

Downtown Austin Emerging Projects

Projects under construction or being planned in the lower part of Downtown Austin

1. 7th & Lamar (North Block, Phase II) (C2g)

Under Construction
Construction is underway at the site of the former KASE/KVET radio studio building, for the construction of a new parking garage with 15,000 s.f. of ground-floor retail.



2. Sixth + Lamar East Block (Shoal Creek Walk) (C2c)

Planned
Whole Foods is planning a substantial expansion of its corporate offices downtown. The larger of two structures would be about 375,000 square feet and 15 stories tall; a second, smaller building would be five stories and 100,000 square feet.



3. The Bowie (R85)

Under Construction
Austin-based Endeavor Real Estate Group is building a 350,000+ s.f. high rise mixed use project with 358 apartments, office and retail.



4. Gables Park Tower (R82)

Under Construction
The 18-story tower will have up to 185 residential units, class A office space, and over 10,000 square feet of ground-floor retail space.



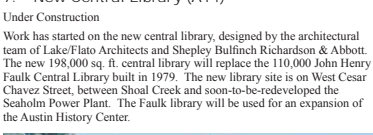
5. Seaholm Power Plant Redevelopment (C55)

Under Construction
Seaholm Power, L.L.C. led by Southwest Strategies Group, is redeveloping the circa 1950 Art Deco Seaholm Power Plant and adjacent property, into a high quality, mixed-use attraction. Excavation is underway on this project, which will feature a mix of office space, a Trader Joe's grocery store, local retail shops, contemporary condos, special event space and an outdoor terrace that overlooks Lady Bird Lake.



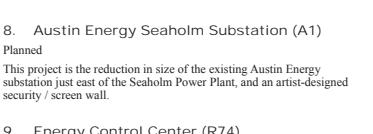
6. Intake and Utility Buildings (A18)

Planned
The City of Austin wants to transform three former utility buildings located on prime land along Lady Bird Lake into public spaces. The Parks and Recreation Department will seek proposals next year from companies or private groups interested in turning the buildings, which sit on the lake's north shore, south of West Cesar Chavez Street and the old Seaholm Power Plant, into something new. Developers and parks officials envision the structures containing a lakeside cafe, juice bar, art gallery, bike or kayak rental business or public gathering space.



7. New Central Library (A14)

Under Construction
Work has started on the new central library, designed by the architectural team of Lake/Flato Architects and Shepley Bulfinch Richardson & Abbott. The new 198,000 sq. ft. central library will replace the 110,000 John Henry Faulk Central Library built in 1979. The new library site is on West Cesar Chavez Street, between Shoal Creek and soon-to-be-redeveloped the Seaholm Power Plant. The Faulk library will be used for an expansion of the Austin History Center.



8. Austin Energy Seaholm Substation (A1)

Planned
This project is the reduction in size of the existing Austin Energy substation just east of the Seaholm Power Plant, and an artist-designed security / screen wall.

9. Energy Control Center (R74)

Planned
The ECC site, as currently proposed, will have two condos towers with 482 units, and 15,000 sq. ft. of first floor retail.

10. Cirrus Logic Research Facility (C84)

Under Construction
Construction of a 24,000 sq. ft. research facility has begun.

11. Thomas C. Green Water Treatment Plant (C56)

Planned
The Green site will consist of several buildings up to 30 stories tall. Including Block 1 (see 12. below), the project will have 1.75 million square feet of development, including 826 apartments, 456,000 sq. ft. of office space, a 200 room hotel and 82,000 sq. ft. of retail (most along an extension of the 2nd Street District).



12. Block 1 (R98)

Planned
The first project on the site of the former Thomas Green Water Treatment Plant will be a 436-unit apartment building on Block 1. The project will also have 23,500 sq. ft. of office, 14,900 sq. ft. of restaurant and 13,900 sq. ft. of retail.

20. 7Rio (R60)

Under Construction
Construction started in May on this 221-unit apartment tower at W. 7th Street and Rio Grande, by California-based development company CWS. The project was designed by local architectural firm Rhode/Partners.



21. Bremond (R81)

Planned
A 12-story, 70-unit condominium project is being planned at 805 Nueces St., between 8th and 9th streets downtown.

22. Travis County DA Office Building (TC3)

Planned
Travis County plans to build a 130,000 sq. ft., \$60 million office building near the county criminal and civil courthouses downtown, which would include courtrooms, prosecutors' offices, retail space, a crime lab and underground tunnel connecting it to the main justice complex.

