DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		Annual Debt Service Incurred Per Year					
		1999	2000	2001	2002	2003	2004
WASHINGTON AVENUE							
Residential product (including property acquisition)							
Private	Loft rehab for rent	$ 433,900	$ 1,735,500	$ 3,687,800	$ 6,073,900	$ 8,749,300	$ 10,123,200
Private	New apartments in 5-6 story buildings over garage for rent	-	1,097,500	1,829,200	1,829,200	1,829,200	1,829,200
Private	Loft rehab for sale	-	-	260,300	780,900	1,431,700	3,253,900
Private	New four story condominiums over garage for sale	-	-	413,200	1,033,000	1,446,200	1,721,600
	Subtotal: Residential Product	*$ 433,900*	*$ 2,833,000*	*$ 6,190,500*	*$ 9,717,000*	*$ 13,456,400*	*$ 16,927,900*
Non-Residential Product (including property acquisition)							
Private	Live-work space, informal offices, incubator businesses	$ 36,600	$ 109,800	$ 183,000	$ 274,500	$ 384,300	$ 436,300
Private	Entertainment retail	54,900	109,800	164,700	219,600	274,500	324,500
Private	Neighborhood oriented retail	18,300	36,600	73,200	109,800	146,400	180,300
Private	Merchandise mart/cultural destination	-	-	548,800	1,097,600	1,646,400	2,163,300
Private	Child care center in existing structure(s)	-	32,900	32,900	32,900	32,900	36,100
	Subtotal: Non-Residential Product	*$ 109,800*	*$ 289,100*	*$ 1,002,600*	*$ 1,734,400*	*$ 2,484,500*	*$ 3,140,500*
Parking							
Private	Parking for residential new construction	$ -	$ 298,300	$ 556,800	$ 646,300	$ 706,000	$ 734,900
Civic	Parking garage	537,100	1,074,200	1,074,200	1,074,200	1,074,200	1,059,200
Civic	Parking garage	-	-	537,100	1,074,200	1,074,200	1,059,200
Civic	Parking garage	-	-	-	537,100	1,074,200	1,059,200
	Subtotal: Parking Garages	*$ 537,100*	*$ 1,074,200*	*$ 1,611,300*	*$ 2,685,500*	*$ 3,222,600*	*$ 3,177,600*
Landscaping & Street Improvements							
Civic	Public Parks (including property purchase)	$ 100,200	$ 200,400	$ 300,600	$ 300,600	$ 300,600	$ 296,300
Civic	Street fixture embellishments (banners, awnings, etc.)	6,300	12,600	18,900	25,200	31,500	37,100
Civic	Building Cleaning	36,600	73,200	109,800	146,400	183,000	216,400
Civic	St. Charles Street	35,300	70,600	105,900	141,200	141,200	139,400
Civic	Locas Avenue	33,500	67,000	100,500	134,000	134,000	132,200
Civic	Washington Avenue	182,100	364,200	546,300	728,400	728,400	718,400
Civic	North-South side streets	24,300	48,600	72,900	97,200	97,200	95,900
	Subtotal: Landscaping & Street Improvements	*$ 394,000*	*$ 788,000*	*$ 1,182,000*	*$ 1,473,800*	*$ 1,518,700*	*$ 1,539,800*
	Subtotal: Private	*$ 543,700*	*$ 3,420,400*	*$ 7,749,900*	*$ 12,097,700*	*$ 16,646,900*	*$ 20,803,300*
	Subtotal: Civic	*931,100*	*1,563,900*	*2,236,500*	*3,515,000*	*4,055,300*	*3,982,500*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
TOTAL: Washington Avenue		**$ 1,474,800**	**$ 4,984,300**	**$ 9,986,400**	**$ 15,612,700**	**$ 20,682,200**	**$ 24,785,800**

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		Annual Debt Service Incurred Per Year					
		1999	2000	2001	2002	2003	2004
GATEWAY MALL AND ARCH GROUNDS							
Residential product (including property acquisition)							
Private	Luxury high rise condominiums for sale	$ -	$ -	$ -	$ -	$ 793,300	$ 1,563,700
	Subtotal: Residential Product	*$ -*	*$ -*	*$ -*	*$ -*	*$ 793,300*	*$ 1,563,700*
Non-Residential Product							
Civic	Ice rink	$ -	$ -	$ 334,800	$ 334,800	$ 334,800	$ 330,100
Civic	Cultural institution	-	-	-	-	2,092,400	4,126,600
Civic	Cultural institution endowment	-	139,500	348,700	627,700	976,400	1,375,500
Civic	Amphitheater	-	-	-	-	292,900	288,900
Civic	Visitors center and amenities	-	-	-	-	209,200	206,300
	Subtotal: Non-Residential Product	*$ -*	*$ 139,500*	*$ 683,500*	*$ 962,500*	*$ 3,905,700*	*$ 6,327,400*
Parking							
Civic	Parking garage	$ -	$ -	$ 457,700	$ 915,400	$ 915,400	$ 902,700
	Subtotal: Parking Garages	*$ -*	*$ -*	*$ 457,700*	*$ 915,400*	*$ 915,400*	*$ 902,700*
Landscaping & Street Improvements							
Civic	Market and Chestnut Streets	$ -	$ -	$ 667,900	$ 1,335,800	$ 1,335,800	$ 1,317,100
Civic	Other Streets	$ -	$ -	$ 12,500	$ 25,000	$ 25,000	24,700
Civic	Landscape/park features	-	123,600	247,200	370,800	370,800	365,500
Civic	Public Art	-	195,300	390,600	585,900	585,900	577,700
Civic	Decking I-70, Pine to Walnut Streets	440,600	881,200	1,321,800	1,762,400	1,762,400	1,737,700
Civic	Arch Grounds Connection to Laclede's Landing	-	-	26,800	48,600	48,600	47,900
Civic	River Edge Interpretative Walk	-	-	208,000	208,000	208,000	205,100
	Subtotal: Landscaping & Street Improvements	*$ 440,600*	*$ 1,200,100*	*$ 2,874,800*	*$ 4,336,500*	*$ 4,336,500*	*$ 4,275,700*
	Subtotal: Private	$ -	$ -	$ -	$ -	$ 793,300	$ 1,563,700
	Subtotal: Civic	*440,600*	*1,339,600*	*4,016,000*	*6,214,400*	*9,157,600*	*11,505,800*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
TOTAL: Gateway Mall and Arch Grounds		**$ 440,600**	**$ 1,339,600**	**$ 4,016,000**	**$ 6,214,400**	**$ 9,950,900**	**$ 13,069,500**

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		1999	2000	2001	2002	2003	2004
POST OFFICE SQUARE/CBD CORE							
Residential product (including property acquisition)							
Private	Mid to high end rental apartments in rehab buildings	$ -	$ -	$ -	$ -	$ 6,816,200	$ 6,816,200
	Subtotal: Residential Product	*$ -*	*$ -*	*$ -*	*$ -*	*$ 6,816,200*	*$ 6,816,200*
Non-Residential Product (including property acquisition)							
Private	Renovated Office Space	$ -	$ -	$ -	$ -	$ 2,171,900	$ 4,343,800
Private	Boutique Hotel and Health Club	-	-	-	1,478,800	2,957,600	4,621,400
Private	Retail, Classrooms, and All Other	160,200	480,600	801,000	1,121,400	1,441,800	1,602,100
Civic	Old Post Office educational and cultural institution	153,400	306,800	613,700	613,700	613,700	613,800
Civic	Old Post Office endowment	-	209,200	523,100	941,600	1,464,700	2,092,400
	Subtotal: Non-Residential Product	*$ 313,600*	*$ 996,600*	*$ 1,937,800*	*$ 4,155,500*	*$ 8,649,700*	*$ 13,273,500*
Parking							
Civic	Garage	$ -	$ -	$ 167,500	$ 837,700	$ 837,700	$ 837,700
Private	Garage	-	-	302,500	1,512,500	1,512,500	1,512,500
	Subtotal: Parking Garages	*$ -*	*$ -*	*$ 470,000*	*$ 2,350,200*	*$ 2,350,200*	*$ 2,350,200*
Environmental Abatement							
Civic	Mayfair-South Side	$ 3,200	$ 3,200	$ 3,200	$ 3,200	$ 3,200	$ 3,200
Civic	Century-Syndicate Block	-	222,400	222,400	222,400	222,400	222,400
Civic	Paul Brown-Arcade-Wright Block	-	-	182,000	182,000	182,000	182,000
Civic	Public Parks	-	-	4,200	4,200	4,200	4,200
	SubSubtotal:: Environmental Abatement	*$ 3,200*	*$ 225,600*	*$ 411,800*	*$ 411,800*	*$ 411,800*	*$ 411,800*
Site Preparation-Demolition							
Civic	Mayfair-South Side	$ -	$ 3,200	$ 3,200	$ 3,200	$ 3,200	$ 3,200
Civic	Mayfair-South Side excavation and backfill	-	11,300	11,300	11,300	11,300	11,300
Civic	Century-Syndicate Block	-	-	175,800	175,800	175,800	175,800
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-
Civic	Property Acquisition for Civic Facilities	527,200	527,200	527,200	527,200	527,200	527,200
	SubSubtotal:: Site Preparation	*$ 527,200*	*$ 541,700*	*$ 717,500*	*$ 717,500*	*$ 717,500*	*$ 717,500*
Landscaping & Street Improvements							
Civic	Olive Street	$ 85,800	$ 109,300	$ 132,800	$ 132,800	$ 132,800	$ 171,600
Civic	8th Street	37,700	75,400	75,400	75,400	75,400	171,700
Civic	9th Street	-	20,700	41,400	41,400	41,400	171,700
Civic	Locust Avenue	-	-	23,500	47,000	132,800	171,600
Civic	Public Parks: Mayfair south and Arcade north	-	-	-	233,400	466,800	466,900
	Subtotal: Landscaping & Street Improvements	*$ 123,500*	*$ 205,400*	*$ 273,100*	*$ 530,000*	*$ 849,200*	*$ 1,153,500*
	Subtotal: Private	*$ 160,200*	*$ 480,600*	*$ 1,103,500*	*$ 4,112,700*	*$ 14,900,000*	*$ 18,896,000*
	Subtotal: Civic	*807,300*	*1,488,700*	*2,706,700*	*4,052,300*	*4,894,600*	*5,826,700*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
TOTAL:	**Post Office Square and CBD Core - Option 1**	$ 967,500	$ 1,969,300	$ 3,810,200	$ 8,165,000	$ 19,794,600	$ 24,722,700

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		1999	2000	2001	2002	2003	2004
LACLEDE'S LANDING/RIVERSIDE							
Residential product (including property acquisition)							
Private	Loft rehab for rent	$ -	$ -	$ 198,300	$ 694,100	$ 1,322,100	$ 1,652,800
Private	New apartments in 4 story buildings over garage for rent	630,100	1,917,600	2,575,100	3,232,600	4,684,500	5,478,900
Private	New 3 story townhouses w/garage (TND concept) for sale	-	282,600	910,600	1,695,700	2,684,900	3,140,200
Private	New 3-4 story condominium over garage for sale	-	-	148,700	520,600	1,041,200	1,859,400
	Subtotal: Residential Product	$ 630,100	$ 2,200,200	$ 3,832,700	$ 6,143,000	$ 9,732,700	$ 12,131,300
Non-Residential Product (including property acquisition)							
Private	Entertainment/retail: restaurant, bars, clubs, etc.	$ 19,400	$ 67,800	$ 135,600	$ 213,100	$ 290,600	$ 329,300
Private	Neighborhood oriented retail	38,700	77,400	154,900	232,400	309,900	387,400
Private	Urban entertainment center and parking	-	-	-	-	1,291,200	2,582,400
Private	New hotel						-
Private	Child care center in existing structure(s)	-	-	34,900	34,900	34,900	38,200
	Subtotal: Non-Residential Product	$ 58,100	$ 145,200	$ 325,400	$ 480,400	$ 1,926,600	$ 3,337,300
Parking							
Private	Parking garage for casino and housing	$ 2,372,700	$ 3,389,600	$ 3,389,600	$ 3,389,600	$ 3,389,600	$ 3,389,500
	Subtotal:Parking Garages	$ 2,372,700	$ 3,389,600	$ 3,389,600	$ 3,389,600	$ 3,389,600	$ 3,389,500
Environmental Abatement							
Civic	Demolished Structures	$ 39,400	$ 39,400	$ 39,400	$ 39,400	$ 39,400	$ 39,400
	SubSubtotal:: Environmental Abatement	$ 39,400	$ 39,400	$ 39,400	$ 39,400	$ 39,400	$ 39,400
Site Preparation							
Civic	Riverside	$ -	$ 357,800	$ 357,800	$ 357,800	$ 357,800	$ 357,800
Civic	Laclede's Landing	154,800	154,800	154,800	154,800	154,800	154,800
	Subtotal: Site Preparation	$ 154,800	$ 512,600	$ 512,600	$ 512,600	$ 512,600	$ 512,600
Landscaping & Street Improvements							
Civic	Parks and Open Space	$ -	$ 51,600	$ 103,200	$ 103,200	$ 103,200	$ 186,300
Civic	River Edge Trail System	122,400	285,600	285,600	285,600	285,600	285,600
	Subtotal: Landscaping & Street Improvements	$ 122,400	$ 337,200	$ 388,800	$ 388,800	$ 388,800	$ 471,900
	Subtotal: Private	$ 3,060,900	$ 5,735,000	$ 7,547,700	$ 10,013,000	$ 15,048,900	$ 18,838,100
	Subtotal: Civic	277,200	849,800	901,400	901,400	901,400	984,500
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
TOTAL: Laclede's Landing and Riverside		$ 3,338,100	$ 6,584,800	$ 8,449,100	$ 10,914,400	$ 15,950,300	$ 19,842,600

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		1999	2000	2001	2002	2003	2004
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS							
Landscaping & Street Improvements							
Civic	6th Street	$ -	$ 59,800	$ 119,600	$ 119,600	$ 119,600	$ 117,900
Civic	7th Street	-	-	59,800	119,600	119,600	117,900
Civic	Tucker Boulevard	88,700	177,400	177,400	177,400	177,400	174,900
Civic	18th Street	-	89,500	179,000	179,000	179,000	176,600
Civic	Clark Street	-	-	136,700	273,400	273,400	269,500
Civic	Overall infrastructure contingency	139,500	279,000	418,500	558,000	697,500	687,800
	Subtotal: Landscaping & Street Improvements	*$ 228,200*	*$ 605,700*	*$ 1,091,000*	*$ 1,427,000*	*$ 1,566,500*	*$ 1,544,600*
Plan Implementation and Event Programming							
Civic	Subarea Programs	$ 116,200	$ 232,400	$ 348,600	$ 464,800	$ 581,000	$ 687,800
Civic	Overall Marketing and Promotion Program	116,200	232,400	348,600	464,800	581,000	687,800
	Subtotal: Plan Implementation and Event Programming	*$ 232,400*	*$ 464,800*	*$ 697,200*	*$ 929,600*	*$ 1,162,000*	*$ 1,375,600*
	Subtotal: Private	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Civic	*321,100*	*791,500*	*1,369,700*	*1,798,600*	*2,031,000*	*2,232,400*
TOTAL: Streets, Streetscapes, and Other Supporting Programs		$ 460,600	$ 1,070,500	$ 1,788,200	$ 2,356,600	$ 2,728,500	$ 2,920,200

