

RIVER CITY

1 SPRING 248 condo units featuring ground-level retail at Lamar and 2nd.
Floors: 43 **Finish:** Spring 2009
Developer: Spring Austin Partners (springaustin.com)

2 THE MONARCH 305 condo unit overlooking Shoal Creek.
Floors: 29 **Finish:** Late 2007
Developer: ZOM Texas (monarchaustin.com)

3 360 432 condo units, ground-level retail and restaurant space.
Floors: 44 **Finish:** May 2008
Developers: Novare Group Holdings & Andrews Urban (lifesurroundsyou.com)

4 W AUSTIN HOTEL & RESIDENCES Located at Block 21 (the lot to the immediate north of Austin City Hall), this project will feature an impressive 250 hotel rooms and 200 residences. Plans include

retail and restaurant space, a new Austin Children's Museum, House of Blues entertainment venue where ACL shows will be taped, Sweat fitness center, Bliss spa, two pools, a rooftop garden and a large outdoor plaza. "Magic" Johnson's Urban Fund has invested \$50 million in the project.

Floors: 36 **Finish:** Spring 2010
Developer: Stratus Properties & Starwood Hotels & Resorts (block21residences.com)

5 ALTAVIDA This apartment tower with street level retail will hover just west of 100 Congress.
Floors: 36 **Finish:** Spring 2009
Developer: The Hannover Company & MetLife (altavidaaustin.com)

6 AUSTONIAN This mixed-use tower at the northwest corner of 2nd and Congress will feature 195 luxury units with a pool overlooking Congress.

Floors: 56 **Finish:** Fall 2009
Developer: Second Congress (theaustonian.com)

7 21C AUSTIN MUSEUM HOTEL & RESIDENCES

This proposed mixed-use project is planned for the current Whitley Printing Company at 301 Brazos. The plans include 209 guest rooms and 202 residential units including 12 artist lofts as well as a contemporary art museum that will have rotating exhibits showcasing various works from emerging and internationally known artists.

Floors: 44 **Finish:** 2010
Developer: Art Commerce Entertainment (21cmuseumhotel.com)

GROWS UP

8 FIFTH & CONGRESS
 A mammoth undertaking, standing more than 705 feet tall, this will be the city's tallest building and the most ambitious downtown mixed-use project to date. It will include two levels of retail, office space, plus 200 of the most spacious and equally luxurious condo-units in the city.

Floors: 47 **Finish:** N/A
Developer: T. Stacy & Associates (tstacy.com)

9 FOUR SEASONS RESIDENCES

This 166 condo-unit project will include chic Dedon outdoor cabanas, and a resort-style pool touted to be the tallest in Texas, designed by world-renowned architect, Michael Graves.

Floors: 38 **Finish:** Late 2009
Developer: Ardent Residential & Post Properties (fourseasons.com)

10 HOTEL VAN ZANDT & RESIDENCES

This 308-room boutique hotel and condo project will be located in the Waterfront District.

Floors: 29 **Finish:** May 2009
Developer: JMI Realty (hotelvanzandt.com)

11 THE SHORE

This project includes 192 luxury condos and will link to Hotel Van Zandt.

Floors: 22 **Finish:** January 2008
Developer: High Street Residential (theshorecondos.com)

12 LEGACY AT TOWN LAKE

Recently breaking ground, this 187-unit apartment tower will also be in the Waterfront District.

Floors: 22 **Finish:** September 2008
Developer: Legacy Partners (legacypartners.com)

Hopefully the Frost Bank Tower has enjoyed its place in the sun as Austin's most recognizable skyscraper, because it's about to be swallowed up in the shadows of a flashy and futuristic skyline. More than a dozen buildings are currently in the works downtown and in areas just beyond it, meaning that in a few short years the city's silhouette will be entirely and dramatically changed forever. Condos, hotels, museums and more are currently being erected as we eat, work and sleep — activities that scores of people will be doing high above the streets before too long. Whether you view this development as positive, negative or just plain unbelievable, there's something hypnotic about watching a city surely and steadily lengthen toward the sky.

