DOWNTOWN AUSTIN
EMERGING PROJECTS
4TH EDITION
405 Colorado Office Building  
**Planned**  
Brandywine Realty Trust is proposing to build an office project at the northeast corner of Fourth and Colorado streets.

422 (Broadstone) at the Lake  
**Under Construction**  
Construction is wrapping up 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, 31-story residential tower that will be built around the corner from SkyHouse Austin in the Rainey Street District.

5th & Brazos Hotel  
**Planned**  
This is a 37-story skyscraper with hotel rooms and residences at East Fifth and Brazos streets. The tower will include 333 hotel rooms, 329 apartments and 2 restaurants. Chicago-based Magellan Development Group is developing the project.

5th + West  
**Under Construction**  
Construction has begun on this 162-unit high-rise condominium tower, being developed by Riverside Resources, developers of Crescent and Whitley.

6th and Nueces Hotel Site  
**Planned**  
IBC is looking at developing this site on W. 6th street at Nueces as a 28-story hotel.

721 Congress / The Avenue  
**Planned**  
A vacant retail space on Congress Avenue in downtown Austin will be replaced with a 30-story tower with 135 luxury apartments, office space, a restaurant and a bar, but will not include a parking garage. The development will also provide the adjacent State and Paramount Theaters with administrative space, dressing rooms, classrooms and other support facilities.

70 Rainey Street  
**Under Construction**  
New York developer Sackman Enterprises has started construction of a 200 unit, 35-story condominium tower with a ground floor restaurant in the Rainey Street district.

8th & Nueces  
**Under Construction**  
The 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.

908 Nueces Condominiums  
**Under Construction**  
The project replaces a 1-story bail bonds office with a 4-story (over 1 story of parking) condominium development. The tract housed on old condo Sutton Villas Site.

Aloft and Element Hotels  
**Under Construction**  
The 7th and Congress project features two Starwood brand hotels, Aloft (278 rooms) and Element (144 rooms), with a 5,400-square-foot restaurant and bar with outdoor seating on Congress Avenue. The project is being developed by White Lodging of Indiana; HKS of Dallas is the architect, and DPR Construction is the lead contractor.

Austin Energy Seaholm Substation  
**Under Construction**  
This project is the reduction in size of the existing Austin Energy substation just east of the Seaholm Power Plant. The project includes an artist-designed perimeter wall that is substantially complete.

Austin American-Statesman Waterfront Property  
**Planned**  
The owners of the property announced in February that they are soliciting mixed-use redevelopment proposals from qualified developers for the 18.9 acre South Congress Avenue site on the south shore of Lady Bird Lake.

Block 52  
**On Hold**  
Developers are exploring options for this full-block site. Unencumbered by Capitol View Corridors, the site could have as much as 800,000 sq. ft. of office, residential and retail.

Central Health Brackenridge Campus Redevelopment  
**Planned**  
Central Health, Travis County’s publicly funded health care district, is working with community partners and experts on the future reuse and redevelopment of its Brackenridge Campus, following the planned closing of University Medical Center Brackenridge in 2017. Central Health’s Brackenridge Campus is a vital community asset that connects the new University of Texas Medical District, including Seton’s new state-of-the-art teaching hospital that will replace UMC Brackenridge in 2017, with the Texas State Capitol Complex and Downtown Austin, including the city’s envisioned Innovation Zone. The master plan was approved by the Central Health board of Managers on Jan. 27, 2016.

Dell Medical Health Discovery Building  
**Under Construction**  
Researchers from all over campus, some of the world’s best, will make their home in the wet and dry labs in the Health Discovery Building, where they’ll also have access to advanced imaging equipment. A technology incubator will help bring their discoveries to market.

Dell Medical Health Transformation Building  
**Under Construction**  
Construction is well underway on one of four buildings planned for the first phase of the Dell Medical School at UT Austin.

Dell Seton Medical Center at The University of Texas  
**Under Construction**  
Construction is underway on this 220-bed hospital, one of four buildings in the first phase of the Dell Medical School at UT Austin.

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. The final design may move the station one block east of the current location.
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.

East 9th Street Multifamily
**Planned**
The project is a 147 unit apartment project with ground floor retail/restaurant.

