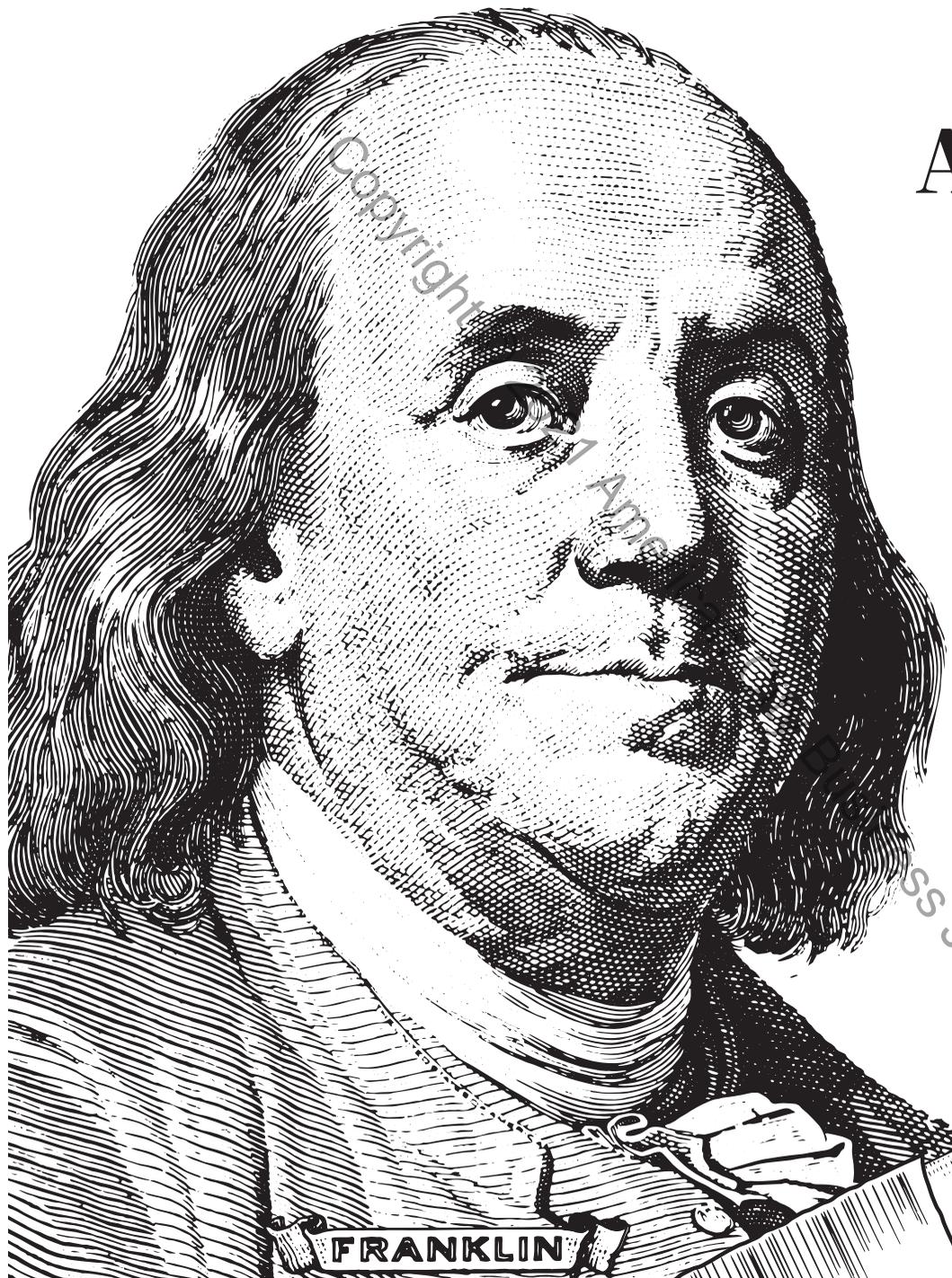


# HOUSTON BUSINESS JOURNAL

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COVER STORY

## ANOTHER ROUND ON THE HOUSE

Houston banks have found their stride in processing PPP loans after the government approved a third rollout. **PAGE 16**



CATIE PETERSON/HBJ; GETTY IMAGES

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# COMMERCIAL REAL ESTATE HUB

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## GREEN SPACES

### HOUSTON PARK BREAKS GROUND

A southern downtown park that has been in the works since 2018 has broken ground and has an official name, Houston's Downtown Redevelopment Authority announced.

Trebly Park, previously referred to as Southern Downtown Park, is being built on three-fourths of a block bounded by Bell, San Jacinto, Leeland and Fannin streets in the southern portion of downtown Houston.

The Houston office of Austin-based Structura is the general contractor, and local firm Lauren Griffith Associates is leading the design of the park. Other companies working on the park include Gensler providing architectural services for the fast-casual restaurant,



DOWNTOWN REDEVELOPMENT AUTHORITY

Trebly Park Garden, Day

storage building and other structures; Gandy2 Lighting Design providing lighting services; Kuo & Associates providing civil engineering; and Waterscape Consultants providing water feature engineering.

