Tables of existing sites, landmarks and districts for the Prime Study Area and for the Downtown Core are provided below, and the accompanying map shows those in the Downtown Core. Eligible sites are also indicated on the map.

Table II-4
Historic Districts in the Downtown Core Study Area

	National Historic Landmark	City Landmark	National Register
Washington Avenue/East of Tucker			X
1015 Washington			X
A.D. Brown Building			X
Bee Hat Company Building		X	X
Gateway Merchandise Mart		X	X
Hadley-Dean Glass Building			X
Lammert Furniture Building		X	X
Lennox Hotel			X
Lindell Real Estate Company Building			X
Winkelmeyer Building			X
Laclede's Landing District			X
Christian Peper Building		X	

Table II-5
Historic Buildings and Structures in the Downtown Core Study Area

	National Historic Landmark	City/Local Landmark	National Register
1015 Washington			X
A.D. Brown Building			X
American Theatre		X	X
Arcade/Wright Building		X	
Basilica of St. Louis/Old Cathedral		X	X
Bee Hat Company Building		X	X
Chemical Building		X	X
Cupples Station		X	X
Eads Bridge	X	X	
Former Bell Telephone Building		X	
Former Laclede Gas Company			X
Former May Company Department Store Complex		X	X
Former Mississippi Valley Trust Building		X	
Former Mutual Bank Building		X	
Former St. Louis Post-Dispatch Printing Building			X
Former Statler (later Gateway) Hotel			X
Former Union Trust Company Building		X	X
Frisco Building			X
Gateway Arch	X		
Gateway Merchandise Mart		X	X
Hadley-Dean Glass Building			X
Lammert Furniture Building		X	X
Lennox Hotel			X
Lindell Real Estate Company Building			X
Majestic Hotel			X
Mayfair Hotel			X
Merchants'-Laclede Building		X	X
Missouri Athletic Club		X	
Old Courthouse		X	X

III.

Project Categories

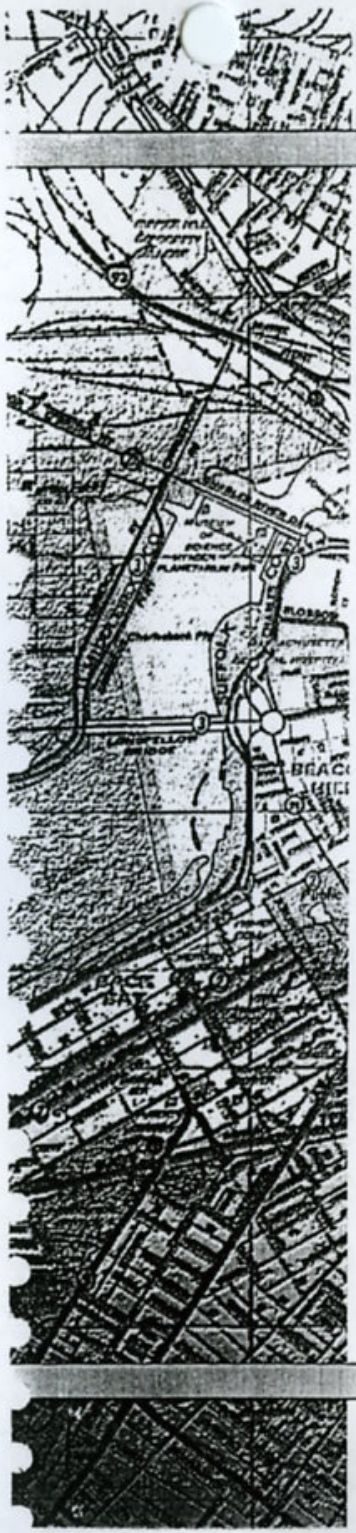
- **Project are categorized as follows:**

Attractions (A)

Development Financing (DF)

Civic Amenities (CA)

Infrastructure (IS)



Attractions

Charles H. Wright Museum

(Detroit)

120,000 sq.ft.museum of African American Culture
TDC: $35 million
Public: $35.0 million

Science Museum

(St. Paul)

Construction and relocation of museum
TDC: $99.0 million
Public: $49.5 million

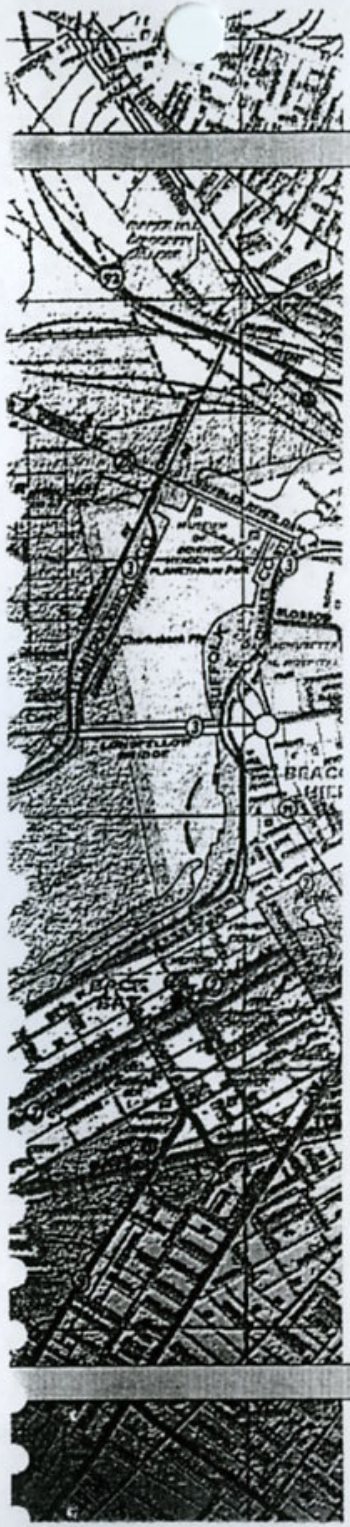
Attractions

Performing Arts Center
(Miami)

4,880 seat capacity
TDC: $244.0 million
Public: $25.0 million
HUD s.108 Loan

Circle Center
(Indianapolis)

800,000 sq.ft. retail-entertainment complex
TDC: $307.5 million
Public: $187.0 million
Local TIF



Development Financing

Lawson Commons
(St. Paul)

382,000 sq.ft. office
1,075 space parking facility
TDC: $105.0 million
Public: $46.4 million
TIF G.O. bond
Local sales tax revitalization loan

Renaissance Center
(Detroit)

Office-retail-hotel complex
TDC: $572.0 million
Public: $15.0 million
State grant
DDA TIF grant
Street infrastructure improvements only

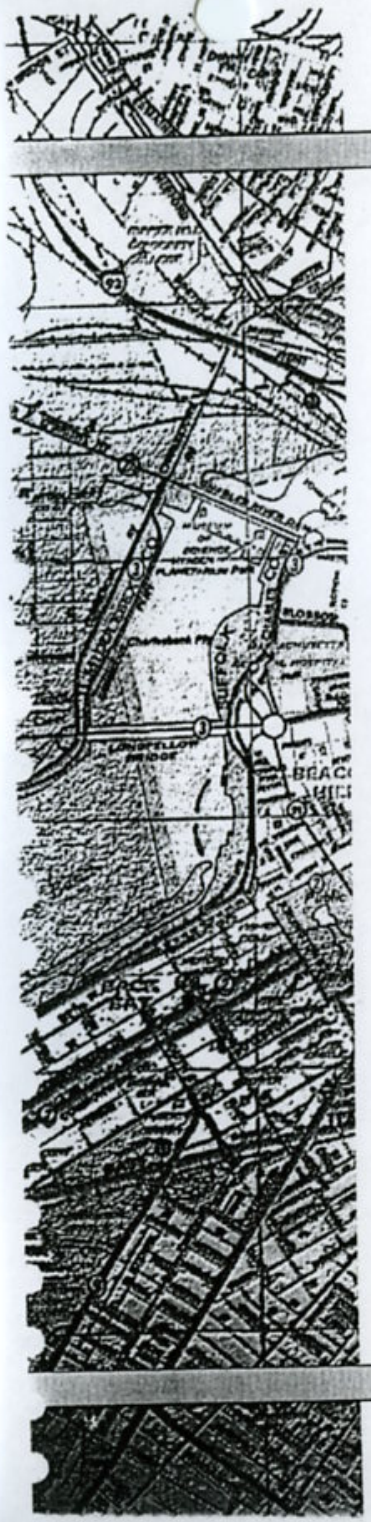
Development Financing

Eli Lilly Corporate & Technology Center
(Indianapolis)

office-research complex
TDC: $1.0 billion
Public: $35.0 million
Infrastructure improvements

LaSalle Plaza - Phase I
(Minneapolis)

747,000 sq.ft. office-retail complex,
new YMCA, State Theatre renovations
TDC: $143.0 million
Public: $24.0 million
Local tax increment



Civic Amenities

Riverwalk System
(Milwaukee)

Waterfront pedestrian-bike trail
TDC: $25.0 million
Public: $25.0 million
Local grant, special assessment district bond

Nicollet Mall Phase I
(Minneapolis)

Pedestrian-transit improvements
TDC: $17.7 million
Public: $2.7 million
State revenues
City revenues

