

Downtown Austin Emerging Projects

July 31, 2007

Under Construction

Commercial

C41 Texas Auto Dealers Association

Contact: Jerry Reed
Development 2000, Inc.
306-0100

The major tenant for this new 80,000 s.f. office building will be the Texas Auto Dealers Association (TADA).

Residential

R4 Red River Flats

Completion: 2008

Contact: Greystar Real Estate Partners, LLC
(469) 955-0058

Greystar Real Estate Partners, LLC of Irving is building a four-story, 124-unit multifamily project, on the site of the former Reddy Ice plant on Waller Creek, in the Red River Street entertainment district.

R9 AMLI on 2nd

Completion: March 2008 (first units Oct. 2007)

Contact: Taylor Bowen
AMLI Residential Properties
972-381-2817

<http://www.amli.com/Home/Default.aspx>

AMLI Residential is under construction on an 18-story highrise residential project in the 2nd Street District. The project, two blocks west of AMLI Downtown, their first project in downtown, will have 231 residential units in a mixed-use building with street level retail and restaurant, and above-ground parking.

R22.1 The Monarch

Completion: April 2008

Contact: Monarch Condominiums Sales
512-351-7070

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

The Monarch, ZOM's project in Austin, will be the first among the city's current crop of downtown condominium projects to come to market with residences available for move-in by early 2008. This 29-story luxury high-rise condo is located on West 5th Street, less than a block from the Whole Foods flagship store, in Austin's Market District.

Featuring 305 contemporary residential units and over 9,500 square feet of street-level retail, The Monarch was designed to accommodate a demographically and economically diverse population. With residences ranging in size from 681-3,530 square feet, the property offers broad appeal to families, single professionals, empty nesters and more. Designed by RTKL, an international architecture, engineering and planning firm, the 320-foot building creates an architectural statement by blending sleek, modern design with an earthy local appeal.

R24 La Vista on Lavaca

Completion: Late 2008

Contact: Mary Guerrero-McDonald
Guerrero-McDonald & Associates
327-2166

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

Construction started in 2007 on this mixed-use building which will have a first floor restaurant, a 3-floor Executive Business Center, and 31 condos (700 s.f. to 2,000 s.f.) on the top floors.

R27 Goodwill Site (Phoenix Property Co.)

Completion: Late 2007

Contact: Greg Jones
Phoenix Property Co.
214-880-0350

Dallas-based Phoenix Property Company, the developer of 404 Rio Grande, is building a 5-story warehouse-style apartment building at the former site of Goodwill Industries at Third Street and Lamar Boulevard. The project will have 126 units.

R28 Altavida

Completion: Fall 2008 first units

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

MetLife Inc.'s Dallas office has 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 tower will include 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.

R31 Robertson Hill Apartments

Completion: May 2007 (first units); complete late 2007

Contact: Tim Wooten, Executive Vice President
Martin Fein Interests Ltd.
(713) 684-1150

Houston developer Martin Fein Interests Ltd. is building a 283-unit luxury apartment complex on San Marcos Street between Ninth and 11th streets.

R38 The Shore

Completion: Early 2008 (first units late 2007)

Contact: Jamil Alam
High Street Residential Inc.
(512) 482-5575

<http://www.theshorecondos.com>

High Street Rainey, L.P., a subsidiary of Dallas-based Trammell Crow Co., is constructing a high-rise tower for condominiums, with other associated improvements. Construction of the project, in the "Waterfront District" (as dubbed by Trammell Crow) at Davis and Red River streets, started in June. The 22-story project will include 192 condominiums units over five parking levels. Prices are expected to range from \$145,000 to \$1.3 million. The project will be linked to a planned adjacent Kimpton hotel (C42) by a sixth floor terrace.

R40 Riverside Resources

Contact: Jeremy Smitheal
Riverside Resources
476-7806

The project is a mixed-use development consisting of 145 multifamily units with retail and live/work space.

R41 360

Completion: 1st quarter 2008 (first units)

Contact: Taylor Andrews
Novare Group Holdings LLC / Andrews Urban
LLC
499-8832

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

This project is a 580 foot tall (44 story), 432 unit high-rise residential tower with 15,000 s.f. of ground floor restaurant and retail space, on a site overlooking Shoal Creek in the southwest quadrant of downtown.

