

# 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

<b>Harris County Jury Assembly Plaza</b>	
Reconstruction of the plaza and pavilion including relocation of electrical vault.	
<b>Address</b>	1210 Congress St.
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$11.3 million
<b>Est. completion</b>	3Q 2021
<b>Website</b>	<a href="#">Harris County Clerk</a>

<b>McKee City Living</b>	
4-story, 120-unit affordable-workforce housing.	
<b>Address</b>	626 McKee St.
<b>Developer</b>	Gulf Coast Housing Partnership
<b>Estimated cost</b>	\$29.9 million
<b>Est. completion</b>	4Q 2021
<b>Website</b>	<a href="#">McKee City Living</a>

<b>UHD Student Wellness &amp; Success</b>	
72,000 SF student fitness and recreation facility.	
<b>Address</b>	315 N Main St.
<b>Developer</b>	University of Houston Downtown
<b>Estimated cost</b>	\$38 million
<b>Est. completion</b>	2Q 2022
<b>Website</b>	<a href="#">UHD Student Wellness &amp; Success Center</a>

<b>JPMorgan Chase &amp; Co. Tower</b>	
Reframing and renovations of the first and second floor lobbies, tunnel access and the exterior plaza.	
<b>Address</b>	600 Travis St.
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$2 million
<b>Est. completion</b>	3Q 2021
<b>Website</b>	<a href="#">JPMorgan Chase &amp; Co Tower</a>

<b>Frost Town Brewing</b>	
Reframing and 9,100 SF brewing and taproom serving locally inspired beers	
<b>Address</b>	600 Travis St.
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$2.58 million
<b>Est. completion</b>	3Q 2021
<b>Website</b>	<a href="#">Frost Town Brewing</a>

<b>Moxy Hotel by Marriott</b>	
Redevelopment of the historic office building at 412 Main St. into a 13-story, 119-room hotel.	
<b>Address</b>	412 Main St.
<b>Developer</b>	InnJoy Hospitality
<b>Estimated cost</b>	\$4.4 million <sup>¶</sup>
<b>Est. completion</b>	2Q 2022
<b>Website</b>	<a href="#">Moxy Marriott Hotel</a>

<sup>¶</sup> = Estimated using the Harris County Appraisal District public valuation data, January 2019

<sup>¶</sup> = Estimated using the City of Houston's permitting and licensing data

<b>Harris County Criminal Justice Center</b>	
Improvement and flood damage mitigation of the basement and first floor.	
<b>Address</b>	1201 Franklin St.
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$25 million
<b>Est. completion</b>	2Q 2022
<b>Website</b>	<a href="#">Harris County Criminal Justice Center</a>

<b>1550 on the Green</b>	
1550 on the Green 28-story, 375,000 SF Class-A office building that forms part of a three-block master plan.	
<b>Address</b>	1550 Lamar St.
<b>Developer</b>	Skanska
<b>Estimated cost</b>	\$225 million
<b>Est. completion</b>	2023
<b>Website</b>	<a href="#">1550 on the Green</a>

<b>1810 Main – Fairfield Residential</b>	
Development of a new 10-story, 286--unit Class A residential building.	
<b>Address</b>	1810 Main
<b>Developer</b>	Fairfield Residential
<b>Estimated cost</b>	\$49 million
<b>Est. completion</b>	Early-2022
<b>Website</b>	<a href="#">Fairfield Residential</a>

<b>Heritage Plaza</b>	
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 <sup>th</sup> floor sky lobby.	
<b>Address</b>	1111 Bagby St.
<b>Developer</b>	Brookfield Properties
<b>Estimated cost</b>	\$10-\$15 million
<b>Est. completion</b>	Spring 2021
<b>Website</b>	<a href="#">Heritage Plaza</a>

<b>Wyatt Square (Jones Plaza)</b>	
Renamed Lynn Wyatt Square For The Performing Arts. 1.5-acre renovation to include a 4,000 SF restaurant.	
<b>Address</b>	600 Louisiana St.
<b>Developer</b>	Downtown Redevelopment Authority, Houston First Corporation
<b>Estimated cost</b>	\$27 million
<b>Est. completion</b>	Summer 2021
<b>Website</b>	<a href="#">Wyatt Square (Jones Plaza)</a>