Civic Amenities

Downtown Corridor - Phase I and II

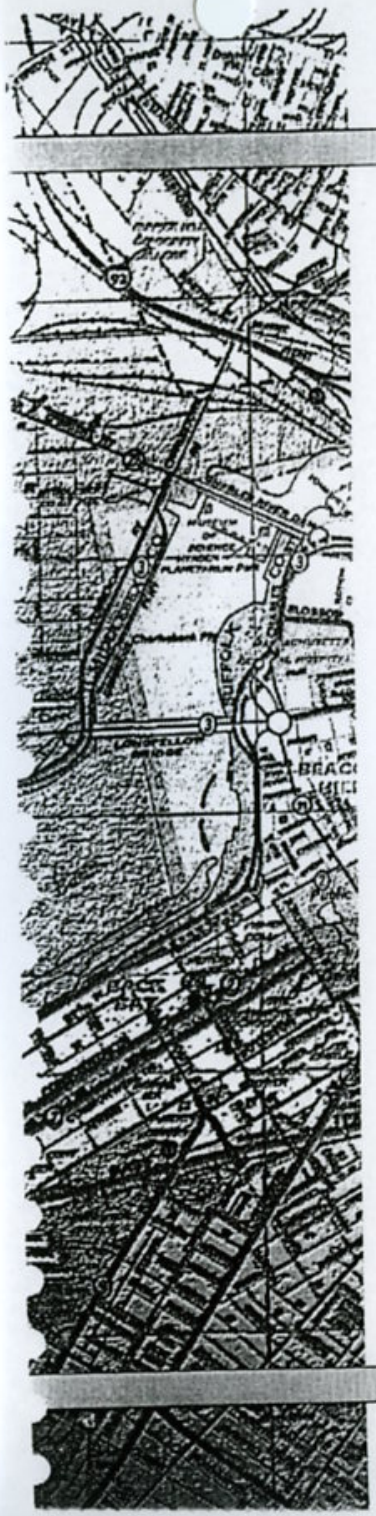
(Indianapolis)

Improvements to streets & sidewalks near Circle Center & Canseco Fieldhouse
TDC: $11.0 million
Public: $11.0 million

White River Gardens

(Indianapolis)

Botanical Gardens in Indianapolis Zoo
TDC: 14.5 million
Public: $14.5 million
State funds
City funds



Infrastructure

Boston Central Artery

(Boston)

TDC: $10.8 billion
Public $10.8 billion
70% Federal
30% State

Harbor Water Cleanup

(Boston)

TDC: $4.0 billion
Public: $4.0 billion
10% Federal
90% Massachusetts
Water Resources Authority through water rate payers

Infrastructure

Fort Washington Way
(Cincinnati)

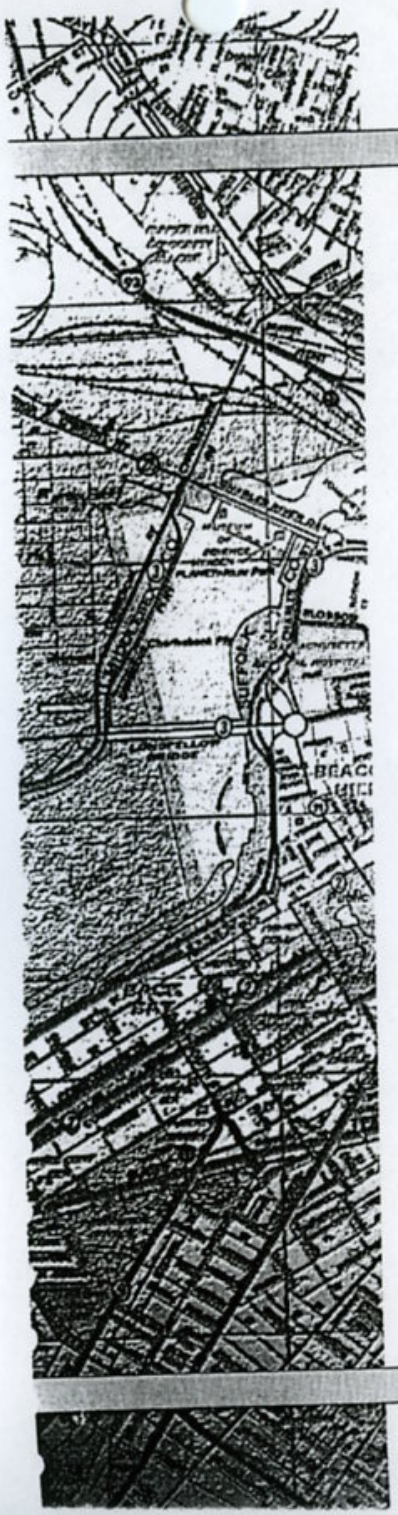
Reduced ROWs
25 acres reclaimed riverfront land
TDC: $147.0 million

7th St. Parking Ramp
(Minneapolis)

3000 space parking facility
TDC: $60.0 million
Public: $60.0 million
Federal 90%
State 5%
City 5%

Public Capital Expenditures Selected Major Downtown Developments (1990 - 2000)

CITY	NUMBER	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Boston, Massachusetts	5	17,100.0	16,557.0	96.8
Cincinnati, Ohio	11	983.3	-	0.0
Cleveland, Ohio	7	1,173.0	-	0.0
Detroit, Michigan	7	2,987.0	455.0	15.2
Indianapolis, Indiana	18	1,907.3	541.6	28.4
Miami, Florida	6	2,560.5	2,322.5	90.7
Minneapolis, Minnesota	16	1,181.9	518.8	43.9
St. Paul, Minnesota	10	573.8	416.9	72.7
TOTAL	80	28,466.8	20,811.8	73.1



BOSTON, MASSACHUSETTS

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Convention Center	A	700.0	157.0	22.4
Central Artery	IS	10,800.0	10,800.0	100.0
Harbor Cleanup	IS	4,000.0	4,000.0	100.0
Ted Williams Tunnel	IS	1,300.0	1,300.0	100.0
Washington Street Replacement Services	IS	300.0	300.0	100.0
TOTAL	5	17,100.0	16,557.0	96.8

CINCINNATI, OHIO

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Aronoff Arts Center	A	82.0	-	-
Cincinnati Convention Center	A	300.0	-	-
National Underground Railroad Freedom Center	A	80.0	-	-
Paul Brown Stadium	A	270.0	-	-
Public Library Expansion	A	-	-	-
Fountain Place	DF	68.0	-	-
Garfield Housing Master Plan Phase I	DF	16.6	-	-
Garfield Housing Master Plan Phase II	DF	9.7	-	-
Fort Washington Way	IS	147.0	-	-
Alms & Doepke Parking Garage	IS	-	-	-
International Friendship Park	CA	10.0	-	-
TOTAL	11	983.3	-	-

CLEVELAND, OHIO

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Allen Theater	A	11.0	-	-
Cleveland Public Library	A	90.0	-	-
Convention Center	A	90.0	-	-
Gateway Sports and Entertainment Complex	A	435.0	-	-
Great Lakes Science Center	A	55.0	-	-
Rock and Roll Hall of Fame	A	92.0	-	-
Society Tower	DF	400.0	-	-
TOTAL	7	1,173.0	-	-

DETROIT, MICHIGAN

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Detroit Lions and Tigers Stadium	A	525.0	295.0	56.2
The Charles H. Wright Museum	A	35.0	35.0	100.0
Detroit Institute of the Arts	A	25.0	25.0	100.0
3 Casinos	DF	1,819.0	50.0	2.7
Campus Maritus	DF	-	24.0	-
Renaissance Center	DF	572.0	15.0	2.6
Intermodal Station	IS	11.0	11.0	100.0
TOTAL	7	2,987.0	455.0	15.2

INDIANAPOLIS, INDIANA

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Artsgarden	A	12.0	12.0	100.0
Canseco Fieldhouse	A	175.0	81.0	46.3
Circle Center	A	307.5	187.0	60.8
Murat Center	A	10.8	4.8	44.4
NCAA HQ & Hall of Fame	A	-	50.0	-
Indiana Convention Center & RCA Dome	A	45.0	45.0	100.0
Victory Field	A	20.0	10.0	50.0
Anthem	DF	50.0	21.0	42.0
Adam's Mark Hotel	DF	50.0	3.3	6.6
Canal Square	DF	25.0	2.0	8.0
Eli Lilly Corporate & Technology Center	DF	1,000.0	35.0	3.5
Emmis Broadcasting & Circle Block Garage	DF	40.5	14.0	34.6
Marriott Hotel	DF	90.0	23.0	25.6
USA Group	DF	36.0	8.0	22.2
Downtown Corridor Improvements Phase I	CA	5.0	5.0	100.0
Downtown Corridor Improvements Phase II	CA	6.0	6.0	100.0
Washington Street Corridor Improvements	CA	20.0	20.0	100.0
White River State Gardens	CA	14.5	14.5	100.0
TOTAL	18	1,907.3	541.6	28.4

MIAMI, FLORIDA

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
American Airlines Sports Arena	A	165.0	-	-
Parrot Jungle	A	45.0	25.0	55.6
Performing Arts Center	A	244.0	201.0	82.4
West Brickell Apartments	DF	10.0	-	-
28 Transportation Projects	IS	2,070.0	2,070.0	100.0
6 Civic Projects	CA	26.5	26.5	100.0
TOTAL	6	2,560.5	2,322.5	90.7

