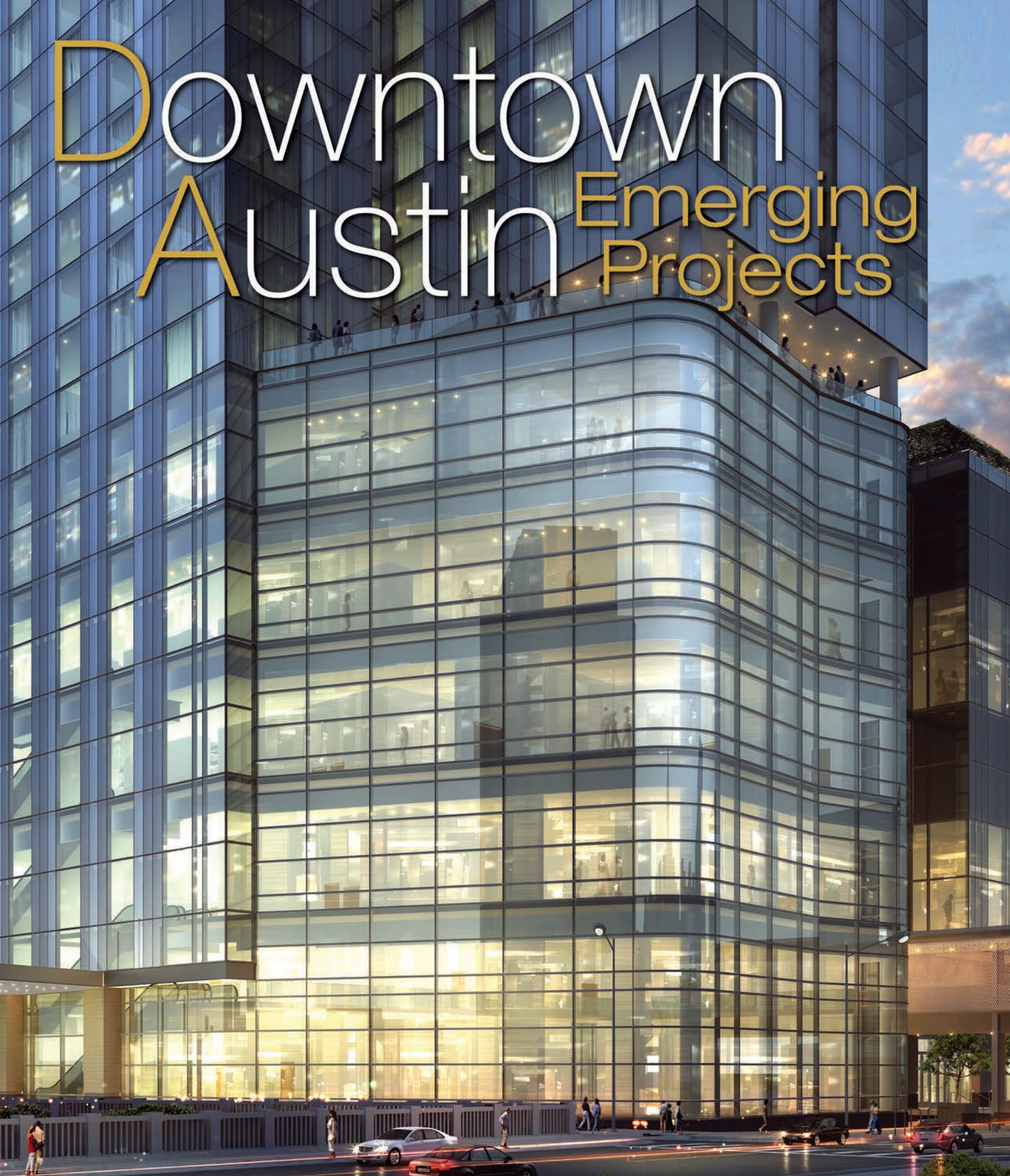


# Downtown Austin Emerging Projects



Independence Title

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### 211 Lamar

Planned

Plans are for an apartment project with retail. The site is currently occupied by Taco Cabana. Also on the site is the Paggi House restaurant, which will remain.

### 422 (Broadstone) at the Lake

Under Construction

Construction is well underway on a multi-use development encompassing 353,000 square feet on a 1.53-acre parcel. The project will be composed of 212 apartments, 150,000 square feet of parking and 9,000 square feet of retail. The project required a zoning change to increase the height to a maximum of 79 feet.