23. Texas PTA (O21)

Planned
This project is an 18,000 sq. ft. office building with a 2,400 sq. ft. restaurant.

28. 5th and Brazos (C54)

Planned
An existing valet parking garage will be torn down and replaced by an eight-story parking garage with 300 spaces. That garage structure will also include 5,500 square feet of street-level retail space.

29. 5th & Brazos Mixed-Use Tower (C89)

Planned
A skyscraper of up to 50 stories with hotel rooms and residences at East Fifth and Brazos streets downtown. The tower could include one or two hotels and more than 300 housing units, mostly likely apartments. Chicago-based Magellan Development Group would develop the project with Wanxiang America Real Estate Group, also based in the Chicago area.

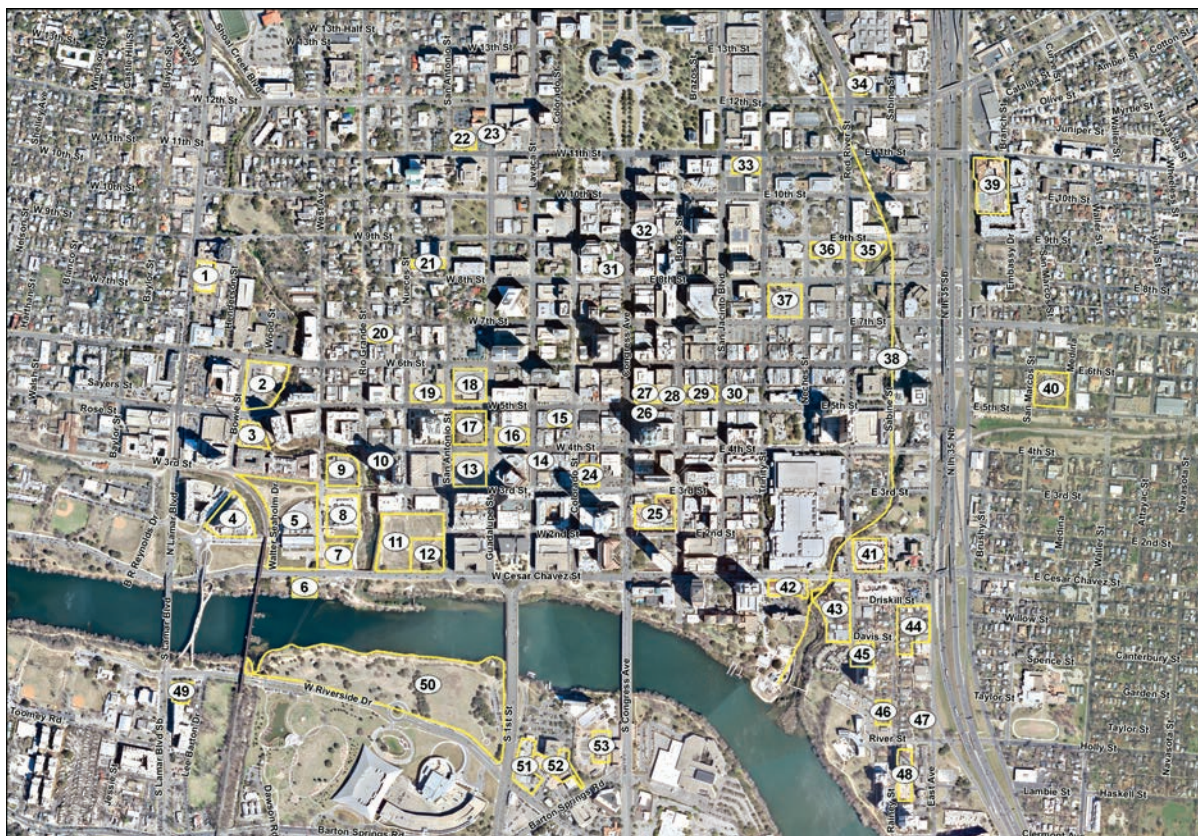
30. Westin Austin Downtown Hotel (C76)

Under Construction
The project is a 366-room Westin Hotel, being developed by Indiana-based White Lodging Services, who also developed the Residence Inn / Courtyard by Marriott and Hyatt Place and are currently developing the JW Marriott hotel downtown.



31. The Austin Hotel (C68)

On Hold
The project is proposed to have 210 hotel rooms, office space, restaurants, meeting space and live music venues.



