

Project Finalists for 2018 ULI Impact Awards

Austin Central Library

<https://www.lakeflato.com/civiccultural/austin-central-library>

710 W Cesar Chavez St., Austin, TX 78701



Overlooking Shoal Creek and Lady Bird Lake, the new Austin Central Library is a building shaped by light and designed to respond to the context of its place. Aspiring to be the most daylit public library in the nation, the heart of the building is the six-story atrium, which provides daylight for more than 80% of regularly occupied spaces. The unique rooftop butterfly garden and reading porches draw visitors to connect with nature. Serving as the western portal to downtown, the library is an innovative community hub which establishes a

culturally-sensitive, major civic presence and community gathering space in the heart of downtown.

The final design is a library that serves as a model for sustainable resource use and library efficiency while promoting visceral connections to collections, history, culture, and place. The facility is based on flexible, blended spaces including indoor collections and reading rooms, outdoor reading porches, maker spaces, technology center, cafeteria, bookstore, 350-seat event center, art gallery, outdoor dining, demonstration kitchen and rooftop garden. The learning rooms for children and teenagers create designated spaces for different age groups to enjoy a part of the library tailored for them. Integrated art works enhance this technology-focused environment by showcasing local and national artists. The Austin Central Library is a framework for lifelong learning that creates stronger, more resilient communities.

Capitol Wright Distribution Warehouse

<https://www.capitolwright.com/>

10095 E US 290 HWY Service Road East Bound, Austin, TX 78653



the Hwy 290/130 area.

This facility consolidated operation from Capitol Beverage's five locations one Taylor, La Grange, South Austin and two in North Austin, shifting an important portion of the Austin area's alcohol business to the suburban periphery. This project, located on 117 acres in north east Austin, furthers development of the State Highway 130 transportation corridor, shifting its commercial truck traffic from urban areas and encouraging additional development in

The \$ 49,094,600 construction created a new Corporate Headquarters Office and a new distribution warehouse facility. The building is approximately 439,000 sf, and includes 39,237 sf office space, 25,848 sf of ancillary space which includes general storage, sign shop, and POS storage. A 13,000 sf mezzanine office space is located above the ancillary space.

The warehouse area includes 56,564 sf for staging and receiving, a 313,000 sf CTW (Controlled Temperature Warehouse), a 12,887 sf Draft Beer Cooler, and a 25,546 sf Craft Beer Cooler. The building also includes a 15,927 sf drive-in area for Side Load trucks.

In addition to the main building, there is a separate building to be utilized for vehicle maintenance and is comprised of 15,787 sf maintenance shop and a 1,921 sf truck washing canopy area.

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The Corner

<https://www.bizjournals.com/austin/blog/real-estate/2015/12/ut-student-housing-project-set-to-break-ground.html>

2508 San Gabriel St., Austin, TX 78705



The Corner is located in West Campus, just a few blocks from The University of Texas at Austin. The complex includes two levels of below-grade parking garage, leasing office, and lounge area. The first of its kind in Austin, this student housing development project utilized a steel framing technology in order to construct the facility quickly and efficiently. The technology was originally developed by Prescient, a Denver-based software design and structural system manufacturing company, to make projects faster, greener, and more cost-effective than conventional structures. While the quick schedule and improved costs were big selling points, the Prescient system also had

the appeal of being durable, lightweight and fire-resistant.

Dell Medical School Master Plan & Phase I Development

<https://campusplanning.utexas.edu/masterplan/>
1501 Red River St., Austin, TX 78701



MASTER PLAN

- ◎ CAMPUS CONNECTIVITY
- ◎ INTEGRATED NATURAL AMENITIES
- ◎ REINFORCING URBANITY

The University of Texas at Austin Medical District Master Plan articulates the vision for a new medical district on the southern edge of the University of Texas in downtown Austin. The medical district is a compact, dynamic, urban setting that nurtures innovation, collaboration, and community. It was developed as a partnership between UT Austin, Seton Healthcare, and Central Texas Healthcare, and contains the University's Dell Medical School, which includes a medical research building, a new teaching hospital

and medical office building.

