

## DEVELOPMENT

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### Downtown Houston

This list provides details on all public and private sector construction projects in downtown since 1995. Costs are estimated or otherwise not available. Interior renovations are not included unless the entire building, including its exterior, is part of the project scope.

### Under Construction

#### **One Market Square Phase 1**

Developer: Essex Commercial Properties.  
11-story, mixed-use retail and parking  
Est. completion: 1Q 2018.

#### **Lyric Market [Phase 2: Lyric Market & Garage Project]**

Developer: U.S. Property Management.  
31,000-SF culinary destination  
Estimated cost: \$58 million  
Est. completion: 2Q 2018.

#### **Joint Processing Center**

Developer: Harris County and City of Houston  
3-story 250,000 SF facility for HCSO & HPD.  
Est. completion: 2Q 2018.

#### **The Jones on Main**

Developer: Midway Companies and Lionstone Investments  
Rebranding and renovation of 708 Main (10-story, 82,236-SF) and 712 Main (37-story, 800,000-SF) office towers as *The Jones on Main*. Renovations include: connecting the two buildings 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.  
Est. completion: Early 2018

#### **Marlowe**

1311 Polk St  
Developer: Randall Davis  
Development of a new 20-story, 100-unit condominium  
Est. completion: 4Q 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  
Est. completion: 4Q 2018

**AC Hotel by Marriott**

723 Main

Developer: Newcrestimage

Redevelopment of the former Houston Bar Center into a 10-story, 195-key European style luxury hotel

Est. construction start: 3Q 2017

Est. completion: 4Q 2018

**Hyatt Place Hotel**

Redevelopment of the 1114 Texas office building into a 16 story, 154-key hotel.

Developer: Pride Management Inc.

Est. completion 4Q 2018.

**The Rustic**

Chenevert and Hamilton

25,000 SF restaurant, bar and live music.

Developer: Houston First Corporation.

Est. construction start 4Q 2017.

Est. completion 3Q 2018.

**Block 94**

13-story parking garage.

Developer: Midway

Est. construction start 3Q 2017.

Est. completion 4Q 2018.

**Capitol Tower**

Developer: Skanska.

Development of a new 35-story, 775,000 SF office tower

Est. completion 2Q 2019.

**Cambria Tower Petroleum Houston**

Developer: Choice Hotels International, Inc.

Redevelopment of the Great Southwest building into a 21 story hotel.

Est. completion 4Q 2019.

**Camden Downtown (Phase 1)**

Developer: Camden Property Trust

Development of a new 21-story, 271-unit residential building

Phase 1 of a 2-block, 2-phase development.

Est. construction start 1Q 2018

Est. completion 4Q 2018

**Planned Residential (Phase 2)**

Developer: Camden Property Trust

Development of a new 21-story, 271-unit residential building

Phase 2 of a 2-block, 2-phase development

Est. construction start TBD

### **Planned Residential**

Developer: Trammell Crow.

Development of a new 40-story, 314-unit residential building with 12- story garage podium.

Est. construction start 1Q 2018.

Est. completion 2Q 2020

### **Planned Residential**

Developer: Marquette Companies

Development of a new 24-story, 304-unit residential building.

Est. construction start 2Q 2018.

Est. completion 2Q 2020.

### **1810 Main**

Developer: Fairfield Residential.

Development of a new 10-story, 286-unit residential building.

Est. construction start date not available.

### **Houston's First Baptist Church Downtown**

Redevelopment of the Communications Workers of America/Local 6222 Union

Building into a 3-story, multi-purpose campus.

Est. construction start date not available.

### **6 Houston Center**

Developer: Crescent

Development of a new 30-story, 600,000 SF office tower

Est. construction start date not available

### **Chevron Office Tower**

Development of a new 50-story, 1.7 million SF office tower

Est. construction start date not available

### **800 Bell**

Developer: Shorenstein Properties.

Redevelopment of the 45-story, 1.4 million SF office tower

Est. construction start date not available

### **Parking Garage**

300-car parking facility for Incarnate Word Academy and Annunciation Catholic Church

Est. construction start date not available

## **2018**

### **Franklin/ Milam Garage**

Developer: Stanton Road Capital

10-story parking garage

Completed: February, 2018

**Lyric Garage [Phase 1: Lyric Market & Garage Project]**

Developer: U.S. Property Management.

