



# Downtown Austin

EMERGING  
PROJECTS

11TH EDITION - FALL 2024



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### 1 6th & Rio Grande

Planned

San Antonio developer Kairoi Residential has proposed a 66-story apartment tower at 701 West 6th St. They have partnered with GDA architects to produce a unique, prism shaped tower to accommodate Capitol View Corridors that overlay the site. Renderings show a 751' tower, which would be Austin's 3rd tallest. Delivery is expected in 2028.

### 2 305 South Congress

Proposed

Austin-based Endeavor Real Estate Group, in collaboration with the Cox family, is planning a massive redevelopment of the 18.9-acre Austin American Statesman site at 305 South Congress. The vision calls for six high-rise towers with 1.5 million sq.ft. of office space, 1,378 residential units, 275 hotel rooms, 150,000 sq.ft. of retail space, a 6.5-acre waterfront park, trail improvements, an amphitheater, and a bat-watching area.

### 3 311-315 South Congress

Proposed

Tishman Speyer is proposing a mixed-used tower adjacent to the former Statesman site. Plans show a 485-foot tower with 30,000 sq.ft. of office space, 7,500 sq.ft. of ground-floor retail, and 488 residential units.

### 4 300 Block Congress

Proposed

Early plans for a 55-story, 450-unit residential tower at 308-316 Congress have been submitted to the Historic Landmark Commission. Currently, multiple 19th-century historic buildings occupy the site, including the former location of the famed Vulcan Gas Company music venue. Any successful design would have to incorporate and preserve these historic structures.

### 5 415 Colorado

Under Construction

Under Construction

Stonelake Partners, with Ziegler Cooper Architects, is planning a 47-story mixed use tower with 328 residential units, 110,000 sq.ft. of office space, and a ground-level retail space. Delivery is expected in 2025.

### 6 500 South Congress PUD

Proposed

Related Companies has proposed a planned unit development on a six-acre site at 500 South Congress, located in the South Central Waterfront district. The proposal includes 800 residential units, 225 hotel rooms, 200,000 sq.ft. of office space, 90,000 sq.ft. of retail, 30,000 sq.ft. of restaurant, and 25,000 sq.ft. for a grocery store. Terms of the PUD would allow a maximum building height of 575ft, or approximately 50 stories.

### 7 506 West Residential

Planned

Manifold Real Estate is proposing a 48-story, 350-unit apartment project at 506 West Ave. The site is unencumbered by Capitol View Corridors, and developers were granted a rezoning request from mixed-use to CBD to maximize the height of the project.

### 8 ATX Tower

Under Construction

Ryan Companies has partnered with Tishman Speyer to develop a 58-story apartment and office tower at the corner of West Sixth and Guadalupe Street. The tower will have 370 apartments, 140,000 sq.ft. of office space, and ground-floor retail. A 55th floor terrace will provide southern views of downtown and Lady Bird Lake. Delivery is expected in 2025.

### 9 Embassy Suites & Tempo by Hilton

Proposed

Merritt Development Group has proposed a 30-story hotel at the corner of 5th & Lavaca. The hotel will be co-branded Embassy Suites & Tempo by Hilton, offering 480 rooms and 10,000 sq.ft. of restaurant and retail space.

### 10 Hanover 4th & Colorado

Proposed

Hanover Company is proposing their third downtown residential project at 201 West 4th St. Details are still sparse, but the new tower should be around 40 stories tall and contain 400 apartments. A 10,000 sq.ft. street-level nightclub and outdoor space is also part of the project.

### 11 One Ladybird Lake

Proposed

Related Companies is planning to build 17-story apartment tower on the shores of Lady Bird Lake at 208 Barton Springs Rd. Currently the land is a parking lot for the Hyatt Regency Austin. A total of 606,334 sq.ft. is planned, with retail space and enhancements to the waterfront.

### 12 The Republic

Under Construction

Developer Lincoln Property Co. and architect Duda|Paine is building a 48-story office skyscraper overlooking the recently renovated Republic Square. The project will have 800,987 sq.ft. of office space, 19,423 sq.ft. of ground-floor retail space, in addition to a 20,000 sq.ft. ground-level plaza that opens to Republic Square. Delivery is expected in 2025.

