

An aerial night view of a city skyline, likely Austin, Texas. The image shows a dense cluster of skyscrapers and high-rise buildings, many of which are illuminated with warm interior lights. A river, possibly the Colorado River, flows through the city, with a bridge crossing it in the background. The sky is dark, and the city lights create a vibrant contrast. The overall scene is a high-angle, wide shot of the urban landscape.

ZIEGLER  
COOPER

OCTOBER 2021

# 415 COLORADO AUSTIN, TEXAS

An aerial night photograph of a city skyline, likely Denver, Colorado, featuring a river (the Platte River) flowing through the center. The city is illuminated with lights from buildings and streets. Several locations are marked with numbered circles: 1, 2, 3, and 4. A star symbol is also present near the center of the skyline. The river is dark, and the surrounding areas include parks and residential buildings.

# REPRESENTATIVE

1. The Austonian

2. Gables Republic Square/  
Hotel Zaza

3. The Quincy

4. Gables Park Plaza

\*415 Colorado



**THE AUSTONIAN**  
AUSTIN, TEXAS



# GABLES REPUBLIC SQUARE & HOTEL ZAZA

AUSTIN, TEXAS

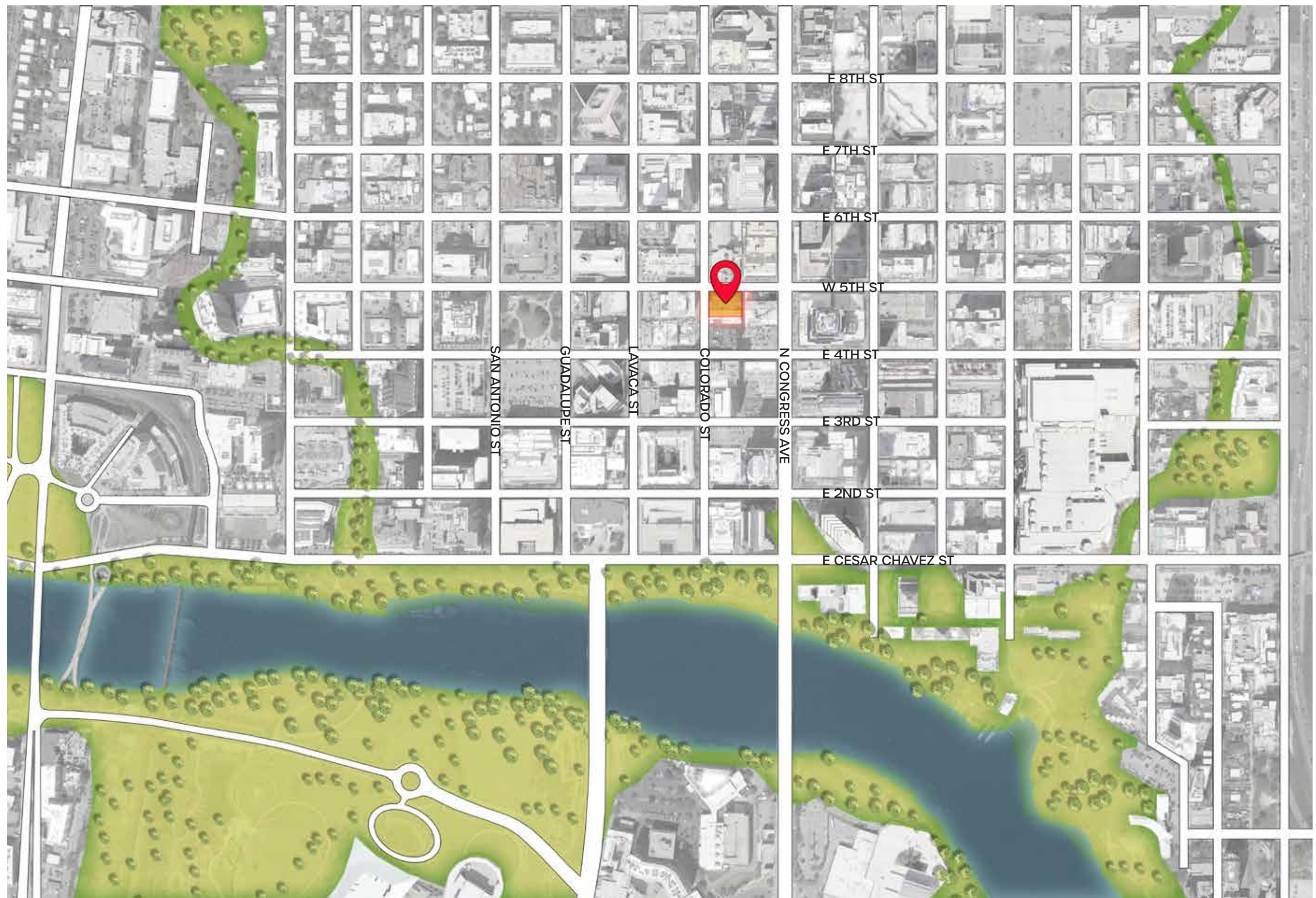


**THE QUINCY**  
AUSTIN, TEXAS



**GABLES PARK PLAZA**  
AUSTIN, TEXAS

**415 COLORADO**





### POINTS OF INTEREST

- A.** Fixie Southern House
- B.** Wu Chon
- C.** Peche
- D.** Truluck's
- E.** Soul Cycle
- F.** Wanderlust Yoga

- G.** Alamo Drafthouse
- H.** Fallout Theater
- I.** Ranch 616
- J.** Walton's Fancy & Staple
- K.** Parlor and Yard
- L.** Hike and Bike Trail