### 48 East

Planned

Austin developer Robert Lee is planning a \$100 million, 35-story apartment complex that will be built around the corner from SkyHouse Austin in the Rainey Street District.

### 501 Congress

Under Construction

Stream Realty Partners is reconstructing 501 Congress Avenue, a five-story building with high-end office space that replaces the former Bank of America annex. The project will gut the existing building and give it a floor-to-ceiling makeover, including a lounge-like lobby, a central atrium to bring in additional natural light, a rooftop terrace and new mechanical, electrical and plumbing systems. The building will also have more than 12,000 square feet of restaurant and retail space.



### 5th + West

Planned

The project is a 162-unit high-rise condominium tower, being developed by Riverside Resources, developers of Crescent and Whitley.

### 5th and Brazos

Under Construction

An existing valet parking garage has been torn down and is being replaced with an

eight-story parking garage with 300 spaces. That garage structure will also include 5,500 square feet of street-level retail space.

### 5th and Colorado

Planned

Dallas-based Lincoln Property Co. is planning to build an 188,000 sq. ft., 15-story office building on the southwest corner of West Fifth and Colorado streets in downtown Austin.

### 6th + Lamar East Block (Shoal Creek Walk)

Planned

Schlosser Development is planning a substantial expansion of office space in the West End / Market District. 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.

### 6th and Nueces Hotel Site

Planned

IBC is looking at developing this site on W. 6th street at Nueces as a hotel.

### 70 Rainey Street

Planned

The applicant is proposing to construct a 197 unit, 31-story residential tower with ground floor retail.



### 7Rio

Under Construction

Construction started in May 2013 on this 221-unit apartment tower at W. 7th Street and Rio Grande, by California-based development company CWS. The project was designed by local architectural firm Rhode:Partners, who are also designing Aspen Heights.

### 8th and Embassy Multifamily

Planned

The project is a 176-unit multifamily development on E. 9th St. and the I-35 frontage road.

### 99 Trinity Tower

Planned

World Class Capital Group, an Austin-based investment and asset management firm, has purchased a 1-acre tract across Trinity Street from the Four Seasons Residences. The applicant is proposing to construct a 39-story, 360-unit multifamily building with a ground floor restaurant.



### Aloft and Element Hotels

Planned

The 7th and Congress hotels project is described as two Starwood-brand hotels, Aloft and Element, with 410 room hotel with a 5,400-square-foot restaurant, to be developed by White Lodging of Indiana. It will replace a current surface parking lot and building containing the Wholly Cow Burgers restaurant.

### Austin Energy Seaholm Substation

Planned

This project is the reduction in size of the existing Austin Energy substation just east of the Seaholm Power Plant.



### Aspen Heights Apartments

Planned

The proposed project is a 22-story, 201-unit apartment building with 5 levels of parking and 16 levels of residential space. The 213,800 sq. ft. building will be 70% one bedroom and 30% two bedroom.

### Block 52

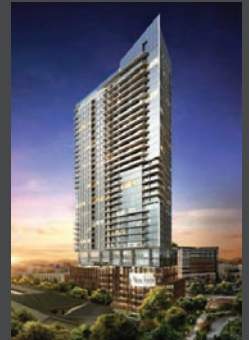
Planned

Developers are exploring options for this full-block site. The project could have as much as 800,000 sq. ft. of office, residential and retail.

### The Bowie

Under Construction

Austin-based Endeavor Real Estate Group is building a 350,000+ s.f. high rise mixed use project with 358 apartments, office and retail.



### Capital Studios

Under Construction

Foundation Communities, an Austin nonprofit, is building a 135-unit efficiency-style apartment building at the southwest corner of



11th & Trinity. The units will be rented for \$400 to \$650 a month, utilities included, to single adults who earn less than \$26,600 - roughly half of Austin's median income. At least 5 percent will be set aside for artists and musicians.



### The Catherine

Under Construction

Construction of this nineteen-story building with 300 apartments, on the south shore of Lady

Bird Lake, will wrap up this fall. The site is in the middle of the block that includes the 17-story Hyatt Regency Austin and 422 at the Lake, another apartment tower under construction.

### **Cirrus Logic Phase II**

*Under Construction*

Cirrus Logic is starting construction of a six-story office building.

