



# The New Austin Skyline

A LIST OF RECENTLY COMPLETED, PLANNED AND UPCOMING PROJECTS

The face of Austin's downtown is always changing. In 2019, we saw a record high development pipeline, with 20 projects under construction and another 19 planned. This emerging projects brochure reflects the most prominent projects recently completed, under construction or being planned in downtown.





## 1. 5th & Brazos Hotel



### Status: Under Construction

Developer: Magellan Development  
Size: 771,000 SQFT  
Product Type: Hotel  
Number of Hotel Rooms: 400  
Number of Apartments: 274  
Retail Space: 13,000 / Mixed Use: Y

### Estimated Completion Date: 2020

Photo Credit: BKL Architecture

**DESCRIPTION:** This is a 32-story skyscraper with 400 hotel rooms, 274 apartments and 13,000 sq ft of ground-floor retail space at East Fifth and Brazos streets. The project is 771,000 sqft and is estimated to deliver in 2020. Chicago-based Magellan Development Group is developing the project.

## 2. 6X Guadalupe



### Status: Planned

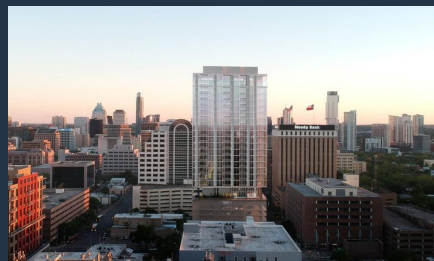
Developer: Lincoln Property Company  
Size: 597,505 SQFT  
Product Type: Office  
Mixed Use: Y

### Estimated Completion Date: 2022

Photo Credit: Lincoln Property Company/Gensler Austin

**DESCRIPTION:** A 32 story building is planned for Guadalupe St. The 1.63-acre site will have 332 apartment units; around 550,000 sq.ft of office space; and around 25,000 sq.ft of restaurant space.

## 3. 17th Street Condos



### Status: Proposed

Developer: Reger Holdings, LLC  
Size: TBD  
Product Type: Residential

### Estimated Completion Date: 2021

Photo Credit: Rhode Partners

**DESCRIPTION:** A 27-story condo is planned for the Guadalupe and 17th Street. Construction is expected to start in the fall of 2019 and end in 2021. The project will include 117 condos, 5,000 sq ft of ground floor retail and restaurant space and 7 stories of parking. The project is expected to have a mix of units including 1, 2 and 3 bedrooms.

## 4. 44 East Avenue



### Status: Under Construction

Size: 460,000 SQFT  
Product Type: Condominiums  
Number of Hotel Rooms: 400  
Number of Condos: 330

### Estimated Completion Date: 2022

Photo Credit: Instacorp

**DESCRIPTION:** A 51-story high rise condo tower is planned for Rainey Street. This 545-foot-tall 460,000 square foot project includes 330 condo units, 3,000 square feet of ground floor retail/restaurant space, and 500 parking spaces.

## 5. 48 East Avenue



### Status: Proposed

Developer: Pearlstone Partners  
Size: 250,000 SQFT  
Product Type: Apartments  
Number of Rooms: 244

### Estimated Completion Date: 2021

Photo Credit: STG Design

## 6. 70 Rainey Street



### Status: Recently Completed

Developer: Sackman Enterprises, Inc.  
Size: 260,190 SQFT  
Product Type: Condominiums  
Number of Condos: 164  
Mixed Use: Y

### Estimated Completion Date: 2019

Photo Credit: Page Southerland Page L.L.P.

**DESCRIPTION:** NY developer Sackman Enterprises has started construction of a 164 unit, 35-story condominium tower with a ground floor restaurant in the Rainey Street district.

## 7. 78-84 Rainey



### Status: Proposed

Developer: Sackman Enterprises  
Size: 92,000 SQFT  
Product Type: Retail  
Mixed Use: Y

### Estimated Completion Date: TBD

Photo Credit: Sixthriver Architects Sackman Enterprises

**DESCRIPTION:** A 9-story office and retail mixed use development. Project has an estimated 92,000 square feet and 114 parking spaces.

## 8. 93 Red River : The Quincy



**Status: Under Construction**

Developer: Endeavor Real Estate Group  
Size: 502,973 SQFT  
Product Type: Office / Residential  
Number of Apartments: 347  
Mixed Use: Y

**Estimated Completion Date: 2021**

*Photo Credit: Endeavor Real Estate Group*

**DESCRIPTION:** A mixed use office and residential tower is currently under construction at 93 Red River Street. The 30 story property will include 19 floors of apartment units, 3 floors of office space, and 7 floors of above ground parking.