8-story, 800-space parking garage

Estimated cost: \$25 million

Completed: March, 2018

**1711 Caroline**

1711 Caroline St

Developer: Leon Capital Group

Development of a new 5-story, 220-unit residential building

Completed: March 2018

**2017**

**609 Main at Texas**

Developer: Hines

Construction of a new 48-story, 1.05 million square-foot office tower. Includes 36 stories of office space over an 11-level parking garage

Completed: January 2017

**Aris Market Square**

409 Travis St

Developer: Hines.

Development of a new 32-story, 274-unit luxury high-rise residential building

Completed: July 2017

**Alexan Downtown**

1410 Texas

Developer: Trammell Crow Residential

Development of a new 8-story, 285-unit residential building

Completed: July 2017

**Allen Center Renovations [Phase 1]**

Developer: Stanton Road Capital

Reimagining of Allen Center project, which included the transformation of the One Allen Center lobby, as well as a new one-acre central greenspace, The Acre

Total Budget: \$48.5 million

Completed: October, 2017

**Catalyst**

1423 Texas St

Developer: Marquette Companies

Development of a new 28-story, 361-unit high-rise luxury residential building

Completed: September 2017

**Eighteen25**

1825 San Jacinto St  
Developer: Allied Orion Group  
Development of a new 8-story, 242-unit residential building  
Completed: July 2017

**Hotel Alessandra**

GreenStreet Downtown  
Developer: Midway Companies Inc.  
Development of a new 21-story, 223-key, full-service luxury hotel  
Est. completion: 4Q 2017

**Le Meridien**

1121 Walker  
Developer: Services Group, Inc.  
Redevelopment of the Melrose Building into 255-key hotel.  
Completed: 3Q 2017

**The Star**

1111 Rusk  
Developer: Provident Realty  
Redevelopment of the old Texaco Building into 286 residential units and adjacent garage  
Completed: January 2017

**2016**

**Marriott Marquis Houston Convention Center Hotel**

Developer: RIDA Development Corporation.  
Development of a 29-story, 1,000-key convention center hotel  
Completed: December 2016

**GRBCC Interior / Exterior Enhancements**

Developer: Houston First Corporation  
Renovations to lobbies, retail & western facade; includes improvements to Avenida Houston.  
Completed: December 2016

**Market Square Tower**

Developer: Woodbranch Tower, LLC.  
Development of a new 40-story, 463-unit luxury high-rise residential building  
Completed: November 2016

**The Hamilton**

Developer: Resolution Real Estate  
Development of a new 5-story, 149-unit residential building  
Completed: October 2016

**Aloft Hotel**

Developer: William R. Franks Professional Services  
Redevelopment of the Stowers Building into 172-key hotel  
Completed: October 2016

**SkyHouse Main**

Developer: Novare Group  
Development of a new 24-story, 336-unit residential building  
Completed: September 2016

**Capitol Tower Parking Garage**

Developer: Skanska  
Development of a 7-story, 260-space parking garage  
Completed September 2016

**Partnership Tower**

Developer: Houston First Corporation  
Development of a new 7-story, 120,000 SF mid-rise office building, plus 1,900-car public parking facility  
Completed September 2016

**Sunset Coffee Building at Allen's Landing**

Developers: Buffalo Bayou Partnership and Houston First Corporation  
Renovation of the 3-story, 12,000-square-foot brick, 1910 International Coffee Building. The site was transformed into a recreational and cultural center which 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.  
Completed: August 2016

**Block 334**

Developer: Alliance Residential Company  
Construction of a new 5-story, 207-unit residential building with underground garage. Full block between Main & Fannin and Bell & Leeland  
Completed: June 2016

**Hampton Inn / Homewood Suites**

Developer: American Liberty Hospitality.  
14-story, 173-key Hampton Inn & 127-key Homewood Suites.  
Completed: March 2016

**1111 Travis**

Developer: 1110 Main Partners, LP  
23-story, 475,000 SF office tower  
Completed: March 2016

**500 Crawford**

Developer: The Finger Companies

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.

Completed: January 2016

## **2015**

### **Holiday Inn**

1616 Main Street

Developer: K&K Group

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.