### **Cirrus Logic Research Facility**

*Under Construction*

Construction of a 24,000 sq. ft. research facility is well underway.

### **Colorado Tower**

*Under Construction*

Atlanta-based Cousins Properties, with San Antonio based Hixon Properties Inc. and Silver Ventures, is building a 30-story, 400,000 sq. ft. office tower with street-level retail/restaurant.



### **Corazon**

*Under Construction*

Cypress Real Estate Advisers is building Corazon, a vertical mixed-use project that will include 256 residential units, retail, and a restaurant.

### **Downtown MetroRail Station Expansion**

*Planned*

The current downtown station on East Fourth Street has a single track and platform and room for one car lane in the block between Trinity and Neches streets. It could be expanded to two platforms and three tracks.

### **East Austin Hotel**

*Planned*

Plans for The East Austin Hotel call for a roughly 29,000-square-foot complex with five buildings that each rise three stories. Plans also call for a swimming pool, courtyard, salon and restaurant.

### **Energy Control Center**

*Planned*

The 50+ story project, as currently proposed, will have 400 residences (condos for sale), 120,000 square feet of office space, and 15,000 square feet of retail and restaurants.



### **Fairmont Hotel**

*Under Construction*

Manchester Texas Financial Group, a subsidiary of San Diego hotel developer Manchester Financial Group, broke ground in November 2014 on this \$350 million hotel with 47 stories and 1,031 rooms east of the Austin Convention Center. The hotel will be built on land now used for parking at the northeast corner of

Red River and Cesar Chavez streets, near Waller Creek. 125 of the rooms will be larger, high-end Fairmont Gold rooms with separate check-in, elevators and lounge.



### **Gables Republic Park / Hotel ZaZa**

*Planned*

Plans are for a 24-story tower in downtown Austin that would have 216 luxury apartments atop a 160-room

Hotel ZaZa. The project hopes to start construction in 2014, with the expected to debut in to 2016.

### **Green Water Block 1**

*Under Construction*

Construction began mid-February on the first project on the site of the former Thomas Green Water Treatment Plant. The project is a 436-unit apartment building on Block 1 that will also have 23,500 sq. ft. of office, 14,900 sq. ft. of restaurant and 13,900 sq. ft. of retail.



### **Green Water Block 23**

*Planned*

Construction is expected to begin late this year on this 29-story, 500,000 sq. ft. office tower that will have two ground-level restaurants.

### **Green Water Block 185**

*Planned*

The Green Water site consists of Blocks 1, 23, 185 and 188. Block 185 fronts Cesar Chavez and Shoal Creek.

### **Green Water Block 188**

*Planned*

Trammell Crow Company is working with hotel developer KOR to build a boutique hotel.

### **Holiday Inn Express**

*Under Construction*

Designed by Mitchell Carlson Stone Inc. in Houston, the two hotels will have separate entrances the 167-room Holiday Inn Express will be accessed on Neches Street and the 133-room Hotel Indigo's entrance will be on Ninth Street. The hotels will be operated jointly by Intercontinental Hotels Group. The projected opening is late summer 2015.

### **Homewood Suites at East Avenue**

*Planned*

The project is a proposed 14-story, 150 room hotel.

### **Hotel Indigo**

*Under Construction*



Designed by Mitchell Carlson Stone Inc. in Houston, the two hotels will have separate entrances the 167-room Holiday Inn Express will

be accessed on Neches Street and the 133-room Hotel Indigo's entrance will be on Ninth Street. The hotels will be operated jointly by Intercontinental Hotels Group. The projected opening is late summer 2015.

### **Hotel Van Zandt**

*Under Construction*

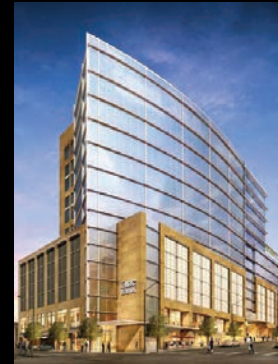
Work continues on the hotel project San Diego-based JMI Realty is building in the Rainey Street neighborhood near the mouth of Waller Creek. The hotel, which will have 326 rooms, is expected to be operated by San Francisco based Kimpton Hotels.



### **IBC Bank Plaza**

*Under Construction*

Nearing completion, this 13-story project will have 148,000 sq. ft. of office 17,000 sq. ft. bank and an 11,000 sq. ft. restaurant.



