

Memorandum



DATE November 30, 2007

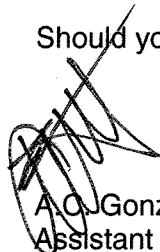
TO Honorable Mayor and Members of the City Council

SUBJECT **Revitalizing Downtown: Creating Anchors to Build the Core
The Roadmap 2008-2015**

On Wednesday, December 5, 2007, the Revitalizing Downtown: Creating Anchors to Build the Core briefing will be presented.

A copy of the briefing is attached. Staff will be available at the meeting to answer questions.

Should you have any questions, please contact me at (214) 670-3314.



A.C. Gonzalez
Assistant City Manager

- C: Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Deborah Watkins, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ramon Miguez, P.E., Assistant City Manager
Jill Jordan, P.E., Assistant City Manager
David O. Brown, Interim Assistant City Manager
David Cook, Chief Financial Officer
Maria Alicia Garcia, Director, Office of Financial Services
Karl Zavitkovsky, Director, Office of Economic Development
Verna Martin, Assistant Director, Office of Economic Development
Chandra Marshall-Henson, Assistant to the City Manager

REVITALIZING DOWNTOWN:

CREATING ANCHORS TO BUILD THE CORE

The Roadmap 2008-2015

City Council Briefing December 5, 2007



Office of Economic Development

www.Dallas-EDD.org





Today's Objectives

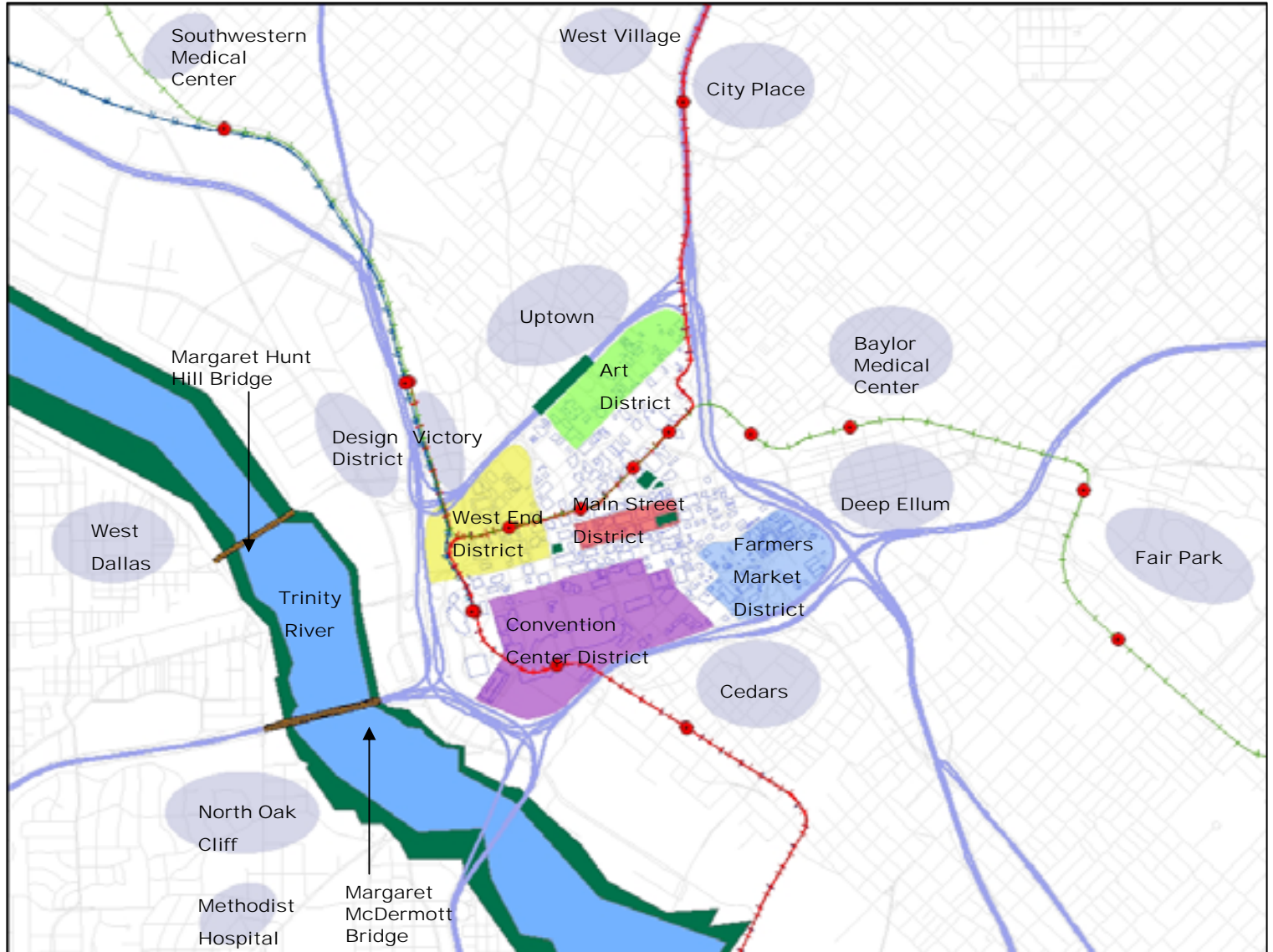
- Gain a perspective on the Greater Downtown Area
- Present a vision for Downtown Dallas
- Identify building blocks that are in place and evaluate current status
- Describe strategy to revitalize downtown and achieve identified vision
- Establish 2008 priorities
- Gain Council's endorsement of the roadmap and recommended next steps



Briefing Overview

1. Although significant progress has been made and enormous opportunities exist, several key challenges remain to achieve the vision.
2. Given the significant challenges involved in redeveloping the core of Downtown Dallas, a strategy built around three “Anchors” has been developed to create a strong, vibrant downtown.
3. To successfully implement the strategy, several key priorities for the near and intermediate terms are needed as are immediate next steps.

Defining The Greater Downtown



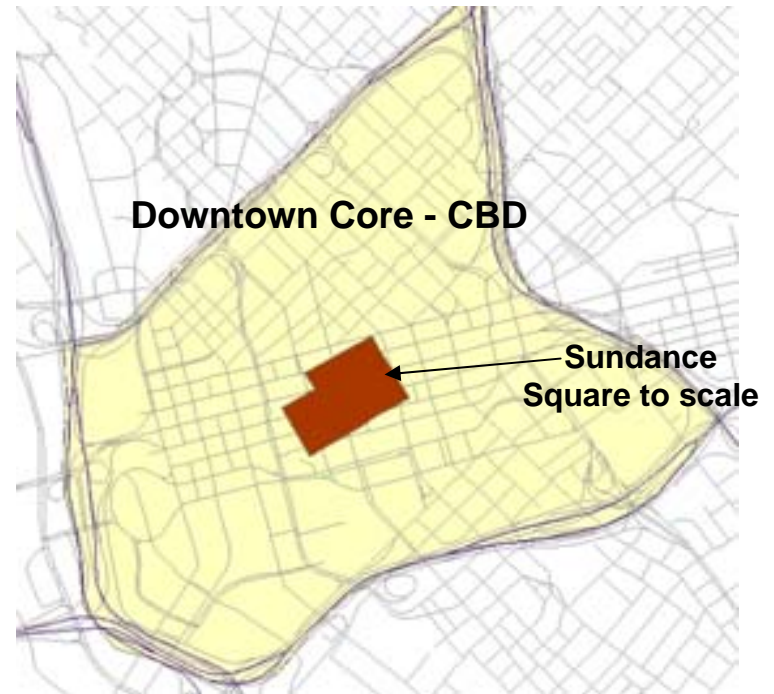


The Downtown Core In Perspective:

Downtown Dallas is a massive urban area.