R43 Spring

Completion: late 2008

Contact: Spring Austin Partners, Ltd.
472-8118

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

Construction started in July 2007 on a 42-story, \$60 million condo tower in the southwest quadrant of downtown, two blocks south of Whole Foods Market's flagship store. The project will have several levels of parking above and below ground, plus shops on the ground floor with 20-foot sidewalks shaded by awnings. Plans call for 263 units, priced from around \$230,000 to \$400,000, with most units selling for around \$250,000.

R48 Bridges on the Park

Completion: mid 2007

Contact: Bobby Nail
CLB Partners
472-1118

<http://www.clbpartners.com/projects/detail.php?ty=state&list=45&id=18>

Dallas-based CLB Partners LLC is building a \$50million condominium and retail project on South Lamar Boulevard, just south of Town Lake. The six-story condominium building will include 105 condominiums, an outdoor pool, courtyards and 9,000 square feet of street-level retail. The Paggi House restaurant, housed in a 160-year-old building, will be incorporated into the project. Units will cost from the upper \$200,000s for an 850-square-foot unit to about \$550,000 for 1,650 square feet. A second phase, with more condos and shops, could begin in several years on land now home to Taco Cabana.

R53 The Presidio at Judges Hill

Completion: 2008

Contact: Jim Brownlow, President
Stonehill-PRM Realty
469-916-5842

<http://www.prmrealty.com/stonehill.html>

Dallas-based Stonehill-PRM Realty is developing a 44-unit condo on the southwest corner of Martin Luther King Blvd. and West Avenue. The five story project should break ground in July. Units are expected to sell for \$350,000 to \$450,000. The project is being designed by Allan Nutt Architects, who also designed Piazza Navona in West Campus.

R54 Brazos Place Condominiums

Completion: June 2007 (first units), complete December 2007

Contact: Jerry Reinhart, President and CEO
Pomeroy Investment Corp.
(248) 723-2100

<http://www.brazosplacecondos.com/home>

Pomeroy Investment Corp. is converting the 14-story office building at 800 Brazos, formerly called One Commodore, into a mixed-use development comprised of 74 condominium units, up to four floors of office space and ground-floor retail. Residential units in the development will range from 600 to 1,400 square feet with prices starting under \$200,000 up to around \$400,000. Delivery of units is expected to begin in June 2007.

R59 Legacy @ Town Lake

Completion: Sept. 2008

Contact: Spencer Stuart, Jr., Senior Vice President
Legacy Partners Residential Development, Inc.
(650) 571-2200

Legacy Partners is constructing a 31-story luxury high-rise residential building, with 187 apartments and 9 live / work lofts at ground level. The site is across the street from the Milago condominium project, at the corner of Rainey and Cummings Streets, adjacent to the Town Lake Hike and Bike Trail.

R64 Sabine on Fifth

Completion: Early 2008

Contact: Greg Miller
Vice President for Investment
CWS Capital Partners LLC
512-837-3028

CWS Capital Partners LLC is transforming a 10-story building of mostly empty offices into 80 condominiums. Prices for the smallest one-bedrooms, with about 700 square feet, will start in the mid-\$190,000s; the highest-priced units, with over 1,400 square feet, will be in the mid-\$500,000s. The building, at the northeast corner of Sabine and East Fifth streets, connects to the Hilton Garden Inn by a pedestrian bridge that crosses Waller Creek.

City of Austin**A8 Mexican-American Cultural Center (MACC)**

Completion: September 2007 (Phase I)

Contact: Kalpana Sutaria, Public Works
City of Austin
974-7225

The 126,000 s.f. Cultural Center is dedicated to the preservation, creation, presentation and promotion of Mexican-American cultural arts and heritage. Phase I includes an outdoor plaza and a two-story structure to house offices with classrooms/meeting rooms. A multi-purpose building is under construction that will seat 300 people for a performance or 150 for a sit down dinner. Associated surface parking and landscaping will also be part of Phase I. Ultimately a large 800 seat theater, a small 300 seat theater, the outdoor Plaza, and the two story education, exhibit, rehearsal and office building and a two story parking garage will be built.

