

# Downtown Austin Emerging Projects

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

## 1. Austin Market District, West Block

Work will begin before year-end on an 80,000-square-foot retail and office building on the southwest quadrant of the intersection, just in front of an apartment project being built by Phoenix Properties. About 30,000 square feet will be for retail use, with the balance going to office tenants.

## 2. Goodwill Site (Phoenix Property Co.)

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.

## 3. Shoal Creek Condos

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

## 4. Austin Market District, East Block

This project consists 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.

## 5. Austin Market District, South Block Ph. II

This second phase of the project will add a seven-story parking garage, 10,000 sq. ft. of retail space and 10,000 sq. ft. expansion to Pure Austin Fitness.



**14. Federal Courthouse**  
The U.S. General Services Administration is developing a new 230,000 sq. ft. plus Federal Courthouse in downtown Austin, on the former hotel 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 Volador Court House, and efforts are beginning to coordinate and link the design of the two sites.

## 15. Republic Square

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 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 design of the two sites and the current street right-of-way that will be vacated.



## 21. Block 21 / W. Austin Hotel and Residences

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.



**22. Altabida**  
MeLife 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.

## 28. 5th and Congress

Tom Stacy, a longtime Austin developer, is planning a 47-story, 925,000-square-foot tower, with offices, condominiums, stores and a 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.

## 29. 5th and Congress Parking and Retail

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



## 30. 21c Hotel and Condos

The project would have 200 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 restaurant Michael Bonadvis. Unit prices are expected to start in the \$100,000 range and top \$2 million.



**31. Metropolitan**  
The Moss Group is planning an eight-story building with units priced from the mid-\$300,000s for about 900 square feet of 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.

**32. Waller Creek Flood Diversion Tunnel**  
The Waller Creek Tunnel Project is a proposed 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 is expected to remove an estimated 124,000-cubic-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.

## 33. The Orsay

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.

## 34. Red River Flats

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

## 35. Stubb's Expansion

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

## 36. Sabine on Fifth

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 largest, with 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.

**37. Susanna Dickinson House Renovation and Brush Square Renovation**  
The mission of the Joseph and Susanna Dickinson-Hamnor 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 public improvement plan for the restoration of Brush Square.

**38. Capital Metro All Systems Go! Urban Commuter Rail**  
Capital Metro's 32-mile mid-level / 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 downtown Austin to the new services, under a project called the Future Connections Study.

## 39. Four Seasons Residences

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.

## 40. Constellation "Red River"

Australian developer Constellation Property Group is planning to build two sky-risers, one six-story 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.

## 41. Hotel Van Zandt

San Francisco-based Kimpton Hotels plans to build a project on Town Lake. The hotel will have 253 rooms, topped with 72 luxury condominiums. The project will be developed by San Diego-based JMI Realty. The project will be located in a planned adjacent residential tower (The Shore #32) a sixth floor terrace. Construction is underway on the parking garage.

## 42. The Shore

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 283-unit luxury apartment complex on San Marcos Street between Ninth and 11th streets. The 22-story project will include 192 condominium units over five parking levels. Prices are expected to range from \$145,000 to \$1.3 million. The project will be located in a planned adjacent Kimpton hotel (#41) by a sixth floor terrace.

## 43. Mexican-American Cultural Center (MACC)

The 126,000 sq. ft. 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.

## 44. Legacy @ Town Lake

Legacy Partners is constructing a 31-story luxury high-rise residential building, with 157 apartments and 100 work/lofts at ground level. The site is across the street from the Milagro condominium project, at the corner of Rainey and Cummings Streets, adjacent to the Town Lake Bike and Bike Trail.

## 45. Houston Hill Apartments

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

## 46. Skyline

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.

## 47. Block One

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.

## 48. Saltillo District Redevelopment Master Plan

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 155th Street to 165th Street.

## 49. 300 Lamar Boulevard South

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

## 50. Bridges on the Park

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 concrete building will include 105 condominiums, an outdoor pool, courtyards and 9,000 square feet of street-level retail. The Pugs House restaurant, included in a 160-year-old building, will be incorporated into the project. Units will cost from \$1.5 million for an 850-square-foot unit to about \$550,000 for a 1,650-square-foot. A second phase, with more condos and shops, could begin in several years on land now home to Taco Cabana.

## 51. Austin-San Antonio Corridor Regional Rail

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.