Episcopal Church Block 87
**Planned**
The block is made up of several components, intricately pieced together to maximize the usability of the site. These components are: an Archives building, two office buildings, underground parking, ground floor retail and the Residential tower. A Capitol View Corridor over most of the site, and surrounding sites, allows only a small corner to extend upwards beyond 5 floors. The project is planned to have 67,000 s.f. archives, 210,000 s.f. office space, 42,000 s.f. retail and 317,000 s.f. of residential.

Fairmont Hotel
**Under Construction**
Manchester Texas Financial Group, a subsidiary of San Diego hotel developer Manchester Financial Group, is building a $370 million hotel with 37 stories and 1,066 rooms just east of the Austin Convention Center, 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. The hotel will have a direct connection to the Austin Convention Center through an elevated walkway.

Gables Republic Park / Hotel ZaZa
**Under Construction**
Site excavation has started on this 24-story tower in downtown Austin that will have 221 luxury apartments atop a 159-room Hotel ZaZa. The project, facing on Republic Square Park, is expected to be completed in 2018.

Green Water Block 23
**Under Construction**
Construction started December of 2014 on this 29-story, 500,000 sq. ft. office tower that will have two ground-level restaurants. A major tenant of the building will be Google.

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.

Homewood Suites at East Avenue
**Under Construction**
Construction began in February on this 14-story, 150 room hotel, and is expected to wrap up in late 2017.

Hyatt House Hotel
**Under Construction**
Construction has started on this 9-story, 192 room Hyatt House extended stay hotel.

The Independent
**Under Construction**
The 58 story project, tallest in Austin, will have 370 residences (condos for sale) and 13,500 square feet of retail and restaurant space.

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 City will issue a new project solicitation in the next few months.

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

Marriott Hotel at Cesar Chavez
**Planned**
White Lodging Services Corp., downtown Austin’s dominant hotel owner, has submitted plans to build another hotel just west of the Austin Convention Center. The 27-story Marriott hotel will have 610 rooms and a high-turnover sit down restaurant, and four levels of underground parking.

Mexic-Arte Museum
**Planned**
Mexic-Arte is developing plans for a new 7-story (underground) building to replace the current building on the southeast corner of Congress Avenue and E. 5th Street

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
**On Hold**
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 in November 2015 failed. The County is considering options.

New UT System Administration Building
**Under Construction**
Construction began in early 2015 and is scheduled to be complete in the summer of 2017. The 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 garage and below ground parking garage.

Osten Hall
**Planned**
The project is a 4-story, mixed-use office building with retail and restaurant space and a robotic parking garage.

Rainey St. Hotel (formerly Kimber Modern)
**Planned**
This is a proposed 31 room hotel in the Rainey Street neighborhood, on the I-35 frontage road.

Republic Square, Phase II
**Planned**
Construction started in May on the next phase of improvements to the 1 3/4 acre Republic Square Park. Phase II is a continuation of a design process in partnership with the Austin Parks Foundation. The scope of Phase II 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
**Under Construction**
The project will separate the existing loft from new office space with a firewall. A remodel of the first floor with an additional second floor will house office space. There will be a small pavilion and roof terrace at the third story. The residential loft will remain and be renovated. Below the office will be a basement parking area to be accessed by a ramp from the alley.

Rise (formerly Aspen Heights)
**Under Construction**
The 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.

Sabine Street Promenade
**Planned**
The six-block, 10-acre site into a mixed-use community that connects the new University of Texas Medical Center Brackenridge in 2017. Central Health’s health care district, is working with community proposals from qualified developers for the 18.9 acres of public open space with public art. The City will issue a new project solicitation in the next few months.
**Plan.**