Completed: December 2015

### **UHD Welcome Center & Garage**

3-story garage with 1 occupied floor above, plus adjacent Welcome Center.

Completed: November 2015

### **ALLEY Theatre**

Developer: METRO

Full restoration of historic performance hall.

Completed: October 2015

### **Parking Garage**

Polk between Louisiana and Milam

Developer: Trammell Crow

Construction of a new 16-story, 1,600-space, tunnel-connected parking garage on ½ block. Developed for Wells Fargo Plaza

Completed: 3Q 2015

### **METRORail North, East and Southeast Corridors**

Developer: METRO

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.

Completed: North route: December 2013. Remaining routes: July/August 2014

## **2014**

### **SkyHouse Houston**

1625 Main St.

Developers: Novare Group, Batson-Cook Development Co., Simpson Housing LLP, and Peter Dienna.

Construction of a new 24-story, 336-unit luxury high-rise residential building. Features will 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 will include a club room, fitness center, pool and grilling area. Estimated cost: \$67 million. Completed: July 2014

**JW Marriott**

806 Main Street

Developer: Pearl Hospitality.

Redevelopment of the historic 1910 Carter Building into a 328-key hotel. Renovations include interior redesign as well as replacement of exterior façade.

Completed: September 2014.

**GreenStreet**

1200 Dallas

Developer: Midway Companies

Renovation of shopping/entertainment complex, previously called Houston Pavilions.

Completed: 2014

**George Thomas “Mickey” Leland Federal Building**

1919 Smith

Renovation of the 22-story federal building that houses regional offices of U.S. government agencies. Work includes replacement of the building exterior façade and related new lighting controls, upgrade building interior for ADA compliance; replacement of the building’s HVAC system; replacement of the exiting breeze-way from the parking garage to the building lobby; install new elevator, and reconstruct existing stairway for access from parking garage tunnel to breeze-way; reconstruction of plaza area; and upgrades to the perimeter security barriers. Estimated cost: \$80 million.

Completed: 2015

**2013**

**Lancaster Hotel**

701 Texas Ave.

Architect: Gensler

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. Estimated cost: \$10 million.

Completed: 2Q 2013



### **JPMorgan Chase Day Care Building**

1414 Fannin

Developer: Skanska

Construction of a new 10,000-square-foot day care building for the children of JPMorgan Chase employees. Estimated cost: \$2 million.

Completed: February 2013

## **2012**

### **1225 Louisiana Parking Garage**

Developer: Brookfield Properties

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.

### **Historic Wilson Building**

500 Fannin at Prairie. 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 achieves LEED Gold status. The third and fourth floors of the building are the new headquarters of Fretz Construction Company. Estimated cost: \$8.8 million.

### **Houston House Apartments**

1617 Fannin. 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. Estimated cost: \$10 million.

## **2011**

### **BG Group Place**

811 Main

Developer: Hines

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.

### **City of Houston Permit Headquarters and Green Resource Center**

1002 Washington Ave.

Architect: Studio Red

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

### **City View Lofts**

15 N. Chenevert St.

Developer: Silvestri Investments

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.

### **Embassy Suites Hotel**

1515 Dallas

Developer: American Liberty Hospitality

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.

### **Harris County 1910 Courthouse**

301 Fannin. Restoration of the nearly century-old former civil courthouse. The building now serves as the new home of the 1<sup>st</sup> and 14<sup>th</sup> Texas Courts of Appeal. Developer: Harris County. Estimated cost: \$65 million.

### **Harris County Jury Assembly Room and Transportation Plaza**

Bounded by Franklin, Congress, San Jacinto and Caroline

Developer: Harris County

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. Estimated cost: \$16.8 million.

### **Hess Tower**

1501 McKinney

Developer: Trammell Crow Company

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 Corporation is the sole tenant in the building.

### **Houston Ballet Center for Dance**

Smith & Preston

Designed by Gensler

Developer: Houston Ballet

New construction of a 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.

### **Julia Ideson Building**

500 McKinney

Developer: Julia Ideson Preservation Partners and City of Houston

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. Estimated cost: \$38 million.

### **Tellepsen Family YMCA**

808 Pease

Designed by Kirksey

Developer: YMCA of Greater Houston

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.