## 9. 300 Colorado - Parsley Energy Building



**Status: Under Construction**

Developer: Riverside Resources  
Size: 350,000 SQFT  
Product Type: Office  
Mixed Use: Y

**Estimated Completion Date: 2021**

*Photo Credit: Stantec, City of Austin*

**DESCRIPTION:** A 34-story office tower is planned for 300 Colorado Street. Early plans show the building with 340,000 square feet of office space, 10,000 square feet of restaurant space, and 727 parking spaces. Estimated start date: December 2018.

## 10. 405 Colorado Street



**Status: Under Construction**

Developer: Brandywine Realty Trust  
Size: 197,056 SQFT  
Product Type: Office

**Estimated Completion Date: 2020**

*Photo Credit: Brandywine Realty Trust*

**DESCRIPTION:** Brandywine Realty Trust is building an office project at the northeast corner of Fourth and Colorado streets. The design, from Duda | Paine Architects of Durham, NC, will feature glass-enclosed office levels atop 12 stories of structured parking wrapped with terra-cotta tiling.

## 11. 410 Uptown



**Status: Proposed**

Developer: AQUILA Commercial  
Size: 186,960 SQFT  
Product Type: Office  
Mixed Use: Y

**Estimated Completion Date: 2021**

*Photo Credit: AQUILA Commercial /Gensler*

**DESCRIPTION:** 12-story, 186,957 square foot office tower with ground floor retail space has been proposed.

## 12. 701 Rio Grande



**Status: Proposed**

Size: 115,000 SQFT  
Product Type: Office  
Mixed Use: Y

**Estimated Completion Date: 2020**

*Photo Credit: JLL*

**DESCRIPTION:** A 5-story office building is planned for Rio Grande and W. 7th Street. The building will have 115,000 sqft of office space and 7,000 sqft of ground floor retail space. Project is set to deliver in 2020.

## 13. 1204 San Antonio St



**Status: Under Construction**

Developer: TX Assoc. of Counties Workers Comp  
Size: 41,698 SQFT  
Product Type: Office  
Mixed Use: TBD

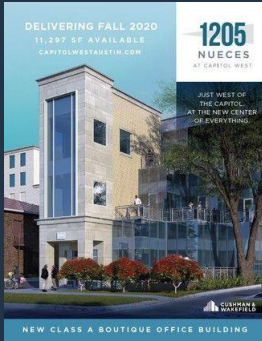
**Estimated Completion Date: 2021**

*Photo Credit: GSC Architects*

**DESCRIPTION:** Located three blocks from the Texas State Capitol, Capitol West is an expanding, professional office campus with three legacy buildings expanding to five when construction soon begins on two buildings at 1204 San Antonio St and 1205 Nueces St.



## 14. 93 Red River : 1205 Nueces at Capitol West



### Status: Under Construction

Developer: TX Assoc. of Counties

Size: 11,297 SQFT

Product Type: Office

Mixed Use: TBD

**Estimated Completion Date: 2021**

*Photo Credit: GSC Architects*

**DESCRIPTION:** Located three blocks from the Texas State Capitol, Capitol West is an expanding, professional office campus with three legacy buildings expanding to five when construction soon begins on two Class A buildings at 1204 San Antonio St and 1205 Nueces St.

## 15. 1313 Red River St



### Status: Under Construction

Size: 627,693 SQFT

Product Type: Office

**Estimated Completion Date: 2021**

*Photo Credit: Gensler*

## 16. 1836 San Jacinto



### Status: Under Construction

Size: 230,609 SQFT

Product Type: Office

Mixed Use: Y

**Estimated Completion Date: 2020**

*Photo Credit: CBRE*

**DESCRIPTION:** More than 200,000 sf of Class A office space is under construction on the southwest corner of MLK Jr Blvd and San Jacinto. The 2.04 acre project is expected to be completed in 2020. Site will include 17,987sf of ground floor retail and 343 parking spaces.

## 17. Alexan Capitol



### Status: Under Construction

Developer: Trammell Crow Residential

Size: 400,000 SQFT

Product Type: Residential / Mixed Use: Y

Number of Apartments: 276

Office Space: 21,000

**Estimated Completion Date: 2021**

*Photo Credit: GDA Architects*

**DESCRIPTION:** With 30 floors, Alexan Capitol includes three subterranean floors of garage, a lobby floor, three floors of parking above the lobby, then a fifth floor with roughly 21,000 square feet of office space. Project is set to deliver in 2021.

