

DOWNTOWN DEVELOPMENT

This list provides details on all public and private sector construction projects in Downtown Houston since 1995. Costs are estimated or otherwise not available.

Under Construction

1001 Fannin	
Renovation of the main lobby in the 49-story, 1.3 million SF-square-foot building to the tunnel level with updates to an 8,000-square-foot fitness center and adjacent tenant lounge with areas for entertainment, seating and gaming. The renovations are slated for completion in mid-2020, with a building conference center to follow in 2021.	
Address	1001 Fannin
Developer	FC Tower Property Partners LP
Estimated cost	\$20 million
Est. completion	2022
Website	1001 Fannin

1810 Main – Fairfield Residential	
Development of a new 10-story, 286-unit Class A residential building.	
Address	1810 Main
Developer	Fairfield Residential
Estimated cost	TBD
Est. completion	2022
Website	Fairfield Residential

Heritage Plaza	
Redevelopment of 53-story, 1.1 million-SF office tower to include the addition of a new glass curtain wall at the corner of Dallas and Brazos street, refinishing main lobby and 13 th floor sky lobby.	
Address	1111 Bagby St.
Developer	Brookfield Properties
Estimated cost	\$10-\$15 million
Est. completion	January 2021
Website	Heritage Plaza

Wyatt Square (Jones Plaza)	
Renamed Lynn Wyatt Square For The Performing Arts. 1.5-acre renovation to include a 4,000 SF restaurant.	
Address	600 Louisiana St.
Developer	Downtown Redevelopment Authority, Houston First Corporation
Estimated cost	\$29 million
Est. completion	Mid-2021
Website	Wyatt Square (Jones Plaza)

TC Energy Center	
Renaming and renovation of 56-story, 1.26 million-SF former Bank of America Center. Phase I includes 8,000 SF upscale restaurant and 10,000 SF creative office space. Phase II will include a new tenant lounge and conference center, lobby coffee bar and new mezzanine level collaborative workspaces.	
Address	700 Louisiana St.
Developer	M-M Properties
Estimated cost	\$20 million (phase I) \$20-\$25 million (phase II)
Est. completion	Late-2021
Website	M-M Properties

Amegy on Main Garage	
7-story parking garage, including a renovation to building lobby and amenities.	
Address	1801 Main St.
Developer	Transwestern
Estimated cost	TBD
Est. completion	4Q 2020
Website	Amegy Bank Branch Locator

POST Houston (formerly, the Barbara Jordan Post Office)	
Renovation of the former post office into a 550,000-SF multiuse development for cultural experiences, food and a coworking space. The plan calls for three atriums between the building's second floor and roof. The building's roof will feature a nearly six-acre park with Downtown skyline views along with space for restaurants and retail.	
Address	401 Franklin St.
Developer	Lovett Commercial
Estimated cost	\$42.5 million ^V
Est. completion	Summer 2020
Website	POST Houston

Hyatt Place Hotel	
Redevelopment of the former Southwestern Bell Telephone Company building into a 16 story, 150-key hotel.	
Address	1114 Texas Ave.
Developer	Pride Management Inc.
Estimated cost	\$22.8 million
Est. completion	4Q 2020
Website	TDB

U-Haul Building	
Construction of a new 6-story, 220,160-SF retail and storage facility. This new building replaces the old building formerly known as UHaul Moving and Storage of Midtown at San Jacinto.	
Address	1617 San Jacinto St.
Developer	UHaul
Estimated cost	\$14.9 million ^P
Est. completion	Mid-2020
Website	TBD

Sovereign at the Ballpark	
Development of a new 6-story, 229-unit residential building.	
Address	100 Crawford St
Developer	Sovereign Properties
Estimated cost	\$54 million
Est. completion	Mid-2021

Southern Downtown Park	
New neighborhood park. The park will occupy three-fourths of a block bounded by Bell, San Jacinto, Leeland and Fannin streets – the former site of Goodyear Auto Service Center, at 1519 Fannin St.	
Address	Block 333
Developer	Downtown Redevelopment Authority / TIRZ 3
Estimated cost	\$5.3 million
Est. completion	Spring 2022
Website	DRA Projects

Allen Center Renovations [Phase 2]	
Phase II of Brookfield's "Reimagining of Allen Center" project; renovation of Two and Three Allen Center Buildings	
Address	1200 Smith St. (2AC); 333 Clay St. (3AC)
Developer	Brookfield Property Partners
Estimated cost	\$45 million
Est. completion	4Q 2020
Website	http://allencenterhouston.com/gallery

Houston Center Renovations	
Renovation of the Houston Center office towers: a new central plaza/green space with a spiral staircase, new terraces, a digital water wall, entertainment space, re clad sky bridges, a new fitness center, new dining, retail, and coworking space.	
Address	909 Fannin St. and 1221 McKinney St.
Developer	Brookfield Property Partners
Estimated cost	\$150 million
Est. completion	4Q 2020
Website	Houston Center Project

Texas Tower	
Construction of a new 47-story, 1.14 million SF office tower on the former site of the Houston Chronicle. Includes 11-level garage with 1,500 parking spaces.	
Address	845 Texas Avenue
Developer	Hines and Ivanhoé Cambridge
Estimated cost	\$304 million ^P
Est. completion	4Q 2021
Website	Texas Tower

Brava	
Construction of a 46-story, 373-unit apartment tower, at the corner of Preston and Milam streets, on the site of the former Houston Chronicle parking garage, adjacent to Hines' new 47-story Office Tower.	
Address	414 Milam St. [Block 42]
Developer	Hines
Estimated cost	TBD
Est. completion	3Q 2022 Pre-leasing Oct. 2021
Website	Hines

High Street Residential Trammell Crow Co.	
Construction of 43-story, 309-unit apartment tower next to Discovery Green. The tower will include a mix of one-, two- and three-bedroom floor plans, including 16 two-story townhome-style units on the 15th through 34th floors and four two-story penthouses on the 41st floor. The project will be the first luxury high-rise in the area that will offer direct access to the Houston skywalk/tunnel system, according to Trammell Crow Co.	
Address	808 Crawford St.
Developer	High Street Residential & Trammell Crow Co.
Estimated cost	TBD
Est. completion	Late-2022
Website	High Street Residential

GreenStreet Renovations [Phase 2]	
Transformation of GreenStreet (4 Contiguous Blocks) into a 420,000-SF urban lifestyle district, including the conversion of 130,000-SF of retail space to office space, anchored by innovation tenants, green spaces, luxury fitness, and retail. NRG Tower: Renovation of the office building lobby and other improvements to better suit multiple tenants.	
Address	1201 Fannin
Developer	Midway Companies & Lionstone Investments
Estimated cost	\$8.3 million ^P
Est. completion	Late-2020

^V = Estimated using the Harris County Appraisal District public valuation data, January 2019

^P = Estimated using the City of Houston's permitting and licensing data

Website	GreenStreet Downtown
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2020

Camden Downtown	
Development of a new 21-story, 271-unit residential building. Phase 1 of a 2-block, 2-phase 550-unit development.	
Address	1515 Austin St.
Developer	Camden Property Trust
Estimated cost	\$140 million
Completion Date	March 2020
Website	Camden Downtown Houston

Total Plaza	
Renovation of the office lobbies and retail space on the Downtown Tunnel System, street and second-floor levels. Recent complete renovations and added amenities include a new fitness center and new secured bike room.	
Address	1201 Louisiana St.
Developer	Brookfield Properties
Estimated cost	\$10 million
Completion Date	August 2020
Website	Total Plaza

Discovery Green	
An improvement project for the 12-acre park to include: a new playground (with two play areas), a redesigned northwest park corner, a hill, new lighting, trees, seating, women's restroom facilities, and art installations.	
Address	1500 McKinney St.
Developer	Discovery Green Conservancy
Estimated cost	\$12 million
Completion Date	August 2020
Website	Discovery Green

Hilton-Americas Houston	
Hotel transformation designed with guest safety as its highest priority. Functionality, accessibility and comfort were focal points of the contemporary design highlighted by premium in-room amenities including additional power and USB ports, 65" 4K ultra high-resolution Samsung TVs In addition to guestrooms, the hotel's 91,500 square feet of meeting space has been revamped to create event experiences that are clean, safe, flexible and socially responsible incorporating 'Hilton EventReady with Hilton CleanStay.'	
Address	1601 Lamar St.
Developer	Houston First Corporation
Estimated cost	\$54 million
Completion Date	August 2020
Website	Total Plaza

2019

Bravery Chef Hall	
9,000 SF chef hall at street level of Aris Market Square (completed 2017)	
Address	409 Travis St.
Developer	US Bravery Chef Hall, LP.
Estimated cost	\$1.85 million
Completion Date	July 2019
Website	Bravery Chef Hall