### **Intake and Utility Buildings**

*Planned*

The City of Austin wants to transform three former utility buildings located on prime land along Lady Bird Lake into public spaces. The Parks and Recreation Department will seek proposals next year from companies or private groups interested in turning the buildings, which sit on the lake's north shore, south of West Cesar Chavez Street and the old Seaholm Power Plant, into something new. Developers and parks officials envision the structures containing a lakeside cafe, juice bar, art gallery, bike or kayak rental business or public gathering space.



### **JW Marriott Hotel**

*Under Construction*

White Lodging Services Corp. of Indiana is building a 1,012-room JW Marriott convention hotel on the northeast corner of Congress Avenue and 2nd Street.

### **Kimber Modern Hotel**

*Planned*

This is a proposed 35 room hotel in the Rainey Street neighborhood, on the I-35 frontage road. The hotel will have a small accessory restaurant.

### **Kline Hotel**

*Planned*

The site has been cleared for this 42-room boutique hotel with a small, 1,700 sq. ft. cafe.

### **Mexic-Arte Museum**

*Planned*

Conceptual plans by Mexican architect Fernando Romero show a cylindrically 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.

### **The Millennium Rainey**

*Under Construction*

Construction has started on this development, spearheaded by the Dinerstein Group of Houston, which features 326 apartments with a ground floor restaurant, totaling about 250,000 square feet. The site is more than 2 acres bounded by Rainey and Driskill streets and the I-35 frontage road.



### **New Central Library**

*Under Construction*

Work continues on the new central library, designed by the architectural team of Lake/Flato Architects and Shepley Bulfinch Richardson & Abbott. The new 198,000 sq. ft. central library will replace the 110,000 John Henry Faulk Central Library built in 1979. The new library site is on West Cesar Chavez Street, between Shoal Creek and the redeveloping Seaholm Power Plant. The Faulk library will be used for an expansion of the Austin History Center.

### **New Travis County Civil & Family Courthouse**

*Planned*

Travis County purchased a full block just south of Republic Square, to construct a 500,000 sq. ft. civil and family courthouse. A bond election is expected in May 2015 for funding construction.

### **New UT System Administration Building**

*Planned*

The Colorado and Lavaca Buildings will be demolished to make way for the replacement office building. Construction is expected to begin in early 2015 with the demolition of the Colorado and Lavaca Buildings and the two-floor parking garage located between these buildings. Construction is scheduled to be complete early 2017. The planned building will be eleven stories above eight levels of parking and will provide more than 300,000 square feet of office space, with over 200,000 square feet for immediate use by UT

System and the remaining square footage available for lease. The System space will be designed to more efficient space standards than are feasible in the existing structures. The building will include a 760-car above and below ground parking garage.

### **Republic Square, Phase II**

*Planned*

The City of Austin has contracted with a design team for the next phase of improvements to the existing 1¾ 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.

### **The Riley**

*Planned*

A new restaurant and event center are planned for the site of the former 219west location. The multi-story building will offer an event space, apartment, and rooftop deck that are all available for rent on a nightly basis. The project is expected to start later this year.

### **Saltillo District Redevelopment**

*Planned*

The Capital Metro Board has selected Endeavor Real Estate and Columbus Realty to redevelop the 10-acre space. The project, as proposed, will have approximately 800 residential units (200 of which will be affordable housing, and a portion of which will be set aside for senior housing), over 100,000-square-feet of retail, and a grocery store along the I-35 frontage road. There will be a 1.7-acre park and 1.8 acres of private open space.



### **Seaholm Power Plant Redevelopment**

*Under Construction*

Seaholm Power, LLC, led by Southwest Strategies Group, is redeveloping the circa 1950 Art Deco Seaholm Power Plant and adjacent property, into a high quality, mixed-use attraction. The project will feature a mix of office space, a Trader Joe's grocery store, local retail shops, contemporary condos, special event space and an outdoor terrace that overlooks Lady Bird Lake.

### **Texas PTA**

*Under Construction*

This project, an 18,000 sq. ft. office building with a 2,400 sq. ft. restaurant, broke ground in early December 2013.

### **Texas Public Policy Foundation**

**Office Building**

*Under Construction*

Construction has started on the 33,000 sq. ft. office building for the Texas Public Policy Foundation.

### **Town Lake Park, Phases III & IV**

*Under Construction*

These are park improvements in the area bounded by Lady Bird Lake to the north, Riverside Drive to the South, the UPRR railroad on the west to South 1st street on the east, including improvements to Auditorium Shores and potentially additions of art to Phase 2 of the park.