## 18. Austin American Statesman Site



### Status: Proposed

Developer: Endeavor Real Estate Group

Size: 3.5 MSQFT

Mixed Use: Y

**Estimated Completion Date: TBD**

*Photo Credit: Skidmore, Owings & Merrill*

**DESCRIPTION:** A large mixed use project is planned for this 19 acre site.

## 19. Austin Marriott Downtown



### Status: Under Construction

Developer: White Lodging Services Corporation

Size: 530,000 SQFT

Product Type: Hotel

Number of Rooms: 613

**Estimated Completion Date: 2020**

*Photo Credit: HKS Inc*

**DESCRIPTION:** 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.



## 20. Austin Proper Hotel Residences



### Status: Under Construction

Developer: Trammell Crow Company  
Size: 500,000 SQFT  
Product Type: Hotel/Condo / Mixed Use: Y  
Number of Rooms: 243  
Number of Condominiums: 99

### Estimated Completion Date: 2020

Photo Credit: Austin Proper Hotel & Residences

**DESCRIPTION:** Trammell Crow Company is working with hotel developer the Kor Group to build a 243-room hotel on Block 188 in the Green Water development, just south of the former Austin Music Hall site. The 32 story tower will also have 100 condominium units.

## 21. Block 36



### Status: Proposed

Developer: Transwestern  
Size: 126,000 sqft  
Product Type: Apartments  
Number of Apartments: 256  
**Estimated Completion Date: 2020**  
Photo Credit: Wilder Belshaw Architects

## 22. Block 185



### Status: Under Construction

Developer: Trammell Crow Company  
Size: 719,470 SQFT  
Product Type: Office  
Mixed Use: Y

### Estimated Completion Date: 2022

Photo Credit: Trammell Crow Company, CBRE

**DESCRIPTION:** The 1.27-acre site will have a high-rise mixed use building with an underground garage. This 35-story, 593-foot office tower, has an estimated total of 719,470 square feet.

## 23. Canopy by Hilton



### Status: Under Construction

Developer: PM Hotel Group  
Size: 120,000 SQFT  
Product Type: Hotel  
Number of Rooms: 140

### Estimated Completion Date: 2020

Photo Credit: Canopy by Hilton

**DESCRIPTION:** The hotel will house 140 guest rooms including five suites. Guests will be welcomed via an intimate lobby and a laidback open-air courtyard surrounded by natural materials and greenery.

## 24. Downtown MetroRail Station



### Status: Under Construction

Product Type: Transportation  
**Estimated Completion Date: 2021**  
Photo Credit: Capitol Metro

**DESCRIPTION:** 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. The final design will move the station one block east of the current location, and expand to two platforms and three tracks.

## 25. Episcopal Church Site Block 87



### Status: Proposed

Developer: Cielo Property Group  
Product Type: Mixed Use  
**Estimated Completion Date: TBD**  
Photo Credit: Cielo Property Group

**DESCRIPTION:** 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 could 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.

## 26. Gables Republic Park : Hotel ZaZa



**Status: Recently Completed**

Developer: Gables Residential  
Size: 160,000 sqft

Product Type: Hotel/Residential  
Number of Hotel Rooms: 221  
Number of Apartments: 159

**Estimated Completion Date: 2019**

*Photo Credit: Hotel Zaza Austin*

**DESCRIPTION:** Construction has started on this 24-story tower in downtown Austin that will have 221 luxury apartments atop a 159-room Hotel ZaZa. The project, fronting on Republic Square Park, is expected to be completed in 2019.

## 27. Hanover Republic Square



**Status: Under Construction**

Developer: The Hanover Company  
Size: 436,518 SQFT  
Product Type: Apartments / Mixed Use: Y  
Number of Apartments: 310

**Estimated Completion Date: TBD**

*Photo Credit: The Hanover Company/SCB*

**DESCRIPTION:** A 44-story residential tower is planned for the corner of 5th and Lavaca streets. This project is an estimated 437,000 in sq ft and includes 310 apartment units, ground level retail and restaurant space and parking garage.

