



# Emerging Projects—Austin

No.	Name	Description	Density (units/ acre)
1	2124	This project by Constructive Ventures offers 60 units in the form of lofts, flats and corner primos in a four story building, with ground level retail.	
2	Bel Air Lofts	A project by ID Bel Air Partners, LP and Interurban Development, LLC, Bel Air offers 82 condominiums units in a gated community.	
3	Riverfield Site	If allowed to build 150 feet high, the project by Lakequest Enterprises Inc. will include 185 hotel rooms and 85 condominium units. Site location is conducive to cater to customers visiting the UT Campus, St. David's and other business north of downtown.	
4	Barton Place Condos	This project by Constructive Ventures will include 250 condominiums on a 4.3 acre site.	58.14
5	Centerpoint @ Colorado Crossing	St. Croix Capital Corp is developing the 540,000 square foot industrial project.	
6	Alexan Ribelin	GE Real Estate and Trammell Crow Residential will partner on this 350 unit apartment development set on 17.5 acres in 15, 3 story buildings in far northwest Austin. The first units will be ready by November 2008	
7	208 Barton Springs	A mixed use project with residential units, shops and restaurants has been proposed for this site by Fairfield Residential LLC.	
8	300 S Lamar Blvd	A 5-story, 137 unit apartment project with ground floor retail and restaurants is proposed by Phoenix Property for the Binswanger Glass Co. site.	
9	Village at Central Park	Construction will start in the third quarter of 2007. This project, located close to the Hill Country Galleria by Worth Williams Properties and The Brytar Cos will consist of 150,000 square feet of retail, banks and restaurants on 17 acres at the northwest corner of State Highway 71 and RR 620.	
10	Twelve	The 28 story condominium and hotel tower by the Atlanta base Novare Group and its Austin development partner Andrews Urban, will house about 360 condominiums above the boutique hotel Twelve. It is projected to be the tallest building outside of downtown. Construction is expected to start in late Spring 2008.	
11	Hargrave Lofts	The roughly 233,000 sq.ft mixed use project will include at least 150 condominium units, and about 33,000 sq.ft of office and retail space.	

No. Name	Description	Density
12 Skyline Condos	This project by Interurban Development LLC will feature a 118-unit luxury condominium complex and will include town homes, terrace homes, brownstone style walk up homes and lofts.	
13	CSK Hotels, an Arkansas development firm is proposing a 120 room Marriott and three or four pad sites to be developed as restaurants, gas stations or other retail at the 31 acre parcel near the Austin-Berg storm International Airport.	
14 Airport Commerce Park	Simmons Vedder Partners and HPI are developing this 105 acre 3-phase industrial development. Phase I, located on 44.32 acres, with a total of 327,809 square feet of industrial/ flex space, was completed in November 2007. Phase II to be completed in November 2009 will have five "flex" service center buildings on 19.52 acres. Phase III will feature retail pad sites and industrial sites for sale	
15 Independence Square at Austin	A project by Alde Development Partners, LLC, Independence Square of Austin will be a phased 750 unit senior housing complex on the 50 acre balance of the Schlumberger Tract in Far North-west Austin, near the future Concordia University Campus.	
16 Ashdale	This project by Ashdale Gardens Condominiums LLC will recondition an existing 58 unit apartment complex to be sold as condominiums.	
17 Northcross Mall	This development will include a 219,000 sq.ft 'urban' Wal-Mart Super center, a 300,000 sq.ft 3 story garage and the Chapparral Ice rink. Walmart scaled back the size of it's Supercenter to 99,000 square feet from 192,000 square foot. The store will have one story instead of two and parking lots will replace the proposed three story garage. The store will not have a garden center or auto service shop.	
18 Raceway Crossing	The 202 acre tract project by Cypress Real Estate Advisors will someday have office, multifamily and perhaps high density, single family elements as well as a couple of retail pad sites.	
19 Aloft	This joint project by Open Hospitality Partners, a Dallas based development firm and Lodgeworks of Wichita, Kansas, will be a six story boutique hotel building, and could be open by October 2009.	
20 Leander Transit Station	Leander Station will be the first rail stop on the commuter rail service from Leander to Downtown Austin. A Park and Ride offering Express Bus Service is already functioning at the location. A Transit Oriented Development consisting of 2,200 acres of high density residential, office and retail space is planned around the rail stop. Leander Transit Development LLC will develop the 14 acres around the Leander rail stop	

