

urban design

# portfolio.

selected works

2021-2026

**Preethi Tera**

MS in Urban Design

University of Texas at Austin

School of Architecture

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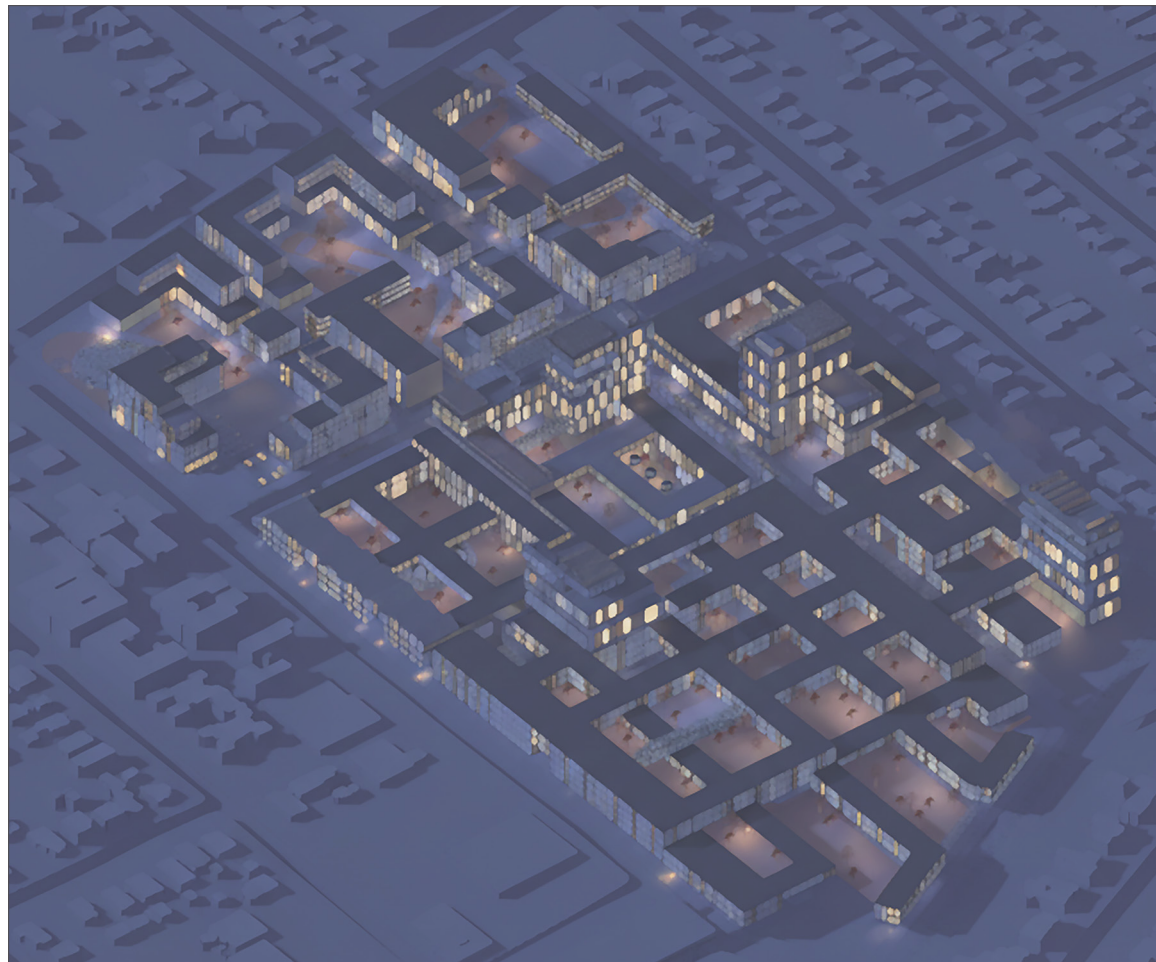
# 01

## Re-Casting Austin's Superblock

Advanced Studio | UT Austin | 2025

**Location:** Austin, Texas

This project starts by understanding Austin as a city developed through cumulative spatial decisions and overlapping grids rather than a single cohesive design. At the neighbourhood level, the Hancock site appears as a point of collision between a coarser, car-oriented eastern fabric split by I-35 and a fine-grained, walkable western grid. The site, a 19th-century monofunctional superblock, functions as an urban void in all respects—**physically, socially, and economically.**