## 52. Town Lake Park, Phase II

The second of four phases of the 54-acre urban park just opened in late August 2007. Phase II of the park redeveloped the old City Coliseum site with an interactive fountain designed by artist Donald Lipscomb. Parking for approximately 60 park visitors is provided just north of the Dougherty Arts Center. There is an observation hill created for viewing, lost and found, a baguette wagon with pastries 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.

## 53. Joe R. and Teresa Lozano Long Center for the Performing Arts

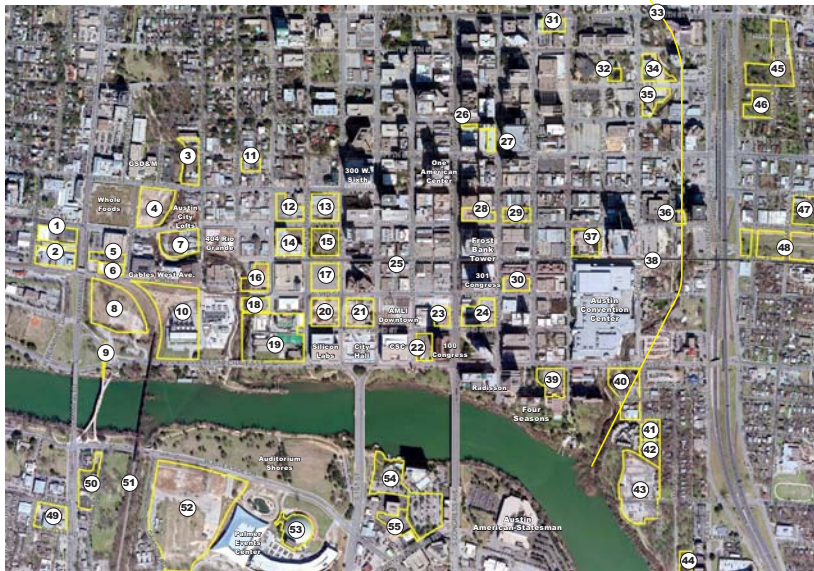
Construction is well underway on this project that is transforming the former Palmer Auditorium into a multi-theater performing arts center to provide performance and rehearsal facilities for all of Austin's performing artists. The center will be the permanent home to Austin Symphonic Orchestra, Ballet 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 Dall Hall will feature two balconies; the smaller Rollins Studio Theater will be a flexible, 43' x 40' space that will sell up to 200 seats.

## 54. 208 Barton Springs Road (Hwy 51)

Fairfield Residential LLC, a residential developer based in Grand Prairie, plans to add a 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.

## 55v. AquaTerra

This project is a mid-rise tower 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.



## 6. Spring

Construction started in July 2007 on a 42-story, 560 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.

## 7. The Monarch

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 935 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 681-1,530 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.

## 8. Cobble Park Plaza

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

## 9. Pfingster Bridge Extension Project

On February 2, 2006, the City of Austin approved the recommended "Center Arm" alignment, to connect the James D. Pfingster Bicycle and Pedestrian Bridge north to Howe Street. A six to 12-month period for Final Design and Construction Documents is anticipated, leading to contract bidding and construction in 2007.

## 10. Seaholm Power Plant Redevelopment

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 ground floor, a special event space and an outdoor terrace that overlooks Town Lake.

## 11. CLB / 7th and Rio Grande

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 late 2007 on the 138-unit project, which will also have about 7,400 square feet of retail space on the ground floor. The project, being designed by local architectural firm Rhode-Hart, is expected to cost more than \$50 million.

## 12. Post Office Mixed-Use, Phase I (Block 51)

The U.S. Postal Service has chosen Atlanta-based Novus 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.

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## 14. Post Office Mixed-Use, Phase II (Block 52)

The U.S. Postal Service has chosen Atlanta-based Novus 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.



## 16. 360

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

## 17. Austin Museum of Art

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.

## 23. The Austonian

Benchmark Land Development broke ground August 31, 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 condominium units (starting at \$500,000), ground floor retail, pool, 55th level sky-view resident lounge, 4th-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.

## 24. Marriott Hotel Complex

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 800 rooms, 50,000 square feet of meeting space and street-level retail. There will also be an 11-story J.W. Marriott hotel with 150 rooms. The hotels are scheduled to open in summer 2010.

## 25. Future Connections Study

Capital Metro is studying future connections to commuter rail and circulation services 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 development area, and east central Austin. The connectivity study was completed late-2006.

## 26. 721 Congress

AMELI Residential is planning to renovate an existing six-story building at Eighth Street and Congress, formerly the home of Wild About Austin, 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.