UHD-College of Sciences and Technology Building	
Development of a new 4-story, 115,000-SF Sciences and Technology Building.	
Address	One Main St.
Developer	University of Houston Downtown
Estimated cost	\$73 million
Completion Date	September 2019
Website	UHD-College of Sciences & Technology

C. Baldwin Hotel	
Redevelopment and rebranding of the former DoubleTree by Hilton Houston Downtown anchored by Allen Center into an independent 354-unit luxury hotel named, C. Baldwin.	
Address	400 Dallas St.
Developer	Brookfield Properties
Estimated cost	\$19.2 million ^P
Completion Date	October 2019
Website	C. Baldwin Hotel

Cambria® Hotel Houston Downtown Convention Center	
Redevelopment of the Great Southwest building into a 21 story, 220-key hotel.	
Address	1314 Texas Ave.
Developer	Choice Hotels International, Inc.
Estimated cost	\$30 million ^P
Completion Date	August 2019
Website	Cambria Hotel

AC Hotel Houston Downtown (Marriott)	
Redevelopment of the former Houston Bar Center into a 10-story, 194-key European style luxury hotel	
Address	723 Main St.
Developer	Newcrestimage
Estimated cost	\$44 million
Completion Date	July 2019
Website	AC Hotel

Bank of America Tower (formerly, Capitol Tower)	
Development of a new 35-story, 775,000 SF office tower. Includes 20,000 SF Understory Food Hall (completed July 2019), located in the office tower's two-story 35,000 square-foot atrium, with over 10,000 SF of retail, including a chef-driven food market with seven food stalls, a full-service restaurant, and a cocktail bar; and 20,000 SF of engaging public space. Marketed as Capitol Tower during construction, building name changed after opening June 2019 for anchor tenant, Bank of America.	
Address	800 Capitol St.
Developer	Skanska
Estimated cost	\$360 million
Completion Date	June 2019
Website	Bank of America Tower ; Understory Food Hall

1415 Louisiana	
Renovation of the 520,000-SF office tower, including a new contemporary lobby & entry, tunnel makeover, new elevator cabs; Strato 550 Restaurant and Conference Center; Terra, a new lobby-level coffee bar; and an 8,000-SF fitness center.	
Address	1415 Louisiana St.
Developer	Wedge Group Incorporated
Estimated cost	\$15 million
Completion Date	May 2019
Website	1415 Louisiana

2018

The Jones on Main – Phase 2	
Renovations to The Jones on Main, which includes: connecting the two buildings [708 Main and 712 Main (37-story, 800,000-SF)] office towers via a joint common area dubbed Currency Lounge, a 20,000-SF food hall called Finn Hall, a 664-SF retail store (Established Bespoke), and sidewalk patios along Main and Rusk Streets.	
Address	712 Main St.
Developer	Midway Companies and Lionstone Investments
Completion Date	December 2018
Website	Finn Hall

The Rustic	
Development of a 25,000 SF restaurant, bar and live music venue.	
Address	1836 Polk St.
Developer	Houston First Corporation
Estimated cost	\$37.6 million ^P
Completion Date	November 2018
Website	The Rustic

The Lancaster Hotel	
Complete renovation of the 12-story, 93-room historic hotel including a multi-million-dollar interior design refinement (following major flooding from Hurricane Harvey).	
Address	701 Texas Ave.
Developer	The Shinn Family (Jay Shinn)
Completion Date	October 2018
Website	The Lancaster

Marlowe	
Development of a new 20-story, 95-unit condominium	
Address	1311 Polk St.
Developer	Randall Davis and DC Partners
Completion Date	October 2018
Website	Marlowe

803 Fannin Garage	
Development of a 13-story parking garage with 1050 parking spaces [Block 94]	
Address	803 Fannin St.
Developer	Midway Co. & Lionstone
Estimated cost	\$18 million
Completion Date	October 2018
Website	803 Fannin Garage

Harris County/City of Houston Joint Processing Center (JPC)	
Development of a 3-story 250,000-SF facility for the Houston Police Department and the Harris County Sheriff's Office.	
Address	700 N San Jacinto St.
Developer	Harris County and City of Houston
Estimated cost	\$82 million
Completion Date	August 2018

Kinder High School for the Performing and Visual Arts (HSPVA)	
Development of a new 5-story HISD magnet school. Full block bounded by Austin, Capitol, Caroline, and Rusk streets.	
Address	790 Austin St.
Developer	HISD
Estimated cost	\$88 million
Completion Date	August 2018
Website	Kinder HSPVA

Main & Co. (The Main and Commerce Exchange)	
Rehabilitation and renovation of the historic Raphael & Dorrance buildings into a 26,000 sq. ft. mixed-use development, housing modern offices, art & nightlife	
Address	110 and 114 Main St.
Developer	Zimmerman Interests
Estimated cost	\$5 million
Est. completion	June 2018
Website	Main & Co.

One Market Square Phase 1	
Development of a mixed-use retail and parking space. An 11-story, 890-space garage: Upper section (724 spaces); Lower section (166 spaces). 3 Retail spaces.	
Address	800 Preston St.
Developer	Essex Commercial Properties
Estimated cost	\$23.4 million ^P
Completion Date	May 2018
Website	One Market Square

Houston's First Baptist Church Downtown	
Redevelopment of the Communications Workers of America/Local 6222 Union Building into a 3-story, multi-purpose campus and satellite worship center for up to 700 people.	
Address	1730 Jefferson St.
Developer	Houston's First Baptist Church
Estimated cost	\$12 million
Completion Date	May 2018
Website	Houston's First Downtown

Lyric Center Garage [Phase 1: Lyric Market & Garage Project]	
Development of a new 8-story, 800-space technologically-advanced parking garage. Construction of a new 31,000-SF innovative culinary marketplace in Phase 2 with a collection chef-driven concepts is planned but has not yet begun construction (July 2019).	
Address	411 Smith St.
Developer	U.S. Property Management
Estimated cost	\$25 million
Completion Date	March, 2018
Website	Lyric Garage

1711 Caroline	
Development of a new 5-story, 220-unit residential building	
Address	1711 Caroline St.
Developer	Leon Capital Group
Estimated cost	n/a
Completion Date	March 2018
Website	1711 Caroline

^V = Estimated using the Harris County Appraisal District public valuation data, January 2019

^P = Estimated using the City of Houston's permitting and licensing data

Franklin/ Milam Garage	
Construction of a new 10-story, 300-space parking garage	
Address	805 Franklin St.
Developer	Stanton Road Capital
Estimated cost	\$5.4 million ^P
Completion Date	February, 2018
Website	805-Franklin

2017

Allen Center Renovations [Phase 1]	
Reimagining of Allen Center project I, which included the transformation of the One Allen Center lobby, as well as a new one-acre central greenspace, The Acre.	
Address	500 Dallas St.
Developer	Brookfield Property Partners
Estimated cost	\$48.5 million
Completion Date	October, 2017
Website	Allen Center

Hotel Alessandra	
Development of a new 21-story, 223-key, full-service luxury hotel to anchor GreenStreet Downtown	
Address	1070 Dallas St.
Developer	Midway Companies Inc.
Estimated cost	\$335 million
Completion Date	October 2017
Website	Hotel Alessandra

The Jones on Main – Phase 1	
Rebranding and renovation of 708 Main (WeWork, 10-story, 82,236-SF) and 712 Main (37-story, 800,000-SF) office towers as The Jones on Main.	
Address	712 & 708 Main St.
Developer	Midway Companies and Lionstone Investments
Completion Date	September 2017
Website	The Jones on Main

Le Méridien	
Redevelopment of the historic Melrose Building into a 255-key hotel.	
Address	1121 Walker St.
Developer	Services Group, Inc.
Estimated cost	\$80 million
Completion Date	September 2017
Website	Le Méridien Houston Downtown

Catalyst	
Development of a new 28-story, 361-unit high-rise luxury residential building	
Address	1423 Texas St.
Developer	Marquette Companies
Estimated cost	\$97 million
Completion Date	September 2017
Website	Catalyst

Aris Market Square	
Development of a new 32-story, 274-unit luxury high-rise residential building	
Address	409 Travis St.
Developer	Hines
Estimated cost	\$93 million
Completion Date	July 2017
Website	Aris Market Square

1414 Texas Downtown (formerly Alexan Downtown)	
Development of a new 8-story, 285-unit residential building	
Address	1414 Texas
Developer	Trammell Crow Residential
Completion Date	July 2017
Website	1414 Texas