## 28. Homewood Suites



**Status: Recently Completed**

Size: 125,525 SQFT  
Product Type: Hotel  
Number of Rooms: 150

**Estimated Completion Date: 2019**

*Photo Credit: Homewood Suites*

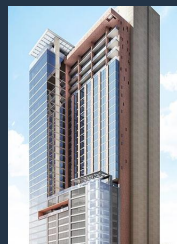
## 29. Waterloo Park Tower

**Status: Proposed**

Developer: Hesperus Group LLC  
Size: 282,320 SQFT  
Product Type: Hotel  
Number of Rooms: 297

**Estimated Completion Date: 2020**

*Photo Credit: OKAPowell*



## 30. Hyatt Centric Hotel



**Status: Proposed**

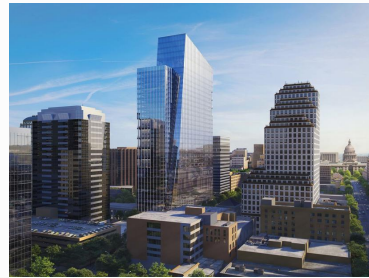
Developer: Congress Development Partners  
Size: 135,000 SQFT  
Product Type: Hotel  
Number of Rooms: 233

**Estimated Completion Date: 2020**

*Photo Credit: Congress Development Partners Ltd.*

**DESCRIPTION:** A 31-story high-rise planned for Eighth Street and Congress Avenue in downtown Austin will become a boutique 230-room Hyatt Centric Hotel.

## 31. Indeed Tower - Block 71



**Status: Under Construction**

Developer: Trammell Crow Central Texas Ltd  
Size: 669,130 SQFT  
Product Type: Office

**Estimated Completion Date: 2021**

*Photo Credit: Page*

**DESCRIPTION:** Trammell Crow Co. has been selected to redevelop the 1.6 acre downtown block owned by the UT System known as Block 71.

## 32. Plaza Saltillo District Redevelopment



**Status: Under Construction**

Developer: Endeavor Real Estate Group  
Product Type: Mixed Use  
1801 E- 6th Street - 134,367 SF Office  
Residences at Saltillo - 703 Apartments  
Size: 600,000 SF

**Estimated Completion Date: TBD**

**DESCRIPTION:** The proposed project calls for redeveloping the six-block, 10-acre site into a mixed-use community. The project may feature approximately 800 apartments, with at least 15 percent being deeply affordable, 110,000 square feet of retail, 120,000 square feet of office space and more than 1.8 acres of public open space with public art. The Red Line tracks that bisected the site have been relocated to Fourth Street.



### 33. River South



**Status: Under Construction**

Developer: Stream Realty Partners, LP

Size: 350,611

Product Type: Office

Mixed Use: Y

**Estimated Completion Date: 2021**

*Photo Credit: Stream Realty Partners*

**DESCRIPTION:** This 1.45 acre site south of the river is proposed for a mixed-use tower including 330,000 square feet of office space, 18,000 square feet of retail and 843 parking spaces.

### 34. State Office Building #1



**Status: Under Construction**

Size: 603,000 SQFT

Product Type: Public

**Estimated Completion Date: 2022**

*Photo Credit: State of Texas*

**DESCRIPTION:** The approximately 603,000 gross square foot, 14 story building at 1801 Congress Avenue will serve primarily as a State office building. Project is set to deliver in 2022.

### 35. State Office Building #2



**Status: Under Construction**

Size: 416,000 SQFT

Product Type: Public

**Estimated Completion Date: 2021**

*Photo Credit: State of Texas*

**DESCRIPTION:** The approximately 416,000 gross square foot, 12 story office building at 1601 Congress Avenue will serve primarily as a State office building. Project is set to deliver 2021.

### 36. SXSW Center - 1400 Lavaca



**Status: Recently Complete**

Developer: Greenbelt Commercial

Size: 143,988 SF

Product Type: Office

Mixed Use: Y

**Estimated Completion Date: 2019**

*Photo Credit: Gensler*

**DESCRIPTION:** A 12-story office tower has been built at 1400 Lavaca St. The building will have offices for SXSW, as well as tenants, and a 1,800 sq. ft. high-turnover restaurant.

### 37. The Otis Hotel



**Status: Under Construction**

Developer: White Lodging Services Corporation

Size: 40,000 sqft

Product Type: Hotel

Number of Rooms: 347

Mixed Use: Y

**Estimated Completion Date: 2020**

*Photo Credit: White Lodging, HKS HOSPITALITYU*

**DESCRIPTION:** Developed by White Lodging Company, this dual-brand hotel is set to open in 2019. These two hotels bring 347 rooms to the city; 191 rooms including 29 suites at The Otis Hotel, and 156 rooms including two suites at AC Hotel Austin. The Otis Hotel will have a restaurant and bar of the first floor and access to a 4,000-sqft rooftop deck. The dual hotel site also includes 7,000 sqft of meeting space.