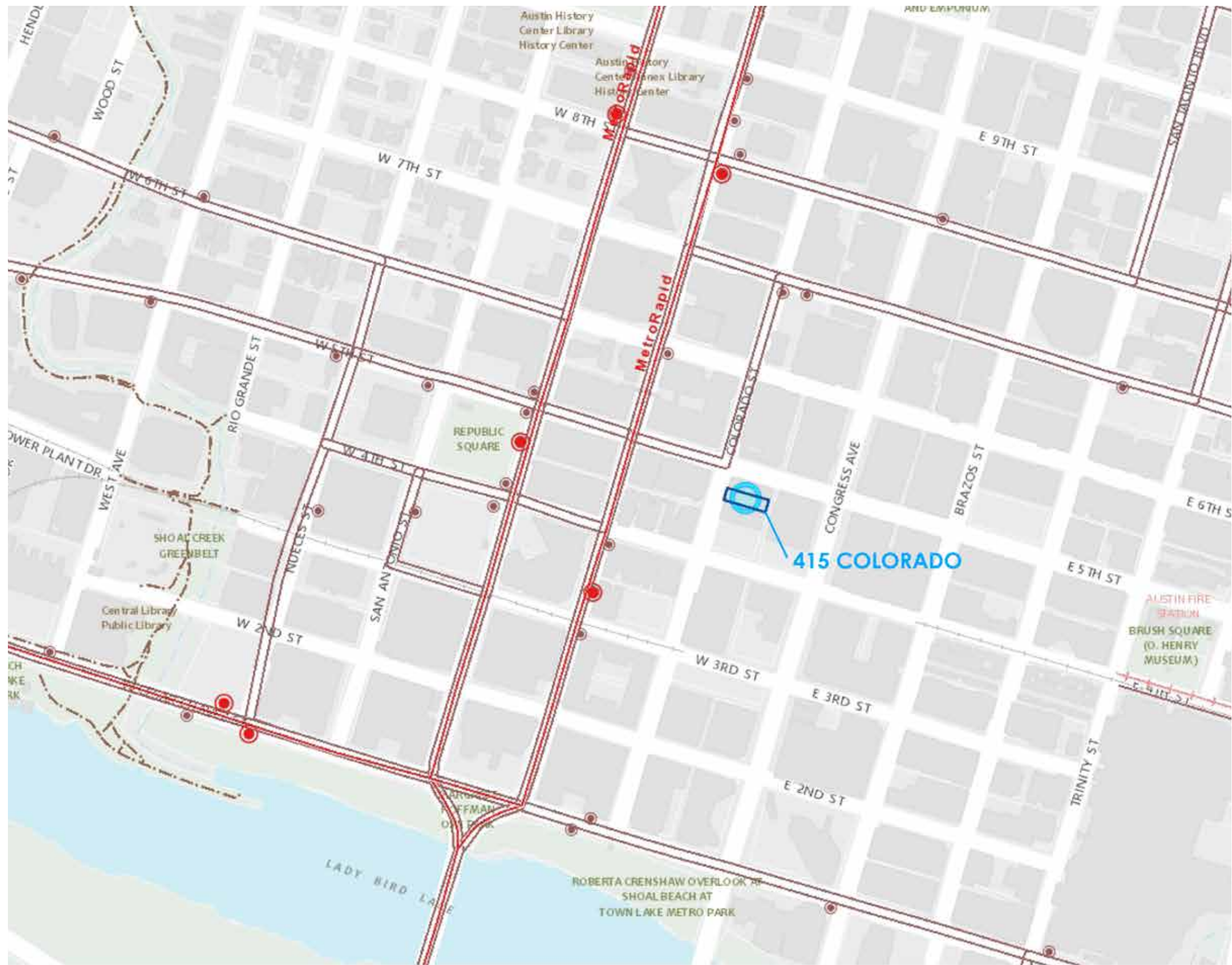
- M.** Hangar Lounge
- N.** Royal Blue Grocery
- O.** Whole Foods
- P.** Trader Joe's
- Q.** The Grove
- R.** Milk + Honey

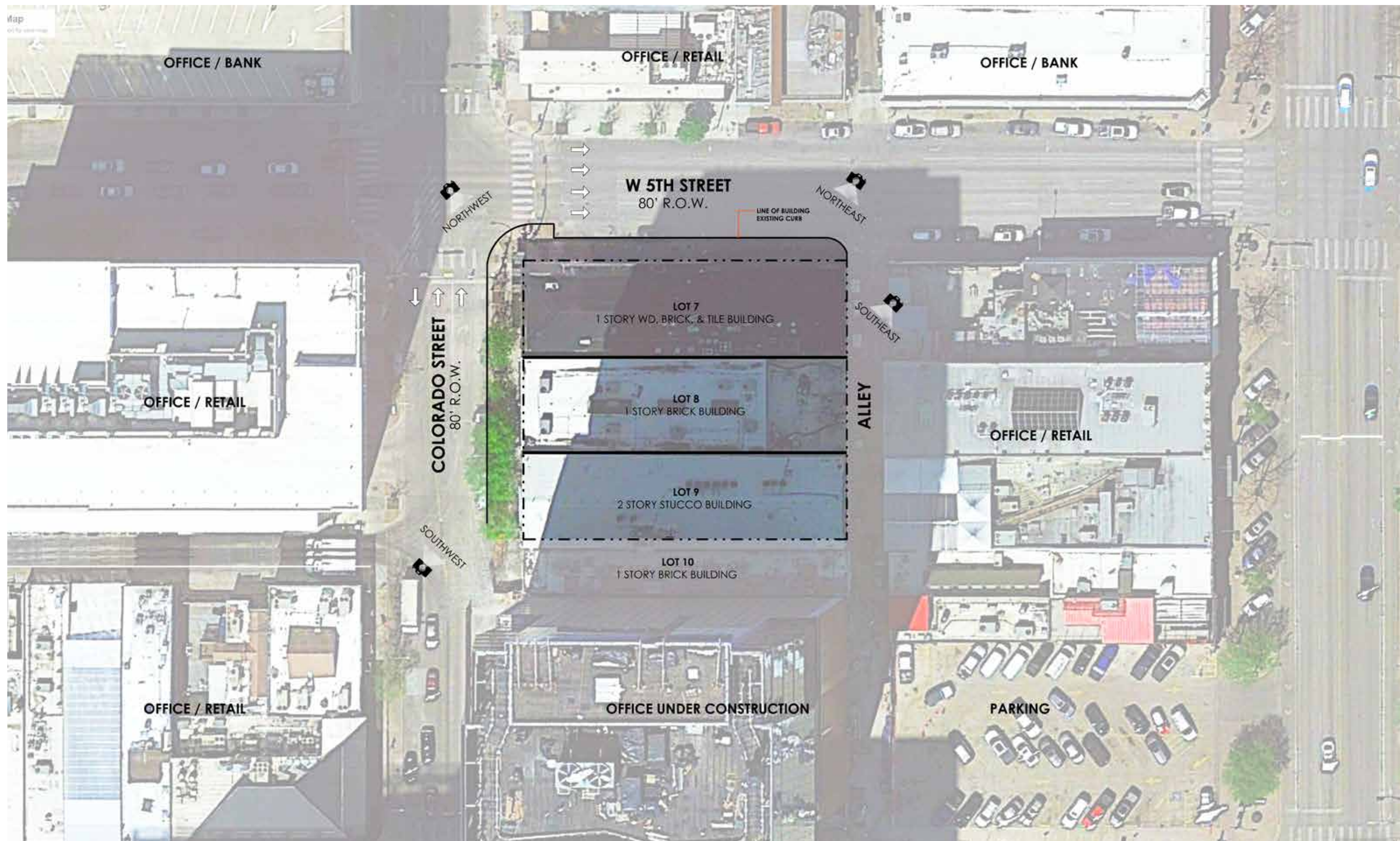
- S.** Ride
- T.** Barchi Sushi
- U.** Second Bar + Kitchen
- V.** Austin Rowing Club

### COMPETITIVE PROPERTIES

- 1.** Gables Republic Square
- 2.** The Quincy: Endeavor
- 3.** The Bowie: Endeavor
- 4.** Seven Apartments
- 5.** Ashton Austin









NORTHWEST (5TH & COLORADO)



NORTHEAST (5TH AT ALLEY)



SOUTHWEST (COLORADO STREET)