## 27. Brazos Place Condominiums

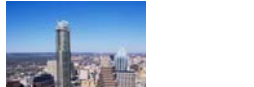
Priority Investment Corp. is converting the 14-story office building at 800 Brazos, formerly called One Commodore, into a mixed-use development comprised of 74 condominium units, up to four floors of office space and ground-floor retail. Residential units in the development will range from 600 to 1,400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

## 28. AMLI on 2nd

AMLI Residential is under construction on an 18-story high-rise 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.

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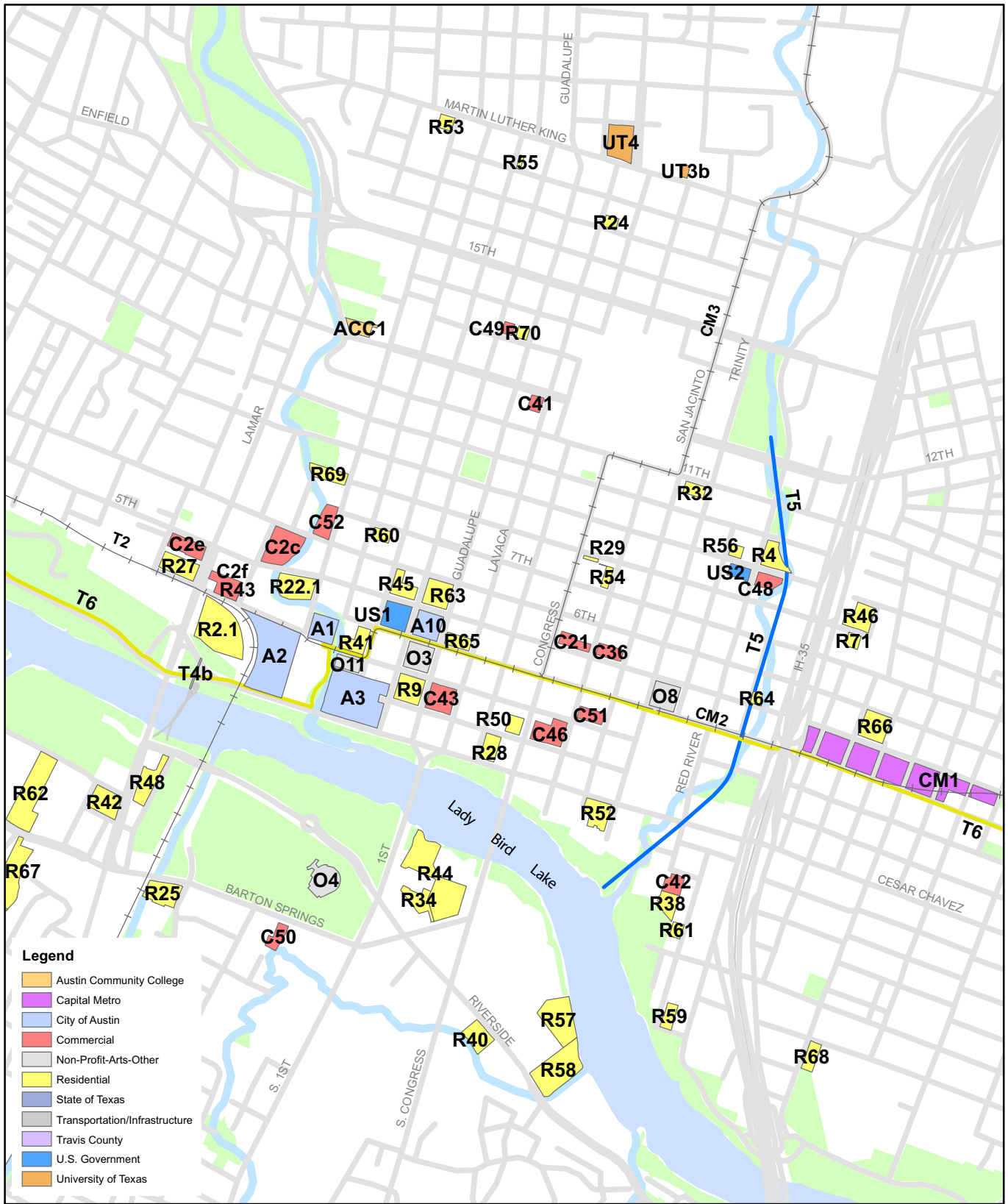
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November 30, 2007

NOTE: This map has been produced by the City of Austin for the sole purpose of aiding planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



City of Austin  
Economic Growth &  
Redevelopment Services

# Downtown Austin Emerging Projects

November 30, 2007

## Under Construction

### Commercial

#### C2f Austin Market District, South Block Ph. II

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

This second phase of the project will add a seven-story parking garage, 10,000 sq. ft. of retail space and 10,000 sq. ft. expansion to Pure Austin Fitness.