A12 Town Lake Park, Phase II

Completion: August 2007

Contact: Lora Teed
City of Austin,
Public Works Department
974-7025

The construction of the second of four phases of the 54+ acre urban park started in February 2006. Phase II of the park will redevelop the old city coliseum site with an interactive fountain designed by artist Donald Lipski. Parking for approximately 60 park visitors will be provided just north of the Dougherty Arts Center. There will be an observation hill created for viewing, lots of landscape planting, a lagoon with water collected from the new Palmer Events Center, restrooms and a spiral garden area designed by a local artist team lead by Beverly Penn and funded by the Junior League of Austin as donation to the park.

University of Texas

UT3b Jack S. Blanton Museum of Art - Education Building

Completion: Spring 2008

Contact: Jessie Otto Hite, Director
The Jack S. Blanton Museum of Art
University of Texas at Austin
512-471-9212

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

The Blanton's state-of-the-art new facility, located near the heart of the city at Martin Luther King Boulevard and Congress Avenue, opened in April 2006. Composed of two buildings that face one another across a landscaped pedestrian passageway and plaza, the new facility will create an inviting public gathering space and form a gateway between the historic university campus and the Austin community. The 124,000-square-foot Mari and James A. Michener Gallery Building houses the museum's collections and exhibitions. The 56,000-square-foot Edgar A. Smith Education, Visitor and Administration Building, opening in Spring 2008, will be the center of the museum's programs that serve a range of audiences, including university students, school children and the public. It will house administrative offices, an 299-seat auditorium, three classrooms, a cafe and a bookstore.

UT4 UT Executive Education and Conference Center

Completion: Spring 2009

Contact: Pat Clubb
Vice President for Employee and Campus Services
University of Texas at Austin
(512) 232-7742

The conference center plans call for 70,000 square feet of conference space, 300 hotel rooms, and an underground parking garage for 1,000 vehicles. The conference center will have a 250-seat amphitheater, three classrooms and 12 other rooms.

Capital Metro

CM2 Capital Metro All Systems Go! Urban Commuter Rail

Completion: Late 2008

Contact: John Almond
Capital Metropolitan Transportation Authority
338-2767

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

Capital Metro's 32-mile Downtown / Northwest rail line will run from Leander to the Austin Convention Center in downtown Austin. Construction is underway, and service will start in late 2008. As part of the All Systems Go! plan, Capital Metro is evaluating future transportation options to connect more of the community to these new services, under a project called the Future Connections Study.

Non-Profit-Arts-Other

O4 Joe R. & Teresa Lozano Long Center for the Performing Arts

Completion: March 2008

Contact: Stan Haas
TeamHaas Architects
478-1150

<http://www.artscenterstage.org/longcenter/>

Construction is well underway on this project that is transforming the former Palmer Auditorium into a multi-theater performing arts center to provide performance and rehearsal facilities for all of Austin's performing artists. The center will be the permanent home to Austin Symphony Orchestra, Ballet Austin, and Austin Lyric Opera. In addition, world-class performance facilities will be available for the full range of Austin's other performing artists and arts organizations. The main 2,400-seat Dell Hall will feature two balconies; the smaller Rollins Studio Theater will be a flexible, 43' x' 60' space that will seat up to 240.

O11 Austin Music Hall

Completion: Late 2007

Contact: Tim O'Connor
Direct Events
512-263-4240

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

Reconstruction of the hall includes a modernist exterior, a late-night restaurant, an increase in overall admission capacity from 3,000 to 4,000, and a new sound and light system, with LED screens throughout the venue. The overall square footage will increase from 22,000 to 42,000. The hall's seating capacity will increase from 1,800 to 2,800, and a new mezzanine will overlook the stage.

Transportation/Infrastructure**T6 Lance Armstrong Crosstown Bikeway**

Completion: 2008

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 Town Lake Hike and Bike Trail which is a recreational facility).