MINNEAPOLIS, MINNESOTA

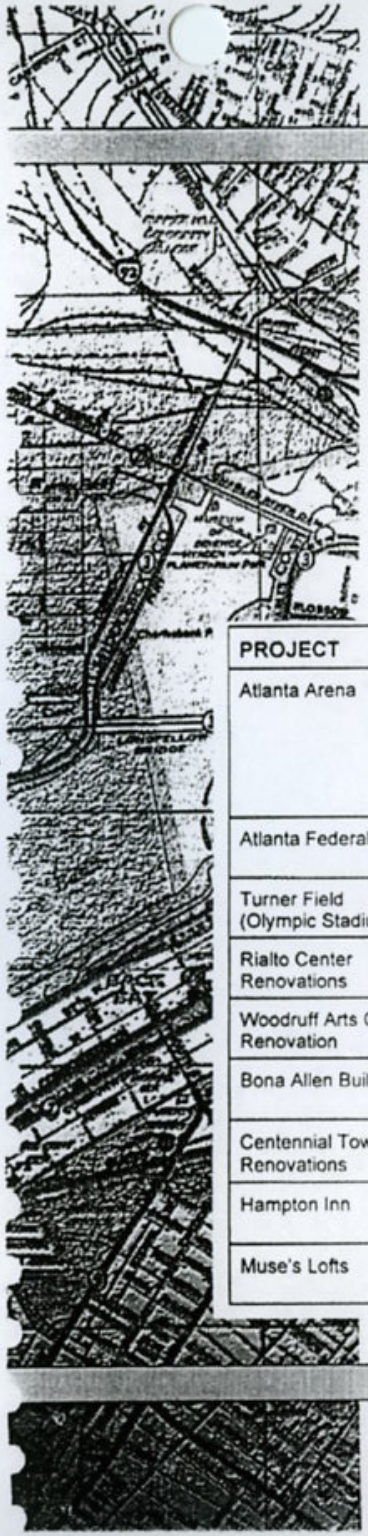
PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
Convention Center	A	150.0	150.0	100.0
Target Center	A	94.0	23.0	24.5
Orpheum Theater	A	10.5	10.5	100.0
Shubert Theater	A	16.0	4.6	28.8
Dain Bosworth Plaza	DF	175.0	15.0	8.6
LaSalle Plaza Phase I	DF	143.0	24.0	16.8
Hilton Hotel	DF	144.8	89.3	61.7
City Center	DF	17.0	4.0	23.5
Block E Development	DF	98.2	36.5	37.2
Laurel Village Phases I - III	DF	103.0	26.7	25.9
Milwaukee Depot	DF	49.7	11.9	23.9
Father Louis Hennepin Bridge	IS	22.0	22.0	100.0
7th Street N Parking Ramp	IS	60.0	60.0	100.0
4th Street Parking	IS	33.0	33.0	100.0
Leamington Transit Hub	IS	48.0	5.6	11.7
Nicollet Mall Phase I	CA	17.7	2.7	15.3
TOTAL	16	1,181.9	518.8	43.9

ST. PAUL, MINNESOTA

PROJECT	TYPE	INVESTMENT (millions) TOTAL	PUBLIC	PERCENT
RiverCenter Arena	A	130.0	105.0	80.8
RiverCenter Convention and Entertainment Center	A	82.0	82.0	100.0
Science Museum	A	99.0	49.5	50.0
Lawson Commons	DF	105.0	99.6	94.9
Mutual Life Insurance	DF	80.0	15.0	18.8
Citco Site	DF	12.0	12.0	100.0
Ecolab Plaza	DF	12.0	-	-
Downtown Floodwall Improvement Project	IS	18.8	18.8	100.0
Wabasha Bridge	IS	35.0	35.0	100.0
Sheppard Road Project	IS	-	-	-
TOTAL	10	573.8	416.9	72.7

Select Downtown Investment Profiles (1990 - 2000)

Urban Strategies Inc. with assistance from the St. Louis Development Corporation and the Canadian Urban Institute

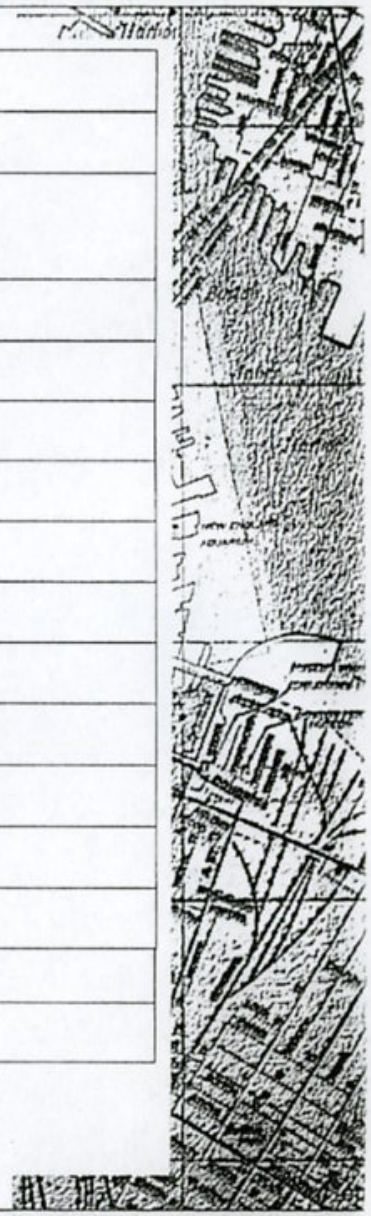


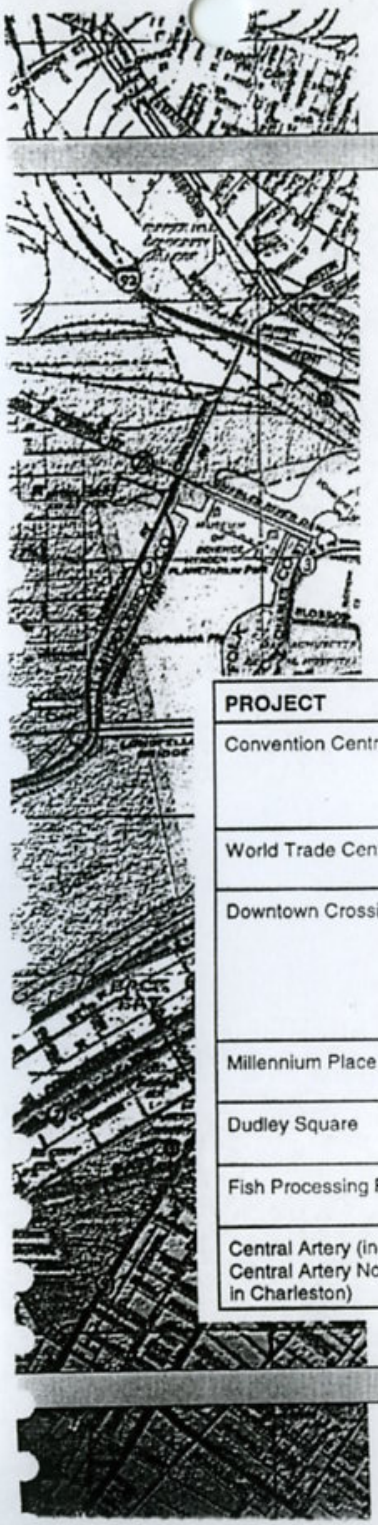
DOWNTOWN ATLANTA
SELECTED PROJECT PROFILES
(1990-2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Atlanta Arena	A	Marietta Street	18,750 to 21,000 seat capacity 96 luxury suites 6 party suites 4,345 parking spaces Atlanta Hawks & Thrashers Entertainment district anchor	1999	$213.0 million	Public: Private:
Atlanta Federal Building	A	Adjacent to 5 Points transportation hub	1.6 million sq.ft. office space			Public: Private:
Turner Field (Olympic Stadium)	A					Public: Private:
Rialto Center Renovations	A		Performing arts center			Public: Private:
Woodruff Arts Center Renovation	A					Public: Private:
Bona Allen Building	DF					Public: Private:
Centennial Tower Renovations	DF	101 Marietta Street	637,138 sq.ft. office space 36-storeys		$30.0 million	Public: Private:
Hampton Inn	DF	161 Spring Street	Conversion of office building to 119-room hotel			Public: Private:
Muse's Lofts	DF					Public: Private:

Rhodes Haverty/Marriott Residence Inn	DF					Public: Private:
Suntrust Plaza	DF		1.4 million sq.ft office space 60 storeys	1992		Public: Private:
The Emporium	DF		Redevelopment of Macy's on Peachtree into a 365,000 sq.ft, 8 storey, shopping-entertainment plaza			Public: Private:
The Metropolitan Apartments	DF					Public: Private:
The Tabernacle	DF		2,300-seat music venue			Public: Private:
The Walton House	DF					Public: Private:
William Oliver Lofts	DF					Public: Private:
Quality Hotel	DF					Public: Private:
90 Fairlie	DF	Fairlie and Poplar Streets	Condominium building 9 storeys			Public: Private:
450 Piedmont Avenue	DF	450 Piedmont Avenue	townhouse project			Public: Private:
Centennial Olympic Park	CA		25 acres			Public: Private:
Fairlie-Poplar Streetscape Project	CA		Pedestrian environment upgrade		$2.5 million	Public: Private:
International Boulevard	CA		Landscaping			Public: Private:
Marietta Streetscape	CA					Public: Private:
Peachtree Streetscape	CA					Public: Private:
Woodruff Park	CA					Public: Private:

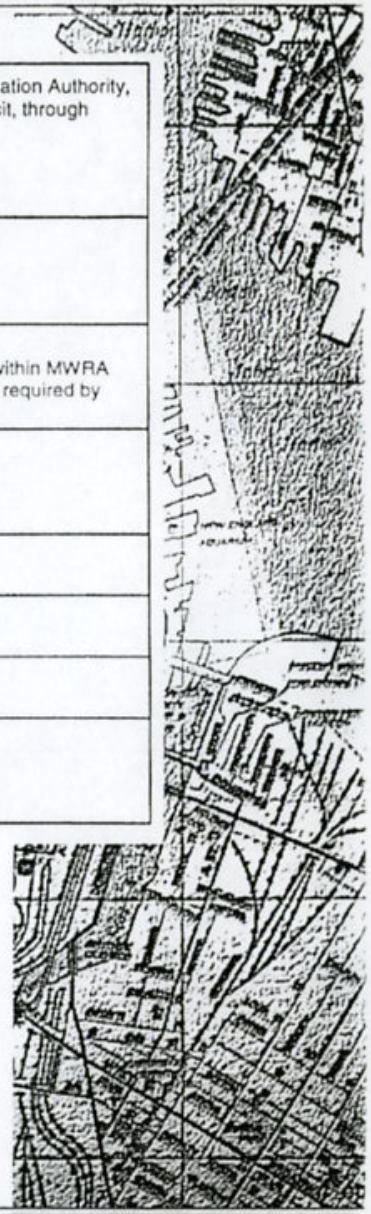
Note:
- A: Attractions - Cultural Entertainment and Sports
- DF: Development Financing - Publicly-Financed Private Developments
- IS: Infrastructure - Roadway, Public Transit, Parking Construction or Improvements
- CA: Civic Amenities - Improvements to outdoor amenities such as parks, streetscapes





