



south congress



THE DON MAR CONDOMINIUMS AND RETAIL

PROJECT OVERVIEW

Land Size: 1.17 ACRES

Total Building Area: 87,700 SF

Location: 2109 South Congress Avenue
Austin, TX 78704

Process: Existing site plan was utilized and re-programmed to fit client's program
Feasibility plan prepared
DCA acted as architect

DEVELOPMENT OBJECTIVES

Program: 64 luxury residential units with views of South Congress and downtown Austin
Retail spaces on first level

Zoning and Entitlements:

CS-MU-NP & GR-MU-NP

2.0:1 FAR

95% impervious cover

Within Central Urban Redevelopment Combined District area,

allows 20% parking reduction

75' max. height and 5 stories

SOLUTIONS

A 5-story mixed-use building was designed with a concrete parking garage podium as the base for the structure, with a wood and steel-framed residential building above. The residential units are oriented to take advantage of the dramatic downtown views.

Retail spaces are located along the site's South Congress street frontage, with a public courtyard amenity on the first level above the garage.

Efficiency: Units/acre: 54.70

Program: 64 condo units
Residential 80,500 sf
Retail 7,200 sf
Courtyards 38,000 sf

Parking: 112 spaces in 36,260 sf garage