The Downtown Core is made up of several distinct districts.

The Main Street, West End, Arts District and Farmers Market neighborhoods are at least the size of Sundance Square, Fort Worth's popular tourist center.





Downtown Vision - Key Elements

Business

Businesses large and small drawn to downtown's commercial spaces.

Entertainment & Retail Activity

Various entertainment, retail shops, and eateries.

Culture

Recognized nationally and internationally as a cultural hub.

Hospitality

Premier host to visitors and conventioners, with a variety of hotels and a mixed-used Convention Center complex connected to the broader community.

Education

Nationally recognized educational institutions, drawing internationally.



Downtown Vision - Key Elements

Vibrancy

Vibrant center of urban life, recognized locally and globally for the quality of its business, hospitality, entertainment and cultural environments.

Connectivity

Components linked together through pedestrian ways and efficient transportation options.

Housing

Diverse, meeting a wide-range of income levels.

Environment & Perception

Safe and welcoming, with aim to end chronic homelessness.



The Downtown Vision

Downtown Dallas is one of the most enviable destinations in the world . . .

- . . . A thriving, vibrant location encompassing high quality, recognized retail, office, diverse residential, entertainment, cultural, meeting, and lodging spaces**
- . . . Is an environment marked by world class architecture and inviting green spaces**
- . . . Appealing to downtown residents, other Dallasites as well as visitors from around the world**

The Building Blocks Are In Place

- o forward Dallas!
- o Inside The Loop Committee Final Report
- o Comprehensive Transportation Plan for the Central Business District
- o Farmer's Market Redevelopment Plan
- o Office of Economic Development Strategic Engagement Plan
- o Retail Study
- o D2 Study: Downtown Dallas Transit Study
- o Downtown Parks Master Plan





Progress to Date

Inside “The Loop”, progress has included:

- Fact!** The public has invested over \$157M in the Downtown Core/CBD over the last ten years through TIF increment.
- Fact!** Approximately 3,700 units and 5,100 people currently live in the CBD-Inner Loop.
- Fact!** 90,000 people work in the CBD.
- Fact!** 4.9 million sq.ft. of vacant, obsolete space has been renovated since 1996, with an additional 1 million+ sq.ft. under construction.
- Fact!** The 2007 DCAD property tax values for the three TIF districts have increased by \$1.1 Billion from base year value.
- Fact!** Currently, there are approximately 170,000 sq.ft. of retail in the Main Street District of the CBD including 20,000 sq.ft. for Urban Market/Urban Cafe.
- Fact!** One Arts Plaza and Hunt Consolidated Headquarters are the first new-construction office buildings in downtown in more than 20 years.
- Fact!** There has been \$66M in public bond infrastructure investment since 1998.
- Fact!** \$211M will be invested from the 2003 and 2006 Bond Programs for Farmer’s Market Plaza, Downtown Boulevards, streetscapes, West End Plaza, signature parks, and the trolley extension.



Progress To Date

In addition, the areas surrounding “The Loop” have developed, outpacing the area inside “The Loop”.

- Fact!** Approximately 20,000 people live in the Downtown neighborhoods located outside of the CBD.
- Fact!** Of the fourteen TIF Districts created between 1988-2006, nine Districts are within the Greater Downtown Area.
- Fact!** DCAD property tax values in these nine Districts have increased by \$1,321 Million from base year values.
- Fact!** The Victory Park Development has more than \$940 Million in new private investment.
- Fact!** The Uptown Area has experienced tremendous growth in recent years.
- Fact!** Three DART light rail stations with six under construction or planned.
- Fact!** Medical Districts surrounding the CBD have significantly expanded in the last five years.

Retail...CBD Core



Neiman Marcus

- The legendary flagship Neiman Marcus is located in the heart of Downtown Dallas, and proudly celebrated their 100th anniversary this year
- The Downtown store is approximately 120,000 square feet of retail floor space
- Neiman Marcus opened on September 10, 1907 at the corner of Elm and Murphy streets in Downtown Dallas. A fire destroyed the store in 1913 and was rebuilt in its current location in 1914
- Neiman Marcus has 39 stores across the country.

TIF Projects...CBD Core



Republic Tower



Wilson Building



Interurban Building



Thompson Building



Kirby Building



Stone Street Gardens



Universities Center of Dallas



Camden Apartments



Hart Furniture Building



Davis Building



Magnolia Hotel



D P & L Building

TIF Projects...CBD Core



Mercantile Complex

- Developed by Forest City, headquartered in Cleveland, Ohio.
- Project received \$58 million in TIF funding.
- Abatement/demolition of the complex is complete.
- Historic Tower redevelopment expected completion Spring 2008. New construction to be completed Fall 2008.
 - 366 apartment units
 - 40,000 sq. ft. of retail
 - 431 parking spaces



Retail Development...CBD Core

Main Street District

COMPATIBLE RETAIL Square Feet

Existing Non-Restaurant Retail	
Starbucks	2,000 sf
Citi Cleaners	2,500 sf
Tropical Day Spa	2,500 sf
Curves	2,000 sf
Optical (on Akard)	1,000 sf
Sedona	2,500 sf
Main Contemporary Gallery	5,300 sf
Crimson in the City	2,500 sf
Swirl	5,200 sf
Footgear	3,000 sf
Benji's	2,000 sf
Jos. A. Bank	5,140 sf
*CVS	14,500 sf
SUBTOTAL	50,140 sf

Restaurant/Bar	
*Fish Market	8,000 sf
Iron Cactus	16,000 sf
O Bar	2,500 sf
Porta di Roma	4,000 sf
City Tavern	4,700 sf
Rodeo Bar	4,000 sf
Fresh Market (NM)	3,850 sf
Which Wich	2,500 sf
Café Ravena	2,500 sf
Press Box Grill	4,000 sf
Stone Street (campis, etc.)	29,000 sf
Luqa/Petrus (2nd floor+)	10,000 sf
Fuse (2nd Floor)	3,500 sf
*Jason's Deli	5,600 sf

SUBTOTAL 100,150 sf

Urban Market 20,000 sf

TOTAL 170,290 sf

TOTALGOAL (w/out NM) 250,000 sf

NEIMAN MARCUS 129,100 sf

TOTAL W/ NM 299,390 sf

*Includes retailers with signed leases, anticipated to open by year end 2007.