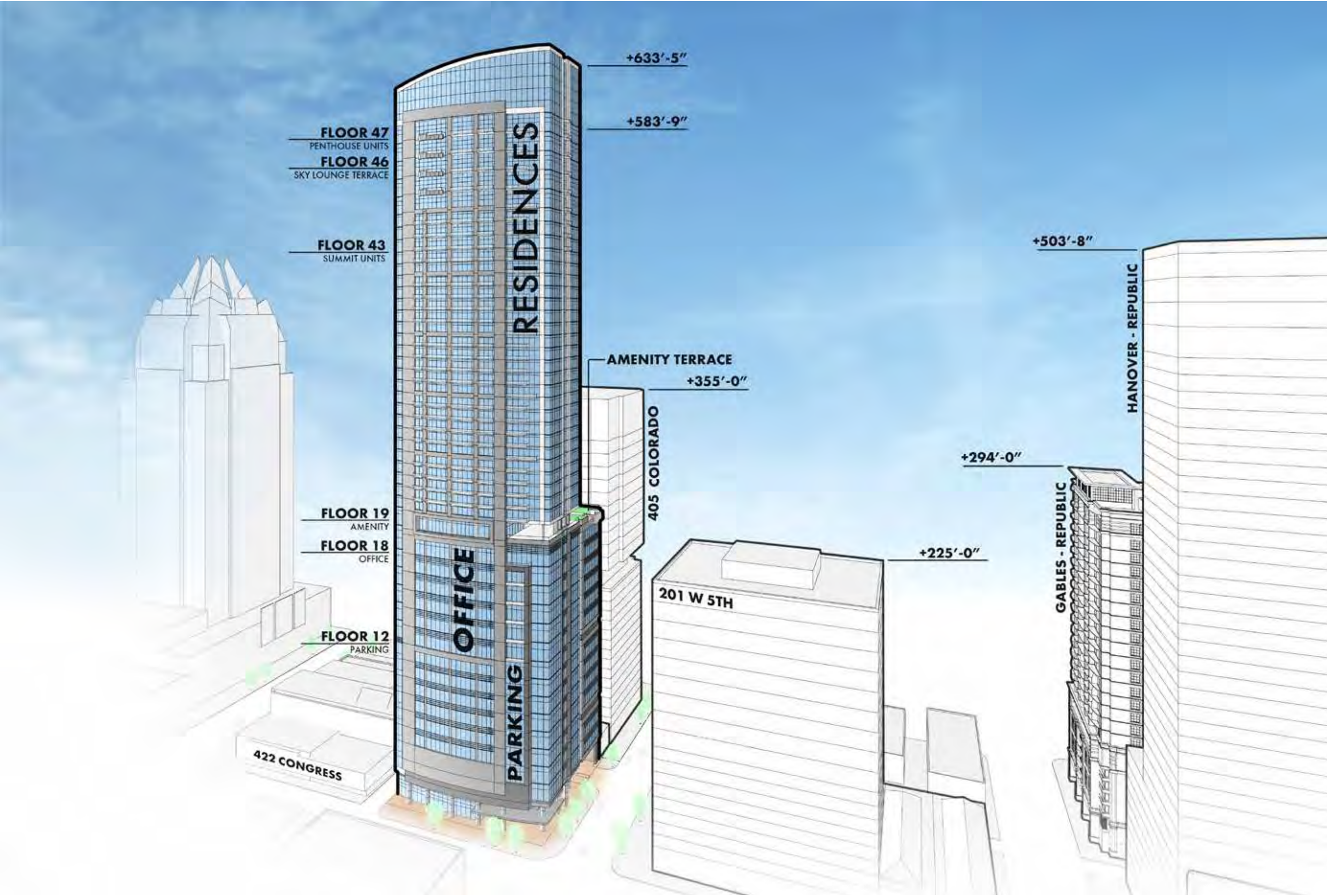


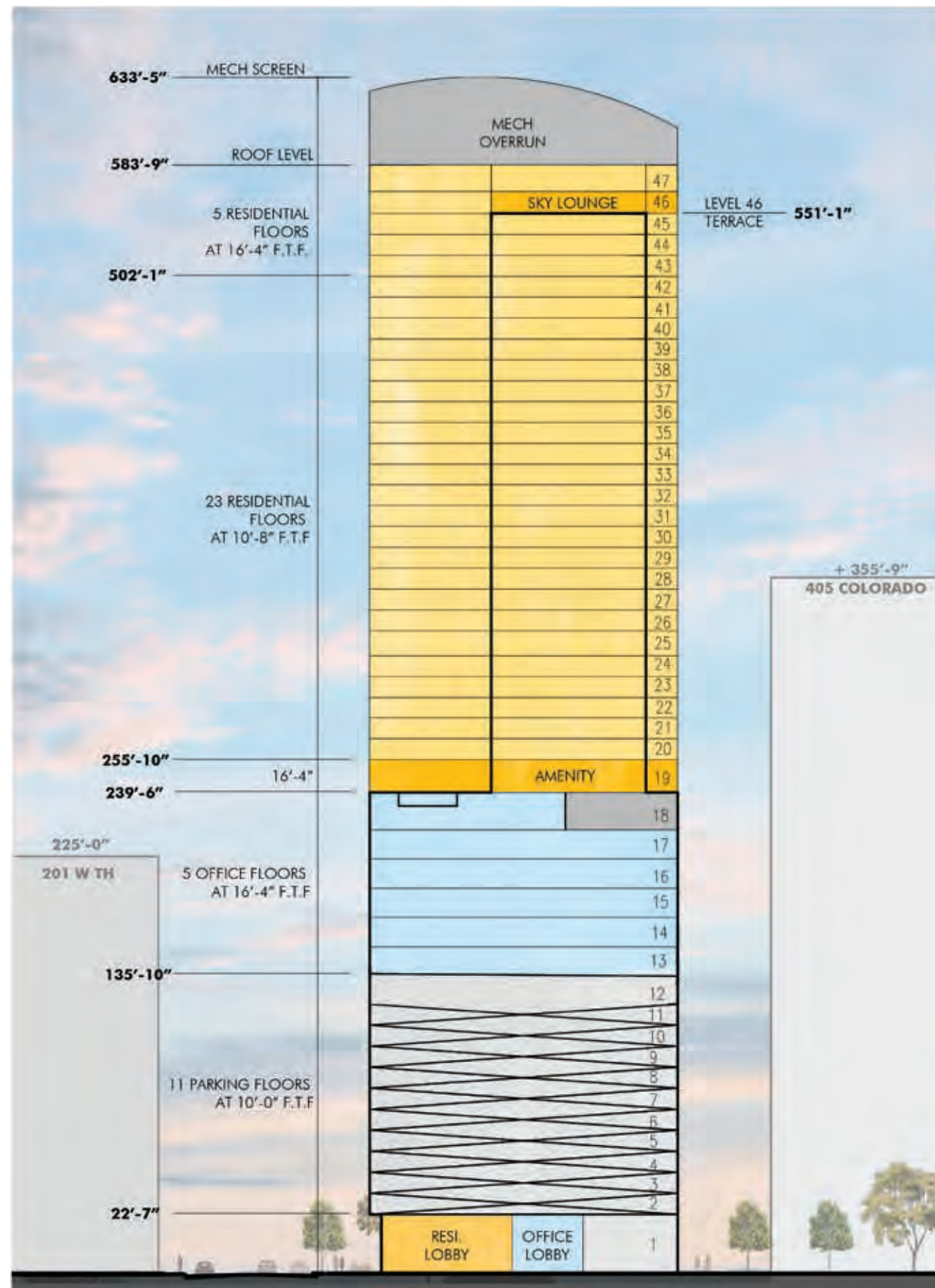
SOUTHEAST (ALLEY)