Eighteen25	
Development of a new 8-story, 242-unit residential building	
Address	1825 San Jacinto St.
Developer	Allied Orion Group
Completion Date	July 2017
Website	Live1825

Incarnate Word Academy	
Construction of a new six-story, 18,500-square-foot academic building to allow the 143-year-old high school to expand its capacity from 300 to 350 students, provide space for Incarnate Word's Young Leaders Program, collaborative learning spaces, performing and fine arts studios with floor-to-ceiling windows, a courtyard and more.	
Address	609 Crawford
Developer	Sisters of the Incarnate Word and Blessed Sacrament
Estimated cost	\$8.5 million
Completion Date	February 2017
Website	Incarnate Word Academy

609 Main at Texas	
Construction of a new 48-story, 1.05 million square feet office tower (36 stories of office and an 11-level parking garage)	
Address	609 Main St.
Developer	Hines
Completion Date	January 2017
Website	609MainatTexas

The Star	
Redevelopment of the old Texaco Building into 286 residential units and adjacent garage	
Address	1111 Rusk St.
Developer	Provident Realty
Estimated cost	\$95 million
Completion Date	January 2017
Website	The Star

Block 43 Surface Lot	
Conversion of the former Chronicle building site at 801 Texas Ave. into a 187-space surface parking lot	
Address	402 Travis St.
Developer	Theater Square LP
Completion Date	2017
Website	Park First LLC

2016

Marriott Marquis Houston Convention Center Hotel	
Development of a 29-story, 1,000-key convention center hotel	
Address	1777 Walker St.
Developer	RIDA Development Corporation
Estimated cost	\$357 million
Completion Date	December 2016
Website	Marriott Marquis Houston

GRBCC Interior / Exterior Enhancements	
Renovations to lobbies, retail & western facade; includes improvements to Avenida Houston.	
Address	1001 Avenida De Las Americas
Developer	Houston First Corporation
Estimated cost	\$175 million
Completion Date	December 2016
Website	George R. Brown Convention Center

Market Square Tower	
Development of a new 40-story, 463-unit luxury high-rise residential building	
Address	777 Preston St.
Developer	Woodbranch Tower, LLC.
Estimated cost	n/a
Completion Date	November 2016
Website	Market Square Tower

The Hamilton Apartments	
Development of a new 5-story, 149-unit residential building	
Address	1800 St Joseph Pkwy
Developer	Resolution Real Estate
Estimated cost	n/a
Completion Date	October 2016
Website	The Hamilton Downtown

Aloft Hotel	
Redevelopment of the Stowers Building into 172-key hotel	
Address	820 Fannin St.
Developer	William R. Franks Professional Services
Estimated cost	\$7.7 million
Completion Date	October 2016
Website	Aloft Houston Downtown

SkyHouse Main	
Development of a new 24-story, 336-unit residential building	
Address	1725 Main St.
Developer	Novare Group
Estimated cost	\$67 million
Completion Date	September 2016
Website	SkyHouse Main

Bank of America Tower Parking Garage (formerly, Capitol Tower Parking Garage)	
Development of a 7-story, 260-space parking garage	
Address	800 Capitol St.
Developer	Skanska
Completion Date	September 2016
Website	Capitol Tower Garage

Partnership Tower	
Development of a new 7-story, 120,000 SF mid-rise office building, plus 1,900-car public parking facility	
Address	701 Avenida De Las Americas
Developer	Houston First Corporation
Estimated cost	\$76 million
Completion Date	September 2016
Website	Houston.org

Sunset Coffee Building at Allen's Landing	
Renovation of the 3-story, 12,000-sq. ft. brick, 1910 International Coffee Building into a recreational and cultural center; includes an outdoor plaza, hiking/biking/boating facility, offices for Buffalo Bayou Partnership, and a rooftop terrace. Houston First owns and operates the building. Estimated total cost: \$8 million, including construction cost of \$4 million.	
Address	1019 Commerce St.
Developer	Buffalo Bayou Partnership and Houston First Corporation
Estimated cost	\$5.3 million
Completion Date	August 2016
Website	Sunset Coffee Building

Block 334	
Construction of a new 5-story, 207-unit residential building with underground garage.	
Address	1515 Main St.
Developer	Alliance Residential Company
Estimated cost	\$79.5 million
Completion Date	June 2016
Website	Block334

Hampton Inn / Homewood Suites	
Development of the 14-story, 173-key Hampton Inn & 127-key Homewood Suites hotels.	
Address	710 Crawford St.
Developer	American Liberty Hospitality
Estimated cost	\$50 million
Completion Date	March 2016
Website	Hampton Inn Homewood Suites by Hilton

1111 Travis (Hilcorp Energy Tower)	
Development of a new 23-story, 475,000 SF office tower at the site of the old Foley Building	
Address	1111 Travis St.
Developer	1110 Main Partners, LP
Estimated cost	\$130 million
Completion Date	March 2016
Website	Hilcorp

500 Crawford	
7-story, 400-unit residential building with ground floor retail and an attached garage. The development is situated on two blocks just west of Minute Maid Park and includes the Prairie Street right-of-way between the two blocks.	
Address	500 Crawford St.
Developer	The Finger Companies
Completion Date	January 2016
Website	500 Crawford

2015

Holiday Inn Houston Downtown	
Redevelopment of the Savoy Hotel into a 212-key Holiday Inn Hotel. Renovations include revamping the exterior, renovating the rooms and lobbies, and high-end restaurant and patio bar.	
Address	1616 Main St.
Developer	K&K Group
Completion Date	December 2015
Website	Holiday Inn Hotel

UHD Welcome Center & Garage	
Development of a 3-story garage with 1 occupied floor above, plus adjacent Welcome Center.	
Address	One Main St.
Estimated cost	\$16.2 million
Completion Date	November 2015
Website	UHD Welcome Center

ALLEY Theatre	
Full restoration of historic 75,000-square-foot performance hall, The Alley, to include a new 774-seat state-of-the-art performance venue, 824 seat Hubbard Stage, and a newly rebuilt 296-seat Neuhaus Theatre.	
Address	615 Texas Ave.
Estimated cost	\$46.5 million
Completion Date	October 2015
Website	Alley Theatre

1311 Louisiana Parking Garage	
Construction of a new 16-story, 1,600-space, tunnel-connected parking garage on ½ block, for Wells Fargo Plaza.	
Address	1311 Louisiana St.
Developer	Trammell Crow
Completion Date	September 2015
Website	Lanier Parking

METRORail North, East and Southeast Corridors	
North Corridor construction will continue the Main Street Red line and connect the University of Houston-Downtown to the Northline Station, north of 610. The downtown portion of the Southeast Alignment will connect residents and businesses to the East End Alignment and the Main Street Red line. The downtown segment runs a little more than a mile connecting the Theater District and the Convention District along Capitol and Rusk. Six downtown stations will be established – on Capitol at Crawford, Fannin, and Smith Streets and on Rusk at Smith, Fannin and Crawford Streets.	
Developer	METRO
Completion Date	North route: December 2013; Remaining routes: July/August 2014

2014

JW Marriott	
Redevelopment of the historic 1910 Carter Building into a 328-key hotel. Renovations include interior redesign as well as replacement of exterior façade.	
Address	806 Main St.
Developer	Pearl Hospitality
Estimated cost	\$81 million
Completion Date	September 2014
Website	JW Marriott

SkyHouse Houston	
Construction of a new 24-story, 336-unit luxury high-rise residential building. Features include floor-to-ceiling glass, ceiling heights of more than 9 feet and high-end finishes, including stainless steel appliances, granite countertops, wood floors, expansive balconies and high-speed wiring. Rooftop amenities include a club room, fitness center, pool and grilling area.	
Address	1625 Main St.
Developers	Novare Group, Batson-Cook Development Co., Simpson Housing LLP, and Peter Dienna
Estimated cost	\$67 million
Completion Date	July 2014
Website	Skyhouse Houston

GreenStreet	
Renovation of shopping/entertainment complex, previously called Houston Pavilions.	
Address	1200 Dallas St.
Developer	Midway Companies
Website	GreenStreet

George Thomas “Mickey” Leland Federal Building	
Renovation of the 22-story federal building that houses regional offices of U.S. government agencies: replacement of the exterior façade, new lighting controls, upgraded building interior for ADA compliance; replacement of HVAC system; new elevator, and reconstruction of existing stairway for access from parking garage tunnel to breeze-way; reconstruction of plaza area, and exiting breeze-way from parking garage to the lobby; upgrades to the perimeter security barriers.	
Address	1919 Smith St.
Developer	GSA (U.S. General Services Administration)
Estimated cost	\$80 million
Website	Mickey Leland Federal Building

