed Stadium, known worldwide as “The Astrodome.”

Sincerely,

A handwritten signature in blue ink, reading "Ed Emmett".

Ed Emmett
Harris County Judge



The Eighth Wonder of the World made history on its first day, opening the world's eyes to a new kind of engineering marvel—the first multipurpose domed sports stadium. Since opening in 1965, its legacy and legend has grown to host thousands of events from professional sports, live music events, rodeos and more.

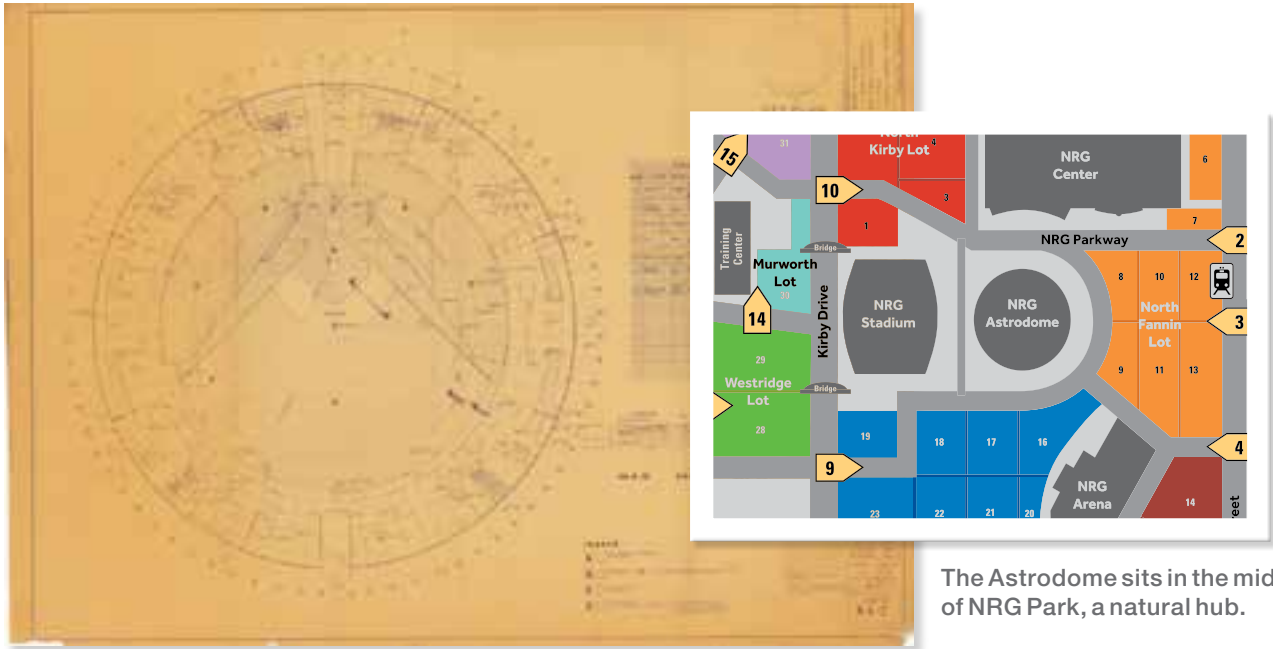
The Wonder that put us on center stage.

But while the building itself is a part of history, it also helped rewrite much of it. The Astrodome integration was a significant step forward in the Houston civil rights movement. Later, it hosted the '92 Republican National Convention. It also helped launch Houston's baseball and football franchises, and was home to some of sports most iconic moments from “The Game of the Century”, college basketball’s greatest game, to the marathon 16-inning Game 6 between the Houston Astros and the New York Mets.



A bold, creative vision,
and an exciting new revenue stream.

Under this new plan, the Astrodome will become not only the hub of NRG Park, but also the hub of Harris County. By reimagining and transforming the space into a multifunctional park and event space, the Dome can now host countless activities year-round, connecting millions of Harris County residents in ways never before possible. Inspired by the can-do spirit that built the Astrodome 50 years ago, this plan sets the stage for many more historic moments and enhances the quality of life throughout Harris County.



The Astrodome sits in the middle
of NRG Park, a natural hub.

