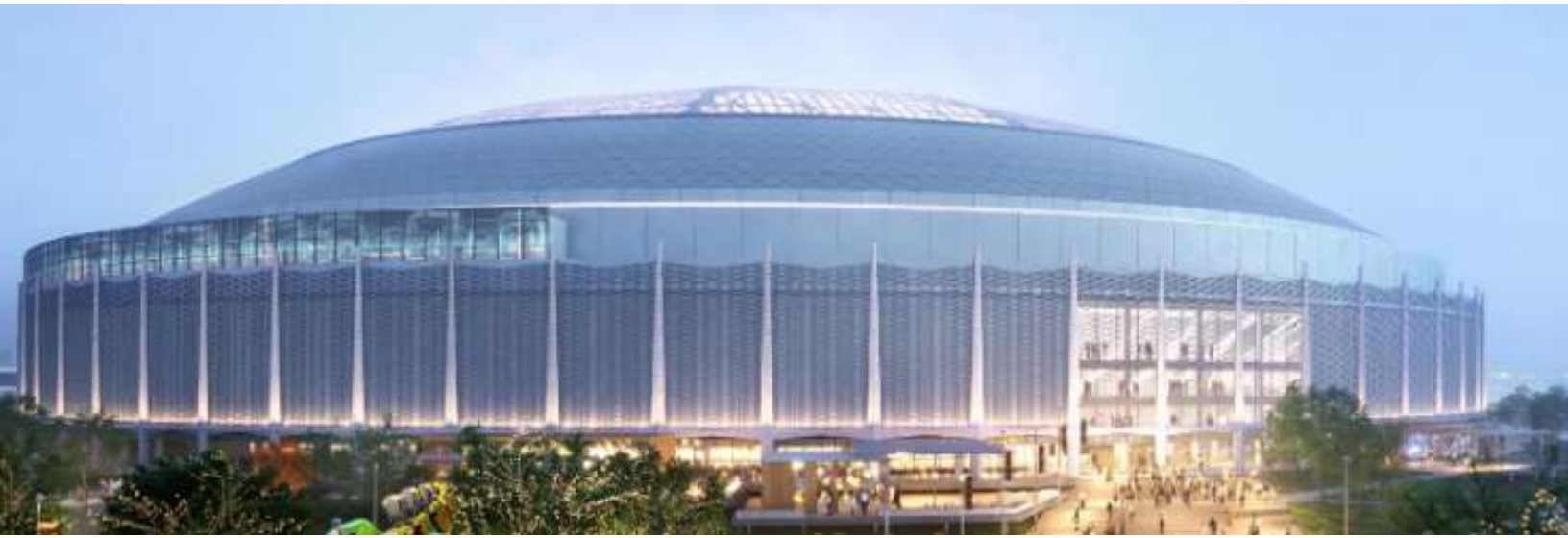




Request for Information

Feedback on Development Opportunity for Adaptive Reuse and Redevelopment of the Astrodome Houston, Texas

Issued: August 18, 2026

Responses Due: September 8, 2026 by 5:00 PM CDT

Contact:

Astrodome Conservancy
Beth Wiedower Jackson
Executive Director
beth@astrodomeconservancy.org



Vision: Astrodome RFI

Section 1: Introduction and Purpose

Section 1.1: Overview of Opportunity

The Astrodome Conservancy (the “Conservancy”) invites responses to this Request for Information (“RFI”) to inform potential future procurement and market engagement for the adaptive reuse and redevelopment of the Astrodome (“Vision: Astrodome”) at NRG Park (now referred to as Reliant Park) in Houston, Texas. This RFI is intended to gather feedback on programming, phasing, and financing approaches that could shape a future solicitation.