## **2010**

### **Market Square Park**

301 Milam

Developer: Houston Downtown Management District, City of Houston Parks Development and Downtown Redevelopment Authority/TIRZ #3

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. Estimated cost: \$3.2 million.

### **Portfolio Building**

1712 Pease

Developer: Portfolio Associates, Inc.

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. Estimated: \$5 million.

## **2009**

### **One Park Place**

1400 McKinney

Developer: Finger Properties

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.

### **Tennison Lofts**

110 Bagby

Developer: Yazdcorp Funds

Redevelopment of the historic 1922 Tennison Hotel into 32 residential rental units.

## **2008**

### **Houston Pavilions**

1201 Fannin St.

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. Estimated cost: \$170 million.

### **Houston Public Central Library**

500 McKinney St.

Renovation included IT infrastructure updating, rebuilding the plaza, expanding and enhancing children's and teen's services, and providing additional space for the public. Estimated cost: \$15 million.

### **Fire Super Station**

1919 Louisiana

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. Estimated cost: \$12.4 million.

### **Discovery Green**

1500 McKinney

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. Estimated cost: \$122 million.

### **Sacred Heart Co-Cathedral**

1111 Pierce

The existing Catholic Church built a new cathedral on a full city block. It is a Romanesque-style building with a 12-story bell tower. The sanctuary seats 1,820. Estimated cost: \$40 million.

### **Incarnate Word Academy**

609 Crawford

New construction of a Fine Arts Center and the renovation of the existing building. The Fine Arts Center is located at the corner of Capitol and Crawford and features a 400-seat multi-purpose auditorium, lobby area, dressing and storage areas, and state-of-the-art theatre production equipment. Estimated cost: \$8.5 million.

## **2007**

### **Walker at Main Garage**

820 Main

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. Developer: Sunbelt Management. Estimated cost: \$20 million.

### **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. Developer: University of Houston. Estimated cost: \$30 million.

### **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. Developer: Hines. Estimated cost: \$11 million.

### **Christ Church Cathedral Expansion**

1117 Texas Avenue. 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. Developer: Episcopal Diocese of Texas. Estimated cost: \$22 million.

### **Bayou Place Expansion, Phase II**

Texas Avenue at Bagby. Offices with parking on the ground level. Developer: The Cordish Company.

## **2006**

### **Harris County Civil Justice Center**

New civil courts building at Caroline at Franklin. Developer: Harris County. \$119 million.

### **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 of the Cotswold Project 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. Developers: City of Houston and Buffalo Bayou Partnership. Estimated cost: \$15 million.

### **Harris County Juvenile Justice Center**

Rehabilitation of former criminal courts building. Developer: Harris County. Estimated cost: \$35 million.

## **2005**

### **Byrd's Lofts**

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

### **First City Tower**

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

### **Kirby Lofts at Main**

917 Main. Conversion of a former retail and office building into 70 residential units for sale with retail space on the ground floor. Developers: NBC Holdings, Inc. and The Randall Davis Company.

### **Metro Administration Building / Downtown Transit Center**

1900 Main. A 14-story, 300,000-square-foot office building with 3,000 square feet of retail on the ground floor and nine bus bays. Developer: Metropolitan Transit Authority. Estimated cost: \$41 million.

### **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. Redesignated as a pedestrian plaza with a basketball court for downtown's new multi-purpose arena, Toyota Center. Developer: City of Houston. Estimated cost: \$1.5 million.

### **Stowers Building**

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

### **Holy Cross Chapel: First Floor Chapel**

905 Main. Interior renovation of a former office building into a Catholic chapel with related services and offices. Developer: Diocese of Houston/Galveston. \$1.3 million.

### **Downtown/Midtown Transit Project**

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

## **2004**

### **Communication Workers of America Union Hall**

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

**Hotel Icon**

220 Main. Conversion of a 1911 bank building into a luxury boutique hotel. Developer: The Randall Davis Company. Estimated cost: \$35 million.

**Inn At The Ballpark**

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

**Main Street Square**

1000 Main. 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. 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. Developer: 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.

**Club Quarters Hotel**

720 Fannin. Redevelopment of old Texas State building into boutique hotel. Developer: Masterworks Development Corporation. Estimated cost: \$30 million.