# 415 COLORADO SITE PLAN







## Program Summary

Office: 107,860 SF

Residential Apartment: 426,968 SF

Total Units: 328

Common Areas: 15,799 SF

Total FAR GSF: 550,627 SF

## Site Area

Site Area: 22,080 SF

Allowable Building Size (8:1 FAR): 176,640 SF

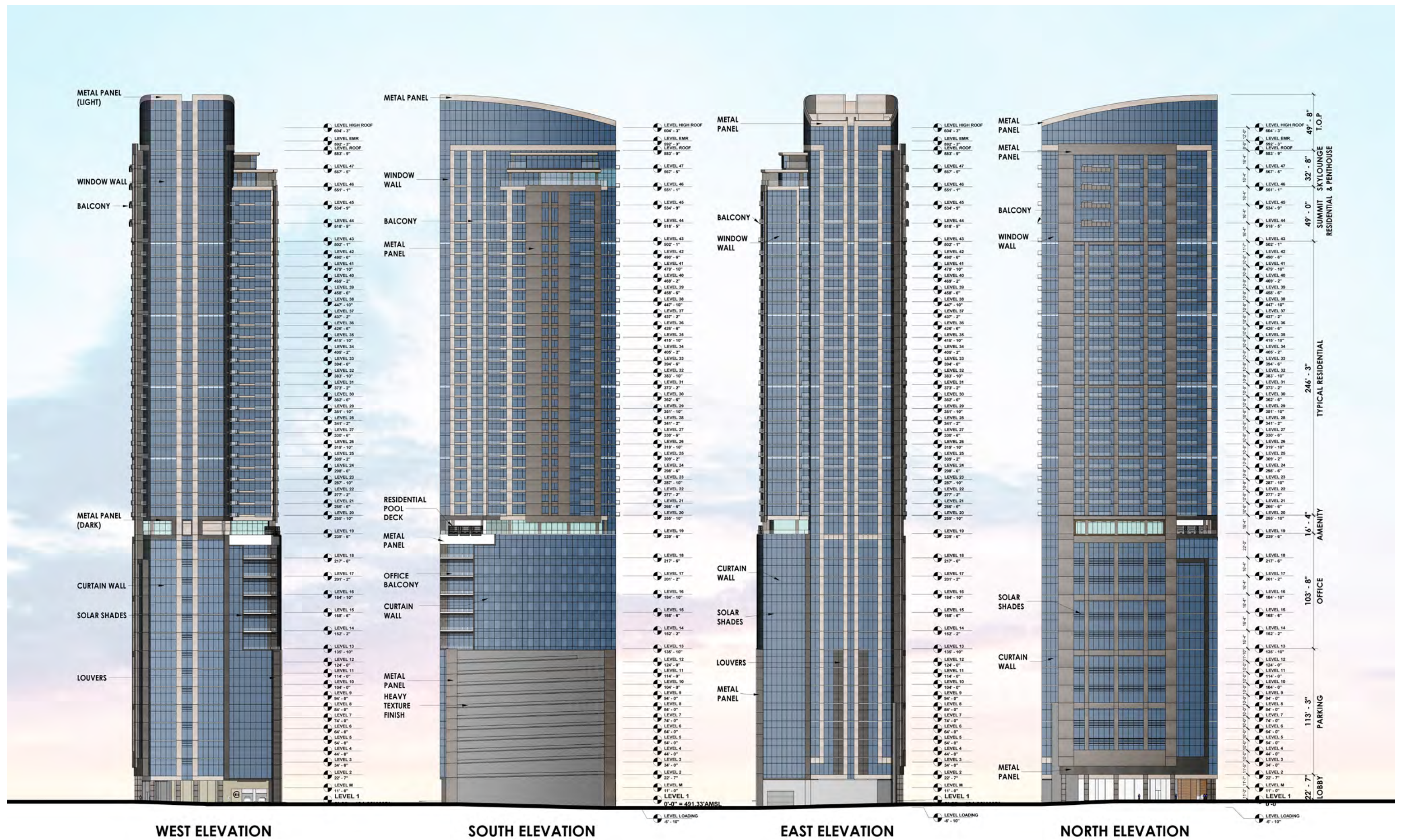
## Density Bonus

Requested FAR: 25:1

Requested Bonus Area: 375,360 SF

Total FAR GSF: 552,000 SF

- OFFICE
- RESIDENTIAL
- AMENITY
- GARAGE
- BOH







5TH STREET



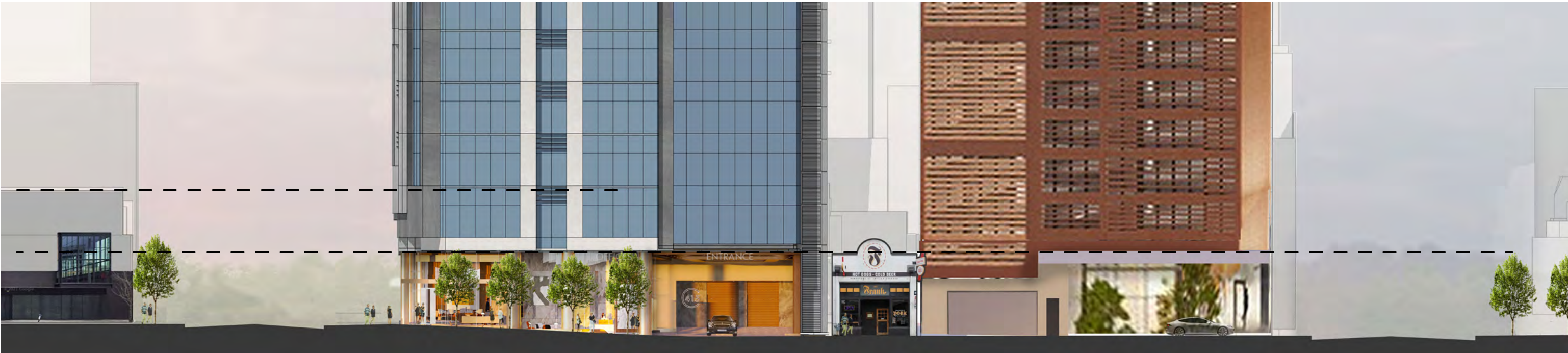
5TH STREET - REFERENCE LINES

415 COLORADO  
CONTEXTUAL ELEVATIONS





COLORADO STREET



COLORADO STREET - REFERENCE LINES

415 COLORADO  
CONTEXTUAL ELEVATIONS







**MATERIAL LEGEND**  
**ARCHITECTURE**

- 1. Composite Aluminum Metal Panel - Light
- 2. Composite Aluminum Metal Panel - Dark
- 3. Aluminum Woven Wire Mesh Column Wrap
- 4. Tension Cable Glass System
- 5. Aluminum Curtain Wall Mullion System - Dark Bronze
- 6. Aluminum Curtain Wall Mullion System - White
- 7. Garage Glass Provided With Simulated Acid Etch Film
- 8. River Rock Pebbles