<b>TC Energy Center</b>	
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.	
<b>Address</b>	700 Louisiana St.
<b>Developer</b>	M-M Properties
<b>Estimated cost</b>	\$20 million (phase I) \$20-\$25 million (phase II)
<b>Est. completion</b>	3Q 2021
<b>Website</b>	<a href="#">M-M Properties</a>

<b>Amegy on Main Garage</b>	
7-story parking garage, including a renovation to building lobby and amenities.	
<b>Address</b>	1801 Main St.
<b>Developer</b>	Transwestern
<b>Estimated cost</b>	\$13.5 million <sup>P</sup>
<b>Est. completion</b>	February 2021
<b>Website</b>	<a href="#">Amegy Bank Branch Locator</a>

<b>POST Houston (formerly, the Barbara Jordan Post Office)</b>	
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.	
<b>Address</b>	401 Franklin St.
<b>Developer</b>	Lovett Commercial
<b>Estimated cost</b>	\$42.5 million <sup>V</sup>
<b>Est. completion</b>	Fall 2021
<b>Website</b>	<a href="#">POST Houston</a>

<b>Hyatt Place Hotel</b>	
Redevelopment of the former Southwestern Bell Telephone Company building into a 16 story, 150-key hotel.	
<b>Address</b>	1114 Texas Ave.
<b>Developer</b>	Pride Management Inc.
<b>Estimated cost</b>	\$22.8 million
<b>Est. completion</b>	January 2021
<b>Website</b>	<a href="#">Hyatt Place Hotel</a>

<b>U-Haul Building</b>	
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.	
<b>Address</b>	1617 San Jacinto St.
<b>Developer</b>	UHaul
<b>Estimated cost</b>	\$14.9 million <sup>P</sup>
<b>Est. completion</b>	June 2020
<b>Website</b>	<a href="#">U-Haul</a>

<b>Sovereign at the Ballpark</b>	
Development of a new 6-story, 229-unit residential building.	
<b>Address</b>	100 Crawford St
<b>Developer</b>	Sovereign Properties
<b>Estimated cost</b>	\$54 million
<b>Est. completion</b>	3Q 2021
<b>Website</b>	<a href="#">Sovereign at the Ballpark</a>

<b>Trebley Park</b>	
New neighborhood park will include Tout Suite cafe. 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 1515 Fannin St.	
<b>Address</b>	Block 333
<b>Developer</b>	Downtown Redevelopment Authority / TIRZ 3
<b>Estimated cost</b>	\$5.3 million
<b>Est. completion</b>	Spring 2022
<b>Website</b>	<a href="#">DRA Projects</a>

<b>Allen Center Renovations [Phase 2]</b>	
Phase II of Brookfield's "Reimagining of Allen Center" project; renovation of Two and Three Allen Center Buildings	
<b>Address</b>	1200 Smith St. (2AC); 333 Clay St. (3AC)
<b>Developer</b>	Brookfield Property Partners
<b>Estimated cost</b>	\$45 million
<b>Est. completion</b>	March 2021
<b>Website</b>	<a href="#">Allen Center</a>

<b>Houston Center Renovations</b>	
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, reclad sky bridges, a new fitness center, new dining, retail, and coworking space.	
<b>Address</b>	909 Fannin St. and 1221 McKinney St.
<b>Developer</b>	Brookfield Property Partners
<b>Estimated cost</b>	\$150 million
<b>Est. completion</b>	February 2021
<b>Website</b>	<a href="#">Houston Center Project</a>

<b>Texas Tower</b>	
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.	
<b>Address</b>	845 Texas Avenue
<b>Developer</b>	Hines and Ivanhoé Cambridge
<b>Estimated cost</b>	\$304 million <sup>P</sup>
<b>Est. completion</b>	4Q 2021
<b>Website</b>	<a href="#">Texas Tower</a>

<b>Brava</b>	
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.	
<b>Address</b>	414 Milam St. [Block 42]
<b>Developer</b>	Hines
<b>Estimated cost</b>	TBD
<b>Est. completion</b>	3Q 2022   Pre-leasing Oct. 2021
<b>Website</b>	<a href="#">Hines</a>

<b>High Street Residential   Trammell Crow Co.</b>	
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.	
<b>Address</b>	808 Crawford St.
<b>Developer</b>	High Street Residential & Trammell Crow Co.
<b>Estimated cost</b>	TBD
<b>Est. completion</b>	3Q 2022
<b>Website</b>	<a href="#">High Street Residential</a>

