

Downtown Austin Emerging Projects

August 6, 2009

Under Construction

Commercial

C2e Fifth & Baylor (Austin Market District, West Block)

Completion: 2009

Contact: Brad Schlosser, David Vitanza
Schlosser Development Corp.
472-7774

Work is nearing completion on an 80,000-square-foot retail and office building on the southwest quadrant of the intersection, just in front of an apartment project being built by Phoenix Properties. About 30,000 square feet there will be for retail use, including West Elm, with the balance going to office tenants.

C43 Block 21 / W Austin Hotel and Residences

Completion: early 2011

Contact: Belinda D. Wells
Stratus Properties
512-478-5788

www.block21residences.com

Construction began in May 2008 on this block north of Austin City Hall that will be transformed into a 36-floor high-rise featuring a 250 room luxury W Hotel, 159 luxury condominiums, and a 2,200-seat "Austin City Limits" venue. The project will cost \$260 million and encompass 780,000 square feet.

C57 1300 Guadalupe

Completion: Early 2010

Contact: Thirteenth & Guadalupe, LLC

<http://www.aquilacommercial.com/properties/view/1300-Guadalupe>

This is the conversion of a three-story office building constructed in 1964 into a modern Class A office building with an additional floor and a rooftop terrace with views of the Capitol.

Residential

R2.1 Gables Park Plaza, 1st Phase

Completion: Early 2010

Contact: Will Withers
Gables Residential
512-502-6000

<http://www.gables.com/>

This primarily residential project (294 apartments and 185 condominiums) will include 22,000 s.f. of retail and 11,000 s.f. of office and a 5,000 s.f. restaurant.

R24 The Fondren Building (La Vista on Lavaca)

Completion: Early 2010

Contact: Mac Pike
The Sutton Company
512-478-8300

<http://www.lavistaonlavaca.com/>

Construction of this mixed-use building restarted early this year. The project will have a first floor restaurant, a 3-floor Executive Business Center, and 66 office and condo units (700 s.f. to 2,000 s.f.) on the top floors.

R28 The Ashton

Completion: Summer 2009

Contact: Ed Hamilton
The Hanover Company
713-267-2100

MetLife Inc.'s Dallas office teamed with The Hanover Company of Houston to build a 36-story tower on the half block lot just west of the 100 Congress. The project (formerly named Altavida) includes 258 rental units and a 5-level parking garage and ground floor lobby, visitor parking and retail space. Five levels of below-grade parking will connect to the existing 100 Congress garage.

R43 Spring

Completion: August 2009

Contact: Spring Austin Partners, Ltd.
472-8118

<http://www.springaustin.com/>

Construction is wrapping up on this 42-story, \$60 million condo tower in the southwest quadrant of downtown, two blocks south of Whole Foods Market's flagship store. The project has several levels of parking above and below ground, plus shops on the ground floor with 20-foot sidewalks shaded by awnings. Plans call for 247 units, priced from around \$230,000 to \$400,000, with most units selling for around \$250,000.

R50 The Austonian

Completion: Early 2010

Contact: David Mahn
Benchmark Land Development, Inc.
472-7455

<http://www.theaustonian.com>

Benchmark Land Development broke ground August 31, 2007 on a \$100 million mixed-use tower at the northwest corner of Second Street and Congress Avenue. The 683' tall tower will have 178 luxury condominiums units (starting at \$550,000), ground floor retail, pool, 55rd level sky view resident lounge, 56th level fitness center, dog park, guest suites, theater, and executive conference room. The building, being designed by Ziegler Cooper Architects of Houston, is participating in the City's Green Building Program. Completed condos will be delivered in early 2010.

R52 Four Seasons Residences

Completion: 1st Quarter 2010

Contact: Art Carpenter, Brett Denton
Ardent Residential
472-6444

http://www.fourseasons.com/private_residences/austin/

This is a residential mixed-use tower adjacent to the Four Seasons Hotel, designed by internationally renowned architect Michael Graves. The project will have 147 condos, with some street level retail space. The Residences will be managed by the Four Seasons Hotel and residents will have access to the services and amenities at the Four Seasons Hotel next door, including in-residence dining and housekeeping services, dry cleaning, turndown services, laundry and valet services.