The vision for the district was founded on an innovative idea for medical education that integrates healthcare, teaching, and research within an interdisciplinary setting, taking full advantage of adjacent university resources. Sasaki and Associates was the lead consultant on the design team for the master plan. Other design team members include Page, which provided programming and architectural consultation, and Alliance-Texas Engineering Company which supported mobility and transportation demand management.

The 28-block master plan established an overall planning, design and programmatic framework for the entire medical district, and a more detailed plan and program for the first phase of development. The plan reinforces the integration of activities and ensures that the critical adjacencies and relationships among the medical school, teaching hospital, research building and medical office building are carefully calibrated to ensure success. One of these critical components is the revitalization of example, Red River St., which had been moved from its historical position in the downtown street grid in the 1970s. The master plan calls for the restoration of the street to its original location and extended to carry on the lively urban character the street has through the Music District five blocks south. Additionally, the plan calls for the rehabilitation of Waller Creek, as it serves as central focus for the Medical District. The creek through the city-sponsored new urban greenbelt works to create a strong and healthy connection to nature throughout the new campus.

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Phase I is currently under construction, accommodating the full 1.0 million square feet of program. As the prime architect on all University of Texas buildings in the Medical District, Page was involved with the phase I buildings, including the Heath Learning Building (HLB), the Health Transformation Building (HTB) and the Health Discovery Building (HDB). In association with SLAM, Page designed the 86,570-square-foot HLB. The five-story building includes interconnected collaboration zones, a standardized patient simulation center, a full gross anatomy lab, a 150-seat Team Based Learning Classroom, a multipurpose teaching lab for organic dissections and a cutting edge media center/commons/library, while its glazed and stone envelope are a clear expression of innovation and contemporary technology. A large heritage live oak tree filled courtyard give back to the community as it serves as a public gathering space.

In association with ZGF Architects Page is the architect of record on the HTB and HDB, as well as 1,120-vehicle parking garage integrated into the HTB.

The 233,000-square-foot, 10-story HTB is an innovative advancement of the medical office building concept that will be connected to the Health Discovery Building via a five-level “dry lab”, enabling collaboration and translational research among medical professionals and clinical researchers.

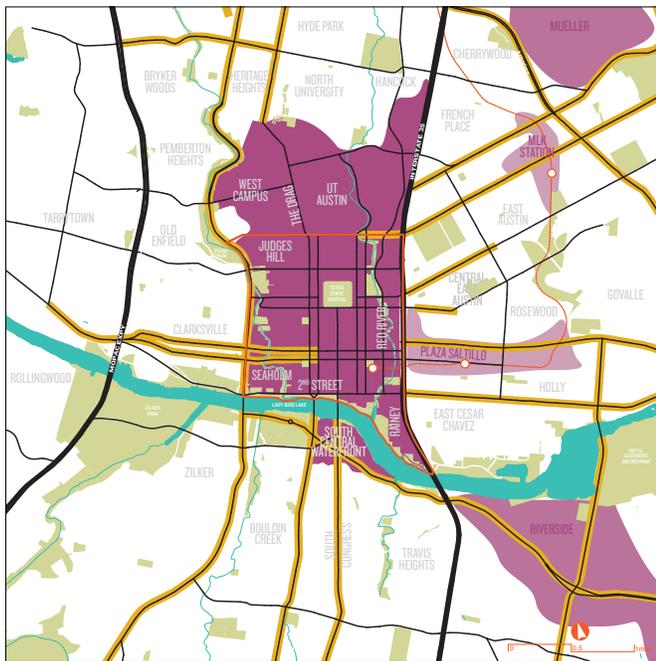
The 260,000-square-foot, eight-story Health Discovery Building is primarily for research, and houses 97,000 square feet of laboratory space, a 20,000-square-foot vivarium with expansion capabilities and 15,000 square feet of core labs.

