

Downtown Projects: By Quad Year End 2011



Project	Location	Investment (millions)	Sq ft/Size	Parking Spaces	Start Quarter	Projected Opening Quarter
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NE Quad

1. 1010 Central Apartments	1010 Central Ave.	\$11.00	86 Apartments	0	3Q/2011	3Q/2012
2. 16 Park Phase I*	16th St. and Park Ave.	\$34.00	155 Apartments	0	4Q/2010	4Q/2011
3. 3Mass	333 Massachusetts Ave.	N/A	48 Condominiums	100	2Q/2007	3Q/2012
4. A2SO4 headquarters	600 N. College Ave.	\$1.20	10,714 sq. ft.	0	4Q/2011	1Q/2012
5. Barton Tower new apartments	555 Massachusetts Ave.	N/A	N/A	0	TBD	TBD
6. Barton Tower renovation	555 Massachusetts Ave.	\$8.00	245 Apartments	0	3Q/2010	4Q/2012
7. Birch Bayh Federal Building & U. S. Courthouse renovation	46 E. Ohio St.	\$62.22	535,000 sq. ft.	0	4Q/2009	3Q/2012
8. Chase Near Eastside Legacy Center & Youth Education Town*	1500 E. Michigan St.	\$11.20	27,000 sq. ft.	120	4Q/2010	4Q/2011
9. Chase Tower exterior renovation	111 Monument Circle	\$3.40	1,057,877 sq. ft.	0	2Q/2010	2Q/2012
10. Chatham Kynett Court	716 N. East St.	\$3.75	11 Condominiums	20	2Q/2005	3Q/2012
11. HVAF of Indiana Manchester renovation	958 N. Pennsylvania St.	\$3.00	51 Apartments	0	2Q/2011	4Q/2011
12. Indianapolis City Market Historic Market renovation 2011	222 E. Market St.	\$4.00	Renovation	0	1Q/2011	4Q/2011
13. Lugar Tower renovation	901 Fort Wayne Ave.	\$19.00	224 Apartments	0	1Q/2011	4Q/2012
14. M&I Plaza entrance renovation	135 N. Pennsylvania St.	\$1.00	Entrance renovation	0	2Q/2011	4Q/2011
15. Martindale on the Monon*	16th Street and the Monon Trail	\$27.50	150 Homes	0	2Q/2005	2Q/2013
16. Minton Capehart Federal Building renovation	575 N. Pennsylvania St.	\$43.11	Bldg. renovation	0	1Q/2010	1Q/2013
17. Myron Place	620 E. 11th St.	\$5.60	16 Townhomes, 4 homes	40	3Q/2005	4Q/2012
18. National Design Factory*	22nd and Yandes sts.	\$15.00	5 Buildings/school	0	2Q/2008	4Q/2014
19. North Lockerbie	College and Michigan sts.	\$27.00	190 Apartments/retail	0	2Q/2012	2Q/2014
20. Renaissance Flats	233 E. St. Joseph St.	N/A	16 Flats	16	4Q/2006	4Q/2011
21. Residences at 429 on the Park	429 N. Pennsylvania St.	\$15.00	19 Condominiums	42	3Q/2007	2Q/2012
22. Riley Towers Garage	650 N. Alabama St.	\$6.00	Demo/new construction	0	3Q/2010	4Q/2011
23. Shively Carter Townhomes conversion	904-916 N. Alabama St.	\$1.20	7 Townhomes	14	2Q/2006	4Q/2011
24. The Braxton at Lugar Tower	901 Fort Wayne Ave.	\$12.30	74 Apartments	74	1Q/2011	2Q/2012
25. The Old Northside Lofts	1529 N. Alabama St.	\$3.10	11 Condominiums	11	4Q/2005	2Q/2012

Filter ([Projects].[Status]="Current")

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26. The Shelton	825 N. Delaware St.	\$3.00	16 Condominiums	22	3Q/2009	3Q/2011
27. Trailside	875 Massachusetts Ave.	\$13.00	69 Apts./retail/office	94	1Q/2011	4Q/2012

Sub Totals **Projects** 27 **Investment** \$333,580,000 **Residential** 1,254 Units