DOWNTOWN BOSTON
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Convention Centre	A	Summer Street industrial area of South Boston Seaport District	1.7 million sq.ft. 600,000 sq.ft. exhibition 800-1000 room hotel		$700.0 million	Public: $175.0 million (Mass Convention Centre Authority, State of Massachusetts, City) Private: $685.0 million
World Trade Centre	DF					Public: Private:
Downtown Crossing	DF	Where South End meets Lower Boston	Potential transformation of the area into a "new tech corridor" with the Boston Technological Development Center as its centerpiece			Public: Private:
Millennium Place	DF	Lower Washington Street	1.4 million sq.ft. multi-use		$250.0 million	Public: Private:
Dudley Square	DF		Renovation of 3 buildings			Public: $10.5 million HUD Private:
Fish Processing Facilities	DF				$18.0 million	Public: Private:
Central Artery (including Central Artery North Area in Charleston)	IS		Build new tunnel and remove existing elevated expressway	2004	$10.8 billion	Public: $10.8 billion ($7.56 in federal funds, $3.24 billion in state funds)



Washington Street Replacement Services (Silver Line)	IS	From Roxbury to downtown, then South Station to Seaport District (fed courthouse, WTC & Conv. Ctr)	Constructed in two parts Replacement and relocation of orange line		$300.0 million	Public: Massachusetts Bay Transportation Authority, State and Municipal pays annual deficit, through indirect debt
Revitalize Lower Washington Street	IS	Washington Street in front of Lafayette Place and the Ladder Blocks	Street reconstruction			Public: Private
Harbour water cleanup	IS		New Sewage Treatment Plant on Harbour Islands		$4.0 billion	Public: Federal 5-10% Private: Paid by Water Rate Payers within MWRA (approx $1,000 / year / household) as required by federal law
Ted Williams Tunnel	IS	Tunnel between East Boston and Seaport district of South Boston	1.6 mile tunnel Tunnel capacity increased from four lanes to eight		$1.3 billion	Public: Private
3 Terminal Upgrade	IS				$50.0 million	Public: Private
Dredging Project	IS				$60.0 million	Public: Private
Harbour Islands National Park	CA					Public: Private
Surface Park over Central Artery Project	CA		Air rights agreement to be negotiated at a later date to accommodate future commercial development.			Public: Private

Note:
- A: Cultural Attractions, Sports Stadia, Entertainment Venues
- DF: Publicly-Funded Private Developments
- IS: Roadway, Public Transit, Parking Construction or Improvements
- CA: Improvements to public amenities such as parks, streetscapes

DOWNTOWN CINCINNATI
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Aronoff Arts Centre	A	SE corner of Walnut and 7th Streets	3 Theatres, 1 Gallery	1995	$82.0 million	Public: Private:
Cincinnati Convention Centre	A	Block bounded by 4th, Elm, 5th and Central Avenue	Existing: 245,000 sq.ft. Expansion: 355,000 sq.ft.		$300.0 million	Alternative financing methods being considered
National Underground Railroad Freedom Centre	A	Between Race and Vine Streets along riverfront			$ 80.0 million	Public: $6.0 million committed by City Private
Paul Brown Stadium	A	Between Central Avenue and Elm Street along riverfront	67,000-seat capacity	2000	$270.0 million	Public: Private:
Public Library Expansion	A	Block bounded by Court, Walnut, 9th and Vine Streets	Existing: 378,000 sq.ft. Expansion: 156,000 sq.ft.	1997		Public: Private:
Fountain Place	DF	Block bounded by 4th, Vine, 5th and Race Streets	Existing: 205,000 sq.ft retail Expansion: 440,000 sq.ft office space 160-space parking facility	1997	$68.0 million	Public: Private:
Garfield Housing Master Plan Phase 1: The Gramercy	DF	Block bounded by 8th, Race, Gilbert and Elm Streets	148 apartments-townhomes 450-space parking facility (city-owned)		$16.6 million	Public: Private:

Garfield Housing Master Plan Phase 2: Greenwich on the Park	DF	Block bounded by 9th, Race, 8th and Elm Streets	64 apartment units 49 parking spaces		$9.7 million	Public: Private:
Saks Fifth Avenue	DF	Southwest corner of 5th and Race Streets	Interior Renovation	1996	$5.0 million	Details on reinvestment agreement to follow.
Fort Washington Way	IS	Bounded by 3rd Street and Pete Rose Way	ROWs reduced 650 - 360 ft. 2nd and 3rd Streets renovated Access ramps improved Pedestrian safety and accessibility improved 25 acres of reclaimed riverfront land	2000	$147.0 million	Public: Private:
Alms & Doepke Parking Garage	IS	Block bounded by 12th and Sycamore Streets, the Central Pkwy. and Main Street	700-space facility	1999		Public: Private:
International Friendship Park	CA	E of 471 and S of Eastern Avenue	10 acres, westward expansion of Bicentennial Commons		$10.0 million	Public: Private:

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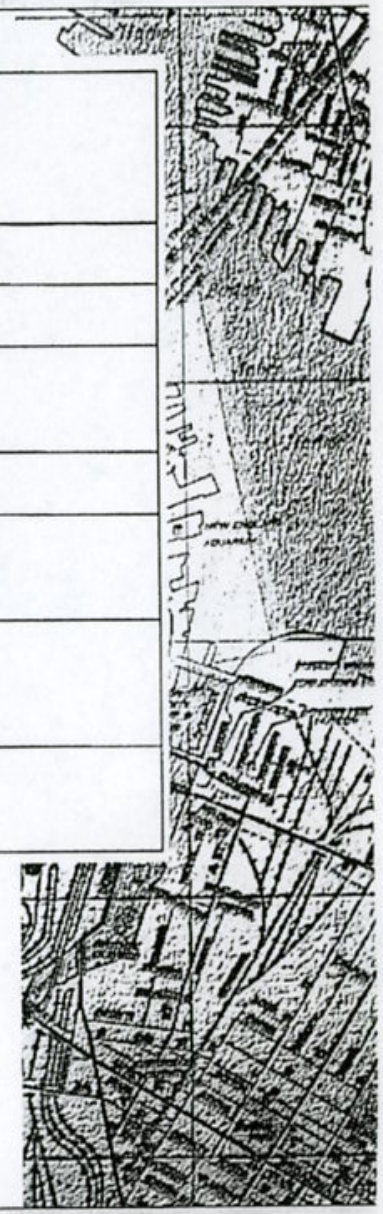
- CA: Improvements to public amenities such as parks, streetscapes

DOWNTOWN CLEVELAND
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Allen Theatre	A		Renovation of 35,000 sq.ft. historic theatre		$11.0 million	Public: Private:
Cleveland Stadium	A		NFL expansion franchise	1999		Public: Private:
Cleveland Public Library	A		526,000 sq.ft. Main library expanded and constructed, and a new wing		$90.0 million	Public: Private:
Convention Centre	A		Exterior and interior restoration, and expansion		$90.0 million	Public: Private:
Gateway Sports Entertainment Complex	A		Gund Arena: 750,000 sq.ft. Jacobs Field Ballpark: 42,000-seat capacity	1994	$435.0 million Gund Arena: $114.0 Jacobs Field: $321.0	Public: Private:
Great Lakes Science Centre	A	601 Ericside Ave. North Coast Harbor	160,000 sq.ft. interactive science museum 3 main exhibit floors 6-storey OMNIMAX theatre	1996	$55.0 million	Public: Private:
Playhouse Square Centre	A		Performing arts centre Tenants: Ohio, State and Palace Theatres, Cleveland Opera and Ballet			Public: Private:
Rock and Roll Hall of Fame	A	One Key Plaza	150,000 sq.ft. exhibition space	1995	$92.0 million	Public: Private:

Courthouse Tower	DF	400 West Lakeside Avenue	170,000 sq.ft. office space 298-suite hotel 30 storeys Serves as gateway to historic Warehouse District in hub of Judicial Community	2000		Public: Private:
Crittenden Court	DF		450,000 sq.ft. 208-unit residential complex	1994		Public: Private:
Society Tower	DF		57 storeys		$400.0 million	Public: Private:
Tower City Centre	DF		Includes Skylight Tower, MK Ferguson Plaza, Chase Financial Centre and Terminal Tower renovations			Public: Private:
Whiskey Island Marina	DF		Largest on Great Lakes			Public: Private:
World Trade Centre	DF	West 9th Street	280,000 sq.ft. office space Tenants: Cleveland Cuyahoga County Port Authority, World Trade Centre Cleveland	1999		Public: Private:
Waterfront Line	IS	N/A	Runs from Public Square through the Flats into the Inner Harbour Area - houses Great Lakes Science Centre and Rock and Roll Hall of Fame	1996		Public: Private:
Rapid Transit Line	IS	N/A	3 Rapid Transit Lines converge on the Downtown and are connected to Gateway via an enclosed walkway			Public: Private:



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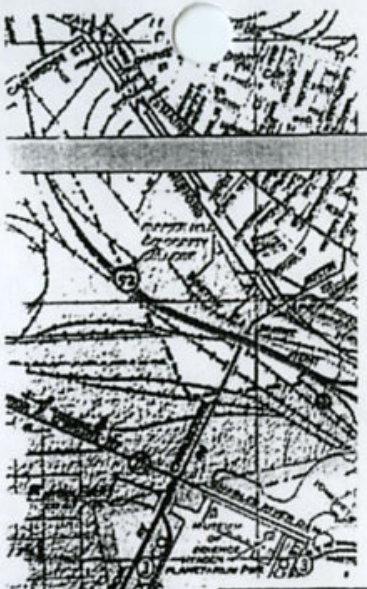
- CA: Improvements to public amenities such as parks, streetscapes