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Downtown Austin Vision

<http://www.downtownaustin.com/vision>

211 E. 7th Street, Austin, TX 78724



The Downtown Austin Vision is a forward-looking framework that outlines the community's collective vision of downtown Austin's future and identifies long-term strategic priorities for making that vision a reality. It is organized around four priority areas:

THRIVING CENTER: Downtown is the thriving center of business and community life, creating economic prosperity for the entire region.

WELCOMING PLACES: Downtown is beloved for diverse and engaging parks, places and experiences that attract and welcome everyone.

GROWING NEIGHBORHOODS: Downtown is a growing and ever-evolving tapestry of complete, vibrant and walkable neighborhoods and districts that express Austin's authentic character, history, art, music, nature and culture.

LEADING MOBILITY: Downtown is the leader and champion of innovative urban transportation alternatives.

The Vision instills a broad sense of ownership and urgency around shaping the next era of downtown and provides everyone a clear and direct compass to point downtown in the right direction.

Moving forward, the Downtown Alliance is committing the leadership and perseverance to bring the Downtown Austin Vision to life. The Vision will guide and shape the work of the Downtown Austin Alliance for years to come.

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Episcopal Church of the Good Shepherd Expansion

<http://gsaustin.org/>

3201 Windsor Rd, Austin, TX 78703



This three-phase project is the quintessential expression of neighborhood preservation only eight blocks from Austin's Urban Core. Episcopal Church of the Good Shepherd sanctuary, constructed according to mid-century standards, had seen the ravages of increased demand, numerous improvement projects, aging infrastructure and weather. It was time for expansion of the almost fully built campus.

White Construction Company began with the first phase temporary relocation of the Good Shepherd Episcopal School, an early childhood educational facility offering neighborhood centered learning and character building. The temporary facility was remodeled to accommodate temporary classes as well as future use on one of the church's satellite campuses in South Austin. In a second phase WCC built a new education and parish life building and remodeled the existing parish life building.

It was time for the most precious of the phases: expansion and restoration of the sanctuary complete with a new narthex, bell tower and pipe organ as well as restoration/preservation of the beautiful stain glass windows. Antiquated MEP systems were carefully removed and upgraded. Partnering closely with the church, its design team, and in some cases the church's own vendors/suppliers, the team succeeded in bringing the narthex back to enduring life in time for midnight mass on Christmas Eve.

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Fareground at One Eleven

www.faregroundaustin.com

111 Congress Avenue, Austin TX 78701



Fareground at One Eleven is the revitalization of an iconic piece of downtown for the community of Austin through the reimagining of working, meeting and socialization. The Owner, Cousins Properties, had the innovative vision of transforming the once-underutilized lobby into a unique urban experience of collaborative gathering and dining activated by food and beverage of some of Austin's best chefs. Originally constructed in 1987, in the heart of downtown at Congress Avenue

and Cesar Chavez, Cousins Properties understood the importance of the enhancement of the property to strengthen customer retention, building leasing and to provide an amenity to tenants and visitors alike. Fareground at One Eleven is the renovation of the plaza level outdoor plaza and lobby into lounge areas and Austin's first food hall, as well as the construction of a new stand-alone restaurant pavilion at street level.

