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faced with decay. In the Economic Recovery Tax Act of 1981, tax measures were put into place that promoted restoration projects. From 1982 through 1985, the historic rehabilitation tax credit stimulated an investment of \$8.8 billion in more than 11,700 historic buildings.

A 20% tax credit applies for buildings on the Historic Register and a 10% credit on those built before 1936 but not on the Register.

The federal income tax credit is equal to 20 percent of the cost of rehabilitating buildings on the National Register of Historic Places which is maintained by the Department of the Interior. A 10 percent tax credit is available for restoration of non-historic buildings built before 1936 and used for non-residential, commercial or industrial purposes. Although these tax measures have been responsible for the restoration of large buildings (such as the Willard Hotel in Washington D.C. and Union Station in St. Louis) almost 80 percent of restoration projects cost less than \$1 million. Despite attempts by the Administration to remove these tax advantages as part of the massive general tax reform adopted in 1986, Congress chose to retain the rehabilitation tax credits.

The retrofit of newer buildings and open spaces is increasing in the downtown cores.

Another area of increasing activity in the last five years has been the retrofit of public open spaces. As people return to the central cores, many newer buildings and open spaces have been found to lack amenities that are conducive to public enjoyment and use. Consulting firms have been re-designing the public spaces of an increasing number of large buildings and malls: Rockefeller Centre in New York, the Renaissance Centre in Detroit, the IDS Centre in Minneapolis, Boston's Prudential Center, Houston's The Park, Pittsburgh's PPG Place, Washington's F Street Mall, Eugene, Oregon's downtown mall, Philadelphia's Chestnut Street Transitway, New York's Central Park, and Boston's Summer Street Mall.

Revitalization and restoration will continue well into the next decade.

### 2.1.2 Current Trends

Downtown revitalization appears to be an irreversible trend for the next decade. Despite the absence of federal funding, state and local governments are committed to redevelopment and rehabilitation in concert with the private development industry. Recent projects have confirmed the economic, social