DOWNTOWN DALLAS
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Dallas Convention Center	A		200,000 sq.ft. expansion	1998		Public: Private:
Dallas Arena	A	N or Woodall Rogers Freeway	20,000-seat capacity		$230.0 million	Public: Private:
Trammell Crow Center	A		12,000 sq.ft. renovation of two pavilions to provide permanent display for the 500-object Margaret and Trammell Crow Collection of Asian Art	1998	$20.0 million	Public: Private:
Santa Fe Terminal Urban Lofts	DF	1122 Jackson Street	205-unit conversion	1998		Public: lower interest rates over longer amortization period - HUD 232(d)4 lon @ 7.5% over 40 years, Intown Housing Program loan @ 5% over 27 years, and historical tax credits Private:
Wilson Building	DF	Main and Ervay Streets	135-loft units 10,000 sq.ft. retail space 177-space parking facility	1999		Public: $4.0 million CDBG Private: Other: developer will convey property to city following environmental remediation, and will lease for 13 years
Kirby Building	DF	1509 Main Street	157-loft units	1999		Public: Private:
Davis Building	DF	1309 Main Street	126 apartment units 140 room hotel 10,000 sq.ft. retail space	1999		Public: $3.5 million in historical tax credits, $5.0 million in CDBG Private:

Park at Farmers Market Phase I	DF	Canton and Central Streets	620-apartment units	2000		Public: Private:
1900 Elm	DF	1900 Elm Street	129-loft units	1997		Public: $4.0 million CDBG Private:
Adam's Mark Dallas	DF		Renovation of Harvey Hotel and conversion of Southland Center into a 1,825-room/140-suite facility		$150.0 million	Public: Private:
Hyatt Regency Dallas	DF		Addition of 183 rooms, 32,000 sq.ft. ballroom, and 44,000 sq.ft. exhibit hall			Public: Private:
Magnolia Building	DF		Conversion of historic building into a 330-room executive hotel		$35.0 million	Public: Private:
DART Light Rail Starter System Phase I	IS					Public: Private:
DART Light Rail Starter System Phase II	IS					Public: Private:
HOV Lanes	IS					Public: Private:
Raymond D Nash Sculpture Garden	CA	Adjacent to Dallas Museum of Art	2 acre outdoor sculpture display		$32.0 million	Public: Private:

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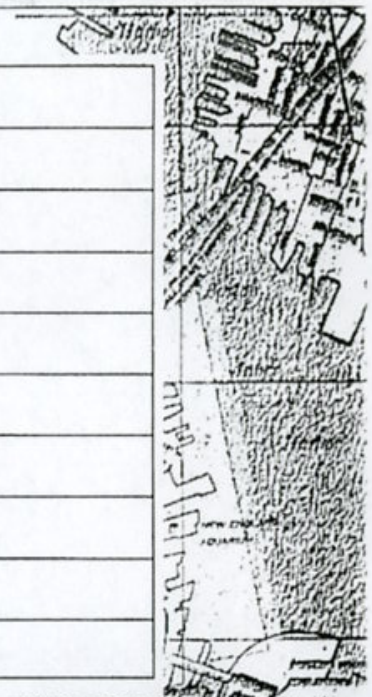
DOWNTOWN DENVER
SELECTED PROJECT PROFILES
(1990-2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Children's Museum	A					Public: Private:
Coors Field	A					Public: Private:
Elitch Gardens	A		State of the art amusement park			Public: Private:
Ocean Journey	A		1 million gallon fresh-salt water aquarium	1999		Public: Private:
Pepsi Center	A		20,000-seat arena	1999		Public: Private:
Commons Park W	DF		350 residential units	1999		Public: Private:
Flour Mill Lofts	DF		17 residential units	1999		Public: Private:
REI	DF		100,000 sq.ft flagship store	2000		Public: Private:
Trillium PUD	DF		2,000 residential units			
Auraria Parkway	IS				$6.7 million	Public: Private:
Broadway Viaduct	IS		Removal and replacement		$27.0 million	Public: Private:

RTD Light Rail	IS				$117.0 million	Public: Private:
Southwest Light Rail	IS				$127.0 million	Public: Private:
Speer-Lincoln Tunnel	IS				$22.0 million	Public: Private:
15th Street Viaduct	IS		Removal and replacement		$17.0 million	Public: Private:
16th Street Mall	IS		Extension and Downtown HOV		$269.5 million	Public: Private:
20th/16th Street Viaducts	IS		Removal and replacement		$86.0 million	Public: Private:
23rd Street Viaduct	IS				$67.0 million	Public: Private:
Commons Park	CA		30 acre public park	1999		Public: Private:
Cuernavaca Park	CA					Public: Private:
17th Street Streetscape Improvements	CA					Public: Private:



Note:
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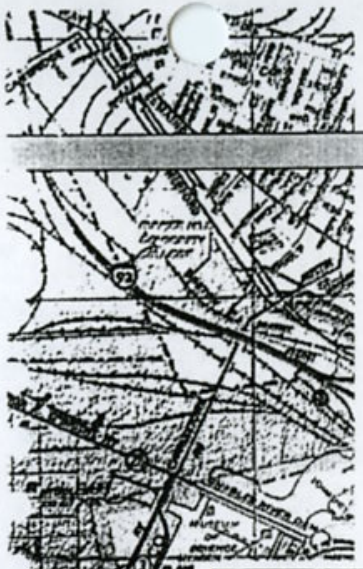

DOWNTOWN DETROIT
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
The Charles H. Wright Museum	A	University Cultural Centre District on Brush and Warren	New construction of 120,000 square foot Museum of African American Culture	1997	$35.0 million	Public: $35 million federal community development block grant
Detroit Tigers and Lions Stadiums	A	Downtown Detroit	Side by side two stadium complex, one seating 42,000 people and the other 65,000 - 75,000 people, generating total 4.5 million annual visitors		Tiger Stadium: $295.0 million Lions stadium: $230.0 million	Tiger Stadium: Public: $115.0 million Private: $180.0 million Lions Stadium: Public: $180.0 million Private: $50.0 million
American Heritage River	A					
Science Museum	A					
COBO Hall Centre Expansion	A					
Motown Museum	A	University Cultural Centre				
Detroit Institute of the Arts	A	Woodward Avenue between Farnsworth and Kirby Streets	Interior and exterior renovation of existing building	1993	$25.0 million	Public: 100% through city bond issue allocated over 5 years
The Renaissance Centre	DF	CBD	Purchase, renovation and relocation of GM World Headquarters including construction of a hotel and retail complex	2001	$572.0 million	Public: State (MDOT) through Trans. Economic Development Program. $15 M allocated by DDA to the project through its TIF districts for street infrastructure improvements

Casinos	DF	West of Chene, between Jefferson and Atwater.	Hotel, retail, entertainment, performing arts centre, plaza, children's centre	2001	Hotel / Casino: $700.0 million Atwater Circus: $600.0 million Greektown: $519.0 million	
Woodward Place	DF	Lower Woodward Avenue N of I-75	New construction of 500 condominium townhouses on 31 acres in two phases		$90.0 million	Private: 100 %
Campus Martius	DF	Located at the confluence of Woodward Avenue, Michigan Avenue, and Monroe Street	Development of a number of office / retail sites located around a new public space, totalling 9.2 acres of mostly vacant land		Under negotiation	Public: $24.2 million for 1,100 below grade parking facility from Municipal Parking Authority
Orchestra Place	DF	Woodward Avenue	Entertainment, commercial and education complex featuring 175,000 square foot office tower and retail complex		$80.0 million	Private: The Detroit Medical Centre has committed itself to a long term above market lease of the office tower which is providing a form of subsidy to the centre. Civic: $125,000 for land options and pre-development assistance from Detroit Renaissance Foundation
Casino Park	CA	Adjacent to Casino, South of Atwater	Acquisition of adjacent piece of land for a public park		$50.0 million	Public: $50 million
Harmonie Park	CA					
Intermodal Station	IS	New Centre	Replacement of an existing railway station, built to accommodate higher passenger volume from new high speed rail link to Chicago		$11.0 million for Phase 1	Public: 100% State allocated funds Note: future subsequent phases may include private funds for the construction of convention and commercial space and transfer point for a light rail and regional rail network.

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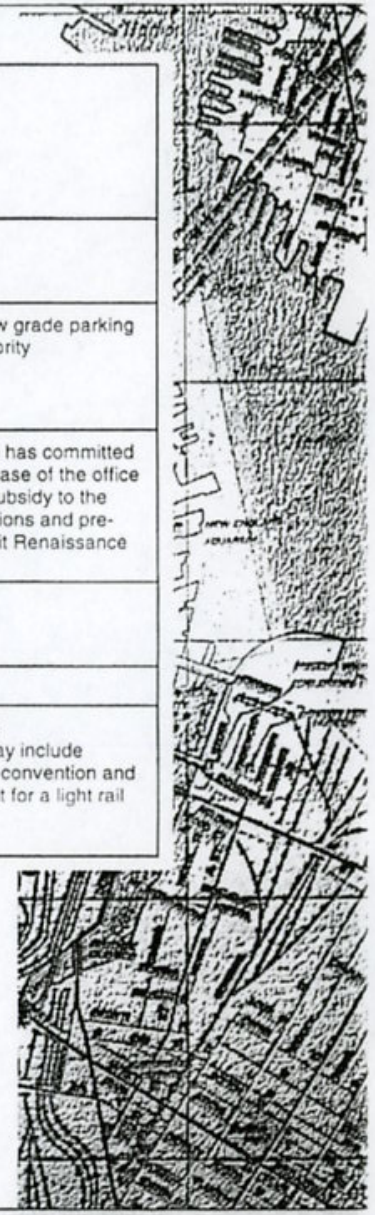