Project Finalists for 2018 ULI Impact Awards

The Independent

www.independentaustin.com
301 West Ave., Austin TX, 78701



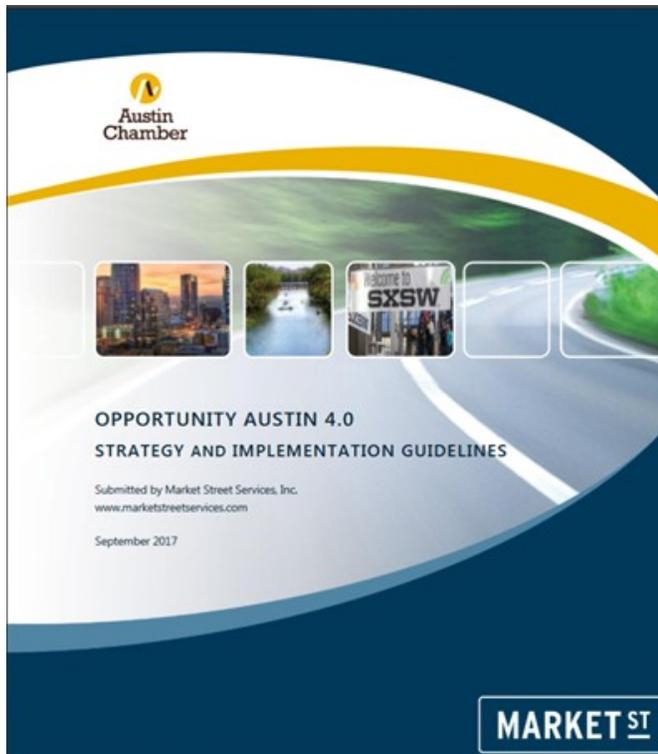
The Independent represents a number of firsts for downtown Austin. The 58 story condo tower is the city's tallest structure, and the tallest residential tower west of the Mississippi River. The 370 residences range in size from 675 to 3,485 square feet, and in price from the mid-\$400,000s to approximately \$3.5 million. The project offers walkable access to several major employers, several grocery, retail and entertainment options, and Austin's hike and bike trail system. The amenity package ensures that the project accommodates a diversity of lifestyles, including downtown's first indoor and outdoor children's play areas, a 24-hour concierge, a resort pool and lounge, theater room, conference center, dog park with

washing stations, fitness center, and lounge area. The market has responded: more than 80% of the Independent's units are under contract.

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Opportunity Austin 4.0

www.opportunityaustin.com
535 E 5th St, Austin, TX 78701



Opportunity Austin is a five-year, regional economic development initiative aimed at fostering job-creating investment in Central Texas' five-county region. Developed by a steering committee of business and community leaders, Opportunity Austin 4.0 is the fourth strategic plan of the program to strengthen the regional economy, prepare the next generation of talented workers, and advocate for regional infrastructure to support the needs of business. The program of work is scheduled for implementation from 2019 through 2023.

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Public Safety Training Center

<http://www.austincc.edu/campuses/hays-campus>



The new Public Safety Training Center is a phase two expansion of the Austin Community College (ACC) Hays Campus in Kyle, TX. The 36-acre development includes multiple training buildings to prepare students for jobs in law enforcement and emergency medical services fields, to provide continuing education training for public safety agencies across Central Texas, to offer adult certification and renewal courses, and to provide training for ACC's police force and staff/faculty across all its campuses. This new campus features a 22,300 SF training building with flexible

simulation training rooms for non-lethal ammo-based S.W.A.T. training, a 17,655 SF firing range building and an Emergency Vehicle Operators Course (EVOC) Track Loop. This facility is the first of its kind in the region. ACC's investment in this facility ensures a pipeline of skilled first responders throughout the region.

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Reconnect Austin

www.reconnectatx.wordpress.com/video/

208 W. 4th St., Ste. 3A, Austin, TX 78701



The original East Avenue was repurposed to become I-35, but the future corridor is envisioned as a civilized boulevard, much like the Passaig de Gracia in Barcelona.

In the 60 years since highways were first constructed in thriving US cities, we have learned much about the long-term impacts of the physical barriers they create, the induced demand that promotes sprawl and long-distance trips, as well as the degradation of our urban landscapes where highways add pollution, noise and increased flooding. I-35, which slices through Austin's urban core, prioritizes the long-distance north/south trip over the local trips that support economic and social exchange. Business Insider recently

ranked Austin as the top economic powerhouse in Texas, third across the US. Yet our downtown, which is our economic engine, is severely compromised by the presence of I-35 in the urban landscape. Reconnect Austin proposes to lower the main lanes of I-35 and cover the highway with a cap. The cap would include a surface level boulevard which reconnects the urban grid and civilizes the city adjacent to this corridor, increasing transportation options and freeing up land, currently under existing frontage roads, for development.