- Vision: Astrodome is a preservation-focused, mixed-use redevelopment concept that utilizes private development to complement and enhance Reliant Park. The framework emphasizes adaptive reuse of the Astrodome through year-round activation and operational integration with the broader Reliant Park operations, both now and into the future.
- The Astrodome has protected, historic designation as a State Antiquities Landmark and is listed in the National Register of Historic Places. It is a Harris County-owned asset, and prior assessments indicate that it is in strong structural condition and that environmental issues have been addressed.
- The Astrodome sits within Reliant Park’s 350-acre campus, which includes surrounding surface parking with capacity for up to 26,000 vehicles. The site is minutes from the Texas Medical Center, the largest medical center in the world, and is connected to the Reliant/Medical Center and Downtown areas by Houston’s light rail system.
- Known as the “Eighth Wonder of the World,” the Astrodome occupies approximately 9.14 acres. The circular structure has an outer diameter of 710 feet, with a clear-span dome roof measuring 642 feet.
- A recent poll by the Houston Business Journal showed that 96% of Houstonians are in favor of repurposing the Astrodome.
- The Astrodome continues to receive recognition as a culturally significant landmark, including a recent feature in TIME Magazine’s *“Portrait of America”*, a profile on CBS’s *Sunday Morning*, and international coverage during FIFA’s World Cup matches at Reliant Park, reinforcing its profile beyond Houston.

Section 1.2: Purpose of RFI

This RFI is for planning and market-sounding purposes only. No contract will be awarded as a result of this RFI. The Conservancy is conducting this RFI to inform future discussions with Harris County and other relevant stakeholders; however, this RFI does not bind Harris County or any other public entity to proceed with a procurement, transaction, or specific development approach. Participation in this RFI is voluntary and will not be a prerequisite for, nor confer any advantage or disadvantage in, any future solicitation.



Section 1.3: Contact Information

Please direct all questions to:

Beth Wiedower Jackson, Executive Director
Astrodome Conservancy
Mailing Address: 2726 Bissonnet, #240-417, Houston, Texas 77005
Office: 713-261-8241
Email: beth@astrodomeconservancy.org

Section 1.4: RFI Schedule

The RFI timeline is set out below. The Astrodome Conservancy may revise these dates at any time.

- RFI Issued: August 18, 2026
- Deadline for Questions: August 25, 2026 by 5:00 PM CDT
- Responses Due: September 8, 2026 by 5:00 PM CDT

Section 1.5: Questions

Questions regarding this RFI shall be submitted by email to the designated point of contact no later than the deadline for questions identified in the RFI Schedule. Responses to questions deemed material to the RFI will be shared with all respondents through one or more addenda.

Following review of responses, the Conservancy may contact one or more respondents to seek clarification, request additional information, or invite follow-up discussions. Any outreach will be for information-gathering purposes only and will not constitute a commitment to proceed with a procurement approach.

Section 1.6: Submission Details

In preparing your submission, please note the following:

- Respondents shall submit a single electronic PDF containing the RFI response.
- Responses should be targeted and substantive; marketing brochures and generic capability statements are discouraged.
- Responses shall be limited to 20 pages in total, including the Letter of Transmittal, Firm Overview, responses to the RFI questions, and any alternative concept(s). Covers and dividers will not count toward the 20-page limit.
- Responses must include “[Respondent Name] – Response to RFI: Vision: Astrodome” in the email subject line.
- The Conservancy is not subject to the Texas Public Information Act. Respondents should clearly mark any proprietary or confidential information. Information not marked may be shared or used by the Conservancy to inform, refine, or modify the project concept and future procurement approach.



Section 2: Project Background

Section 2.1: About Vision: Astrodome

The Astrodome is a significant public asset with substantial public support for its reuse. Vision: Astrodome is intended to advance an adaptive reuse strategy that preserves the Astrodome's architectural and cultural significance while evaluating its potential for year-round activation. The vision emphasizes flexible, multi-use programming, public access, a mixed-use concept, and compatibility with Reliant Park operations.

Harris County is advancing early planning efforts for a long-term master plan for Reliant Park, while lease negotiations with the Houston Texans and the Houston Livestock Show and Rodeo proceed on a parallel track. This planning effort represents an important moment for one of Houston's most visited public venues and will help shape the broader vision for Reliant Park's future use. In June 2026, the Harris County Sports & Convention Corporation, Reliant Park's landlord, approved \$47 million in renovations.

The Conservancy hosted a Market Day on May 27, 2026, to provide information and share opportunities around an Astrodome redevelopment. Materials from that event are included in Appendix A. Market Day Materials. Other studies performed to date are included on the Conservancy's website: [Studies & Reports | Astrodome Conservancy](#).

Section 2.2: Project Location

The Astrodome is located just north of Interstate 610's southern loop, with Kirby Street to the west and Fannin Street to the east. It sits south of Texas Medical Center and near the southern terminus of the Houston light-rail, with travel times of approximately 20 minutes to Downtown Houston.

