

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 there 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.



6. Spring
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.



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 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.

8. Gables Park Plaza
Gables is designing a primarily residential project (314 apartments and 100 condominiums), along with 40,000 s.f. of retail and 20,000 s.f. of office.

9. Pfluger Bridge Extension Project
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.



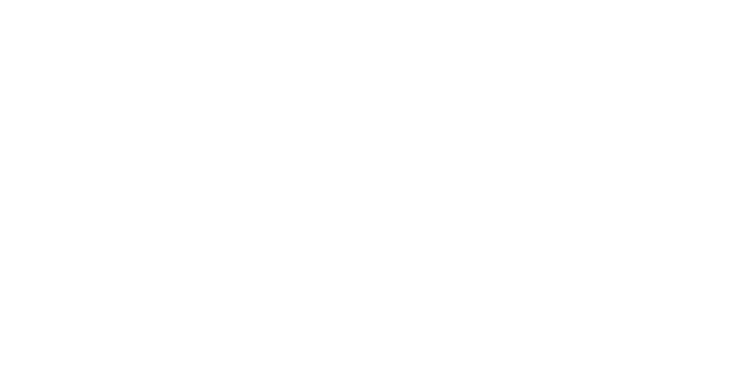
10. Seaholm Power Plant Redevelopment
On April 28, 2005 the Austin City Council selected Seaholm Power, LLC, led by Southwest Strategies Group, to redevelop the circa 1950 Art Deco Seaholm Power Plant and adjacent property, into a high quality, mixed-use attraction. This project is still under negotiation. Once complete, the site will feature a mix of office space, local retail shops, contemporary condos, a boutique hotel, 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 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.

12. Post Office Mixed-Use, Phase I (Block 51)
Atlanta-based Novare Group Holdings LLC and Austin's Andrews Urban LLC plan to break ground this fall 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 about 400 condos and an undetermined amount of ground-level retail and restaurant space. There will also be space on the ground floor for a new state-of-the-art post office at Fifth and San Antonio streets.

13. Post Office Mixed-Use, Phase II (Block 52)
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 more than 500 condos, at least 100 hotel rooms and ground-floor retail.



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 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.



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 space 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 vacated.



16. 360
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.

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.

18. Austin Music Hall
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.

19. Green Water Treatment Plant
The City of Austin is in the midst of a feasibility study on the redevelopment of the Green Water Treatment Plant site.

20. 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.

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. Altavida
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.

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, 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.

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 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.

25. Future Connections Study
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.

26. 721 Congress
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.

27. Brazos Place Condominiums
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.

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 twelve-story, 1,200 space parking garage, street level retail and existing drive-thru bank.

30. 21c Hotel and Condos
The project would 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.

31. Metropolitan
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.

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 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.

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 Reddy 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 indoor nightclub, 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 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.

37. Susanna Dickinson House Renovation and Brush Square Renovation
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.

38. Capital Metro All Systems Go! Urban Commuter Rail
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.

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, turn-down services, laundry and valet services.

40. Constellation "Red River"
Australian developer Constellation Property Group is planning to build two skyscrapers, one a luxury 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 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 #32) by 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 Red River streets, started in June. 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 linked to a planned adjacent Kimpton hotel (#41) by a sixth floor terrace.

43. Mexican-American Cultural Center (MACC)
The 126,000 s.f. 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 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 Cummins Streets, adjacent to the Town Lake Hike and Bike Trail.

45. Robertson Hill Apartments
Houston 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. Salfillo District Redevelopment Master Plan
The Salfillo 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.

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 Binswanger 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 condominium development 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.