R62 BartonPlace Condos

Completion: 2010

Contact: Andrew Shaw
Constructive Ventures
512-786-6356

<http://www.bartonplaceaustin.com/>

BartonPlace Condos, on 4.3 acres at 1600 Barton Springs Road, is being developed by local developers Perry Lorenz, Larry Warshaw and Austin Java restaurant co-owner Rick Engel. The \$85 million development, with 250 luxury condominiums, will have six stories of condos atop two levels of parking, one each above and below ground. About 100 of the 450 parking spaces would be reserved for nearby restaurants. Units will start at about \$250,000, with prices up to \$500,000.

R77 21 Rio

Completion: Summer 2009

Contact: Gary Perkins
Cobalt Land Development, Ltd.

Construction is nearly complete on this 16-story, 117 unit multifamily West Campus project that includes some first floor retail space.

City of Austin

A15 Mexican-American Cultural Center (MACC) Education Building

Completion: May 2010

Contact: David Smythe-Macaulay
City of Austin
974-7152

This will be a 3,110 sq. ft. education addition to the Mexican American Cultural Center, located on Lady Bird Lake in the Rainey Street District of downtown.

Capital Metro

CM2 CMTA MetroRail

Completion: 2009

Contact: John Almond
Capital Metropolitan Transportation Authority
338-2767

<http://allsystemsgo.capmetro.org/>

Capital Metro's 32-mile MetroRail line will run from Leander to the Austin Convention Center in downtown Austin. Final testing is underway, and service is expected to start mid-2009. As part of the All Systems Go! plan, Capital Metro evaluated future transportation options to connect more of the community to these new services, under a project called the Future Connections Study.

Austin Community College

ACC1 ACC Parking Garage

Completion: Late 2009

Contact: Bill Mullane
Director, Facilities & Construction
Austin Community College
223-1024

The project is a much-needed parking garage for Austin Community College's Rio Grande campus.

Non-Profit-Arts-Other

O13 First Baptist Church Ministry Center

Completion: Late 2009

Contact: Marshall Smith
First Baptist Church
476-2625

The First Baptist Church is constructing a Ministry Center and parking garage on their current surface parking lot just south of the church.

Transportation/Infrastructure

T6 Lance Armstrong Crosstown Bikeway

Completion: December 2008 (Downtown section December 2009)

Contact: Annick Beaudet
City of Austin
974-6505

This project, named for seven-time Tour de France winner and cancer survivor Lance Armstrong, will provide a continuous bike route for over 6 miles, beginning at Levander Loop at US 183, following 5th Street, passing through downtown along 4th and 3rd streets, and terminating near Deep Eddy pool just west of Mopac. The project will include both separated, paved bicycle path and bike lanes on city streets. The route is needed to provide non-motorized access to and through downtown, on bike facilities that are free of both cars, parked cars and crowds of joggers (as is the case of the Lady Bird Lake Hike and Bike Trail which is a recreational facility).

Planned

Commercial

C2c Austin Market District, East Block

Start Construction: undetermined

Contact: Brad Schlosser, David Vitanza
Shoal Creek Walk, Ltd.
472-7774

This project may consist of an eight-story mixed-use building, a five-story mixed use building, and a three-level underground parking structure. The 385,000 sq. ft. mixed-use project could contain office space for Whole Foods and ground-floor retail. 942 parking spaces would be provided in a partially below ground garage.

C21 501 Congress

Start Construction: undetermined

Contact: Tom Stacy
T. Stacy & Associates
476-9999

<http://www.tstacy.com/>

T. Stacy & Associates Inc., and Walton Street Capital are planning a 500,000-square-foot office and retail tower at 501 Congress that would be slightly taller than the 26-story Bank of America Center building the partnership owns at 515 Congress next door.