<b>GreenStreet Renovations [Phase 2]</b>	
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.	
<b>Address</b>	1201 Fannin
<b>Developer</b>	Midway Companies & Lionstone Investments
<b>Estimated cost</b>	\$8.3 million <sup>P</sup>
<b>Est. completion</b>	June 2021
<b>Website</b>	<a href="#">GreenStreet Downtown</a>

<sup>V</sup> = Estimated using the Harris County Appraisal District public valuation data, January 2019

<sup>P</sup> = Estimated using the City of Houston's permitting and licensing data

## 2021

<b>1001 Fannin</b>	
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.	
<b>Address</b>	1001 Fannin
<b>Developer</b>	<b>FC Tower Property Partners LP</b>
<b>Estimated cost</b>	\$20 million
<b>Est. completion</b>	2022
<b>Website</b>	<a href="#">1001 Fannin</a>

<b>Life Time/ Life Time Work</b>	
A 60,000 SF fitness center and adjacent 38,000 SF coworking space.	
<b>Address</b>	1201 Fannin St.
<b>Developer</b>	Midway Companies
<b>Estimated cost</b>	Undisclosed
<b>Est. completion</b>	June 2021
<b>Website</b>	<a href="#">Life Time Work</a>

## 2020

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

<b>Total Plaza</b>	
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.	
<b>Address</b>	1201 Louisiana St.
<b>Developer</b>	Brookfield Properties
<b>Estimated cost</b>	\$10 million
<b>Completion Date</b>	<b>August 2020</b>
<b>Website</b>	<a href="#">Total Plaza</a>

<b>Discovery Green</b>	
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.	
<b>Address</b>	1500 McKinney St.
<b>Developer</b>	Discovery Green Conservancy
<b>Estimated cost</b>	\$12 million
<b>Completion Date</b>	August 2020
<b>Website</b>	<a href="#">Discovery Green</a>

<b>Hilton-Americas Houston</b>	
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.’	
<b>Address</b>	1601 Lamar St.
<b>Developer</b>	<b>Houston First Corporation</b>
<b>Estimated cost</b>	\$54 million
<b>Completion Date</b>	<b>August 2020</b>
<b>Website</b>	<a href="#">Total Plaza</a>

## 2019

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

<b>UHD-College of Sciences and Technology Building</b>	
Development of a new 4-story, 115,000-SF Sciences and Technology Building.	
<b>Address</b>	One Main St.
<b>Developer</b>	University of Houston Downtown
<b>Estimated cost</b>	\$73 million
<b>Completion Date</b>	September 2019
<b>Website</b>	<a href="#">UHD-College of Sciences &amp; Technology</a>

<b>C. Baldwin Hotel</b>	
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.	
<b>Address</b>	400 Dallas St.
<b>Developer</b>	Brookfield Properties
<b>Estimated cost</b>	\$19.2 million <sup>P</sup>
<b>Completion Date</b>	October 2019
<b>Website</b>	<a href="#">C. Baldwin Hotel</a>

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

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

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<b>Bank of America Tower (formerly, Capitol Tower)</b>	
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.	
<b>Address</b>	800 Capitol St.
<b>Developer</b>	Skanska
<b>Estimated cost</b>	\$360 million
<b>Completion Date</b>	June 2019
<b>Website</b>	<a href="#">Bank of America Tower</a> ; <a href="#">Understory Food Hall</a>

<b>1415 Louisiana</b>	
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.	
<b>Address</b>	1415 Louisiana St.
<b>Developer</b>	Wedge Group Incorporated
<b>Estimated cost</b>	\$15 million
<b>Completion Date</b>	May 2019
<b>Website</b>	<a href="#">1415 Louisiana</a>

## 2018

<b>The Jones on Main – Phase 2</b>	
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.	
<b>Address</b>	712 Main St.
<b>Developer</b>	Midway Companies and Lionstone Investments
<b>Completion Date</b>	December 2018
<b>Website</b>	<a href="#">Finn Hall</a>

<b>The Rustic</b>	
Development of a 25,000 SF restaurant, bar and live music venue.	
<b>Address</b>	1836 Polk St.
<b>Developer</b>	Houston First Corporation
<b>Estimated cost</b>	\$37.6 million <sup>P</sup>
<b>Completion Date</b>	November 2018
<b>Website</b>	<a href="#">The Rustic</a>