**accordance with the Waller Creek District Master**

**The project, now in design, is the construction of**

**Sabine Street Promenade**

*Planned*

**be 70% one bedroom and 30% two bedroom.**

**residential space. The 213,800 sq. ft. building will**

**building with 5 levels of parking and 16 levels of**

**will remain and be renovated. Below the office will**

**floor with an additional second floor will house**

**office space with a firewall. A remodel of the**

**will be a basement parking area to be accessed by a**

**with retail and restaurant space and a robotic**

**on the project with more than 260 micro units -**

**Spire East Fifth LP plans to break ground next year**

**Spire East Fifth LP, plans to break ground next year**

**Third + Shoal**

**Planned**

**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.**

**San Marcos Hotel**

*Planned*

**This is a proposed 30-room hotel on the northwest**

**street-level retail and live-work space along Fifth**

**below-ground parking, about 6,500 square feet of**

**each about 400 square feet - at East Fifth and**

**the five-story project will include**

**5 stories tall.**

**Schlosser Development has begun construction of a**

**project would be about 250,000 square feet and 15 stories tall.**

**Schlosser Development is planning a structure**

**would be about 184,000 square feet and 5 stories tall.**

**Planned**

**The Riley**

*Under Construction*

**The project will separate the existing loft from**

**The City of Austin has contracted with a design**

**the design for**

**pedestrian circulation and use areas, informal and**

**flexible children’s play area, site furnishings,**

**signage, lighting, irrigation and landscape**

**improvements.**

**The Riley**

*Under Construction*

**The project will separate the existing loft from**

**office space with a firewall. A remodel of the first**

**floor with an additional second floor will house**

**office space. There will be a small pavilion and**

**roof terrace at the third story. The residential loft**

**will remain and be renovated. Below the office will**

**be a basement parking area to be accessed by a**

**from the alley.**

**Rise (formerly Aspen Heights)**

*Under Construction*

**The 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.**

**Sabine Street Promenade**

*Planned*

**The project, now in design, is the construction of**

**the Sabine Street pedestrian and bike promenade**

**from 4th Street to 6th Street. It will be designed in**

**accordance with the Waller Creek District Master**

**Plan.**

**Saltillo District Redevelopment**

*Planned*

**The Capital Metro Board has selected Endeavor**

**Real Estate and Columbus Realty to redevelop the**

**40-acre site. 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.**

**San Marcos Hotel**

*Planned*

**This is a proposed 30-room hotel on the northwest**

**corner of E. 7th St. and San Marcos St.**

**Seaholm Power Plant Redevelopment**

*Under Construction*

**Seaholm Power Plant, 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.**

**Shoal Creek Walk, Building 1**

*Under Construction*

**Schlosser Development has begun construction of a**

**substantial expansion of office space in the West**

**End / Market District. The structure would be about**

**250,000 square feet and 15 stories tall.**

**Shoal Creek Walk, Building 2**

*Planned*

**Schlosser Development is planning a structure**

**would be about 184,000 square feet and 5 stories tall.**

**Spire**

*Planned*

**Spire East Fifth LP plans to break ground next year**

**on the project with more than 260 micro units -**

**each about 400 square feet - at East Fifth and**

**Waller streets. The five-story project will include**

**below-ground parking, about 6,500 square feet of**

**street-level retail and live-work space along Fifth**

**Street, plus four floors of rental units with both**

**market and below-market rents. About a quarter of**

**the units will be set aside for people who earn 50**

**percent to 70 percent less than Austin’s median**

**family income.**

**Third + Shoal**

*Planned*

**The Austin Music Hall is to be demolished to make**

**way for a 29-story office building. Demolition of the**

**$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.**

**Trinity Place 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.**

**UT System - Block 71**

*Planned*

**Once the new UT System Administration Building**

**(UTS) is completed, the property housing Claudia**

**Taylor Johnson Building and Ashter Smith Hall will**

**be ground leased, and therefore available for**

**improvement or redevelopment.**

**Waller Creek Flood Diversion Tunnel**

*Under Construction*

**The Waller Creek Flood Diversion Tunnel Project is a stormwater bypass tunnel from Waterloo Park to Lady Bird Lake near Waller Beach. The tunnel is 20.5 - 26.5 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 2016.**

**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, 498 residential units and 60,000 sq. ft. of retail. Demolition was completed in February 2016, and construction is expected to begin in Spring 2016.**