### 13 Seaholm Waterfront

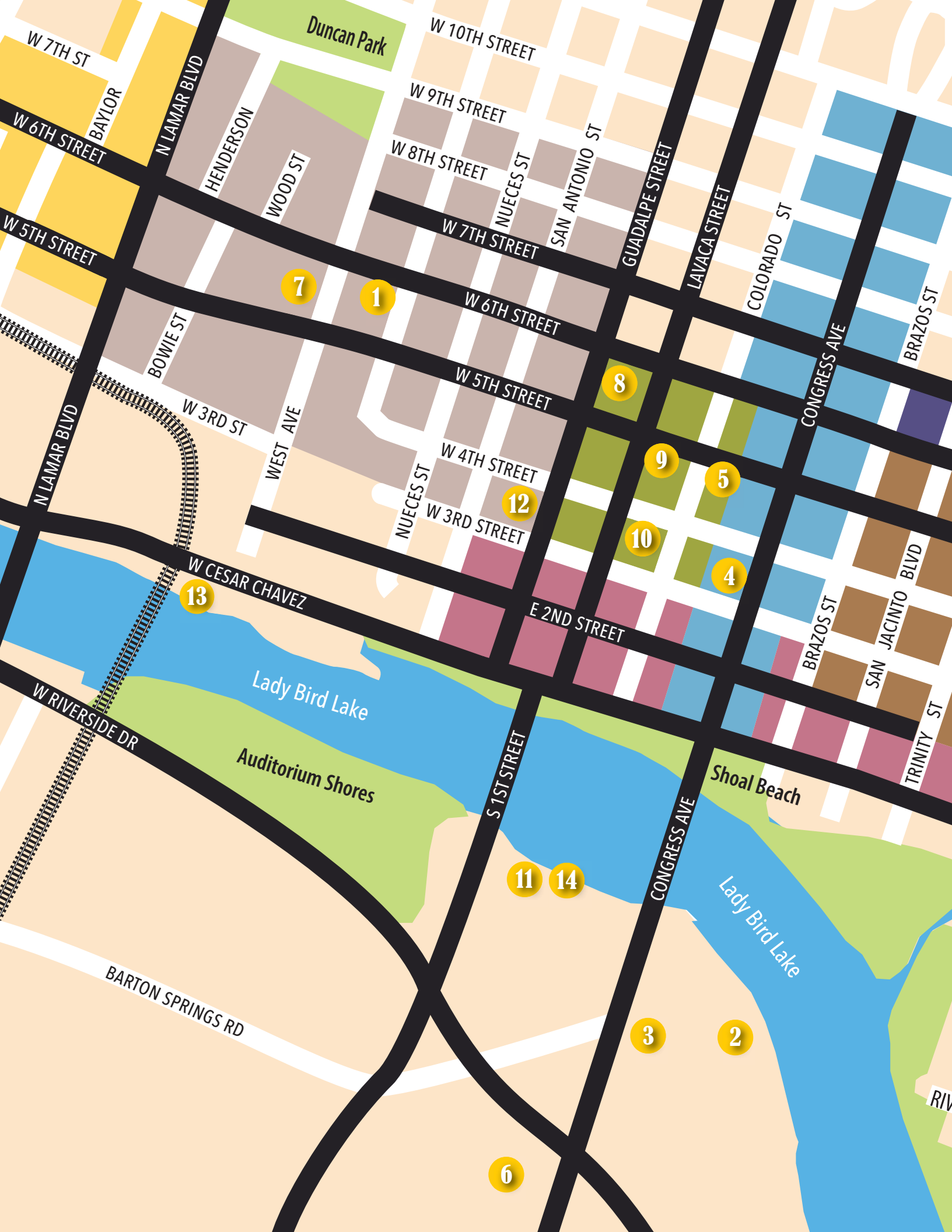
Planned

The City of Austin is transforming three former power plant buildings located along Lady Bird Lake into public spaces. Austin Parks Foundation and Trail Foundation are currently working with Cotera + Reed Architects on the design and development of the site. Phase 1 restored the original building and was completed in late 2022. A capital campaign is ongoing to raise money for Phase 2, which will add amenities like a café, boat dock, and an indoor-outdoor park.

### 14 South Central Waterfront

Planned

The South Central Waterfront (SCW) encompasses 118 acres, comprised of 32 separate properties, between Lady Bird Lake and Riverside Drive, stretching east from South First Street. A Vision Framework Plan was adopted by Austin City Council in 2016 to guide development. Priorities include creating an attractive pedestrian environment, expanding open space, creating great public spaces, enhancing connections to and along the waterfront, and including 20% of new housing units as affordable.