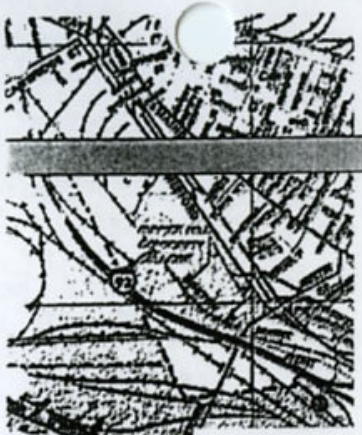

DOWNTOWN INDIANAPOLIS
SELECTED PROJECT PROFILES
(1990-2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Artsgarden	A		Landmark and performing arts venue Links 3 city blocks		$12.0 million	Civic: $12.0 million from Lilly Endowment
Canseco Fieldhouse	A	Pennsylvania and Georgia Streets	730,000 sq.ft. 19,000 seat-capacity 66 private suites 2,500 club seats	1999	$175.0 million	User Based Funding Formula: Public: $71.0 million ($50.0 million from Professional Sports Development Area, $4.7 million from infrastructure grant, $7.0 from Circle Centre profits, $9.3 million Capital Improvement Board Revenues) Private: $94.0 million ($57.0 million from Pacers, $37.0 million from Circle Centre investors) Civic: $10.0 million from Lilly Endowment
Circle Centre	A	49 West Maryland	800,000 sq.ft. retail entertainment complex		$307.5 million	Public: $187.0 million in City TIF funds Private: $290.5 million in equity and financing
Murat Centre Renovation	A		Existing Seat Capacity: 1,950 Expanded Seat Capacity: 761		$10.8 million	Public: $4.8 million in excess City TIF bond proceeds Private: $6.0 million in equity and financing
NCAA Headquarters & Hall of Champions	A	White River State Park	Museum: 40,000 sq.ft. Headquarters: 161,000 sq.ft.	2000		$50.0 million incentive package Public: $25.0 million from City and State Private: $15.0 million Civic: $10.0 million from Lilly Endowment
Indiana Convention Centre and RCA Dome	A	100 S Capitol	16,786 sq.ft. expanded meeting space 33,217 sq.ft. ballroom space		$45.0 million	Public: $17.0 million from CIB Civic: $28.0 million from Lilly Endowment
Victory Field	A		Baseball Park Indianapolis Indians		$20.0 million	Public: $10.0 million from CIB Private: $10.0 million ($6.0 million from Indianapolis Indians, $4.0 million private donation)
Anthem	DF		500,000 sq.ft. office complex		$50.0 million	Public: $21.0 million ($16.0 million City funds, $5.0 CIB funds) Private: $29.0 million through equity and financing

Adam's Mark Hotel	DF	Market and Illinois Streets	280-room hotel	2000	$50.0 million	Public: $3.3 million provided by City to offset asbestos abatement costs Private: $46.7 million in equity and financing
Canal Court Apartments	DF		250-luxury apartment units from North Street to St. Clair		$16.5 million	Public: City offered 10 year tax abatement Private:
Canal Hotel Center	DF	Courtyard and Fairfield	240-room joint hotel facility Marriott Residence Inn and Courtyard by Marriott Key component of Canal area development		$15.0 million	Public: City offered 10 year tax abatement Private:
Canal Square	DF		275-apartment units along New York Street on the west side of the canal		$25.0 million	Public: $2.0 million (City offered 10 year tax abatement, $660,000 in utility relocation and $1.3 million in land) Private: $23.0 million in equity and financing
Hampton Inn	DF	105 S Meridian	Renovation and reuse of historic building and 180-room addition		$11.0 million	Public: $100,000 provided by City for curb cuts and loading zone Private: $10.9 million in equity and financing
Eli Lilly Corporate and Technology Centre	DF		10 storeys On-site parking		$1.0 billion	Public: $35.0 million in infrastructure improvements Private: $1.0 billion in equity and financing
Emmis Broadcasting and Circle Block Garage	DF	Monument Circle	125,000 sq.ft. office-broadcasting space 380-space parking facility	1998	$40.5 million	Public: $14.0 million from excess City TIF funds Private: $26.5 million in equity and financing
Marriott Hotel	DF	Maryland and Senate Streets	600-room hotel	2000	$90.0 million	Public: $23.0 million invested by City for general site improvements Private: $67.0 million in equity and finance
USA Group	DF	Circle Center	Reuse of existing building - 900 employees transferred to Ayres building		$36.0 million	Public: $8.0 million invested by City for interior and exterior improvements Private: $28.0 million in equity and financing
Downtown Corridor Improvements Phase I	IS	Various	Improvements to streets and sidewalks near Circle Centre		$5.0 million	Public: $5.0 million in State and Federal funds
Downtown Corridor Improvements Phase II	IS	Various	Improvements to streets and sidewalks near Canseco Fieldhouse		$6.0 million	Public: $6.0 million in CIB funds
Washington Street Corridor Improvements	IS	Various	Improvements to bridges, landscaping and canal improvements		$20.0 million	Public: $20.0 million City, State, Federal funding
White River State Gardens	CA	Indianapolis Zoo	Botanical gardens		$14.5 million	Public: $14.5 million State and Federal funding

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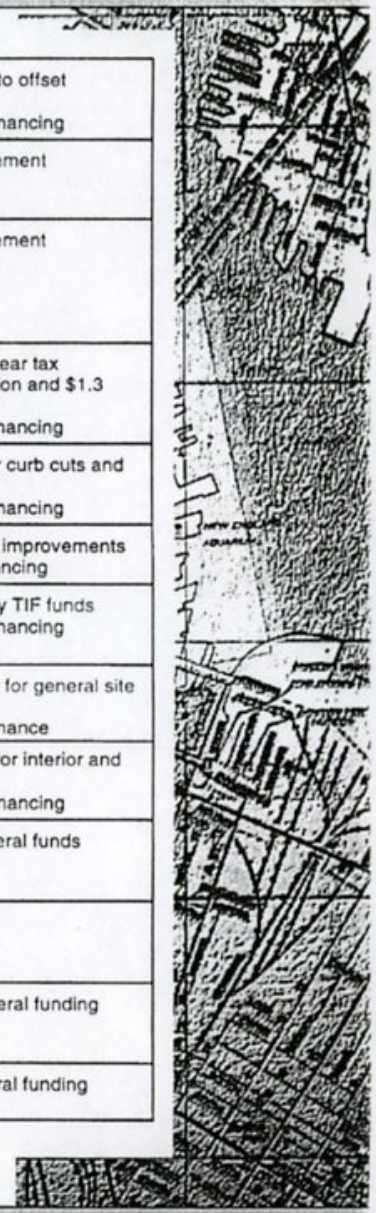

DOWNTOWN MIAMI
SELECTED PROJECT PROFILES
(1990-2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
American Airlines Sports Arena	A	Biscayne Blvd. between 6th and 8th Streets	20,000 seat-capacity 1,800 on-site parking spaces 7,457 off-site parking spaces Miami Heat	1999	$165.0 million	Public: Private:
Parrot Jungle	A	Watson Island N of MacArthur Causeway	16 acre wildlife-botanical garden visitor attraction	1999	$45.0 million	Public: $25.0 million HUD s.108 loan jointly filed by city-county for developer Private: Balance in equity and financing
Performing Arts Centre	A	Biscayne Boulevard between 13th and 14th Streets	2,200-seat Symphony Hall 2,480-seat Ballet/Opera House 150-200 seat Studio Theatre	2002	$244.0 million	Public: $201 million bond - Tourist Tax Dollar Revenues Private: $48.2 million raised by tenants - Concert Association of Florida, Florida Grand Opera, Florida Philharmonic, Miami City Ballet & New World Symphony
West Brickell Apartments	DF	955 SW 2nd Avenue	130-affordable residential units for elderly and downtown workers	1997	$10.0 million	Public: Private:
Various	IS	Various	28 projects - roadway, public transit and parking construction or improvements	1998-2009	$2.07 billion	Public: agreements to be reached between city, county, state and federal
Various	CA	Various	6 projects - streetscape enhancements and pedestrian promenades	1998-2009	$26.5 million	Public: agreements to be reached between city, county, state and federal

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DOWNTOWN MILWAUKEE
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Humphrey IMAX Dome	A	James Lovell and Wells Streets	275-seat theater Part of Museum Complex - also contains Discovery World and the Milwaukee Public Museum	1996		Public: Private: significant donation from St. Francis Bank Civic: $1.5 million grant from Glenn & Gertrude Humphrey Foundation
Milwaukee Art Museum	A	Along Lake Michigan shore	125,000 sq.ft addition to existing 160,000 sq.ft 28,000 sq.ft exhibition space added 800-person reception hall 300-seat lecture hall Underground parking	2000	$50.0 million	Public: Private: $50.0 million ($38.0 million in construction costs and $12.0 million endowment for operations and programs)
Wisconsin Center	A		800,000 sq.ft. convention center and 200,000 sq.ft. exhibition hall	1998	$170.0 million	Public: 100% financing through a State revenue bond issue repayable through a car rental and hotel/motel tax levy, plus a 10 % sales tax applicable within the downtown area
Riverwalk System	CA			2000	$25.0 million	Public: $25.0 million ($17 million city grant and $8 million Loan to be repaid by local Businesses Improvement District (BID) special property assessments)

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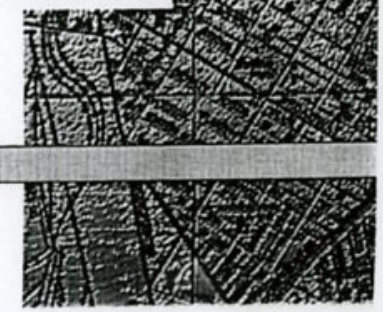