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Republic Square Park

<https://www.republicsquare.org/>

422 Guadalupe Street, Austin, TX 78701



Austin is a rapidly growing city with only three remaining Downtown Historical Squares. At the heart of a bustling mixed-use district lies Republic Square. Located at the convergence of Guadalupe Street, 5th Street, San Antonio Street and West 4th Street, there are an estimated 1,500 residences within a quarter mile of the park. Current projects underway predict a rapid increase to that figure within the next 10 years.

Republic Square is home to the Auction Oaks, the location of Austin's downtown blocks auctioning in the 1830s, and was originally set aside as one of Austin's four "Public Squares". In the Mid-Twentieth Century, the park slowly transitioned into a municipal parking facility until being reclaimed as a park and given the general layout that is present today as part of the city's US Bicentennial celebration.

The challenge of achieving broad support for a new design was complicated by the location's significance to stakeholders at many levels, ranging from federal, state and city governments, to the community at-large. With a drive and commitment to preserve and enhance the square, the Downtown Austin Alliance, Austin Parks Foundation, City of Austin Parks and Recreation Department, and a team of consultants led by Design Workshop all came together to renovate the park and restore its status as a destination in the heart of Austin. As the first successfully executed public-private partnership for a city park of this scale in Austin, Republic Square sets the stage for a city where parks are chronically underfunded and where such a partnership was necessary to achieve the community's vision for a high quality, welcoming and active urban public space. The partnership took advantage of the best of each partner. The City of Austin oversaw the entire process as the steward of the public interest; the Austin Parks Foundation led the design and construction process and a capital campaign to raise the funds to build the park; and the Downtown Austin Alliance oversees the maintenance, operations and programming of the park.

Public dialogue culminated in a preferred design for the park, which was a hybrid of two ideas: a "theater-in-the-round" combined with geometries of local creeks that run through Downtown Austin. The park is anchored by a central lawn with edges designed to be fluid, curvilinear lines that express signs of natural weathering, as if the walls were acted upon by a

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fluvial pressure to create an expressive and playful part of the experience. This idea also drives the relationship between hardscape and softscape, with the forms, topography, planting, and other features being derived from natural processes of erosion, flooding, deposition, and weathering. Aesthetic enhancements elevate materials characteristic of the region, while seasonal plant palettes create sensory experiences and frame opportunities for evolving public art. This new layout ensures that the park is flexible for a range of events, yet open and accessible for daily needs. The plan and design for the park was intended to support and enhance regular active use by locals and visitors. The park includes public restrooms and a vendor kiosk. Substantial amounts of existing compacted urban soils were removed and replaced with healthy and appropriate materials to support a vibrant central green that serves as the main event lawn today.

Sustainability is addressed in many ways. Materials are locally sourced from within 250 miles of Austin. Water usage is reduced with the selection of drought tolerant native plants and reclaimed water for irrigation and restrooms in the park's support building. Bio-filtration helps improve storm water, and everyday green practices for waste management, pest management, carbon budgeting and special event management ensures the park remains people and nature-friendly. The park's market plaza pilots the use of Silva Cells, a suspended modular pavement system that gives tree roots ample space to grow while allowing for heavy pedestrian activity on the pavement itself. This means that the trees in this plaza will be able to grow and flourish to provide shade for the farmers market and other events.

The result is the new Republic Square, a remarkable and active urban green space for nearby families, residents and visitors to enjoy. With flexible spaces for groups from 50 to 3,500, Republic Square has become a premiere events venue. A place unlike any other in Austin, Republic Square features daily programs, educational offerings and special arts. To help ensure long-lasting success, corporate sponsorships and local businesses provide financial support for events, programs and facilities to increase non-tax revenue for the park. Finally, the economic goals are being met by ongoing operations and maintenance planning that balances revenue and costs for the park and an implementation strategy which allows the public park's programming to expand over time.

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Riata Vista Corporate Campus

12545 Riata Vista Circle, Austin, TX 78727



Located in Austin, Texas, the Riata Vista Corporate Campus is a master-planned office park for a confidential global high-tech corporation. The multi-phase, LEED-Gold assignment was completed on a design-build basis by Cadence McShane Construction Company and Studio8 Architects.