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W 5TH STREET

E 2ND STREET

S 1ST STREET

CONGRESS AVE

Shoal Beach

Lady Bird Lake

Duncan Park

Auditorium Shores

N LAMAR BLVD

HENDERSON

WOOD ST

BOWIE ST

WEST AVE

NUECES ST

NUECES ST

SAN ANTONIO ST

GUADALUPE STREET

LAVACA STREET

COLORADO ST

CONGRESS AVE

BRAZOS ST

SAN JACINTO BLVD

TRINITY ST

BRAZOS ST

RIV





### 15 62 East

Planned

Pearlstone Partners is planning to build a 57-story condo tower with 215 units at 62 East Avenue. The strikingly narrow tower will sit between the Cambria Hotel and 700 River projects.

### 16 200 East Riverside

Proposed

Austin Planning Commission has approved a PUD application for a four-acre tract at 200 East Riverside Drive to allow building heights of up to 500 feet. Three or four towers could be constructed, with a mix of residential, office, hotel, and retail uses. Up to 1.4 million sq.ft of office and 32,000 sq.ft. of retail space has been proposed.

### 17 Austin Convention Center

Planned

A \$1.6 billion expansion is set to begin in 2025 for the Austin Convention Center. Plans call for the exhibition space to nearly double to 709,000 sq.ft, reaching 65 feet underground. The site will be split into three structures, allowing multimodal traffic on 2nd and 3rd St to pass between Trinity and Red River St. Two 30-story towers will rise from the southern part of the site.

### 18 Autograph by Marriott Hotel

Proposed

White Lodging is proposing a 13-story hotel with 258 rooms at 307-311 East 5th St, one block away from the Austin Convention Center.

### 19 Block 16

Planned

Carr Properties and Austin-based Manifold Real Estate are working with architectural firm Gensler in planning a 43-story, 738,000 sq.ft. office tower at 2nd and San Jacinto. The block currently houses PF Chang's and Fleming's, and the building will be a stone's throw from the Austin Convention Center.

### 20 Block 32 Mixed Use Development

Proposed

Manifold Real Estate received approval from the Austin Design Commission for a two-tower project on the southern half of Block 32 at 3rd & San Jacinto, adjacent to the Convention Center. The towers would share a base structure and could be developed separately over time. Together, the towers would have 856 apartments, 216 hotel rooms, parking, and ground-level retail and plaza space.

### 21 The Grant Building

Proposed

Ryan Cos is planning a redevelopment of the Grant Plaza office building at 611 East 6th St., formerly the home of the Texas Lottery Commission. Their plan would transform the one block site into a six-story apartment building with 232 units and 10,000 sq.ft. of retail space.

### 22 Mexican American Cultural Ctr

Under Construction | Phase 2

The MACC at 600 Rainey St., fronting Lady Bird Lake, has entered the second phase of expansion and rehabilitation. The expansion will double the size of the facility, adding galleries, a teaching kitchen, welcome garden, and improvements to the lake trail. Improvements will create a welcoming outdoor public space while allowing for controlled access during ticketed events. The MACC is scheduled to re-open in fall 2025.

### 23 Modern Austin Residences

Under Construction

Local developer and Urbanspace CEO Kevin Burns is bringing a new condo tower to the Rainey Street District. Modern Austin Residences has 56 floors, 319 units, and ground and basement level bar space. Delivery is expected in 2025.

### 24 Old 6th

Planned

Stream Realty Partners, which owns more than 30 properties on 6th St. between Brazos St. and I-35, is seeking to revitalize this storied district. Plans include rehabilitation of the many historic buildings and recruiting new tenants to establish a balance of restaurant, bar, and retail uses to enhance daytime appeal of the area. Future developments could include a 5-story hotel, 150 room hotel on the 500 block, and a 10-story residential tower on the 600 block.

### 25 Paseo

Under Construction

A food truck lot will make way for a 48-story, 557-unit apartment tower at 78-84 Rainey St. Developed by locals LV Collective and designed by Chicago-based architects Pappageorge Haymes, the project plans to incorporate two original Rainey Street bungalows into its site design. Delivery is expected in 2025.

### 26 The Travis

Under Construction

Developed by Genesis Real Estate Group and designed by GDA Architects, The Travis will be Austin's tallest apartment tower with 50 stories and 423 units. The 2.3-acre site also has potential space for a second-to-be-determined tower development. Delivery is expected in 2025.

