

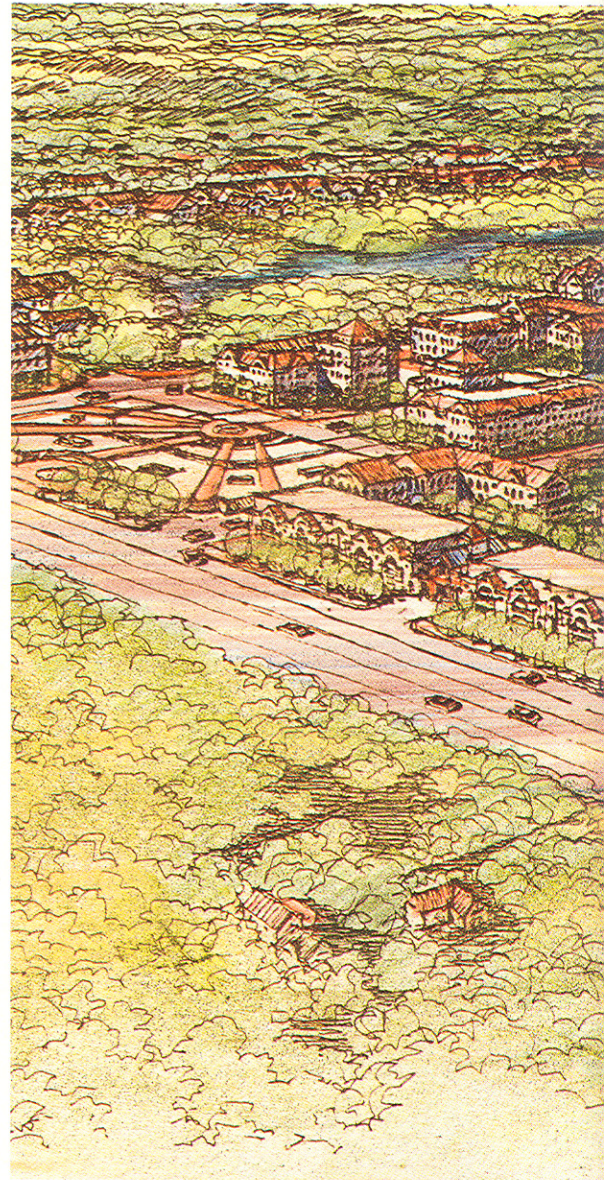
North Austin Town Center

Black Atkinson Vernoooy

Architects: Black Atkinson Vernoooy, Austin, Texas (Simon Atkinson, partner in charge; Sinclair Black, Andrew Vernoooy; Dongik Lee, team leader; John Armstrong, John Blood, Stephanie Bower, Debbie Darden, Janice Fleming, Melanie Gaylord, Carl Gromatzky, Michael Guarino, Tommy Kosarek, Mell Lawrence, Robin Moats, Mark Nagle, Sarah Pennington, Patti Pitman, Manuel Sanchez Ruiz, John Srygley, and Arturo Vasquez, project team).
Client: Pohl, Brown & Brown, Austin, Texas.