NW Quad

28. 16 Tech: 16th St. streetscape	W. 16th St.	\$2.30	Streetscape project	0	2Q/2012	3Q/2012
29. 16 Tech: Indiana Ave. streetscape	Indiana Ave.	\$2.80	Streetscape project	0	3Q/2011	2Q/2012
30. 16 Tech: Waterway Blvd. streetscape	Waterway Blvd.	\$1.40	Streetscape project	0	1Q/2013	2Q/2013
31. 335 W. 9th St. Student Housing	335 W. 9th St.	\$83.00	85 Units/616 student beds	434	2Q/2012	3Q/2014
32. Campus Apartments	735 W. 11th St.	\$0.00	104 Apartments	N/A	4Q/2011	3Q/2012
33. Cosmopolitan Phase II	Senate/Indiana/Michigan sts.	\$24.00	162 Apartments	180	TBD	3Q/2012
34. Eugene and Marilyn Glick Eye Institute	1160 W. Michigan St.	\$20.00	77,000 sq. ft.	N/A	4Q/2009	4Q/2011
35. Indiana University Health Methodist Hospital Bed Tower	1701 N. Capitol Ave.	\$500.00	175-250 Beds	0	TBD	4Q/2017
36. Indiana University Health Neuroscience Center	16th Street and Missouri St.	\$108.00	270,000 sq. ft.	900	1Q/2011	4Q/2012
37. Indiana University: School Nursing Bldg. renovation	1111 Middle Dr.	\$4.00	34,200 sq. ft.	N/A	1Q/2011	4Q/2011
38. Indianapolis Cultural Trail: West Corridor	Downtown Indianapolis	\$3.85	Section of 8 mile trail	0	2Q/2011	4Q/2012
39. IU Herron School of Art and Design: Ceramics and Sculpture Bldg. Expansion	1350 Indiana Ave.	\$3.00	9,200 sq. ft.	0	4Q/2011	1Q/2012
40. IU School of Medicine Neuroscience Research Bldg.	320 W. 15th St.	\$45.00	136, 884 sq. ft.	N/A	1Q/2012	1Q/2014
41. IUPUI Science and Engineering Lab	Michigan and New York sts.	\$25.00	64,000 sq. ft.	0	1Q/2012	1Q/2014
42. IUPUI: Lockfield Village renovation	980 Indiana Ave.	\$2.00	80,000 sq. ft.	N/A	3Q/2011	4Q/2011
43. IUPUI: Rotary Bldg. renovation	702 Rotary Cir.	\$8.00	39,100 sq. ft.	N/A	3Q/2012	4Q/2013
44. IUPUI: Sports Complex Parking Garage expansion	901 W. New York St.	\$14.30	1,300 space expansion	1300	1Q/2011	2Q/2012
45. IUPUI: Van Nuys Medical Sciences renovation	635 Barnhill Dr.	\$4.00	37,892 sq. ft.	N/A	3Q/2011	4Q/2012
46. Ivy Tech Fall Creek expansion*	50 W. Fall Creek Parkway, North Dr.	\$46.30	204,000 sq. ft.	65	4Q/2009	2Q/2012
47. Ivy Tech: Indiana Center for Workforce Solutions*	2820 N. Meridian St.	\$39.60	196,000 sq. ft.	400	3Q/2011	3Q/2012
48. Marian University: Michael A. Evans School of Health Sciences*	3200 Cold Spring Rd.	\$55.00	140,000 sq. ft.	N/A	3Q/2011	3Q/2013
49. McGowan Legacy Building and McGowan Insurance Group HQ	355 Indiana Ave.	\$2.50	19,000 sq. ft.	48	2Q/2011	1Q/2012
50. NCAA Headquarters expansion	700 W. Washington St.	\$40.00	150,000 sq. ft.	0	1Q/2010	1Q/2012
51. Riley Hospital for Children Simon Family Tower at IU Health	702 Barnhill Dr.	\$475.00	675,000 sq. ft.	500	3Q/2006	4Q/2013

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52. Riley Hospital Wells Research Center renovation	Riley Hospital Campus	\$8.50	18,500 sq. ft.	0	4Q/2010	4Q/2013
53. Sidney and Lois Eskenazi Hospital	1001 W. 10th St.	\$754.00	315 Hospital beds	3949	4Q/2009	4Q/2013
54. Stadium Lofts and Apartments	16th and Harding sts.	\$23.00	263 Apartments	600	1Q/2012	3Q/2013
55. The Avenue	920-940 W. 10th St.	\$20.50	Units / 368 student beds	384	3Q/2010	1Q/2012

Sub Totals **Projects** 28 **Investment** \$2,315,050,000 **Residential** 1,149 Units

