

Downtown Austin Emerging Projects

June 16, 2010

Under Construction

Commercial

C43 W Austin Hotel and Residences (Block 21)

Completion: late 2010 - 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.

C58 Starr & Buttrey Buildings

Completion: 2010

Contact: Bill Ball
Kemp Properties
441-1062

This is the redevelopment of a 1950's bank building and an adjacent 1940's department store for office, ground-floor retail/restaurant and structured parking.

Residential

R24 The Fondren Building (La Vista on Lavaca)

Completion: 2011

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

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

Construction of this mixed-use building is currently on hold. 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.

R50 The Austonian

Completion: June 2010

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

<http://www.theaustonian.com>

On September 17, 2009 this \$200 million mixed-use tower at the northwest corner of Second Street and Congress Avenue topped out. The 683' tall tower has 178 luxury condominiums units (starting at \$550,000), ground floor retail, pool, a 55rd level sky view resident lounge, a 56th level fitness center, dog park, guest suites, theater, and executive conference room. The building, designed by Ziegler Cooper Architects of Houston, is participating in the City's Green Building Program. Delivery of completed condos started in June 2010.

R52 Four Seasons Residences

Completion: June 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 has 147 condos, with some street level retail space. The Residences are managed by the Four Seasons Hotel and residents 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.

R80 904 West

Completion: August 2010

Contact:
West Avenue Property LP

This \$8 million project, nearing completion, has 22 condominium units, nine live-work units and two commercial spaces.

U.S. Government**US1 Federal Courthouse**

Completion: Fall 2012

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

Ground was broken last fall 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.

Non-Profit-Arts-Other**O17 Arthouse at the Jones Center Expansion**

Completion: Fall 2010

Contact: Sue Graze, Executive Director
Arthouse at the Jones Center
453-5312

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

Nearly tripling the total space from 7,000 square feet to 20,830 square feet, the renovation project calls for changes to the façade and both floors, adding new galleries, two studios, a 90-seat community/screening room as well as the addition of a unique a 5,500 square-foot roof top venue for art, film, and special events.

Transportation/Infrastructure**T4b Pfluger Bridge Extension Project**

Completion: December 2010

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. Construction began in February 2010, and should wrap up in December.

T6 Lance Armstrong Crosstown Bikeway

Completion: December 2008 (Downtown section early 2011)

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 includes 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 East Block / Shoal Creek Walk

Start Construction: undetermined

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

This project as currently envisioned is a 490,000 sq. ft. retail / office building topped with 90 condo units.

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.

C46.1 2nd and Congress Hotel Site

Start Construction: undetermined

Contact: Michael Whellan
Graves, Dougherty, Hearon & Moody
480-5734

Owners of this site are hoping to have it re-zoned to allow for a potential 700+ room convention hotel.

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 Cirrus Logic

Start Construction: Late 2010

Contact:

Construction on the 135,000-square-foot office building at W. 6th St. and West Avenue is expected to begin late this year and be completed by the summer of 2012. The new headquarters building for the company's 350 Austin area workers is expected to be about six stories tall, with a restaurant at street level.

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: undetermined

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 Lady Bird Lake.

C56 Thomas C. Green Water Treatment Plant

Start Construction: 2011

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.

C59 1 Hotel - Starwood Capital

Start Construction: undetermined

Contact: Michele Haussmann
Drenner & Golden Stuart Wolff, LLP
404-2200

The project is a 4-star "eco-luxury" hotel that will feature a green rooftop deck.

C60 3rd & San Jacinto - Hyatt Place

Start Construction: undetermined

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

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

C61 Capitol Terrace

Start Construction: undetermined

Contact: John Donisi
Drenner & Golden Stuart Wolff, LLP
404-2232

The project is a 12-story mixed-use building with 62,000 sq. ft office, 30 apartments and a 6,000 sq. ft. restaurant.

C62 Park Plaza

Start Construction: October 2010

Contact: Capital City Partners, LLC

The 15-story tower will feature 189,000 square feet of predominately Class A office space, and will also include approximately 10,000 square feet of ground-floor retail space.

C63 416 Congress

Start Construction: undetermined

Contact: Dan Benditz

Houston investor Dan Benditz is considering building a 15-story boutique hotel at the site of one of Congress Avenue's oldest buildings. As currently planned, the facade of the existing 21,000-square-foot 1893 building would be preserved and enhanced, and a 52,000-square-foot hotel, which would include 60 to 70 guest rooms and a bar, restaurant and private dining rooms, would rise in a slender glass tower stepped back from Congress Avenue.

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.

R34 AquaTerra

Start Construction: undetermined

Contact: Steven Brandt
Crescent Resources
302-1500

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.

R45.1 Block 51 Development

Start Construction: undetermined

Contact: James McCann
Longaro & Clarke, LP
306-0228

The project, as planned would have 250 residential units, 156,000 sq. ft. of office 15,000 sq. ft. bank, 14,000 sq. ft. retail and a 5,000 sq. ft. restaurant.

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 (R58).

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 Block 52

Start Construction: undetermined

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

The project, as currently envisioned, would be 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.

R72 West 15th Street Condos

Start Construction: undetermined

Contact: Jimmy Nassour
Chase Equities, Inc.
329-6055

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

R74 Energy Control Center

Start Construction: 2011

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. 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**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 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 2011

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 project includes improvements to Auditorium Shores and, potentially, additions of art to Phase 2 of the park.

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.

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.

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 Lone Star (Austin-San Antonio Corridor) Rail**

Start Construction: undetermined

Contact: Alison Schulze, AICP
Sr. Planner/Administrator
Lone Star Rail District
558-7367

<http://www.lonestarrail.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.

T5 Waller Creek Flood Diversion Tunnel

Start Construction: 2010

Contact: Gary Jackson
City of Austin, Public Works Department
974-7115

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.