

**Strategic Goal:  
Revitalize & Invigorate  
Mature Areas in Urban Core**

**Office of Business Development  
July 16, 2008**

- |                      | <u>Est. Value</u> |
|----------------------|-------------------|
| • May 2008           |                   |
| – Under construction | \$ 1.5 billion    |
| – Planned            | \$ 15.6 billion   |
| • May 2007           |                   |
| – Under construction | \$ 1.7 billion    |
| – Planned            | \$ 20.7 billion   |
| • May 2006           |                   |
| – Under construction | \$986.2 million   |
| – Planned            | \$ 10.8 billion   |

Source: OBD Project Status Reports (includes un-entitled but not pending regulatory approval; REI/Pulse removed but added Grand Central Hotel)

Key Performance Indicator:

**Total Private Investment in RDA**

<b>Key new construction investments:</b>	<b><u>Est. Value</u></b>
– Allure Phase I	<b>\$221.0M</b>
– Bank of America	<b>\$ 3.5M</b>
– El Cortez Remodel	<b>\$ 5.5M</b>
– Golden Nugget Remodel (Ph I, II & III)	<b>\$310.0M</b>
– Juhl	<b>\$177.5M</b>
– LV Premium Outlet Mall Expansion	<b>\$ 27.3M</b>
– Lou Ruvo Brain Institute	<b>\$ 50.0M</b>
– Streamline	<b>\$137.5M</b>
– Urban Lofts (Fremont St.)	<b>\$ 24.0M</b>
– WMC Phase 3	<b>\$550.0M</b>

Key Performance Indicator:

**Total Private Investment in RDA**

• Key new planned, pending regulatory approval, projects:

	<u>Est. Value</u>
– Charlie Palmer (Union Park)	\$200.0M
– CIM/Post Office Block	\$302.0M
– Forest City/Live Work (City Hall)	\$150.0M
– Grand Central Hotel	\$ 2.2B
– Newland Block “F” (Union Park)	\$ 92.3M
– Performing Arts Center (Union Park)	\$500.0M
– Parcel P/Q (Union Park)	\$ 1.2B
– World Jewelry Center	\$927.1M

Key Performance Indicator:

**Total Private Investment in RDA**

- Key new Cultural & Entertainment projects:

	<u>Est. Value</u>
– Performing Arts Center (Union Park)	\$500.0M
– CIM/Post Office (Mob Museum)	\$302.0M
– 5th Street School (Phase III)	\$ 9.5M

Key Performance Indicator:

**Total Private Investment in RDA**

<u>YEAR</u>	<u>Value</u>	<u>% Incr.</u>
FY 2003-04	\$460.8M	
FY 2004-05	\$501.7M	8.89%
FY 2005-06	\$657.3M	31.00%
FY 2006-07	\$ 1.1B	67.94%
FY 2007-08	\$ 1.4B	28.87%
FY 2008-09	\$ 1.7B	18.26%

Source: CLV Finance & Business Services

Key Performance Indicator:

**Change in Value of RDA**

# INVESTMENT IN THE RDA AREA

(1986-2008 - Estimated)

	<u>Public</u>	<u>Private</u>	<u>Ratio</u>
To Date	\$380M	\$ 5.1B	1:13
Bonds/Projects	<u>\$490M</u>	<u>\$19.3B</u>	<u>1:39</u>
Total	\$870M	\$24.4B	1:28

Source: Investment in RDA Worksheet w/o TIF; EPSR (estimated; includes completed projects.)  
Bonds includes: PAC; RDA; BRT; City Hall; Intermodal; Bonneville/Clark Couplet)

Key Performance Indicator:

## Capital Investment in RDA

<u>Year</u>	<u>Population</u>	<u>% Change</u>
2001	29,359	
2005	29,902	1.7
2006	30,415	1.8
2007	30,659	.8

- 1,225 units open during 2007-2009 in the downtown area (i.e. Allure, Newport, juhl, Streamline)
- If 35% occupied, at 1.5 person/hh would realize 644 pop. increase, or 2.1%

Source: Planning and Development Department Estimates

Key Performance Indicator:

**Change in Population of  
Entire RDA Area**

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