### 38. The Republic



**Status: Proposed**

Developer: Lincoln Property Co

Size: 1,420,000 SQFT

Product Type: Office

Mixed Use: Y

**Estimated Completion Date: 2022**

*Photo Credit: Lincoln Property Company*

*Phoenix Property Company*

*Duda/Paine Architects / HKS Architects*

**DESCRIPTION:** Developer Lincoln Property Co. and partner Phoenix Property Co. proposed a 37 story skyscraper overlooking newly renovated Republic Square. The project would be 1.42 million square feet including 687,471 sf of office space, 19,423 sf of retail space, and 1,644 parking spaces. Project is still in its early stages.

## 39. The Independent



**Status: Recently Completed**

Developer: Constructive Ventures, Inc  
Size: 950,000 SQFT / Mixed Use: Y  
Product Type: Condominiums  
Number of Units: 372

**Estimated Completion Date: 2019**

*Photo Credit: Rhode Partners*

**DESCRIPTION:** The 58 story project, tallest in Austin, has 370 condos and 13,500 square feet of retail and restaurant space.

## 40. The Tyndall at Robertson Hill



**Status: Recently Completed**

Developer: Momark Development  
Size: 182,000 SQFT  
Product Type: Condos  
Number of Units: 182

**Estimated Completion Date: 2019**

*Photo Credit: Momark Development*

**DESCRIPTION:** 182-unit condo development on E. 9th St. overlooking downtown.

## 41. The Huston



**Status: Under Construction**

Developer: Lennar  
Size: 350,000 SQFT  
Product Type: Apartments  
Number of Units: 372

**Estimated Completion Date: 2020**

*Photo Credit: GDA Architects*

**DESCRIPTION:** The applicant is proposing to construct multi-family development with parking. The 2.09-acre site will have 369 multifamily residential units and 22 live-work units.

## 42. The Travis - Proposed Apartment Complex

### 43. Third + Shoal



**Status: Recently Completed**

Size: 375,176 SQFT  
Product Type: Office

**Estimated Completion Date: 2019**

**DESCRIPTION:** A 29 Story, 345,000 Class A Office Building

## 44. Travis County Civil & Family Courthouse



**Status: Under Construction**

Size: 130,000 SQFT  
Product Type: Civic

**Estimated Completion Date: 2022**

*Photo Credit: Gensler*

**DESCRIPTION:** The federal government approved Travis County's application to take the old U.S. courthouse at 200 W. Eighth St. for its probate court and clerks offices. It is estimated it will cost \$28 million to renovate the old building, and will take until 2022 for it to open.

## 45. Waterloo Park



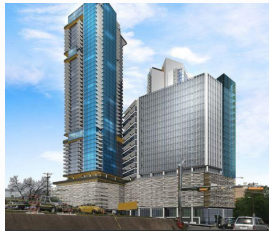
**Status: Under Construction**

Product Type: Park

**Estimated Completion Date: 2020**

**DESCRIPTION:** Improvements to the park will include the addition of an amphitheater that can accommodate up to 5,000 people, made possible by a \$15 million grant from the Moody Foundation. In addition, Waterloo Park will feature a great lawn, a variety of gardens, an elevated promenade; water features, meditative spaces and children's play spaces.

## 46. Waller Park Place



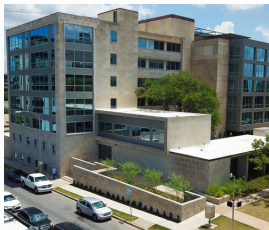
**Status: Proposed**

Size: 1.4 MSQFT  
Product Type: Mixed Use

*Photo Credit: Gensler: The Sutton Company*

**DESCRIPTION:** 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.

## 47. Westview



**Status: Recently Completed**

Size: 100,000 SQFT  
Product Type: Office

**Estimated Completion Date: 2020**

*Photo Credit: JLL*

**DESCRIPTION:** 98,500 SF of newly-renovated Class A office space with building amenities including fitness center, rooftop terrace, conference rooms, bike racks, and more.