### **Travis County DA Office Building**

*Planned*

Travis County plans to build a 133,000 sq. ft., \$40 million office building near the county criminal and civil courthouses downtown, which would include courtrooms, prosecutors' offices, retail space, a crime lab and underground tunnel connecting it to the main justice complex.

### **UT System - Block 71**

*Planned*

Once the new UT System Administration Building (UT5) is completed, the property housing Claudia Taylor Johnson Building and Ashbel Smith Hall will be ground leased, and therefore available for improvement or redevelopment.

### **Waller Creek Flood Diversion Tunnel**

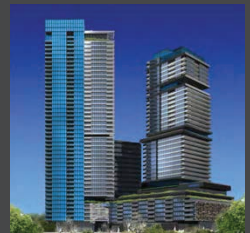
*Under Construction*

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.

### **Waller Park Place**

*Planned*

The 1.4 million square foot project, as envisioned, would have three towers with 300,000 sq. ft. of office, a 150-room hotel, 574 residential units and 60,000 sq. ft. of retail.



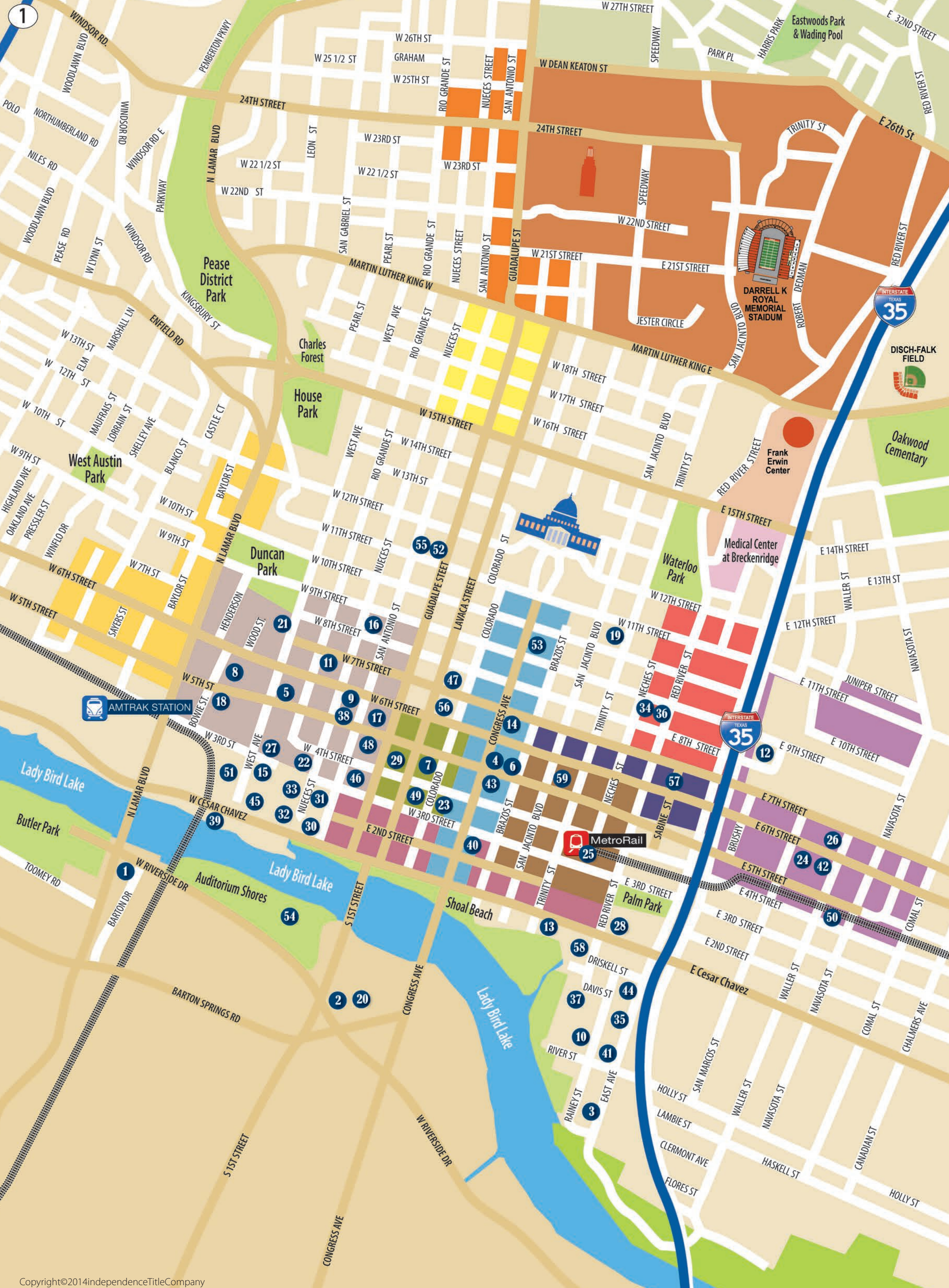
### **Westin Austin Downtown Hotel**

*Under Construction*

The project is a 366-room Westin Hotel, being developed by Indiana-based White Lodging Services, who also developed the Residence Inn + Courtyard by Marriott and Hyatt Place and are currently developing the JW Marriott hotel downtown.

*SOURCE: City of Austin Economic Development Department*

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## Downtown Districts

### 2nd Street

A shopper's paradise under construction — the Second Street Retail District is a specially designed haven located in the heart of high-rises and casual living. Sidewalk cafés and distinctly Austin shops will join with major retailers for a truly unique shopping experience.

### 6th Street District

This National Register Historic District has an international reputation as a great entertainment area. Live music runs the gamut from jazz, blues, and country to rock, hip-hop, and derivations of these and other genres. You'll find every kind of food throughout the area, including such regional staples as chili, ribs, and Tex-Mex plus steak, seafood, cajun-cooking, and deli delights.

### Arts District

Located near the Bob Bullock Texas State History Museum, this district is home to many small galleries and artist's studios.

### Congress District

Affectionately referred to as "the Main Street of Texas," Congress Avenue provides one of the most beautiful vistas northwards towards the State Capitol. In addition to shops, galleries and restaurants, Congress Avenue is home to the Austin Museum of Art, Mexic-Arte Museum, ArtHouse at the Jones Center, and the Paramount and State Theaters.