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		Annual Debt Service Incurred Per Year					
		1999	2000	2001	2002	2003	2004
SUMMARY TOTALS							
Washington Avenue							
Private	Residential	$ 433,900	$ 2,833,000	$ 6,190,500	$ 9,717,000	$ 13,456,400	$ 16,927,900
Private	Non-Residential	109,800	289,100	1,002,600	1,734,400	2,484,500	3,140,500
Civic	Non-Residential						
Private	Parking Facilities	0	298,300	556,800	646,300	706,000	734,900
Civic	Parking Facilities	537,100	1,074,200	1,611,300	2,685,500	3,222,600	3,177,600
Civic	Landscaping and Street Improvements	394,000	788,000	1,182,000	1,475,800	1,518,700	1,539,800
Civic	Environmental Abatement	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-
	Subtotal: Washington Avenue	$ *1,474,800*	$ *5,282,600*	$ *10,543,200*	$ *16,259,000*	$ *21,388,200*	$ *25,520,700*
	Private	$ *543,700*	$ *3,420,400*	$ *7,749,900*	$ *12,097,700*	$ *16,646,900*	$ *20,803,300*
	Civic	*931,100*	*1,563,900*	*2,236,500*	*3,515,000*	*4,035,300*	*3,982,500*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
Gateway Mall and Arch Grounds							
Private	Residential	$ -	$ -	$ -	$ -	$ 793,300	$ 1,563,700
Private	Non-Residential						
Civic	Non-Residential	-	139,500	683,500	962,500	3,905,700	6,327,400
Private	Parking Facilities						
Civic	Parking Facilities	-	-	457,700	915,400	915,400	902,700
Civic	Landscaping and Street Improvements	440,600	1,200,100	2,874,800	4,336,500	4,336,500	4,275,700
Civic	Environmental Abatement	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds	$ *440,600*	$ *1,339,600*	$ *4,016,000*	$ *6,214,400*	$ *9,950,900*	$ *13,069,500*
	Private	$ -	$ -	$ -	$ -	$ *793,300*	$ *1,563,700*
	Civic	*440,600*	*1,339,600*	*4,016,000*	*6,214,400*	*9,157,600*	*11,505,800*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
Post Office Square/CBD Core							
Private	Residential	$ -	$ -	$ -	$ -	$ 6,816,200	$ 6,816,200
Private	Non-Residential	160,200	480,600	801,000	2,600,200	6,571,300	10,567,300
Civic	Non-Residential	153,400	516,000	1,136,800	1,555,300	2,078,400	2,706,200
Private	Parking Facilities	-	-	302,500	1,512,500	1,512,500	1,512,500
Civic	Parking Facilities	-	-	167,500	837,700	837,700	837,700
Civic	Landscaping and Street Improvements	123,500	205,400	273,100	530,000	849,200	1,153,500
Civic	Environmental Abatement	3,200	225,600	411,800	411,800	411,800	411,800
Civic	Site Preparation	527,200	541,700	717,500	717,500	717,500	717,500
	Subtotal: Post Office Square/CBD Core	$ *967,500*	$ *1,969,300*	$ *3,810,200*	$ *8,165,000*	$ *19,794,600*	$ *24,722,700*
	Private	$ *160,200*	$ *480,600*	$ *1,103,500*	$ *4,112,700*	$ *14,900,000*	$ *18,896,000*
	Public (incl. Civic and Philanthropic)	*807,300*	*1,488,700*	*2,706,700*	*4,052,300*	*4,894,600*	*5,826,700*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
Laclede's Landing and Riverside							
Private	Residential	$ 630,100	$ 2,200,200	$ 3,832,700	$ 6,143,000	$ 9,732,700	$ 12,131,300
Private	Non-Residential	58,100	145,200	325,400	480,400	1,926,600	3,337,300
Civic	Non-Residential						
Private	Parking Facilities	2,372,700	3,389,600	3,389,600	3,389,600	3,389,600	3,389,500
Civic	Parking Facilities						
Civic	Landscaping and Street Improvements	122,400	337,200	388,800	388,800	388,800	471,900
Civic	Environmental Abatement						
Civic	Site Preparation	154,800	512,600	512,600	512,600	512,600	512,600
	Subtotal: Laclede's Landing and Riverside	$ *3,338,100*	$ *6,584,800*	$ *8,449,100*	$ *10,914,400*	$ *15,950,300*	$ *19,842,600*
	Private	$ *3,060,900*	$ *5,735,000*	$ *7,547,700*	$ *10,013,000*	$ *15,048,900*	$ *18,858,100*
	Civic	*277,200*	*849,800*	*901,400*	*901,400*	*901,400*	*984,500*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						
Streets, Streetscapes, & Other Support Programs							
Civic	Landscaping & Street Improvements	$ 228,200	$ 605,700	$ 1,091,000	$ 1,427,000	$ 1,566,500	$ 1,544,600
Civic	Plan Implementation and Event Programming	$ 232,400	$ 464,800	$ 697,200	$ 929,600	$ 1,162,000	$ 1,375,600
	Subtotal: Streets, Streetscapes, and Other Supporting Progams	$ *460,600*	$ *1,070,500*	$ *1,788,200*	$ *2,356,600*	$ *2,728,500*	$ *2,920,200*
	Private	$ -	$ -	$ -	$ -	$ -	$ -
	Civic	*321,100*	*791,500*	*1,369,700*	*1,798,600*	*2,031,000*	*2,232,400*
	Subtotal: Private (excluding private financing gap)						
	Subtotal: Civic (including private financing gap)						

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		Annual Debt Service Incurred Per Year					
		1999	2000	2001	2002	2003	2004
GRAND TOTAL							
Private	Residential	$ 1,064,000	$ 5,033,200	$ 10,023,200	$ 15,860,000	$ 30,798,600	$ 37,439,100
Private	Non-Residential	328,100	914,900	2,129,000	4,815,000	10,982,400	17,045,100
Civic	Non-Residential	153,400	655,500	1,820,300	2,517,800	5,984,100	9,033,600
Private	Parking Facilities	2,372,700	3,687,900	4,248,900	5,548,400	5,608,100	5,636,900
Civic	Parking Facilities	537,100	1,074,200	2,236,500	4,438,600	4,975,700	4,918,000
Civic	Landscaping and Street Improvements	1,308,700	3,136,400	5,809,700	8,158,100	8,659,700	8,985,500
Civic	Environmental Abatement	3,200	225,600	411,800	411,800	411,800	411,800
Civic	Site Preparation	682,000	1,054,300	1,230,100	1,230,100	1,230,100	1,230,100
Civic	Plan Implementation and Event Programming	232,400	464,800	697,200	929,600	1,162,000	1,375,600
	GRAND TOTAL	***$ 6,681,600***	***$ 16,246,800***	***$ 28,606,700***	***$ 43,909,400***	***$ 69,812,500***	***$ 86,075,700***
	Private	*$ 3,764,800*	*$ 9,636,000*	*$ 16,401,100*	*$ 26,223,400*	*$ 47,389,100*	*$ 60,121,100*
	Civic	*2,916,800*	*6,610,800*	*12,205,600*	*17,686,000*	*22,423,400*	*25,954,600*

DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
WASHINGTON AVENUE								
Residential product (including property acquisition)								
Private	Loft rehab for rent	- units	15 units	60 units	113 units	150 units	363 units	700 units
Private	New apartments in 5-6 story buildings over garage for rent	- units	- units	60 units	100 units	40 units	- units	200 units
Private	Loft rehab for sale	- units	- units	- units	12 units	36 units	252 units	300 units
Private	New four story condominiums over garage for sale	- units	- units	- units	12 units	30 units	58 units	100 units
	Subtotal: Residential Product	- units	*15 units*	*120 units*	*237 units*	*256 units*	*673 units*	*1,300 units*
Non-Residential Product (including property acquisition)								
Private	Live-work space, informal offices, incubator businesses	- sq. ft.	10,000 sq. ft.	10,000 sq. ft.	11,250 sq. ft.	13,750 sq. ft.	11,500 sq. ft.	56,500 sq. ft.
Private	Entertainment retail	- sq. ft.	11,250 sq. ft.	11,250 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	45,000 sq. ft.
Private	Neighborhood oriented retail	- sq. ft.	3,750 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	23,750 sq. ft.
Private	Merchandise mart/cultural destination	- sq. ft.	- sq. ft.	37,500 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	262,500 sq. ft.
Private	Child care center in existing structure(s)	- sq. ft.	2,250 sq. ft.	2,250 sq. ft.	- sq. ft.	- sq. ft.	250 sq. ft.	4,750 sq. ft.
	Subtotal: Non-Residential Product	- *sq. ft.*	*27,250 sq. ft.*	*66,000 sq. ft.*	*98,750 sq. ft.*	*101,250 sq. ft.*	*99,250 sq. ft.*	*392,500 sq. ft.*
Parking								
Private	Parking for residential new construction	- spaces	90 spaces	168 spaces	105 spaces	45 spaces	30 spaces	438 spaces
Civic	Parking garage	- spaces	600 spaces	200 spaces	- spaces	- spaces	- spaces	800 spaces
Civic	Parking garage	- spaces	- spaces	200 spaces	400 spaces	200 spaces	- spaces	800 spaces
Civic	Parking garage	- spaces	- spaces	- spaces	200 spaces	400 spaces	200 spaces	800 spaces
	Subtotal: Parking Garages	- *spaces*	*600 spaces*	*400 spaces*	*600 spaces*	*600 spaces*	*200 spaces*	*2,400 spaces*
Landscaping & Street Improvements								
Civic	Public Parks (including property purchase)							
Civic	Street fixture embellishments (banners, awnings, etc.)							
Civic	Building Cleaning							
Civic	St. Charles Street							
Civic	Lucas Avenue							
Civic	Washington Avenue							
Civic	North-South side streets							
	Subtotal: Landscaping & Street Improvements							
	Subtotal: Private							
	Subtotal: Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
TOTAL: Washington Avenue								

DOWNTOWN NOW!
Preliminary Market Driven Products Program
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		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
GATEWAY MALL AND ARCH GROUNDS								
Residential product (including property acquisition)								
Private	Luxury high rise condominiums for sale	- units	- units	- units	- units	- units	36 units	36 units
	Subtotal: Residential Product	- *units*	- *units*	- *units*	- *units*	- *units*	*36 units*	*36 units*
Non-Residential Product								
Civic	Ice rink	- rink	- rink	- rink	1 rink	- rink	- rink	1 rink
Civic	Cultural institution	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	120,000 sq. ft.	80,000 sq. ft.	200,000 sq. ft.
Civic	Cultural institution endowment	-	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.
Civic	Amphitheater	- seats	- seats	- seats	- seats	- seats	1,200 seats	1,200 seats
Civic	Visitors center and amenities	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	15,000 sq. ft.	15,000 sq. ft.	30,000 sq. ft.
	Subtotal: Non-Residential Product							
Parking								
Civic	**Parking garage**	- spaces	- spaces	125 spaces	250 spaces	125 spaces	- spaces	500 spaces
	Subtotal:Parking Garages	- *spaces*	- *spaces*	*125 spaces*	*250 spaces*	*125 spaces*	- *spaces*	*500 spaces*
Landscaping & Street Improvements								
Civic	Market and Chestnut Streets							
Civic	Other Streets							
Civic	Landscape/park features							
Civic	Public Art							
Civic	Decking I-70, Pine to Walnut Streets							
Civic	Arch Grounds Connection to Laclede's Landing							
Civic	River Edge Interpretative Walk							
	Subtotal: Landscaping & Street Improvements							
	Subtotal: Private							
	Subtotal: Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
TOTAL: Gateway Mall and Arch Grounds								

DOWNTOWN NOW!
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		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
POST OFFICE SQUARE/CBD CORE								
Residential product (including property acquisition)								
Private	Mid to high end rental apartments in rehab buildings	- units	- units	- units	- units	- units	65 units	65 units
	Subtotal: Residential Product	- units	- units	- units	- units	- units	65 units	65 units
Non-Residential Product (including property acquisition)								
Private	Renovated Office Space	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	58,800 sq. ft.	117,600 sq. ft.	176,400 sq. ft.
Private	Boutique Hotel and Health Club	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	56,000 sq. ft.	119,000 sq. ft.	175,000 sq. ft.
Private	Retail, Classrooms, and All Other	- sq. ft.	21,500 sq. ft.	21,500 sq. ft.	21,500 sq. ft.	21,500 sq. ft.	16,125 sq. ft.	102,125 sq. ft.
Civic	Old Post Office educational and cultural institution	- sq. ft.	41,250 sq. ft.	41,250 sq. ft.	27,500 sq. ft.	- sq. ft.	- sq. ft.	110,000 sq. ft.
Civic	Old Post Office endowment	-	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.
	Subtotal: Non-Residential Product	- *sq. ft.*	*62,750 sq. ft.*	*62,750 sq. ft.*	*49,000 sq. ft.*	*136,300 sq. ft.*	*252,725 sq. ft.*	*563,525 sq. ft.*
Parking								
Civic	Garage	- spaces	- spaces	47 spaces	233 spaces	186 spaces	- spaces	465 spaces
Private	Garage	- spaces	- spaces	52 spaces	260 spaces	208 spaces	- spaces	520 spaces
	Subtotal: Parking Garages	- *spaces*	- *spaces*	*99 spaces*	*493 spaces*	*394 spaces*	- *spaces*	*985 spaces*
Environmental Abatement								
Civic	Mayfair-South Side							
Civic	Century-Syndicate Block							
Civic	Paul Brown-Arcade-Wright Block							
Civic	Public Parks							
	SubSubtotal:: Environmental Abatement							
Site Preparation-Demolition								
Civic	Mayfair-South Side							
Civic	Mayfair-South Side excavation and backfill							
Civic	Century-Syndicate Block							
Civic	Paul Brown-Arcade-Wright Block							
Civic	Property Acquisition for Civic Facilities							
	SubSubtotal:: Site Preparation							
Landscaping & Street Improvements								
Civic	Olive Street							
Civic	8th Street							
Civic	9th Street							
Civic	Locust Avenue							
Civic	Public Parks: Mayfair south and Arcade north							
	Subtotal: Landscaping & Street Improvements							
	Subtotal: Private							
	Subtotal: Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
TOTAL: Post Office Square and CBD Core - Option 1								

DOWNTOWN NOW!
Preliminary Market Driven Products Program
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		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
LACLEDE'S LANDING/RIVERSIDE								
Residential product (including property acquisition)								
Private	Loft rehab for rent	- units	- units	6 units	21 units	34 units	29 units	90 units
Private	New apartments in 4 story buildings over garage for rent	- units	145 units	111 units	75 units	120 units	128 units	579 units
Private	New 3 story townhouses w/garage (TND concept) for sale	- units	9 units	28 units	43 units	54 units	44 units	176 units
Private	New 3-4 story condominium over garage for sale	- units	- units	6 units	21 units	36 units	54 units	117 units
	Subtotal: Residential Product	- *units*	*154 units*	*150 units*	*160 units*	*244 units*	*255 units*	*962 units*
Non-Residential Product (including property acquisition)								
Private	Entertainment/retail: restaurant, bars, clubs, etc.	- sq. ft.	5,625 sq. ft.	7,500 sq. ft.	9,375 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	40,000 sq. ft.
Private	Neighborhood oriented retail	- sq. ft.	7,500 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	12,500 sq. ft.	50,000 sq. ft.
Private	Urban entertainment center and parking	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	50,000 sq. ft.	100,000 sq. ft.	150,000 sq. ft.
Private	New hotel							
Private	Child care center in existing structure(s)	- sq. ft.	- sq. ft.	2,250 sq. ft.	2,250 sq. ft.	- sq. ft.	250 sq. ft.	4,750 sq. ft.
	Subtotal: Non-Residential Product	- *sq. ft.*	*13,125 sq. ft.*	*19,750 sq. ft.*	*21,625 sq. ft.*	*70,000 sq. ft.*	*120,250 sq. ft.*	*244,750 sq. ft.*
Parking								
Private	Parking garage for casino and housing	- spaces	1,275 spaces	225 spaces	- spaces	- spaces	- spaces	1,500 spaces
	Subtotal:Parking Garages	- *spaces*	*1,275 spaces*	*225 spaces*	- *spaces*	- *spaces*	- *spaces*	*1,500 spaces*
Environmental Abatement								
Civic	Demolished Structures							
	SubSubtotal:: Environmental Abatement							
Site Preparation								
Civic	Riverside							
Civic	Laclede's Landing							
	Subtotal: Site Preparation							
Landscaping & Street Improvements								
Civic	Parks and Open Space							
Civic	River Edge Trail System							
	Subtotal: Landscaping & Street Improvements							
	Subtotal: Private							
	Subtotal: Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
TOTAL: Laclede's Landing and Riverside								

