

12th and Red River: Tying Austin Together

The redevelopment of the former Health-South Rehabilitation Facility offers a unique opportunity to the City of Austin to catalyze growth and be a beacon for innovative and sustainable development within the Innovation District.

Our proposed project will create a connection point between the fabric of the surrounding districts. It will provide a living space for individuals and families that work downtown, creative office space for the

innovators and creators that drive Austin’s vibrant economy, a destination for those visiting Waterloo Park and the State Capitol, and gathering spaces for all Austinites to enjoy the culture and beauty that is the lifeblood of our great city.

Our proposal promotes a compact and connected city through a strong mix of uses, and significant density on the site through the redevelopment of the existing Health-South Rehabilitation Hospital. The project will feature a 36-story apartment and condo tower with over 420,000 square feet of living space, which includes 348 apartment units and 160 condo units, a 15-story, 170,000 square foot office tower, with a 22,000 square foot programmed elevated plaza between the two carved out by the 12th Street Capital View Corridor and over 25,000 square feet of retail space.

To bring this ambitious vision to life, we have brought together a team deeply rooted in Austin. The team includes Aspen Heights Partners, Civiltude, STG Design, Studio Balcones, and has over 40 years of experience designing and building signature projects like The Independent, The Seaholm Redevelopment, Block 185, Rise, Seven Apartments, and the Oracle Waterfront Campus. The team has the experience, knowledge, and creativity to take on a signature project of this nature.



12th and Red River: Creating Benefits for all of Austin



The City of Austin’s RFP for the Redevelopment of the Health South Tract is centered on the desire to maximize the value to the community through the development of affordable housing, and other community benefits.

At the core of the community benefits provided in our proposal is a vision for an economically inclusive community. Our proposal includes over 25% affordable rental housing at 60% and 50% of Area Median Income (AMI); as well as an affordable ownership opportunity for households at 80% AMI. Additionally, we are creating opportunities to connect and engage with our surroundings through benefits such as a half acre elevated public park overlooking the State Capitol and Waterloo Park, a roof top café and viewing deck where visitors can see Austin from a vantage point typically reserved for those who live and work downtown, a 18,000 square foot culinary destination that will provide a collaborative space for Austin’s growing food culture, and 6,000 sq ft of music and arts space catering to the musicians and artists who are at the center of what makes Austin so unique. All of this will be

housed in an innovative and sustainable design seeking LEED Gold and Austin Energy Green Building 4-Star ratings.

The redevelopment of the Health South rehabilitation facility offers the City of Austin a unique opportunity to shape the city’s growth and create connections to the surrounding community. As a team rooted in Austin, we understand the importance of this site, its value to the community, and we feel that we are uniquely advantaged to provide the benefits both the City and Community are seeking. We believe that our proposal will provide a place for Austinites to Live, Work, Play, and Connect.



Architecture
Interior Design
Planning