Office Development...CBD Core

Hunt Headquarters



\$125 million estimated investment

\$6.3 million in public incentives

This project adds 400,000 sq.ft. to the downtown office market

Mixed-Use Development ...CBD Core

One Arts Plaza



One Arts Plaza is a 24-story \$125 Million multi-use structure.

Approximately \$14 million in public incentives.

The first of three buildings on over 10 acres at the eastern edge of the Dallas Arts District within the CBD Core.



Enormous Opportunities Exist . . .

- Downtown is the *heart* of the City – historically, symbolically and economically.
- Historically, nationally and internationally, strong dynamic downtowns are a common denominator in growing, vibrant cities.
- There is great unrealized potential in the downtown that can yield significant benefits to the City and its residents in the form of increased sales and property tax revenues.
- Key opportunities for continued economic growth lie in revitalizing downtown.
- This is the opportune time to leverage the redevelopment momentum underway in the Greater Downtown to ensure the City's core is a part of the renaissance.
- The Downtown Core is the natural connector between North, South, East & West Dallas.
- A thriving downtown is the key to not only the City's success but impacts the future of the entire north Central Texas region.
- The CBD is the region's largest and most recognized job center.

Trinity Corridor Project

The Trinity Corridor Project affords a unique opportunity to help drive downtown redevelopment.



The connection of downtown to the Trinity River will link two of our City's most important long-term physical assets.



Several Key Challenges Remain

Achieving Critical Mass . . .

Critical Mass Thresholds by 2015:

- 10,000 Residential Units
- 250,000 sq.ft. of new mixed, unique retail and basic services to accommodate existing and anticipated residential population, downtown workers, visitors and the regional market
- Strong physical connections to surrounding neighborhoods

Current Status:

170,000 Sf Retail
4,300 Residential
Units completed or
Under Construction

Mobility Options in
the planning stage

(2nd DART Light
Rail, Circulator
System)



Several Key Challenges Remain

- Although there has been rapid growth, the next three to five years will impact long-term residential growth prospects in the core downtown.
 1. There is still limited “basic” retail such as grocery, drug and informal dining.
 2. Unless these types of spaces become more prominent, there may be a marked decline in the perceived attractiveness of the downtown residential area.
 3. Mobility and mitigating homelessness are additional issues.
 4. Ensuring a perception of a “safe” environment remains paramount.



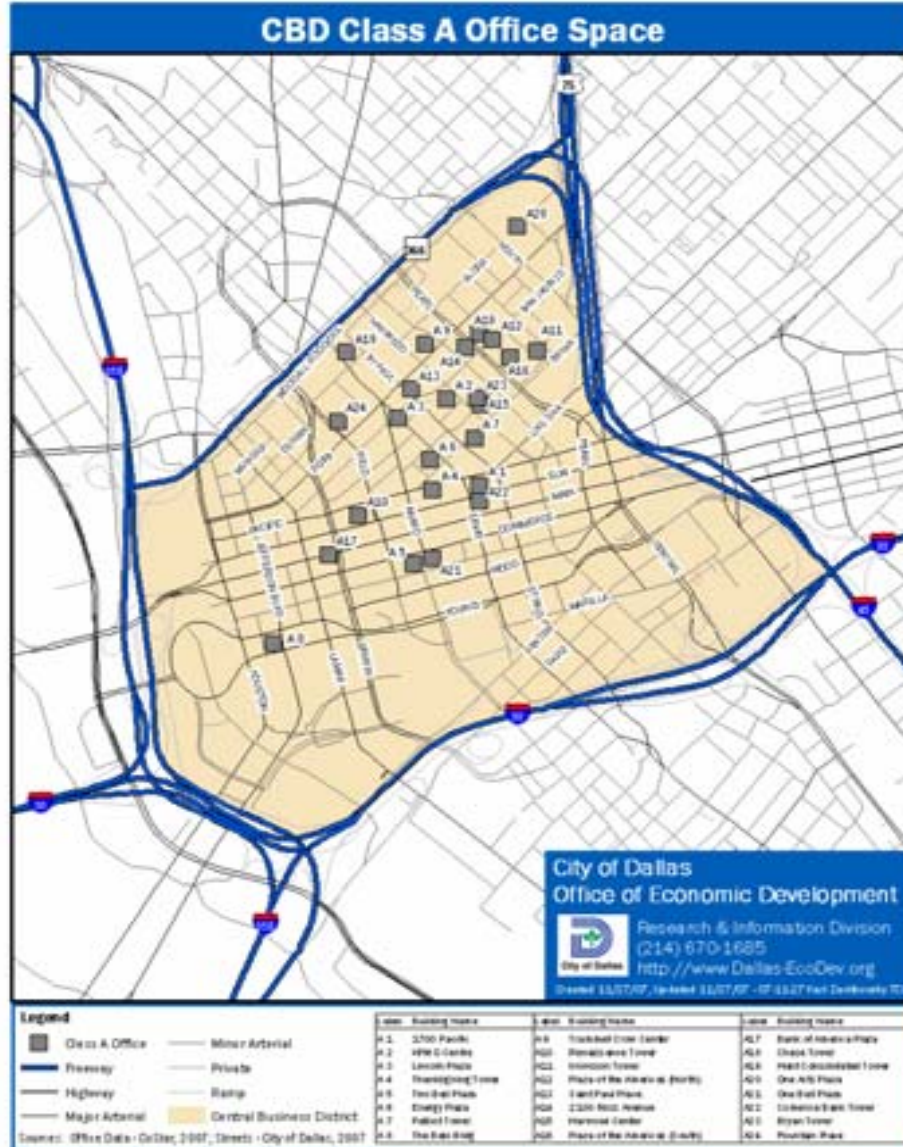
Several Key Challenges Remain

- Existing office stock raises certain issues:
 1. Currently, vacancy in office is high by national standards.
 2. Over the next five years, it is anticipated that large blocks of office space will be put on the market.
 3. Approximately 850,000 sq.ft. of Class A office space due to expire in the next two years. Almost 5 million sq.ft. already available, with 2.5 million sq.ft. of Class AA space under construction in expanded downtown will attract tenants from 1980's era space.
- Several buildings, in key development zones, are vacant.
- There remain a large number of undeveloped parcels.

CBD Core



Class 'A' CBD Office Inventory





Several Key Challenges Remain

In Summary . . .

- It will be critical to promote development in the downtown area to maintain residential growth.
- Investment in the commercial core of downtown will be large and, given the experience of the Mercantile, the size will be extremely difficult for the public sector to finance.
- Private investment needs to be directed at the core of downtown.