13. New Travis County Civil & Family Courthouse (TC2)

Planned
Travis County purchased a full block just south of Republic Square, to construct a 500,000 sq. ft. civil and family courthouse.

14. The Riley (C88)

Planned
A new restaurant and event center are planned for the site of the former 219 West location. The multi-story building will offer an event space, apartment, and rooftop deck that are all available for rent on a nightly basis. The project is expected to start later this year.

15. Lincoln Property Office Tower (C87)

Planned
Dallas-based Lincoln Property Co. is planning to build a nine-story office building on the southwest corner of West Fifth and Colorado streets in downtown Austin.



16. Gables Republic Park / Hotel ZaZa (R65)

Planned
Plans are for a 24-story tower in downtown Austin that would have 216 luxury apartments atop a 160-room Hotel ZaZa. The project hopes to start construction in late-2013, with the expected to debut in late-2015.

17. Republic Square, Phase II (A17)

Planned
The City of Austin has contracted with a design team for the next phase of improvements to the existing 1 1/2 acre Republic Square Park. Phase 2 is a continuation of a design process in partnership with the Austin Parks Foundation. The scope of Phase 2 includes, but is not limited to, the design for site regrading, demolition and removal of pavement and obsolete water feature, tree protection and removal where recommended, pedestrian circulation and use areas, informal and flexible children's play area, site furnishings, signage, lighting, irrigation and landscape improvements.

18. Block 52 (C47)

Planned
Developers are exploring options for this full-block site. The project could have as much as 800,000 sq. ft. of office, residential and retail.

19. IBC Bank Plaza (Block 51 Phase I) (C75)

Under Construction
This 13-story project will have 148,000 sq. ft. of office 17,000 sq. ft. bank and an 11,000 sq. ft. restaurant.

24. Colorado Tower (C39)

Under Construction
Atlanta-based Cousins Properties, with San Antonio-based Hixon Properties Inc. and Silver Ventures, is building a 30-story, 400,000 sq. ft. office tower with street-level retail/restaurant. The site had formerly been considered for a hotel project.



25. JW Marriott Hotel (C46.1)

Under Construction
White Lodging Services Corp. of Indiana is building a 1,012-room JW Marriott convention hotel on the northeast corner of Congress Avenue and 2nd Street.



26. Mexic-Arte Museum (O7)

Planned
Conceptual plans by Mexican architect Fernando Romero show a cylindrical shaped six-story building clad in translucent material. The building's shape is a reference to the Aztec calendar. At a proposed 54,000 square feet, about half of the building at the southeast corner of Congress Avenue and Fifth Street would be commercial office space that the museum would lease to generate income.

27. 501 Congress (C80)

Under Construction
Stream Realty Partners has started demolition and reconstruction on 501 Congress Avenue, a five-story building with high-end office space that will replace the former Bank of America annex currently at the site. The project will gut the existing building and give it a floor-to-ceiling makeover, including a lounge-like lobby, a central atrium to bring in additional natural light, a rooftop terrace and new mechanical, electrical and plumbing systems. The building will also have more than 12,000 square feet of restaurant and retail space.



32. Texas Public Policy Foundation Office Building (C78)

Planned
The project is a 33,000 sq. ft. office building for the Texas Public Policy Foundation, replacing the current 14,000 sq. ft. building on the site.

33. Capital Studios (R88)

Under Construction
Foundation Communities, an Austin nonprofit, has just broken ground on a 135-unit efficiency-style apartment building at the southwest corner of 11th & Trinity. The units will be rented for \$400 to \$650 a month, utilities included, to single adults who earn less than \$26,600 - roughly half of Austin's median income. At least 5 percent will be set aside for artists and musicians.



34. Waterloo Park Tower (C74)

Planned
This is a proposed office and residential tower on the site of the former Brick Oven Pizza, east of Waterloo Park and south of UMC Brackenridge.

35. Stubb's Green Building (C48)

Under Construction
Stubb's is doing an interior remodel to the existing one story Cocktail Lounge on the north side of the property, to add restrooms, lighting and new interior steel beams.

36. Holiday Inn Hotel - Mixed Use Project (C83)

Planned
This is a proposed ten-story, 309 room Holiday Inn hotel with ground floor retail.

37. Episcopal Church National Archives (O16)

Planned
The Episcopal Church has bought a full downtown block, where it plans to build a facility to house its national archives, as well as space for meetings and research. The building probably will be five stories, with up to 70,000 square feet and a garage with some public spaces.