### 27 Waterline

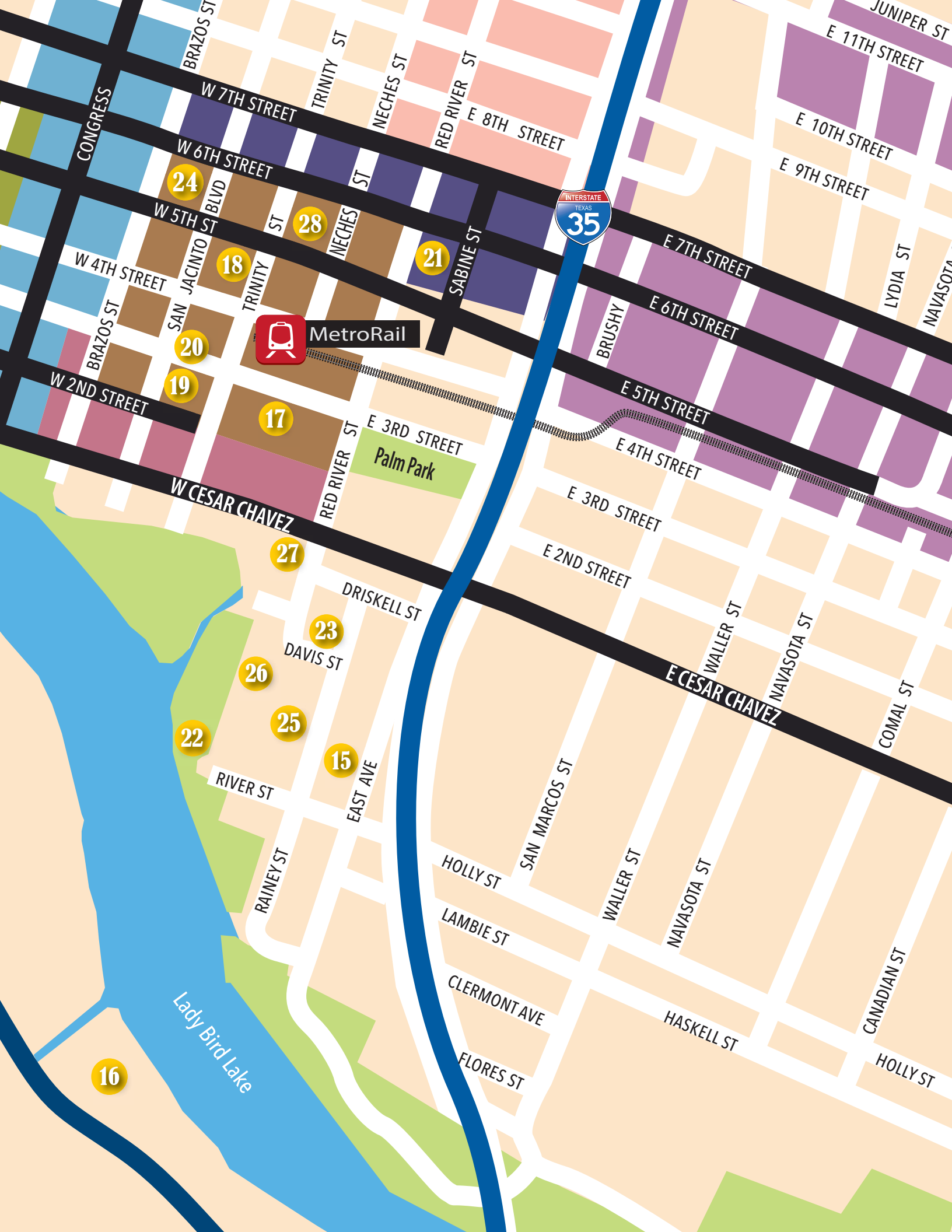
Under Construction

Construction on Austin's first "supertall" tower is well underway by developers Lincoln Property Company and Kairoi Residential. Waterline will rise to 1,022ft in height, bringing 700,000 sq.ft. of office space, 352 apartments, 24,000 sq.ft. of retail, and a 251-room hotel from brand 1 Hotels. Delivery is expected in 2026.

### 28 The Wilson Tower

Proposed

The Wilson Tower has been proposed at 410 East 5th St by local developer Wilson Capital. Originally conceived as an 80-story "supertall" tower, it now has a scaled down design with a 45-story rise and 350 apartments.



