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Articles

Austin City Lofts

PROJECT Austin City Lofts, Austin

CLIENT CLB Partners

ARCHITECT Page Southerland Page

DESIGN TEAM Lawrence W. Speck, FAIA; Matthew F. Kreisle III, AIA; Brett Rhode, AIA; Ken McCinn, AIA; Ricardo Solis; Tanya Berry

CONTRACTOR Faulkner Residential

CONSULTANTS Architectural Engineers Collaborative (structural); Johnson Consulting Engineers (electrical and plumbing); Bury + Partners (civil); Fox Mechanical (mechanical); Henderson Group (interior design); JEAcoustics (acoustics); Big Red Sun (landscape)

PHOTOGRAPHER Tim Griffith Photography



This 82-unit, 14-story tower provides an anchor and landmark for a new mixed-use district in the southwest quadrant of downtown. A three-story, horizontal, stone volume houses the entry lobby, deep stacked porches, and a modest retail strip off a shady arcade. Parking for 164 vehicles is tucked behind and below.

Along Shoal Creek and the adjacent greenbelt, a garden, pool, and cookout area are edged by the stacked stone porches and a five-story, metal-clad series of units with views to the creek. Atop the articulated base rises a long, thin tower with primary views south to Town Lake and north to the Capitol Building and the University of Texas. Two-story thru-units in much of the tower command vistas in both directions. Materials are fair-face concrete, metal panels, and copper shingles.



RESOURCES

lueders limestone: **Mezger Enterprises**; *masonry units:* **Featherlite**; *precast architectural concrete:* **North American Precast**; *masonry anchors:* **Hohmann & Barnard**; *copper shingles:* **D.R. Kidd Co.**; *metal roofing:* **Petersen Aluminum**; *metal doors and frames:* **Curries**; *floor barrier doors:* **The Presray Corp.**; *terrace doors:* **Graham Architectural Products**, **Deansteel Standard Door Frames**; *wood and plastic doors and frames:* **DoorCraft**; *metal windows:* **Kawneer**; *smoke*

containment system: **Smoke Guard (Ed Flume Building Specialties, dist.);** *glass:* **Viracon Insulating Glass;** *wood flooring:* **Bruce;** *paints:* **Sherwin-Williams;** *architectural model:* **Flying Fish Designs**

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