The 38.18-acre campus includes six four-story corporate office buildings totaling 978,265 square feet, a fully-equipped cafe and conference center at 156,862 square feet, a 10,260 square foot central utility plant and three multi-story structured parking garages totaling 1,636,558 square feet that accommodate 4,959 vehicles.

The goal of the project was to create an environment that maximizes productivity and efficiency by marrying employee-centric spaces with sustainability. The Owner opted for the design-build delivery method to meet these goals in the most cost-effective and schedule-conscious way. Regular communication, 3D animation/BIM Modeling and mock-ups were utilized to keep the client informed on the progress throughout the four-year duration of the project.

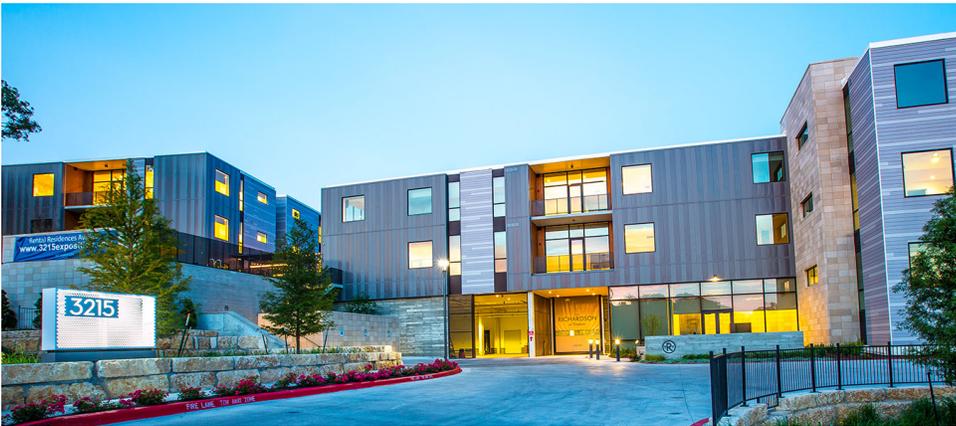
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The Richardson Tarrytown

<https://www.3215exposition.com/>

3215 Exposition Blvd., Austin, TX 78703

The Richardson at Tarrytown is a 2.2-acre, 27 Unit, Dick Clark designed rental community in the heart of Tarrytown and west Austin. It is the first rental community of any size built in Tarrytown in over 40 years. It was completed in May of 2017 and received a final CO in July of 2017.



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The Ruckus

2502 Nueces St., Austin, TX 78705



The Ruckus, a boutique 45-unit project at 2505 Nueces St. - just a short walk from the UT campus - was the brainchild of David Kanne, President of Lincoln Ventures. The Ruckus was the company's first major ground-up Development. It was a challenging project to say the least, given the small parameters of the site. Add to that the intense density that is West Campus where the streets are narrow and construction activity sometimes clogs the grid. Competition for students is intense with offerings so sophisticated that they often top amenities at luxury hotels. In the end, the project was a huge success; in August 2017, The Ruckus opened with 100% occupancy. It was so popular, in fact, that a second Ruckus (Ruckus 2.0) is currently under construction in West Campus.

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Salttillo

<http://plazasalttillo.com/>

901 E 5th Street, Austin, TX 78702



Occupying 10 acres in the heart & soul of Austin, Salttillo is transforming 6 blocks of 5th Street from IH35 to the Salttillo Rail Station into a bustling mixed-use development. The Salttillo District will feature one of the region's most diverse mobility infrastructure programs, including the established MetroRail station, plus pedestrian paseos, extension of San Marcos Street, a new below and above

ground parking garage, electric vehicle stations, reserved Car2Go spaces, a B-Cycle station and an extension of the Lance Armstrong Bikeway.