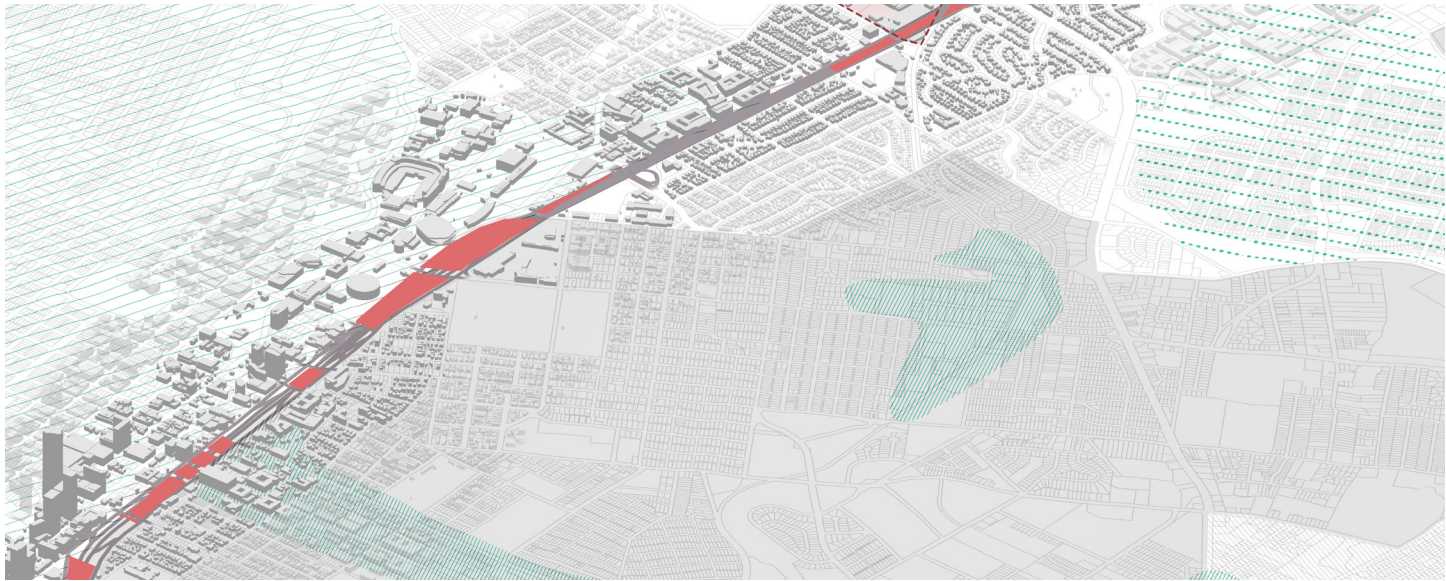
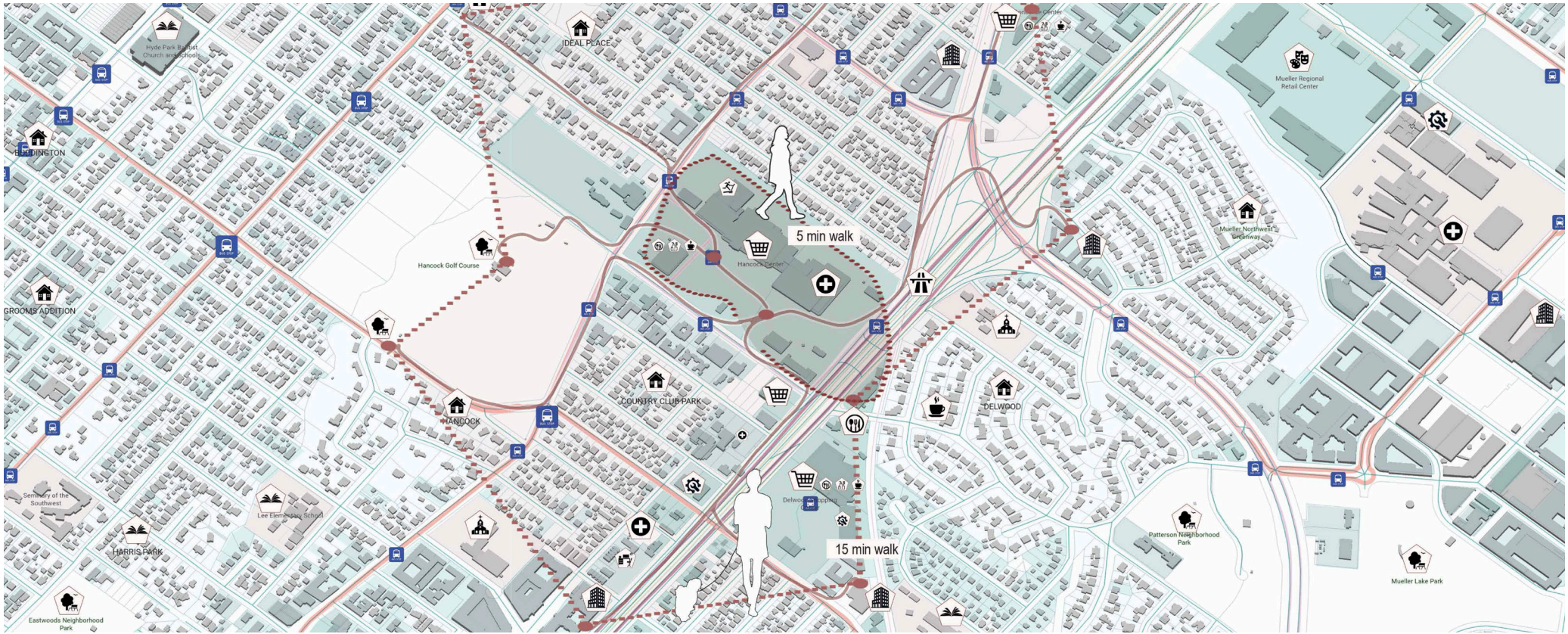


Prasamsa Pokharel, Preethi Tera  
Contributions: Design Concept, Narrative Development, Program Zoning, Typological Studies & Final Drawings

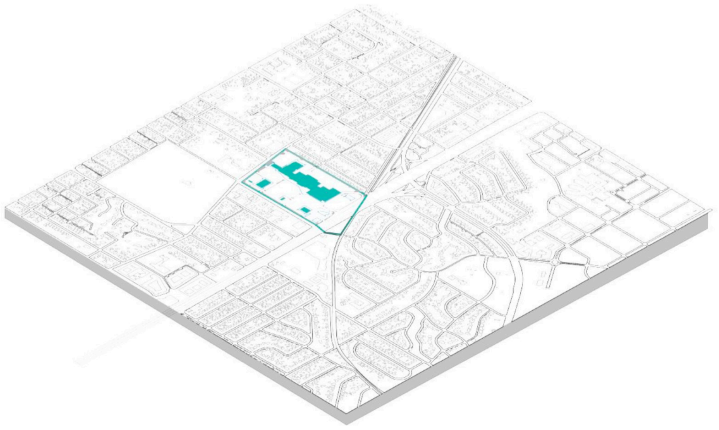
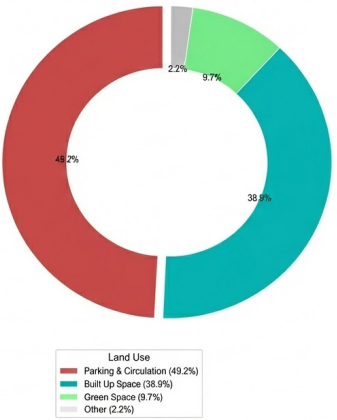
What happens when two urban conditions are purposefully brought together, and how can new programs and spatial strategies re-stitch the city across that divide?



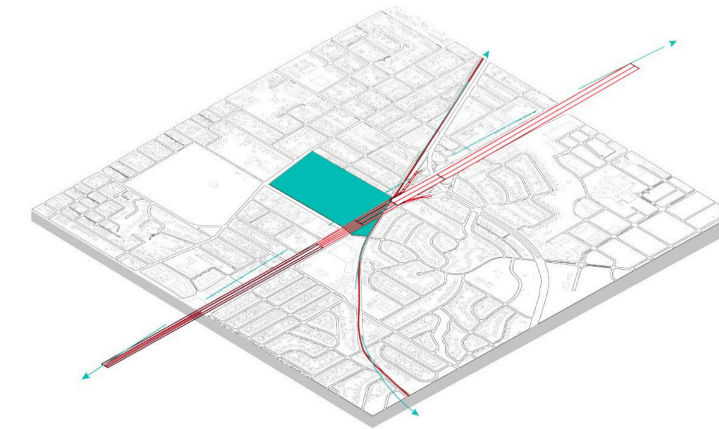




The Hancock site sits within a largely single-family neighborhood where the I-35 corridor disrupts walkable access to daily needs within a 15-minute radius. Positioned within the Project Connect cap-and-stitch zone, the site becomes an opportunity to rebalance parking-heavy land use into a connected, **mixed-use** node that supports a **walkable** urban fabric.



Site as an interaction of multiple urban grids

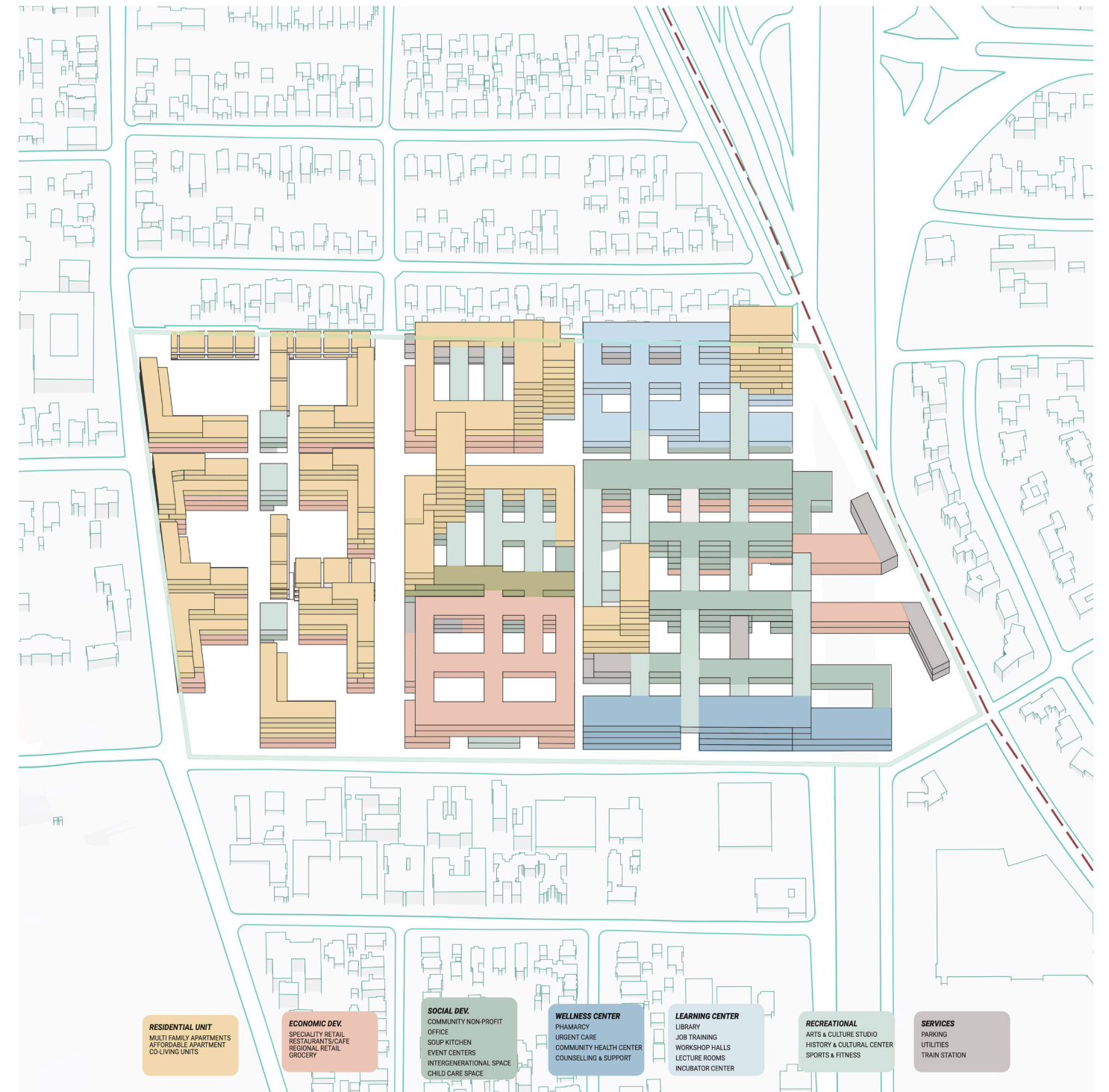
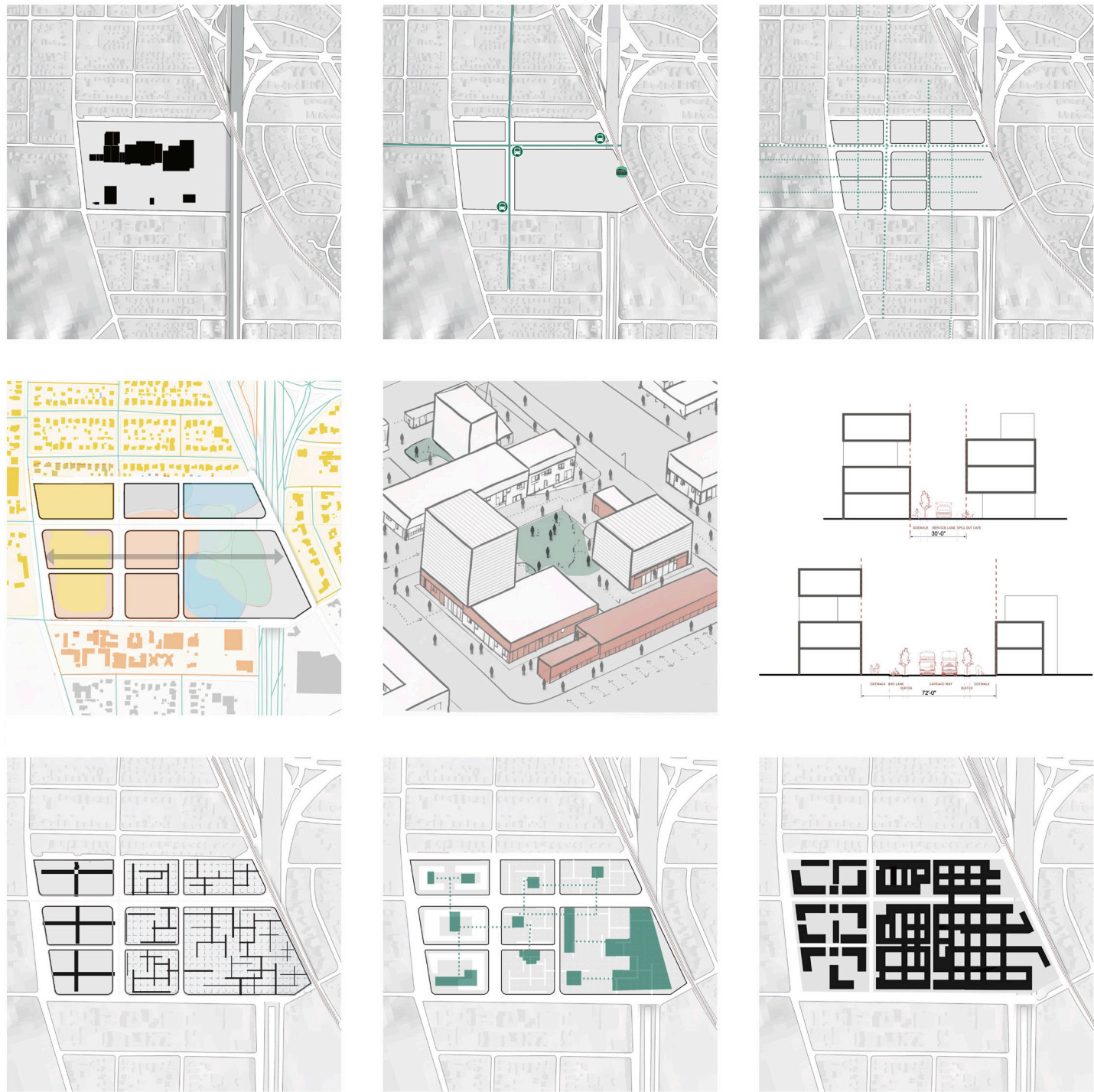