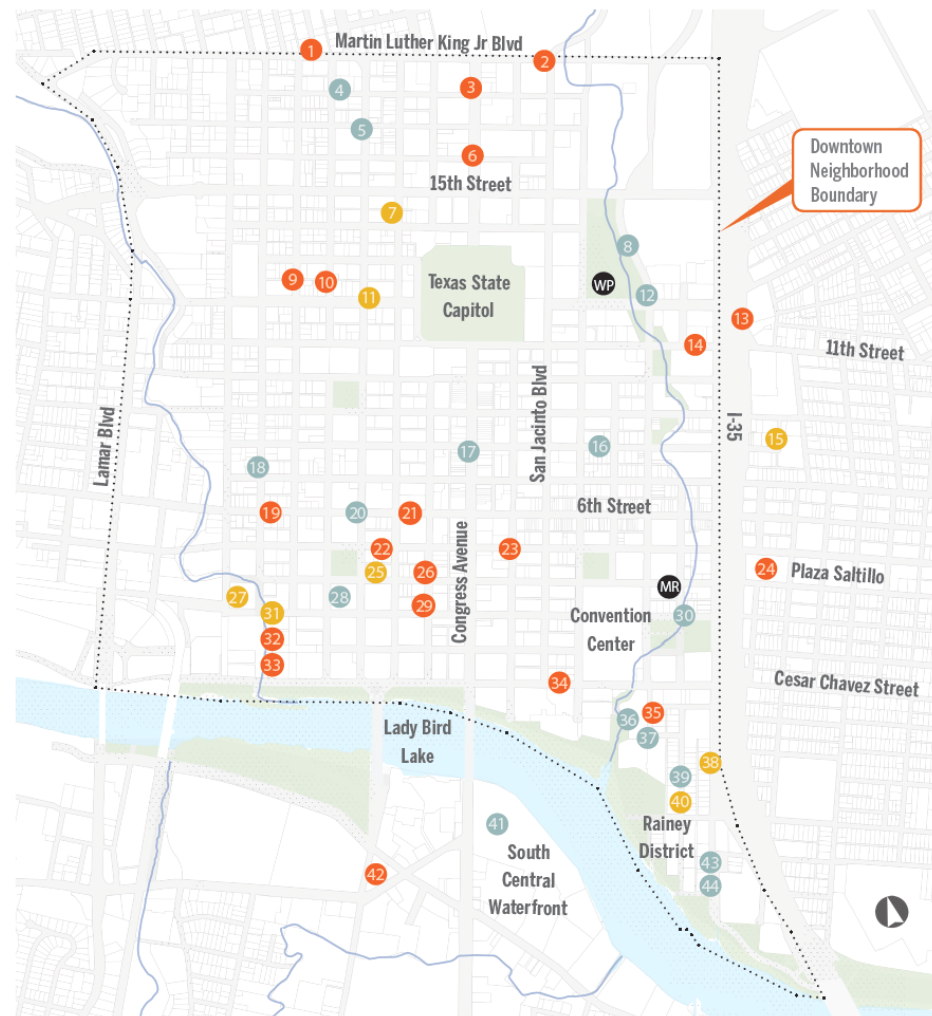


## Development Summary

Austin has seen a large amount of development activity in the urban core this past year. With eight projects completed in 2019, 18 under construction, and 17 planned, downtown development doesn't seem to be slowing any time soon.

- While residential and hotel projects continue to dominate across downtown, we have seen a remarkable increase in commercial office projects along Colorado Street, creating a 21st century urban office district.
- There are three office towers under construction along Colorado Street totaling 1.2 million square feet and representing almost half of the 3.5 million square feet of office space underway in downtown.
- As a whole, downtown has 3.7 million square feet of office space under construction, representing an amazing 23% of our current multi-tenant inventory.
- 6X Guadalupe, *Austin's next tallest building*, broke ground this past month. The project is located just two blocks north of downtown's marquee greenspace, Republic Square.

Downtown's unprecedented surge in development is reflective of Austin's emergence on the national stage as both the top overall real estate prospect<sup>1</sup> as well as the number one place to live<sup>2</sup>.



## Emerging Development

● Recently Completed ● Under Construction ● Planned or Proposed ● Public Projects