The development will include approximately 800 apartments, of which at least 15% will be deeply affordable, 110,000 square feet of retail, 140,000 square feet of office space, 1.4 acres of open space and public art. One of the primary goals of redeveloping this area is to increase rail and bus ridership, and we anticipate that will occur with more than 1,700 people estimated to live and/or work there. Salttillo will be where dining, shopping, music & entertainment come together to create a unique & vibrant East Austin destination.

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South Central Waterfront Vision Framework Plan

www.austintexas.gov/waterfront

505 Barton Springs Road, Austin, TX 78704



The South Central Waterfront district (118 acres comprised of 34 private properties and 1 city property, directly across from downtown Austin) is on the brink of wholesale redevelopment. The South Central Waterfront Vision Framework Plan (SCW Plan) promotes a vision and set of recommendations, financial and

regulatory tools, and programs to guide redevelopment for this district over the next 15 years. The SCW Plan provides a roadmap to coordinate public and private redevelopment, which is forecast to represent up to \$2 billion of private investments. The SCW Plan will retrofit a new compact and connected public realm into a patchwork of private properties, transforming this district by building an attractive pedestrian environment, expanding open spaces and urban trails, enhancing connections to and along the waterfront, while building hundreds of units of affordable housing.

The planning effort which led to the creation and adoption of the South Central Waterfront Plan in June 2016 was sustained over four years through a series of grants and partnerships, secured by or coordinated with the City's Urban Design staff (Planning & Zoning Department), most notably:

- (2012) American Institute of Architects' Sustainable Design Assessment Team program
- (2013) University of Texas @ Austin, School of Architecture, Texas Futures Lab
- (2013) Housing & Urban Development, Sustainable Communities program
- (2014) National Association of Realtors grant for community engagement
- (2015) Environmental Protection Agency's Greening of America's Capitals program

Throughout these efforts, over sixteen-hundred citizens and stakeholders were engaged in workshops, public lectures, walking tours, and charrettes. The City's Urban Design staff, with assistance from other city departments and a targeted consultant team (ECONorthwest; Asakura Robinson; and McCann Adams Studio) worked throughout 2015-2016 to synthesize these efforts into the final South Central Waterfront Vision Framework Plan. The City's Urban Design Division is now focused on implementation to bring the vision to life.

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Trail Bridge at Congress Avenue

<https://thetrailfoundation.org/portfolio/trail-bridge-at-congress-avenue/>

Butler Hike-and-Bike Trail (North Shore) Under Ann Richards Congress Avenue Bridge
Austin, TX 78701



With the growth of Austin, and continued downtown residential and office development, as well as the recent completion of the Boardwalk along the south shore of Lady Bird Lake, the Trail is being used more frequently, specifically, the areas east of Congress Avenue. This increase in use has brought greater attention to this section of the Trail, as it passes under the Congress Avenue Bridge.

The Trail Bridge at Congress Avenue updated a decades-old bridge and brought a much needed safety enhancement to the area while

also adding a new space to take in the view of Lady Bird Lake. The outdated wooden bridge linked the Trail east and west of Congress Avenue under the Ann Richards Bridge. This link took place around a blind and narrow passageway that posed a safety threat for Trail runners and cyclists rounding the corner at speed.

The new bridge has enhanced pedestrian and bicyclist safety; made the area ADA-accessible; increased the width of the Trail to 14 feet; greatly improved the area's visual appeal; provided connectivity with the Waller Creek area; created a beautiful site from which to view the Congress Avenue bats; and lowered the city's maintenance costs.

A sleek and simple design was proposed to minimize visual impact around the Ann Richards Bridge, as well as move users safely and smoothly from east to west. An overlook on the east side of the bridge gives Trail users and bat watchers a safe place to pull off of the Trail, take in the views and connect with Austin. The design also considered the natural function of the site area and sought to mitigate the impact of its construction here. The new bridge is a 14-foot wide overwater steel and concrete structure along the north shore of Lady Bird Lake that was designed and constructed to better serve the area's growing pedestrian and bicycle use.

