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**MANCHESTER TEXAS FINANCIAL GROUP LLC ANNOUNCES PLANS  
TO BUILD A 1035-ROOM CONVENTION CENTER HOTEL ON WALLER CREEK**

*The hospitality project includes two restaurants, retail  
space, 115,000 square feet of meeting and exhibit space*

**June 24, 2011 (Austin, TX) --** [Manchester Texas Financial Group](#) LLC announced today a proposal for a 1035-room hotel adjacent to the Austin Convention Center. The project includes two restaurants, retail, and 115,000 square feet of meeting and exhibit space. [Manchester Financial Group](#) LP of San Diego, California (the parent company), contributed the land for the San Diego Convention Center and built both the [Manchester Grand Hyatt](#) and [The San Diego Marriott Marquis and Marina](#) consisting of approximately 3000 rooms.

Douglas Manchester admires what he refers to as “*Texas’ finest city*” and believed in the potential of downtown development enough to expand his interests to Austin in November of 2010 and establish Manchester Texas Financial Group LLC. Manchester acknowledged, “We have looked carefully at many hotel sites in the Austin market and concluded this site is by far the very best with its immediate location adjacent to the Convention Center.” Manchester stated, “With our many years of developing world-class hotels, we concluded our patrons would find it unpleasant during the summer heat and winter cold to walk several blocks to access important exhibits and meetings at the Convention Center.” He further added, “We have not finalized a decision as to an operator, but feel an expansion of the current Hilton or Hilton brand may be appropriate.”



Manchester, with his extensive experience in the hospitality industry and developing convention center properties, has proudly partnered with the [Gensler](#) Austin office to bring forth the global design experience and expertise needed to successfully develop a world-class project. The collaboration of Gensler and Manchester Texas Financial Group will create an iconic and “uniquely Austin” development. Gensler of Austin will soon release certain elements of the architectural design, and upon completion they anticipate this project being awarded the first LEED Gold Hotel designation in Austin. Todd Runkle, Managing Director of Gensler Austin, stated, “Fundamental to the building design are the sustainable strategies which include the intentional building orientation, high performance exterior ‘building skin’ and shading devices to mitigate heat gain. In addition, an integrated guest room occupancy monitoring system will be implemented to improve the energy efficiency of the hotel. Water conservation strategies include rain water and grey water collection as well as working with the hotel operator to implement a waste diversion strategy.” Furthermore, Gensler plans to integrate the hotel’s landscape development to complement the Waller Creek redevelopment project, including positioning the restaurant and hotel lobby on the “front porch” of Waller Creek.

The development team also includes partners Robert Knight and Perry Lorenz, who along with Manchester and Gensler, share mutual aspirations and a heartfelt responsibility to work “hands on” with the city to provide Austin with an impressive and admired Waller Creek redevelopment plan. Knight and Lorenz affirmed, “Our development team strongly believes this new hotel project will be a catalyst to the Waller Creek redevelopment, and our collective resources will produce the “*masterpiece*” within the redevelopment project for the City of Austin to enjoy for years to come”.

### ***About Gensler***

Gensler is a leading global architecture, design, planning, and strategic consulting firm that partners with companies to achieve measurable business and organizational goals through design. For more than 45 years, Gensler has been a pioneer in creating great places that enhance the quality of work and life. Today, Gensler has more than 3,000 professionals networked across 38 locations. Gensler’s extensive hospitality experience includes working with brands like JW Marriott, Ritz-Carlton, InterContinental, Kimpton, Starwood and Hilton.



***About Manchester Financial Group***

Founded in 1970 and headquartered in San Diego, California, the highly diversified Manchester Financial Group acquires, develops and manages high profile properties throughout the United States. The company invests and takes active leadership roles in industries including tourism, hospitality and convention services, technology, telecommunications, banking, broadcasting, medical device instrumentation, education, and other important areas of health and human services. Over the past few decades, [Manchester Financial Group](#) LP has developed more than \$2.5 billion in assets in eleven (11) states.

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