MetroRail

Palm Park

Lady Bird Lake

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### 29 5th + Red River

Planned

Stonelake Capital Partners has filed for permits to develop a 37-story, 242-apartment tower at 504 East 5th St. The 0.61-acre tract is constrained by Capitol View Corridors, which will dictate the size and shape of the project. Plans for the site will preserve and restore the historic landmarked Old Depot Hotel, formerly the home of Carmelo's Italian Restaurant.

### 30 14th and Guadalupe

Proposed

Northland Living is developing a 35-story condo tower with 286 units ranging from one to three bedrooms at 400 West 14th St. The site is owned by Combined Law Enforcement Association of Texas, which will occupy one floor of office space in the building. 4,800 sq.ft. of retail and restaurant space will fill out the ground floor.

### 31 14th & Lavaca Apartment Tower

Planned

Pearlstone Partners has changed plans for a site at 300 West 14th St. from a condo tower to a hotel, dubbed The Liberty. This 35-story hotel will rise 399 feet and have 250 rooms. Plans include space for ground-level restaurant and a publicly accessible observation deck with views of the nearby State Capitol.

### 32 1500 Rio

Proposed

DMA companies is working with St. Martin's Lutheran Church to develop an affordable senior housing project on church property located at 1500 Rio Grande St. This 83-unit, five-story project would have 72 of 83 units dedicated to low-income seniors.

### 33 1800 Guadalupe

Proposed

AJ Capital has submitted a site plan application for an 18-story hotel and residential tower at 1800 Guadalupe, just south of UT Campus. The hotel will have 194 rooms and 228 apartment rentals available furnished on short to long term leases.

### 34 The Annie B

Planned

Local developers Stratus Properties is planning a residential tower at 416 West 12th St., currently the home of Delta Kappa Gamma Society International Headquarters. This residential tower will rise 36 stories, with 316 apartments and ground-floor retail space.

### 35 Central Health Brackenridge Campus Redevelopment

Under Construction

Central Health, Travis County's publicly funded health care district, has created a PUD to facilitate redevelopment of their 14.3-acre campus. Developing a dense, mixed-use district and leasing out space is planned to generate additional revenue for public service. The 17-story Innovation Tower, with 324,000 sq.ft. of office space, is the first completed part of the project, with more projects to come over the next 10 to 15 years.

### 36 Denny's Condos

Proposed

A rezoning request was granted to Ledgestone Development Group that allows for the construction of a condo tower at 1601 North I-35, currently the location of a Denny's restaurant. The tower will rise about 20 stories and have 250 condo units, with townhomes fronting 16th St.

### 37 Home2 Suites

Proposed

Another hotel has been proposed for the edge of downtown at 305 W Martin Luther King Jr Blvd. Permits filed with the city show a 14-story hotel tower from Hilton.

### 38 Pinnacle Plaza

Proposed

Owners of a DoubleTree hotel at 1617 North I-35 received a zoning change that would allow for the construction of two towers of up to 280 feet. A mix of hotel and residential uses is planned for both towers.

### 39 Sabine Tower

Proposed

LV Collective has submitted plans to construct a 39-story apartment hotel at 708 East 12th St. The new tower will feature 527 rooms, concierge services, and short to long term stay lengths.

### 40 State of Texas Capitol Complex Master Plan

Under Construction

The 2016 Texas Capitol Complex Master Plan reimagines the Capitol Complex as a destination that celebrates the Capitol and centralizes all state agencies. Characterized by grand civic spaces, shaded pedestrian friendly streets, and connections to the surrounding community, the first phase of the master plan includes two new office buildings and five levels of underground parking, which will be the base of a new, pedestrian-oriented Texas Mall. This tree-lined promenade will be located on Congress Avenue between 16th Street and Martin Luther King Jr. Boulevard and will serve as the northern gateway to the Capitol Complex with public green space for tourism, events, and festivals.