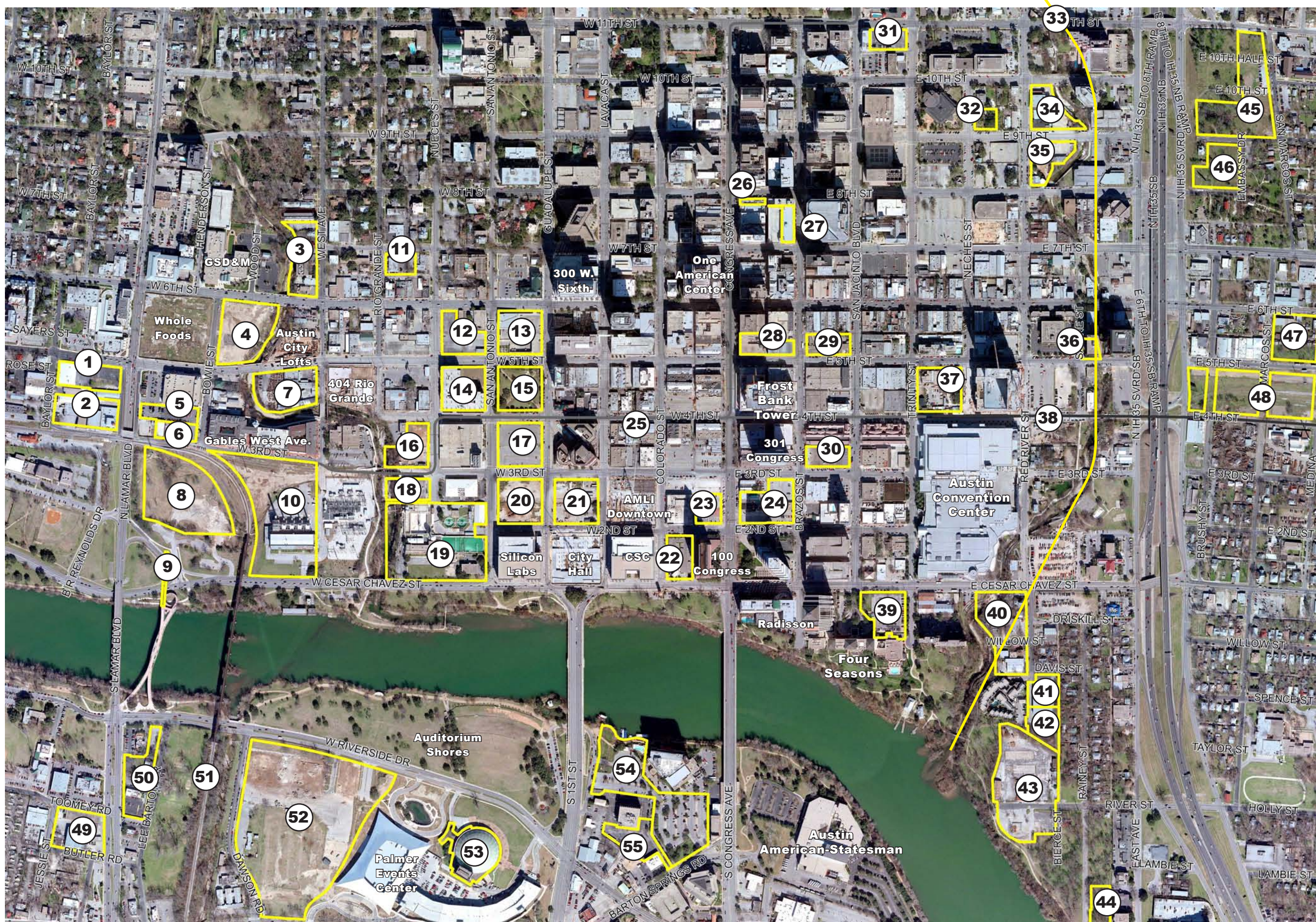
51. Austin-San Antonio Corridor Regional Rail
Linking the Austin-San Antonio corridor via commuter rail has been under discussion for several years. It has always been envisioned that the existing Union Pacific freight line could be used as a shared corridor for passenger rail service in the early years 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 Lipski. Parking for approximately 60 park visitors is provided just north of the Dougherty Arts Center. There is an observation hill created for viewing, lots of landscape planting, a lagoon with water 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 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.

54. 208 Barton Springs Road (Hyatt Site)
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.

55. Aqua Terra
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.



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