

Downtown Austin Emerging Projects

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

1. Austin Market District, North Block

Re-tenanting of the existing development, including REI and Anthropologie, started in May 2006 and will open in November. A minor expansion is planned for next year.



34. The Monarch (ZOM Austin)

Located at the western edge of Austin's Central Business District overlooking Shoal Creek, ZOM Austin will feature 297 residential units and 8,000 square feet of street level retail. The residential units will be housed in a 24-story high-rise tower, with a four-story townhome structure over the retail shops. Construction started in June 2006.



32. 721 Congress

Austin Architect Sinclair Black is renovating an existing one-story building at Eighth Street and Congress into a six-story mixed-use building. The project will have 16 condos on the top four floors, restaurant on the street level, and office space on the second floor.



31. Brazos Place

Pomeroy Investment Corp. plans to convert the 14-story One Commodore office building at 800 Brazos into a mixed-use development comprised of 80 condominium units, up to four floors of office space and ground-floor retail.

2. Spring

Construction is expected to start in February 2007 on a 36-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 220 units, priced from under \$200,000 to \$400,000, with most units selling for around \$250,000.

3. Goodwill Site (Phoenix Properties)

Dallas-based Phoenix Property Company, the developer of 404 Rio Grande, is building a 4- to 6-story, 126 unit, warehouse-style apartment building at the current site of Goodwill Industries at Third Street and Lamar Boulevard.

4. Gables Park Plaza

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



5. Seaholm Power Plant Reuse

The City of Austin is negotiating with 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 cultural attraction.

6. Pfluger Bridge Extension

Plans are in progress to extend the Pfluger Bicycle and Pedestrian Bridge across Cesar Chavez Street.

7. Bridges on the Park

Dallas-based CLB Partners LLC, developers of the Austin City Lofts, recently broke ground on a six-story condominium building with 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.

8. 300 Lamar Boulevard South

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

9. 1155 Barton Springs

Preliminary plans are for 22 condos in a mid-rise building, and 13 apartments in a low-rise building, on the site of the former Treehouse restaurant.

10. Town Lake Park, Phase II

The construction of the second of four phases of the 54+ acre urban park started in February 2006.



11. Long Center for the Performing Arts

Construction is underway to transform 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.

12. AquaTerra

This 19-story building with 163 condominiums is expected to start construction in early 2007.

13. Hyatt Regency

Fairfield Residential LLC, a residential developer based in Grand Prairie, plans to renovate the hotel, adding meeting space, and eventually add housing, shops and restaurants on the site.

14. Four Seasons Residences

This residential mixed-use tower, adjacent to the Four Seasons Hotel, is being designed by internationally renowned architect Michael Graves. The project is a mix of 200 to 240 apartments on the lower floors and 70 to 80 condos on the upper levels.



15. Marriott Hotel Complex

Indiana-based White Lodging Services Corp. is planning a \$185 million project with three Marriott hotels: a 26-story Marriott convention center hotel with 650 rooms, 50,000 square feet of meeting space and street-level retail; an 11-story Renaissance Hotel with 200 rooms; and a 15-story Springhill Suites by Marriott with 150 rooms.

16. Altavida

This 36-story tower will be on the half block lot just west of the 100 Congress. The tower will include 258 rental units, a 5-level parking garage and ground floor lobby, visitor parking and 1,000 square feet of retail space.



17. The Austonian

Benchmark Land Development is planning a 700' tall tower that will have 250 luxury condominiums units and retail space at the key Congress Avenue - Second Street corner. The building is being designed by Ziegler Cooper Architects of Houston.



18. 2nd Street Retail District

The 2nd St. District is an emerging, adventurous urban neighborhood with 225,000 square feet of retail, restaurants and entertainment venues, as well as living spaces and offices. Many of the shops on the first block, between Colorado and Lavaca Streets, are already open for business.