**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**

1200 McKinney. 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. Developer: Crescent Real Estate Equities, Ltd. Estimated cost: \$10.6 million.

**University of Houston-Downtown**

1001 Commerce. New construction of a four-story, 90,000-square-foot classroom building for departments of Urban Teacher Education and Criminal Justice. 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. TxDOT. Estimated cost: \$68 million.

### **Willow Street Pump Station**

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

## **2003**

### **Austin Street**

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

### **Bayou Lofts**

915 Franklin. The conversion of an office building into 100 residential for-sale units. 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.

### **Buffalo Bayou Siphon Project**

Buffalo Bayou at Fannin St. Installation of large diameter siphon under bayou to transfer waste water from the south side of the bayou to its north side. 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. Developers: Hines and Prime Asset Management. Estimated cost: \$100 million+.

### **Downtown Aquarium**

410 Bagby. 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. Developer: Landry's Seafood Restaurants. Estimated cost: \$38 million.

### **Franklin Lofts**

201 Main. 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. Developer: Garvey Properties. Estimated cost: \$20 million.

### **George R. Brown Convention Center Expansion**

1001 Avenida de las Americas. Additions include 400,000 square feet of exhibit space and meeting rooms. Exhibit space at completion: 853,500 square feet. 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. Estimated cost: \$12.8 million for Phase I.

### **Hilton Americas-Houston**

1200 Avenida de las Americas. 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. Developer: Hines. Estimated cost: \$285 million.

### **Holy Cross Chapel: Façade Renovation**

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

### **Magnolia Hotel**

1100 Texas. 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. Developer: Steven Holtze Corporation. Estimated cost: \$52 million.

### **Marriott Courtyard, Residence Inn, and Humble Tower Apartments**

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

### **1000 Main (formerly Reliant Energy Plaza)**

1000 Main. 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. Developer: Century Development. Estimated cost: \$150 million.

### **Toyota Center**

1510 Polk. 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. 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**

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

**Baker Street Jail**

1200 Baker Street. New construction of a 3,000-bed Harris County jail. Developer: Harris County. Estimated cost: \$70 million.

**Citizens National Bank**

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

**Commerce Towers**

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

**917 Franklin (formerly Commercial National Bank Building)**

917 Franklin at Main. Renovation of a 40,000-square-foot office building with retail/restaurant on the ground level. Developer: 917 Franklin Land Ltd. Estimated cost: \$70 million.

**Hobby Center for the Performing Arts**

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

**Mafrige Building**

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

**Alden Hotel (formerly Sam Houston Hotel)**

1119 Prairie. Restoration of boutique hotel with 102 rooms. Developer: Spire Realty Group. Estimated cost: \$20 million.

**The Great Jones Building**

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

## 2001

**1100 Smith Garage Expansion**

1100 Smith. 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. Developer: Hines. Estimated cost: \$6 million.

**1500 Louisiana and Parking Garage**

1500 Louisiana. 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. 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. Developer: Norik Amirkhanian. Estimated cost: \$200,000.

### **Americana Building**

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

### **Buffalo Bayou: Allen's Landing Phase I**

1001 Commerce. Renovation of Houston's first port at the confluence of Buffalo and White Oak Bayous. Developer: City of Houston and Buffalo Bayou Partnership. Estimated cost: \$2.8 million.

### **Capitol Lofts**

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

### **Islamic Da'wah Center**

202 Main. Renovation of the old Houston National Bank building into an Islamic mosque and learning center. Developer: The Olajuwon Group.

### **I-45 Elevated Section Bridge Replacement**

W. Dallas to Memorial. Reconstruction of bridge decks and installation of four beacons and landscaping where the freeway crosses Buffalo Bayou. Developer: Texas Department of Transportation. Estimated cost: \$11.9 million.

### **Jones Plaza Reconstruction**

600 Louisiana. Reconstruction of downtown plaza for outdoor events. Developer: City of Houston. Estimated cost: \$6 million.

### **McKinney Place Garage**

930 Main. 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. Developer: BMS Management, Inc. Estimated cost: \$15 million.

### **Sabine Street Lofts**

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

### **San Jacinto Lofts**

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

### **South Texas College of Law-The Fred Parks Library**

1303 San Jacinto. New construction of a six-story, 78,301-square-foot law library addition with three conference rooms, a terrace and atrium. Developer: South Texas College of Law. Estimated cost: \$16 million.