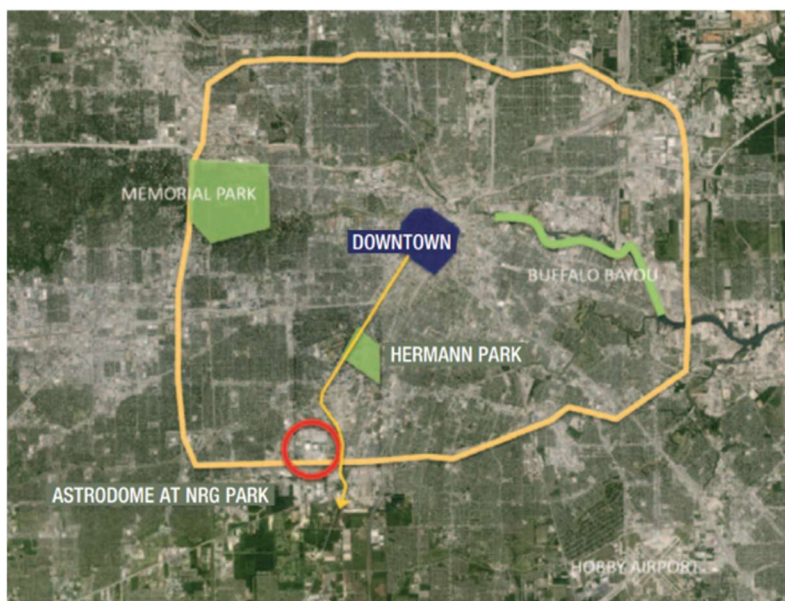


Figure 1: Project Location Map



Section 2.3: Project Context and Priorities

The redevelopment opportunity contemplates repositioning the Astrodome as a mixed-use destination that can support event, exhibition, assembly, and community-oriented uses, along with hospitality-adjacent, food and beverage, retail, cultural, and other experiential components. The project would also require back-of-house infrastructure improvements to support reliable operations at scale.

The opportunity is intended to remain open to multiple adaptive reuse concepts, provided they are compatible with preservation requirements, Reliant Park operations, and a credible path to long-term activation and financial sustainability.



Figure 2: Reliant Park Site Map

 Denotes Metro's Red Line, which travels along Main Street through Downtown Houston, providing access to Reliant Park at the Stadium Park / Astrodome station along the southern end of the line (approx. 20 mins)



Section 2.4: Tax Credits and Proposed Financial Structure

Vision: Astrodome is structured around a feasible and finance-led approach. The objective is to preserve the asset, activate it year-round, and structure the transaction so that private capital assumes primary execution and performance risk while Harris County retains ownership and appropriate approval rights.

The anticipated capital stack is intended to be balanced and conservatively leveraged, combining developer and private investor equity with prudent senior construction and permanent debt. The structure is intended to monetize historic rehabilitation tax credits to support feasibility and reinforce preservation outcomes and compliance with applicable historic standards. Public-sector support, if used, is expected to be limited and strategic (such as eligible Hotel Occupancy Tax resources or targeted infrastructure or construction support), without reliance on an ongoing County operating subsidy.

Section 2.5: Stakeholder Environment and Delivery Considerations

A successful outcome for the Astrodome will require alignment across the public and private stakeholder environment. Harris County Commissioners Court is the ultimate public decision-maker, supported by the County Attorney and County Administrator, while the Harris County Sports and Convention Corporation manages Reliant Park operations.

The Astrodome Conservancy's role is to steward the mission and vision, support public engagement and advocacy, and help maintain alignment with the long-term public interest. This includes engaging with preservation-minded stakeholders and maintaining a clear, consistent narrative for the public sector, the market, and the community.

Accordingly, this RFI seeks targeted industry input on partnership structures, market and program positioning, and the practical requirements (including data, governance clarity, and delivery conditions) that would enable qualified teams to compete and deliver a repurposed and activated Astrodome with sustainable public benefits.



Section 3: RFI Questionnaire (20 pages)

Please provide concise, commercially substantive responses to the questions below. If a question is not applicable to your business or you wish to reserve your comments, briefly note any considerations or write “N/A”. Respondents are not required to answer every question and may respond to one, several, or all of the questions below.

