

Massive residential, retail development coming to Northwest Austin

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Construction is moving steadily in what will be the first “urban village” in Northwest Austin at MoPac and Braker Lane.

The [North Burnet/Gateway](#) neighborhood is bounded by Walnut Creek to the north, Metric Boulevard to the east, Research Boulevard (Highway 183) on the south and west and MoPac on the west.

The Gateway will be a 2,300-acre redevelopment project that developers say will change the look of Austin. It'll be home to mixed-used residential and high-end retail development, including Tiffany's and Neiman Marcus. The planned neighborhoods include the Gateway Shopping Center, Shops at Arbor Walk and The Domain.

[The Domain](#) has been in the works [since 2003](#), when it was approved by the city council under Mayor Gus Garcia. Once complete, it will be home to 3,400 residential units, 750,000 square feet of retail space, 3 million square feet of office space, 300 hotel rooms and a 10-acre park.

Gary Bellomy of [Land Design Studio](#) was hired by the city to redevelop the North Burnet Gateway that will include two shopping centers with 150 acres of retail space.

Land Design Studio has been holding public workshops with city urban planners to address the area's population and growth needs.

"Really, in this area we're talking about accommodating some of the future growth that we're seeing in the Austin area. By numerous accounts we expect the greater Austin area population to double in 20 years," Molly Scarbrough of the city of Austin's neighborhood planning department.

Bellomy said developers are addressing transportation and environmental issues such as traffic congestion and flooding. They're also considering forms of mass transportation, such as the [commuter rail line](#) from Leander to downtown Austin. Addressing infrastructure needs is a major concern.

“There are two rail lines that go through this area. The [Cap Metro red line](#) will have a transit stop here that opens in 2008. There's a potential for the Austin-San Antonio commuter rail line," Bellomy said.

The 2,300-acre development is almost three times the size of the Robert Mueller Municipal Airport redevelopment area and larger than downtown Austin. Developers say they're not trying to change Austin's charm.

"One thing people can think about is downtown. Ten years ago, downtown there were old warehouses ... business that were underutilized and through change, over time, we now have a vibrant community," Scarbrough said.