## **2000**

1001 McKinney

Renovation of former Texas American Bank building. 370,000-square-foot office development with 800-car garage addition. Developer: Levcor. Estimated cost: \$30 million.

### **1801 Main Renaissance Office Tower**

Renovation of a 216,000-square-foot building. Developer: TCP Renaissance Partners. Estimated cost: \$3 million.

### **Bayou Place Expansion**

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

### **Crowne Plaza Cullen Center**

1700 Smith. Renovation of the former Whitehall Hotel at Smith and Pease. 259 rooms. Developer: Maryland Hospitality, Inc. Estimated cost: \$25 million.

### **D'George Residential Project**

1418 Preston. Conversion of the former King George Hotel into 100 single-room-occupancy residential subsidized housing rental units. Developer: Non-profit Housing Corporation of Houston. Estimated cost: \$2.3 million.

### **Downtown Club at the Met**

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

### **Holiday Inn Express**

1810 Bell Avenue. New construction of a 114-room, 57,000-square-foot hotel. Developer: North American Properties. Estimated cost: \$8 million.

### **Keystone Lofts**

1120 Texas Avenue. Office building converted into 31 residential condominium units for sale. Interlochen Development. Estimated cost: \$3 million.

### **McCrary Building**

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

**Minute Maid Park**

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

**Skywalk**

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

**Star of Hope**

1811 Ruiz. Doris & Carlross Morris Men's Development Center. New construction of a 279-bed, 33,000-square-foot homeless residence and treatment facility. 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. Estimated cost; \$48.2 million.

**1999****Bob Lanier Building**

611 Walker. 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. Developer: City of Houston. Estimated cost: \$43 million.

**Harris County Criminal Justice Center**

1201 Franklin. New construction of a facility located in the heart of the Harris County Courts Complex. Developer: Harris County. Estimated cost: \$88 million.

**Metropolitan Detention Center**

1200 Texas Avenue. U.S. Bureau of Prisons facility at Texas and San Jacinto. Estimated cost: \$36 million.

**New Hope Housing**

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

**Northwind/Union Station Chilling Plant**

1401 Rusk. Construction of first of four chilled water cooling plants to service Minute Maid Park and downtown buildings. Developer: a joint venture of Houston Industries and Unicom (Northwind Houston). Now operated by Entergy. Estimated cost: \$30 million.

**One City Centre**

1021 Main. Renovation of former First City Main Building. 600,000-square-foot development with 750-car parking garage. 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. Estimated cost: \$10 million.

**St. Germain**

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

**1300 Main (formerly Travis Tower)**

1300 Main. Renovation of a 508,000-square-foot office building and new construction of a 950-car parking garage. Developer: McCord Development. Estimated cost: \$21 million.

**1998**

**1414 Congress**

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

**Buffalo Bayou: Sesquicentennial Park**

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

**Christus St. Joseph Hospital**

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

**Harris County Central Chilled Water Plant**

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

**Hermann Lofts**

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

**Sakowitz Building**

1111 Main. 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. Developer: BPF Real Estate. Estimated cost: \$3.5 million.

**Texas Avenue Improvements**

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

**Post Rice Lofts**

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

### **Urban League Building**

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

## **1997**

### **Bayou Place**

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

### **City Hall**

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

### **City of Houston Police Administration Building**

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

### **University of Houston-Downtown**

One Main St. Construction of two new buildings for student activities and academic support. Developer: University of Houston. Estimated cost: \$26.9 million.

## **1996**

### **1111 Louisiana**

CenterPoint Energy headquarters. Office building renovation. Developer: Hines. Estimated cost: \$100 million.

### **1201 Louisiana**

Renovation of this 35-story, 875,000-square-foot office tower. Developer: Jones Lang Wooten. Estimated cost: \$15 million.

### **Market Square Clock Tower**

Congress at Travis. Restoration of old city hall clock. Developer: City of Houston. Estimated cost: \$300,000.

## **1995**

### **Dakota Lofts**

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

### **Foley Building**



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

**Hogg Palace**

401 Louisiana. Conversion of a historic office building into 80 residential rental units with retail on the ground level. 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.