DOWNTOWN NOW! Preliminary Market Driven Products Program City of Saint Louis Downtown Development Action Plan	Space Absorbed or Occupied By Year						
	1999	2000	2001	2002	2003	2004	Total Six Years
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS							
Landscaping & Street Improvements							
Civic 6th Street							
Civic 7th Street							
Civic Tucker Boulevard							
Civic 18th Street							
Civic Clark Street							
Civic Overall infrastructure contingency							
Subtotal: Landscaping & Street Improvements							
Plan Implementation and Event Programming							
Civic Subarea Programs							
Civic Overall Marketing and Promotion Program							
Subtotal: Plan Implementation and Event Programming							
Subtotal: Private							
Subtotal: Civic							
TOTAL: Streets, Streetscapes, and Other Supporting Programs							

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		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
SUMMARY TOTALS								
Washington Avenue								
Private	Residential	0 units	15 units	120 units	237 units	256 units	673 units	1,300 units
Private	Non-Residential	0 sq. ft.	27,250 sq. ft.	66,000 sq. ft.	98,750 sq. ft.	101,250 sq. ft.	99,250 sq. ft.	392,500 sq. ft.
Civic	Non-Residential							
Private	Parking Facilities	0 spaces	90 spaces	168 spaces	105 spaces	45 spaces	30 spaces	438 spaces
Civic	Parking Facilities							
Civic	Landscaping and Street Improvements							
Civic	Environmental Abatement							
Civic	Site Preparation							
	Subtotal: Washington Avenue							
	Private							
	Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
Gateway Mall and Arch Grounds								
Private	Residential	- units	- units	- units	- units	- units	36 units	36 units
Private	Non-Residential							
Civic	Non-Residential	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.	sq. ft.
Private	Parking Facilities							
Civic	Parking Facilities	- spaces	- spaces	125 spaces	250 spaces	125 spaces	- spaces	500 spaces
Civic	Landscaping and Street Improvements							
Civic	Environmental Abatement							
Civic	Site Preparation							
	Subtotal: Gateway Mall and Arch Grounds							
	Private							
	Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
Post Office Square/CBD Core								
Private	Residential	$ - units	$ - units	$ - units	$ - units	$ - units	$ 65 units	$ 65 units
Private	Non-Residential	- sq. ft.	62,750 sq. ft.	62,750 sq. ft.	49,000 sq. ft.	136,300 sq. ft.	252,725 sq. ft.	563,525 sq. ft.
Civic	Non-Residential							
Private	Parking Facilities	- spaces	- spaces	99 spaces	493 spaces	394 spaces	- spaces	985 spaces
Civic	Parking Facilities							
Civic	Landscaping and Street Improvements							
Civic	Environmental Abatement							
Civic	Site Preparation							
	Subtotal: Post Office Square/CBD Core							
	Private							
	Public (incl. Civic and Philanthropic)							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
Laclede's Landing and Riverside								
Private	Residential	- units	154 units	150 units	160 units	244 units	255 units	962 units
Private	Non-Residential	- sq. ft.	13,125 sq. ft.	19,750 sq. ft.	21,625 sq. ft.	70,000 sq. ft.	120,250 sq. ft.	244,750 sq. ft.
Civic	Non-Residential							
Private	Parking Facilities	- spaces	- spaces	- spaces	- spaces	- spaces	- spaces	- spaces
Civic	Parking Facilities							
Civic	Landscaping and Street Improvements							
Civic	Environmental Abatement							
Civic	Site Preparation							
	Subtotal: Laclede's Landing and Riverside							
	Private							
	Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							
Streets, Streetscapes, & Other Support Programs								
Civic	Landscaping & Street Improvements							
Civic	Plan Implementation and Event Programming							
	Subtotal: Streets, Streetscapes, and Other Supporting Programs							
	Private							
	Civic							
	Subtotal: Private (excluding private financing gap)							
	Subtotal: Civic (including private financing gap)							

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		Space Absorbed or Occupied By Year						
		1999	2000	2001	2002	2003	2004	Total Six Years
GRAND TOTAL								
Private	Residential	- units	169 units	270 units	396 units	500 units	1,028 units	2,363 units
Private	Non-Residential	- sq. ft.	103,125 sq. ft.	148,500 sq. ft.	169,375 sq. ft.	307,550 sq. ft.	472,225 sq. ft.	1,200,775 sq. ft.
Civic	Non-Residential							
Private	Parking Facilities	- spaces	90 spaces	392 spaces	848 spaces	564 spaces	30 spaces	1,923 spaces
Civic	Parking Facilities							
Civic	Landscaping and Street Improvements							
Civic	Environmental Abatement							
Civic	Site Preparation							
Civic	Plan Implementation and Event Programming	-	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.	- sq. ft.
	GRAND TOTAL							
	Private	|	|	|	|	|	|	|
	Civic							

DOWNTOWN NOW!
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		Market or Imputed Rent		Revenue per Year						Total
		Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
WASHINGTON AVENUE										
Residential product (including property acquisition)				*5%*	*vacancy rate*					
Private	Loft rehab for rent	$ 1,280 per month	$ 0.80	$ -	$ 212,000	$ 1,059,900	$ 2,649,700	$ 4,769,400	$ 9,892,000	$ 18,583,000
Private	New apartments in 5-6 story buildings over garage for rent	$ 723 per month	$ 0.85	-	-	478,600	1,276,200	1,595,300	1,595,300	4,945,400
Private	Loft rehab for sale	$ 960 per month	$ 0.80	-	-	-	127,200	508,700	3,179,500	3,815,400
Private	New four story condominiums over garage for sale	$ 1,360 per month	$ 0.85	-	-	-	180,200	630,600	1,501,400	2,312,200
	Subtotal: Residential Product			*$ -*	*$ 212,000*	*$ 1,538,500*	*$ 4,233,300*	*$ 7,504,000*	*$ 16,168,200*	*$ 29,656,000*
Non-Residential Product (including property acquisition)				*10%*	*vacancy rate*					
Private	Live-work space, informal offices, incubator businesses		$ 12.00	$ -	$ 108,000	$ 216,000	$ 337,500	$ 486,000	$ 610,200	$ 1,757,700
Private	Entertainment retail		$ 12.00	-	121,500	243,000	324,000	405,000	486,000	1,579,500
Private	Neighborhood oriented retail		$ 12.00	-	40,500	94,500	148,500	202,500	256,500	742,500
Private	Merchandise mart/cultural destination		$ 10.00	-	-	337,500	1,012,500	1,687,500	2,362,500	5,400,000
Private	Child care center in existing structure(s)		$ 11.00	-	22,300	44,600	44,600	44,600	47,100	203,200
	Subtotal: Non-Residential Product			*$ -*	*$ 292,300*	*$ 935,600*	*$ 1,867,100*	*$ 2,825,600*	*$ 3,762,300*	*$ 9,682,900*
Parking				*10%*	*vacancy rate*					
Private	Parking for residential new construction	$ 60 per month	$ 0.17	$ -	$ 58,300	$ 167,200	$ 235,200	$ 264,400	$ 283,800	$ 1,008,900
Civic	Parking garage	$ 60 per month	$ 0.17	$ -	$ 388,800	$ 518,400	$ 518,400	$ 518,400	$ 518,400	$ 2,462,400
Civic	Parking garage	$ 60 per month	$ 0.17	-	-	129,600	388,800	518,400	518,400	1,555,200
Civic	Parking garage	$ 60 per month	$ 0.17	-	-	-	129,600	388,800	518,400	1,036,800
	Subtotal:Parking Garages			*$ -*	*$ 388,800*	*$ 648,000*	*$ 1,036,800*	*$ 1,425,600*	*$ 1,555,200*	*$ 5,054,400*
Landscaping & Street Improvements										
Civic	Public Parks (including property purchase)									
Civic	Street fixture embellishments (banners, awnings, etc.)									
Civic	Building Cleaning									
Civic	St. Charles Street									
Civic	Lucas Avenue									
Civic	Washington Avenue									
Civic	North-South side streets									
	Subtotal: Landscaping & Street Improvements									
	Subtotal: Private				*$ 562,600*	*$ 2,641,300*	*$ 6,335,600*	*$ 10,594,000*	*$ 20,214,300*	*$ 40,347,800*
	Subtotal: Civic				*330,500*	*480,800*	*801,600*	*1,161,200*	*1,271,400*	*4,045,500*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Washington Avenue				$ -	$ 893,100	$ 3,122,100	$ 7,137,200	$ 11,755,200	$ 21,485,700	$ 44,393,300

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		Market or Imputed Rent			Revenue per Year						Total
		Per Unit		Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
GATEWAY MALL AND ARCH GROUNDS											
Residential product (including property acquisition)					*8% vacancy rate*						
Private	Luxury high rise condominiums for sale	$ 2,000 per unit		$ 1.25	$ -	$ -	$ -	$ -	$ -	$ 794,900	$ 794,900
	Subtotal: Residential Product				*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 794,900*	*$ 794,900*
Non-Residential Product											
Civic	Ice rink	$ 50,000 per rink/year			-	-	-	50,000	-	-	50,000
Civic	Cultural institution	$ 10.00 per sq. ft./year			-	-	-	-	1,200,000	2,000,000	3,200,000
Civic	Cultural institution endowment				-	-	-	-	-	-	-
Civic	Amphitheater	$ 5.00 per seat/year			-	-	-	-	-	6,000	6,000
Civic	Visitors center and amenities			$ 10.00	-	-	-	-	135,000	270,000	405,000
	Subtotal: Non-Residential Product				*$ -*	*$ -*	*$ -*	*$ 50,000*	*$ 1,335,000*	*$ 2,276,000*	*$ 3,661,000*
Parking					*10% vacancy rate*						
Civic	Parking garage	$ 80.00 per month		$ 0.23	$ -	$ -	$ 108,000	$ 324,000	$ 432,000	$ 432,000	$ 1,296,000
	Subtotal:Parking Garages				*$ -*	*$ -*	*$ 108,000*	*$ 324,000*	*$ 432,000*	*$ 432,000*	*$ 1,296,000*
Landscaping & Street Improvements											
Civic	Market and Chestnut Streets										
Civic	Other Streets										
Civic	Landscape/park features										
Civic	Public Art										
Civic	Decking I-70, Pine to Walnut Streets										
Civic	Arch Grounds Connection to Laclede's Landing										
Civic	River Edge Interpretative Walk										
	Subtotal: Landscaping & Street Improvements										
	Subtotal: Private				*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 794,900*	*$ 794,900*
	Subtotal: Civic				*-*	*-*	*108,000*	*374,000*	*1,767,000*	*2,708,000*	*4,957,000*
	Subtotal: Private (excluding private financing gap)										
	Subtotal: Civic (including private financing gap)										
TOTAL:	**Gateway Mall and Arch Grounds**				$ -	$ -	$ 108,000	$ 374,000	$ 1,767,000	$ 3,502,900	$ 5,751,900

DOWNTOWN NOW!
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		Market or Imputed Rent		Revenue per Year						Total
		Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
POST OFFICE SQUARE/CBD CORE										
Residential product (including property acquisition)				7%	*vacancy rate*					
Private	Mid to high end rental apartments in rehab buildings	$ 1,263 per month	$ 0.73	$ -	$ -	$ -	$ -	$ -	$ 915,900	$ 915,900
	Subtotal: Residential Product			$ -	$ -	$ -	$ -	$ -	$ *915,900*	$ *915,900*
Non-Residential Product (including property acquisition)				8%	*vacancy rate*					
Private	Renovated Office Space		$ 13.00	-	$ -	$ -	$ -	$ 703,200	$ 2,109,700	$ 2,812,900
Private	Boutique Hotel and Health Club		$ 28.08	-	-	-	-	1,572,500	4,914,000	6,486,500
Private	Retail, Classrooms, and All Other		$ 12.50	-	247,500	494,600	741,900	989,200	1,174,600	3,647,600
Civic	Old Post Office educational and cultural institution		$ 7.20	-	273,200	546,400	728,600	728,600	728,600	3,005,400
Civic	Old Post Office endowment			-	-	-	-	-	-	-
	Subtotal: Non-Residential Product			$ -	$ *520,500*	$ *1,041,000*	$ *1,470,500*	$ *3,993,500*	$ *8,926,900*	$ *15,952,400*
Parking				8%	*vacancy rate*					
Civic	Garage	$ 94.00 per month	$ 0.27	$ -	$ -	$ 52,500	$ 314,800	$ 524,600	$ 524,600	$ 1,416,500
Private	Garage	$ 94.00 per month	$ 0.27	-	-	58,700	352,000	586,600	586,600	1,583,900
	Subtotal:Parking Garages			$ -	$ -	$ *111,200*	$ *666,800*	$ *1,111,200*	$ *1,111,200*	$ *3,000,400*
Environmental Abatement										
Civic	Mayfair-South Side									
Civic	Century-Syndicate Block									
Civic	Paul Brown-Arcade-Wright Block									
Civic	Public Parks									
	SubSubtotal:: Environmental Abatement									
Site Preparation-Demolition										
Civic	Mayfair-South Side									
Civic	Mayfair-South Side excavation and backfill									
Civic	Century-Syndicate Block									
Civic	Paul Brown-Arcade-Wright Block									
Civic	Property Acquisition for Civic Facilities									
	SubSubtotal:: Site Preparation									
Landscaping & Street Improvements										
Civic	Olive Street									
Civic	8th Street									
Civic	9th Street									
Civic	Locust Avenue									
Civic	Public Parks: Mayfair south and Arcade north									
	Subtotal: Landscaping & Street Improvements									
	Subtotal: Private			$ -	$ *247,300*	$ *553,300*	$ *1,093,900*	$ *3,851,500*	$ *9,700,800*	$ *15,446,800*
	Subtotal: Civic			-	*273,200*	*598,900*	*1,043,400*	*1,253,200*	*1,253,200*	*4,421,900*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Post Office Square and CBD Core - Option 1				$ -	$ 520,500	$ 1,152,200	$ 2,137,300	$ 5,104,700	$ 10,954,000	$ 19,868,700

