



SALTILLO LOFTS

Location	Austin, Texas
Project Type	Urban Infill / Mixed Use
Year	2004
Size	38 Units / 40,097 SF
Client	Constructive Ventures, Inc.

Saltillo Lofts represents the first transit-oriented development in Austin, serving as a catalyst for the revitalization of the east side of the city. In addition to being a part of Austin's S.M.A.R.T. Housing program—Safe, Mixed Income, Accessible, Reasonably priced, Transitoriented—the Saltillo Lofts also adheres to Austin's Green Builder Program, reinforced by Envision Central Texas, a non-profit organization for sensible growth in this region. The design for Saltillo Lofts is a **model for sustainable, economical and desirable multifamily urban housing**. On a brownfield site, former home to an old, abandoned gas station, Saltillo Lofts has contributed to an environmental cleanup of this area of downtown Austin, representing a valuable use of land. Located adjacent to Plaza Saltillo at Comal and 5th Street, it features a mix of commercial space, affordable housing and two-story lofts. An interior court offers residents a quiet oasis. Parking is concealed within interior parking courts. Construction was completed in March 2006.

AWARDS & PUBLICATIONS:

Austin Green Building Program "3 Star Rating"

Austin Chronicle, "Going Vertical", February 2007

AT&T 2007 Front Cover Yellow/White Pages, "Yesterday, Today & Tomorrow"

Envision Central Texas Community Redevelopment Award, 2006

New York Times, "Preserving Honky-Tonk Culture While Attracting New Buyers", December 10, 2006

Austin American Statesman, "Austin Housing Developers Turning Their Gazes East", November 24, 2004

Hailey Johnson Architects, LLP design team:

Trey Hailey, Kit Johnson (Partner-in-Charge), Susan Daniels, Richard Wilson & Debra Johnson

