



Monday, June 28, 2010, 3:49pm

Sixteen-story office tower planned in downtown Austin

Austin Business Journal - by [Jacob Dirr](#) Staff Writer

A 16-story, 88,000-square-foot office tower is being planned for the 900 block of Congress Avenue, a site currently occupied by three vacant buildings, according to city documents.

Site owner Dalton Wallace is being represented by Tucker Lynch of **LBL Partners** and **Munsch Hardt Kopf & Harr** lawyer Robert Kleeman.

Wallace and Kleeman could not be reached, while Lynch declined to disclose whether they have a tenant or financing for the project. The project is slated to break ground next spring and wrap up by summer 2012.

“The owners told us to keep it as quiet as possible,” Lynch said. “We are just doing our feasibility. If it is not feasible, we won’t build.”

Plans call for eight floors of office space, atop six floors of parking and one basement parking level, plus street retail. According to architecture drawings by Dallas-based HKS, the building will have a glass facade and a terraced set back at the 11th floor.

The proposed building bumps right up to the height limit imposed in the Capitol View Corridor.

The owner is applying for central urban redevelopment designation, or CURE, which exempts development from some building codes and permits greater heights for the sake of economic benefit.

The site is currently zone for “Central Business District,” which allows for 88,000 square feet of development at the site and Lynch said his client is not seeking a density bonus.

The land where the tower is planned, at the northwest corner of Congress Avenue and Ninth Street, is presently occupied by two-story historic, but abandoned buildings, located at 907, 909 and 911 Congress Avenue. The developer plans to restore the three buildings’ facades as part of the project.

Real estate sources said the site has not been developed in the past because of squabbles between different owners. While Wallace owns all three partials, the 909 Congress building deed date is March 29, according to county records, which suggests he recently bought out his neighbor to end any disputes.

The deed dates for the other two properties are from 2005 and April 2009.

Courtesy of JB Goodwin