Site Cleared

Commercial

C42 Hotel Van Zandt

Start Construction: Late 2007

Contact: Greg Clay
JMI Realty LLC
(858) 350-4800

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

San Francisco-based Kimpton Hotels plans to build a project on Town Lake. The hotel will have 254 rooms, topped with 73 luxury condominiums. The project will be developed by San Diego-based JMI Realty. The project will be linked to a planned adjacent residential tower (The Shore - R38) by a sixth floor terrace. Construction is underway on the parking garage.

Residential

R42 300 Lamar Boulevard South

Contact: Greg Jones
Phoenix Property Co.
214-880-0350

Phoenix Property is planning a 5-story, 137 unit apartment project with ground floor retail and restaurants, on the site formerly occupied by Binswanger Glass Co.

Planned

Commercial

C2c Austin Market District (East Block)

Start Construction: undetermined

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

This projects 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 will contain office space for Whole Foods and ground-floor retail. 942 parking spaces will be provided in a partially below ground garage.

C2d Austin Market District (North Block)

Start Construction: 2007

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

Retenancing of the former Whole Foods building occurred 2006 (REI and Anthropologie). A modest 30,000 sq. ft. expansion should occur in 2007.

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

C21 5th & Congress

Start Construction: 2007

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

Tom Stacy, a longtime Austin developer, is planning a 47-story, 925,000-square-foot tower, with offices, condominiums, stores and an private club, on Congress Avenue. The 675 foot tall project will be one of the city's tallest buildings and the most ambitious downtown mixed-use project.

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

C36 5th & Congress Parking and Retail

Start Construction: 2007

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

Plans for this site are for a twelve-story, 1,200 space parking garage, street level retail and existing drive-thru bank.

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

C43 Block 21 / W Austin Hotel & Residences

Start Construction: Mid 2007

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

This vacant block north of Austin's City Hall will soon be transformed into a 36-floor high-rise featuring a 250 room luxury W Hotel, 206 luxury condominiums, a 2,000-seat "Austin City Limits" venue and an expanded Austin Children's Museum. The project will cost more than \$200 million and encompass 780,000 square feet.

www.block21residences.com

C45 Constellation "Red River"

Start Construction: late 2007

Contact: Constellation Property Group
(619) 234-3032

Australian developer Constellation Property Group is planning to build two skyscrapers, one a luxury condominium tower and one a hotel. Each would be about 30 stories. The project, just south of Cesar Chavez and east of Waller Creek, would also include ground-floor retail and an office building of about eight stories.

C46 Marriott Hotel Complex

Start Construction: early 2008

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

Indiana-based White Lodging Services Corp. is planning a \$250 million project with two Marriott hotels that will replace several businesses. The tallest will be a 31-story Marriott convention center hotel with 850 rooms, 50,000 square feet of meeting space and street-level retail. There also will be an 11-story J.W. Marriott Hotel with 150 rooms. The hotels are scheduled to open in summer 2010.

C48 Stubb's Expansion

Start Construction: Fall 2007

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

Stubb's will be expanded with a new 1,400-capacity indoor nightclub, and the outdoor amphitheater will be reconfigured, enlarged and reoriented.

C49 Capitol Commons

Contact: Paul Joseph
The Dupont Group
302-1500

www.thedupontgroup.com

This project is a roughly 50,000 sq. foot office building with a small amount of first floor retail.

C50 Filling Station site

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

The proposal is for a 14-story mixed use building with a 86,000 sq. ft. of office space topped by 24 condominiums.

C51 21c Hotel & Condos

Start Construction: early 2008

Contact: Matthew Hooks
REI Poe, LLC
512-477-2225

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

The project would 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.

Residential**R2.1 Gables Park Plaza**

Start Construction: Mid-2007

Contact: Will Withers
Gables Residential
512-502-6000

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

Gables is designing a primarily residential project (314 apartments and 100 condominiums), along with 40,000 s.f. of retail and 20,000 s.f. of office.

R25 1155 Barton Springs

Start Construction: mid-2007

Contact: Steffen E. Waltz
PPT Development
457-8600

Preliminary plans are for 34 units, on the site of the former Treehouse restaurant.

R29 721 Congress

Start Construction: Mid-2007

Contact: Sinclair Black
Black & Vernooy Architects
474-1632

<http://www.721congress.com/>

Austin Architect Sinclair Black is planning to renovate an existing one-story building at Eighth Street and Congress, formerly the home of *Wild About Music*, into a six-story mixed-use building. The project will have 16 condos on the top four floors, a restaurant on the street level, and office space on the second floor.