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		Market or Imputed Rent		Revenue per Year						Total
		Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
LACLEDE'S LANDING/RIVERSIDE										
Residential product (including property acquisition)				*5% vacancy rate*						
Private	Loft rehab for rent	$ 1,280 per month	$ 0.80	$ -	$ -	$ 84,800	$ 381,600	$ 862,100	$ 1,271,900	$ 2,600,400
Private	New apartments in 4 story buildings over garage for rent	$ 723 per month	$ 0.85	-	1,157,200	2,040,700	2,638,000	3,596,100	4,616,400	14,048,400
Private	New 3 story townhouses w/garage (TND concept) for sale	$ 1,280 per unit	$ 0.80	-	120,800	510,100	1,114,200	1,872,700	2,490,200	6,108,000
Private	New 3-4 story condominium over garage for sale	$ 1,020 per unit	$ 0.85	-	-	67,600	304,100	709,500	1,317,600	2,398,800
	Subtotal: Residential Product			*$ -*	*$ 1,278,000*	*$ 2,703,200*	*$ 4,437,900*	*$ 7,040,400*	*$ 9,696,100*	*$ 25,155,600*
Non-Residential Product (including property acquisition)				*10% vacancy rate*						
Private	Entertainment/retail: restaurant, bars, clubs, etc.		$ 12.00	$ -	$ 60,800	$ 141,800	$ 243,100	$ 351,100	$ 432,100	$ 1,228,900
Private	Neighborhood oriented retail		$ 12.00	-	81,000	189,000	297,000	405,000	540,000	1,512,000
Private	Urban entertainment center and parking		$ 14.00	-	-	-	-	630,000	1,890,000	2,520,000
Private	New hotel									
Private	Child care center in existing structure(s)		$ 8.00	-	-	16,200	32,400	32,400	34,200	115,200
	Subotal: Non-Residential Product			*$ -*	*$ 141,800*	*$ 347,000*	*$ 572,500*	*$ 1,418,500*	*$ 2,896,300*	*$ 5,376,100*
Parking				*10% vacancy rate*						
Private	Parking garage for casino and housing	$ 70.00 per month	$ 0.20	$ -	$ 963,900	$ 1,134,000	$ 1,134,000	$ 1,134,000	$ 1,134,000	$ 5,499,900
	Subtotal:Parking Garages			*$ -*	*$ 963,900*	*$ 1,134,000*	*$ 1,134,000*	*$ 1,134,000*	*$ 1,134,000*	*$ 5,499,900*
Environmental Abatement										
Civic	Demolished Structures									
	SubSubtotal:: Environmental Abatement									
Site Preparation										
Civic	Riverside									
Civic	Laclede's Landing									
	Subtotal: Site Preparation									
Landscaping & Street Improvements										
Civic	Parks and Open Space									
Civic	River Edge Trail System									
	Subtotal: Landscaping & Street Improvements									
	Subtotal: Private			*$ -*	*$ 2,383,700*	*$ 4,184,200*	*$ 6,144,400*	*$ 9,592,900*	*$ 13,726,400*	*$ 36,031,600*
	Subtotal: Civic			-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Laclede's Landing and Riverside				$ -	$ 2,383,700	$ 4,184,200	$ 6,144,400	$ 9,592,900	$ 13,726,400	$ 36,031,600

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	Market or Imputed Rent		Revenue per Year						Total
	Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS									
Landscaping & Street Improvements									
Civic 6th Street									
Civic 7th Street									
Civic Tucker Boulevard									
Civic 18th Street									
Civic Clark Street									
Civic Overall infrastructure contingency									
Subtotal: Landscaping & Street Improvements									
Plan Implementation and Event Programming									
Civic Subarea Programs			-	-	-	-	-	-	-
Civic Overall Marketing and Promotion Program			-	-	-	-	-	-	-
Subtotal: Plan Implementation and Event Programming									
Subtotal: Private			$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal: Civic			-	-	-	-	-	-	-
TOTAL: Streets, Streetscapes, and Other Supporting Programs			$ -	$ -	$ -	$ -	$ -	$ -	$ -

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		Market or Imputed Rent		Revenue per Year						Total
		Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
SUMMARY TOTALS										
Washington Avenue										
Private	Residential			$ -	$ 212,000	$ 1,538,500	$ 4,233,300	$ 7,504,000	$ 16,168,200	$ 29,656,000
Private	Non-Residential			-	292,300	935,600	1,867,100	2,825,600	3,762,300	9,682,900
Civic	Non-Residential									
Private	Parking Facilities			0	58,300	167,200	235,200	264,400	283,800	1,008,900
Civic	Parking Facilities			0	388,800	648,000	1,036,800	1,425,600	1,555,200	5,054,400
Civic	Landscaping and Street Improvements			-	-	-	-	-	-	-
Civic	Environmental Abatement			-	-	-	-	-	-	-
Civic	Site Preparation			-	-	-	-	-	-	-
	Subtotal: Washington Avenue			$ -	$ 951,400	$ 3,289,300	$ 7,372,400	$ 12,019,600	$ 21,769,500	$ 45,402,200
	Private			$ -	$ 562,600	$ 2,641,300	$ 6,335,600	$ 10,594,000	$ 20,214,300	$ 40,347,800
	Civic			-	330,500	480,800	801,600	1,161,200	1,271,400	4,045,500
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Gateway Mall and Arch Grounds										
Private	Residential			$ -	$ -	$ -	$ -	$ -	$ 794,900	$ 794,900
Private	Non-Residential									
Civic	Non-Residential			-	-	-	50,000	1,335,000	2,276,000	3,661,000
Private	Parking Facilities									
Civic	Parking Facilities			-	-	108,000	324,000	432,000	432,000	1,296,000
Civic	Landscaping and Street Improvements			-	-	-	-	-	-	-
Civic	Environmental Abatement			-	-	-	-	-	-	-
Civic	Site Preparation			-	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds			$ -	$ -	$ 108,000	$ 374,000	$ 1,767,000	$ 3,502,900	$ 5,751,900
	Private			$ -	$ -	$ -	$ -	$ -	$ 794,900	$ 794,900
	Civic			-	-	108,000	374,000	1,767,000	2,708,000	4,957,000
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Post Office Square/CBD Core										
Private	Residential			$ -	$ -	$ -	$ -	$ -	$ 915,900	$ 915,900
Private	Non-Residential			-	247,300	494,600	741,900	3,264,900	8,198,300	12,947,000
Civic	Non-Residential			-	273,200	546,400	728,600	728,600	728,600	3,005,400
Private	Parking Facilities			-	-	58,700	352,000	586,600	586,600	1,583,900
Civic	Parking Facilities			-	-	52,500	314,800	524,600	524,600	1,416,500
Civic	Landscaping and Street Improvements			-	-	-	-	-	-	-
Civic	Environmental Abatement			-	-	-	-	-	-	-
Civic	Site Preparation			-	-	-	-	-	-	-
	Subtotal: Post Office Square/CBD Core			$ -	$ 520,500	$ 1,152,200	$ 2,137,200	$ 5,104,700	$ 10,954,000	$ 19,868,700
	Private			$ -	$ 247,300	$ 553,300	$ 1,093,900	$ 3,851,500	$ 9,700,800	$ 15,446,800
	Public (Incl. Civic and Philanthropic)			-	273,200	598,900	1,043,400	1,253,200	1,253,200	4,421,900
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Laclede's Landing and Riverside										
Private	Residential			$ -	$ 1,278,000	$ 2,703,200	$ 4,437,900	$ 7,040,400	$ 9,696,100	$ 25,155,600
Private	Non-Residential			-	141,800	347,000	572,500	1,418,500	2,896,300	5,376,100
Civic	Non-Residential									
Private	Parking Facilities			-	963,900	1,134,000	1,134,000	1,134,000	1,134,000	5,499,900
Civic	Parking Facilities									
Civic	Landscaping and Street Improvements			-	-	-	-	-	-	-
Civic	Environmental Abatement									
Civic	Site Preparation			-	-	-	-	-	-	-
	Subtotal: Laclede's Landing and Riverside			$ -	$ 2,383,700	$ 4,184,200	$ 6,144,400	$ 9,592,900	$ 13,726,400	$ 36,031,600
	Private			$ -	$ 2,383,700	$ 4,184,200	$ 6,144,400	$ 9,592,900	$ 13,726,400	$ 36,031,600
	Civic			-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Streets, Streetscapes, & Other Support Programs										
Civic	Landscaping & Street Improvements			$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Plan Implementation and Event Programming			$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Streets, Streetscapes, and Other Supporting Programs			$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Private			$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Civic			-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									

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		Market or Imputed Rent		Revenue per Year						Total
		Per Unit	Per Sq. Ft.	1999	2000	2001	2002	2003	2004	Six Years
GRAND TOTAL										
Private	Residential			$ -	$ 1,490,000	$ 4,241,700	$ 8,671,200	$ 14,544,400	$ 27,575,100	$ 56,522,400
Private	Non-Residential			-	681,400	1,777,200	3,181,500	7,509,000	14,856,900	28,006,000
Civic	Non-Residential			-	273,200	546,400	778,600	2,063,600	3,004,600	6,666,400
Private	Parking Facilities			-	1,022,200	1,359,900	1,721,200	1,985,000	2,004,400	8,092,700
Civic	Parking Facilities			-	388,800	808,500	1,675,600	2,382,200	2,511,800	7,766,900
Civic	Landscaping and Street Improvements			-	-	-	-	-	-	-
Civic	Environmental Abatement			-	-	-	-	-	-	-
Civic	Site Preparation			-	-	-	-	-	-	-
Civic	Plan Implementation and Event Programming			-	-	-	-	-	-	-
	GRAND TOTAL			*$ -*	*$ 3,855,600*	*$ 8,733,700*	*$ 16,028,100*	*$ 28,484,200*	*$ 49,952,800*	*$ 107,054,400*
	Private			*$ -*	*$ 3,193,600*	*$ 7,378,800*	*$ 13,573,900*	*$ 24,038,400*	*$ 44,436,400*	*$ 92,621,100*
	Civic			*-*	*662,000*	*1,354,900*	*2,454,200*	*4,445,800*	*5,516,400*	*14,433,300*

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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
WASHINGTON AVENUE									
Residential product (including property acquisition)									
Private	Loft rehab for rent	25% of revenues	$ -	$ 53,000	$ 265,000	$ 662,400	$ 1,192,400	$ 2,473,000	$ 4,645,800
Private	New apartments in 5-6 story buildings over garage for rent	25% of revenues	-	-	119,700	319,100	398,800	398,800	1,236,400
Private	Loft rehab for sale	25% of revenues	-	-	-	31,800	127,200	794,900	953,900
Private	New four story condominiums over garage for sale	25% of revenues	-	-	-	45,100	157,700	375,400	578,200
	Subtotal: Residential Product		*$ -*	*$ 53,000*	*$ 384,700*	*$ 1,058,400*	*$ 1,876,100*	*$ 4,042,100*	*$ 7,414,300*
Non-Residential Product (including property acquisition)									
Private	Live-work space, informal offices, incubator businesses	35% of revenues	$ -	$ 37,800	$ 75,600	$ 118,100	$ 170,100	$ 213,600	$ 615,200
Private	Entertainment retail	35% of revenues	-	42,500	85,100	113,400	141,800	170,100	552,900
Private	Neighborhood oriented retail	35% of revenues	-	14,200	33,100	52,000	70,900	89,800	260,000
Private	Merchandise mart/cultural destination	35% of revenues	-	-	118,100	354,400	590,600	826,900	1,890,000
Private	Child care center in existing structure(s)	35% of revenues	-	7,800	15,600	15,600	15,600	16,500	71,100
	Subtotal: Non-Residential Product		*$ -*	*$ 102,300*	*$ 327,500*	*$ 653,500*	*$ 989,000*	*$ 1,316,900*	*$ 3,389,200*
Parking									
Private	Parking for residential new construction	25% of revenues	$ -	$ 14,600	$ 41,800	$ 58,800	$ 66,100	$ 71,000	$ 252,300
Civic	Parking garage	25% of revenues	$ -	$ 97,200	$ 129,600	$ 129,600	$ 129,600	$ 129,600	$ 615,600
Civic	Parking garage	25% of revenues	-	-	32,400	97,200	129,600	129,600	388,800
Civic	Parking garage	25% of revenues	-	-	-	32,400	97,200	129,600	259,200
	Subtotal:Parking Garages		*$ -*	*$ 97,200*	*$ 162,000*	*$ 259,200*	*$ 356,400*	*$ 388,800*	*$ 1,263,600*
Landscaping & Street Improvements									
Civic	Public Parks (including property purchase)	$ 3.00 per square foot	$ 151,800	$ 303,600	$ 455,400	$ 455,400	$ 455,400	$ 455,400	$ 2,277,000
Civic	Street fixture embellishments (banners, awnings, etc.)	5% of capital cost	-	4,500	4,500	4,500	4,500	4,500	22,500
Civic	Building Cleaning	5% of capital cost	-	26,200	26,200	26,200	26,200	26,200	131,000
Civic	St. Charles Street	3.00 per linear foot	3,000	6,000	9,000	12,000	12,000	12,000	54,000
Civic	Lucas Avenue	3.00 per linear foot	2,900	5,800	8,700	11,600	11,600	11,600	52,200
Civic	Washington Avenue	3.00 per linear foot	7,700	15,400	23,100	30,800	30,800	30,800	138,600
Civic	North-South side streets	3.00 per linear foot	2,100	4,200	6,300	8,400	8,400	8,400	37,800
	Subtotal: Landscaping & Street Improvements		*$ 154,800*	*$ 340,300*	*$ 495,100*	*$ 498,100*	*$ 498,100*	*$ 498,100*	*$ 2,484,500*
	Subtotal: Private		*$ -*	*$ 169,900*	*$ 754,000*	*$ 1,770,700*	*$ 2,931,200*	*$ 5,430,000*	*$ 11,055,800*
	Subtotal: Civic		*154,800*	*422,900*	*615,300*	*698,500*	*788,400*	*815,900*	*3,495,800*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL: Washington Avenue			**$ 154,800**	**$ 592,800**	**$ 1,369,300**	**$ 2,469,200**	**$ 3,719,600**	**$ 6,245,900**	**$ 14,551,600**

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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
GATEWAY MALL AND ARCH GROUNDS									
Residential product (including property acquisition)									
Private	Luxury high rise condominiums for sale	25% of revenues	$ -	$ -	$ -	$ -	$ -	$ 198,700	$ 198,700
	Subtotal: Residential Product		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 198,700*	*$ 198,700*
Non-Residential Product									
Civic	Ice rink	35% of revenues	-	-	-	17,500	-	-	17,500
Civic	Cultural institution	35% of revenues	-	-	-	-	420,000	700,000	1,120,000
Civic	Cultural institution endowment								
Civic	Amphitheater	35% of revenues	-	-	-	-	-	2,100	2,100
Civic	Visitors center and amenities	35% of revenues	-	-	-	-	47,300	94,500	141,800
	Subtotal: Non-Residential Product		*$ -*	*$ -*	*$ -*	*$ 17,500*	*$ 467,300*	*$ 796,600*	*$ 1,281,400*
Parking									
Civic	Parking garage	25% of revenues	$ -	$ -	$ 27,000	$ 81,000	$ 108,000	$ 108,000	$ 324,000
	Subtotal:Parking Garages		*$ -*	*$ -*	*$ 27,000*	*$ 81,000*	*$ 108,000*	*$ 108,000*	*$ 324,000*
Landscaping & Street Improvements									
Civic	Market and Chestnut Streets	$ 3.00 per linear foot	$ -	$ -	$ 28,163	$ 56,325	$ 56,325	$ 56,325	$ 197,138
Civic	Other Streets	$ 3.00 per linear foot	$ -	$ -	$ 1,080	$ 2,160	$ 2,160	$ 2,160	$ 7,560
Civic	Landscape/park features	3.00 per square foot	3,066,000	4,088,000	5,110,000	6,132,000	6,132,000	6,132,000	30,660,000
Civic	Public Art	3.00 per square foot	42	56	70	84	84	84	420
Civic	Decking I-70, Pine to Walnut Streets	3.00 per square foot	223,200	279,000	334,800	390,600	390,600	390,600	2,008,800
Civic	Arch Grounds Connection to Laclede's Landing	3.00 per square foot	54,375	54,375	84,375	108,750	108,750	108,750	519,375
Civic	River Edge Interpretative Walk	3.00 per linear foot	10,500	10,500	21,000	21,000	21,000	21,000	105,000
	Subtotal: Landscaping & Street Improvements		*$ 3,354,100*	*$ 4,431,900*	*$ 5,579,500*	*$ 6,710,900*	*$ 6,710,900*	*$ 6,710,900*	*$ 33,498,300*
	Subtotal: Private		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 198,700*	*$ 198,700*
	Subtotal: Civic		*3,354,100*	*4,431,900*	*5,606,500*	*6,809,400*	*7,286,200*	*7,615,500*	*35,103,700*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL:	**Gateway Mall and Arch Grounds**		$ 3,354,100	$ 4,431,900	$ 5,606,500	$ 6,809,400	$ 7,286,200	$ 7,814,200	$ 35,302,400