2013

Lancaster Hotel	
Renovation of the historic 93-room family owned boutique hotel built in 1926. Work included a natural light-filled lobby, redesigned interiors, new plumbing fixtures, updated electronics and intuitive key card technology.	
Address	701 Texas Ave.
Developer	Charles M. Lusk III
Estimated cost	\$10 million
Completion Date	2Q 2013
Website	Lancaster Hotel

JPMorgan Chase Day Care Building	
Construction of a new 10,000-square-foot day care building for the children of JPMorgan Chase employees.	
Address	1414 Fannin St.
Developer	Skanska
Estimated cost	\$2 million
Completion Date	February 2013

2012

1225 Louisiana Parking Garage	
Floor-by-floor dismantling of the former Sheraton-Lincoln Hotel, renovation of the 3-level below grade parking garage and construction of a new surface lot and entrance via elevator to the south side of Total Plaza. Total of 125 parking spaces.	
Address	1225 Louisiana St.
Developer	Brookfield Properties

Historic Wilson Building	
The renovation and restoration of 500 Fannin encompassed a façade restoration and complete interior renovation of the historic Wilson Stationery and Printing Company Building. The 1931 architectural drawings by William Ward Watkin were used as the basis for the restoration work, in an attempt to restore each element of the building back to the original intent. The “moderne” style, four-story office structure includes a mezzanine and received new MEP infrastructure and tenant improvements for the third and fourth levels. The renovation included a historic restructuring of the 2-story first level, restoring the mezzanine level, which had previously been infilled. The project achieved LEED Gold status. The third and fourth floors of the building are the new headquarters of Fretz Construction Company.	
Address	500 Fannin at Prairie
Developer	500 Fannin LLC
Estimated cost	\$8.8 million
Completion Date	September 2012

2011

Houston House Apartments	
The renovation of a 31-story, 396-unit high-rise apartment building built in 1966. Work included lobby renovations; updates to the fitness center, pool area and each residence; addition of a basketball court, new lounge, media, club and conference rooms; and infrastructure updates.	
Address	1617 Fannin St.
Developer	Sumar Realty Corp.
Estimated cost	\$10 million
Website	Houston House Apartments

BG Group Place	
New construction of a 46-story, 973,012-square-foot office tower is home to BG Group, formerly located in the Galleria area. The project, which is pre-certified LEED Platinum, includes a nine-level parking garage with 1,130 parking spaces.	
Address	811 Main St.
Developer	Hines
Estimated cost	\$350 million
Completion Date	February 2011
Website	BG Group Place

Embassy Suites Hotel

The 19-story property is adjacent to the George R. Brown Convention Center, the Hilton Americas Houston and Discovery Green. It is the first privately developed, full-service hotel built from the ground up in downtown since 1986. The property has 262 two-room suites, 6,000 square feet of meeting space, rooftop swimming pool, spa and fitness center, restaurant and street-level cafe and wine bar.

Address	1515 Dallas St.
Developer	American Liberty Hospitality
Estimated cost	\$50 million
Completion Date	February 2011
Website	Embassy Suites Hotel

Harris County Jury Assembly Room and Transportation Plaza

The site was converted from a parking lot to a public park with four below-grade, 250-seat jury assembly rooms which are tunnel connected to the Criminal Justice Center, Civil Courthouse, Juvenile Justice Center, and Family Law Center. Designed by PageSoutherlandPage.

Address	Bounded by Franklin, Congress, San Jacinto and Caroline
Developer	Harris County
Estimated cost	\$16.8 million
Completion Date	Q1 2011

Houston Ballet Center for Dance

Construction of a new, six-story, 115,000-square-foot, six-story facility boasts nine dance studios, a black box dance laboratory for presentations as well as rehearsals, and artistic, administrative and support facilities for Houston Ballet and its Ben Stevenson Academy. The center more than doubles the space Houston Ballet had at its former home on West Gray. The structure is the largest dance facility of its kind constructed in the United States. Designed by Gensler.

Address	601 Preston St.
Developer	Houston Ballet
Estimated cost	\$46.6 million
Completion Date	April 2011
Website	Houston Ballet Center for Dance

Hess Tower

New construction of a 29-story, 844,763-square-foot, Class A office tower with a 10-level parking garage overlooking the 12-acre Discovery Green Park. Hess Corp. is the sole tenant in the building.

Address	1501 McKinney St.
Developer	Trammell Crow Company
Estimated cost	\$300 million
Completion Date	June 2011

City of Houston Permit Headquarters and Green Resource Center

The renovation of a 4-story, 187,000-square-foot building with basement into the City's permit headquarters and Green Resource Center.

Address	1002 Washington Ave.
Developer	City of Houston Architect: Studio Red
Estimated cost	\$25 million
Completion Date	June 2011
Website	City of Houston Permit Headquarters

Julia Ideson Building	
The restoration of the existing 61,700-square-foot building and new construction of a south “loggia” or open air gallery, an outdoor reading room and the addition of a 24,500-square-foot wing which will provide state-of-the-art facilities for the Houston Metropolitan Research Center and its irreplaceable collection of rare books, historic documents, photographs and maps.	
Address	500 McKinney St.
Developer	Julia Ideson Preservation Partners and City of Houston
Estimated cost	\$38 million
Completion Date	December 2011
Website	Julia Ideson Building

City View Lofts	
A residential conversion of the Nabisco Cookie Factory/Purse Co. into 57 residential rental units. This historical landmark is on the national register and is within walking distance of Minute Maid Park.	
Address	15 N. Chenevert St.
Developer	Silvestri Investments
Completion Date	October 2011
Website	City View Lofts

2010

Market Square Park	
Originally the center of Houston’s business district, this square was home to the city’s public market and three city halls. The redesigned park includes Niko Niko’s Greek & American Café, two dog runs, history walk, public art and green space.	
Address	301 Milam St.
Developer	Houston Downtown Management District, City of Houston Parks Development, DRA/TIRZ #3
Estimated cost	\$3.2 million
Completion Date	August 2010
Website	Market Square Park

Harris County 1910 Courthouse	
Restoration of the nearly century-old former civil courthouse. The 162,360-SF building now serves as the new home of the 1st and 14th Texas Courts of Appeal.	
Address	301 Fannin St.
Developer	Harris County
Estimated cost	\$65 million
Completion Date	August 2010

Portfolio Building	
New construction of a 20,000-square-foot, three-story building that is headquarters for the luxury hotel architecture firm Portfolio Associates, Inc. The building encompasses half a block and amenities include an outdoor dining deck, floor-to-ceiling glass, and 40 parking spaces.	
Address	1712 Pease St.
Developer	Portfolio Associates, Inc.
Estimated cost	\$5 million
Website	MMI Agency

Tellepsen Family YMCA	
New construction of a 120,000-square-foot facility replaced the 67-year-old downtown YMCA building. It has the capacity to serve more than 10,000 members and features additional exercise rooms, a chapel, woman's wellness center, daycare area, suspended running track, indoor swim center and more. Designed by Kirksey, this flagship 'Y' is certified LEED Gold.	
Address	808 Pease St.
Developer	YMCA of Greater Houston
Estimated cost	\$33.5 million
Completion Date	September 2010
Website	Tellepsen Family YMCA

2009

One Park Place	
New construction of a 37-story luxury residential apartment high-rise with 346 rental units located on the west side of Discovery Green Park. Levels 2 through 7 include a parking garage and the ground floor features the 20,000-square-foot specialty grocery store, Phoenicia.	
Address	1400 McKinney St.
Developer	Finger Properties
Estimated cost	\$100 million
Completion Date	April 2009
Website	One Park Place

Tennison Lofts	
Redevelopment of the historic 1922 Tennison Hotel into 32 residential rental units.	
Address	110 Bagby St.
Developer	Yazdcorp Funds
Website	Tennison Lofts

2008

Houston Pavilions	
Houston Pavilions, an urban entertainment and retail hub, is bounded by Dallas St. to the north, Polk St. to the south, Main St. to the west and Caroline St. to the east. The development encompasses almost 700,000 square feet on three city blocks with approximately 200,000 square feet of office space. Entertainment and retail tenants include House of Blues, Lucky Strike, Yao's Restaurant and Lounge, Forever 21, Books-a-Million and others.	
Address	1201 Fannin St.
Developer	Midway Companies LLC
Estimated cost	\$170 million
Completion Date	October 2008
Website	Houston Pavilions

Houston Public Central Library	
Renovation included IT infrastructure updating, rebuilding the plaza, expanding and enhancing children's and teen's services, and providing additional space for the public.	
Address	500 McKinney St.
Developer	Houston Public Library
Estimated cost	\$17 million
Completion Date	May 2008
Website	Houston Public Library