No.	Name	Description	Density
21	Lakeline Square Town homes	The second phase of the 68 unit condominium development, will commence soon. The project has received a five star rating from Austin Energy's Green Building program for green energy components like eco-friendly landscaping, water efficient plumbing, and high efficiency cooling systems.	
22	The Sycamore	This Avera Development project will consist of 64 three-story town homes.	
23		Qualico Development plans to create a master planned residential development on 1,600 acres in Del Valle.	
24	Hyatt	Austin location	
25	Hyatt	Round Rock location	
26	Chestnut Commons	This residential project in East Austin has 64 units in the form of flats, cottages, bungalows, townhouses and extra large townhouses. Following the residential development is Chestnut Plaza, which will have a 30,000 square foot mixed use building housing nonprofits, local businesses and retail. The plaza will also have a two story, 6,000 square feet building for Sustainable Food Center, that will house a commercial kitchen, community room and offices. The Sustainable Food Center will also build a 1.5 acre community and teaching garden on the park grounds. The Plaza will also house the headquarters of People Fund as well as a small neighborhood community science workshop by Austin Children's Museum.	
27	Northwood at Lakeline	Located on 178 acres adjacent to Lakeline Station, Northwood at Lakeline by Pacific Summit Partners will include 1,000 residential units, including both condominiums and single-family homes and about 5 acres of retail.	
28	Paseo Park	This mixed use project by Town Builders LP includes 50 condominiums units, 7,200 square feet of live-work and neighborhood oriented retail space on nearly 3 acres.	
29	Avana	This 1,020 acre upscale housing development will include nearly 800 homes, a 250-room resort hotel with 140 condominiums, 24 single family villas and an 18 hole golf course at build out, scheduled about ten years from now.	
30	Block One	This project by Richard Kooris, will include retail, offices and up to 140 condominiums and be within walking distance of at least one future commuter rail stop. Construction is expected to start in late spring or early summer of 2008 and be complete in late 2009. The project is also like to include environment friendly features like water recycling, rainwater harvesting and high levels of thermal insulation	

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31	Airport Gateway	The \$50 million mixed use project, set on 58 acres will include about 17 acres for a hotel and 30,000 square feet of speculative retail, while 34 acres will be set aside for the construction of a 225,000 sq. ft speculative industrial building and one acre lots for buildings up to 25,000 sq. ft.	
32	Bridges on the Park	This CLB Partners LLC project will include 105 condominiums, and 9,000 square feet of street level retail in a six story building with underground parking	
33	Texas Clean Energy Park	Out of the 140 acres, Trammell Crow will donate 40 acres to the Texas Foundation for Innovative Communities for launching a research campus. The second phase will include a business park for companies in fields like solar power, renewable energy material and energy saving technologies. On completion, the park will have 12 buildings, (about 1 million square feet)	
34	Cielo	This 79 acre project by Southern Land Co. will feature 400 luxury flats, condominiums, and town homes. Already surrounded by the Balcones Canyonland Preserve, a further 26 acres are reserved for green space.	
35	Villages of Messina	The 342 acre mixed use project by W.Y Atlantis will include 750 homes, about 400,000 square feet of retail and office space, 2,000 multifamily units, miles of recreational trails, and an elementary school.	
36	Village on Congress	This 6 acre mixed use project will include 70 town homes, 43 residential flats, 6,000 square feet of retail, and 1,100 square feet of office condominium	
37	Robertson Hill Apartments	These 290 unit apartments are the first phase of a seven acre, mixed use project by Riata Partners, which will include shopping and high rise office space.	
38	Crescent Machinery	This mixed use project will include 169 residential units, 3,000 square feet of retail and 3,200 square feet of office space. It is expected to be complete in summer 2008.	
39	Transit Oriented Developments	Seven Transit Oriented Developments have been planned around future commuter rail and rapid bus facilities. While Crestview Station, Martin Luther King, Jr. Blvd and Plaza Saltillo are slated to become neighborhood center TOD's; Highland Mall, Techridge and Lakeline developments are to be town center TOD's and the Convention Center TOD will be a downtown one. For more information regarding TOD's please refer to <a href="http://www.ci.austin.tx.us/planning/tod/default.htm">http://www.ci.austin.tx.us/planning/tod/default.htm</a>	