19. Block 21

The City of Austin is negotiating with Stratus Properties to develop this key full block in the emerging Second Street Retail District. The project will have hotel and residential above street-level retail, and is expected to also be the new home for the Austin Children's Museum.



20. 2nd Street Retail District Residential Tower (AMLI - Block 22)

Construction started in April on this project that will have 231 residential units in a 18-story mixed-use building with 41,000 sq. ft. of street-level retail and restaurant, and aboveground parking.

21. Green Water Treatment Plant

The City's Water Utility is proceeding with studies to construct a new water treatment plant on another, more appropriate site, and make the current site available for redevelopment.



22. Austin Music Hall

Planned renovations will add a late-night restaurant, provide a new light and sound system, and increase the hall's seating capacity from 1,800 to 2,800, and a new mezzanine will overlook the stage.

23. Ballet Austin - Butler Dance Education Center

Ballet Austin is converting the former Austex Printing building. The center will house Ballet Austin Company, Academy and Administrative offices, and will have seven rehearsal studios and an in-house performance space with seating for 287.

30. 5th and Congress

The 675 foot tall project will be one of the city's tallest buildings and the most ambitious downtown mixed-use project. The 47-story, 925,000-square-foot tower, will have offices, condominiums, stores and a private club.

29. Residence Inn / Courtyard by Marriott

Twin 16 story towers (170-room Residence Inn and 270-room Courtyard by Marriott) are under construction just west of the Austin Convention Center, and will open this summer.

28. Post Office Block

The U.S. Postal Service is seeking development proposals for its downtown site.

27. 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 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.

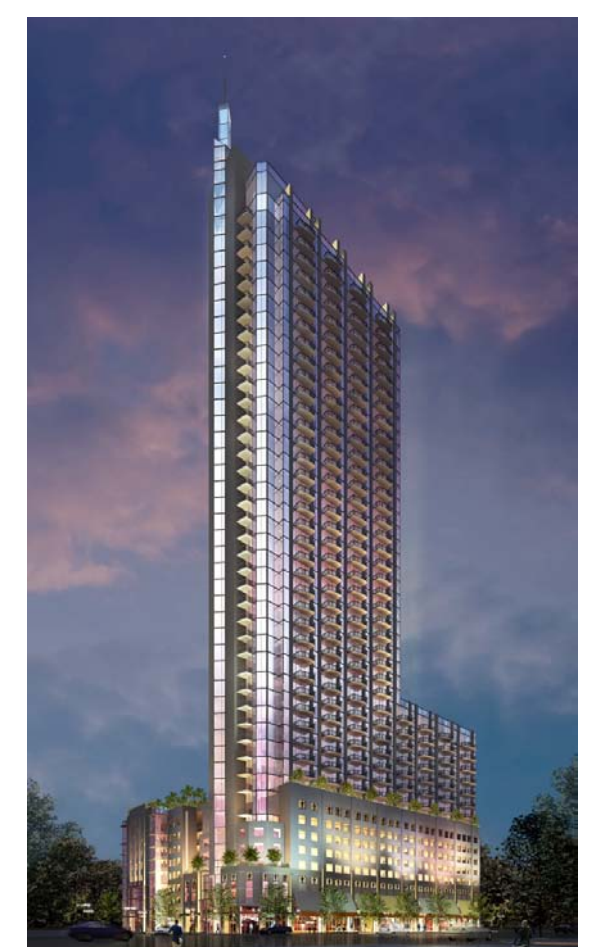


26. Federal Courthouse

The U.S. General Services Administration is developing a new 230,000 sq. ft. Federal Courthouse in downtown Austin, on the former Intel site, just west of Republic Square. Demolition of the Intel building is expected to occur later this year, and construction of the courthouse will start late-2008 or early-2009.

25. Austin Museum of Art

The Austin Museum of Art is negotiating with local developer Tom Stacy to develop a museum and adjoining condominium project to be designed by the architectural firm founded by Cesar Pelli.



24. 360 (3rd & Nueces)

This project, a 580-foot, 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, broke ground in June 2006.