R32 Metropolitan

Start Construction: Mid-2007

Contact: Thomas Mote
The Mote Group
275-3700

<http://www.themotegroup.com/ContactUs.html>

The Mote Group is planning an eight-story building with units priced from the mid-\$300,000s for about 900 square feet to more than \$1 million for the larger penthouses, two-story glass lofts with private roof gardens. Parking will be on six levels underground, and the building will have street-level retail.

R34 AquaTerra

Start Construction: Mid-2007

Contact: Steven Brandt
Crescent Resources
302-1500<http://www.liveaquaterra.com/contactus.asp>

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 houses the Greater Austin Chamber of Commerce. The land is now being used for parking.

R39 Shoal Creek Condos

Start Construction: late summer 2008

Contact: David Cox, Vice President of Development
Cypress Real Estate Advisors
512-494-8510

This project is a mid-rise residential mixed-use development on the northwest corner of W. 6th and West Avenue, overlooking Shoal Creek.

R44 208 Barton Springs Road (Hyatt Site)Contact:
Fairfield Residential LLC,

Fairfield Residential LLC, a residential developer based in Grand Prairie, plans to add as many as 500 residential units, shops and restaurants on the site, although it could be at least two years before work might start on such a project.

R45 Post Office Mixed-Use, Phase I (Block 51)

Start Construction: Fall 2007

Contact: Taylor Andrews
Novare Group Holdings LLC / Andrews Urban
LLC
499-8832

Atlanta-based Novare Group Holdings LLC and Austin's Andrews Urban LLC plan to break ground this fall on a 35-story condo tower on a portion of Block 51, bordered by Sixth, Nueces, Fifth and San Antonio streets. The project will include about 400 condos and an undetermined amount of ground-level retail and restaurant space. There will also be space on the ground floor for a new state-of-the-art post office at Fifth and San Antonio streets.

R46 Skyline

Start Construction: Mid-2007

Contact: Matt Mathias
Interurban Development LLC
637-6940

Interurban Development is planning this 118-unit upscale condo project on a site located between 8th and 9th Streets overlooking I-35. Amenities will include a rooftop deck with pool, fire pit and cabana.

R50 The Austonian

Start Construction: Summer 2007

Contact: David Mahn
Benchmark Land Development, Inc.
472-7455<http://www.theaustonian.com>

Benchmark Land Development is planning to break ground summer of 2007 on a \$100 million mixed-use tower at the northwest corner of Second Street and Congress Avenue. The 780' tall tower will have 195 luxury condominiums units (starting at \$500,000), ground floor retail, pool, 53rd level sky view resident lounge, 54th 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 2009.

R52 Four Seasons Residences

Start Construction: fall 2007

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

This is a residential mixed-use tower on site adjacent to the Four Seasons Hotel, designed by internationally renowned architect Michael Graves. The project will have 166 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 include in-residence dining and housekeeping services, dry cleaning, turndown services, laundry and valet services.

R55 Oasis in West Campus

Start Construction: Mid-2007

Contact: Donna Carter
Carter Design Associates
512-476-1812

This mixed-use project will have 18 residential units, 4,000 square feet of office space and 750 square feet of retail.

R56 The Orsay

Start Construction: Late summer 2007

Contact: Chris Heerlein
Noble Development Group
(512) 249-2800

This 90-unit, 10-story condominium project is on the bluff overlooking Red River Street and the Waller Creek valley. The Orsay is named for the Reconstruction-era Texas General Henry Orsay who once lived on the property.

R57 222 E. Riverside

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 of a two new 243-unit condo buildings.

R58 300 E. Riverside

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 of 352 apartments.

R60 CLB / 7th & Rio Grande

Start Construction: Late 2007

Contact: Bobby Nail
CLB Partners
472-1118

Dallas-based development company CLB Partners plans to build a 32-story condominium tower at the intersection of 7th Street and Rio Grande Avenue. They expect to break ground in spring 2007 on the 158-unit project, which 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:Hurt, is expected to cost more than \$50 million.