No.	Name	Description	Density
40	Southpark Meadows	This master planned retail - residential project by Endeavor Real Estate Group LLC is built on 425 acres, and will include 1.6 million square feet of retail space, 650 multi family units, 330 single family homes, 110 town homes, office and medical uses.	
41	Whitstone Business Park	A 282,000 square foot mixed use industrial and warehouse project is scheduled to start in June 2008.	
42	Akoya	A project by the Chameleon Group LLC (TCG) will feature 64 units.	
43	Avery Center	Texas State University, Seton Medical Center, Austin Community College, Texas A&M Medical School will take up about 389 acres of the 1400 + acre tract which will also include a residential mix of single family detached, town homes, condos and/or apartments	
44	South Central Transit Center	The facility is planned to have thirteen dedicated bus bays, trellis covered walkways, a central promenade with shade trees, covered bicycle parking, a clock tower, and space for future food service vendors. It is to be the major crossing for east-west and north-south routes. Construction is expected to be complete by August 2008.	
45	Capitol Metro Red Line Service	To be started in 2008, the Capital Metro Red Line will run on 32 miles of existing freight tracks between Leander and downtown Austin. Future connections from Downtown to Manor and along TxDot's abandoned MoKan corridor are being studied.	
46	Special Development Districts	These include the North Burnet Gateway area, the RMMA area, the Downtown Austin area and the West University area.	
47	So La City Homes	A Symcox Development project, SoLa City Homes includes 62 urban town homes on a 3 acre site.	
48	Verde Springbook Corporate Center	Construction started recently on two buildings by Verde Corporate Realty Services, one a 144,000 square feet warehouse and the other a 100,800 square feet spec industrial building. Construction is to be complete by early next spring. The total development will include 9 buildings on 63 acres, with 1 million square feet to be used for flex, warehouse or light industrial uses.	

No.	Name	Description	Density
49	East Avenue PUD	<p>Located on the 23 acre former Concordia University campus, this project by the East Avenue Investment Group LP, will include 1,450 residential units, 545,000 square feet of office and retail space and 250 hotel rooms. Construction is expected to start in mid 2008. The Hyatt hotel project by Global Hyatt and East Avenue Investment Group LP, set to open in 2010, will include a 210 room luxury Andaz hotel as well as 150 condominium units which will sit atop the Andaz and have access to the hotel's services. The hotel will be built with ecologically friendly building materials and will be energy efficient. AMLI Residential will build 315 one and two bedroom apartment homes at the East Avenue Site, which will also include 45,000 square feet of ground floor retail on 2.5 acres in the northwest corner of the site.</p>	6.51
50	2020 Congress	<p>Kline Ventures is converting a former apartment complex into condominiums. The development, set on 2 acres will feature 103 units, ranging from studios to two bedroom townhouses. The first set of condos is to be ready by summer and the second by fall.</p>	
51	Crestview Station	<p>A transit oriented development on 73.4 acres in north central Austin, adjacent to one of the planned commuter rail stations, Crestview Station will include 150,000 square feet of retail and commercial space, and 1,000 new homes. Phase one work began in early February. The project will include 32,000 square feet of retail, 32,000 square feet of office space and the 340 unit Midtown Commons at Crestview Apartment Complex (which will be developed by High Street Residential). The next phases will see the addition of 900 more residential units. The project is expected to achieve completion in five to seven years.</p>	
52	Carma Site	<p>The Calgary based Carma Developers LLC has secured almost all the land parcels of the 2,500 acres to be developed into a small township of roughly 1 million square feet of commercial space and about 11,000 homes for 30,000 residents. The project is expected to take more than 20 years to complete and cost about \$3 billion.</p>	
53	SoCo Lofts	<p>This mixed use project by Symcox Development, Tierra Capital and Graystar Real Estate, with 600 feet of South Congress frontage will include more than 300 residential units, and roughly 21,000 square feet of restaurant, retail, commercial and "Live/Work" space.</p>	
54	The Vistas of Austin	<p>Intermandeco Ltd. Of Dallas is proposing a master planned development on 158 acres in south-east Austin of 670 homes. The development will have access to Rinard Creek, and roughly 50 acres will be set aside for a greenbelt.</p>	6.51
55	Domain Phase II	<p>Formerly called Domain Crossing, the second phase of the Domain project will be built on 34 acres south of the first phase. It will include 300,000 square feet of retail and about 300 apartments and town homes. Work is expected to start in 2008 on a Whole Foods store, 240 apartments and the 9 acre park and pavilion.</p>	