Site along the strong highway edge



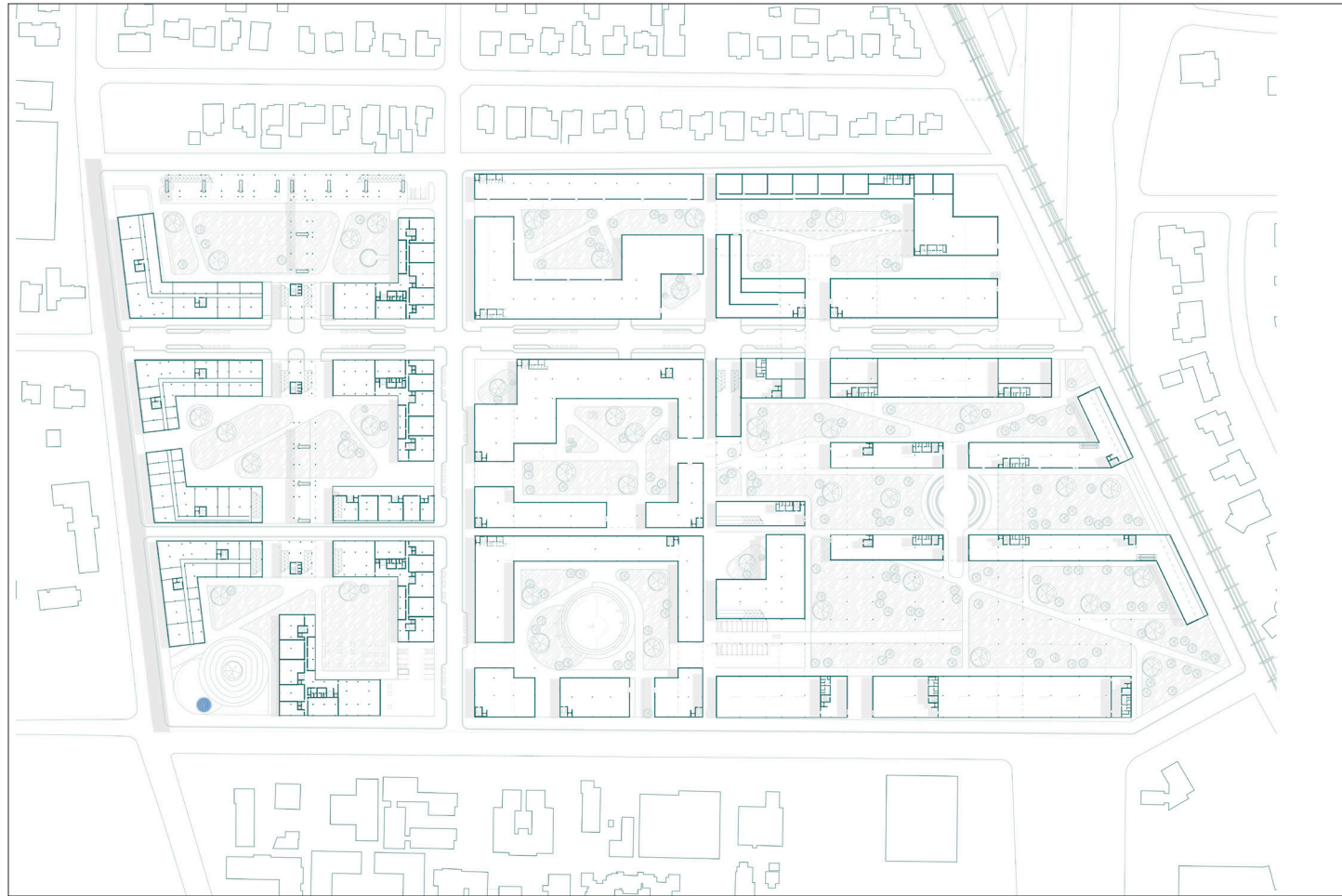
Site as a concrete superblock





The design **breaks the superblock** by reintroducing a **human-scaled street network** derived from existing grids, forming a new main street and pedestrian connections that dissolve the site's isolation. Buildings are organized around a connected green infrastructure system, while seven program zones are layered from **public to residential using** targeted typologies that respond to surrounding land uses.

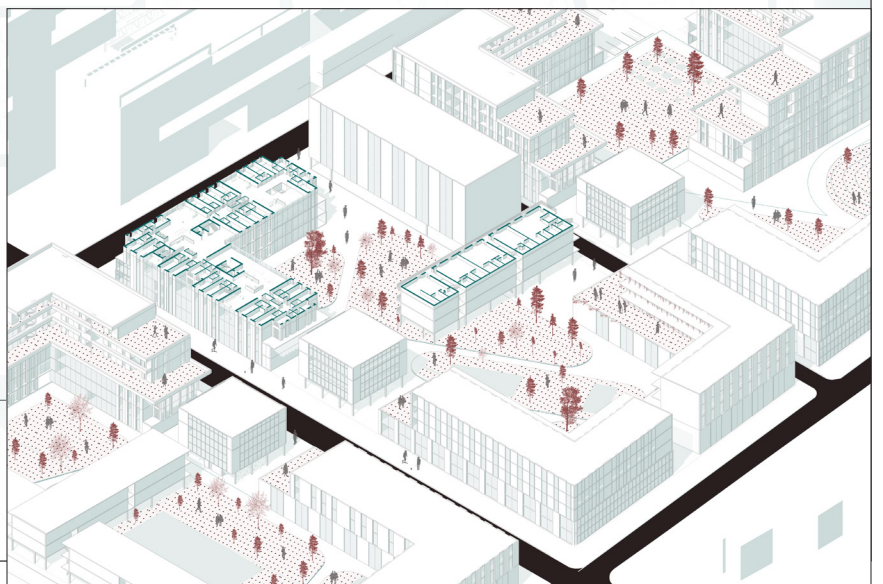
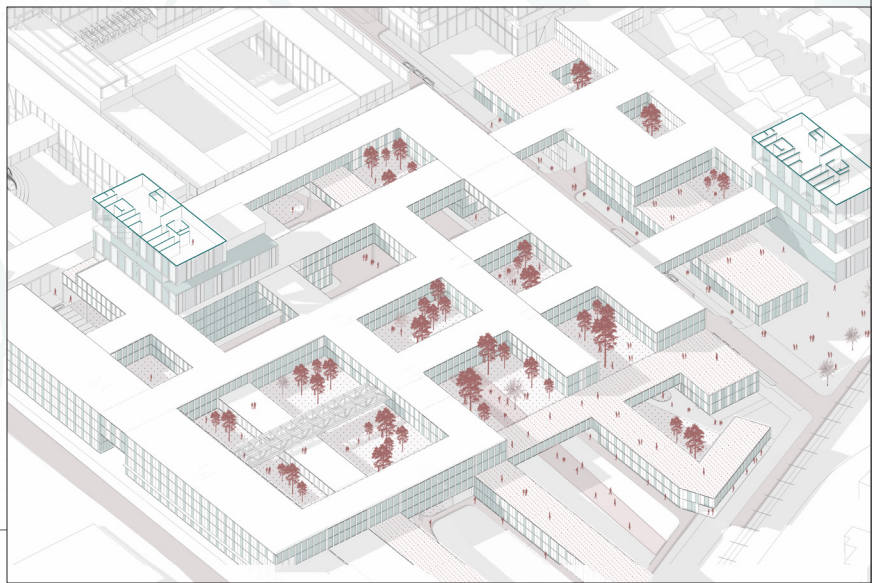
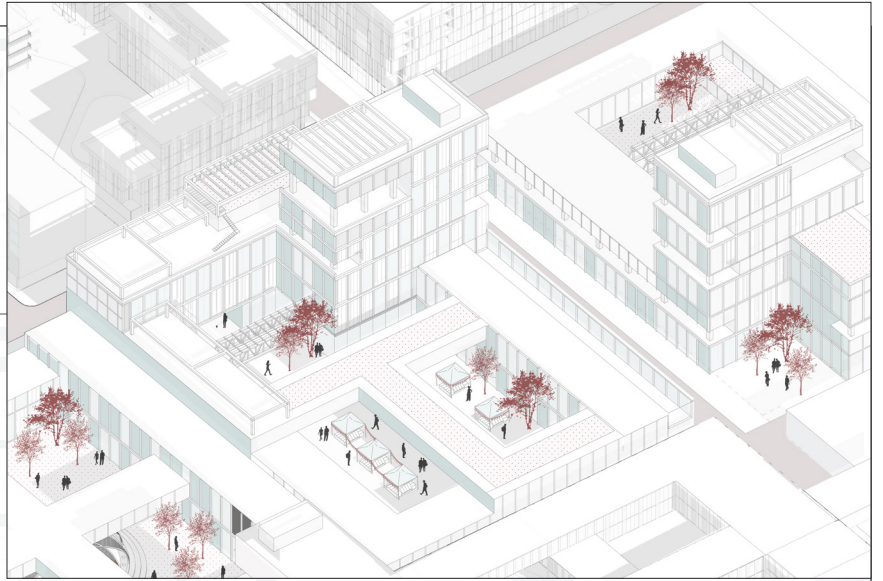




