

# Downtown Austin Emerging Projects

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

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

Under Construction  
Demolition is underway on the former KASE/KVET radio studio building, preparing for the construction of a new 15,000 sq. ft. retail building.



### 2. Sixth + Lamar East Block

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. 3rd Eleven Bowie

Planned  
Austin-based Endeavor Real Estate Group has plans for a 350,000+ sq. ft. high rise mixed use project with 358 apartments, office and retail.



### 4. 4th & Lamar (Austin Market District, South Block Ph. III)

Under Construction  
On 3rd Street and Lamar Boulevard, Schlosser Development plans to break ground on a 25,000-square-foot, three-story retail and office project that will be called Fourth & Lamar. The site is currently a parking lot to the south of the Office Max retail complex and west of the Spring Condominiums. The three-story building will consist of 16,000 square feet of retail space on the ground floor and 8,500 square feet of office space.



### 5. Gables Park Plaza Tower

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.



### 6. Seaholm Power Plant Redevelopment

Planned  
On April 28, 2005 the Austin City Council selected Seaholm Power, L.L.C., 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 will feature a mix of office space, local retail shops, contemporary condos, special event space and an outdoor terrace that overlooks Lady Bird Lake.

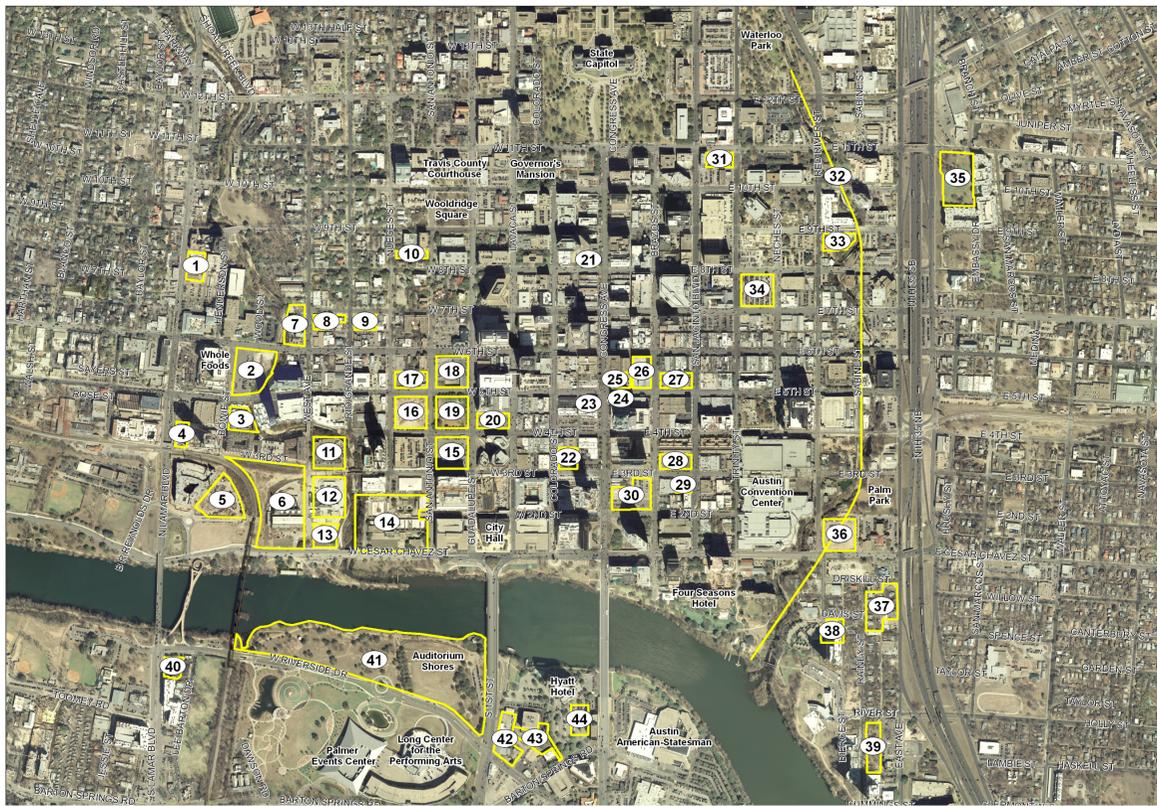
### 7. Cirrus Logic

Under Construction  
Construction on the 135,000-square-foot office building at W. 6th St. and West Avenue began in 2011 and will be completed by late 2012. The new headquarters building for the company's 350 Austin area workers is six stories tall, with a restaurant at street level. Cirrus Logic develops a variety of audio processors for products such as home theater systems, portable media players, smart phones, car audio systems and some computers. Apple Inc. is a leading customer.



### 8. 701-711 W. 7th

Planned  
The proposal seeks to redevelop a half-acre block to build a 200-unit residential tower with 8,000 square feet of retail and 6,000 square feet of restaurant space.



### 9. 7th & Rio Grande

Planned  
Plans are for a 221-unit apartment tower at W. 7th Street and Rio Grande by California-based development company CWS. The project is being designed by local architectural firm Rhode-Partners.

### 10. Bremond

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

### 11. Energy Control Center

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



### 12. Austin Energy Seaholm Substation and Art Wall

Planned  
This project is the reduction in size of the existing Austin Energy substation just east of the Seaholm Power Plant, and an artist-created security wall on all sides of the substation.

### 13. New Central Library

Planned  
Work by the architectural team of Lake/Flato Architects and Shepley Bulfinch Richardson & Abbott is continuing on the design of the new central library. Lake/Flato is designing 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.