### Convention Area

The Austin Convention Center is 881,400 gross square feet and covers six city blocks. Located on six city blocks in the heart of Austin's downtown business district alongside Waller Creek, Metrorail's station is conveniently located right next to the convention center.

### The Drag

This area is full of stores, coffee shops, bookstores and is located across from the University of Texas on Guadalupe Street.

### East End

Cross to the east of IH-35 for wonderful scenes from Austin and Texas history such as the Texas State Cemetery and the French Legation. You'll also find unique restaurants, galleries and entertainment venues as well as a view to Austin's future with progressive new redevelopment projects such as the East End project.

### Market District

Named after the Whole Foods corporate headquarters and mega-grocery store, the Market District is one of Downtown's newest emerging districts to live, work and play. Chic urban living, shopping and dining in the heart of Downtown make this the perfect location of a modern, healthy lifestyle for all ages.

### Red River

Home for years to the famous Stubb's BBQ and Symphony Square, this emerging district is fast becoming one of Austin's hottest live music scenes. If punk, rock or alternative country music is your thing, then this is the place for you.

### Warehouse District

Located between Guadalupe Street and Congress Avenue from 3rd to 6th Street. The Warehouse district is the upscale cousin to 6th street. A bit trendier, it caters to a slightly older crowd than the other downtown entertainment areas. True to its name, the restaurants and clubs in this district have been renovated from former warehouses into trendy restaurants, top-notch concert halls, and distinctive bars. with live music is everywhere.

### West Campus

West Campus is home to students, young families, and professors. The area's architecture is diverse, with 80-year-old buildings are often found next door to modern condos and apartments. Craftsman homes, bungalows, historic mansions, duplexes, and apartments can all be found in this area despite its small geographic size.

### West End

If you cast designing eyes west, you'll see Austin's West End or, what some people think of as the design district. This quaint neighborhood features shopping, restaurants, galleries, and antique stores.

### University of Texas

A campus of more than 50,000 students, the University of Texas is one of the largest public universities in the nation. Also located on the University grounds you will find the UT Tower, the LBJ Library and Museum, the Frank Erwin Center, the Jack S. Blanton Museum of Art, the Harry Ransom Center for the Humanities, the University of Texas Performing Arts Center and the Darryl K. Royal Memorial Stadium.