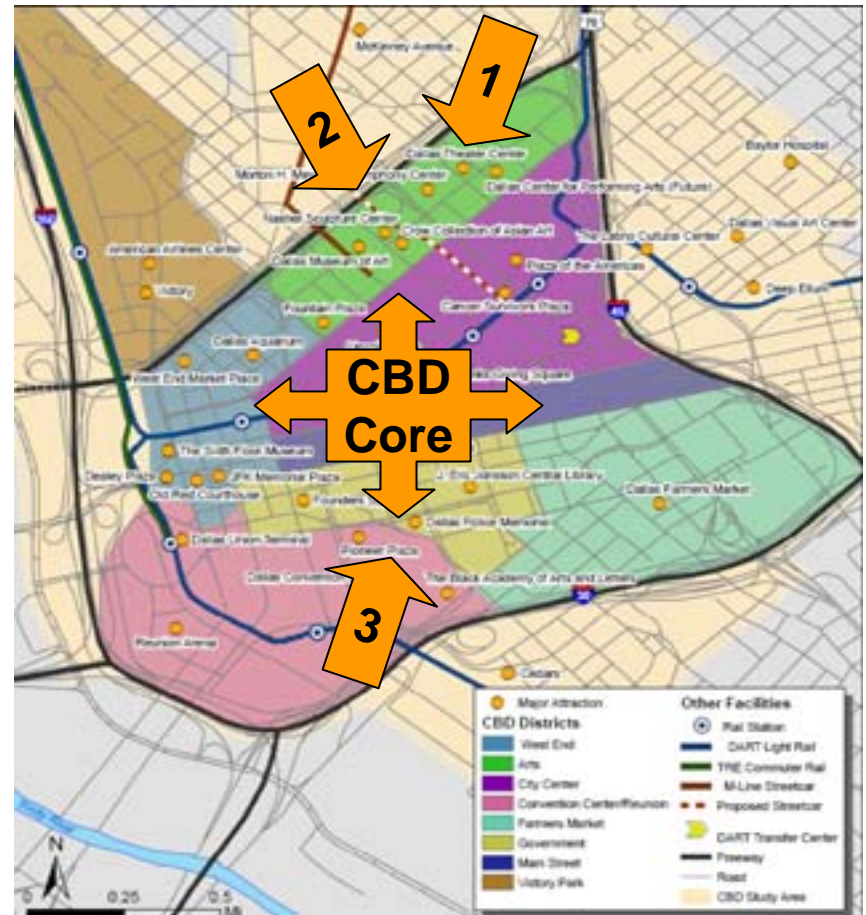
Strategic Framework

A broad strategy, involving three distinct anchors, promoting investment in the core is proposed:

Anchor One: Utilize the Arts District as a Primary Anchor

Anchor Two: Redefine the downtown by utilizing the Woodall Rodgers Deck Park to incorporate Victory and a portion of Uptown

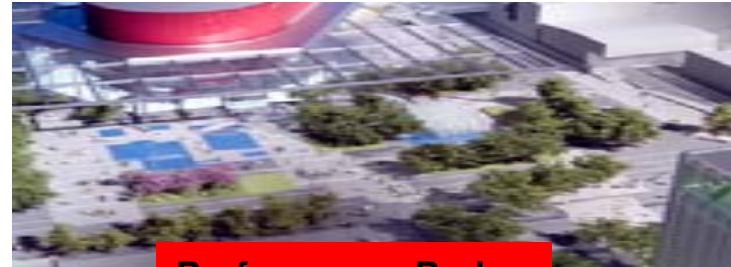
Anchor Three: Create an anchor around the Convention Center through investment in a Convention Center Hotel and adjacent retail, food and entertainment complex(es)



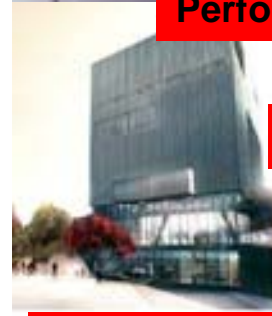
Utilize Arts District as a Primary Anchor

The largest contiguous urban arts district in the country:

- Comprised of a 19 block area covering 68.4 acres in downtown Dallas
- Cultural magnet for the City
- Dallas Museum of Art
- Nasher Sculpture Center
- Crow Collection of Asian Art
- Meyerson Symphony Center
- Dallas Center for Performing Arts – opening in 2009
- Renovation of Booker T. Washington Arts Magnet School



Performance Park



Winspear Opera House



Wyly Theatre



Winspear Opera House



Booker T. Washington Arts Magnet High School



Booker T. Washington Arts Magnet High School



Dallas Center for Performing Arts

For more information visit:
www.artsmagnet.org
www.alliedworks.com

Redefine the Downtown to Encompass Victory, Uptown with Woodall Rodgers Deck Park

A 5-acre park over the Woodall Rodgers Freeway between Akard and Pearl

The deck park will be a regional attraction and will bridge Downtown Dallas with Victory and Uptown

An urban oasis for downtown workers, visitors and residents

Estimated completion in 2010



Victory Park



A 75-acre mixed-use development. At full build out, the Victory District is expected to include 1.1 million sq.ft. of entertainment and retail space, 800 to 1,200 residential units, and 1.1 million sq.ft. of office space.



To date, 861 residential units, 371 hotel rooms, 315,500 sq. ft. retail and 1.13 million sq.ft. of office space has been completed or is under construction.

American Airlines Center

AAC is one of the premier sports and entertainment arenas in the country. Located within the Victory Park complex and adjacent to the West End District, the Downtown Core, and the Woodall Rodgers and Stemmons Freeway.

Remediation of the 72-acre Victory site, an urban Brownfield redevelopment, was completed under a Voluntary Cleanup Program (VCP) through the cooperation of local, state and federal authorities with private developers.



● ● ● | Uptown



Create an Anchor Around the Convention Center



- One of the top ten convention cities in the nation, Dallas hosts nearly four million convention attendees and visitors annually.
- The Convention Center facility is over 1 million sq.ft., with 726,726 sq.ft. of contiguous exhibit space.
- Planning is underway for a convention center hotel and mixed use development.

● ● ● | Utilize New Parks as Thematic “Connectors”

Signature Parks





Anchor Development...CBD Core Signature Parks

New Parks	City Funding	Partnership Funding
Belo Garden Complete construction – 1st Qtr. 2010	\$6.5M	\$6.7M
Main Street Garden Complete demolition - Oct 2007 Start construction - October 2008	\$12.5M	\$400K
Pacific Plaza Land Acquisition -75% complete	\$9M	\$200K
Woodall Rodgers Plaza	\$20M	\$48M

Total Acres: 11.45

- Develop an attractive downtown environment
- Develop a pedestrian friendly environment and encourage linkages beyond downtown
- Develop a variety of park types/sizes to encourage diverse activities
- Design for synergy with adjacent land uses