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		Annual Operating Expenses	Operating Expenditures per Year 1999	2000	2001	2002	2003	2004	Total Six Years
POST OFFICE SQUARE/CBD CORE									
Residential product (including property acquisition)									
Private	Mid to high end rental apartments in rehab buildings	25% of revenues	$ -	$ -	$ -	$ -	$ -	$ 229,000	$ 229,000
	Subtotal: Residential Product		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 229,000*	*$ 229,000*
Non-Residential Product (including property acquisition)									
Private	Renovated Office Space	41% of revenues	$ -	$ -	$ -	$ -	$ 288,300	$ 865,000	$ 1,153,300
Private	Boutique Hotel and Health Club	71% of revenues	-	-	-	-	1,314,900	3,484,000	4,598,900
Private	Retail, Classrooms, and All Other	53% of revenues	-	131,900	263,800	395,700	527,600	626,500	1,945,500
Civic	Old Post Office educational and cultural institution	35% of revenues	-	95,600	191,200	255,000	255,000	255,000	1,051,800
Civic	Old Post Office endowment								
	Subtotal: Non-Residential Product		*$ -*	*$ 227,500*	*$ 455,000*	*$ 650,700*	*$ 2,185,800*	*$ 5,230,500*	*$ 8,749,500*
Parking									
Civic	Garage	35% of revenues	$ -	$ -	$ 18,600	$ 111,600	$ 186,000	$ 186,000	$ 502,200
Private	Garage	35% of revenues	-	-	20,800	124,800	208,000	208,000	561,600
	Subtotal:Parking Garages		*$ -*	*$ -*	*$ 39,400*	*$ 236,400*	*$ 394,000*	*$ 394,000*	*$ 1,063,800*
Environmental Abatement									
Civic	Mayfair-South Side	NA							
Civic	Century-Syndicate Block	NA							
Civic	Paul Brown-Arcade-Wright Block	NA							
Civic	Public Parks	NA							
	SubSubtotal:: Environmental Abatement	NA							
Site Preparation-Demolition									
Civic	Mayfair-South Side	NA							
Civic	Mayfair-South Side excavation and backfill	NA							
Civic	Century-Syndicate Block	NA							
Civic	Paul Brown-Arcade-Wright Block	NA							
Civic	Property Acquisition for Civic Facilities								
	SubSubtotal:: Site Preparation	NA							
Landscaping & Street Improvements									
Civic	Olive Street	$ 3.00 per linear foot	$ 6,833	$ 8,708	$ 10,583	$ 10,583	$ 10,583	$ 13,665	$ 60,953
Civic	8th Street	3.00 per linear foot	13,680	16,680	16,680	16,680	16,680	24,360	104,760
Civic	9th Street	3.00 per linear foot	13,680	15,330	16,980	16,980	16,980	27,360	107,310
Civic	Locust Avenue	3.00 per linear foot	13,665	13,665	15,540	17,415	24,248	27,330	111,863
Civic	Public Parks: Mayfair south and Arcade north	3.00 per square foot	418,350	418,350	418,350	627,525	836,700	836,700	3,555,975
	Subtotal: Landscaping & Street Improvements		*$ 466,200*	*$ 472,700*	*$ 478,100*	*$ 689,200*	*$ 905,200*	*$ 929,400*	*$ 3,940,900*
	Subtotal: Private		*$ -*	*$ 131,900*	*$ 284,600*	*$ 520,500*	*$ 2,138,800*	*$ 5,412,500*	*$ 8,488,300*
	Subtotal: Civic		*466,200*	*568,300*	*687,900*	*1,055,800*	*1,346,200*	*1,370,400*	*5,494,900*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL: Post Office Square and CBD Core - Option 1			$ 466,200	$ 700,200	$ 972,500	$ 1,576,300	$ 3,485,000	$ 6,782,900	$ 13,983,200

DOWNTOWN NOW!
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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
LACLÈDE'S LANDING/RIVERSIDE									
Residential product (including property acquisition)									
Private	Loft rehab for rent	25% of revenues	$ -	$ -	$ 21,200	$ 95,400	$ 215,500	$ 318,000	$ 650,100
Private	New apartments in 4 story buildings over garage for rent	25% of revenues	-	289,300	510,200	659,500	899,000	1,154,100	3,512,100
Private	New 3 story townhouses w/garage (TND concept) for sale	25% of revenues	-	30,200	127,500	278,600	468,200	622,600	1,527,100
Private	New 3-4 story condominium over garage for sale	25% of revenues	-	-	16,900	76,000	177,400	329,400	599,700
	Subtotal: Residential Product		$ -	$ *319,500*	$ *675,800*	$ *1,109,500*	$ *1,760,100*	$ *2,424,100*	$ *6,289,000*
Non-Residential Product (including property acquisition)									
Private	Entertainment/retail: restaurant, bars, clubs, etc.	35% of revenues	$ -	$ 21,300	$ 49,600	$ 85,100	$ 122,900	$ 151,200	$ 430,100
Private	Neighborhood oriented retail	35% of revenues	-	28,400	66,200	104,000	141,800	189,000	529,400
Private	Urban entertainment center and parking	35% of revenues	-	-	-	-	220,500	661,500	882,000
Private	New hotel								
Private	Child care center in existing structure(s)	-35% of revenues	-	-	5,700	11,300	11,300	12,000	40,300
	Subtotal: Non-Residential Product		$ -	$ *49,700*	$ *121,500*	$ *200,400*	$ *496,500*	$ *1,013,700*	$ *1,881,800*
Parking									
Private	Parking garage for casino and housing	25% of revenues	$ -	$ 241,000	$ 283,500	$ 283,500	$ 283,500	$ 283,500	$ 1,375,000
	Subtotal:Parking Garages		$ -	$ *241,000*	$ *283,500*	$ *283,500*	$ *283,500*	$ *283,500*	$ *1,375,000*
Environmental Abatement									
Civic	Demolished Structures	NA							
	SubSubtotal:: Environmental Abatement	NA							
Site Preparation									
Civic	Riverside	NA							
Civic	Laclede's Landing	NA							
	Subtotal: Site Preparation	NA							
Landscaping & Street Improvements									
Civic	Parks and Open Space	$ 3.00 per square foot	$ -	$ 132,000	$ 264,000	$ 264,000	$ 264,000	$ 477,000	$ 1,401,000
Civic	River Edge Trail System	3.00 per linear foot	4,500	6,000	6,000	6,000	6,000	6,000	34,500
	Subtotal: Landscaping & Street Improvements		$ *4,500*	$ *138,000*	$ *270,000*	$ *270,000*	$ *270,000*	$ *483,000*	$ *1,435,500*
	Subtotal: Private		$ -	$ *610,200*	$ *1,080,800*	$ *1,593,400*	$ *2,540,100*	$ *3,721,300*	$ *9,345,800*
	Subtotal: Civic		*4,500*	*138,000*	*270,000*	*270,000*	*270,000*	*483,000*	*1,435,500*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL: Laclede's Landing and Riverside			$ 4,500	$ 748,200	$ 1,350,800	$ 1,863,400	$ 2,810,100	$ 4,204,300	$ 10,981,300

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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS									
Landscaping & Street Improvements									
Civic	6th Street	3.00 per linear foot	9,525	14,288	19,050	19,050	19,050	19,050	100,013
Civic	7th Street	3.00 per linear foot	9,525	9,525	14,288	19,050	19,050	19,050	90,488
Civic	Tucker Boulevard	3.00 per linear foot	8,955	13,433	13,433	13,433	13,433	13,433	76,118
Civic	18th Street	3.00 per linear foot	14,265	21,398	28,530	28,530	28,530	28,530	149,783
Civic	Clark Street	3.00 per linear foot	18,840	18,840	28,260	37,680	37,680	37,680	178,980
Civic	Overall infrastructure contingency								
	Subtotal: Landscaping & Street Improvements		*$ 61,110*	*$ 77,483*	*$ 103,560*	*$ 117,743*	*$ 117,743*	*$ 117,743*	*$ 595,380*
Plan Implementation and Event Programming									
Civic	Subarea Programs								
Civic	Overall Marketing and Promotion Program								
	Subtotal: Plan Implementation and Event Programming		$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private		$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Civic		*61,110*	*77,483*	*103,560*	*117,743*	*117,743*	*117,743*	*595,380*
TOTAL: Streets, Streetscapes, and Other Supporting Programs			$ 61,110	$ 77,483	$ 103,560	$ 117,743	$ 117,743	$ 117,743	$ 595,380

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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
SUMMARY TOTALS									
Washington Avenue									
Private	Residential		$ -	$ 53,000	$ 384,700	$ 1,058,400	$ 1,876,100	$ 4,042,100	$ 7,414,300
Private	Non-Residential		-	102,300	327,500	653,500	989,000	1,316,900	3,389,200
Civic	Non-Residential								
Private	Parking Facilities		0	14,600	41,800	58,800	66,100	71,000	252,300
Civic	Parking Facilities		0	97,200	162,000	259,200	356,400	388,800	1,263,600
Civic	Landscaping and Street Improvements		154,800	340,300	495,100	498,100	498,100	498,100	2,484,500
Civic	Environmental Abatement		-	-	-	-	-	-	-
Civic	Site Preparation		-	-	-	-	-	-	-
	Subtotal: Washington Avenue		*$ 154,800*	*$ 607,400*	*$ 1,411,100*	*$ 2,528,000*	*$ 3,785,700*	*$ 6,316,900*	*$ 14,803,900*
	Private		*$ -*	*$ 169,900*	*$ 754,000*	*$ 1,770,700*	*$ 2,931,200*	*$ 5,430,000*	*$ 11,055,800*
	Civic		*154,800*	*422,900*	*615,300*	*688,500*	*788,400*	*815,900*	*3,495,800*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Gateway Mall and Arch Grounds									
Private	Residential		$ -	$ -	$ -	$ -	$ -	$ 198,700	$ 198,700
Private	Non-Residential								
Civic	Non-Residential		-	-	-	17,500	467,300	796,600	1,281,400
Private	Parking Facilities								
Civic	Parking Facilities		-	-	27,000	81,000	108,000	108,000	324,000
Civic	Landscaping and Street Improvements		3,354,100	4,431,900	5,579,500	6,710,900	6,710,900	6,710,900	33,498,300
Civic	Environmental Abatement		-	-	-	-	-	-	-
Civic	Site Preparation		-	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds		*$ 3,354,100*	*$ 4,431,900*	*$ 5,606,500*	*$ 6,809,400*	*$ 7,286,200*	*$ 7,814,200*	*$ 35,302,400*
	Private		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 198,700*	*$ 198,700*
	Civic		*3,354,100*	*4,431,900*	*5,606,500*	*6,809,400*	*7,286,200*	*7,615,500*	*35,103,700*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Post Office Square/CBD Core									
Private	Residential		$ -	$ -	$ -	$ -	$ -	$ 229,000	$ 229,000
Private	Non-Residential		-	131,900	263,800	395,700	1,930,800	4,975,500	7,697,700
Civic	Non-Residential		-	95,600	191,200	255,000	255,000	255,000	1,051,800
Private	Parking Facilities		-	-	20,800	124,800	208,000	208,000	561,600
Civic	Parking Facilities		-	-	18,600	111,600	186,000	186,000	502,200
Civic	Landscaping and Street Improvements		466,200	472,700	478,100	689,200	905,200	929,400	3,940,900
Civic	Environmental Abatement		-	-	-	-	-	-	-
Civic	Site Preparation		-	-	-	-	-	-	-
	Subtotal: Post Office Square/CBD Core		*$ 466,200*	*$ 700,200*	*$ 972,500*	*$ 1,576,300*	*$ 3,485,000*	*$ 6,782,900*	*$ 13,983,200*
	Private		*$ -*	*$ 131,900*	*$ 284,600*	*$ 520,500*	*$ 2,138,800*	*$ 5,412,500*	*$ 8,488,300*
	Public (incl. Civic and Philanthropic)		*466,200*	*568,300*	*687,900*	*1,055,800*	*1,346,200*	*1,370,400*	*5,494,900*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Laclede's Landing and Riverside									
Private	Residential		$ -	$ 319,500	$ 675,800	$ 1,109,500	$ 1,760,100	$ 2,424,100	$ 6,289,000
Private	Non-Residential		-	49,700	121,500	200,400	496,500	1,013,700	1,881,800
Civic	Non-Residential								
Private	Parking Facilities		-	241,000	283,500	283,500	283,500	283,500	1,375,000
Civic	Parking Facilities								
Civic	Landscaping and Street Improvements		4,500	138,000	270,000	270,000	270,000	483,000	1,435,500
Civic	Environmental Abatement								
Civic	Site Preparation		-	-	-	-	-	-	-
	Subtotal: Laclede's Landing and Riverside		*$ 4,500*	*$ 748,200*	*$ 1,350,800*	*$ 1,863,400*	*$ 2,810,100*	*$ 4,204,300*	*$ 10,981,300*
	Private		*$ -*	*$ 610,200*	*$ 1,080,800*	*$ 1,593,400*	*$ 2,540,100*	*$ 3,721,300*	*$ 9,545,800*
	Civic		*4,500*	*138,000*	*270,000*	*270,000*	*270,000*	*483,000*	*1,435,500*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Streets, Streetscapes, & Other Support Programs									
Civic	Landscaping & Street Improvements		$ 61,110	$ 77,483	$ 103,560	$ 117,743	$ 117,743	$ 117,743	$ 595,380
Civic	Plan Implementation and Event Programming		$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Streets, Streetscapes, and Other Supporting Programs		*$ 61,110*	*$ 77,483*	*$ 103,560*	*$ 117,743*	*$ 117,743*	*$ 117,743*	*$ 595,380*
	Private		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
	Civic		*61,110*	*77,483*	*103,560*	*117,743*	*117,743*	*117,743*	*595,380*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								