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Village Farm

8207 Canoga Avenue, Austin, TX 78724



Conceived in response to one of Austin's most significant contemporary challenges, affordability, Village Farm is a dynamic new tiny house agrihood providing an immersive, inclusive contemporary lifestyle based on farm-to-table agriculture and shared community amenities.

Located 15 minutes east of downtown Austin, Village Farm is

the product of visionaries who recognized the need for an innovative new community paradigm - one that promotes daily interaction, provides a sense of ownership and prioritizes an efficient, small-footprint lifestyle. Village Farm will accommodate more than 100 tiny homes - which average 399 square feet, cost significantly less than traditional homes and are highly efficient - in a walkable framework adjacent to a working 4-acre organic farm, Green Gate Farms; the existing Oak Forest RV park is being repurposed and provides for utility hook-ups and infrastructure needs. Weekly farmers markets, community gardens and programmed events will unite residents around agrarian activities, car-free zones promote walkability, sustainable approaches reduce waste and emissions - all as part of a purposeful contemporary lifestyle focused on quality over quantity.

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The Waterfront - Oracle Campus

100 Congress Avenue, Suite 100, Austin, TX 78701



The Waterfront is a world class campus that is designed to attract, retain, and inspire employees. The campus is designed to capture the essence of an urban waterfront project that helps connect Oracle to Austin's natural beauty, entrepreneurial spirit, and thriving tech scene...as well as connecting Austin to Oracle.

Westlake Dermatology Marble Falls

<http://www.mfarchitecture.com/work-westlake-dermatology-marble-falls>

800 S. US 281, Marble Falls, TX 78654



Situated to overlook gentle hills to the west, the new medical building is intentionally subtle, minimizing the visual presence of the new construction. The nuanced concrete and glass shell merges with the designed landscape architecture, enveloping the comfortable, bright, and open interior in calm and quiet as one transitions from the road, through a garden zone, and into the space overlooking the Texas Hill Country.

Patient care and comfort are priorities - both influencing the design to embody feeling of security, ease, and solidity. Upon entering or leaving the building, a physical transition and subtle mental cleanse occurs as patients, staff and physicians move through the interstitial space formed by the garden. Once inside, natural daylight is filtered through the perforations of a parametrically designed custom skylight of routed wood. Warm and neutral materials, including Texas walnut, polished concrete, and natural stone and ample floor to ceiling glass alleviate Westlake Dermatology's Marble Falls location from the sterile and harsh interior environments typically associated with medical offices.

While uniform in size and shape at a glance, the concrete shell adapts to functional requirements such as the tapered, deep overhang that provides shade working together with the fritted glass. The interior navigation is straightforward, intuitive, and provides a workflow that both allows patients and customers to wander without overlapping with the more private areas of the facility.

From a distance, the Westlake Dermatology building in Marble Falls, Texas, is a pavilion in the landscape, standing as a structure to behold in and of itself, but from in and round the building, it acts as deferential backdrop to function and as a frame for views beyond. Calibrated detail along with careful material selection and placement result in a soothing and refreshing medical environment that is considerate of spatial and sensory experiences.

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YETI Flagship

<https://www.lakeflato.com/urban-development/yeti%C2%AE-flagship>

220 S Congress Ave., Austin, TX 78704



This adaptive reuse project breathes new life into a neglected building at the foot of Austin's Congress Bridge over Lady Bird Lake, integrating the repurposed building within the city's Barton Springs Revitalization Plan. Envisioned as an immersive retail experience, the headquarters for outdoor lifestyle retailer YETI is a catalyst for urban revitalization. Inspired by YETI's affinity for the

outdoors, the space blurs the line between the indoor retail area and the porch. The material palette including hickory decking, live edge pecan slab counters and blackened steel are a nod to YETI's ruggedness.

Located at the intersection of downtown and the iconic South Congress district, the storefront opens up the building, encompassing the landmark neighborhood and connecting visitors to the area. The operable, folding doors allow the building to transform into a dynamic, flexible space that adapts to a variety of uses, while integrating the rejuvenated location into Austin's urban fabric.