C36 501 Brazos

Start Construction: undetermined

Contact: Tom Stacy
T. Stacy & Associates
476-9999

<http://www.tstacy.com/>

Developer Tom Stacy's plan for the half-block between Brazos and San Jacinto streets calls for a 1,200-space parking garage atop about 8,500 square feet of retail/restaurant space and a new Bank of America drive-through.

C39 Westin Hotel

Start Construction: undetermined

Contact: Michele Hausmann
Drenner & Golden Stuart Wolff, LLP
512-404-2233

San Antonio-based Hixon Properties Inc. and Hines, a Houston developer, are planning a 18-story, 303-room hotel with a restaurant on the street level and a pool deck and bar on the third floor overlooking Third Street. Other amenities will include 15,000 square feet of meeting space and a spa.

C42 Hotel Van Zandt

Start Construction: undetermined

Contact: Greg Clay
JMI Realty LLC
(214) 346-3823

<http://www.hotelvanzandt.com/>

San Diego-based JMI Realty may start construction next year on a hotel project on Lady Bird Lake. The hotel, which would have 307 rooms, is expected to be operated by San Francisco-based Kimpton Hotels.

C46 Marriott Hotel

Start Construction: undetermined

Contact: Deno Yiankes,
President of Development
White Lodging Services Corp.
219-757-3546

Plans are on hold for Indiana-based White Lodging Services Corp. to construct a \$250 million Marriott hotel. The 31-story Marriott convention center hotel would have 1,000 rooms, 50,000 square feet of meeting space and street-level retail.

C48 Stubb's Expansion

Start Construction: Fall 2010

Contact: Charles Attal
Stubb's Bar-B-Q

Stubb's is planning to add a new 1,500 seat capacity indoor nightclub on the north side of the block, the outdoor amphitheater capacity will be increased from 2,200 to 3,500 and reoriented to the south, and the restaurant will be expanded.

C50 The Park

Start Construction: undetermined

Contact: David Honeycutt
Texas American Resources Co.
512-480-8700

The proposal is for a 14-story mixed use building with a ground floor restaurant, 86,000 sq. ft. of office space, and topped by 32 condominiums.

C51 21c Museum Residences and Hotel

Start Construction: undetermined

Contact: Matthew Hooks
REI Poe, LLC
512-477-2225
<http://www.urbanspacerealtors.com/>

The project will have 209 guest rooms and 202 condos (including 12 artist lofts) as well as a world-class contemporary art museum that would offer free admission year-round to allow the public to experience original art in a nontraditional setting. Plans also call for a restaurant with a menu to be created by restaurateur Michael Bonadies. Unit prices are expected to start in the \$300,000 range and top \$2 million.

C52 Shoal Creek Offices

Start Construction: undetermined

Contact: David Cox
Fortis Communities - Austin, L.P.
867-1609

The proposed development consists of two buildings with approximately 112,683 sq. ft. of office, 4,400 sq. ft. retail and 4,000 sq. ft. restaurant, along with associated parking and utility improvements.

C54 5th and Brazos

Start Construction: undetermined

Contact: Tom Stacy
T. Stacy & Associates
476-9999
<http://www.tstacy.com/>

T. Stacy & Associates Inc., and Walton Street Capital are planning a project that will feature a 300-room hotel and about 200 condo units in a slender tower that could rise as high as 830 feet.

C55 Seaholm Power Plant Redevelopment

Start Construction: late 2009

Contact: John Rosato
Southwest Strategies Group, Inc.
Seaholm Power, LLC
458-8153

On April 28, 2005 the Austin City Council selected Seaholm Power, LLC, led by Southwest Strategies Group, to redevelop the circa 1950 Art Deco Seaholm Power Plant and adjacent property, into a high quality, mixed-use attraction. This project is still under negotiation. Once complete, the site will feature a mix of office space, local retail shops, contemporary condos, a boutique hotel, special event space and an outdoor terrace that overlooks Town Lake.