SE Quad

56. Allen Plaza renovation	1 Virginia Ave.	\$19.00	Condos/office/restaurant	0	3Q/2007	2Q/2012
57. Angie's List headquarter expansion*	1030 E. Washington St.	\$11.50	TBD	0	TBD	4Q/2015
58. Angie's List: Whiskey Hill Initiative*	E. Washington, Market & Ohio sts.	\$8.00	Multi-site redevelopment	75	2Q/2006	4Q/2013
59. City County Building green renovation	200 E. Washington St.	\$7.90	Green renovations	0	4Q/2010	4Q/2011
60. CityWay Lofts	South and Delaware sts.	\$34.00	249 Apartments	0	4Q/2010	3Q/2013
61. Hoosier Park's Winner Circle	20 N. Pennsylvania St.	\$3.00	12,000 sq. ft.	0	3Q/2011	4Q/2011
62. Indianapolis Cultural Trail: Southeast Corridor	Virginia Avenue/Fountain Square	\$7.90	Section of 8 mile trail	0	1Q/2011	4Q/2012
63. McQuat Place	10-14 E. Washington St.	\$7.00	21 Apts./retail space	0	2Q/2010	2Q/2012
64. The Alexander, A Dolce Hotel	333 S. Delaware St.	\$38.00	209 Hotel rooms	0	3Q/2010	4Q/2012
65. The Hinge Bureau and The Hinge Market	719 Virginia Ave.	\$1.30	12,000 sq. ft. retail/office	22	3Q/2011	3Q/2013
66. The Hinge Flats	719 Virginia Ave.	\$6.90	56 Apts./retail space	57	3Q/2011	3Q/2013
67. The Mozzo	600 Virginia Ave.	\$5.90	64 Apartments/retail	N/A	1Q/2012	4Q/2012
68. The Residences at 451 E. Market St.	451 E. Market St.	\$30.00	258 Apts./retail space	150	2Q/2012	4Q/2013
69. Villaggio at Page Pointe	435 Virginia Ave.	\$30.00	61 Condos/retail space	200	4Q/2005	3Q/2012

Sub Totals **Projects** 14 **Investment** \$210,400,000 **Hotel Residential** 209 Rooms
733 Units

SW Quad

70. Crane Bay Event Center	551 W. Merrill St.	\$1.20	18,000 sq. ft. event venue	N/A	3Q/2011	1Q/2012
71. Georgia Street streetscape improvements	Georgia Street	\$12.50	3 Blocks	0	1Q/2011	4Q/2011
72. Harding Street Lofts	101 S. Harding St.	\$10.50	125 Apartments	N/A	3Q/2011	3Q/2012
73. Hyatt Regency Indianapolis renovation	1 S. Capital Ave.	\$16.30	Renovate 499 rooms	0	3Q/2011	4Q/2011
74. Indiana Convention Center carpet replacement	100 S. Capitol Ave.	\$2.50	370,000 sq. ft.	0	1Q/2011	4Q/2011
75. Indianapolis Artsgarden PNC Center connection	Above Washington & Illinois sts.	\$1.50	Skywalk connection	0	3Q/2011	1Q/2012
76. Indianapolis Cultural Trail: Central Corridor	Washington Street	\$5.89	Section of 8 mile trail	0	2Q/2011	4Q/2012

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77. Indianapolis Zoo: Conservation Projects	1200 W. Washington St.	\$10.00	3 Conservation projects	N/A	3Q/2012	2Q/2014
78. Indianapolis Zoo: International Orangutan Center	1200 W. Washington St.	\$30.00	4 Acre exhibit	N/A	3Q/2011	2Q/2012
79. Kronos Incorporated Technology Center	101 W. Washington St.	\$5.10	N/A	N/A	4Q/2011	1Q/2012
80. Lucas Oil Stadium repairs	500 S. Capitol Ave.	\$3.00	Plumbing repairs	0	1Q/2011	4Q/2011
81. Rebuild Indy Downtown repaving project	Downtown streets	\$12.12	Street resurfacing	0	3Q/2010	4Q/2011
82. Rolls-Royce Meridian Center	546-450S. Meridian St.	\$20.00	356,412 sq. ft.	0	2Q/2011	2Q/2012
83. S. White River Greenway extension	Adjacent to White River	\$1.90	2.2 miles	0	1Q/2012	3Q/2013
84. St. Elmo Steak House expansion: 1933 Lounge	125 S. Illinois St.	\$1.70	6,000 sq. ft.	0	2Q/2011	4Q/2011

Sub Totals	Projects	15	Investment	\$134,210,000	Hotel Residential	499 Rooms 125 Units
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Grand Totals	Projects	84	Investment	\$2,993,240,000	Hotel Residential	708 Rooms 3,261 Units
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