Fire Super Station	
The new City of Houston Fire Department located in the south end of downtown serves downtown and midtown. It replaced fire stations 1 and 8.	
Address	1919 Louisiana St.
Developer	City of Houston
Estimated cost	\$12.4 million
Completion Date	April 2008
Website	Fire Super Station

Discovery Green	
This new urban park was developed on 11.78 acres in front of the George R. Brown Convention Center. Two restaurants, interactive fountains, public art, gardens, performance venue and dog runs are some of the elements located in the park.	
Address	1500 McKinney
Developer	Discovery Green Conservancy & City of Houston
Estimated cost	\$122 million
Completion Date	April 2008
Website	Discovery Green

Sacred Heart Co-Cathedral	
Construction of a new Romanesque-style cathedral on a full city block, with a 12-story bell tower. Sanctuary seats 1,820.	
Address	1111 Pierce
Developer	Sacred Heart Co-Cathedral
Estimated cost	\$40 million
Completion Date	April 2008
Website	Sacred Heart Co-Cathedral

Incarinate Word Academy	
New construction of a Fine Arts Center and renovation of the existing building. The Fine Arts Center features a 400-seat multi-purpose auditorium, lobby area, dressing and storage areas, and state-of-the-art theatre production equipment.	
Address	609 Crawford
Developer	Incarinate Word Academy
Estimated cost	\$8.5 million
Website	Incarinate Word Academy Fine Arts

2007

Walker at Main Garage	
An 11-story, 975-car parking structure at the corner of Main and Walker. The garage supplements parking for tenants in Pennzoil Place at 711 Louisiana, which is less than two blocks away. The garage has 6,222 square-feet of retail space on the ground level on the Main Street side and connects to the downtown tunnel system through 806 Main.	
Address	820 Main
Developer	Sunbelt Management
Estimated cost	\$20 million
Website	Walker@Main Garage

University of Houston-Downtown Academic Building and Parking Garage	
Located on the Shea Street parking lot on the NE corner of Shea and N. Main St. New construction of a 128,200-square-foot building and a 500-space parking structure.	
Address	320 N Main St.
Developer	University of Houston
Estimated cost	\$30 million
Completion Date	May 2007

919 Milam Parking Garage	
919 Milam is a 26-level multi-tenant office building containing approximately 542,000 rentable square feet. Renovation included installation of a 300-space parking garage within the building's envelope.	
Address	919 Milam St.
Developer	Hines
Estimated cost	\$11 million
Completion Date	Q1 2007

Christ Church Cathedral Expansion	
Expansion included the John S. Dunn Outreach Center, a 350-space parking garage, a new diocesan center to house the bishop and staff, renovation of the Latham and Hines buildings; a new three-story building for the youth program, Cathedral offices and a generous green space on 1117 Texas Avenue. Designed by PageSoutherlandPage.	
Address	1117 Texas Ave.
Developer	Episcopal Diocese of Texas
Estimated cost	\$22 million
Website	Christ Church Cathedral

Bayou Place Expansion, Phase II	
Offices with parking on the ground level	
Address	Texas Avenue at Bagby
Developer	The Cordish Company
Estimated cost	\$25 million
Website	Bayou Place

2006

Harris County Civil Justice Center	
New civil courts building at Caroline at Franklin	
Address	Caroline at Franklin
Developer	Harris County
Estimated cost	\$119 million
Completion Date	February 2006

Cotswold Project	
The Cotswold Project focused on pedestrian enhancements, streetscapes, and street improvements in a 90-block area in the northeast sector of downtown, bounded by Smith to the west, Buffalo Bayou to the north, US-59 to the east, and Rusk to the south. Featured amenities include fountains, public art, wider sidewalks, and street trees.	
Developer	City of Houston and the Houston Downtown Management District
Estimated cost	\$62 million

Buffalo Bayou: Sabine Promenade	
A 23-acre promenade along Buffalo Bayou in downtown. Hike/bike trails on both sides of bayou link Allen Parkway trail system to Sesquicentennial Park.	
Address	150 Sabine St.
Developers	City of Houston and Buffalo Bayou Partnership
Estimated cost	\$15 million

Harris County Juvenile Justice Center	
Rehabilitation of former criminal courts building.	
Address	1200 Congress Ave.
Developer	Harris County
Estimated cost	\$35 million

2005

Byrd's Lofts	
Redevelopment of a three-story historic building into five luxury lofts with retail at street level..	
Address	420 Main St.
Developer	Fretz Construction
Estimated cost	\$1.5 million

First City Tower	
Renovation of a 49-story office building plaza, lobby and tunnel level.	
Address	1001 Fannin St.
Developer	JMB Realty of Chicago
Estimated cost	\$11 million

Kirby Lofts at Main	
Conversion of a former retail and office building into 70 residential units for sale with retail space on the ground floor.	
Address	917 Main St.
Developer	NBC Holdings, Inc. and The Randall Davis Company

METRO Administration Building / Downtown Transit Center	
A 14-story, 400,000-square-foot office building with 3,000 square feet of retail on the ground floor and nine bus bays.	
Address	1900 Main St.
Developer	Metropolitan Transit Authority
Estimated cost	\$41 million
Completion Date	February 2005
Website	METRO

Root Memorial Square Park	
A full city block located at Bell, LaBranch, Austin and Clay streets. Renovation of a historic downtown park built in 1937. Redesigned as a pedestrian plaza with a basketball court for downtown's new multi-purpose arena, Toyota Center.	
Address	1400 Clay St.
Developer	City of Houston
Estimated cost	\$1.5 million

Stowers Building	
Rehabilitation of an eight-story commercial building into office, residential and retail space.	
Address	820 Fannin St.
Developer	Spire Reality
Estimated cost	\$14 million

Holy Cross Chapel: First Floor Chapel	
Interior renovation of a former office building into a Catholic chapel with related services and offices.	
Address	905 Main St.
Developer	Diocese of Houston/Galveston
Estimated cost	\$1.3 million

Downtown/Midtown Transit Project	
Reconstruction of 20 downtown/midtown streets. Additionally, \$60 million from City of Houston to rebuild water and sewer lines and \$8 million from the Houston Downtown Management for betterments.	
Developer	Metropolitan Transit Authority
Estimated cost	\$268 million

2004

Communication Workers of America Union Hall	
New construction of a three-story, 40,000-square-foot building with a meeting/banquet hall that seats up to 800 people. Communication Workers of America.	
Address	1730 Jefferson St.
Developer	Communication Workers of America
Estimated cost	\$4.5 million

Hotel ICON, Autograph Collection	
Conversion of a 1911 bank building into a luxury boutique hotel. The Randall Davis Company.	
Address	220 Main St.
Developer	The Randall Davis Company
Estimated cost	\$35 million
Website	Hotel ICON

Inn At The Ballpark	
Renovation of former World Trade Center into a 12-story baseball-themed boutique hotel with 202 rooms and a full-service restaurant.	
Address	1520 Texas Ave.
Developer	Landry's Hospitality
Estimated cost	\$37 million

Main Street Square	
Construction of a pedestrian plaza in the geographic heart of downtown Houston. Includes a 250-foot reflecting pool with water jets, trees, public art, banners and upgraded sidewalks.	
Address	1000 Main St.
Developer	Central Houston Civic Improvement, Inc.
Estimated cost	\$8.9 million

METRORail Line	
7 ½-mile at-grade light rail line connects University of Houston-Downtown, downtown, Midtown, the museum district, Hermann Park, the Texas Medical Center and Reliant Park. Metropolitan Transit Authority. Enhancements by Main Street Market Square Redevelopment Authority and Houston Downtown Management District include upgraded sidewalks and pull outs, brick pavers, special streetlights, drinking fountains, additional landscaping, and a street clock. Contract for downtown Metro portion excluding rail cars, electrification systems and design fees: \$33.1 million. Cost of enhancements: \$10 million. Cost of entire Metro project: \$324 million.	
Address	Main Street
Developer	Downtown Redevelopment Authority (DRA); Houston Downtown Management District; METRO
Estimated cost	\$324 million

Club Quarters Hotel	
Redevelopment of old Texas State building into boutique hotel.	
Address	720 Fannin St.
Developer	Masterworks Development Corporation
Estimated cost	\$30 million
Website	Club Quarters Hotel

Southeast Quadrant Streetscape Improvements	
Project upgraded sidewalks, added street lights and landscaping to area around new multipurpose arena, later named Toyota Center.	
Developer	City of Houston and Houston Downtown Management District
Estimated cost	\$8 million

The Shops at Houston Center	
Renovation of 190,000 square feet of retail space in Houston Center. Includes a new façade, exterior signage and graphics with expanded retail at street level. Renovated ground floor lobby.	
Address	1200 McKinney St.
Developer	Crescent Real Estate Equities, Ltd.
Estimated cost	\$10.6 million