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		Annual Operating Expenses	Operating Expenditures per Year						Total Six Years
			1999	2000	2001	2002	2003	2004	
GRAND TOTAL									
Private	Residential		$ -	$ 372,500	$ 1,060,500	$ 2,167,900	$ 3,636,200	$ 6,893,900	$ 14,131,000
Private	Non-Residential		-	283,900	712,800	1,249,600	3,416,300	7,306,100	12,968,700
Civic	Non-Residential		-	95,600	191,200	272,500	722,300	1,051,600	2,333,200
Private	Parking Facilities		-	255,600	346,100	467,100	557,600	562,500	2,188,900
Civic	Parking Facilities		-	97,200	207,600	451,800	650,400	682,800	2,089,800
Civic	Landscaping and Street Improvements		4,040,710	5,460,383	6,926,260	8,285,943	8,501,943	8,739,143	41,954,580
Civic	Environmental Abatement		-	-	-	-	-	-	-
Civic	Site Preperation		-	-	-	-	-	-	-
Civic	Plan Implementation and Event Programming		-	-	-	-	-	-	-
	GRAND TOTAL		*$ 4,040,710*	*$ 6,565,183*	*$ 9,444,460*	*$ 12,894,843*	*$ 17,484,743*	*$ 25,236,043*	*$ 75,666,180*
	Private		$ -	*$ 912,000*	*$ 2,119,400*	*$ 3,884,600*	*$ 7,610,100*	*$ 14,762,500*	*$ 29,288,600*
	Civic		*4,040,710*	*5,653,183*	*7,325,060*	*9,010,243*	*9,874,643*	*10,473,543*	*46,377,580*

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		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year 1999	2000	2001	2002	2003	2004	2005	2006
WASHINGTON AVENUE										
Residential product (including property acquisition)										
Private	Loft rehab for rent	($24,493,000)	$ (433,900)	$ (1,576,500)	$ (2,892,900)	$ (4,086,600)	$ (5,172,300)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)
Private	New apartments in 5-6 story buildings over garage for rent	($5,018,000)	-	(1,097,500)	(1,470,300)	(872,100)	(632,700)	(632,700)	(632,700)	(632,700)
Private	Loft rehab for sale	($8,096,000)	-	-	(260,300)	(685,500)	(1,050,200)	(869,300)	(869,300)	(869,300)
Private	New four story condominiums over garage for sale	($5,751,000)	-	-	(413,200)	(897,900)	(973,300)	(595,600)	(595,600)	(595,600)
	Subtotal: Residential Product	*($43,337,000)*	*$ (433,900)*	*$ (2,674,000)*	*$ (5,036,700)*	*$ (6,542,100)*	*$ (7,828,500)*	*$ (4,801,800)*	*$ (4,801,800)*	*$ (4,801,800)*
Non-Residential Product (including property acquisition)										
Private	Live-work space, informal offices, incubator businesses	($3,143,000)	$ (36,600)	$ (39,600)	$ (42,600)	$ (55,100)	$ (68,400)	$ (39,700)	$ (436,300)	$ (436,300)
Private	Entertainment retail	$301,000	(54,900)	(30,800)	(6,800)	(9,000)	(11,300)	(8,600)	(8,600)	(8,600)
Private	Neighborhood oriented retail	$28,000	(18,300)	(10,300)	(11,800)	(13,300)	(14,800)	(13,600)	(13,600)	(13,600)
Private	Merchandise mart/cultural destination	($5,098,000)	-	-	(329,400)	(439,500)	(549,500)	(627,700)	(627,700)	(627,700)
Private	Child care center in existing structure(s)	$9,000	-	(18,400)	(3,900)	(3,900)	(3,900)	(5,500)	(5,500)	(5,500)
	Subtotal: Non-Residential Product	*($7,903,000)*	*$ (109,800)*	*$ (99,100)*	*$ (394,500)*	*$ (520,800)*	*$ (647,900)*	*$ (695,100)*	*$ (1,091,700)*	*$ (1,091,700)*
Parking										
Private	Parking for residential new construction	($6,245,000)	$ -	$ (254,600)	$ (431,400)	$ (469,900)	$ (507,700)	$ (522,100)	$ (728,200)	$ (728,200)
Civic	Parking garage	($5,217,000)	(537,100)	(782,600)	(685,400)	(685,400)	(685,400)	(670,400)	(670,400)	(670,400)
Civic	Parking garage	($6,083,000)	-	-	(439,900)	(782,600)	(685,400)	(670,400)	(670,400)	(670,400)
Civic	Parking garage	($6,171,000)	-	-	-	(439,900)	(782,600)	(670,400)	(670,400)	(670,400)
	Subtotal: Parking Garages	*($23,716,000)*	*$ (537,100)*	*$ (1,037,200)*	*$ (1,556,700)*	*$ (2,377,800)*	*$ (2,661,100)*	*$ (2,533,300)*	*$ (2,739,400)*	*$ (2,739,400)*
Landscaping & Street Improvements										
Civic	Public Parks (including property purchase)	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Street fixture embellishments (banners, awnings, etc.)	$0	-	-	-	-	-	-	-	-
Civic	Building Cleaning	$0	-	-	-	-	-	-	-	-
Civic	St. Charles Street	$0	-	-	-	-	-	-	-	-
Civic	Lucas Avenue	$0	-	-	-	-	-	-	-	-
Civic	Washington Avenue	$0	-	-	-	-	-	-	-	-
Civic	North-South side streets	$0	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private	*($37,505,000)*	*$ (543,700)*	*$ (3,027,700)*	*$ (5,862,600)*	*$ (7,312,800)*	*$ (8,984,100)*	*$ (6,019,800)*	*$ (6,621,700)*	*$ (6,621,700)*
	Subtotal: Civic	*($17,471,000)*	*(537,100)*	*(782,600)*	*(1,125,300)*	*(1,907,900)*	*(2,153,400)*	*(2,011,200)*	*(2,011,200)*	*(2,011,200)*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL:	**Washington Avenue**	*($54,976,000)*	$ (1,080,800)	$ (3,810,300)	$ (6,987,900)	$ (9,448,700)	$ (11,137,500)	$ (8,030,200)	$ (8,632,900)	$ (8,632,900)

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		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year 1999	2000	2001	2002	2003	2004	2005	2006
GATEWAY MALL AND ARCH GROUNDS										
Residential product (including property acquisition)										
Private	Luxury high rise condominiums for sale	($13,107,000)	$ -	$ -	$ -	$ -	$ (793,300)	$ (967,500)	$ (1,527,700)	$ (1,527,700)
	Subtotal: Residential Product	*($13,107,000)*	$ -	$ -	$ -	$ -	$ (793,300)	$ (967,500)	$ (1,527,700)	$ (1,527,700)
Non-Residential Product										
Civic	Ice rink	($3,113,000)	$ -	$ -	$ (334,800)	$ (302,300)	$ (334,800)	$ (330,100)	$ (330,100)	$ (330,100)
Civic	Cultural institution	($24,720,000)	-	-	-	-	(1,312,400)	(2,826,600)	(2,826,600)	(2,826,600)
Civic	Cultural institution endowment	$0	-	-	-	-	-	-	-	-
Civic	Amphitheater	($2,593,000)	-	-	-	-	(292,900)	(285,000)	(285,000)	(285,000)
Civic	Visitors center and amenities	($306,000)	-	-	-	-	(121,500)	(30,800)	(30,800)	(30,800)
	Subtotal: Non-Residential Product	*($30,732,000)*	$ -	$ -	$ (334,800)	$ (302,300)	$ (2,061,600)	$ (3,472,500)	$ (3,472,500)	$ (3,472,500)
Parking										
Civic	Parking garage	($5,259,000)	$ -	$ -	$ (376,700)	$ (672,400)	$ (591,400)	$ (578,700)	$ (578,700)	$ (578,700)
	Subtotal: Parking Garages	*($5,259,000)*	$ -	$ -	$ (376,700)	$ (672,400)	$ (591,400)	$ (578,700)	$ (578,700)	$ (578,700)
Landscaping & Street Improvements										
Civic	Market and Chestnut Streets	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Other Streets	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Landscape/park features	$0	-	-	-	-	-	-	-	-
Civic	Public Art	$0	-	-	-	-	-	-	-	-
Civic	Decking I-70, Pine to Walnut Streets	$0	-	-	-	-	-	-	-	-
Civic	Arch Grounds Connection to Laclede's Landing	$0	-	-	-	-	-	-	-	-
Civic	River Edge Interpretative Walk	$0	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
	Subtotal: Private	*($13,107,000)*	$ -	$ -	$ -	$ -	$ (793,300)	$ (967,500)	$ (1,527,700)	$ (1,527,700)
	Subtotal: Civic	*($35,991,000)*	-	-	*(711,500)*	*(974,700)*	*(2,653,000)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Gateway Mall and Arch Grounds		*($49,098,000)*	$ -	$ -	$ (711,500)	$ (974,700)	$ (3,446,300)	$ (5,018,700)	$ (5,578,900)	$ (5,578,900)

DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year 1999	2000	2001	2002	2003	2004	2005	2006
POST OFFICE SQUARE/CBD CORE										
Residential product (including property acquisition)										
Private	Mid to high end rental apartments in rehab buildings	($60,809,000)	$ -	$ -	$ -	$ -	$ (6,816,200)	$ (6,129,300)	$ (6,735,700)	$ (6,735,700)
	Subtotal: Residential Product	*($60,809,000)*	*$ -*	*$ -*	*$ -*	*$ -*	*$ (6,816,200)*	*$ (6,129,300)*	*$ (6,735,700)*	*$ (6,735,700)*
Non-Residential Product (including property acquisition)										
Private	Renovated Office Space	($25,411,000)	$ -	$ -	$ -	$ -	$ (1,757,000)	$ (3,099,100)	$ (2,850,200)	$ (2,850,200)
Private	Boutique Hotel and Health Club	($28,994,000)	-	-	-	(1,478,800)	(2,500,000)	(3,191,400)	(3,191,400)	(3,191,400)
Private	Retail, Classrooms, and All Other	($9,167,000)	(160,200)	(365,200)	(570,200)	(775,200)	(980,200)	(1,054,000)	(1,054,000)	(1,054,000)
Civic	Old Post Office educational and cultural institution	($487,000)	(153,400)	(129,200)	(258,500)	(140,100)	(140,100)	(140,200)	(140,200)	(140,200)
Civic	Old Post Office endowment	$0	-	-	-	-	-	-	-	-
	Subtotal: Non-Residential Product	*($64,059,000)*	*$ (313,600)*	*$ (494,400)*	*$ (828,700)*	*$ (2,394,100)*	*$ (5,377,300)*	*$ (7,484,700)*	*$ (7,235,800)*	*$ (7,235,800)*
Parking										
Civic	Garage	($4,544,000)	$ -	$ -	$ (133,600)	$ (634,500)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)
Private	Garage	($10,503,000)	-	-	(264,600)	(1,285,300)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)
	Subtotal:Parking Garages	*($15,047,000)*	*$ -*	*$ -*	*$ (398,200)*	*$ (1,919,800)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*
Environmental Abatement										
Civic	Mayfair-South Side	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Century-Syndicate Block	$0	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	$0	-	-	-	-	-	-	-	-
Civic	Public Parks	$0	-	-	-	-	-	-	-	-
	SubSubtotal:: Environmental Abatement	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Site Preparation-Demolition										
Civic	Mayfair-South Side	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Mayfair-South Side excavation and backfill	-	-	-	-	-	-	-	-	-
Civic	Century-Syndicate Block	-	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-	-	-	-
Civic	Property Acquisition for Civic Facilities	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Site Preparation	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Landscaping & Street Improvements										
Civic	Olive Street	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	8th Street	$0	-	-	-	-	-	-	-	-
Civic	9th Street	$0	-	-	-	-	-	-	-	-
Civic	Locust Avenue	$0	-	-	-	-	-	-	-	-
Civic	Public Parks: Mayfair south and Arcade north	$0	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*		
	Subtotal: Private	*($134,885,000)*	*$ (160,200)*	*$ (365,200)*	*$ (834,800)*	*$ (3,519,300)*	*$ (13,187,300)*	*$ (14,607,700)*	*$ (14,985,200)*	*$ (14,985,200)*
	Subtotal: Civic	*($5,031,000)*	*(153,400)*	*(129,200)*	*(392,100)*	*(774,600)*	*(639,200)*	*(639,300)*	*(639,300)*	*(639,300)*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL:	Post Office Square and CBD Core - Option 1	($139,916,000)	$ (313,600)	$ (494,400)	$ (1,226,900)	$ (4,313,900)	$ (13,826,500)	$ (15,247,000)	$ (15,604,500)	$ (15,604,500)

DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year							
			1999	2000	2001	2002	2003	2004	2005	2006
LACLEDE'S LANDING/RIVERSIDE										
Residential product (including property acquisition)										
Private	Loft rehab for rent	($13,395,000)	$ -	$ -	$ (134,700)	$ (407,900)	$ (675,500)	$ (698,900)	$ (1,620,800)	$ (1,620,800)
Private	New apartments in 4 story buildings over garage for rent	($41,181,000)	(630,100)	(1,049,700)	(1,044,600)	(1,254,100)	(1,987,400)	(2,016,600)	(5,366,200)	(5,366,200)
Private	New 3 story townhouses w/garage (TND concept) for sale	($24,969,000)	-	(192,000)	($28,900)	(860,100)	(1,280,400)	(1,272,600)	(3,079,400)	(3,079,400)
Private	New 3-4 story condominium over garage for sale	($15,031,000)	-	-	(98,000)	(292,500)	(509,100)	(871,200)	(1,821,200)	(1,821,200)
	Subtotal: Residential Product	*($94,576,000)*	*$ (630,100)*	*$ (1,241,700)*	*$ (1,805,300)*	*$ (2,814,600)*	*$ (4,452,400)*	*$ (4,859,300)*	*$ (11,887,600)*	*$ (11,887,600)*
Non-Residential Product (including property acquisition)										
Private	Entertainment/retail: restaurant, bars, clubs, etc.	($220,000)	$ (19,400)	$ (28,300)	$ (43,400)	$ (55,100)	$ (62,400)	$ (48,400)	$ (48,400)	$ (48,400)
Private	Neighborhood oriented retail	($35,000)	(38,700)	(24,800)	(32,100)	(39,400)	(46,700)	(36,400)	(36,400)	(36,400)
Private	Urban entertainment center and parking	($11,962,000)	-	-	-	-	(881,700)	(1,353,900)	(1,353,900)	(1,353,900)
Private	New hotel	$0	-	-	-	-	-	-	-	-
Private	Child care center in existing structure(s)	($128,000)	-	-	(24,400)	(13,800)	(13,800)	(16,000)	(16,000)	(16,000)
	Subtotal: Non-Residential Product	*($12,345,000)*	*$ (58,100)*	*$ (53,100)*	*$ (99,900)*	*$ (108,300)*	*$ (1,004,600)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*
Parking										
Private	Parking garage for casino and housing	($20,912,000)	$ (2,372,700)	$ (2,666,700)	$ (2,539,100)	$ (2,539,100)	$ (2,539,100)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)
	Subtotal:Parking Garages	*($20,912,000)*	*$ (2,372,700)*	*$ (2,666,700)*	*$ (2,539,100)*	*$ (2,539,100)*	*$ (2,539,100)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*
Environmental Abatement										
Civic	Demolished Structures	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Environmental Abatement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site Preparation										
Civic	Riverside	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Laclede's Landing	$0	-	-	-	-	-	-	-	-
	Subtotal: Site Preparation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping & Street Improvements										
Civic	Parks and Open Space	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	River Edge Trail System	$0	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private	*($127,833,000)*	*$ (3,060,900)*	*$ (3,961,500)*	*$ (4,444,300)*	*$ (5,462,000)*	*$ (7,996,100)*	*$ (8,853,000)*	*$ (15,881,300)*	*$ (15,881,300)*
	Subtotal: Civic	*$0*	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Laclede's Landing and Riverside		**($127,833,000)**	**$ (3,060,900)**	**$ (3,961,500)**	**$ (4,444,300)**	**$ (5,462,000)**	**$ (7,996,100)**	**$ (8,853,000)**	**$ (15,881,300)**	**$ (15,881,300)**