38. Waller Creek Flood Diversion Tunnel (T5)

Under Construction
The Waller Creek Tunnel Project is a stormwater bypass tunnel from Waterloo Park to Lady Bird Lake near Waller Beach. The tunnel will be 22-feet in diameter and almost one mile long. The project will remove an estimated 1,243,000 square feet of land from the floodplain of the lower Waller Creek watershed, will allow denser development in a very desirable area of downtown, and divert floodwaters that create erosion problems and safety concerns. Construction started in 2010 and will be completed in 2014.



39. Eleven (R86)

Under Construction
Work continues on this 257-unit multifamily project on E. 11th Street overlooking I-35 and downtown Austin.

40. Corazon (R66)

Under Construction
Cypress Real Estate Advisers is building Corazon, a vertical mixed-use project that will include 256 residential units, retail, and a restaurant.



41. Fairmont Hotel (C69)

Planned
Manchester Texas Financial Group, a subsidiary of San Diego hotel developer Manchester Financial Group, expects to break ground in November on this \$350 million hotel with 50 stories and 1,031 rooms east of the Austin Convention Center. The hotel will be built on land now used for parking at the northeast corner of Red River and Cesar Chavez streets, near Waller Creek. 125 of the rooms will be larger, high-end "Fairmont Gold" rooms with separate check-in, elevators and lounge.



42. Trinity Place (R92)

Planned
World Class Capital Group, an Austin-based investment and asset management firm, has purchased a 1-acre tract next to the Four Seasons Hotel and Residences along Lady Bird Lake. Development plans for the site have not been disclosed.

43. Waller Center (C82)

Planned
The project, as envisioned, would have three towers: a 38-story mixed-use tower, a 46-story residential tower of 46, and a 21-story office/retail tower.



44. The Millennium Rainey (R89)

Planned
This development, spearheaded by the Dinerstein Group of Houston, will feature 327 apartments with a ground floor restaurant, totaling about 250,000 square feet on more than 2 acres bounded by Rainey and Driskill streets and the I-35 frontage road.

45. Hotel Van Zandt (C42)

Under Construction
Site work has begun on a hotel project San Diego-based JMI Realty is building in the Rainey Street neighborhood near the mouth of Waller Creek. The hotel, which will have 326 rooms, is expected to be operated by San Francisco-based Kimpton Hotels.



46. 70 Rainey Street (R61)

Planned
The applicant is proposing to construct a mixed use development of a restaurant, residential, and parking garage with associated improvements.

47. Kimber Modern Hotel (C90)

Planned
This is a proposed 35+ room hotel in the Rainey Street neighborhood, on the I-35 frontage road. The hotel will have a small accessory restaurant.

48. Austin Skyhouse (R87)

Under Construction
NGH-AU, a joint venture of Atlanta-based Novare Group Holdings and Andrews Urban, is building a 23-story, 320 unit apartment project in the Rainey Street neighborhood.



49. 211 Lamar (R93)

Planned
California-based Post Investment Group is planning a ten-story, 198 unit apartment project with retail. The site is currently occupied by Taco Cabana. Also on the site is the Page House restaurant, which will remain.

50. Town Lake Park, Phases III & IV (A16)

Planned
The Master Plan update will take into consideration the work most recently completed by consultants (TBG) including focused studies for Children's Garden, Auditorium Shores Parking and Trailhead, and OTE-Leash Area, though scope and program elements are subject to change. Construction funding for all of the work to be identified under the revised Master Plan has not been identified.

51. Broadstone at the Lake (R90)

Under Construction
Demolition is underway, and Phoenix-based Alliance Residential Co. has submitted a plan to construct a multi-use development encompassing 353,000 square feet on a 1.53-acre parcel. The project would be composed of 200,000 square feet of apartments or 212 units, 150,000 square feet of parking and 9,000 square feet of retail. The project would require a height variance from a maximum of 60 feet to 90 feet.

52. The Catherine (R34)

Under Construction
In January ground was broken on this nineteen-story building with 300 apartments, on the south shore of Town Lake. The site is in the middle of the block that includes the 17-story Hyatt Regency Austin and an office building that once housed the Greater Austin Chamber of Commerce.

53. Hyatt Hotel Ballroom and Parking Structure (C73)

Under Construction
Construction has started on a 600-space parking garage, 25,000 sq. ft. ballroom and meeting rooms on the existing south parking lot of the hotel.