No.	Name	Description	Density
56	RMMA	<p>2,220 homes are to be built in the Mueller redevelopment, the largest public - private venture in Austin's history. 340 homes will be ready for move-in by early 2008. The mixed use, mixed income community will have a mix of homes, apartments, stores and a major children's health care complex. The first multifamily project at the RMMA, Mosaic by Simmons Vedder is a 440,000 square foot apartment complex with 442 apartment units, swimming pools, a club-room, fitness center and a business center. Simmons Vedder will also build the 275,000 square feet, 300 one to three bedroom unit second apartment project, with ground floor commercial space, two story live work units and standard apartment facilities. 10 percent of the project will be reserved for families making 60 percent or less of Austin's median family income and will also seek a rating under Austin Energy's Green Building Program. Construction on the second phase of 360 homes is expected to start this summer and be completed by early 2009. The second phase will have yard, row and garden court homes. Two new styles will be introduced - Shop Houses with smaller retail spaces on the ground floor and connected living units above, and Mueller Homes which combine four to six (condo / ownership) homes designed to appear as one, large single family home. Work started on the Seton Family of Hospital's new headquarters' building (156,000 square feet) in November 2007. It is located on the three acres site just south of the Dell Children's Medical Center. Green Synergy will develop Greenway Lofts, a 4 story building which will include 34 one and two bedroom lofts.</p>	
57	Wildhorse Crossing	<p>1 million square feet of retail is being planned on a 124 acre tract at the southeast intersection of US HWY 290 and SH 130 by Eastbourne Investments Ltd. and SCC Development Co.</p>	
58	Zilker Park Residences	<p>The development will include three buildings ( The Cypress Commons Building - 47 residences, the Taniguchi Terra Building with 17 residences and the Colorado Bend Building with 10 residences) and an underground parking garage on about 2 acres.</p>	37
59	Star Riverside	<p>Four buildings, the tallest of which will be 110 feet or 11 stories will be built on the site of the Wellesley Inn and Suites. The project which includes 254 luxury condominiums, and a three level underground garage is divided into three phases, the first of which will start in mid-2007, the second in mid-2008 and the third in mid-2009</p>	
60	Rivermont Place	<p>This mixed use project by Campbell Hogue and Associates, will include 142 rental units and 2,000 square feet of retail. Another 10,000 square feet of neighborhood oriented retail will be built in a second building fronting the corner. The Rivermont project will mostly target families making between 60 percent and 80 percent of the areas median family income.</p>	

No.	Name	Description	Density
61	Summerfield Suites	The 11 building Summerfield Suites are to be redeveloped as condominiums. The City of Austin will buy 40 of the 180 redeveloped units from the developer, Bill Hale. This will be the first for sale affordable housing in the city's program west of I-35. Half of the city purchased units are to be sold to residents making a maximum of 60 percent of the median family income, while the other half are targeted towards people making no more than 80 percent of the median family income.	81
62	South Urban Lofts	Formerly, the site of the St. Elmo Tel, South Urban Lofts will consist of a 5 story, 162 unit project on roughly two acres. It will also include 18,000 square feet of retail and restaurant space.	81
63	Don Mar Motor Court	64 lofts and town homes and approximately 6,000 square feet of retail will be built at the site of the former Don-Mar Motor Court in South Austin.	
64	Arboretum Park	This mixed use project by Land Creek Development and Ash Creek Homes will consist of 10,000 square feet of retail, 8,000 sq.ft of office and a gated community of 39 garden homes.	
65	The Crossings at Lakeline	The 2.5 million square feet project, by Simmons Vedder, located on 70 acres near the Lakeline rail stop will include 1.5 million square feet of office, 1,469 multifamily units, and 29,000 square feet of retail.	
66	The Shops at Walden Park	The 60 acre project by Direct Development will include 650,000 square feet of retail and the redevelopment of the old North Fork Center along the frontage of US 183.	
67	Harris Ridge Business Center	Located on a 30 acre site in Northeast Austin, this project by Capitol City partners will consist of a 400,000 square foot industrial park.	
68	Waterstone Development	This 240 acre mixed use project by Waterstone Development located at the convergence of US 183 and US 183-A will include single family homes, multi family units, a hotel, retail and restaurants.	
69	Vine Plaza	The 230,000 square foot development , located on 19 acres, will have retail, office and restaurant uses in two stories. The main anchor will be the 55,000 square foot Hong Kong supermarket. This will be the first major development under the City's new design standards and mixed use ordinance.	
70	Gateway at Leander	This retail project by Development 2000 will include 350,000 square feet.	