Original blue prints 1962

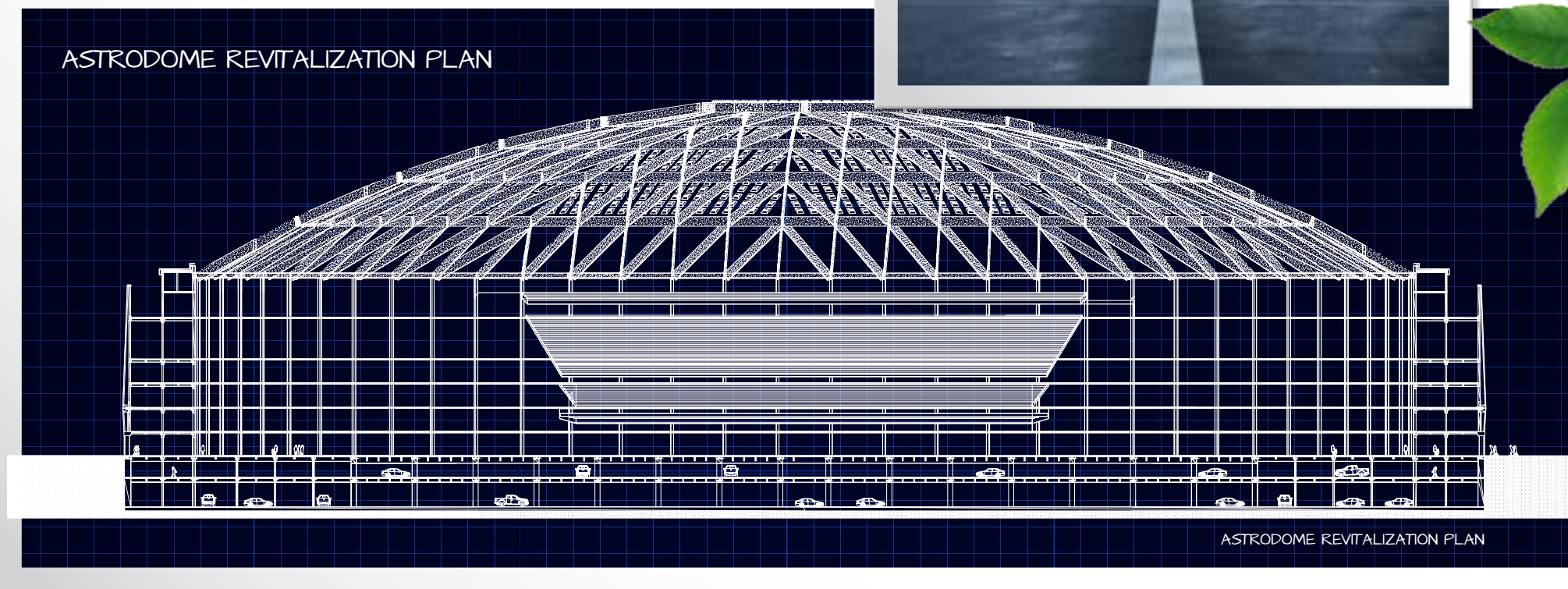


- Create a new street-level Astrodome floor allowing easier flow from a central hub for the public, vehicles and equipment
- Add 1,400 premium underground parking spaces and additional storage
- Create nearly 9 acres of event space
 - Weatherproof
 - Column-free
 - Secure
 - Climate-Controlled

A bold new plan

- Relieve weather and parking issues for more than 100 festivals and community events held throughout Harris County annually
- More than 500,000 sq ft of area above the ground floor available for redevelopment
- Create multiple revenue streams for Harris County taxpayers

a **\$35 million**
opportunity




“This proposal checks a lot of the boxes. Mindful/
respectful of history and preservation? **Yes.** A place
for the public to enjoy? **Yes.** Affordable? **Yes.** Done
without a tax increase? **Yes.** This page has been and
remains unwavering in its support for the Astrodome.”
- *Houston Chronicle Editorial Page 7/1/16*

Demolition vs. Revitalization

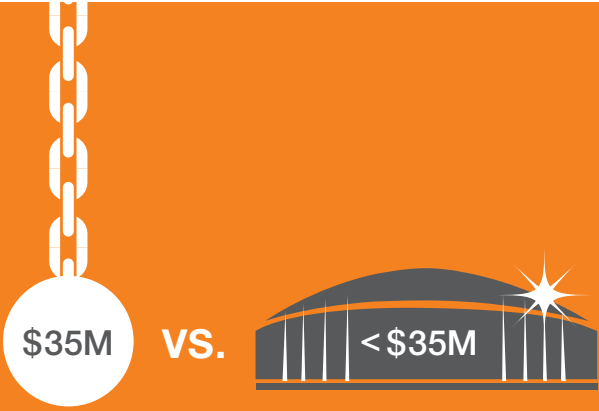
The benefits of redeveloping the Astrodome are numerous. And it starts with using taxpayer money in the most fiscally responsible way possible.