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

<b>Marlowe</b>	
Development of a new 20-story, 95-unit condominium	
<b>Address</b>	1311 Polk St.
<b>Developer</b>	Randall Davis and DC Partners
<b>Completion Date</b>	October 2018
<b>Website</b>	<a href="#">Marlowe</a>

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

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

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

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

<b>One Market Square Phase 1</b>	
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.	
<b>Address</b>	800 Preston St.
<b>Developer</b>	Essex Commercial Properties
<b>Estimated cost</b>	\$23.4 million <sup>P</sup>
<b>Completion Date</b>	May 2018
<b>Website</b>	<a href="#">One Market Square</a>

<b>Houston's First Baptist Church Downtown</b>	
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.	
<b>Address</b>	1730 Jefferson St.
<b>Developer</b>	Houston's First Baptist Church
<b>Estimated cost</b>	\$12 million
<b>Completion Date</b>	May 2018
<b>Website</b>	<a href="#">Houston's First Downtown</a>

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<b>Lyric Center Garage [Phase 1: Lyric Market &amp; Garage Project]</b>	
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).	
<b>Address</b>	411 Smith St.
<b>Developer</b>	U.S. Property Management
<b>Estimated cost</b>	\$25 million
<b>Completion Date</b>	March, 2018
<b>Website</b>	<a href="#">Lyric Garage</a>

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

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

## 2017

<b>Allen Center Renovations [Phase 1]</b>	
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.	
<b>Address</b>	500 Dallas St.
<b>Developer</b>	Brookfield Property Partners
<b>Estimated cost</b>	\$48.5 million
<b>Completion Date</b>	October, 2017
<b>Website</b>	<a href="#">Allen Center</a>

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

<b>The Jones on Main – Phase 1</b>	
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.	
<b>Address</b>	712 & 708 Main St.
<b>Developer</b>	Midway Companies and Lionstone Investments
<b>Completion Date</b>	September 2017
<b>Website</b>	<a href="#">The Jones on Main</a>

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

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

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

<b>1414 Texas Downtown (formerly Alexan Downtown)</b>	
Development of a new 8-story, 285-unit residential building	
<b>Address</b>	1414 Texas
<b>Developer</b>	Trammell Crow Residential
<b>Completion Date</b>	July 2017
<b>Website</b>	<a href="#">1414 Texas</a>

<b>Eighteen25</b>	
Development of a new 8-story, 242-unit residential building	
<b>Address</b>	1825 San Jacinto St.
<b>Developer</b>	Allied Orion Group
<b>Completion Date</b>	July 2017
<b>Website</b>	<a href="#">Live1825</a>

<b>Incarinate Word Academy</b>	
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.	
<b>Address</b>	609 Crawford
<b>Developer</b>	Sisters of the Incarnate Word and Blessed Sacrament
<b>Estimated cost</b>	\$8.5 million
<b>Completion Date</b>	February 2017
<b>Website</b>	<a href="#">Incarinate Word Academy</a>

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

<b>The Star</b>	
Redevelopment of the old Texaco Building into 286 residential units and adjacent garage	
<b>Address</b>	1111 Rusk St.
<b>Developer</b>	Provident Realty
<b>Estimated cost</b>	\$95 million
<b>Completion Date</b>	January 2017
<b>Website</b>	<a href="#">The Star</a>

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

## 2016

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

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

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

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

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

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

<b>Bank of America Tower Parking Garage (formerly, Capitol Tower Parking Garage)</b>	
Development of a 7-story, 260-space parking garage	
<b>Address</b>	800 Capitol St.
<b>Developer</b>	Skanska
<b>Completion Date</b>	September 2016
<b>Website</b>	<a href="#">Capitol Tower Garage</a>

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

<b>Sunset Coffee Building at Allen's Landing</b>	
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.	
<b>Address</b>	1019 Commerce St.
<b>Developer</b>	Buffalo Bayou Partnership and Houston First Corporation
<b>Estimated cost</b>	\$5.3 million
<b>Completion Date</b>	August 2016
<b>Website</b>	<a href="#">Sunset Coffee Building</a>

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

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

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

<b>500 Crawford</b>	
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.	
<b>Address</b>	500 Crawford St.
<b>Developer</b>	The Finger Companies
<b>Completion Date</b>	January 2016
<b>Website</b>	<a href="#">500 Crawford</a>