- |   |  |   |  |
|---|--|---|--|
| 1 The Otis Hotel - (hotel, 40,000 sf)               | 13 The Huston - (residential, 350,000 sf)                    | 25 Gables Republic Park/Hotel ZaZa - (hotel/residential, 160,000 sf)    | 36 Waller Park Place - (mixed use)         |
| 2 1836 San Jacinto - (office, 248,596 sf)           | 14 Alexan Capitol - (residential, 421,000 sf)                | 26 405 Colorado Street - (office, 200,758 sf)                           | 37 The Travis - (residential)              |
| 3 State Office Building #1 - (public, 603,000 sf)   | 15 The Tyndall at Robertson Hill - (residential, 182,000 sf) | 27 The Independent - (residential, 950,000 sf)                          | 38 Homewood Suites - (hotel, 125,525 sf)   |
| 4 410 Uptown - (office)                             | 16 Episcopal Church Site Block 87 - (mixed use)              | 28 The Republic - (office)  | 39 78-84 Rainey - (office)                 |
| 5 17th Street Condos - (residential)                | 17 Hyatt Centric Hotel - (hotel)                             | 29 300 Colorado - (office, 367,655 sf)                                  | 40 70 Rainey - (residential, 260,190 sf)   |
| 6 State Office Building #2 - (public, 416,000 sf)   | 18 701 Rio Grande - (office)                                 | 30 Block 36 - (residential)   | 41 Austin American Statesman - (mixed use) |
| 7 SXSW Center - (office, 143,988 sf)                | 19 Canopy by Hilton - (hotel, 120,000 sf)                    | 31 Third and Shoal - (office, 345,000 sf)                               | 42 RiverSouth - (office, 368,611 sf)       |
| 8 1313 Red River Street - (office)                  | 20 6X Guadalupe - (office)                                   | 32 Austin Proper Hotel and Residences - (hotel/residential, 500,000 sf) | 43 48 East Avenue - (residential)          |
| 9 1205 Nueces at Capitol West - (office, 11,297 sf) | 21 Indeed Tower - Block 71 - (office, 669,130 sf)            | 33 Block 185 - (office, 719,470 sf)                                     | 44 44 East Avenue - (residential)          |
| 10 1204 San Antonio Street - (office, 41,698 sf)    | 22 Hanover Republic Square - (apartments, 436,518 sf)        | 34 Austin Marriot Downtown - (hotel, 590,000 sf)                        | WP Waterloo Park                           |
| 11 Westview - (office, 100,000 sf)                  | 23 5th & Brazos - (mixed use, 692,351 sf)                    | 35 The Quincy - (office/residential, 502,973 sf)                        | MR Downtown Metro Rail Station             |
| 12 Waterloo Park Tower - (hotel)                    | 24 Plaza Saltillo - (mixed use, 260,000 sf)                  |   |  |



# DEVELOPMENT PIPELINE

## Development Pipeline

	PROJECTS	TOTAL SQUARE FOOTAGE	OFFICE SPACE, SF	RESIDENTIAL UNITS	HOTEL UNITS	PARKING SPACES	RETAIL SPACE, SF
● RECENTLY COMPLETED*	8	2,266,703	587,488	937	309	2,920	31,500
● UNDER CONSTRUCTION	20	7,559,057	3,845,908	2,528	1,722	11,457	123,492
● PLANNED OR PROPOSED	16	11,803,252	3,732,126	2,428	839	2,048	131,256
<b>TOTAL</b>	<b>44</b>	<b>21,629,012</b>	<b>8,165,522</b>	<b>5,893</b>	<b>2,870</b>	<b>16,425</b>	<b>396,248</b>

In addition to being the bustling heart of the city, downtown plays a critical role in our region's economy. Our urban core experienced growth in nearly every sector in 2019 – including a record high development pipeline, with 20 projects under construction and another 19 planned. Things changed quickly in early 2020 as a global pandemic dramatically changed the city's vibrant landscape. Our State of Downtown 2020 report demonstrates the incredible position of strength in which we entered the decade and will serve as a gold standard of what we can be. As we turn our efforts to recovery, our upcoming research projects will provide vital information to aid in recovery and advocacy efforts moving forward.



The Innovation District, a one-of-a-kind downtown Austin neighborhood, has moved from generating buzz to breaking ground. Redevelopment of Central Health's downtown property—the former Brackenridge Campus—has begun. Block 164, the flagship building of Austin's Innovation District, is under construction. A broad, community-wide network is shaping the Innovation District into a hub of health innovation and the epicenter of a diversified, inclusive regional economy. Austin's Innovation District Vision: An inclusive community where Austinites collaborate to create new models of health and economic growth for all.



– ANALYSIS KEY FINDINGS –

**2,800**  
new permanent jobs

**+27%**  
increase in jobs accessible to those without a college degree

**\$800M**  
economic output

**53%**  
increased land value

**\$12M**  
new tax base

**4%**  
rent growth premium

# The Innovation District Opportunity

In 2019, the Downtown Austin Alliance commissioned a market analysis to measure the potential economic impact of the Innovation District over the next 10 years. The goal of the study is to guide the creation of inclusive, place-based, and market-guided economic development and real estate strategies that will unlock value and opportunity for the Downtown neighborhood anchored by the University of Texas at Austin's new Dell Medical School, Dell Seton Medical Center, and the Central Health Downtown campus.

# DOWNTOWN DISTRICTS

2020

## 2nd Street

A lively mix of offices, mid-rise apartments, retail, restaurants, sidewalk cafes, and Austin City Hall, designed around a vibrant streetscape. The W Austin Hotel and Residences, along with a new Austin City Limits venue, will soon complete the 6-block district, which will be expanded westward with the redevelopment of the Thomas C. Green Water Treatment Plant.