C56 Thomas C. Green Water Treatment Plant

Start Construction: 2010

Contact: Greg Kiloh, Economic Growth & Redevelopment
Services Office
City of Austin
974-7836

On June 18, 2008 the Austin City Council selected a development team led by the Trammell Crow Company to redevelop the Thomas Green Water Treatment Plant (GWTP) and Austin Energy Control Center (Project R74). The GWTP site, as originally proposed, would consist of seven buildings, up to 51 stories tall. The project would have 320 apartments, 140 condos and 235 senior independent living units, as well as 588,000 sq. ft. of office space, a 375 room hotel 10,000 sq. ft. of civic/non-profit space, and 160,000 sq. ft. of retail.

C58 Starr Building

Contact: Bill Ball
Kemp Properties
441-1062

This is the redevelopment of a 1950's bank building, for office, ground-floor retail/restaurant and structured parking.

C60 3rd & San Jacinto

Contact: Lynn Ann Carley
Armbrust & Brown, LLP
435-2300

The proposed project is a 276 room hotel a block west of the Austin Convention Center.

Residential**R25 1155 Barton Springs**

Start Construction: undetermined

Contact: Elizabeth J. Waltz
1155 Partners, LLC
220-1155

Preliminary plans are for 24 units, on the site of the former Treehouse restaurant. Units are expected to range from \$1 million to approximately \$6 million. The site overlooks Butler Park, with views of downtown.

R45 Ovation

Start Construction: undetermined

Contact: Taylor Andrews
Novare Group Holdings LLC / Andrews Urban
LLC
499-8832
info@andrewsurban.com

Atlanta-based Novare Group Holdings LLC and Austin's Andrews Urban LLC, developers of the 360 Condominiums, hope to break ground next year on a 35-story condo tower on a portion of Block 51, bordered by Sixth, Nueces, Fifth and San Antonio streets. The project would include 436 condos and approximately 20,000 sq. ft. of ground-level retail and restaurant space.

R57 222 E. Riverside

Start Construction: undetermined

Contact: Greg Miller, Vice President
CWS Riverside L.P.
512-837-3028

This projects consists of the demolition of an existing 100-unit apartment complex and the construction 850,000 sq. ft. PUD development on this and the adjacent site (R57).

R58 300 E. Riverside

Start Construction: undetermined

Contact: Greg Miller, Vice President
Briarwood Riverside Apartments, Ltd.
512-837-3028

This projects consists of the demolition of an existing 156-unit apartment complex and the construction 850,000 sq. ft. PUD development on this and the adjacent site (R57).

R60 7RIO

Start Construction: undetermined

Contact: Ron Cibulka
CLB Partners
(972) 980-5020

Plans are on hold for a 32-story condominium tower at W. 7th Street and Rio Grande by Dallas-based development company CLB Partners. The 158-unit project will also have about 7,400 square feet of new retail space on the ground floor. The project, being designed by local architectural firm Rhode:Partners, is expected to cost more than \$50 million.

R61 68 Rainey Street

Start Construction: undetermined

Contact: Patton Jones
ARA Apartment Realty Advisers
512-342-8100 ext. 48

The site is being marketed for high-rise residential development.

R63 Novare Mixed-Use, Phase II (Block 52)

Start Construction: undetermined

Contact: Taylor Andrews
Novare Group Holdings LLC / Andrews Urban
LLC
499-8832
info@andrewsurban.com

Atlanta-based Novare Group Inc. and its local partner, Andrews Urban LLC, plan to redevelop the block west of Guadalupe Street between Fifth and Sixth streets. The project is an approximately 40-story tower that will include 550 condos, 150 hotel rooms and ground-floor retail.