Letter of Transmittal (1 page)

1. Provide a one-page letter of transmittal signed by an authorized representative of the respondent. At a minimum, the letter should identify the respondent and any key team members or subcontractors. The letter should also designate one individual as the primary contact for all communications regarding the RFI and include that individual’s name, title, firm, email address, and telephone number.

Firm Overview (2 pages)

2. Provide an overview of the respondent firm, including proposed key subcontractors, joint venture partners, or operating partners, if applicable. Respondents may submit individually or as part of a proposed team structure. At a minimum, describe the firm’s core business and relevant experience with any of the following: adaptive reuse, community revitalization assets, mixed-use or public-facing destinations, complex public-sector partnerships, historic preservation, large-scale operations, or other experience.
3. Include three (3) project examples completed or substantially advanced within the last ten (10) years that demonstrate experience relevant to the contemplated opportunity.

RFI Questions (16 pages)

Concept & Program / Market Positioning

4. Which development and operating concept would you pursue for the Astrodome, including the primary uses, target audiences, scale of development, and principal revenue drivers?
5. What level of year-round activation is realistic for your model (e.g., operating days per year, peak periods, and off-season strategy), and what mix of operator-programmed, tenancy, and leasable activities would you recommend?
6. What community benefit programming and commitments do you believe would be appropriate and achievable within your proposed development and operating model?



Please describe opportunities related to local hiring, workforce development, small business participation, educational partnerships, cultural preservation, affordable public programming, and other initiatives that deliver meaningful community value.

Design, Technical Requirements & Preservation

7. If your concept is specialized (e.g., large-scale experiential, recurring event, hospitality-led, retail-led, data center, or mixed-use), what concept-specific infrastructure, approvals, or operating conditions would be required to support implementation, and what timeline would you expect for implementation and phasing?
8. Given the Astrodome's historic designation, what preservation and adaptation approach would be most feasible for your concept? Please identify the elements that should be retained, the areas where modification may be possible, and the ways in which historic preservation requirements could affect schedule, cost, and design flexibility.

Reliant Park Integration & Operations

9. How would you position the Astrodome within the broader Reliant Park ecosystem?
10. Which operating dependencies would need to be resolved to support your concept, including any assumptions related to venue management, event coordination, or shared services? Please also indicate whether you agree with the current assumption of a single operator for Reliant Park and, if not, briefly explain your preferred approach.

Delivery Structure, Governance & Commercial Terms

11. What delivery and partnership structure would you prefer (e.g., ground lease, P3, development agreement, operating concession, design-build, or hybrid)? What other conditions would need to be satisfied for your firm to pursue this opportunity in a future procurement?
12. What level of public-sector participation would be necessary, if any, to make your concept feasible?
13. What commercial terms would be most important to your participation (e.g., term length, rent structure, revenue share, operating rights, exclusivity, parking and access rights, signage and naming, or expansion rights), and what general parameters would you recommend?
14. What risk allocation would you consider market standard for this opportunity, including conditions precedent, force majeure, changes in law, unknown site conditions, utility



upgrades, and tenant or operator coordination? Please identify any risks you believe should remain with the public sector, as well as any support important for project viability.

Financing, Incentives & Feasibility

15. Provide an anticipated capital stack for your concept, including equity, debt, and any anticipated public-sector support, and identify the key assumptions that drive feasibility.
16. In addition to the incentives and financing tools currently contemplated (such as federal and state historic rehabilitation tax credits, sustainability-related credits or deductions, PACE, PILOT, or similar mechanisms), what other tools should be considered to support project feasibility?

Phasing & Implementation

17. What phasing and implementation strategy would you recommend for your concept, including major phases, enabling work, critical path items, and any due diligence or approvals that would be required before advancing to procurement or execution?

Stakeholder Considerations

18. Which stakeholders would need to be engaged at the outset of the project to advance your concept, and for what purpose (e.g., approvals, operating coordination, preservation compliance, financing, or community support)?

Alternative Concept(s) (1 page)

19. If you were not constrained by the project parameters mentioned in Section 2, what alternative vision would you propose for the Astrodome? Please describe the concept, the market need or opportunity it would address, the type of development or operating partner best suited to deliver it, and any key conditions, risks, or public-sector decisions that would be necessary to make the concept viable. Use pictures or project examples, where possible, to support your vision.



Section 4: Appendices

Appendix A: Market Day Materials

Additional materials, such as Letters of Interest signed by prospective tenants can be made available on a case-by-case basis, upon request.