Parks as Connectors



AERIAL VIEW

MAIN STREET GARDEN PARK - SCHEMATIC DESIGN

MARCH, 2007

Parks as Connectors

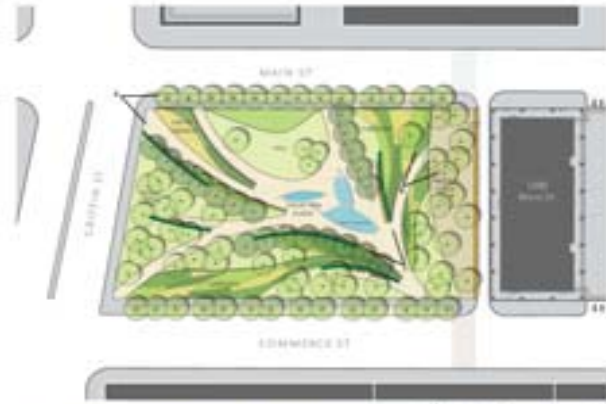
Belo Garden Park



B. GARDENS AND GARDEN WALL



C. CENTRAL FOUNTAIN PLAZA



A. GARDEN AND MAIN STREET ENTRANCE

Implement The Strategy

To effectively implement the strategy and address other key downtown development issues, an implementation plan or roadmap is needed . . . To Connect The Dots

- To clearly delineate the resources and actions needed to implement the strategy.
- To establish clear priorities.
- To focus diverse interests on generating solutions to challenges impacting the downtown environment.
- To provide a tool to help decision-makers build upon downtown's assets and guide future development to reflect the vision of a vibrant, livable, sustainable and world class community.



Connecting the Dots...

Creation of a Downtown Implementation Plan



Forward Dallas
Inside the Loop
Committee Report
Downtown Parks
Master Plan
Comprehensive
Transportation Plan
D2 Downtown Dallas
Study

TIF District Policies
Affordable Housing
Policies
Retail Initiatives & Grant
Program
Public-Private
Partnerships
Various
Ordinances

DOWNTOWN Dallas
Organization
TIF District Boards
Downtown Improvement
District
Downtown Residents and
Workers
Cultural Organizations

Arts District
West End
Main Street District
Farmer's Market
Convention Center
Catalyst Projects

Downtown
Implementation Plan



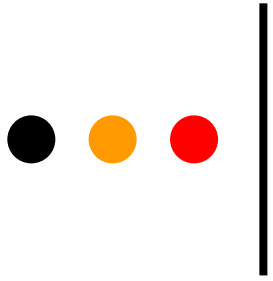
Why is a Downtown Implementation Plan Needed?

- We have a number of city-wide master plans that include related downtown projects. An independent plan with a downtown focus has not been developed.
- A Dallas Downtown Implementation Plan will have as its **primary focus** the long-term plan for redevelopment of downtown.
- The Implementation Plan will build upon existing plans, extracting downtown elements from each to form a comprehensive plan for downtown that lays out development and implementation steps consistent with identified strategy.
- The Implementation Plan will be used to prioritize redevelopment initiatives, public investment and implement the revitalization vision.



Recommended Next Steps

- Council endorses the approach outlined in the Downtown Roadmap
- Convene the Mayor's Downtown Task Force
 - To provide oversight on strategic direction and tactical implementation on Downtown Initiatives
 - Task Force to be staffed by OED and **DOWNTOWN**Dallas
 - Public/private sector participation
 - Sub-committees to tackle priority issues and the development of tactical implementation strategies
- Prepare RFQ/RFP to identify and select expert downtown consultant to develop the Downtown Implementation Plan
 - The Plan will build upon previous plans
 - Focus on connectivity and prioritization of resources
- Empower OED's Downtown Initiatives unit as the "Matrix Manager" to coordinate City responsibilities which impact downtown revitalization



Appendix



Milestones and Success Measures

2008

By 2015

<p>Residential Development</p>	<ul style="list-style-type: none"> ▪ 601 for sale & rental units on-line: Mercantile – 366 units West End JPI – 146 One Arts Plaza – 61 units Urban Innovations/Farmers Mkt. – 28 units 	<ul style="list-style-type: none"> ▪ 10,000 units – CBD/Inside the Loop
<p>Retail Development</p>	<ul style="list-style-type: none"> ▪ Retail Consultant RFQ/RFP ▪ Retail Master Plan Updated ▪ Signature Project Initiated 	<ul style="list-style-type: none"> ▪ 250,000 sf of retail in CBD ▪ City Signature Retail Initiatives completed
<p>Office Occupancy</p>	<ul style="list-style-type: none"> ▪ Reduce vacancy by 250,000 sf 	<ul style="list-style-type: none"> ▪ Reduce vacancy by 5% or 1,750M sf
<p>Arts District Expansion</p>	<ul style="list-style-type: none"> ▪ Construction of Performing Arts Center on schedule ▪ Booker T. Washington Arts Magnet School opens 	<ul style="list-style-type: none"> ▪ Construction of Performing Arts Center completed in 2009



Milestones and Success Measures

2008

By 2015

Signature Parks		
Main Street Garden	<ul style="list-style-type: none"> ▪ Begin Construction Oct. 2008 	<ul style="list-style-type: none"> ▪ Completed Spring 2010
Belo Garden	<ul style="list-style-type: none"> ▪ Execute funding agreement with Belo; Complete land acquisition 	<ul style="list-style-type: none"> ▪ Complete 1st Qtr. 2010
Pacific Plaza	<ul style="list-style-type: none"> ▪ Purchase 3 parcels from the Trust for Public Land ▪ Complete purchase of 2 additional parcels 	<ul style="list-style-type: none"> ▪ Complete Park Plan 2nd Qtr. 2009 ▪ Secure funding for construction and maintenance
Woodall Rodgers Deck Park	<ul style="list-style-type: none"> ▪ Private sector funding committed ▪ Deck construction begins, Dec 2008 	<ul style="list-style-type: none"> ▪ Construction complete 2010



Milestones and Success Measures

2008

By 2015

<p>Trinity River Corridor Project</p>	<ul style="list-style-type: none"> ▪ Construction complete for Moore Gateway park, Texas Buckeye Trail, Phase 1 of Forest Hills ▪ Begin construction of the Trinity Levee Overlook 	<ul style="list-style-type: none"> ▪ Total completion of Phase 1 projects – 2014 target date
<p>Convention Center Hotel</p>	<ul style="list-style-type: none"> ▪ Analysis and due diligence completed for Council decision May 2008 	<ul style="list-style-type: none"> ▪ With Council approval, estimated completion date: 1st Qtr. 2012
<p>Mercantile Complex</p>	<ul style="list-style-type: none"> ▪ Construction of Mercantile Tower and Dallas Building completed by Oct 2008: 366 residential units, 40,000 sf retail, and 431 parking spaces 	<ul style="list-style-type: none"> ▪ \$135M catalyst project complete with residential and retail space fully leased in 2009



Milestones and Success Measures

2008

By 2015

	2008	By 2015
Homelessness	<ul style="list-style-type: none">▪ Homeless Assistance Center construction complete – 2nd Qtr 2008▪ Public Awareness Campaign - 1st Qtr 2008	<ul style="list-style-type: none">▪ 2014 - Target date to end chronic homelessness▪ Development of 100 permanent supportive housing units per year through 2014.