R65 Gables Republic Park

Start Construction: undetermined

Contact: Jennifer Wiebrand
Gables Residential
502-6017

Gables is developing plans for a mixed-use tower with 210 apartments above ground floor retail/restaurant, on the current site of the Ginger Man pub, the former Fox and Hound Smokehouse and a surface parking lot.

R66 Block One

Start Construction: undetermined

Contact: Richard Kooris
Pegalo Properties
485-3000

Longtime East Austin landowner and developer Richard Kooris, developer of the Sixth & Brushy condos, has plans for a vertical mixed-use project, Block One, that would include retail, offices and up to 140 condominiums.

R70 1306 West Avenue

Start Construction: undetermined

Contact: Jay Vickers
Stickerburr, LLC
699-7434

The proposed project is a small (10 unit) apartment building on a vacant lot near Austin Community College's Rio Grande campus.

R72 West 15th Street Condos

Start Construction: undetermined

Contact: Jimmy Nassour

474-2900

This is a proposed five story building with six residential condominium units and associated improvements.

R73 1705 Guadalupe

Start Construction: undetermined

Contact: Brent Ryan
StrataGem Development Ltd.
347-0970

This is proposed as a mixed-use project with 173 condominium units, 120,000 sq. ft. of general office, and 18,000 sq. ft. of specialty retail.

R74 Energy Control Center

Start Construction: 2010

Contact: Greg Kiloh, Economic Growth & Redevelopment
Services Office
City of Austin
974-7836

On June 18, 2008 the Austin City Council selected a development team led by the Trammell Crow Company to redevelop the Austin Energy Control Center (ECC) and the Thomas Green Water Treatment Plant (Project C56). The ECC site, as currently proposed, will have two condos towers with 482 units, and 15,000 sq. ft. of first floor retail.

R75 1717 Toomey Road

Start Construction: undetermined

Contact: Ronnie Brooks
Kurt Simons Co.

Austin-based developer Kurt Simons Co. is planning a five-story apartment building on the northern two-thirds of the site, facing Toomey. A restaurant is planned for the south side, which fronts Barton Springs Road.

City of Austin

A10 Republic Square

Start Construction: Work around the Auction Oaks began July 2008.

Contact: Stuart Strong
City of Austin
Parks and Recreation Department
974-6766

The City of Austin is working in collaboration with the Downtown Austin Alliance, the Austin Parks Foundation, the US General Services Administration (GSA) and a variety of downtown stakeholders to transform this historic square into a beautiful green place buzzing with people and activity. This initiative brings together private and public resources to create physical improvements and

programs that attract, engage, and reflect Austin's diverse community. This project is now being done in coordination with the development of a new Federal Courthouse on the block just to the west of the square. The Austin City Council has agreed to close the one-block section of San Antonio Street between the Square and the courthouse site, and efforts are beginning to coordinate the designs of the two sites and the current street right-of-way that will be vacated.

A14 New Central Library

Start Construction: Winter 2011

Contact: John Gillum, Facilities Planning Manager
City of Austin Library Department
974-7495

On Thursday, December 11, 2008, the Austin City Council chose the architectural team of Lake/Flato Architects and Shepley Bulfinch Richardson & Abbott on Thursday to design the new central library. Lake/Flato will design a 250,000 sq. ft. library to replace the John Henry Faulk Central Library. The new library site is on West Cesar Chavez Street, between Shoal Creek and soon-to-be-redeveloped the Seaholm Power Plant.

A16 Town Lake Park, Phases III & IV

Start Construction: June 2010

Contact: Robert Egan
City of Austin,
Public Works Department
974-7220

Design is underway on park improvements for an area bounded by Lady Bird Lake to the north, Riverside Drive to the South, the UPRR railroad on the west and South 1st street on the east, The original scope has been reduced. A bare-bones upgrade with the inclusion of the Alliance Garden south of Riverside is now proposed.