DOWNTOWN NOW!
Preliminary Market Driven Products Program
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		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year							
			1999	2000	2001	2002	2003	2004	2005	2006
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS										
Landscaping & Street Improvements										
Civic	6th Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	7th Street	-	-	-	-	-	-	-	-	-
Civic	Tucker Boulevard	-	-	-	-	-	-	-	-	-
Civic	18th Street	-	-	-	-	-	-	-	-	-
Civic	Clark Street	-	-	-	-	-	-	-	-	-
Civic	Overall infrastructure contingency	-	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Plan Implementation and Event Programming										
Civic	Subarea Programs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Overall Marketing and Promotion Program	-	-	-	-	-	-	-	-	-
	Subtotal: Plan Implementation and Event Programming	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
	Subtotal: Private	*$0*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Civic	*$0*	-	-	-	-	-	-	-	-
TOTAL: Streets, Streetscapes, and Other Supporting Programs		$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

DOWNTOWN NOW!
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		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year 1999	2000	2001	2002	2003	2004	2005	2006
SUMMARY TOTALS										
Washington Avenue										
Private	Residential	($43,357,000)	$ (433,900)	$ (2,674,900)	$ (5,036,700)	$ (6,542,100)	$ (7,828,500)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)
Private	Non-Residential	($7,903,000)	(109,800)	(99,100)	(394,500)	(520,800)	(647,900)	(695,100)	(1,091,700)	(1,091,700)
Civic	Non-Residential	$0								
Private	Parking Facilities	($6,245,000)	0	-254,600	-431,400	-469,900	-507,700	-522,100	-728,200	-728,200
Civic	Parking Facilities	($17,471,000)	-537,100	-782,600	-1,125,300	-1,907,900	-2,153,400	-2,011,200	-2,011,200	-2,011,200
Civic	Landscaping and Street Improvements	$0	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	$0	-	-	-	-	-	-	-	-
Civic	Site Preparation	$0	-	-	-	-	-	-	-	-
	Subtotal: Washington Avenue	($74,976,000)	$ (1,080,800)	$ (3,810,300)	$ (6,987,900)	$ (9,440,700)	$ (11,137,500)	$ (8,030,200)	$ (8,632,900)	$ (8,632,900)
	Private	($57,505,000)	$ (543,700)	$ (3,027,700)	$ (5,862,600)	$ (7,532,800)	$ (8,984,100)	$ (6,019,000)	$ (6,621,700)	$ (6,621,700)
	Civic	($17,471,000)	(537,100)	(782,600)	(1,125,300)	(1,907,900)	(2,153,400)	(2,011,200)	(2,011,200)	(2,011,200)
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Gateway Mall and Arch Grounds										
Private	Residential	($13,107,000)	$ -	$ -	$ -	$ -	$ (793,300)	$ (967,500)	$ (1,527,700)	$ (1,527,700)
Private	Non-Residential	$0								
Civic	Non-Residential	($30,732,000)	-	-	(334,800)	(302,300)	(2,061,600)	(3,472,500)	(3,472,500)	(3,472,500)
Private	Parking Facilities	$0								
Civic	Parking Facilities	($5,259,000)	-	-	(376,700)	(672,400)	(591,400)	(578,700)	(578,700)	(578,700)
Civic	Landscaping and Street Improvements	$0	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	$0	-	-	-	-	-	-	-	-
Civic	Site Preparation	$0	-	-	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds	($49,098,000)	$ -	$ -	$ (711,500)	$ (974,700)	$ (3,446,300)	$ (5,018,700)	$ (5,578,900)	$ (5,578,900)
	Private	($13,107,000)	$ -	$ -	$ -	$ -	$ (793,300)	$ (967,500)	$ (1,527,700)	$ (1,527,700)
	Civic	($35,991,000)	-	-	(711,500)	(974,700)	(2,653,000)	(4,051,200)	(4,051,200)	(4,051,200)
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Post Office Square/CBD Core										
Private	Residential	($60,809,000)	$ -	$ -	$ -	$ -	$ (6,816,200)	$ (6,129,300)	$ (6,735,700)	$ (6,735,700)
Private	Non-Residential	($63,572,000)	(160,200)	(365,200)	(570,200)	(2,254,000)	(5,237,200)	(7,344,500)	(7,095,600)	(7,095,600)
Civic	Non-Residential	($487,000)	(153,400)	(129,200)	(258,500)	(140,100)	(140,100)	(140,200)	(140,200)	(140,200)
Private	Parking Facilities	($10,503,000)	-	-	(264,600)	(1,285,300)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)
Civic	Parking Facilities	($4,544,000)	-	-	(133,600)	(634,500)	(499,100)	(499,100)	(499,100)	(499,100)
Civic	Landscaping and Street Improvements	$0	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	$0	-	-	-	-	-	-	-	-
Civic	Site Preparation	$0	-	-	-	-	-	-	-	-
	Subtotal: Post Office Square/CBD Core	($139,916,000)	$ (313,600)	$ (494,400)	$ (1,226,900)	$ (4,313,900)	$ (13,826,500)	$ (15,247,000)	$ (15,604,500)	$ (15,604,500)
	Private	($134,885,000)	$ (160,200)	$ (365,200)	$ (834,800)	$ (3,539,300)	$ (13,187,300)	$ (14,607,700)	$ (14,965,200)	$ (14,965,200)
	Public (incl. Civic and Philanthropic)	($5,031,000)	(153,400)	(129,200)	(392,100)	(774,600)	(639,200)	(639,300)	(639,300)	(639,300)
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Laclede's Landing and Riverside										
Private	Residential	($94,576,000)	$ (630,100)	$ (1,241,700)	$ (1,805,300)	$ (2,814,600)	$ (4,452,400)	$ (4,859,300)	$ (11,887,600)	$ (11,887,600)
Private	Non-Residential	($12,345,000)	(58,100)	(53,100)	(99,900)	(108,300)	(1,004,600)	(1,454,700)	(1,454,700)	(1,454,700)
Civic	Non-Residential	$0								
Private	Parking Facilities	($20,912,000)	(2,372,700)	(2,666,700)	(2,539,100)	(2,539,100)	(2,539,100)	(2,539,000)	(2,539,000)	(2,539,000)
Civic	Parking Facilities	$0								
Civic	Landscaping and Street Improvements	$0	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	$0								
Civic	Site Preparation	$0	-	-	-	-	-	-	-	-
	Subtotal: Laclede's Landing and Riverside	($127,833,000)	$ (3,060,900)	$ (3,961,500)	$ (4,444,300)	$ (5,462,000)	$ (7,996,100)	$ (8,853,000)	$ (15,881,300)	$ (15,881,300)
	Private	($127,833,000)	$ (3,060,900)	$ (3,961,500)	$ (4,444,300)	$ (5,462,000)	$ (7,996,100)	$ (8,853,000)	$ (15,881,300)	$ (15,881,300)
	Civic	$0	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Streets, Streetscapes, & Other Support Programs										
Civic	Landscaping & Street Improvements	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Plan Implementation and Event Programming	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Streets, Streetscapes, and Other Supporting Programs	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Private	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Civic	$0	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									

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		NPV 20 Years	Cash Flow: Revenues Less Expenditures by Year							
			1999	2000	2001	2002	2003	2004	2005	2006
GRAND TOTAL										
Private	Residential	($211,850,000)	$ (1,064,000)	$ (3,915,700)	$ (6,842,000)	$ (9,356,700)	$ (19,890,400)	$ (16,757,900)	$ (24,952,800)	$ (24,952,800)
Private	Non-Residential	($83,821,000)	(328,100)	(517,400)	(1,064,600)	(2,883,100)	(6,889,700)	(9,494,300)	(9,642,000)	(9,642,000)
Civic	Non-Residential	($31,219,000)	(153,400)	(129,200)	(593,300)	(442,400)	(2,201,700)	(3,612,700)	(3,612,700)	(3,612,700)
Private	Parking Facilities	($37,660,000)	(2,372,700)	(2,921,300)	(3,235,100)	(4,294,300)	(4,180,700)	(4,195,000)	(4,401,100)	(4,401,100)
Civic	Parking Facilities	($27,274,000)	(537,100)	(782,600)	(1,635,600)	(3,214,800)	(3,243,900)	(3,089,000)	(3,089,000)	(3,089,000)
Civic	Landscaping and Street Improvements	$0	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	$0	-	-	-	-	-	-	-	-
Civic	Site Preparation	$0	-	-	-	-	-	-	-	-
Civic	Plan Implementation and Event Programming	$0	-	-	-	-	-	-	-	-
	GRAND TOTAL	*($391,824,000)*	*$ (4,455,300)*	*$ (8,266,200)*	*$ (13,370,600)*	*$ (20,191,300)*	*$ (36,406,400)*	*$ (37,148,900)*	*$ (45,697,600)*	*$ (45,697,600)*
	Private	*($333,330,000)*	*$ (3,764,800)*	*$ (7,354,400)*	*$ (11,141,700)*	*$ (16,534,100)*	*$ (30,960,800)*	*$ (30,447,200)*	*$ (38,995,900)*	*$ (38,995,900)*
	Civic	*($58,493,000)*	*(690,500)*	*(911,800)*	*(2,228,900)*	*(3,657,200)*	*(5,445,600)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
WASHINGTON AVENUE									
Residential product (including property acquisition)									
Private	Loft rehab for rent	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)
Private	New apartments in 5-6 story buildings over garage for rent	(632,700)	(632,700)	(632,700)	(632,700)	(632,700)	(632,700)	(632,700)	(632,700)
Private	Loft rehab for sale	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)
Private	New four story condominiums over garage for sale	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)
	Subtotal: Residential Product	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)
Non-Residential Product (including property acquisition)									
Private	Live-work space, informal offices, incubator businesses	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)
Private	Entertainment retail	(8,600)	(8,600)	(8,600)	(8,600)	(8,600)	(8,600)	(8,600)	(8,600)
Private	Neighborhood oriented retail	(13,600)	(13,600)	(13,600)	(13,600)	(13,600)	(13,600)	(13,600)	(13,600)
Private	Merchandise mart/cultural destination	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)
Private	Child care center in existing structure(s)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)
	Subtotal: Non-Residential Product	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)	$ (1,091,700)
Parking									
Private	Parking for residential new construction	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)
	Subtotal:Parking Garages	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)	$ (2,739,400)
Landscaping & Street Improvements									
Civic	Public Parks (including property purchase)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Street fixture embellishments (banners, awnings, etc.)	-	-	-	-	-	-	-	-
Civic	Building Cleaning	-	-	-	-	-	-	-	-
Civic	St. Charles Street	-	-	-	-	-	-	-	-
Civic	Lucas Avenue	-	-	-	-	-	-	-	-
Civic	Washington Avenue	-	-	-	-	-	-	-	-
Civic	North-South side streets	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)
	Subtotal: Civic	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL:	**Washington Avenue**	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
GATEWAY MALL AND ARCH GROUNDS									
Residential product (including property acquisition)									
Private	Luxury high rise condominiums for sale	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)
	Subtotal: Residential Product	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*
Non-Residential Product									
Civic	Ice rink	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)
Civic	Cultural institution	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)
Civic	Cultural institution endowment	-	-	-	-	-	-	-	-
Civic	Amphitheater	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)
Civic	Visitors center and amenities	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)
	Subtotal: Non-Residential Product	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*	*$ (3,472,500)*
Parking									
Civic	Parking garage	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)
	Subtotal:Parking Garages	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*	*$ (578,700)*
Landscaping & Street Improvements									
Civic	Market and Chestnut Streets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Other Streets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Landscape/park features	-	-	-	-	-	-	-	-
Civic	Public Art	-	-	-	-	-	-	-	-
Civic	Decking I-70, Pine to Walnut Streets	-	-	-	-	-	-	-	-
Civic	Arch Grounds Connection to Laclede's Landing	-	-	-	-	-	-	-	-
Civic	River Edge Interpretative Walk	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements								
	Subtotal: Private	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*	*$ (1,527,700)*
	Subtotal: Civic	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL: Gateway Mall and Arch Grounds		$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
POST OFFICE SQUARE/CBD CORE									
Residential product (including property acquisition)									
Private	Mid to high end rental apartments in rehab buildings	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)
	Subtotal: Residential Product	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*
Non-Residential Product (including property acquisition)									
Private	Renovated Office Space	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)
Private	Boutique Hotel and Health Club	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)
Private	Retail, Classrooms, and All Other	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)
Civic	Old Post Office educational and cultural institution	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)
Civic	Old Post Office endowment	-	-	-	-	-	-	-	-
	Subtotal: Non-Residential Product	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*
Parking									
Civic	Garage	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)
Private	Garage	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)
	Subtotal:Parking Garages	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*
Environmental Abatement									
Civic	Mayfair-South Side	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Century-Syndicate Block	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-	-	-
Civic	Public Parks	-	-	-	-	-	-	-	-
	SubSubtotal:: Environmental Abatement	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Site Preparation-Demolition									
Civic	Mayfair-South Side	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Mayfair-South Side excavation and backfill	-	-	-	-	-	-	-	-
Civic	Century-Syndicate Block	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-	-	-
Civic	Property Acquisition for Civic Facilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Site Preparation	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Landscaping & Street Improvements									
Civic	Olive Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	8th Street	-	-	-	-	-	-	-	-
Civic	9th Street	-	-	-	-	-	-	-	-
Civic	Locust Avenue	-	-	-	-	-	-	-	-
Civic	Public Parks: Mayfair south and Arcade north	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements								
	Subtotal: Private	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*
	Subtotal: Civic	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL:	**Post Office Square and CBD Core - Option 1**	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
LACLEDE'S LANDING/RIVERSIDE									
Residential product (including property acquisition)									
Private	Loft rehab for rent	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)
Private	New apartments in 4 story buildings over garage for rent	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)
Private	New 3 story townhouses w/garage (TND concept) for sale	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)
Private	New 3-4 story condominium over garage for sale	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)
	Subtotal: Residential Product	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*	*$ (11,887,600)*
Non-Residential Product (including property acquisition)									
Private	Entertainment/retail: restaurant, bars, clubs, etc.	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)
Private	Neighborhood oriented retail	(36,400)	(36,400)	(36,400)	(36,400)	(36,400)	(36,400)	(36,400)	(36,400)
Private	Urban entertainment center and parking	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)
Private	New hotel	-	-	-	-	-	-	-	-
Private	Child care center in existing structure(s)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)
	Subotal: Non-Residential Product	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*	*$ (1,454,700)*
Parking									
Private	Parking garage for casino and housing	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)
	Subtotal:Parking Garages	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*	*$ (2,539,000)*
Environmental Abatement									
Civic	Demolished Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Environmental Abatement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site Preparation									
Civic	Riverside	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Laclede's Landing	-	-	-	-	-	-	-	-
	Subtotal: Site Preparation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping & Street Improvements									
Civic	Parks and Open Space	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	River Edge Trail System	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*	*$ (15,881,300)*
	Subtotal: Civic	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
TOTAL: Laclede's Landing and Riverside		$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS									
Landscaping & Street Improvements									
Civic	6th Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	7th Street	-	-	-	-	-	-	-	-
Civic	Tucker Boulevard	-	-	-	-	-	-	-	-
Civic	18th Street	-	-	-	-	-	-	-	-
Civic	Clark Street	-	-	-	-	-	-	-	-
Civic	Overall infrastructure contingency	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Plan Implementation and Event Programming									
Civic	**Subarea Programs**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Overall Marketing and Promotion Program	-	-	-	-	-	-	-	-
	Subtotal: Plan Implementation and Event Programming								
	Subtotal: Private	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Civic	-	-	-	-	-	-	-	-
TOTAL: Streets, Streetscapes, and Other Supporting Programs		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
SUMMARY TOTALS									
Washington Avenue									
Private	Residential	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)
Private	Non-Residential	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)
Civic	Non-Residential								
Private	Parking Facilities	-728,200	-728,200	-728,200	-728,200	-728,200	-728,200	-728,200	-728,200
Civic	Parking Facilities	-2,011,200	-2,011,200	-2,011,200	-2,011,200	-2,011,200	-2,011,200	-2,011,200	-2,011,200
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-
	Subtotal: Washington Avenue	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)
	Private	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)
	Civic	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Gateway Mall and Arch Grounds									
Private	Residential	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)
Private	Non-Residential								
Civic	Non-Residential	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)
Private	Parking Facilities								
Civic	Parking Facilities	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)
	Private	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)
	Civic	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Post Office Square/CBD Core									
Private	Residential	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)
Private	Non-Residential	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)
Civic	Non-Residential	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)	(140,200)
Private	Parking Facilities	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)
Civic	Parking Facilities	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-
	Subtotal: Post Office Square/CBD Core	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)
	Private	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)
	Public (incl. Civic and Philanthropic)	(639,300)	(639,300)	(639,300)	(639,300)	(639,300)	(639,300)	(639,300)	(639,300)
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Laclede's Landing and Riverside									
Private	Residential	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)
Private	Non-Residential	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)
Civic	Non-Residential								
Private	Parking Facilities	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)
Civic	Parking Facilities								
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-
Civic	Environmental Abatement								
Civic	Site Preparation	-	-	-	-	-	-	-	-
	Subtotal: Laclede's Landing and Riverside	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)
	Private	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)
	Civic	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								
Streets, Streetscapes, & Other Support Programs									
Civic	Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Plan Implementation and Event Programming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Streets, Streetscapes, and Other Supporting Progams	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Private	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Civic	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)								
	Subtotal: Civic (including private financing gap)								