### 41 Waterloo Greenway

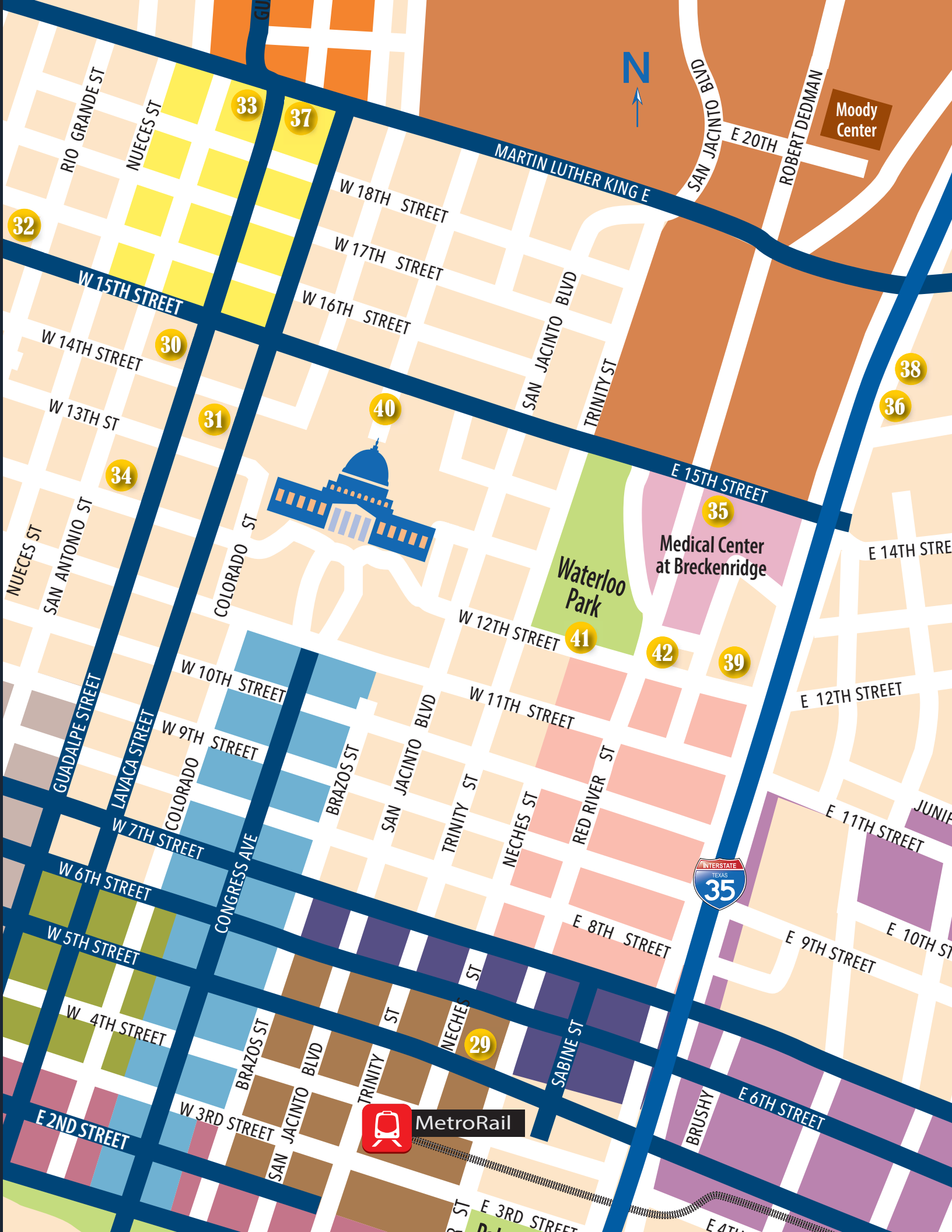
Planned

The Waterloo Greenway Conservancy has set its sights on transforming 1.5 miles of Waller Creek into a 35-acre linear park. The project will stretch from Waterloo Park to Lady Bird Lake. Creek restoration, three miles of ADA accessible trails and bridges, and a dozen new connections to existing right-of-way are all planned to make this a premier downtown attraction.

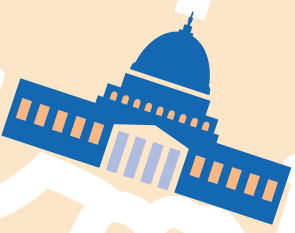
### 42 Waterloo Park Hotel Austin

Planned

Hesperus Group LLC is now the developer for a Hilton Curio Collection hotel at 1201 Red River St. Current plans call for an upscale 27-story structure with 382 rooms, near Waterloo Park and Dell Seton Medical Center. Demolition at the site is complete.



Moody Center



Waterloo Park

Medical Center at Breckenridge



MetroRail



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