**Waterloo Tower Hotel**

*Planned*

**This is a proposed 260 room hotel on the site of the**

**former Brick Oven Pizza, east of Waterloo Park and**

**south of UMC Brackenridge.**

**SOURCE: City of Austin Economic Development Department**
**Downtown Austin**

**Emerging Projects**

1. **801 Colorado Office Building** (Planned)
2. **413 (Broadacres) at the Lake**
3. **641 East**
4. **5th & Sazamo Hotel**
5. **1st & West**
6. **5th and Nuemos Hotel Site**
7. **721 Congress, The Avenue**
8. **714 Rainey Street**
9. **4th & Austin**
10. **500 Nuovo Condominiums**
11. **Austin House and Element Hotels Under Construction**
12. **Austin Sylvan Baptist Saturation Center Construction**
13. **Austin Harper House & Residences Planned**
14. **Austin American-Mexican Enrollment Facility Construction**
15. **400 Construction**
16. **Central Health Brackenridge Campus Redevelopment**
17. **Dept Medical Health Discovery Building Under Construction**
18. **Dept Medical Health – New Medical Center at the University of Texas**
19. **Dell Medical School at The University of Texas Expansion**
20. **East Houston**
21. **East 4th Street Multifamily**
22. **Emory Hotel**
23. **Galene Republic Hotel / Hotel Zaza Under Construction**
24. **Green Hospital**
25. **Green Water Block 33 site**
26. **Green Water Block 185 site**
27. **Homesweet Suites at East Ave Under Construction**
28. **Hytte House Hotel Under Construction**
29. **Independent Condominiums Planned**
30. **Intake and Utility Buildings Planned**
31. **Kite Hotel Planned**
32. **Lamar Hotel at Cesar Chavez Planned**
33. **Mexico-Arte Museum Planned**
34. **New Central Library Under Construction**
35. **New Travis County Civil Court House Construction**
36. **Sayre Travis County Civil Courthouse On Hold**
37. **New UT System Administrator Building Under Construction**
38. **Oster Hall**
39. **Rainey St. Hotel (Future Kimber Modern) Planned**
40. **Republic Square, Phase II Planned**
41. **The Rail Under Construction**
42. **Shaw Cross Walk, Building 1 Under Construction**
43. **Shaw Cross Walk, Building 3 Planned**
44. **Trinity**
45. **Trust North Avenue Site Planned**
46. **University of Texas Athletic Association of Counties Planned**
47. **The Contemporary Austin Austin Center Renovation Under Construction**
48. **East 6th & Saxon Planned**
49. **Trafton County Ronnie Earl Center Under Construction**
50. **Dorothy Place Tower On Hold**
51. **Pondale Condos at Robert Ranch Planned**
52. **UT System - Block 71 Planned**
53. **Water Creek Flooding 1857 Under Construction**
54. **Waterloo Place Planned**
55. **Waterloo Tower Hotel Planned**
56. **West Sixth Mics Project Planned**

**Source:** City of Austin Economic Development Department

**Downtown Districts**

**2nd Street**
A shopper’s paradise under construction — the Second Street Retail District is a specialty disposed of beaten path in a mix of high-end and casual dining. Sidewalk cafes and districts Austin shops will join with major retailers for a truly unique shopping experience.

**Arts District**
Located near the Bob Bullock Texas State History Museum, this district is home to more small galleries and artist’s studios.

**Consortium District**
Affectedly referred to as “the Main Street of Texas,” Congress Avenue provides some of the most vibrant vistas northward to the State Capitol. In addition to shops, galleries and restaurants, Congress Avenue is home to the Austin Museum of Art, News Bank Museum, Woodhouse 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 at Guadalupe Street.

**East End**
Cross the most of HI-15 for wonderful scenes from Austin and Texas history such as the Texas State Capitol and the Bank of America. You can find unique restaurants, galleries and entertainment venues as well as a w in-4 Austin’s future with progressive new development projects such as the East End project.

**Market District**
Named after the Eighth-Foods corporate headquarters and mega-retail sports, the Market District is one of Downtown’s newest emerging districts to live, work and play. This urban living, shopping and dining at the heart of downtown makes this the perfect location of a modern, friendly 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.

**West Campus**
West Campus is home to students, young families, and professionals. The area’s architecture is diverse, with 80-year-old buildings are often fitted next to modern mixed-use come in a variety of styles, such as mid-century modern ranches, traditional homes, and apartments can be found in this area despite its small geographic size.

**West End**
If you’re costing downtown eyes we’ll you’ll Austin’s West End in what some people think is the “real” Austin. This quaint neighborhood features shopping, restaurants, galleries, and antique stores.

**University of Texas**
Located between Guadalupe Street and Congress Avenue from 3rd to 6th Street. The Warehouse district is the corporate campus to 6th Street. A 4th-able to a highly active neighborhood the other downtown entertainment areas. Back by the famous, the restaurants and bars in this area have been transformed from former rowdy nightclubs to top-generally known, and distinctive bars with live music everywhere.