## 2015

<b>Holiday Inn Houston Downtown</b>	
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.	
<b>Address</b>	1616 Main St.
<b>Developer</b>	K&K Group
<b>Completion Date</b>	December 2015
<b>Website</b>	<a href="#">Holiday Inn Hotel</a>

<b>UHD Welcome Center &amp; Garage</b>	
Development of a 3-story garage with 1 occupied floor above, plus adjacent Welcome Center.	
<b>Address</b>	One Main St.
<b>Estimated cost</b>	\$16.2 million
<b>Completion Date</b>	November 2015
<b>Website</b>	<a href="#">UHD Welcome Center</a>

<b>ALLEY Theatre</b>	
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.	
<b>Address</b>	615 Texas Ave.
<b>Estimated cost</b>	\$46.5 million
<b>Completion Date</b>	October 2015
<b>Website</b>	<a href="#">Alley Theatre</a>

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

<b>METRO Rail North, East and Southeast Corridors</b>	
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.	
<b>Developer</b>	METRO
<b>Completion Date</b>	North route: December 2013; Remaining routes: July/August 2014

## 2014

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

<b>SkyHouse Houston</b>	
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.	
<b>Address</b>	1625 Main St.
<b>Developers</b>	Novare Group, Batson-Cook Development Co., Simpson Housing LLP, and Peter Dienna
<b>Estimated cost</b>	\$67 million
<b>Completion Date</b>	July 2014
<b>Website</b>	<a href="#">Skyhouse Houston</a>

<b>GreenStreet</b>	
Renovation of shopping/entertainment complex, previously called Houston Pavilions.	
<b>Address</b>	1200 Dallas St.
<b>Developer</b>	Midway Companies
<b>Website</b>	<a href="#">GreenStreet</a>

<b>George Thomas “Mickey” Leland Federal Building</b>	
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.	
<b>Address</b>	1919 Smith St.
<b>Developer</b>	GSA (U.S. General Services Administration)
<b>Estimated cost</b>	\$80 million
<b>Website</b>	<a href="#">Mickey Leland Federal Building</a>

## 2013

<b>Lancaster Hotel</b>	
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.	
<b>Address</b>	701 Texas Ave.
<b>Developer</b>	Charles M. Lusk III
<b>Estimated cost</b>	\$10 million
<b>Completion Date</b>	2Q 2013
<b>Website</b>	<a href="#">Lancaster Hotel</a>

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

## 2012

<b>1225 Louisiana Parking Garage</b>	
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.	
<b>Address</b>	1225 Louisiana St.
<b>Developer</b>	Brookfield Properties

<b>Historic Wilson Building</b>	
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.	
<b>Address</b>	500 Fannin at Prairie
<b>Developer</b>	500 Fannin LLC
<b>Estimated cost</b>	\$8.8 million
<b>Completion Date</b>	September 2012

## 2011

<b>Houston House Apartments</b>	
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.	
<b>Address</b>	1617 Fannin St.
<b>Developer</b>	Sumar Realty Corp.
<b>Estimated cost</b>	\$10 million
<b>Website</b>	<a href="#">Houston House Apartments</a>

<b>BG Group Place</b>	
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.	
<b>Address</b>	811 Main St.
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$350 million
<b>Completion Date</b>	February 2011
<b>Website</b>	<a href="#">BG Group Place</a>

<b>Embassy Suites Hotel</b>	
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.	
<b>Address</b>	1515 Dallas St.
<b>Developer</b>	American Liberty Hospitality
<b>Estimated cost</b>	\$50 million
<b>Completion Date</b>	February 2011
<b>Website</b>	<a href="#">Embassy Suites Hotel</a>

<b>Harris County Jury Assembly Room and Transportation Plaza</b>	
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.	
<b>Address</b>	Bounded by Franklin, Congress, San Jacinto and Caroline
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$16.8 million
<b>Completion Date</b>	Q1 2011

<b>Houston Ballet Center for Dance</b>	
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.	
<b>Address</b>	601 Preston St.
<b>Developer</b>	Houston Ballet
<b>Estimated cost</b>	\$46.6 million
<b>Completion Date</b>	April 2011
<b>Website</b>	<a href="#">Houston Ballet Center for Dance</a>