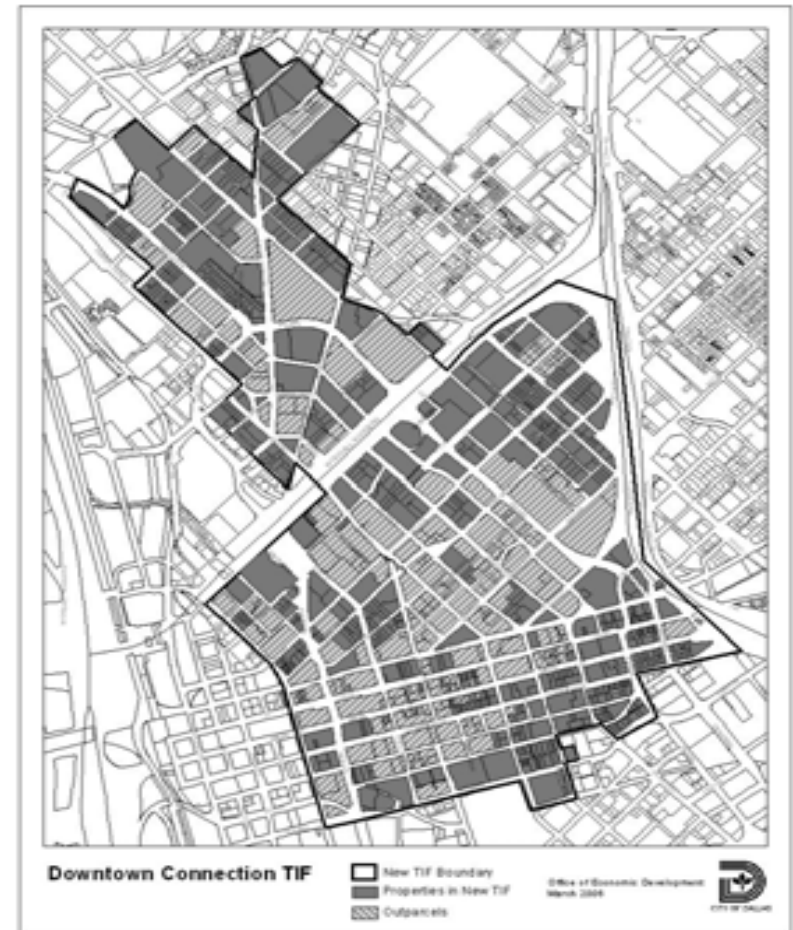
Appendix: City Center TIF District Facts

- Year Established: 1997
- Anticipated Termination: 2012
- City Financial Contribution: \$51.2 million
- Contribution from other taxing entities: \$34.8 million
- Increased property value to date (assumes adjusted base year): \$596 million
- Projected increase in total property value by the end of TIF District's term: \$1.6 Billion



Appendix: Downtown Connection TIF District Facts

- Year Established: 2005
- Anticipated Termination: 2035
- City Financial Contribution: \$171million
- Contribution from other taxing entities: \$18.5 million
- Increased property value to date: \$460 million
- Projected increase in total property value by the end of TIF District's term: \$4.2 billion



Appendix: Farmers Market TIF District Facts

- Year Established: 1998
- Anticipated Termination: 2013
- City Financial Contribution: \$6.9 million
- Contribution from other taxing entities: \$0 million
- Increased property value to date: \$66 million
- Projected increase in total property value by the end of TIF District's term: \$109 million



Future Connecting Link...CBD Core Downtown Transit

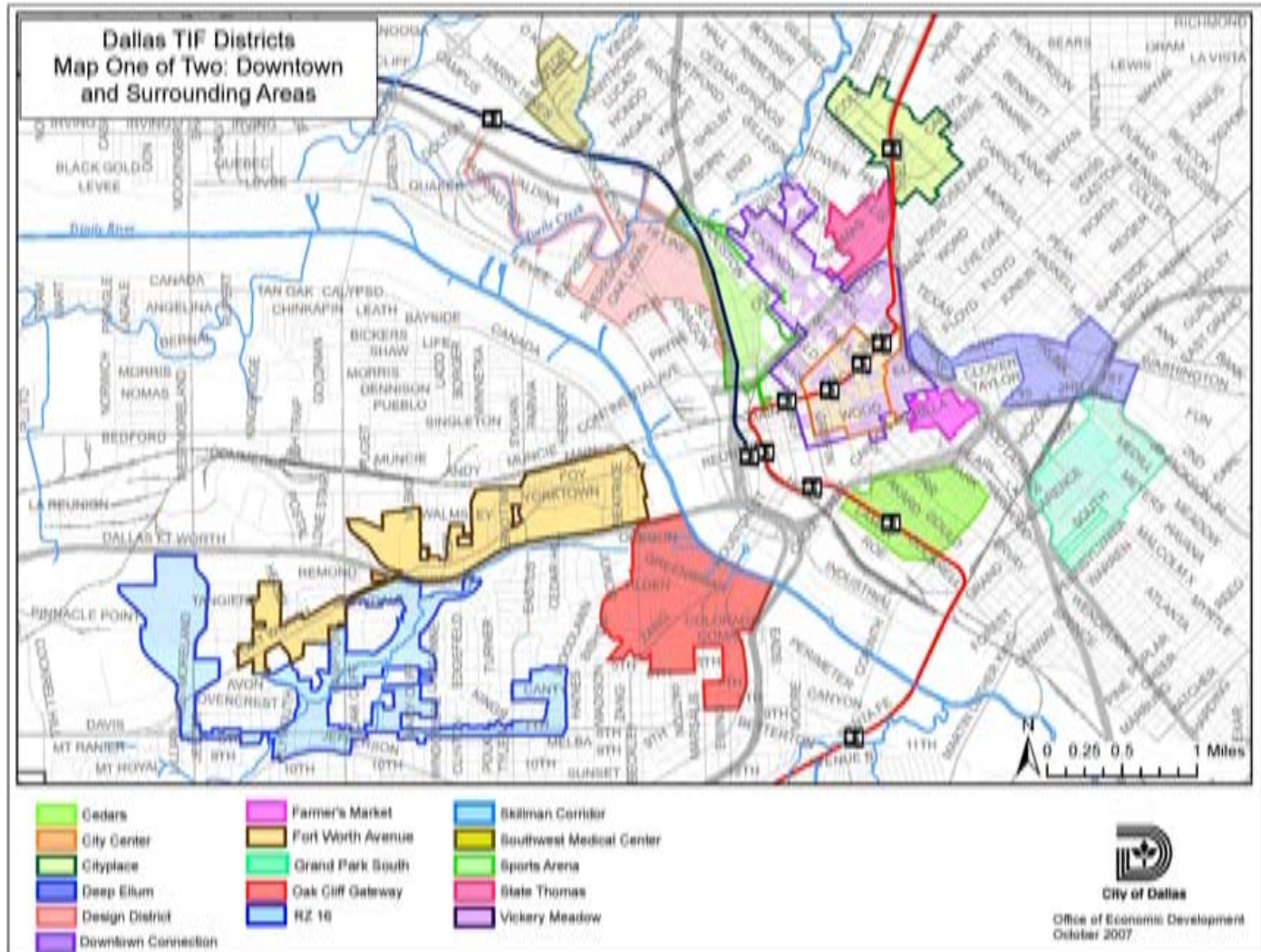


The D2 Study will identify and consider a range of alternatives, including LRT, streetcar and bus solutions, culminating with a Locally Preferred Alternative (LPA). It will assess the environmental impacts of the identified alternatives (e.g., air quality, noise and vibration, socioeconomic, land use, construction, etc.) as well as costs, ridership, operations, and transportation consequences. A funding and financing plan will also be developed.