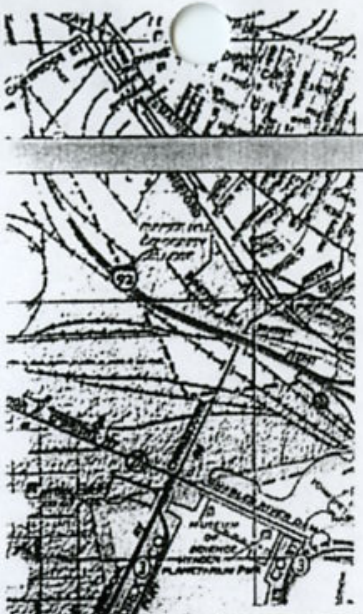

DOWNTOWN MINNEAPOLIS
SELECTED PROJECT PROFILES
(1990-2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
Convention Centre	A	1302 2nd Avenue S	775,000 sq.ft. 2 storeys	1990	$150.0 million	Public: $150.0 million from $200.0 million City Sales Tax Revenue Bond Note: $50.0 million allocated to Convention Centre related improvements
Target Centre	A	620 1st Avenue N	600,000 sq.ft. 5 storeys	1990	$94.0 million	Public: $23.0 million in tax increment bonds and development account loans Private: $71.0 million in equity and financing
Orpheum Theatre	A	910 Hennepin Avenue	Historic renovation and improvements	1993	$10.5 million	Public: $10.5 million revenue bond from MCDA Note: Bond repayment through $2.00 historic renovation ticket surcharge
Shubert Theatre	A	520 Hennepin Avenue	Relocation and rehabilitation of 30,000 sq.ft. theatre	1998	$16.0 million	Public: $4.6 million from MCDA for move from Block E to Block D Private: $11.4 million in equity and financing
Dain Bosworth Plaza	DF	6th Street and Nicollet Avenue	Office-commercial complex 155,000 sq.ft commercial 640,000 sq.ft. office 40 storeys	1991	$175.0 million	Public: $15.0 million in tax increment Private: $160.0 million in equity and financing
LaSalle Plaza Phase I	DF	800 LaSalle Avenue	747,000 sq.ft. office-retail State Theatre renovations New YMCA	1991	$143.0 million	Public: $24.0 million tax increment Private: $119.0 million in equity and financing Note: State Theatre = $8.6 million from TIF district encompassing the LaSalle
Hilton Hotel	DF	10th Street and 2nd Avenue South	816-room hotel 1200-space parking facility 24 storeys	1992	$144.8 million	Public: $89.3 million in tax increments and urban development action grant Private: 55.5 in equity and financing

City Centre	DF	33 S 6th Street	450,000 sq.ft. commercial Renovation of retail space after loss of anchor tenant	1993	$17.0 million	Public: $4.0 million MCDA loan Private: $13.0 million in equity and financing
Block E Development	DF	Block bounded by 6th Street N, Hennepin Avenue, 7th Street and 1st Avenue N	150,000 sq.ft. entertainment-retail complex 240-room hotel 100,000 sq.ft. theatre 600-space parking facility	1998	$98.2 million	Public: 36.5 in tax increment and other public improvements Private: 61.7 in equity and financing
Laurel Village Phase I - III	DF	Hennepin Avenue between 11th and 15th Streets N	795 residential units	1989-1992	$103.0 million	Public: $26.7 million tax increment financing, $20.0 million of which applied to land acquisition and related costs Private: $76.3 million in equity and financing
Milwaukee Depot	DF	3rd Avenue S between 2nd Street S and Washington Avenue	95,000 sq.ft. entertainment 356-room hotel 566-space parking facility	1998	$49.7 million	Public: $11.9 million in tax increments, land credits, parking revenues and ISTEA funding Private: 37.8 million in equity and financing
Father Louis Hennepin Bridge	IS	Links downtown to Nicollet Island	6-lane suspension bridge	1990	$22.0 million	Public: $22.0 million in County funding
7th Street N Parking Ramp	IS	101 N 9th Street	3000-space facility	1990	$60.0 million	Public: Federal - 90%, State - 5%, City - 5%
4th Street Parking	IS	318 2nd Avenue N	1285-space facility	1992	$33.0 million	Public: Federal - 90%, State - 5%, City - 5%
Leamington Transit Hub	IS	10th Street and 3rd Avenue	2000-space facility	1992	$48.0 million	Public: $5.6 million from Urban Mass Transit Authority and City Private: $42.4 million in equity and financing
Nicollet Mall Phase I	CA	Washington Avenue to 11th Street	Pedestrian-transit mall improvements Establishment of Special Assessment District and Special Service District	1990	$17.7 million	Public: $2.7 million in State and City revenues Private: $15.0 million financed through special assessment district Note: Special assessment district also funds $1.2 million annual operating-maintenance costs

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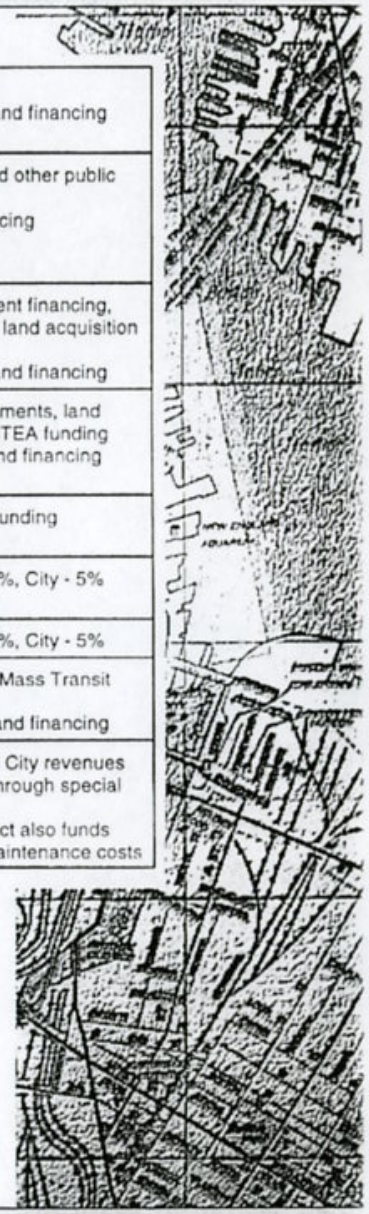

DOWNTOWN ST.PAUL
SELECTED PROJECT PROFILES
(1990 - 2000)

PROJECT	TYPE	LOCATION	DESCRIPTION	DATE	TOTAL COST	INVESTMENT - FINANCING
RiverCenter Arena	A	Bounded by Kellogg Boulevard and 5th Streets	Multi-purpose event facility 19,000-seat capacity NHL expansion team	2000	$130.0 million	Public: $105.0 million ($30.0 million City bonds repaid through user fees, $65.0 million State bonds) Private: $35.0 million in team owner equity
RiverCenter Convention and Entertainment Centre	A	175 W Kellogg Boulevard	Convention and entertainment complex 74,000 sq.ft. exhibition hall 27,000 sq.ft. ballroom 23 meeting rooms	1998	$82.0 million	Public: 100% public paid through State revenue bond issue repayable from a 0.5% sales tax increase.
Science Museum	A	Located between RiverCentre and the riverfront	Relocation and construction of Science Museum Anticipated annual attendance 1.5 million	1999	$99.0 million	Public: $49.5 million ($18.5 million city financing commitments, $31.0 million state grant) Private: $49.5 from private contributions
Lawson Commons	DF	Located on a former underutilised vacant block	382,000 sq. ft. office space 13 storeys 1,075 space city-owned parking facility	1999-2000	$105.0 million	Public: $99.6 million ($46.4 million in TIF, GO Bond, STAR Loan, and parking notes. $53.2 million loan from Newport Capital) Private: $5.4 million in equity and financing
Mutual Life Insurance	DF	Block bounded by Minnesota Street, Robert Street, 7th Place and 6th Street	440,000 sq.ft. office space 1,000-space parking facility	1997	$80.0 million	Public: $15.0 million pay as you go Private: $65.0 million in equity and financing
Citco Site	DF	West 7th District	22 acre Industrial Park	1998	$12.0 million	Public: $12.0 million from metropolitan council, department of trade and economic development, TIF and port authority

Ecolab Plaza	DF		Interior and exterior renovation of Capital Centre Building, in conjunction with Osborne Plaza rebuilding		$12.0 million	Public: Private:
Downtown Floodwall Improvement Project	IS				$18.8 million	Public: $18.8 million in City funds
Wabasha Bridge	IS		Bridge replacement Features: split deck; 12 ft. lanes; 6 ft. bicycle lane Enhancements: ornamental railings; lighting; stairways; plazas and park areas	1998	$35.0 million	Public: $35.0 million ($13.9 million from City, $21.1 from State and Federal governments)
Sheppard Road Project	IS	Upper Landing, west to Randolph, extending beneath the Wabasha and Robert Street Bridges		1998-2000		Public: Private:

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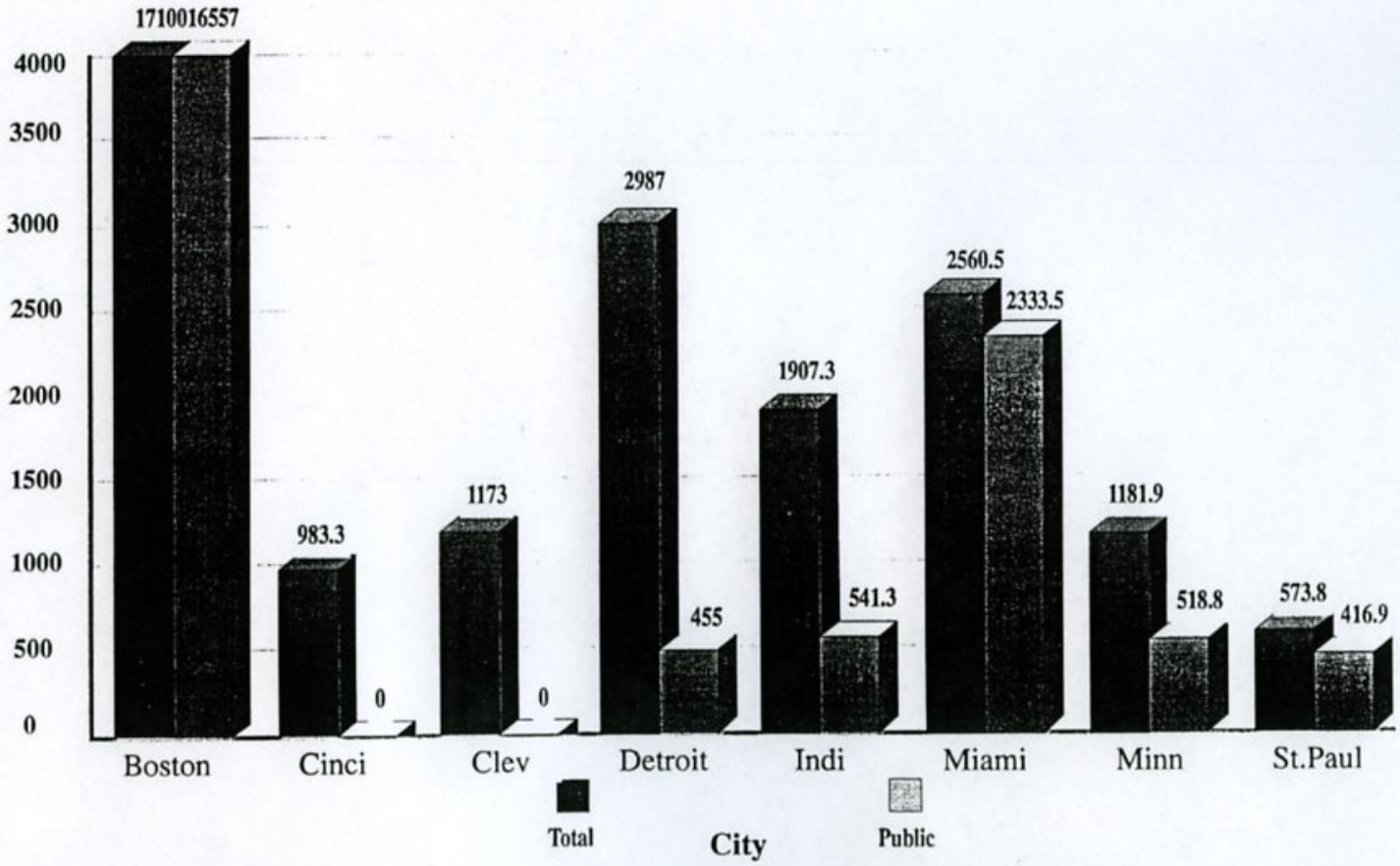
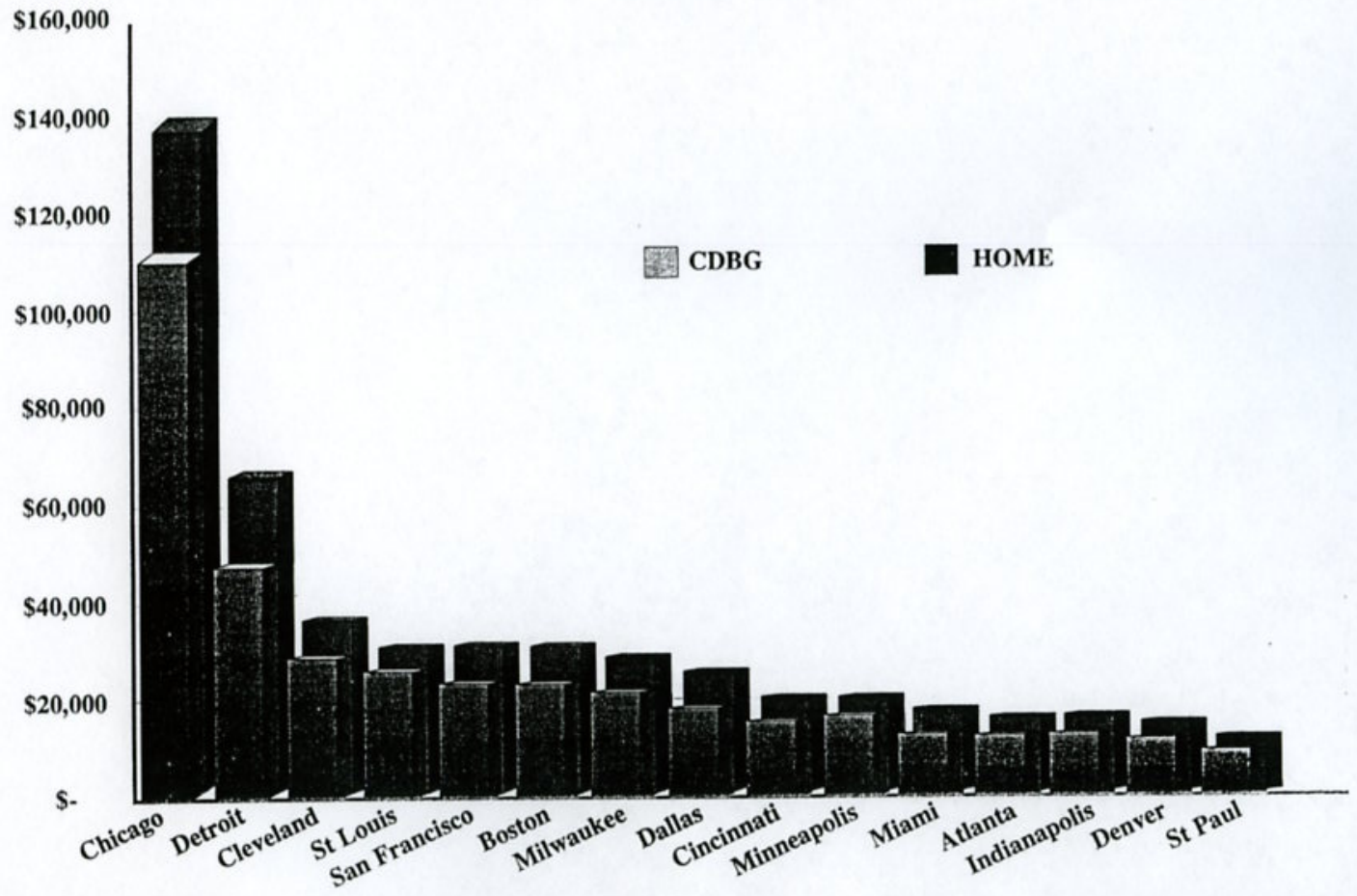
Urban Strategies Inc.
Downtown & Waterfront
Capital Investment in
Major US Cities
(1990-2000)

Public Capital Expenditures

Selected Major Downtown Centers
1990 - 2000

Selected Downtown Investment Profiles (1990 - 2000)

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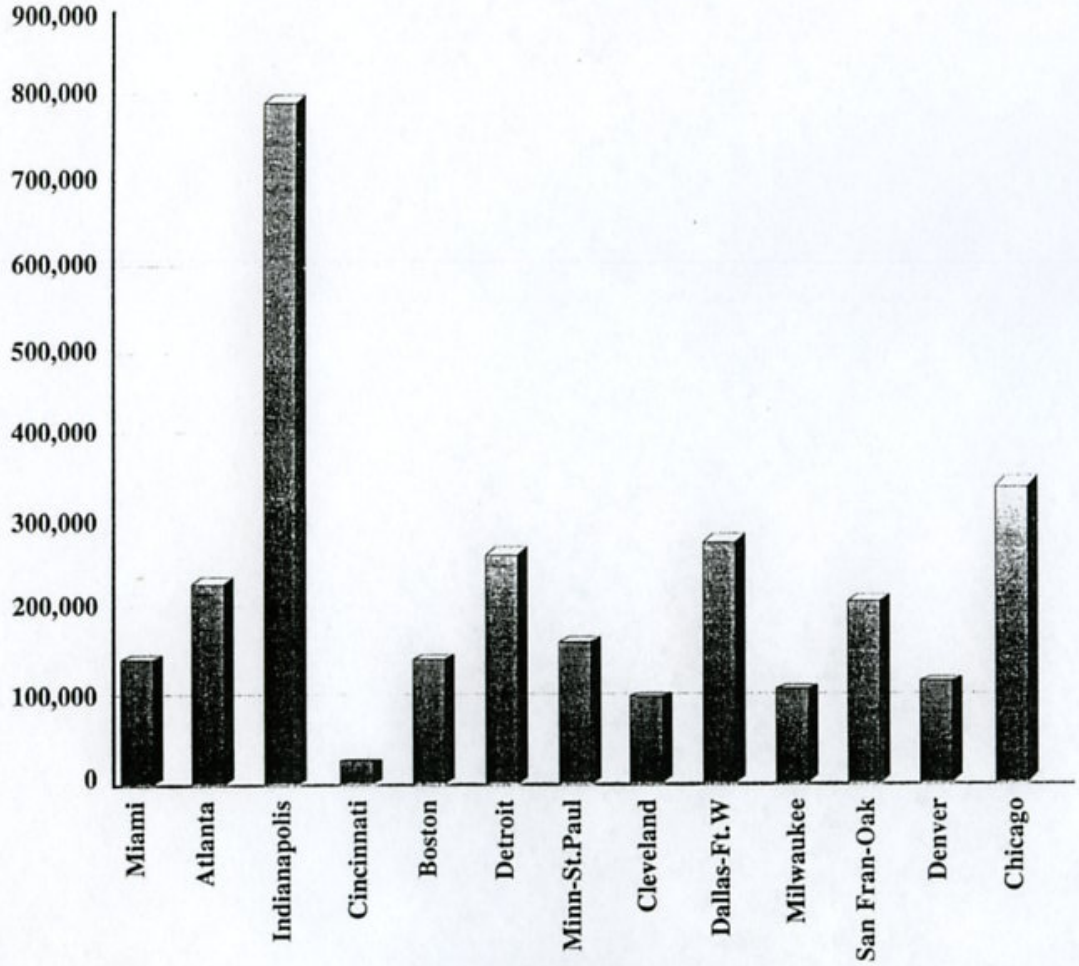
TEA-21 Allocation by Urban Area (1998 - 2003)

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