#### C41 1108 Lavaca

Completion: April 2008

Contact: John Bundy, Development 2000  
306-0100

Major tenants for this new 70,000 s.f. office building near the Texas State Capitol will be the Texas Hospital Association and the Texas Auto Dealers Association (TADA). The building will also have ground floor retail, a rooftop entertainment terrace, and a fully furnished conference room with commercial kitchen.

### Residential

#### R4 Red River Flats

Completion: 2008

Contact: Greystar Real Estate Partners, LLC  
(713) 966-5000

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 early 2008)

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: Kevin Wisdom / Hunter Glass  
ZOM Austin I, L.P.  
214-220-3880

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

The Monarch, ZOM's project in Austin, will be the first among the city's current crop of downtown residential projects to come to market with residences available for move-in by early 2008. This 29-story luxury high-rise apartment building 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.

**R38 The Shore**

Completion: Early 2008 (first units early 2008)

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.lifesurroundsyou.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.

**R42 300 Lamar Boulevard South**

Completion: late 2008

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

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

**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: December 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.

**R50 The Austonian**

Completion: mid-2009

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

<http://www.theaustonian.com>

Benchmark Land Development broke ground August 31, 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.

**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.

**R67 Villas of Lost Canyon**

Contact: Diane Dillard, CRS  
Amelia Bullock Realtors  
426-4368

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

Construction is nearly complete on thirty "mediterranean villas" in a gated community just off restaurant row on Barton Springs Rd. west of Lamar Blvd. near Zilker Park.

**R68 41 Waller**

Completion: Early 2008

Contact: Rick Mincozzi  
Mincozzi Real Estate Inc.

Developer Rick Mincozzi of ESR Development Inc. plans to rebuild an existing apartment building. The project will have 30 condo units in 26,500 sq. ft. of space. The site is one block east of I-35 and two blocks north of Lady Bird Lake.

**R71 La Vista de Guadalupe**

Contact: Mark Rogers  
Guadalupe Neighborhood Development Corp.  
479-6275

La Vista de Guadalupe, a 22-unit multifamily development, is going up at 813 E. Eighth St., just east of downtown. The development will have apartments from one to three bedrooms in two buildings, with rents from \$300 to \$725 per month, targeting a mix of incomes. Each unit will have nine-foot ceilings and full appliances, with designs that maximize energy efficiency. The development aims to provide housing for residents who are finding it difficult to stay in the East Austin area because of dramatic increases in rents, aiming at families below the median income. La Vista de Guadalupe is owned by Guadalupe Family Community LP. Guadalupe Neighborhood Development Corp., a nonprofit that focuses on neighborhood revitalization and preservation, will serve as the developer and property manager.

**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. and Teresa Lozano Long Center for the Performing Arts

Completion: March 2008

Contact: Cliff Redd, Executive Director  
Long Center for the Performing Arts  
482-0800 x 103

<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: December 2008 (Downtown section December 2009)

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 2008

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

#### R2.1 Gables Park Plaza

Start Construction: Late 2007

Contact: Will Withers  
Gables Residential  
512-502-6000

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

Site work has started on this primarily residential project (314 apartments and 100 condominiums), along with 40,000 s.f. of retail and 20,000 s.f. of office.

## Planned

### Commercial

#### C2c Austin Market District, East Block

Start Construction: undetermined

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

This project consists 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.

#### C2e Austin Market District, West Block

Start Construction: December 2007 or early 2008

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

Work will begin before year-end on an 80,000-square-foot retail and office building on the southwest quadrant of the intersection, just in front of an apartment project being built by Phoenix Properties. About 30,000 square feet there will be for retail use, with the balance going to office tenants.

#### C21 5th and Congress

Start Construction: undetermined

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

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

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.

#### C36 5th and Congress Parking and Retail

Start Construction: undetermined

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

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

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

#### C43 Block 21 / W Austin Hotel and Residences

Start Construction: Late 2007

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

[www.block21residences.com](http://www.block21residences.com)

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 2,200-seat "Austin City Limits" venue and an expanded Austin Children's Museum. The project will cost \$260 million and encompass 780,000 square feet.