<b>Hess Tower</b>	
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.	
<b>Address</b>	1501 McKinney St.
<b>Developer</b>	Trammell Crow Company
<b>Estimated cost</b>	\$300 million
<b>Completion Date</b>	June 2011



<b>City of Houston Permit Headquarters and Green Resource Center</b>	
The renovation of a 4-story, 187,000-square-foot building with basement into the City's permit headquarters and Green Resource Center.	
<b>Address</b>	1002 Washington Ave.
<b>Developer</b>	City of Houston   Architect: Studio Red
<b>Estimated cost</b>	\$25 million
<b>Completion Date</b>	June 2011
<b>Website</b>	<a href="#">City of Houston Permit Headquarters</a>

<b>Julia Ideson Building</b>	
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.	
<b>Address</b>	500 McKinney St.
<b>Developer</b>	Julia Ideson Preservation Partners and City of Houston
<b>Estimated cost</b>	\$38 million
<b>Completion Date</b>	December 2011
<b>Website</b>	<a href="#">Julia Ideson Building</a>

<b>City View Lofts</b>	
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.	
<b>Address</b>	15 N. Chenevert St.
<b>Developer</b>	Silvestri Investments
<b>Completion Date</b>	October 2011
<b>Website</b>	<a href="#">City View Lofts</a>

## **2010**

<b>Market Square Park</b>	
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.	
<b>Address</b>	301 Milam St.
<b>Developer</b>	Houston Downtown Management District, City of Houston Parks Development, DRA/TIRZ #3
<b>Estimated cost</b>	\$3.2 million
<b>Completion Date</b>	August 2010
<b>Website</b>	<a href="#">Market Square Park</a>

<b>Harris County 1910 Courthouse</b>	
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.	
<b>Address</b>	301 Fannin St.
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$65 million
<b>Completion Date</b>	August 2010

<b>Portfolio Building</b>	
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.	
<b>Address</b>	1712 Pease St.
<b>Developer</b>	Portfolio Associates, Inc.
<b>Estimated cost</b>	\$5 million
<b>Website</b>	<a href="#">MMI Agency</a>

<b>Tellepsen Family YMCA</b>	
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.	
<b>Address</b>	808 Pease St.
<b>Developer</b>	YMCA of Greater Houston
<b>Estimated cost</b>	\$33.5 million
<b>Completion Date</b>	September 2010
<b>Website</b>	<a href="#">Tellepsen Family YMCA</a>

## 2009

<b>One Park Place</b>	
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.	
<b>Address</b>	1400 McKinney St.
<b>Developer</b>	Finger Properties
<b>Estimated cost</b>	\$100 million
<b>Completion Date</b>	April 2009
<b>Website</b>	<a href="#">One Park Place</a>

<b>Tennison Lofts</b>	
Redevelopment of the historic 1922 Tennison Hotel into 32 residential rental units.	
<b>Address</b>	110 Bagby St.
<b>Developer</b>	Yazdcorp Funds
<b>Website</b>	<a href="#">Tennison Lofts</a>

## 2008

<b>Houston Pavilions</b>	
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.	
<b>Address</b>	1201 Fannin St.
<b>Developer</b>	Midway Companies LLC
<b>Estimated cost</b>	\$170 million
<b>Completion Date</b>	October 2008
<b>Website</b>	<a href="#">Houston Pavilions</a>

<b>Houston Public Central Library</b>	
Renovation included IT infrastructure updating, rebuilding the plaza, expanding and enhancing children's and teen's services, and providing additional space for the public.	
<b>Address</b>	500 McKinney St.
<b>Developer</b>	Houston Public Library

<b>Estimated cost</b>	\$17 million
<b>Completion Date</b>	May 2008
<b>Website</b>	<a href="#">Houston Public Library</a>

### 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.

<b>Address</b>	1919 Louisiana St.
<b>Developer</b>	City of Houston
<b>Estimated cost</b>	\$12.4 million
<b>Completion Date</b>	April 2008
<b>Website</b>	<a href="#">Fire Super Station</a>

### 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.

<b>Address</b>	1500 McKinney
<b>Developer</b>	Discovery Green Conservancy & City of Houston
<b>Estimated cost</b>	\$122 million
<b>Completion Date</b>	April 2008
<b>Website</b>	<a href="#">Discovery Green</a>