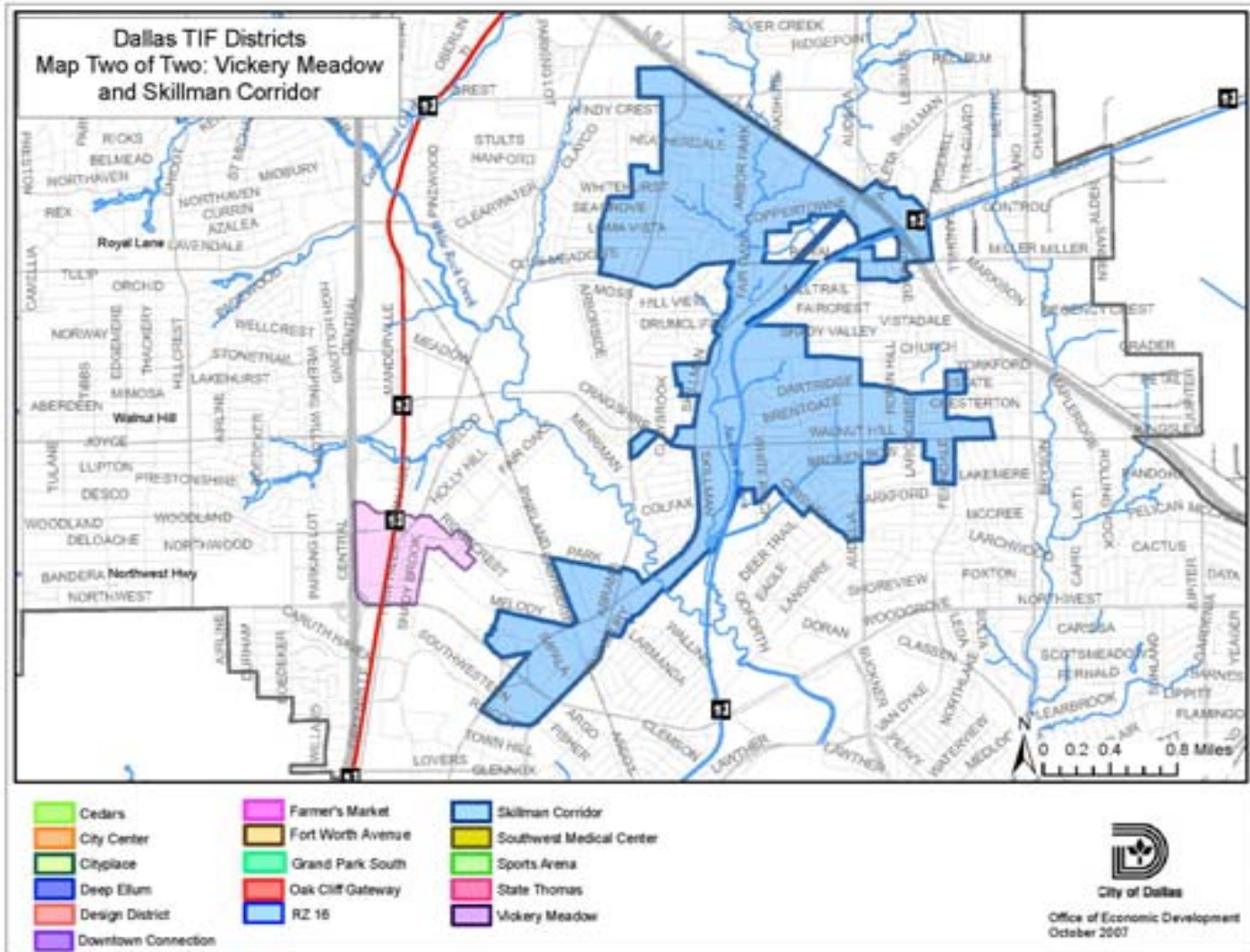
The streetcar mode is being evaluated as a means of addressing the circulation needs within and surrounding Downtown Dallas, as well as to serve as a feeder/ distributor of light rail trips within downtown.



Appendix: TIF District Location Maps



Appendix: TIF District Location Maps



Appendix: TIF District Value Change

TIF District	Initial (Base)	2006 Taxable Value	Updated 2007 Taxable	2006 vs 2007 (%) Change)	Initial vs 2007 (%) Change)
TIF Districts created between 1988-1998					
State-Thomas	\$47,506,802	\$438,293,832	\$438,611,991	0.1%	823.3%
Cityplace	\$45,065,342	\$384,523,581	\$468,141,303	21.7%	938.8%
Oak Cliff Gateway	\$38,570,128	\$60,675,614	\$75,483,783	24.4%	95.7%
Cedars	\$35,300,760	\$48,956,314	\$56,193,241	14.8%	59.2%
City Center ⁽¹⁾	\$876,220,931	\$1,286,299,292	\$1,472,178,781	14.5%	68.0%
Farmers Market	\$27,706,851	\$93,337,865	\$96,495,060	3.4%	248.3%
Sports Arena	\$16,423,773	\$145,738,130	\$388,599,516	166.6%	2266.1%
Subtotal	\$1,086,794,587	\$2,457,824,628	\$2,995,703,675	21.9%	175.6%
TIF Districts created in 2005					
Design District	\$141,852,062	\$161,328,660	\$178,822,930	10.8%	26.1%
Vickery Meadow	\$161,270,320	\$152,437,090	\$196,640,480	29.0%	21.9%
Southwestern Medical	\$20,936,690	\$23,719,720	\$42,813,280	80.5%	104.5%
Downtown Connection	\$561,696,137	\$755,913,418	\$1,022,349,022	35.2%	82.0%
Deep Ellum	\$107,990,540	\$114,140,302	\$124,590,053	9.2%	15.4%
Grand Park South	\$44,850,019	\$44,850,019	\$54,371,859	21.2%	21.2%
Skillman Corridor	\$335,957,311	\$374,997,520	\$425,807,364	13.5%	26.7%
Subtotal	\$1,374,553,079	\$1,627,386,729	\$2,045,394,988	25.7%	48.8%
Total All Districts	\$2,461,347,666	\$4,085,211,357	\$5,041,098,663	23.4%	104.8%

(1) City Center TIF base value was amended with creation of the Downtown Connection TIF District and 2005 value recently adjusted