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71	Barton Creek Square Hotel	A 275 room hotel with two multistory office buildings may be built in the northeast parking lot of Barton Creek Mall.	
72	Eastbourne Crossing	Eastbourne Investments Ltd. And Retail West Properties plan to develop 390 acres at the intersection of SH 130 and SH 71 to include 1.4 million square feet of retail space and 1,200 residential units.	
73	Broadstone Travesia	Alliance Communities, a Phoenix based developer will build 369 apartments.	
74	Broadstone Grand Avenue	Alliance Communities, a Phoenix based developer will build 280 apartments.	
75	Leander Transit Village	A mixed use development combining retail, office, single-family, multi-family, and vertical mixed use is to be planned by the Leander Transit Development LLC, on the 160 acres near Leander rail station, the first rail stop on the Red Line, the Austin metro area commuter rail line from Leander to downtown Austin.	
76	Lakeline Station	California based Pacific Summit Partners will be developing the second rail stop on the Red line from Leander, at Lakeline. This development will include the 20-acre station and a 326 acres mixed use development near the intersection of US Hwy 183 and RM 620. Plans for the \$400 million Lakeline Station include up to 2,700 homes of 12 different types, 150,000 sq.ft of retail, parks and a proposed school site. In October 2007, the Austin City Council approved zoning for the development, which is to be designed by California based Peter Calthorpe. 20 percent of the development will be open space and it will contribute \$128,000 to the Balcones Canyonland Program. A 30 mile per hour speed limit has been imposed on the main arterial road, Lakeline Blvd, to promote pedestrian uses.	
77	21 Rio	The 21 story, 158 unit high rise apartment building by Cobalt Land Development Ltd. will be the tallest in the West Campus area. It will also have 4,000 square feet of retail space. It is scheduled to be move in ready by Spring 2009.	

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78	South Lamar site	45 town homes, 360 apartments, 20 live and work units, 18,000 square feet of retail and parkland are planned on 12 acres of land, near Lamar Blvd and Manchaca Road by Cypress Realty. 10% of the apartments will be offered at lower rates.	
79	Concordia University	The University is relocating from its former central Austin site to more than 350 acres of land on the former Schlumberger Austin Systems Center site in northwest Austin. The existing buildings are expected to house most of the University, while new construction will include a gym, athletic fields and student housing. The campus also includes a 250 acre nature preserve. Construction will begin in the Spring of 2007 and the new campus is expected to open in the fall of 2008.	
80	Skybridge	Based on the live-work-play concept, this development will feature 120 luxury condominiums and town-homes on 4 acres.	30
81	5th Street Commons	A joint project by Direct Development and Gables Residential, 5th Street Commons will include 138 multi-family units in 3 stories above 37,640 square feet of retail and restaurant space, along with a four story parking garage.	
82		This 600 acre project by Endeavor Real Estate Group LLC northeast and northwest of the intersection of SH 130, Parmer Lane and US Highway 290 will have more than 2.3 million square feet of development - including retail, multifamily housing, office space and a hotel.	
83		Stratus Properties plans to build 215 condominiums / apartments in southwest Austin on 33 acres near Amarra Drive in the vicinity of the intersection of Southwest Parkway and Barton Creek Boulevard.	4.29

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All the above information is based on data from media sources like newspapers and websites. It is not based on the building permits or site plan applications filed with the City of Austin. No warranty is made by the City regarding its accuracy or completeness.  
For information regarding emerging projects in downtown Austin, please refer to <http://www.ci.austin.tx.us/downtown/>.  
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