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REAL ESTATE & CONSTRUCTION REVIEW

Texas Edition

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Facts & Figures

Owner: Plaza Lofts LP

Developer: Plaza Partners

Type of Project: New
condominiums

Architects: Morris Architects,
Houston; Wingfield/Sears Group,
Inc., Houston

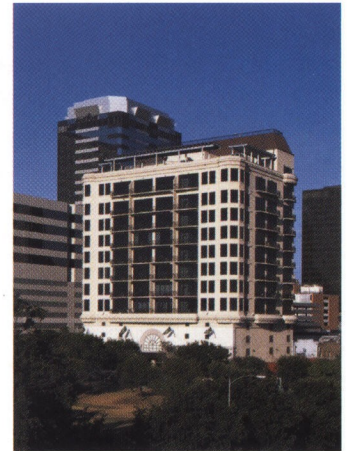
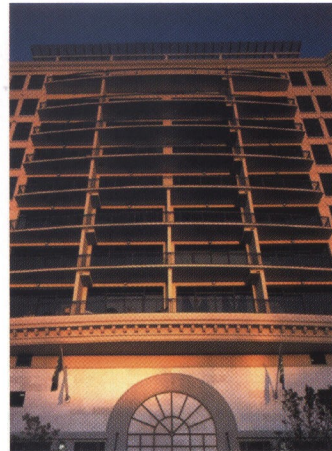
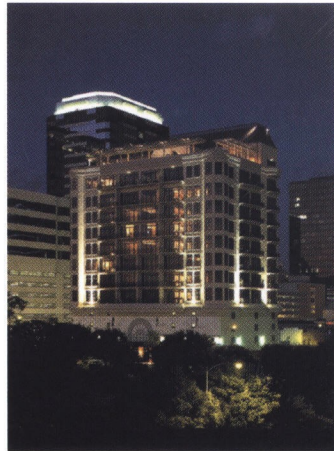
General Contractor: D.E. Harvey
Builders, Houston

Size: 149,100 square feet

Construction Time: January 2001
- January 2002

The Need: Luxury condominiums
in downtown Austin

The Challenge: Constructing in a
downtown setting where space is
limited



Photos courtesy of Plaza Partners

Austin, Texas

Plaza Lofts

A welcome addition to downtown Austin, the Plaza Lofts offer luxurious living in a prime location.

The site was chosen because of its location on Republic Square, across the street from Republic Square Park, in the heart of the Warehouse District. Plaza Lofts offers residents unobstructed views of Town Lake and the beautiful hills of west Austin.

The 149,100-square-foot building consists of 14 stories, 13 of which are residential; four levels of enclosed parking; and 4,600 square feet of retail space. Additionally, the condominiums offer an enticing list of amenities, such as a rooftop swimming pool, large private balconies and 11- to 13-foot-high ceilings.

"[Plaza Lofts was] designed to fit the modern interpretation of traditional Austin architecture," said Micky Sheppard, principal

in charge for Morris Architects, one of the project's architects. The project also incorporated sustainable design features, a City of Austin criterion.

Plaza Partners was the developer of the project. This was the company's third completed project on Fifth Street. "Plaza Partners is very pleased with the building and feels it is a beautiful addition to the already beautiful downtown area," said V. Buster Hoffmaster, partner for Plaza Partners.

Offering condominiums in downtown serves a much-needed purpose, as Hoffmaster said, "to contribute to the revitalization of downtown Austin by promoting lifestyle alternatives for people who want to live downtown. As more people choose the downtown lifestyle, the viability of a 24-hour urban living setting becomes attainable."

While living downtown provides easy access to urban amenities, the site proved difficult for construction purposes. There were approximately 11,800 square feet to work with in the middle of downtown. Additionally, a new wall had to be built for an existing bagel shop next door. "When the construction began...the wall adjacent to the neighboring building turned out to be a common wall and a new wall had to be built for the [adjacent] building before proceeding," said Hoffmaster.

According to Hoffmaster, the strengths and experience of the project team were immensely helpful in overcoming the obstacles and successfully completing the project. ■

— K.B.

The Wingfield/Sears Group, Inc.

Architects
Interior Designers

Houston, Texas

The Wingfield/Sears Group, Inc., is a small- to medium-size architectural/design firm specializing in corporate interiors, commercial, medical, high-rise residential and redevelopment projects in the Greater Houston area. For 25 years, Wingfield/Sears has provided its clients with responsive service and high quality work that is priced competitively. For more information, please contact business development at (713) 627-9690.