- 9. Aluminum Metal Panel - Natural Wood Finish
- 10. Large Format Porcelain Tile - Dark
- 11. Large Format Porcelain Tile - Light
- 12. High Speed Roll-Up Doors
- 13. Potential Project Signage
- 14. Office Tenant Entrance
- 15. Residence Entrance
- 16. Aluminum Solar Shades

**MATERIAL LEGEND**  
**LANDSCAPE**

- A. Pedestrian Paver Banding
- B. Planters
- C. Street Tree & Paver Grate Per Great Streets
- D. Benches Per Great Streets
- E. Bicycle Racks Per Great Streets







**415 COLORADO**  
LOBBY SECTION









**MATERIAL LEGEND**  
**ARCHITECTURE**

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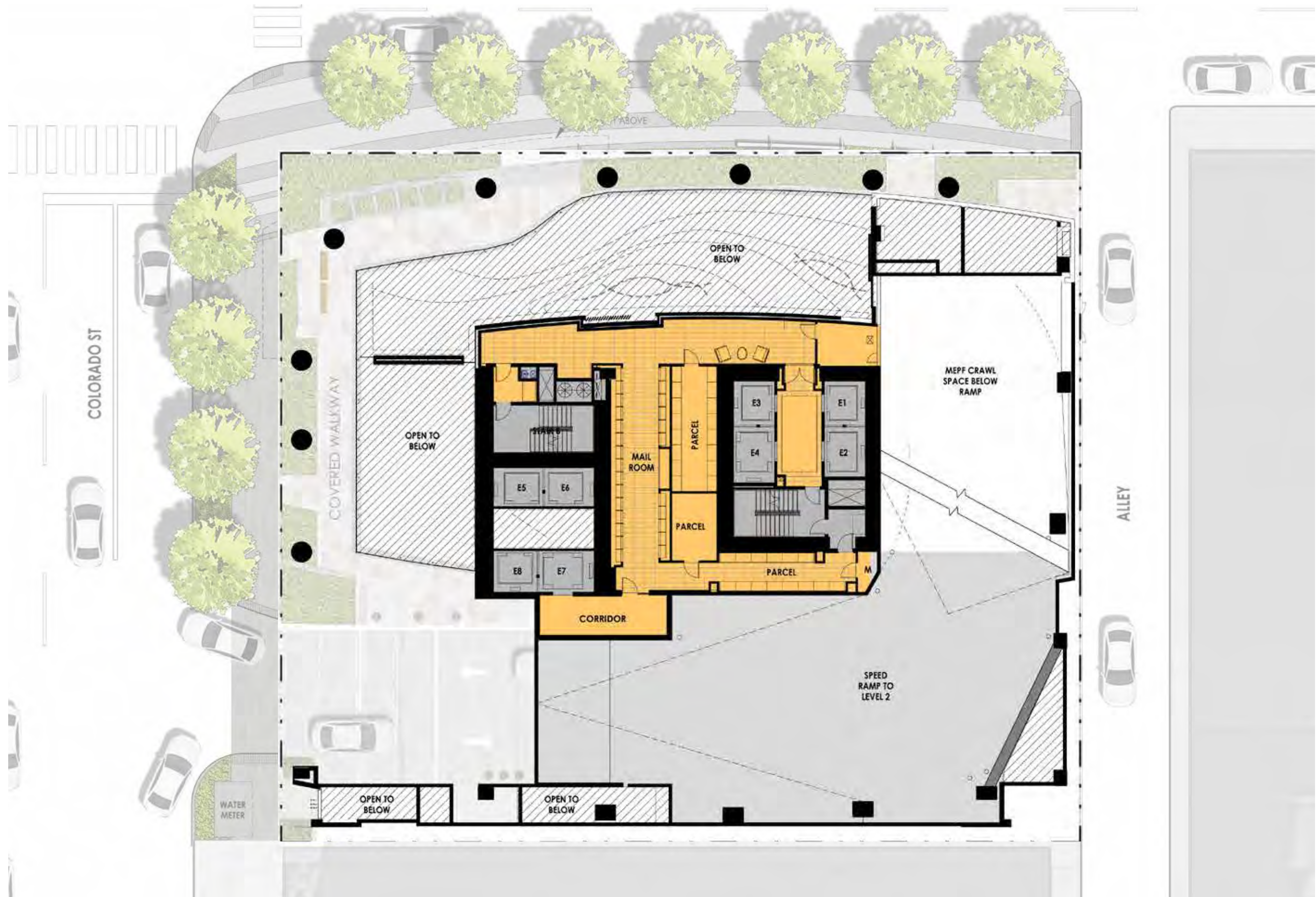
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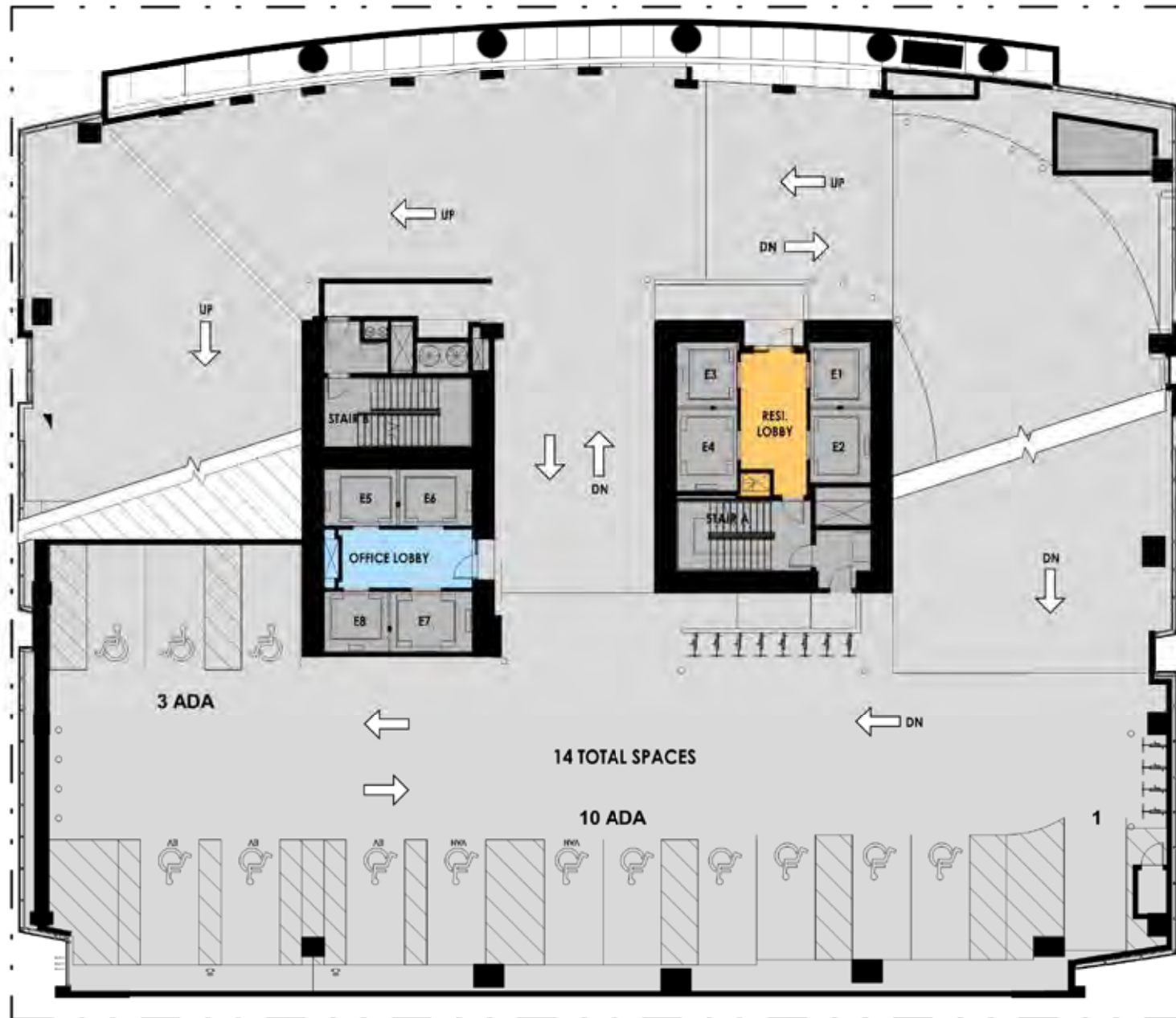
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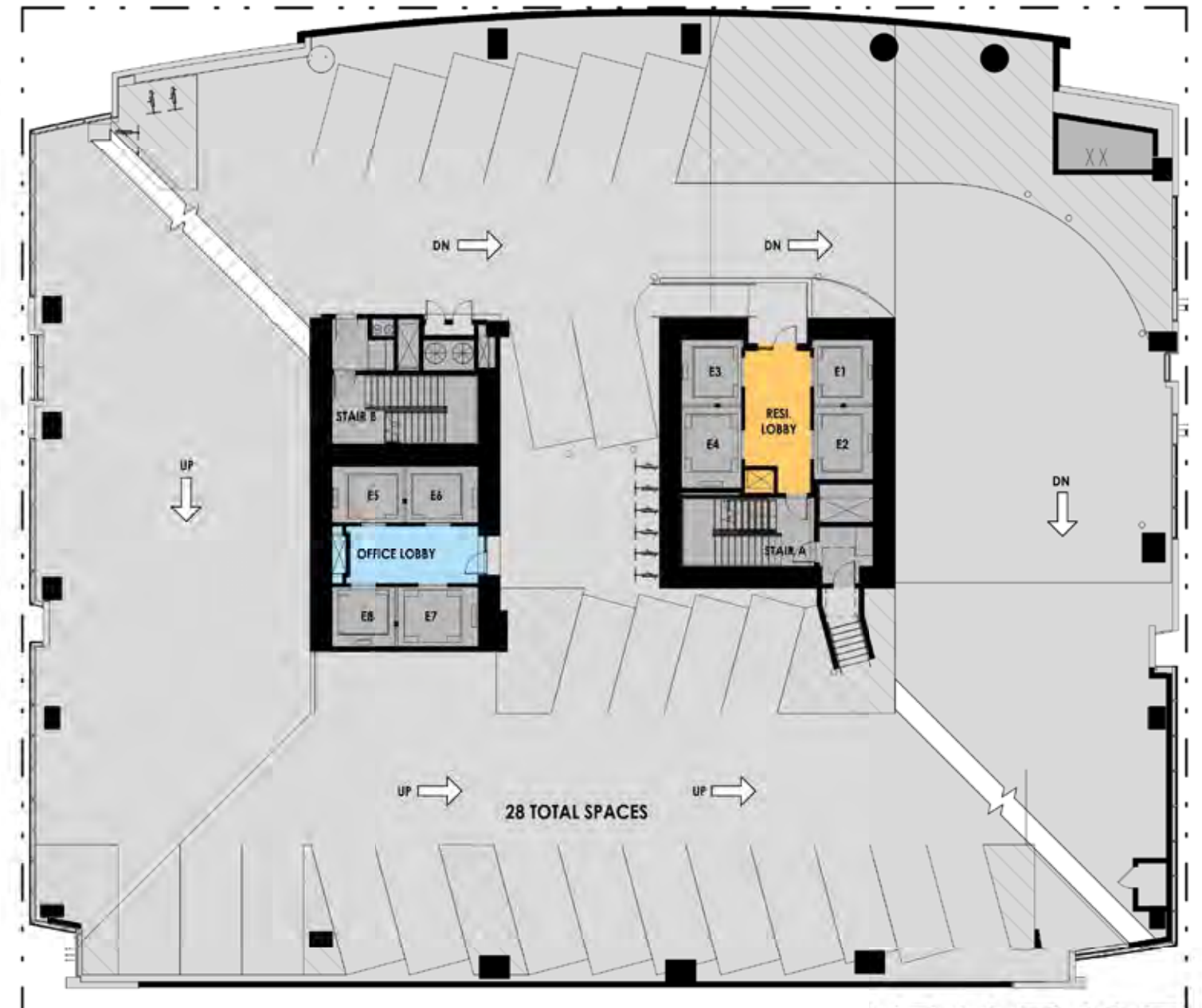