#### 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: 2008

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**

Start Construction: undetermined

Contact: Paul Joseph  
The Dupont Group  
302-1500

[www.thedupontgroup.com](http://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**

Start Construction: undetermined

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 and Condos**

Start Construction: early 2008

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 Shoal Creek Office**

Start Construction: late summer 2008

Contact: Fortis Communities - Austin, L.P.  
867-1609

The proposed development consists of two buildings with approximately 97,738 sq. ft. of office, retail and restaurant, and 102,048 sq. ft. of garage space along with associated parking and utility improvements.

**Residential****R25 1155 Barton Springs**

Start Construction: late-2007

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 the just-opened Town Lake Park, with views of downtown.

**R29 721 Congress**

Start Construction: Jan. 2008

Contact: Sinclair Black  
Black & Vernoooy 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: Late 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: undetermined

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.

**R44 208 Barton Springs Road (Hyatt Site)**

Start Construction: undetermined

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 Novare Mixed-Use, Phase I (Block 51)**

Start Construction: early 2008

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 late this year 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 436 condos and approximately 20,000 sq. ft. of ground-level retail and restaurant space.

**R46 Skyline**

Start Construction: late 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.

**R51 Zilker Place**

Start Construction: 2008

Contact: John Wooley  
  
658-3404

This is a planned 2 acre residential mixed-use project on Barton Springs Road near Zilker Park. Plans are for 74 condominiums plus retail.

**R52 Four Seasons Residences**

Start Construction: Late 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: undetermined

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 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**

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 of a two new 243-unit condo buildings.

**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 of 352 apartments.

**R60 7RIO**

Start Construction: 1st Quarter 2008

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 late 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**

Start Construction: undetermined

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 Novare Mixed-Use, Phase II (Block 52)**

Start Construction: 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 550 condos, 150 hotel rooms and ground-floor retail.

**R65 Gables - 4th and Guadalupe**

Start Construction: 2009

Contact: Gables Residential  
(770) 436-4600

Gables is developing plans for a mixed-use tower with residential 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.

**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.

**R69 800 West Avenue**

Start Construction: 4th quarter 2008

Contact: David Cox  
Fortis Development

Austin-based Fortis Development is seeking to build a tower of up to 250 feet, or about 20 stories. The project would have about 200 condominiums plus retail space.

**R70 The Quorum**

Start Construction: January 2008

Contact: John Graham  
1300 Guadalupe LP  
617-6301

AustinPartners plans to convert a three-story office building constructed in 1964 into modern, loft-style condominiums and add a fourth floor. The \$10 million Quorum project will have 26 condos ranging in size from 1,450 square feet to 2,450 square feet and priced from \$350 a square foot to \$450 a square foot. Work is set to begin in January on the site just two blocks west of the Capitol and north of the Travis County Courthouse. The developers are considering a second phase, which would add structured parking and more residential units.

**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. 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 Town Lake.

**A3 Green Water Treatment Plant**

Contact: Greg Kiloh, Project Manager  
City of Austin  
974-7836

The water treatment plant at 600 W. Cesar Chavez St. opened in 1925 and was Austin's first water treatment plant. In 1969 the plant was named in honor of Thomas C. Green, the plant's first chemist. In August 2005, Austin City Council approved the relocation of the Thomas C. Green Water Treatment Plant. In February 2006, City Council passed a resolution to reserve part of the Green Water Treatment Plant site for a new Central Library. The plant will be decommissioned starting in 2009. The early planning stages for the redevelopment are in progress. An RFP is expected to be issued in early 2008.

**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

## 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. The most likely location for the courthouse is site of the current Ned Granger Building on the northeast corner of 11th and Guadalupe.

## U.S. Government

### US1 Federal Courthouse

Start Construction: early 2010

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.

### US2 New Downtown Post Office

Start Construction: early 2008

Contact:

The Postal Service is planning a new station at the southwest corner of East Ninth and Red River streets. The site, a little more than one-fourth of a block, is now used for parking. The plans include a well-designed building with trees shading a wide, pedestrian-oriented sidewalk and above- and below-ground parking, that will be available to the public after hours for patrons of the Red River club scene.

## 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 and 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.

### O13 First Baptist Church Ministry Center

Start Construction: undetermined

Contact: Marshall Smith  
First Baptist Church  
476-2625

The First Baptist Church is planning to construct a Ministry Center and parking garage on their current surface parking lot just south of the church.

## 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: 2008

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.

### T5 Waller Creek Flood Diversion Tunnel

Start Construction: 2010

Contact: Gary Kosut, P.E.  
City of Austin, Watershed Protection &  
Development Review  
974-3374

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.

**T7 Second Street District Streetscape Improvements, Phase II**

Start Construction: April 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.