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		Cash Flow: Revenues Less Expenditures by Year							
		2007	2008	2009	2010	2011	2012	2013	2014
GRAND TOTAL									
Private	Residential	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)
Private	Non-Residential	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)
Civic	Non-Residential	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)
Private	Parking Facilities	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)
Civic	Parking Facilities	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-
Civic	Plan Implementation and Event Programming	-	-	-	-	-	-	-	-
	GRAND TOTAL	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***
	Private	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*
	Civic	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*

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		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
WASHINGTON AVENUE										
Residential product (including property acquisition)										
Private	Loft rehab for rent	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,704,200)	$ (2,270,300)	$ (534,800)	$ 3,153,000	$ 9,226,900	$ 17,976,200
Private	New apartments in 5-6 story buildings over garage for rent	(632,700)	(632,700)	(632,700)	(632,700)	(632,700)	464,800	2,294,000	4,123,200	5,952,400
Private	Loft rehab for sale	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)	(869,300)	(609,000)	171,900	1,603,600
Private	New four story condominiums over garage for sale	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)	(595,600)	(182,400)	850,600	2,296,800
	Subtotal: Residential Product	*$ (4,801,800)*	*$ (4,801,800)*	*$ (4,801,800)*	*$ (4,801,800)*	*$ (4,367,900)*	*$ (1,534,900)*	*$ 4,655,600*	*$ 14,372,600*	*$ 27,829,000*
Non-Residential Product (including property acquisition)										
Private	Live-work space, informal offices, incubator businesses	$ (436,300)	$ (436,300)	$ (436,300)	$ (436,300)	$ (390,700)	$ (289,900)	$ (106,900)	$ 167,600	$ 551,900
Private	Entertainment retail	(8,600)	(8,600)	(8,600)	(8,600)	46,300	156,100	320,800	540,400	814,900
Private	Neighborhood oriented retail	(13,600)	(13,600)	(13,600)	(13,600)	4,700	41,300	114,500	224,300	370,700
Private	Merchandise mart/cultural destination	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)	(627,700)	(78,900)	1,018,700	2,665,100
Private	Child care center in existing structure(s)	(5,500)	(5,500)	(5,500)	(5,500)	(5,500)	27,400	60,300	93,200	126,100
	Subtotal: Non-Residential Product	*$ (1,091,700)*	*$ (1,091,700)*	*$ (1,091,700)*	*$ (1,091,700)*	*$ (981,900)*	*$ (692,800)*	*$ 309,800*	*$ 2,044,200*	*$ 4,528,700*
Parking										
Private	Parking for residential new construction	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (728,200)	$ (429,900)	$ 126,900	$ 773,200	$ 1,479,200
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(133,300)	940,900	2,015,100	3,089,300	4,163,500
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(133,300)	940,900	2,015,100
Civic	Parking garage	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(670,400)	(133,300)	940,900
	Subtotal:Parking Garages	*$ (2,739,400)*	*$ (2,739,400)*	*$ (2,739,400)*	*$ (2,739,400)*	*$ (2,202,300)*	*$ (829,800)*	*$ 1,338,300*	*$ 4,670,100*	*$ 8,598,700*
Landscaping & Street Improvements										
Civic	Public Parks (including property purchase)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Street fixture embellishments (banners, awnings, etc.)	-	-	-	-	-	-	-	-	-
Civic	Building Cleaning	-	-	-	-	-	-	-	-	-
Civic	St. Charles Street	-	-	-	-	-	-	-	-	-
Civic	Lucas Avenue	-	-	-	-	-	-	-	-	-
Civic	Washington Avenue	-	-	-	-	-	-	-	-	-
Civic	North-South side streets	-	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
	Subtotal: Private	*$ (6,621,700)*	*$ (6,621,700)*	*$ (6,621,700)*	*$ (6,621,700)*	*$ (6,078,000)*	*$ (2,637,600)*	*$ 5,092,300*	*$ 17,190,000*	*$ 33,836,900*
	Subtotal: Civic	*(2,011,200)*	*(2,011,200)*	*(2,011,200)*	*(2,011,200)*	*(1,474,100)*	*(399,900)*	*1,211,400*	*3,896,900*	*7,119,500*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Washington Avenue		$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (7,552,100)	$ (3,037,500)	$ 6,303,700	$ 21,086,900	$ 40,956,400

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		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
GATEWAY MALL AND ARCH GROUNDS										
Residential product (including property acquisition)										
Private	Luxury high rise condominiums for sale	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (734,400)
	Subtotal: Residential Product	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(734,400)*
Non-Residential Product										
Civic	Ice rink	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ (330,100)	$ 4,700	$ 339,500	$ 674,300
Civic	Cultural institution	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(2,826,600)	(734,200)
Civic	Cultural institution endowment	-	-	-	-	-	-	-	-	-
Civic	Amphitheater	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(285,000)	(295,000)	7,900
Civic	Visitors center and amenities	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	(30,800)	178,400
	Subtotal: Non-Residential Product	$ *(3,472,500)*	$ *(3,472,500)*	$ *(3,472,500)*	$ *(3,472,500)*	$ *(3,472,500)*	$ *(3,472,500)*	$ *(3,137,700)*	$ *(2,802,900)*	$ *126,400*
Parking										
Civic	**Parking garage**	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (578,700)	$ (121,000)	$ 794,400	$ 1,709,800
	Subtotal: Parking Garages	$ *(578,700)*	$ *(578,700)*	$ *(578,700)*	$ *(578,700)*	$ *(578,700)*	$ *(578,700)*	$ *(121,000)*	$ *794,400*	$ *1,709,800*
Landscaping & Street Improvements										
Civic	Market and Chestnut Streets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Other Streets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Landscape/park features	-	-	-	-	-	-	-	-	-
Civic	Public Art	-	-	-	-	-	-	-	-	-
Civic	Decking I-70, Pine to Walnut Streets	-	-	-	-	-	-	-	-	-
Civic	Arch Grounds Connection to Laclede's Landing	-	-	-	-	-	-	-	-	-
Civic	River Edge Interpretative Walk	-	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements									
	Subtotal: Private	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(1,527,700)*	$ *(734,400)*
	Subtotal: Civic	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(4,051,200)*	*(3,258,700)*	*(2,008,500)*	*1,836,200*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Gateway Mall and Arch Grounds		$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (4,786,400)	$ (3,536,200)	$ 1,101,800

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		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
POST OFFICE SQUARE/CBD CORE										
Residential product (including property acquisition)										
Private	Mid to high end rental apartments in rehab buildings	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ 80,500
	Subtotal: Residential Product	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ (6,735,700)*	*$ 80,500*
Non-Residential Product (including property acquisition)										
Private	Renovated Office Space	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (2,850,200)	$ (678,300)
Private	Boutique Hotel and Health Club	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(3,191,400)	(1,712,600)	1,245,000
Private	Retail, Classrooms, and All Other	(1,054,000)	(1,054,000)	(1,054,000)	(1,054,000)	(893,800)	(413,200)	387,800	1,509,200	2,951,000
Civic	Old Post Office educational and cultural institution	(140,200)	(140,200)	(140,200)	(140,200)	13,200	320,000	933,700	1,547,400	2,161,100
Civic	Old Post Office endowment	-	-	-	-	-	-	-	-	-
	Subtotal: Non-Residential Product	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (7,235,800)*	*$ (6,922,200)*	*$ (6,134,800)*	*$ (4,720,100)*	*$ (1,506,200)*	*$ 5,678,800*
Parking										
Civic	Garage	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (499,100)	$ (331,600)	$ 506,100	$ 1,343,800
Private	Garage	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(831,400)	681,100	2,193,600
	Subtotal:Parking Garages	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,633,000)*	*$ (1,163,000)*	*$ 1,187,200*	*$ 3,537,400*
Environmental Abatement										
Civic	Mayfair-South Side	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Century-Syndicate Block	-	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-	-	-	-
Civic	Public Parks	-	-	-	-	-	-	-	-	-
	SubSubtotal:: Environmental Abatement	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Site Preparation-Demolition										
Civic	Mayfair-South Side	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Mayfair-South Side excavation and backfill	-	-	-	-	-	-	-	-	-
Civic	Century-Syndicate Block	-	-	-	-	-	-	-	-	-
Civic	Paul Brown-Arcade-Wright Block	-	-	-	-	-	-	-	-	-
Civic	Property Acquisition for Civic Facilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Site Preparation	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Landscaping & Street Improvements										
Civic	Olive Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	8th Street	-	-	-	-	-	-	-	-	-
Civic	9th Street	-	-	-	-	-	-	-	-	-
Civic	Locust Avenue	-	-	-	-	-	-	-	-	-
Civic	Public Parks: Mayfair south and Arcade north	-	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements									
	Subtotal: Private	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,965,200)*	*$ (14,805,000)*	*$ (14,324,400)*	*$ (13,220,900)*	*$ (9,109,200)*	*$ 5,791,800*
	Subtotal: Civic	*(639,300)*	*(639,300)*	*(639,300)*	*(639,300)*	*(485,900)*	*(179,100)*	*602,100*	*2,051,500*	*3,504,900*
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL:	**Post Office Square and CBD Core - Option 1**	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,290,900)	$ (14,503,500)	$ (12,618,800)	$ (7,054,700)	$ 9,296,700

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		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
LACLEDE'S LANDING/RIVERSIDE										
Residential product (including property acquisition)										
Private	Loft rehab for rent	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,620,800)	$ (1,422,500)	$ (728,400)	$ 593,700
Private	New apartments in 4 story buildings over garage for rent	(5,366,200)	(5,366,200)	(5,366,200)	(5,366,200)	(4,736,100)	(2,818,500)	(243,400)	2,989,200	7,673,700
Private	New 3 story townhouses w/garage (TND concept) for sale	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(3,079,400)	(2,796,800)	(1,886,200)	(190,500)	2,494,400
Private	New 3-4 story condominium over garage for sale	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,821,200)	(1,672,500)	(1,151,900)	(110,700)
	Subtotal: Residential Product	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,257,500)	$ (9,057,300)	$ (5,224,600)	$ 918,400	$ 10,651,100
Non-Residential Product (including property acquisition)										
Private	Entertainment/retail: restaurant, bars, clubs, etc.	$ (48,400)	$ (48,400)	$ (48,400)	$ (48,400)	$ (29,000)	$ 38,800	$ 174,400	$ 387,500	$ 678,100
Private	Neighborhood oriented retail	(36,400)	(36,400)	(36,400)	(36,400)	2,300	79,700	234,600	467,000	776,900
Private	Urban entertainment center and parking	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(1,353,900)	(62,700)
Private	New hotel	-	-	-	-	-	-	-	-	-
Private	Child care center in existing structure(s)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	18,900	53,800	88,700
	Subtotal: Non-Residential Product	$ (1,454,700)	$ (1,454,700)	$ (1,454,700)	$ (1,454,700)	$ (1,396,600)	$ (1,251,400)	$ (926,000)	$ (445,600)	$ 1,481,000
Parking										
Private	Parking garage for casino and housing	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (166,300)	$ 3,223,300	$ 6,612,900	$ 10,002,500	$ 13,392,100
	Subtotal:Parking Garages	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (2,539,000)	$ (166,300)	$ 3,223,300	$ 6,612,900	$ 10,002,500	$ 13,392,100
Environmental Abatement										
Civic	Demolished Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	SubSubtotal:: Environmental Abatement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site Preparation										
Civic	Riverside	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Laclede's Landing	-	-	-	-	-	-	-	-	-
	Subtotal: Site Preparation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping & Street Improvements										
Civic	Parks and Open Space	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	River Edge Trail System	-	-	-	-	-	-	-	-	-
	Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Private	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (12,820,400)	$ (7,085,400)	$ 462,300	$ 10,475,300	$ 25,524,200
	Subtotal: Civic	-	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
TOTAL: Laclede's Landing and Riverside		$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (12,820,400)	$ (7,085,400)	$ 462,300	$ 10,475,300	$ 25,524,200

DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

	Cash Flow: Revenues Less Expenditures by Year								
	2015	2016	2017	2018	2019	2020	2021	2022	2023
STREETS, STREETSCAPES, AND OTHER SUPPORTING PROGRAMS									
Landscaping & Street Improvements									
Civic 6th Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic 7th Street	-	-	-	-	-	-	-	-	-
Civic Tucker Boulevard	-	-	-	-	-	-	-	-	-
Civic 18th Street	-	-	-	-	-	-	-	-	-
Civic Clark Street	-	-	-	-	-	-	-	-	-
Civic Overall infrastructure contingency	-	-	-	-	-	-	-	-	-
Subtotal: Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Plan Implementation and Event Programming									
Civic Subarea Programs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic Overall Marketing and Promotion Program	-	-	-	-	-	-	-	-	-
Subtotal: Plan Implementation and Event Programming									
Subtotal: Private	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal: Civic	-	-	-	-	-	-	-	-	-
TOTAL: Streets, Streetscapes, and Other Supporting Programs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -