

900 South First: A Natural Place to Call Home

PSW's 900 South First is our latest mixed-use project, tucked away in the Bouldin Creek neighborhood known for its winding stream, the unique spaces it carves, and the variety of life it supports. Designed to reflect the historic neighborhood, 900's architecture is built around hundred-year old oaks with sunken decks and multi-leveled areas that accommodate recessed lands along the creek, ground level, and canopy. An immersed plaza opens up an alcove for residents and guests to enjoy, providing accessibility and a view through carved space. 900's blend of urban walkability and natural features capture quintessential South Austin, ideal for those at any age that appreciate the outdoors and nestled spaces.

Experience Creek Life Inside and Out

The 900 design blends interior with exterior, incorporating floor-to-ceiling glass, deep-profile metal siding, and wood-formed concrete for a seamless indoor/outdoor experience. Work and home life exist in stacked symbiosis, with first floor catering to businesses and upper levels fostering residential dwellings. Retail and office users on the ground level connect to natural surroundings through glass panes that wrap the building and provide a bright interior. Residential spaces, located on the upper floors, celebrate the building's unique spot beneath a shady grove with a crescent design that hugs the existing canopy for a peek at creek life.

Where Functional Design Meets Natural Form

Like the creek that runs alongside it, 900 finds the simplest path that marries functionality with beautiful aesthetic. At the upper levels, metal siding provides a low-maintenance alternative to traditional materials with elegant relief and shadowing. Units balance expansive living areas with bedroom suites and wooden accents that give warm feel to tactile surfaces. Kitchens, cabinets, and closets provide generous space, storage, and thoughtful functionality with state-of-the-art appliances. On the ground floor, panels of wood-formed concrete create a nature-inspired pattern that runs along sunken retaining walls to support trees that shade the plaza below.

Connected to the South Austin Pulse

Residents, neighbors, and visitors along the 900 creek artery connect to nature and some of the best restaurants and shops Austin has to offer. Relish in the staggered landscape or bike through the park to enjoy the trails leading down to the creek. Check out Once Over for your morning dose, Bouldin Creek Café to indulge your south side vegetarian, and Polvos for drinks on the patio. When you're done, peruse the tattoo shops, indie craft stores, record emporiums, and vintage clothing boutiques that help give the neighborhood its grounded, earthy feel. Nearby, Auditorium Shores on Lady Bird Lake hosts touring musicians and some of the best local performing companies the city has to offer. Whatever the mood that strikes, there's a Bouldin nook to get lost in for residents of all ages that call the 900 home.