Additionally, electrical engineering will be done by Hunt & Hunt engineering; structural engineering by Henderson Rogers Inc.; mechanical engineering by T&D Engineers; and kitchen food service consulting and design will be done by Ala Carte Consulting and C&T Design & Equipment Houston.

The new park is expected to be complete by March 2022.

The main portion of the park features the central lawn as well as an adjacent fast-casual cafe. La Vie de St Concepts, will operate the 2,400-square-foot cafe as another Tout Suite location.

## CONSTRUCTION UPDATE

### LA COLOMBE D'OR HOTEL IN MONTROSE PREPARES FOR GRAND REOPENING

La Colombe d'Or Hotel & Residences is preparing to reopen its hospitality operation after nearly two years of renovations to the historic mansion that anchors the property.

Houston-based Hines and the Zimmerman family, which owns the historic 1923 mansion, have set March 29 as the date the hotel at 3411 Yoakum Blvd. in Montrose will reopen to the public.

There's a reason the renovations to the mansion took so long to complete.

The one-time home of the Fondren family was given a complete overhaul of its plumbing, electrical and mechanical systems – upgrades that were especially difficult to address with a registered historic landmark because contractors were required to preserve as many of the mansion's existing plaster walls, finishes and hardware as possible.

That required everything from rewiring the hotel's original wall sconces to re-plating the solid brass hinges on dozens of solid wood doors. The renovations also included refinishing the center-heart European oak floors and returning the original tile patios to their first-day shine.

"We actually discovered that the tile on the patio was two different colors," La Colombe d'Or Principal Dan Zimmerman said.

During the renovation, Zimmerman said not a single wall of the mansion's original floorplan was moved, though an opening was added to the rear wall of the bar (once the home's dining room) to allow guests to pass from the Art Deco-inspired bar to the building's several indoor and outdoor lounge areas and the Tonight & Tomorrow restaurant more easily.

The renovations cost an estimated \$10 million, according to previous HBJ reporting.

#### THE HOTEL OPTIONS

Guests staying at La Colombe d'Or will have three lodging options to choose from once the hotel begins accepting reservations.

In the mansion itself, guests will have the option of a luxury bed-and-breakfast-style stay in one of the hotel's five guest suites, each of which is named after an impressionist artist. The mansion suites were



JEFF JEFFREY/HBJ

The entrance to La Colombe d'Or Hotel, with The Residences at La Colombe d'Or tower in the background.

updated with fine linens, marble bathrooms with Aesop fixtures and large seating areas, Zimmerman said.

Across Yoakum Blvd., guests have the option of booking one of nine bungalow suites in a former garden-style apartment building surrounding a central courtyard. Each of those bungalows also underwent a complete renovation, bringing in modern fixtures and mid-century modern furniture.

The addition of the bungalow option was important, Zimmerman said, because the hotel wanted to offer suites to guests looking for longer-term stays.

"We thought it would be a perfect option for corporate relocations or families in Houston for treatment at the Texas Medical Center," he said.

The hotel also has an option for those looking for more of a traditional experience in Hines' recently completed \$140 million Residences at La Colombe d'Or tower, which topped out in 2019.

The first two floors of the 265-unit, 34-story multifamily tower have 18 hotel rooms tucked away in two private corridors. Each wing leads to suites ranging from 483 square feet to 910 square feet, and many of the hotel rooms have at least one balcony overlooking the sculpture garden joining the mansion and the residential tower.

**"We thought it would be a perfect option for corporate relocations or families in Houston for treatment at the Texas Medical Center."**

**DAN ZIMMERMAN,**  
La Colombe d'Or  
Principal

#### THE AMENITIES

The hotel will include amenities such as restaurant service, a 24-hour concierge and valet service, a rooftop pool, a fitness room, a business center, a game room, a private dog-friendly park and a pet spa.

Multifamily residents will have the lock-and-leave lifestyle that people have come to expect when staying at a four-style hotel. Additionally, each unit features 10-foot ceilings, stainless-steel Bosch appliances, quartz countertops and Italian-made custom cabinetry. The apartments range in size from 736 square feet to 3,110 square feet. The tower's 10 penthouse units range from 1,871 square feet to 3,110 square feet.

Non-penthouse units cost between \$2,365 and \$6,630 per month to rent, while penthouse units cost between \$7,495 and \$13,245 per month to rent.

La Colombe d'Or Hotel & Residences was a joint venture of Hines, the Zimmerman family and TIAA Global Asset Management. In addition to Rottet Studio, which oversaw the mansion and the tower's interiors, the design team included design architects Munoz + Albin and Paradigm Design Innovations, as well as Robinson & Co., which served as landscape architect for the project, each of which is based in Houston. Houston-based Modern Builders served as general contractor.