R61 68 Rainey Street

Contact: Stephen Maida

512-467-9852

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

R62 BartonPlace Condos

Start Construction: early 2008

Contact: Perry Lorenz

478-8774

BartonPlace Condos, slated for 4.3 acres at 1600 Barton Springs Road, is planned by local developers Perry Lorenz, Larry Warshaw and Austin Java restaurant co-owner Rick Engel. The proposed \$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. Work may start on the condos in early 2008. Units would start at about \$250,000, with prices up to \$500,000.

R63 Post Office Mixed-Use, Phase II (Block 52)

Start Construction: Summer 2008

Contact: Taylor Andrews
Novare Group Holdings LLC / Andrews Urban
LLC
499-8832

The U.S. Postal Service has chosen Atlanta-based Novare Group Inc. and its local partner, Andrews Urban LLC, to redevelop the site, on Guadalupe Street between Fifth and Sixth streets. By summer 2008 the partners hope to break ground on the approximately 40-story tower that will include more than 500 condos, at least 100 hotel rooms and ground-floor retail.

R65 Gables - 4th and Guadalupe

Contact:
Gables Residential
(770) 436-4600

Mixed-use tower with residential above ground floor retail/restaurant.

R66 Block One

Start Construction: Late Spring 2008

Contact: Richard Kooris
Pegalo Properties
485-3000

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

City of Austin**A1 Energy Control Center (ECC)**

Contact: Cheryl Mele, Senior Vice President
Austin Energy (City of Austin)
322-6062

Austin Energy is planning to relocate the Energy Control Center. The relocation will take 24 to 30 months to complete.

A2 Seaholm Power Plant Redevelopment

Start Construction: Late 2007

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.

A3 Green Water Treatment Plant

Contact: Andy Covar, Assistant Director
City of Austin
512-972-0174

The City of Austin is in the midst of a feasibility study on the redevelopment of the Green Water Treatment Plant site.

A10 Republic Square

Start Construction: Project is in Schematic Design; no dates have been set for construction.

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.

Travis County

TC2 New Travis County Civil Courthouse

Start Construction: 2009

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.

U.S. Government

US1 Federal Courthouse

Start Construction: late-2008 or early-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 beginning to coordinate and link the design of the two sites.

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.

CM3 Future Connections Study

Contact: Lucy Galbraith
Capital Metropolitan Transportation Authority
369-6515

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

Capital Metro is studying future connections to commuter rail and circulation service in more densely populated areas. The study areas include the downtown central business district, the Capitol complex, the University of Texas Main Campus, the Mueller redevelopment area, and east central Austin. The connectivity study was completed late-2006.

Austin Community College

ACC1 ACC Parking Garage

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

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

Non-Profit-Arts-Other

O3 Austin Museum of Art

Start Construction: undetermined

Contact: Dana Friis-Hansen, Executive Director
Austin Museum of Art
495-9224 x233

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

The Austin Museum of Art is negotiating with a developer to develop a museum and adjoining project. The proposed development will be a unified project on the whole block.

O8 Susanna Dickinson House Renovation & Brush Square Renovation

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.

Transportation/Infrastructure

T2 Austin-San Antonio Corridor Regional Rail

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: 2007

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. A six to 12-month period for Final Design and Construction Documents is anticipated, leading to contract bidding and construction in 2007.

T7 Second Street District Streetscape Improvements, Phase II

Start Construction: January 2008

Contact: Art Barrow
City of Austin
512-974-7002

When completed, the reconfigured roadways and streetscape improvements will provide a public-friendly setting, linking two important civic destinations – the new City Hall and the Convention Center Complex – along what will become downtown's key shopping or "pedestrian-dominant" spine. Street and sidewalk widths in the Phase II area will be the same as in the completed Phase I area. But Phase II will provide a full build out of the Great Streets Pedestrian-Oriented Streetscape Typology. On the north side of the street, a 32' wide sidewalk with a double row of trees will provide ample, shaded space for sidewalk cafés next to store fronts. Between the double row of trees, a path of large-size pavers, used to enhance walkability and wheelchair user comfort, meanders like a dry stream bed, inviting a leisurely stroll through the retail district.