

THE BRIDGE ON 51st STREET

Location Austin, Texas
Project Type Urban Infill / Mixed Use
Year 2010 Scheduled Completion
Size 159,952 SF
Client CIS Development

Developing a six acre tract in Austin's Hyde Park Neighborhood is not for the faint of heart, and Commercial Investment Services understood that suburban apartment style planning would float like a lead balloon if pushed before the Hyde Park Neighborhood Association. CIS needed to win over the HPNA and secure their blessing in order to gain Austin City Council approval for their desired variance.

Kit Johnson, AIA produced a site plan, unit mix and aesthetic that helped secure that blessing. Live/Work units are placed along busy 51st Street to create a more defined street edge, providing a threshold for the quieter recesses of the property. The project's 130 units transition from 3-story modern lofts to 2-story duplexes with massing and details derivative of the bungalow style housing of the surrounding neighborhood.