Travis County

TC2 New Travis County Civil Courthouse

Start Construction: undetermined

Contact: Roger El Khoury, P.E., Director
Facilities Management Department
Travis County
854-4579

Travis County officials have set aside \$200,000 this year for an outside consultant to re-validate past master plans for construction and begin the process for both finding a site for the courthouse and defining the amount of space needed to carry the county through 2040. The most likely location for the courthouse is site of the current Ned Granger Building on the northeast corner of 11th and Guadalupe.

U.S. Government

US1 Federal Courthouse

Start Construction: September 2009

Contact: Dale Sherman
U.S. General Services Administration
(817) 978-3452

The U.S. General Services Administration is developing a new 230,000 sq. ft. plus Federal Courthouse in downtown Austin, on the former Intel site, just west of Republic Square. The Austin City Council has agreed to close the one block section of San Antonio Street between Republic Square and the site of the new Federal Court House, and efforts are being made to coordinate and link the design of the two sites.

US2 New Downtown Post Office

Start Construction: undetermined

Contact:

Plans are for a new station at the southwest corner of East Ninth and Red River streets. The one-half block site is now used for parking. The plans include a well-designed building with trees shading a wide, pedestrian-oriented sidewalk and above- and below-ground parking, that will be available to the public after hours for patrons of the Red River club scene.

Capital Metro

CM1 Saltillo District Redevelopment Master Plan

Start Construction: NA

Contact: Patty Guajardo
Capital Metropolitan Transportation Authority
(512) 369-6201

<http://saltillo.capmetro.org/>

The Saltillo District Redevelopment Master Plan will provide the framework for development of approximately 11 acres of Capital Metro property along the E. 4th / E. 5th Streets corridor extending from I-35 to Comal St.

Non-Profit-Arts-Other

O3 Austin Museum of Art (AMOA)

Start Construction: undetermined

Contact: Shilpa Bakre, Director of Marketing & Public Relations
Austin Museum of Art
495-9224 x286

<http://www.amoa.org/site/PageServer>

The Austin Museum of Art had been working with Houston developer Hines to develop a museum in conjunction with the adjoining Museum Tower office building. The proposed development would have been a unified project on the whole block, with the 40,000 sq. ft. museum occupying the eastern half of the block.

O8 Susanna Dickinson House Renovation

Start Construction: 2009

Contact: Deborah Rosenquist
Friends of the O. Henry Museum
472-1903

The mission of the Joseph and Susanna Dickinson-Hannig House Museum is to preserve the home and legacy of Alamo survivor Susanna Dickinson and to celebrate Texas' historical heritage by providing programs and educational resources to visitors to Brush Square. Phase One includes the relocation of the Susanna Dickinson House on Brush Square's northeast corner (completed), restoration of the house, and creation of a basic improvements plan for the restoration of Brush Square.

O16 Episcopal Church National Archives

Start Construction: 2011

Contact: Mark Duffy, Director
The Archives of the Episcopal Church

512-472-6816

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.

Transportation/Infrastructure**T2 Austin-San Antonio Corridor Regional Rail**

Start Construction: undetermined

Contact: Alison Schulze, AICP
Sr. Planner/Administrator
Austin-San Antonio Intermunicipal Commuter
Rail District
558-7367

<http://www.asarail.org/>

Linking the Austin-San Antonio corridor via commuter rail has been under discussion for several years. It has always been envisioned that the existing Union Pacific freight line could be used as a shared corridor for passenger rail service in the early years of commuter operation.

T4b Pfluger Bridge Extension Project

Start Construction: November 15, 2009

Contact: Greg Kiloh
City of Austin, Economic Growth &
Redevelopment Services
974-7836

On February 2, 2006, Council approved the recommended 'Center Arm' alignment, to connect the James D. Pfluger Bicycle and Pedestrian Bridge north to Bowie Street. Design work has been completed, and construction will begin in November 2009.

T5 Waller Creek Flood Diversion Tunnel

Start Construction: 2010

Contact: Gary Kosut, P.E.
City of Austin, Watershed Protection &
Development Review
974-3374

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 will start in 2010 and be completed in 2014.