



October 12, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Ave
Seattle, WA 98121

RE: Amazon HQ2 RFP

The Lake Houston Economic Development Partnership is pleased to offer Generation Park (www.generationpark.com) as a suitable development site for Amazon's HQ2 Project. From its inception, Generation Park has been focused on developing a world-class live, work and play environment. While Amazon HQ2 represents a multi-year, large scale economic development plan, Generation Park is one of the few developments in the country that can truly accommodate a project of this scale and magnitude. Generation Park consists of over 4,000 contiguous acres that are wholly owned by McCord Development on the northeast side of Houston. With 2.5 miles of frontage on the newly completed Beltway 8, and as a master planned, mixed use development, Generation Park has the flexibility serve the specific needs of Amazon's second corporate headquarters.

In terms of potential incentives related to Generation Park, the management district guidelines provide for a case by case project assessment that allows us to customize our incentive offerings based on the specific project profile and company needs. If Generation Park is identified as a viable site for Amazon HQ2, the developer, county and state will aggressively pursue incentive options to make the project a reality for Amazon and the Lake Houston community.

Generation Park's location provides a geographic advantage that is simply not available anywhere else in the state of Texas. The site is 10 minutes from Bush Intercontinental Airport, 15 minutes from the Port of Houston, 20 minutes from the Houston CBD, and has direct access to Beltway 8. TechnipFMC is currently a major anchor tenant at Generation Park with over one million square feet of first-class corporate office space and integrated manufacturing facilities for their subsea operations. In addition, Redemption Square within Generation Park is well underway and will offer an amenity rich environment that is designed to attract and retain the best global talent. It will include multiple hotels, class A office space, luxury apartments and a host of shopping, dining, and entertainment venues.

Additionally, Generation Park already has two community colleges constructing new campus buildings within its master planned development that will offer customized degrees and certifications to new and existing businesses. Humble ISD is an outstanding school district according to every rating system used in Texas. The district currently educates over 42,000 students annually and operates six high schools, eight middle schools and 26 elementary schools. In 2015 the Humble ISD was awarded the Top Large School District in the State of Texas by the H-E-B Excellence in Education Awards Program.

The Lake Houston Economic Development Partnership fully supports and recommends Generation Park as an excellent location for Amazon's HQ2 Project. We are fully committed to working with the management district, the county, and the state to bring the project to our area. Please don't hesitate to contact me with any additional needs in the interim.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mark S. Mitchell".

Mark S. Mitchell, President
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