University of Houston-Downtown	
New construction of a four-story, 90,000-square-foot classroom building for departments of Urban Teacher Education and Criminal Justice.	
Address	1001 Commerce St.
Developer	University of Houston-Downtown
Estimated cost	\$18.2 million

US 59/Eastex Freeway Ramps	
Construction of new interchange and entry freeway ramps serving northeast/ballpark area of downtown from US 59/Eastex and I-10.	
Developer	TxDOT
Estimated cost	\$68 million

Willow Street Pump Station	
Historic sewage pump station converted to conference center and exhibition space. University of Houston-Downtown.	
Address	811 N. San Jacinto St.
Developer	University of Houston-Downtown
Estimated cost	\$2.5 million

2003

Austin Street	
Reconstruction of north/south street downtown. Includes storm sewer betterments, reconstruction of sidewalks, new street lights and traffic signals. City of Houston.	
Address	Capitol to Buffalo Bayou
Developer	City of Houston
Estimated cost	\$18 million

Bayou Lofts	
The conversion of an office building into 100 residential for-sale units.	
Address	915 Franklin St.
Developer	Spire Reality
Estimated cost	\$22 million

Buffalo Bayou: North Side Trail	
Trail on north side of Buffalo Bayou connects Sesquicentennial Park to University of Houston-Downtown.	
Developer	City of Houston
Estimated cost	\$2.8 million

^v = Estimated using the Harris County Appraisal District public valuation data, January 2019

^p = Estimated using the City of Houston's permitting and licensing data

Buffalo Bayou Siphon Project	
Installation of large diameter siphon under bayou to transfer waste water from the south side of the bayou to the north.	
Address	Buffalo Bayou at Fannin St.
Developer	City of Houston
Estimated cost	\$5 million

717 Texas (formerly Calpine Center)	
New construction of a 32-story, 689,000-square-foot office building with a 900-car parking garage.	
Address	717 Texas Ave.
Developers	Hines and Prime Asset Management
Estimated cost	\$100 million+

Downtown Aquarium	
Conversion of Fire Station No. 1 into a 400-seat restaurant with aquariums that have a combined total of 500,000 gallons, a 6,000-square-foot ballroom that seats 500, a cafe and a gift shop. Project features an amusement park that includes a Ferris wheel and a train. A 200,000-gallon shark tank at 33 Artesian, the City of Houston's historic central waterworks building is also part of the five-acre site. Includes pedestrian plaza and 350 parking spaces.	
Address	410 Bagby St.
Developer	Landry's
Estimated cost	\$38 million

Franklin Lofts	
Office building converted into 62 residential condominium for-sale units with a banquet facility on the ground floor and an adjacent four-story parking garage with ground floor retail.	
Address	201 Main St.
Developer	Garvey Properties
Estimated cost	\$20 million

George R. Brown Convention Center Expansion	
Additions include 400,000 square feet of exhibit space and meeting rooms. Exhibit space at completion: 853,500 sq. ft.	
Address	1001 Avenida de las Americas
Developer	City of Houston
Estimated cost	\$165 million

Harris County Parking Garage	
2,400-car parking garage at Austin & Congress. Facility used by county and courthouse employees during the day and open to visitors during the evening and on weekends.	
Address	1401 Congress Ave.
Developer	Harris County
Estimated cost	\$12.8 million for Phase I

Hilton Americas-Houston	
1,200-room hotel next to convention center. Includes 66 suites, 2 ballrooms, 28 meeting rooms and a 1,600-space parking garage connected to hotel via skywalk.	
Address	1200 Avenida de las Americas
Developer	Hines
Estimated cost	\$285 million

Holy Cross Chapel: Façade Renovation	
Renovation of former office building into Catholic chapel with related services and offices.	
Address	905 Main St.
Developer	Diocese of Houston/Galveston
Estimated cost	\$575,000

Magnolia Hotel	
Conversion of the Post-Dispatch Building into a 314-room, 22-story hotel with full-service restaurant and lounge, parking garage, and 6,000-square-foot club on the second floor.	
Address	1100 Texas Ave.
Developer	Steven Holtze Corporation
Estimated cost	\$52 million

Marriott Courtyard, Residence Inn, and Humble Tower Apartments	
Conversion of office building to 191-room Courtyard by Marriott, 171-room Marriott Residence Inn & 80 rental apartments.	
Address	900 Block of Dallas
Developer	Kimberly-Clark
Estimated cost	\$65 million

1000 Main (formerly Reliant Energy Plaza)	
New construction of a 844,000-square-foot office building with a 1,400-car parking garage and 50,000 square-feet of retail space. Includes transit-to-tunnel superstop with commuter amenities.	
Address	1000 Main St.
Developer	Century Development
Estimated cost	\$150 million

Toyota Center	
Construction of new sports and entertainment arena with 92 luxury suites. It seats 18,500 for basketball, 17,800 for hockey, and 19,300 for concerts and includes Tundra Garage, an adjacent 2,500-car garage connected via skywalk.	
Address	1510 Polk St.
Developer	Harris County-Houston Sports Authority
Estimated cost	\$232 million. \$202 million for the arena and \$30 million for the garage.

US 59 Polk St. Ramp	
Construction of new ramp from US 59 north bound to two lanes on Chartres St., provides immediate access to the convention center area, arena, ballpark and the east side of downtown.	
Developer	TxDOT
Estimated cost	\$988,000

2002

5 Houston Center	
New construction of a 27-story, 581,000-square-foot office building with an eight-level, 1,250-car parking garage.	
Address	1400 McKinney St.
Developer	Crescent Real Estate Equities, Ltd.
Estimated cost	\$115+ million

Harris County 1200 Baker Street Jail	
New construction of a six-story, 575,000-SF, 4,156-bed Harris County jail building.	
Address	1200 Baker St.
Developer	Harris County
Estimated cost	\$75 million
Completion Date	December 2002
Website	Harris County Jail

Citizens National Bank	
Conversion of nine-story, 48,000-square-foot building into office space with nightclub on ground floor and mezzanine.	
Address	402 Main St.
Developer	402 Main Street Limited Partnership.
Estimated cost	\$1 million

Commerce Towers	
Conversion of office building into 132 luxury residential condominiums units for sale with ground-floor retail space.	
Address	914 Main St.
Developer	Tarantino Properties
Estimated cost	\$60+ million

917 Franklin (formerly Commercial National Bank Building)	
Renovation of a 40,000-square-foot office building with retail/restaurant on the ground level.	
Address	917 Franklin at Main
Developer	917 Franklin Land Ltd.
Estimated cost	\$70 million

Hobby Center for the Performing Arts	
New construction of two theaters (Sarofim Hall seats 2,650; Zilkha Hall seats 500), and an 800-space parking garage. The garage is connected to the theater complex and tunnel system. The Hobby Center is home to Theater Under The Stars.	
Address	800 Bagby St.
Developer	Music Hall Foundation
Estimated cost	\$88 million

Mafrige Building	
Restoration of four-story, 19,500-square-foot historic 1907 building into offices.	
Address	411 Fannin St.
Developer	MBC Realty
Estimated cost	\$300,000

Alden Hotel (formerly Sam Houston Hotel)	
Restoration of boutique hotel with 102 rooms.	
Address	1119 Prairie St.
Developer	Spire Realty Group
Estimated cost	\$20 million

The Great Jones Building	
Renovation of a ten-story, 83,000 square-foot office building with retail space on the ground floor.	
Address	708 Main St.
Developer	Spire Realty Group, LP.
Estimated cost	\$7 million

2001

1100 Smith Garage Expansion	
Expansion of the existing garage to encompass the entire block. The project included two additional parking levels and 650 additional parking spaces for a total of 2,169 spaces.	
Address	1100 Smith St.
Developer	Hines
Estimated cost	\$6 million

1500 Louisiana and Parking Garage	
New construction of a 40-story, 1.2 million-square-foot office building and 13-level parking garage with 1,300 parking spaces connected by a circular sky bridge. Day care center on adjacent block also part of project.	
Address	1500 Louisiana St.
Developer	Hines for Enron Corp.
Estimated cost	\$200 million

801 Congress	
Conversion of former Henry Henke Building to 50,000 square feet of retail/office space.	
Address	801 Congress Ave.
Developer	Norik Amirkhanian
Estimated cost	\$200,000

Americana Building	
Renovation of this existing office building.	
Address	811 Dallas St.
Developer	BNC Real Estate, Inc.
Estimated cost	\$4 million

