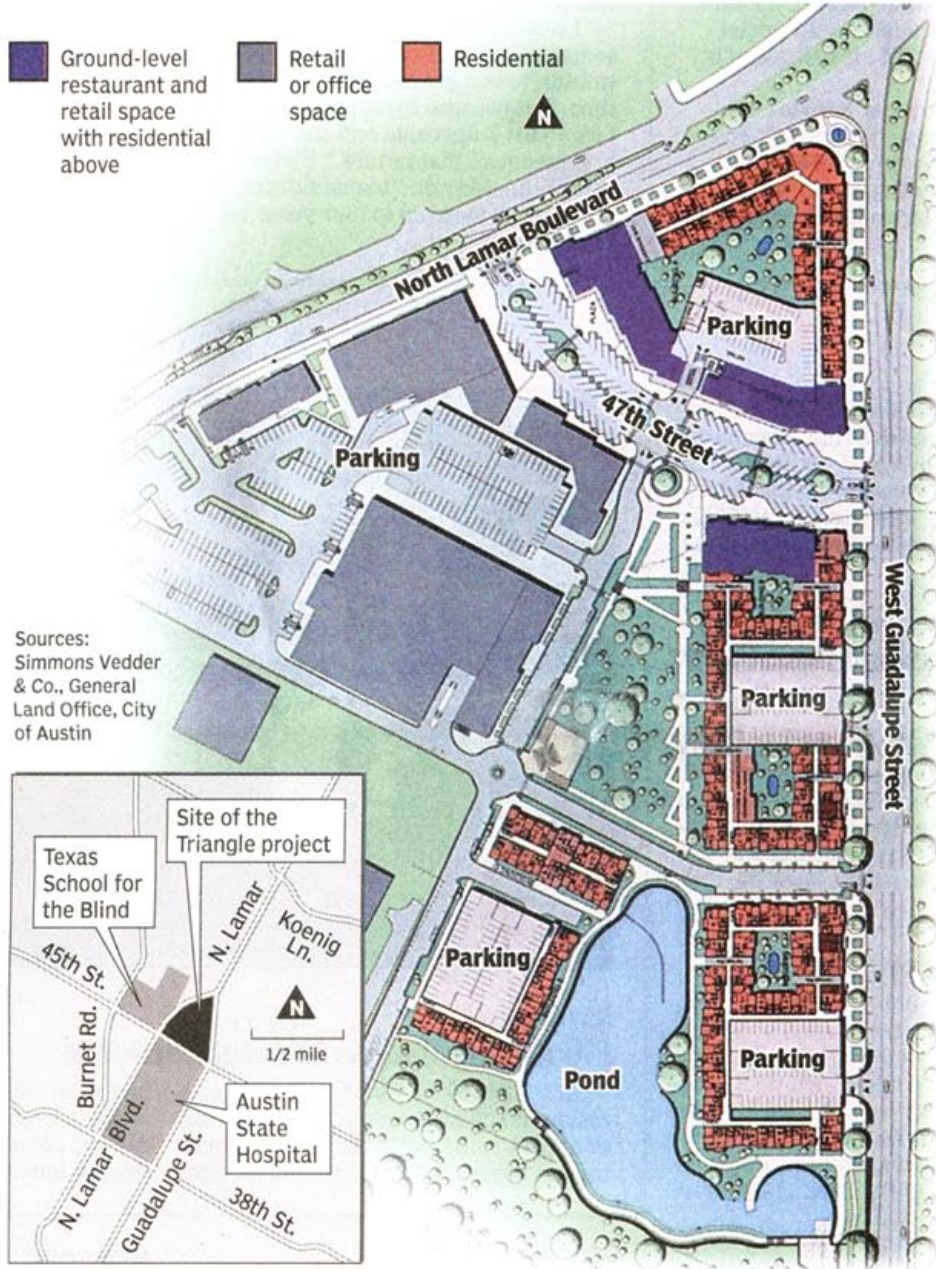


Triangle nearing liftoff



Sources:
Simmons Vedder
& Co., General
Land Office, City
of Austin

Linda Scott AMERICAN-STATESMAN

Developers await final OK to start oft-delayed project

By Jonathan Osborne
AMERICAN-STATESMAN STAFF

The construction equipment and fencing that will soon inhabit a long-vacant plot of prime Central Austin real estate will not be an illusion.

The embattled Triangle project — a once-languishing proposal for about a million square feet of shops, offices and apartments at 45th and Guadalupe streets — is back on track. “We’re excited about it,” said Tom Terkel, president of Cencor Urban, which is in charge of the retail portion of the project. “It’s been a long time coming, but we think we’re finally there.”

From here on out, Terkel said, he’d let the “shovels do the talking.”

Terkel and his partners expect to receive their site development permit from the city within 10 days. Then, work will begin on laying the infrastructure — water lines, utilities etc. — so construction can begin by early next year.

An official groundbreaking is tentatively scheduled for September or October.

“They’re ready to hit it,” said Nathan Schneider, who is coordinating the project for the city. “The site development permit was submitted seven or eight months ago, and we’re heavily into trying to get it cleared, hopefully at the end of this week or beginning of next week.”

Some features of the more than \$100 million project could open by spring 2005.

See **TRIANGLE**, back page

The now-open land at Lamar Boulevard and Guadalupe Street, as seen looking south toward downtown, is set for development.

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