AUSTIN METROPOLITAN REGION

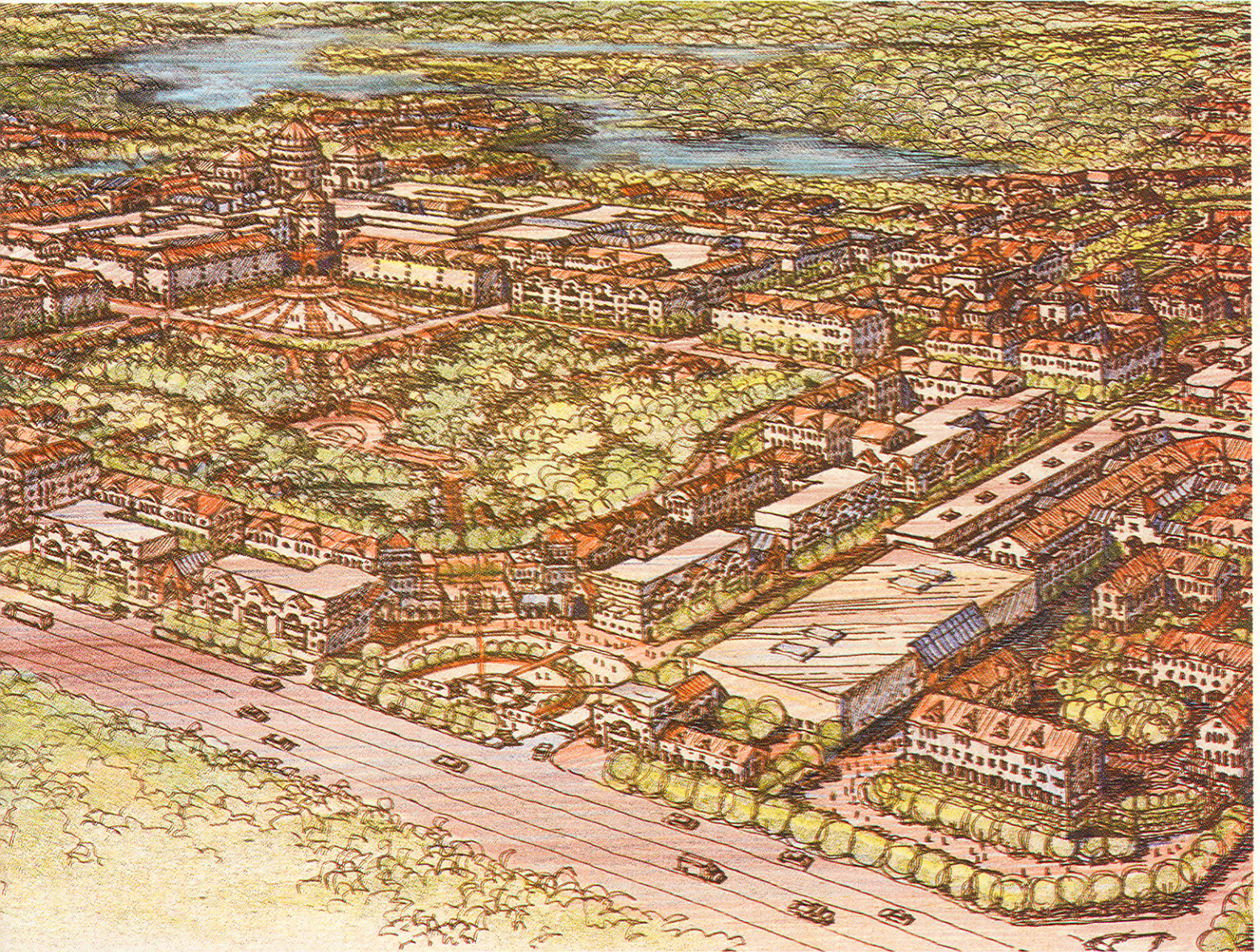
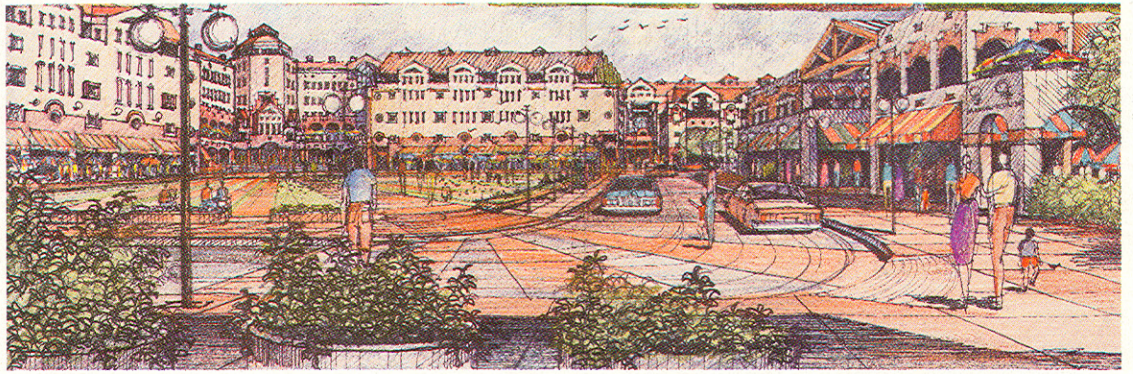


VIEW TO THE NORTHWEST

Project: North Austin Town Center, Austin, Texas.

Program: Create a place to give order to a region threatened by a pattern of linear, decentralized, incremental suburban sprawl. Protect environmentally vulnerable areas, and concentrate development along planned growth corridors.