Buffalo Bayou: Allen's Landing Phase I	
Renovation of Houston's first port at the confluence of Buffalo and White Oak Bayous.	
Address	1001 Commerce St.
Developers	City of Houston and Buffalo Bayou Partnership
Estimated cost	\$2.8 million

Capitol Lofts	
Building conversion into 35 residential condominium units for sale.	
Address	711 Main St.
Developer	711 Main LLC (Boxer Properties, Gordon Jumonville and Duncan Shantz)
Estimated cost	\$22 million

Islamic Da'wah Center	
Renovation of the old Houston National Bank building into an Islamic mosque and learning center.	
Address	202 Main St.
Developer	The Olajuwon Group

I-45 Elevated Section Bridge Replacement	
Reconstruction of bridge decks and installation of four beacons & landscaping where the freeway crosses Buffalo Bayou.	
Address	W. Dallas to Memorial
Developer	Texas Department of Transportation
Estimated cost	\$11.9 million

Jones Plaza Reconstruction	
Reconstruction of downtown plaza for outdoor events.	
Address	600 Louisiana St.
Developer	City of Houston
Estimated cost	\$6 million

McKinney Place Garage	
New construction on the site of the demolished Woolworth Building of a 1,200-car parking facility with 40,000 square feet of street level and tunnel retail. Three tunnel connections.	
Address	930 Main St.
Developer	BMS Management, Inc.
Estimated cost	\$15 million

Sabine Street Lofts	
New construction of 180 residential rental units and parking garage.	
Address	106 Sabine St.
Developer	The Hanover Company
Estimated cost	\$31 million

San Jacinto Lofts	
Conversion of a warehouse into 16 residential condominium units for sale.	
Address	915 N. San Jacinto St.
Developer	Wood St. Lofts LP.
Estimated cost	\$5.5 million

South Texas College of Law-The Fred Parks Library	
New construction of a six-story, 78,301-sq-ft law library addition with three conference rooms, a terrace and atrium.	
Address	1303 San Jacinto St.
Developer	South Texas College of Law
Estimated cost	\$16 million

2000

1001 McKinney	
Renovation of former Texas American Bank building. 370,000-sq-ft office development with an 800-car garage addition.	
Address	1001 McKinney St.
Developer	Levcor
Estimated cost	\$30 million

1801 Main Renaissance Office Tower	
Renovation of a 216,000-square-foot building.	
Address	1801 Main St.
Developer	TCP Renaissance Partners
Estimated cost	\$3 million

Bayou Place Expansion	
This expansion makes room for the Hard Rock Café and an outdoor plaza.	
Address	Texas Avenue at Smith
Developer	The Cordish Company
Estimated cost	\$7 million

Crowne Plaza Cullen Center	
Renovation of the former Whitehall Hotel at Smith and Pease. 259 rooms.	
Address	1700 Smith St.
Developer	Maryland Hospitality, Inc.
Estimated cost	\$25 million

D'George Residential Project	
Conversion of the former King George Hotel into 100 single-room-occupancy residential subsidized housing rental units.	
Address	1418 Preston St.
Developer	Housing Corporation of Houston
Estimated cost	\$2.3 million

Downtown Club at the Met	
Renovated the former Metropolitan Racquet Club exercise facility. Added a business center, day spa and dining facility.	
Address	340 W. Dallas St.
Developer	Trizec Properties, Inc.
Estimated cost	\$5 million

Holiday Inn Express	
New construction of a 114-room, 57,000-square-foot hotel.	
Address	1810 Bell Ave.
Developer	North American Properties
Estimated cost	\$8 million

Keystone Lofts	
Office building converted into 31 residential condominium units for sale.	
Address	1120 Texas Ave.
Developer	Interlochen Development
Estimated cost	\$3 million

McCrary Building	
Conversion of this former movie theater built in 1920, the building was renovated and converted to office and retail space while preserving historical artifacts.	
Address	501 Main St.
Developer	Spire Realty Group
Estimated cost	\$2 million

Minute Maid Park	
New construction of a 40,950-seat outdoor baseball stadium with retractable roof. First game held on March 30, 2000.	
Address	501 Crawford St.
Developer	Harris County Houston Sports Authority
Estimated cost	\$286 million

Skywalk	
Skywalk connecting Chevron Texaco Heritage Plaza Building to the Doubletree Allen Center Hotel.	
Address	1111 Bagby St.
Developer	Coventry Management Systems
Estimated cost	\$3 million

Star of Hope	
Doris & Carlross Morris Men's Development Center. New construction of a 279-bed, 33,000-square-foot homeless residence and treatment facility.	
Address	1811 Ruiz St.
Developer	Star of Hope Mission
Estimated cost	\$5.4 million

US 59/Eastex Freeway Ramps	
Phase I construction of ramps serving northeast/ballpark area of downtown from US 59/Eastex and I-10. TxDOT completed Phase I in the fall 2000; part of larger project.	
Developer	TxDOT
Estimated cost	\$48.2 million

1999

Bob Lanier Building	
City of Houston conversion of the former Houston Lighting & Power office building into offices for the Public Works and Engineering Department, Planning Department and other functions. Includes new tunnel links.	
Address	611 Walker St.
Developer	City of Houston
Estimated cost	\$43 million

Harris County Criminal Justice Center	
New construction of a 21-story, 788,000-SF courthouse facility located in the heart of the Harris County Courts Complex.	
Address	1201 Franklin St.
Estimated cost	\$88 million
Completion Date	February 1999
Website	Harris County CJC

Metropolitan Detention Center	
U.S. Bureau of Prisons facility at Texas and San Jacinto.	
Address	1200 Texas Ave.
Developer	U.S. Bureau of Prisons
Estimated cost	\$36 million

New Hope Housing	
New construction of 130 single-room-occupancy rental units built in three phases.	
Address	320 Hamilton St.
Developer	New Hope Housing
Estimated cost	\$6.2 million

Northwind/Union Station Chilling Plant	
Construction of first of four chilled water cooling plants to service Minute Maid Park and downtown buildings. A joint venture of Houston Industries and Unicom (Northwind Houston). Now operated by Entergy.	
Address	1401 Rusk St.
Developers	Houston Industries & Unicom
Estimated cost	\$30 million

One City Centre	
Renovation of former First City Main Building. 600,000-square-foot development with 750-car parking garage.	
Address	1021 Main St.
Developer	McCord Development
Estimated cost	\$22 million

Replacement of Bridges	
Capitol Avenue, Preston Avenue, Franklin Avenue, and San Jacinto Street bridges over Buffalo Bayou replaced by TxDOT and the City of Houston.	
Developers	TxDOT and City of Houston
Estimated cost	\$10 million

St. Germain Condos	
Old office building (Kress Building) converted into 107 residential rental units with retail at the street level.	
Address	705 Main St.
Developer	The Randall Davis Company
Estimated cost	\$2.4 million

1300 Main (formerly Travis Tower)	
Renovation of a 508,000-square-foot office building and new construction of a 950-car parking garage.	
Address	1300 Main St.
Developer	McCord Development
Estimated cost	\$21 million

1998

1414 Congress	
Renovation of a former transient hotel into 57 single-room-occupancy rental units.	
Address	1414 Congress Ave.
Developer	Houston Area Community Development Corporation
Estimated cost	\$2.1 million

Buffalo Bayou: Sesquicentennial Park	
Phase II development and channel improvements to Buffalo Bayou. Phase II a- Harris County Flood Control; Phase IIb - Central Houston Civic Improvement, Inc.	
Address	Texas Avenue at Bagby Street
Developer	Harris County and Central Houston Civic Improvement, Inc.
Estimated cost	\$18.4 million

Christus St. Joseph Hospital	
New construction of a parking garage and ambulatory care facility.	
Address	1401 St. Joseph Parkway
Developer	Christus St. Joseph
Estimated cost	\$50 million

Harris County Central Chilled Water Plant	
Turnkey development of a chilled water plant by CES/Way to serve county buildings, including a new Criminal Justice Center.	
Address	1303 Preston St.
Developer	Harris County
Estimated cost	\$20 million

Hermann Lofts	
Conversion of a historic building into 25 loft-style residential condominium units for sale.	
Address	204 Travis St.
Developer	Threshold Interests
Estimated cost	\$5 million

Sakowitz Building	
Conversion of the Sakowitz Building into a parking garage for the 1010 Lamar building including façade restoration. Designed such that the first floor and basement could be converted back to retail in the future.	
Address	1111 Main St.
Developer	BPF Real Estate
Estimated cost	\$3.5 million

Texas Avenue Improvements	
Redevelopment of Texas Avenue streetscape.	
Address	Bagby to Main Street
Developer	Houston Downtown Management District
Estimated cost	\$950,000