### 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.

<b>Address</b>	1111 Pierce
<b>Developer</b>	Sacred Heart Co-Cathedral
<b>Estimated cost</b>	\$40 million
<b>Completion Date</b>	April 2008
<b>Website</b>	<a href="#">Sacred Heart Co-Cathedral</a>

### 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.

<b>Address</b>	609 Crawford
<b>Developer</b>	Incarinate Word Academy
<b>Estimated cost</b>	\$8.5 million
<b>Website</b>	<a href="#">Incarinate Word Academy Fine Arts</a>

## 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.

<b>Address</b>	820 Main
<b>Developer</b>	Sunbelt Management
<b>Estimated cost</b>	\$20 million
<b>Website</b>	<a href="#">Walker@Main Garage</a>

### 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.

<b>Address</b>	320 N Main St.
<b>Developer</b>	University of Houston

<b>Estimated cost</b>	\$30 million
<b>Completion Date</b>	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.

<b>Address</b>	919 Milam St.
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$11 million
<b>Completion Date</b>	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.

<b>Address</b>	1117 Texas Ave.
<b>Developer</b>	Episcopal Diocese of Texas
<b>Estimated cost</b>	\$22 million
<b>Website</b>	<a href="#">Christ Church Cathedral</a>

### Bayou Place Expansion, Phase II

Offices with parking on the ground level

<b>Address</b>	Texas Avenue at Bagby
<b>Developer</b>	The Cordish Company
<b>Estimated cost</b>	\$25 million
<b>Website</b>	<a href="#">Bayou Place</a>

## 2006

### Harris County Civil Justice Center

New civil courts building at Caroline at Franklin

<b>Address</b>	Caroline at Franklin
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$119 million
<b>Completion Date</b>	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.

<b>Developer</b>	City of Houston and the Houston Downtown Management District
<b>Estimated cost</b>	\$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.

<b>Address</b>	150 Sabine St.
<b>Developers</b>	City of Houston and Buffalo Bayou Partnership
<b>Estimated cost</b>	\$15 million

### Harris County Juvenile Justice Center

Rehabilitation of former criminal courts building.

<b>Address</b>	1200 Congress Ave.
<b>Developer</b>	Harris County

<b>Estimated cost</b>	\$35 million
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## 2005

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

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

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

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

<b>Root Memorial Square Park</b>	
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.	
<b>Address</b>	1400 Clay St.
<b>Developer</b>	City of Houston
<b>Estimated cost</b>	\$1.5 million

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

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

<b>Downtown/Midtown Transit Project</b>	
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.	
<b>Developer</b>	Metropolitan Transit Authority
<b>Estimated cost</b>	\$268 million

## 2004

<b>Communication Workers of America Union Hall</b>	
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.	
<b>Address</b>	1730 Jefferson St.
<b>Developer</b>	Communication Workers of America
<b>Estimated cost</b>	\$4.5 million

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

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

<b>Main Street Square</b>	
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.	
<b>Address</b>	1000 Main St.
<b>Developer</b>	Central Houston Civic Improvement, Inc.
<b>Estimated cost</b>	\$8.9 million

<b>METRORail Line</b>	
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.	
<b>Address</b>	Main Street
<b>Developer</b>	Downtown Redevelopment Authority (DRA); Houston Downtown Management District; METRO
<b>Estimated cost</b>	\$324 million

<b>Club Quarters Hotel</b>	
Redevelopment of old Texas State building into boutique hotel.	
<b>Address</b>	720 Fannin St.
<b>Developer</b>	Masterworks Development Corporation
<b>Estimated cost</b>	\$30 million
<b>Website</b>	<a href="#">Club Quarters Hotel</a>

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

<b>The Shops at Houston Center</b>	
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.	
<b>Address</b>	1200 McKinney St.
<b>Developer</b>	Crescent Real Estate Equities, Ltd.
<b>Estimated cost</b>	\$10.6 million

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

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

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

## 2003

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

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

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

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

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

<b>Downtown Aquarium</b>	
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.	
<b>Address</b>	410 Bagby St.
<b>Developer</b>	Landry's
<b>Estimated cost</b>	\$38 million

<b>Franklin Lofts</b>	
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.	
<b>Address</b>	201 Main St.
<b>Developer</b>	Garvey Properties
<b>Estimated cost</b>	\$20 million

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

<b>Harris County Parking Garage</b>	
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.	
<b>Address</b>	1401 Congress Ave.
<b>Developer</b>	Harris County
<b>Estimated cost</b>	\$12.8 million for Phase I