Solution: A town center, with a cluster or hill town imagery, is sited on a ridge overlooking surrounding new residential areas. A grid organization provides both coherence and flexibility. Shops, offices, and apartments are clustered between the perimeter street edge and the center parks and pathways. All av-

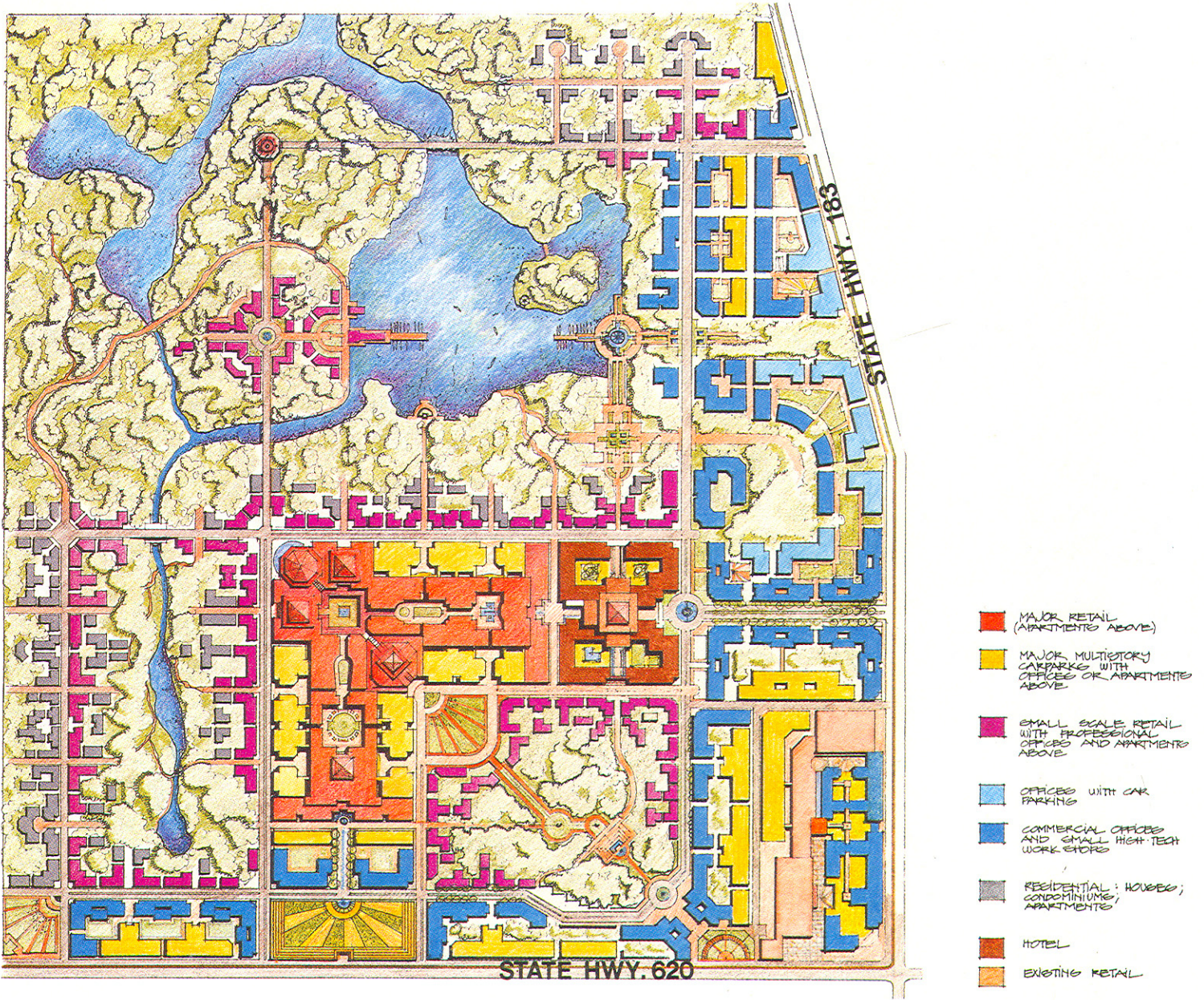


enues directly or indirectly lead to the central urban plaza, which acts as the principal place of meeting. A system of courts, paths, and gardens connects the center with the town park.

The park is in the tradition of “picturesque” or total landscape. A medieval town wall and a series of entry gates orient a visitor toward the center. Access boulevards and a local transit system related to pedestrian paths link all main parts of the center.

Jury comments

Walker: It’s really a rare exercise, because they are making a dense urban pedestrian-scale neighborhood in a suburban area. You have an industrial park, a housing park, and



a shopping center that have been layered as opposed to spread out horizontally.

Frampton: I think it's a rather astonishing advance for that area.

Griffith: It functions to stop urban sprawl and focus in on the town center. It preserves the natural land and the waterscape surrounding it.

Walker: My prejudice about it is that I don't like the imagery, but the principle is interesting.

Griffith: It's one approach. The peripheral wall, which makes it medieval in tone, is highly articulated, with interruptions along it periodically, gates or openings that draw you in. ■