

# Construction begins on next phase of Blvd Place mixed-use development

By Olivia Pulsinelli

Construction has begun on phase II of the Blvd Place mixed-use project in the Galleria area, which will include Frost Bank and Whole Foods Market as anchors, Wulfe & Co., managing partner of Blvd Place.

Phase II contains about 211,000 square feet of retail, restaurant and office space, 60 percent of which is preleased, Wulfe Chairman Ed Wulfe said in a Sept. 14 statement. Phase I, including 70,000 square feet of retail and office space, was completed in 2009.

A 48,500-square-foot Whole Foods will anchor the retail portion, and Frost Bank's 53,000-square-foot space will anchor the office portion. Frost Bank will consolidate its Houston region headquarters into the new space.

"Along with our move to Blvd Place, we remain strongly committed to maintaining a significant presence in downtown Houston," David LePori, region president for Frost Bank, said in the statement.

Bill Boyer and Charles Gordon of CBRE and Scott Gardner of SRS Realty represented Frost Bank in the lease, while Chip Colvill of Colvill Properties and Elise Weatherall of Wulfe & Co. represented Blvd Place.

Demolition of the former Pavilion Shopping Center is nearly complete, Wulfe said in the statement. W.S. Bellows Construction Corp. is the general contractor for phase II, and the Los Angeles office of AECOM is the architect, according to the statement.

In June, HBJ reported that Hanover Co. plans to develop a \$100 million high-



A Whole Foods Market and Frost Bank will anchor phase II of Blvd Place.



The 21-acre Blvd Place development is located in the Galleria area at the corner of Post Oak Boulevard and San Felipe.

rise apartment tower in the mixed-use development, and Apache Corp. (NYSE: APA) bought almost one-third of the proj-

ect's land. Plans for Blvd Place also include 1,000 high-rise multifamily residential units and an upscale boutique hotel.