### 14. Thomas C. Green Water Treatment Plant

Planned  
On May 25, 2012 the Austin City Council approved an agreement with a development team led by the Trammell Crow Company to redevelop the Thomas Green Water Treatment Plant ("Green"). The Green site will consist of several buildings up to 30 stories tall. 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).

### 15. New Travis County Civil & Family Courthouse

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

### 16. Federal Courthouse

Under Construction  
Construction will be completed in November on this project, a new 250,000 sq. ft. Federal Courthouse in downtown Austin the U.S. General Services Administration is developing. The site is the former Intel site, a full block 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.

### 17. IBC Bank Plaza (Block 51 Phase I)

Planned  
The project, as planned would have 148,000 sq. ft. of office 17,000 sq. ft. bank and an 11,000 sq. ft. restaurant.

### 18. Block 52

Planned  
The developers are exploring options for the development of the site. The project will have as much as 800,000 sq. ft. of office, residential and retail.

### 19. Republic Square, Phase II

Planned  
The City of Austin has contracted with a design team for the next phase of improvements to the existing 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.

### 20. Gables Republic Park

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

### 21. The Austin Hotel

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

### 22. 3rd and Colorado

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

### 23. 416 Congress

Planned  
The proposed project is to build a 26-story boutique hotel at the site of the James H. Robertson Building, one of Congress Avenue's oldest buildings. As currently planned, the historic facade of the existing 21,000-square-foot 1893 building would be preserved and enhanced, and a 90,000-square-foot hotel, which would include 130 guest rooms and a bar, restaurant and private dining rooms, would rise in a slender glass tower stepped back sixty feet from Congress Avenue.

### 24. Mexic-Arte Museum

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.

### 25. 501 Congress

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

### 26. 5th and Brazos

Planned  
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.

### 27. 501 Brazos

Planned  
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.

### 28. 3rd & Brazos Apartment Project

Under Construction  
Riverside Resources LLC is building an 18-story apartment tower in downtown Austin at the northeast corner of Third and Brazos streets. The former Whitley Printing Co. building was razed and is being replaced with 266 multifamily units, 6,000 square feet of ground-floor commercial space that could be used for office or retail, and a 3,650-square-foot restaurant.

### 29. Hyatt Place

Under Construction  
The 300 room Hyatt Place hotel, a block west of the Austin Convention Center, is expected to be completed in early 2013.

### 30. JW Marriott Hotel

Planned  
White Lodging Services Corp. is about to break ground on a 1,012-room JW Marriott convention hotel on the northeast corner of Congress Avenue and 2nd St.

### 31. Capital Studios

Planned  
Foundation Communities, an Austin non-profit, is proposing to build a 135-unit efficiency-style apartment building at the southwest corner of 11th & Trinity. The site is currently a surface level parking lot. The units will be rented for \$400 to \$650 a month, utilities included, to single adults who earn less than \$27,000 - roughly half of Austin's median income

### 32. Waller Creek Flood Diversion Tunnel

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.

### 33. Stubb's Expansion

Planned  
Stubb's is planning to increase the capacity of the outdoor amphitheater from 2,200 to 3,500 and reorient it to the south, and expand the restaurant.

### 34. Episcopal Church National Archives

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.

### 35. Eleven (Phase I)

Under Construction  
This 83-unit first phase of a development that will be a 257-unit multifamily project on E. 11th Street overlooking I-35 and downtown Austin will begin in mid-2012.

### 36. Fairmont Hotel

Planned  
Manchester Texas Financial Group, a subsidiary of San Diego hotel developer Manchester Financial Group, has plans to build a \$350 million hotel with more than 50 stories and 1,000 rooms east of the Austin Convention Center. The hotel would be built on land now used for parking at the northeast corner of Red River and Cesar Chavez streets, near Waller Creek.

### 37. Rainey Center

Planned  
The Sutton Company has plans to build two towers in the Rainey Street area. The towers, which could reach as high as 50 stories, could have 800 to 1,000 apartments and condominiums, along with hotel rooms.

### 38. Hotel Van Zandt

Planned  
San Diego-based JMI Realty have plans for a hotel project in the Rainey Street neighborhood near the mouth of Waller Creek. The hotel, which would have 326 rooms, is expected to be operated by San Francisco-based Kimpton Hotels.

### 39. Austin Skyhouse

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

### 40. Post Lamar @ Riverside

Planned  
California-based Post Investment Group is looking at the possibility of building a six-story boutique hotel with about 150 rooms. Preliminary plans also call for 12 condominiums on the top floors. The site is currently occupied by Taco Cabana.

### 41. Town Lake Park, Phases III & IV

Planned  
In June of 2011 the City Council directed the City Manager to complete (update) the park Master Plan, develop options for funding and maintenance of the park improvements, and to explore options for increasing parking in the vicinity of the venue project to support the Long Center and Palmer Events Center. The Master Plan update will take into consideration the work most recently completed by consultants (TIG) including focused studies for Children's Garden, Auditorium Shores Parking and Trailhead, and Off-Leash Area, though scope and program elements are subject to change. Additionally the geographic scope of the project is expanded to include the area occupied by the Butler Pritch and Patti to the west. Construction funding for all of the work to be identified under the revised Master Plan has not been identified.

### 42. RunTex Site

Planned  
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 currently housing RunTex. The project would be composed of 200,000 square feet of apartments or 230 units, 150,000 square feet of parking and 3,000 square feet of retail. The project would require a height variance from a maximum of 60 feet to 90 feet.

### 43. AquaTerra

Planned  
This project is a nineteen-story building with 163 condominiums, 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. The land is now being used for parking.

### 44. Hyatt Ballroom and Parking Structure

Planned  
Bury+Partners has submitted a revision to the consolidated site plan application to the City of Austin to construct a parking garage and meeting room/ballroom to the existing hotel site.