The Rice (now The Rice Lofts)	
Conversion of the former Rice Hotel into 312 residential rental units with retail space on the ground floor.	
Address	909 Texas Ave.
Developer	The Randall Davis Company
Estimated cost	\$32 million

Urban League Building	
Conversion of the historic Federal Reserve Bank building into headquarters of the Houston Area Urban League.	
Address	1301 Texas Ave.
Developer	Houston Area Urban League
Estimated cost	\$2 million

1997

Bayou Place	
Redevelopment of the former convention center into a theater, live entertainment, cinema and restaurant complex.	
Address	Corner of Texas Avenue and Smith
Developer	The Cordish Company in a public-private partnership with the City of Houston.
Estimated cost	\$23 million

City Hall	
Renovation and restoration of historic edifice and adjacent plazas by the City of Houston.	
Address	901 Bagby St.
Developer	City of Houston
Estimated cost	\$17 million

City of Houston Police Administration Building	
Renovation of the former Houston Natural Gas building purchased by the City.	
Address	1200 Travis
Developer	City of Houston
Estimated cost	\$27 million

University of Houston-Downtown Academic and Student Services Complex	
Construction of two new buildings (totaling 168,000-square feet) for student activities and academic support.	
Address	One Main St.
Developer	University of Houston
Estimated cost	\$26.9 million
Completion Date	March 1997

1996

1111 Louisiana (CenterPoint Energy Tower)	
CenterPoint Energy headquarters. Office building renovation.	
Address	1111 Louisiana St.
Developer	Hines
Estimated cost	\$100 million

1201 Louisiana (TOTAL Plaza)	
Renovation of this 35-story, 875,000-square-foot office tower.	
Address	1201 Louisiana St.
Developer	Jones Lang Wooten
Estimated cost	\$15 million

Market Square Clock Tower	
Restoration of the old city hall clock.	
Address	Congress at Travis St.
Developer	City of Houston
Estimated cost	\$300,000

1995

Dakota Lofts	
Conversion of Bute Paint Company Factory into 54 residential rental units.	
Address	711 William St.
Developer	The Randall Davis Company
Estimated cost	\$3 million

Foley Building	
Conversion of a historic 3-story building into two owner-occupied residential units and retail space on the ground level.	
Address	214 Travis
Developer	Foley Building Development
Estimated cost	\$600,000

Hogg Palace	
Conversion of a historic office building into 80 residential rental units with retail on the ground level.	
Address	401 Louisiana
Developer	The Randall Davis Company
Estimated cost	\$6.2 million

White Oak Bayou Channel Improvements	
At convergence of White Oak Bayou and Buffalo Bayou. Bank stabilization and Championship Park site work.	
Developer	Harris County Flood Control District
Estimated cost	\$5.5 million

Additional Downtown Development History

*Central Houston, Inc. Accomplishments

1996

- Downtown Arena: Market research*
- Enron Field (now known as Minute Maid Park): Project inception, planning and referendum (passes)*
- Blue ribbon task force report on Houston's sports facilities
- Houston Industries Plaza reopens former 1100 Milam Building
- First Downtown Houston Association Home tour
- Free parking nights and weekends

1995

- Legislation to create Houston Downtown Management District passes*
- Main Street Task Force and Plan*
- Creation of Market Square TIRZ for financing The Rice*
- Assists City in Enhanced Enterprise Community designation*
- Legalized gambling in Texas dies (Coliseum proposal dies)
- Miracle on Main Street Ice Skating Rink begins

1994

- Downtown Business Development Program forms*
- Downtown Development Framework Plan*
- Gaming Research*
- Rockets Victory Parade*
- Bank United Thanksgiving Day Parade (saves holiday tradition): 1994-95*
- Randall Davis completes Hogg Palace loft project
- Creation of Midtown TIRZ

1993

- 10-Year Anniversary of Central Houston, Inc.*
- Convention Hotel RFP results in two finalists developers
- Convention Center Hotel Rebate Legislation passes (HB 2282)*
- Houston Coliseum redevelopment RFP results in casino proposal*
- Convention Hotel RFP*
- Downtown District research finds demand for downtown/midtown housing units

1992

- Begin administration of HDMC – Downtown District*
- Downtown Police Center lease and buildout in the old Texaco building*
- Planning for Downtown/Midtown Transit Street project: 1992-94*
- Aggressive panhandling ordinance passes*
- Houston Area Community Development Corporation SRO Houston*
- Friends of Hermann Square forms*
- Neighborhoods to Standard program begins
- Downtown District begins operating

^v = Estimated using the Harris County Appraisal District public valuation data, January 2019

^p = Estimated using the City of Houston's permitting and licensing data

- [Street Teams program starts operation](#)
- [Office occupancies and rents reach low point](#)
- [Regional Bus Program replaces monorail](#)
- [Houston welcomes the 1992 Republican National Convention](#)

1991

- [City of Houston creates Houston Downtown Public Improvement District*](#)
- [Initial planning for Grand Prix race downtown*](#)
- [Planning and urban design for monorail downtown*](#)
- [Metro busway system becomes largest in America](#)
- [Monorail project funding stopped](#)
- [City approves lease with David Cordish for Bayou Place](#)
- [Creation of Downtown Historic District](#)
- [Bob Lanier becomes mayor](#)

1990

- [Great Economic Summit clean up attracts 4,500 workers](#)
- [Economic Summit farewell parade](#)
- [Downtown coordination for Economic Summit*](#)
- [Creation of Houston Downtown Management Corporation \(HDMC\)*](#)
- [Formation of Citizens for Mobility advocacy group*](#)
- [Metro receives proposals for elevated rail project/monorail selected](#)
- [Whitehall Hotel closes](#)

1989

- [Creation of Houston Downtown Management District begins * \(results in Chapter 375 of local government code\)](#)
- [Formation of Houston Regional Mobility Association \(PAC\)*](#)
- [Improvement of Theater District streetscape*](#)
- [Metro light rail and bus proposal receives more study](#)
- [Phase I Sesquicentennial Park opens*](#)

1988

- [Creation of Theater District](#)
- [Successful Metro rail/bus referendum](#)
- [Allen's Landing area master plan is announced*](#)
- [Convention center hotel efforts fail](#)
- [Selection of Lucas/Century Luminaire Houston proposal for Albert Thomas](#)
- [Downtown Events Hotline begins*](#)

1987

- [Disaster response plan*](#)
- [Design Plan for Downtown*](#)
- [Downtown events group and University of Events: 1987-89*](#)
- [Main Street landscape improvements \(Proud Street Program\)*](#)
- [Opening event facilitation for George R. Brown Convention Center*](#)
- [Party on Plaza begins*](#)

^v = Estimated using the Harris County Appraisal District public valuation data, January 2019

^p = Estimated using the City of Houston's permitting and licensing data

- [Wortham Theater Center opens](#)
- [George R. Brown Convention Center opens](#)
- [Luminaria exhibited as part of Italy in Houston events](#)
- [Texaco Heritage Plaza office building opens](#)
- [Trees for Downtown program plants 2000 trees](#)
- [Metro wins Outstanding Public Transit Agency Award](#)

1986

- [Buffalo Bayou master plan*](#)
- [Creation of Buffalo Bayou Partnership*](#)
- [Design and construction of Buffalo Bayou linear parks: 1986-88*](#)
- [Selection of Design team for Sesquicentennial Park*](#)
- [Oil price hits \\$10 per barrel \(January\)](#)
- [Challenger VII disaster](#)
- [Rendezvous Houston: performance by John Michael Jarre](#)

1985

- [Holiday building Top Lightup Begins*](#)
- [Buffalo Bayou Sesquicentennial Park national design competition*](#)
- [Houston Police Department Mounted Patrol begins*](#)
- [Trees for Downtown program*](#)
- [Tri-party partner in Transit Street project planning*](#)
- [Banner Ordinance and Program*](#)
- [Wortham Theater Center groundbreaking](#)
- [Hardy Tollroad opens](#)
- [Gulf Freeway transitway opens](#)
- [UH Downtown campus renovations](#)

1984

- [Downtown Security Coordination Group*](#)
- [Downtown Streetscape Improvement Plan*](#)
- [Downtown Crime Control Plan \(Chief Brown\)](#)
- [Republic Bank Plaza opens](#)
- [North and Katy Freeway transitways open](#)

1983

- [Metro Texas Special circulator routes*](#)
- [Bond referendum for heavy rail and subway fails](#)
- [Hurricane Alicia damages downtown buildings](#)
- [Successful referendum creates Harris County Tollroad Authority](#)
- [Successful referendum to sell bonds for George R. Brown Convention Center](#)
- [The Park Shops opens](#)
- [Five new office towers open](#)