Under the plan, the direct cost from the county's General Fund would be no more than \$35 million, equal to estimated demolition costs. And yet, by preserving the Astrodome space, it will create an enormous opportunity to convert the building into a revenue-generating asset for Harris County taxpayers.

5 SURPRISING
FACTS ABOUT
THE ASTRODOME
TODAY




It's paid for.
Taxpayers owe nothing




\$35M VS. <\$35M


Demolition is not cheaper.
Demo is at least as costly to taxpayers as redevelopment



It's sturdy as a rock.
Repeated inspections show it's structurally sturdy



Despite persistent myths, demolition has never been proposed or voted on



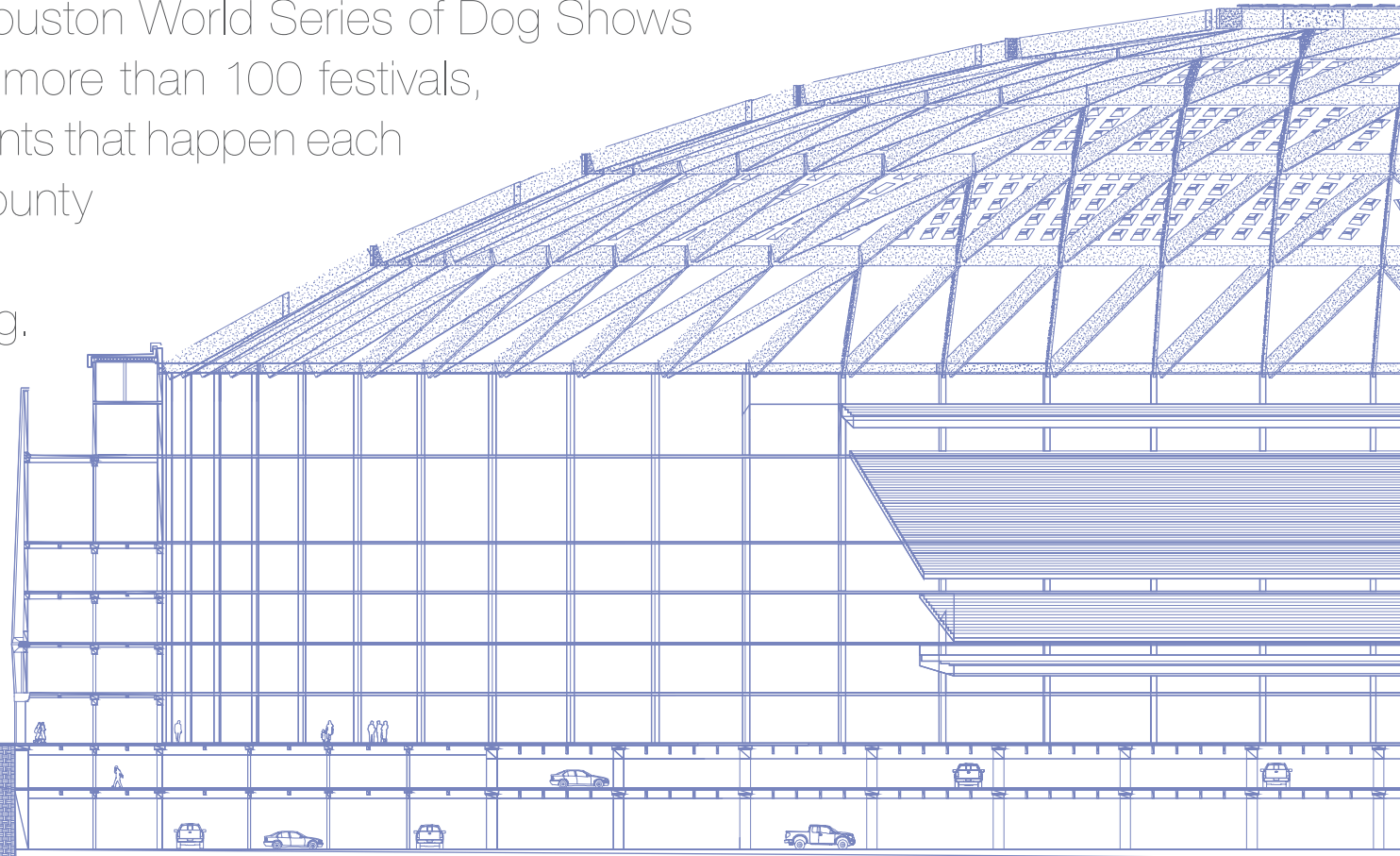
It's listed as a historic building and is on the National Register of Historic Places

Almost 9 acres of pure imagination.