Appendix: CBD Residential Development Completed

PROJECT	LOCATION	UNITS	RESIDENTS (1.4)	TIF DISTRICT	PUBLIC INCENTIVE	YEAR
<u>DOWNTOWN - COMPLETED</u>						
Manor House	1222 Commerce	252	353			1990
312 S. Harwood	312 S. Harwood	3	4			1994
1900 Elm (Titcher-Goettinger)	1900 Elm	129	181	City Center	108/TA	1997
2220 Canton Lofts	2220 Canton	48	67		TA	1999
SoCo Lofts	1122 Jackson	205	287		108/TA	2000
The Kirby - Residences on Main	1509 Main	157	220	City Center	108/TIF/TA	2000
Wilson Building	1623 Main	143	200	City Center	TIF	2000
509 Elm Place Residences	509 Elm	29	41		TA	2001
1611 Main Street Lofts	1611 Main	8	11			2001
Camden Farmers Market - Phase 1	610 S. Central	620	868	Farmers Market	TIF	2001
Camden Farmers Market Townhouses	Canton & Central	17	24	Farmers Market	TIF	2001
Residences at Jackson	1300 Jackson	8	11			2002
Davis Building	1509 Main	183	256	City Center	TIF/TA/108	2003
1505 Elm Street Condominiums	1505 Elm	67	94			2004
Interurban Building	1500 Jackson Street	134	188	City Center	TIF/TA	2005
Harlan Building	Farmers Market	5	7	Farmers Market	TIF	2005
Dallas Power & Light	1506-1512 Commerce	158	221	City Center	TIF/TA	2005
Camden Farmers Market Phase 1B, Pt 1	Marilla Way	284	398	Farmers Market	TIF	2005
West End Complex	1001 Ross Avenue	204	286			2006
Gulf States Building	1415 Main	64	90	City Center	TIF/TA	2007
1414 Elm Street	1414 Elm Street	14	20			2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	318			2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	616	City Center	TIF/TA	2007
Metropolitan	1200 Main Street	273	382	City Center		2007
Miscellaneous Units		8	11			Varies
		3,680	5,152			



Appendix: CBD Residential Development Under Construction & Announced

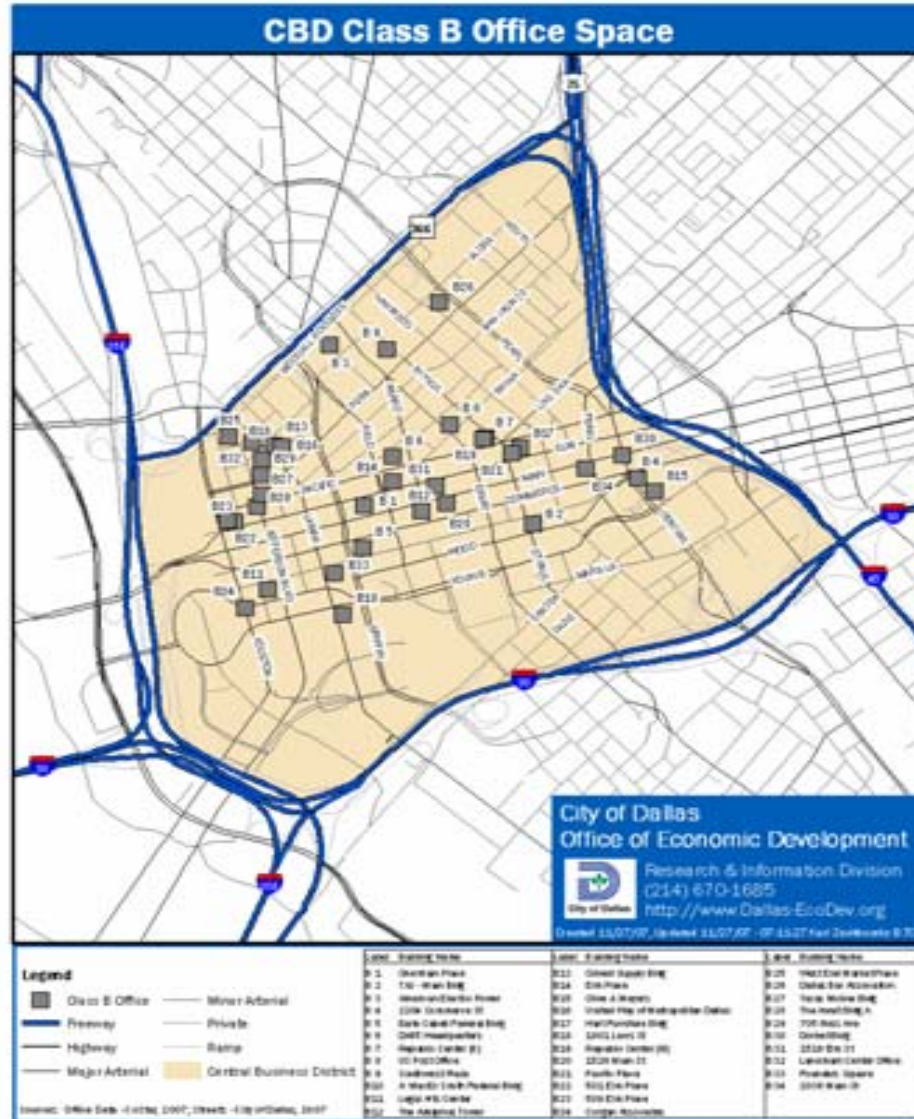
DOWNTOWN - UNDER CONSTRUCTION

1407 Main Street	1407 Main Street	85	119	City Center	Grant	2007
Urban Innovations Townhomes	2100 Young	28	39			2008
Mercantile Complex	Main/Ervay/St. Paul/Commerce	366	512	DC	TIF/TA	2008
One Arts Plaza	1722 Routh Street	61	85			2008
West End Station (JPI)	Ross Ave and Lamar Street	146	204			2008
City View at Farmers Market - Perry Homes	Central & Marilla	44	62	Farmers Market		2007
		730	1,022			

DOWNTOWN - ANNOUNCED

West End Complex - Phase II	407 N. Lamar	104	146			
Urban Innovations - Phase II	2100 Young	50	70	Farmers Market		
Urban Innovations - Phase III	2100 Young	92	129	Farmers Market		
Butler Brothers Building	500 South Ervay	400	560	DC	TIF	
717 Leonard	717 Leonard Street	202	283		TA	
Jefferson at the Arts District	Ross Ave and Routh Street	224	314	DC		
Museum Tower	Olive Street	135	189			
Forest City additional projects	Continental Building and Atmos	355	497	DC	TIF	
1900 Pacific (Tower Petroleum project)	1900 Pacific	130	182	DC	TIF/TA	
Gables West End	Field Street at Woodall Rodgers	350	490			
Miscellaneous Units		8	11			
		2,050	2,870			
	DOWNTOWN TOTAL	6,460	9,044			

Appendix: Class 'B' CBD Office Inventory



Appendix: Class 'C' CBD Office Inventory