## Uptown

A district with an eclectic mix of state associations, restaurants, churches, art galleries and residential towers. The district is bordered on the north by the University of Tx at Austin, on the east by the State Capitol complex and on the south by the Travis County complex, and the district reflects these influences.

## Capitol

The Texas State Capitol and the Bob Bullock Texas State History Museum are major visitor attractions in a district dominated by State government buildings. Other popular attractions include the State Archives and Library, the Capitol Visitors Center and Scholz Garten restaurant and Biergart.

## E. 6th St.

The "historic" entertainment district of Austin, the 7-block area stretches from the Driskill Hotel to I-35, and has over 30 historic landmarks, and dozens of restaurants, clubs, and retail businesses. Sixth Street is also home to many Austin events, like the Austin Mardi Gras celebration, SXSW, the Republic of Texas Bikers Rally, the Pecan Street Festival and 6th Street's Halloween celebration.

## Civic

A National Register Historic District, the Bremond Block is a key landmark in the Civic District, home to the Travis County Courthouse and Criminal Justice Complex, the U.S. Courthouse, the Austin History Center and the John Henry Faulk Central Library, and many others. Many of the residential buildings are now home to law offices.

## Hospital

University Medical Center at Brackenridge Hospital & other related buildings overlook Waller Creek and the nearly 11 acre Waterloo Park, home to popular Austin events like blues festivals, Juneteenth celebrations and Spamarama.

## Red River

Red River Street has become the center of downtown Austin's live music scene, with clubs like Stubbs, Red Eyed Fly, Emo's, Club de Ville, Mohawk, Elysium, Room 710, Symphony Square and Beerland, as well as associated businesses like True Blue Tattoo.

## Rainey Street

The Mexican-American Cultural Center lies near the foot of the Rainey Street district, which is being transformed from a cottage scaled single family neighborhood to a neighborhood high-rise of condos and apartments.

## W. 6th St.

Katz's, a long-established landmark, is at the heart of a new restaurant entertainment district emerging on West 6th Street in conjunction with a high-rise residential neighborhood centered to the south around the intersection of 5th and West Ave.

## University

The Frank C. Erwin, Jr. Special Events Center, the Pennick-Allison Tennis Center and the University of Texas Nursing School occupy an extension of the University of Tx at Austin campus into the northeast corner of downtown.

## Northeast

Several large, historic churches, including St. Mary's Cathedral are a major presence in the Northeast District, along with a mix of state and federal offices, hotels and social service agencies.

## Judges' Hill

The only remaining almost entirely residential neighborhood in downtown, Judges Hill, in the far northwest corner of downtown, is a quiet, tree-lined area with an eclectic mix of large, historic homes and more modern structures.

## Congress Avenue

The historic Paramount Theater & adjacent State Theater are jewels on the "Main Street of Texas," home to Austin's high-rise office buildings, cultural venues and a resurgent retail scene. Congress Ave. is anchored on the north by the TX State Capitol and on the south by the Ann Richards Congress Ave. Bridge.

## Warehouse

Stretching 5 blocks west from Congress Avenue, past Republic Square to the banks of Shoal Creek, the Warehouse District has emerged in the past 15 years as a trendy and upscale entertainment area, with dozens of restaurants, nightclubs and music venues, such as Antone's, Starlite, La Zona Rosa and the Lucky Lounge.

## Northwest

Tree-lined streets with residential-scaled buildings characterize the Northwest area of downtown, which is also home to Austin Community College's Rio Grande campus, Pease Elementary School (the oldest continuously operating school in the state of Tx), House Park Stadium, the Austin Rec Center and the Duncan Park BMX track.

## Convention Center

The 880,000 square foot Neal Kocurek Memorial Austin Convention Center anchors a district with a large number of hotels and restaurants catering to Austin's visitor industry. Here you can find popular national chains such as P.F. Chang's and Finn & Porter, as well as local favorites including Iron Works Barbecue, Moonshine and the Cedar Door.

## Seaholm

A former industrial section of southwest downtown Austin that is undergoing a transformation into a vibrant urban neighborhood. At the core of the district is the decommissioned Seaholm Power Plant which will be redeveloped into a landmark residential and retail destination.

## West End

Anchored by Whole Foods' flagship and corporate headquarters, the West End (also known as the Market District) is an active shopping district with dozens of local and national retailers like Waterloo Records, REI, Austin Java, Anthropologie and Book People.