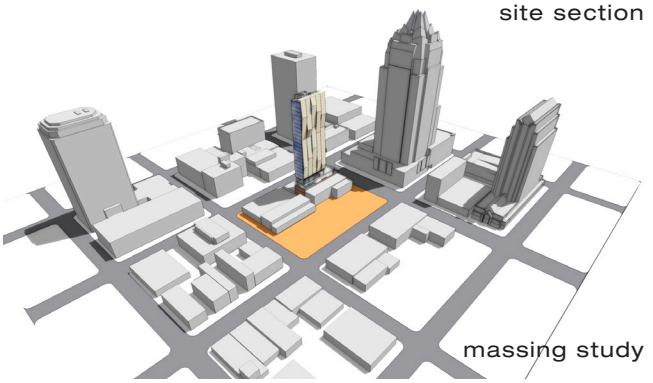
DICK CLARK
ARCHITECTURE
FEASIBILITY + SITE PLANNING

site section



massing study

lobby

pool + bar deck

416 CONGRESS HOTEL + RESTAURANT

PROJECT OVERVIEW

Land Size: .166 ACRES (7231 sf)

Total Building Area: 94,000 sf

Location: 416 Congress Avenue
Austin, TX 78701

Process: Analyze existing historic building for structural capacity and potential uses to maximize its uniqueness and location
Feasibility plan prepared
Zoning case prepared
DCA to act as architect

DEVELOPMENT OBJECTIVES

Program: The existing Robertson building constructed in 1893 will be transformed into a boutique hotel with 130 guest rooms over event space, restaurant with a cafe, and a rooftop pool with bar and lounge. The historic facade will be maintained and new massing will be stepped back to accent. The project will seek historic zoning for facade.

Zoning and Entitlements:
CBD-CURE-CA-H
Maintain existing impervious cover
Downtown Austin Design Guidelines
Seeking 13:1 FAR, a license agreement and historic zoning

SOLUTIONS

Program: 130 rooms including 1 penthouse

Rooms	68,250 sf
Lobby+Cafe	4,200 sf
Restaurant	7,000 sf
Meeting	2,000 sf
Ballroom	6,000 sf
Pool + Bar	5,500 sf
Mechanical	3,525 sf

Revitalization of the streetscape with open cafe arcade on the street, sidewalk seating, planters and kiosks, street trees and a new awning.

Parking: Provide new curb cut and valet drop-off on Congress Avenue
All parking off-site

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