Imagine almost nine acres of column-free, weatherproof, climate-controlled park accessible every day of the year. The Astrodome will become the center of everything... for everything:

- Improved and expanded Houston Livestock Show & Rodeo space
- More Offshore Technology Conference exhibition space
- Expanded room for the Houston Auto Show to become one of the nation's largest
- Improved space for the Houston International Boat, Sport and Travel Show
- Expanded Houston Ballet's Nutcracker Market
- Improved venue for the Houston World Series of Dog Shows
- A weatherproof home for more than 100 festivals, gatherings and cultural events that happen each year throughout Harris County

And that's just the beginning.



Just a few examples of potential uses for the revitalized space.

Architecture inspired by the spirit that started it all.

The design of the new Astrodome will be as bold and innovative as the original.

The Grounds

The approach plans to make the Astrodome the nexus of the NRG Park experience. Improved landscaping and grounds surrounding the Dome will create an inviting park-like atmosphere and a natural gathering spot at the center of NRG Park activity.

The Dome

True to its original design intent, the Astrodome exterior will have four new compass point entries serving as gates to the NRG Park experience. This will help solidify the Dome as the “Hub of NRG Park” by creating better traffic flow to all parts of NRG Park.

The Interior

Surrounding the floor and behind the seating levels is more than 500,000 sq ft of prime development opportunity. From retail to restaurants, from museums to meeting spaces, from private investors to non-profits, the Astrodome offers an unprecedented opportunity to create revenue-generating spaces that will complement a redeveloped Dome floor.

Astrodome construction 1963



Financing a future.

Phase 1: Engineering and architecture

- \$10.5 million, 12 months

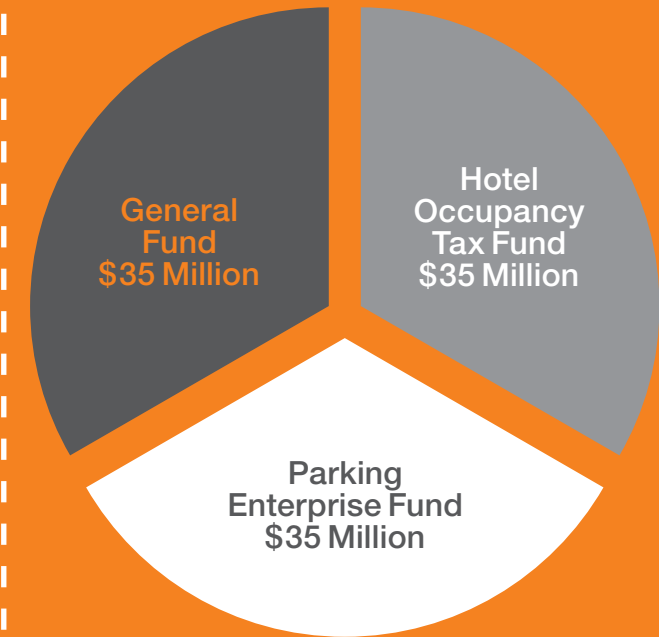
Phase 2: Construction

- \$94.5 million, 2-3 years
- **Total Cost \$105 million**

Financing from three sources:

- 1/3 Harris County General Fund. < \$35 million. Further revenue offsets include rent, Dome revenue, tax credits
- 1/3 Hotel Occupancy Tax (HOT) Fund. \$35 million. Already paying for a variety of NRG Park costs
- 1/3 Parking Enterprise Fund. \$35 million. Revenue accrued through various Harris County owned parking lots

THREE FUNDING SOURCES



1400 PREMIUM PARKING SPACES COULD DECREASE GENERAL FUND OBLIGATION.



PROJECT HIGHLIGHTS



Other potential income sources would decrease the amount of General Fund dollars used.

Event revenue. Fees paid by NRG Park users such as OTC, Houston Auto Show and others.

Historic tax credits. Federal and state government offer up to 25% tax credits for historic building redevelopment. Credits applied could substantially reduce the amount of general fund dollars used.

Future revenue from upper level development. Rent paid by future private/ other entities that occupy the upper levels of the Astrodome.





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