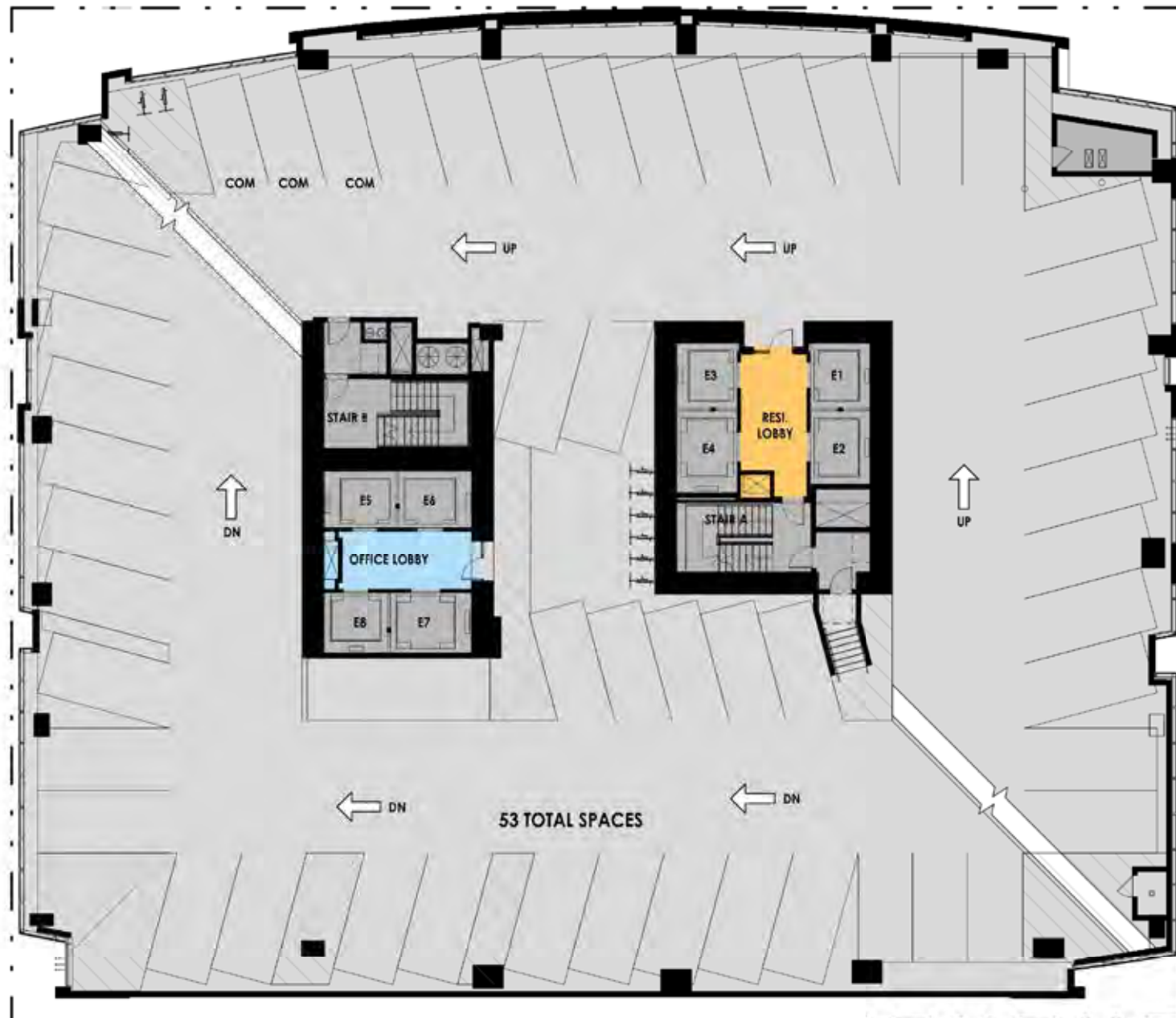




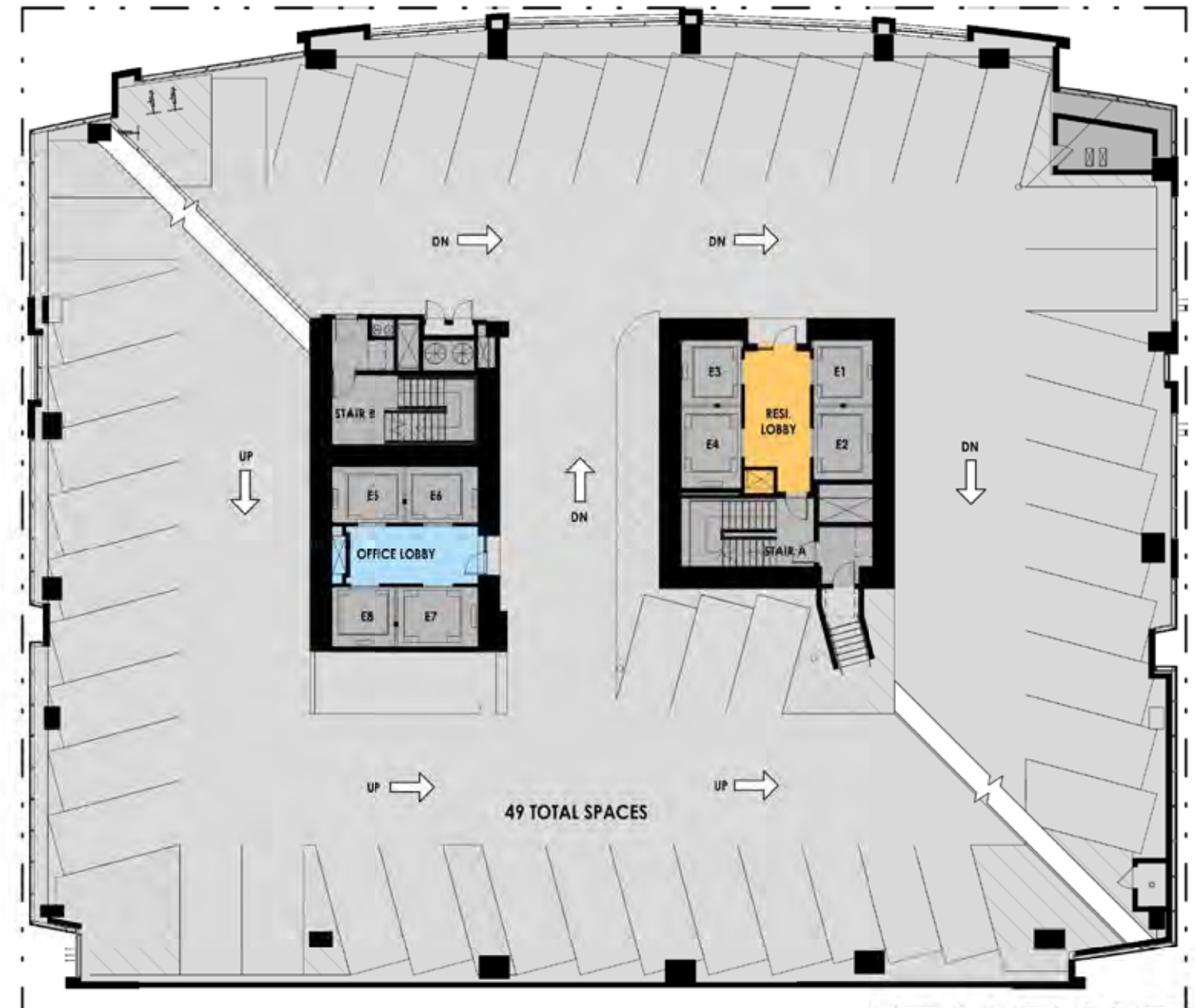
LEVEL 2



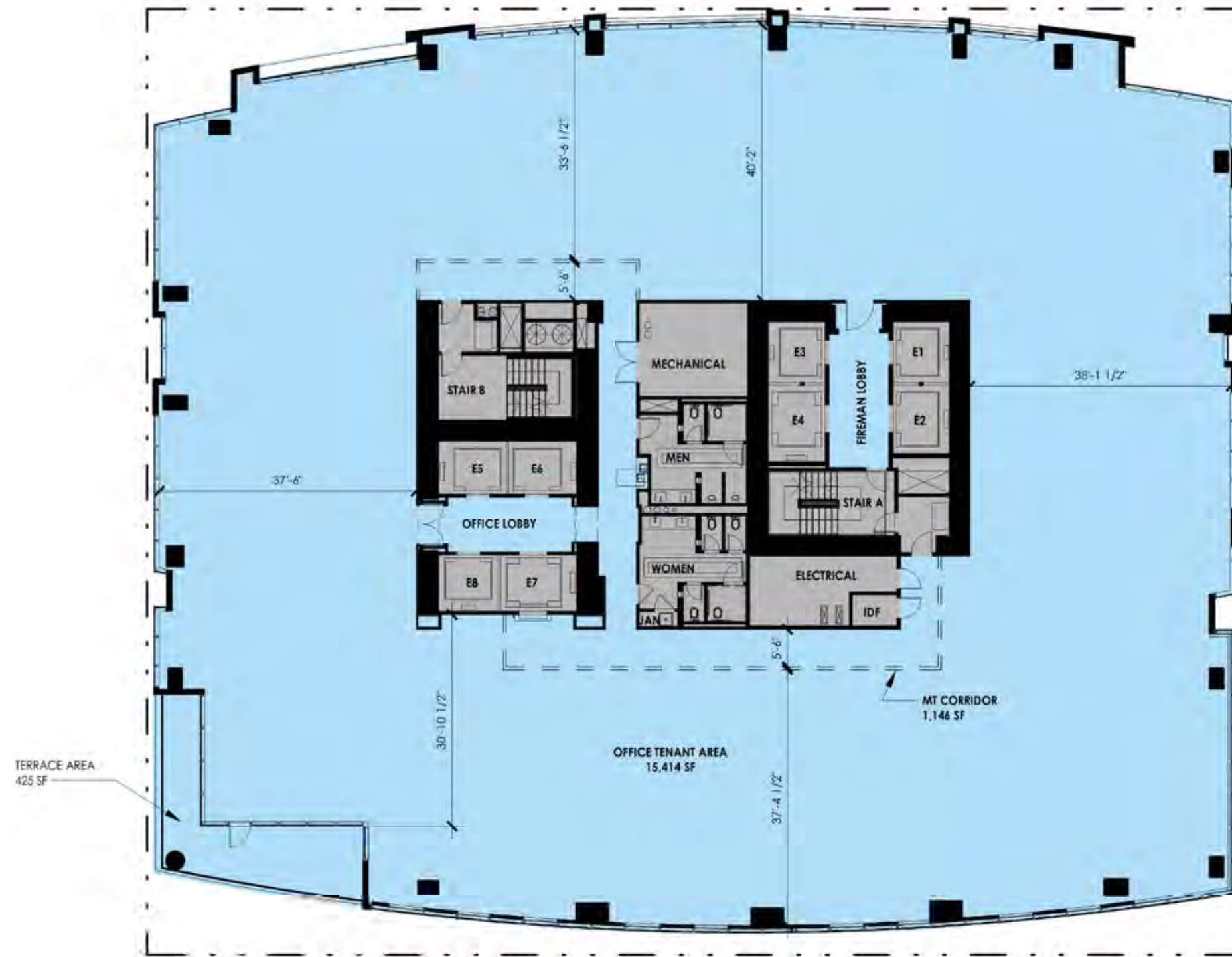
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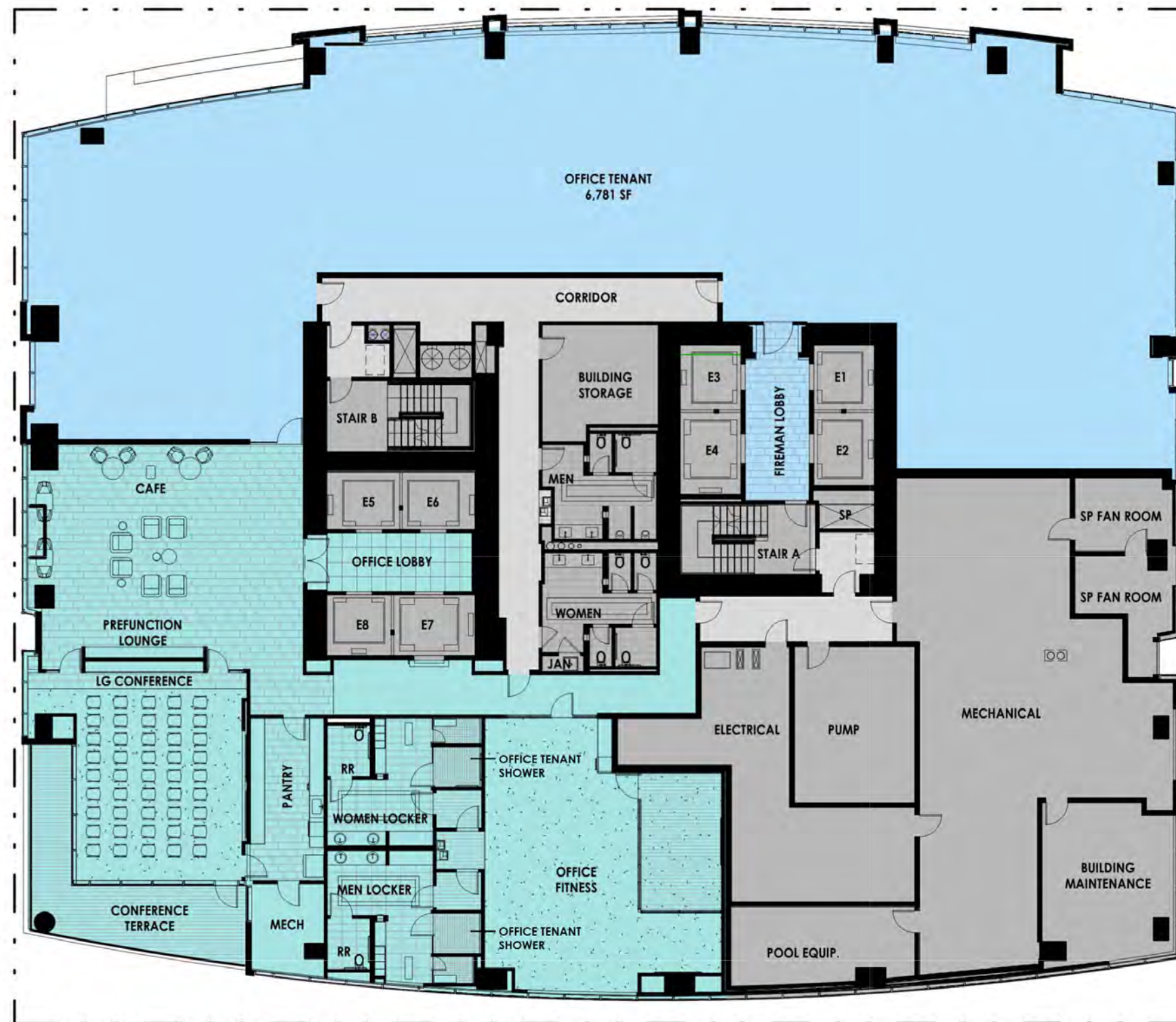


LEVEL 4,6,8,10,12



LEVEL 5,7,9,11





# 415 COLORADO

## LEVEL 18



TRUSS DETAIL



WOOD TRUSS CONDITION

**415 COLORADO**  
EXISTING TRUSSES



# 415 COLORADO OFFICE GYM

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JULY 12, 2021