<b>Hilton Americas-Houston</b>	
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.	
<b>Address</b>	1200 Avenida de las Americas
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$285 million

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



<b>Magnolia Hotel</b>	
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.	
<b>Address</b>	1100 Texas Ave.
<b>Developer</b>	Steven Holtze Corporation
<b>Estimated cost</b>	\$52 million

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

<b>1000 Main (formerly Reliant Energy Plaza)</b>	
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.	
<b>Address</b>	1000 Main St.
<b>Developer</b>	Century Development
<b>Estimated cost</b>	\$150 million

<b>Toyota Center</b>	
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.	
<b>Address</b>	1510 Polk St.
<b>Developer</b>	Harris County-Houston Sports Authority
<b>Estimated cost</b>	\$232 million. \$202 million for the arena and \$30 million for the garage.

<b>US 59 Polk St. Ramp</b>	
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.	
<b>Developer</b>	TxDOT
<b>Estimated cost</b>	\$988,000

## 2002

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

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

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

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

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

<b>Hobby Center for the Performing Arts</b>	
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.	
<b>Address</b>	800 Bagby St.
<b>Developer</b>	Music Hall Foundation
<b>Estimated cost</b>	\$88 million

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

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

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

## 2001

<b>1100 Smith Garage Expansion</b>	
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.	
<b>Address</b>	1100 Smith St.
<b>Developer</b>	Hines
<b>Estimated cost</b>	\$6 million

<b>1500 Louisiana and Parking Garage</b>	
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.	
<b>Address</b>	1500 Louisiana St.
<b>Developer</b>	Hines for Enron Corp.
<b>Estimated cost</b>	\$200 million

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

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

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

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

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

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

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

<b>McKinney Place Garage</b>	
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.	
<b>Address</b>	930 Main St.
<b>Developer</b>	BMS Management, Inc.
<b>Estimated cost</b>	\$15 million

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

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

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

## 2000

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

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

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

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

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

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

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

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

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

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

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

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

<b>US 59/Eastex Freeway Ramps</b>	
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.	
<b>Developer</b>	TxDOT
<b>Estimated cost</b>	\$48.2 million

## 1999

<b>Bob Lanier Building</b>	
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.	
<b>Address</b>	611 Walker St.
<b>Developer</b>	City of Houston
<b>Estimated cost</b>	\$43 million

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

#### Metropolitan Detention Center

U.S. Bureau of Prisons facility at Texas and San Jacinto.	
<b>Address</b>	1200 Texas Ave.
<b>Developer</b>	U.S. Bureau of Prisons
<b>Estimated cost</b>	\$36 million

#### New Hope Housing

New construction of 130 single-room-occupancy rental units built in three phases.	
<b>Address</b>	320 Hamilton St.
<b>Developer</b>	New Hope Housing
<b>Estimated cost</b>	\$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.	
<b>Address</b>	1401 Rusk St.
<b>Developers</b>	Houston Industries & Unicom
<b>Estimated cost</b>	\$30 million

#### One City Centre

Renovation of former First City Main Building. 600,000-square-foot development with 750-car parking garage.	
<b>Address</b>	1021 Main St.
<b>Developer</b>	McCord Development
<b>Estimated cost</b>	\$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.	
<b>Developers</b>	TxDOT and City of Houston
<b>Estimated cost</b>	\$10 million

#### St. Germain Condos

Old office building (Kress Building) converted into 107 residential rental units with retail at the street level.	
<b>Address</b>	705 Main St.
<b>Developer</b>	The Randall Davis Company
<b>Estimated cost</b>	\$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.	
<b>Address</b>	1300 Main St.
<b>Developer</b>	McCord Development
<b>Estimated cost</b>	\$21 million

# 1998

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

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

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

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

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

<b>Sakowitz Building</b>	
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.	
<b>Address</b>	1111 Main St.
<b>Developer</b>	BPF Real Estate
<b>Estimated cost</b>	\$3.5 million

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

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

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

## 1997

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

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

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

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

## 1996

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



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

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

## 1995

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

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

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

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

<sup>v</sup> = Estimated using the Harris County Appraisal District public valuation data, January 2019

<sup>p</sup> = 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\\*](#)

<sup>V</sup> = Estimated using the Harris County Appraisal District public valuation data, January 2019

<sup>P</sup> = 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](#)