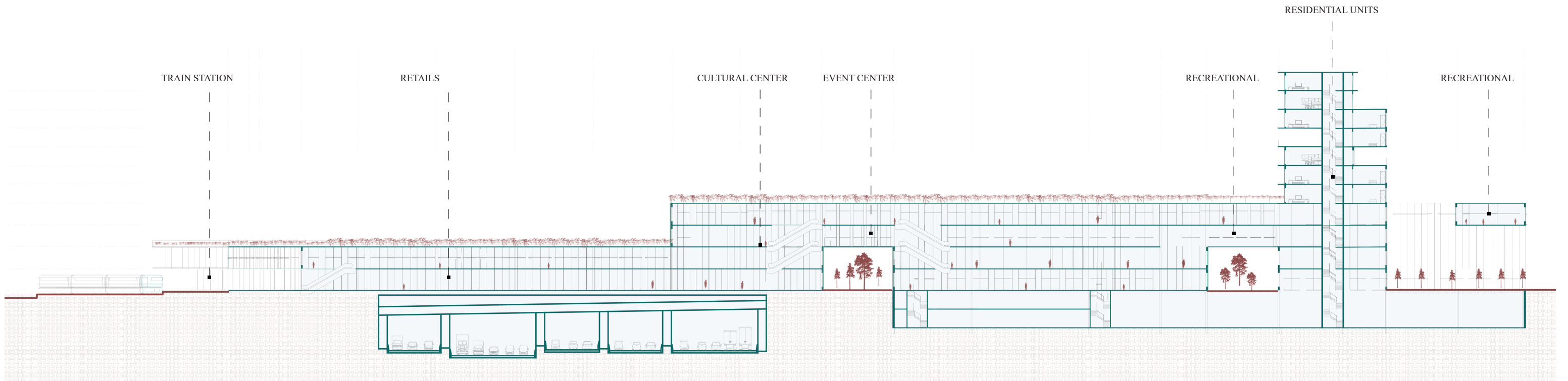
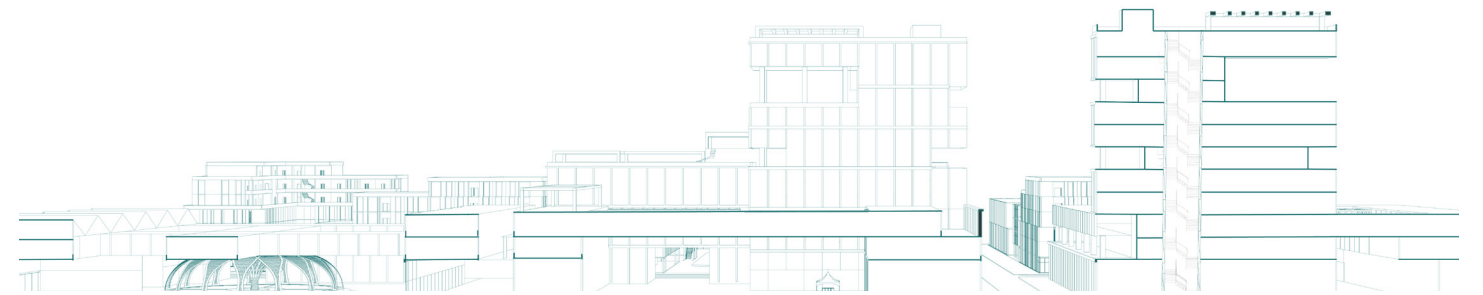
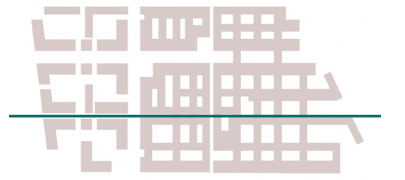
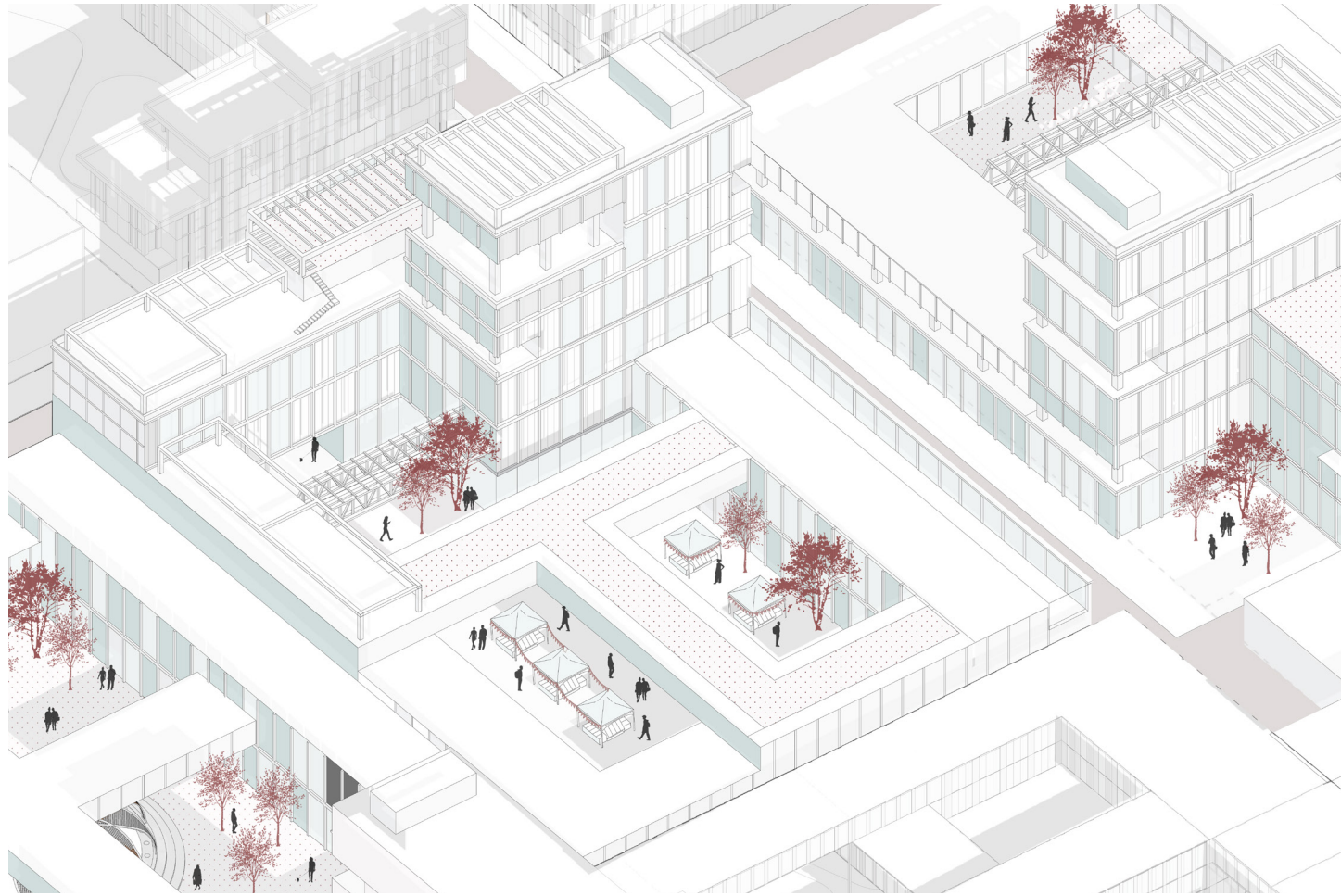
The ground floor prioritizes **porosity** and movement, with active commercial and community programs lining new streets and pedestrian corridors. Open spaces and courtyards break down the former superblock, allowing circulation and landscape to flow through the site. Together, these moves reframe the ground plane as a **human-scaled public realm** that supports equitable access across the site.







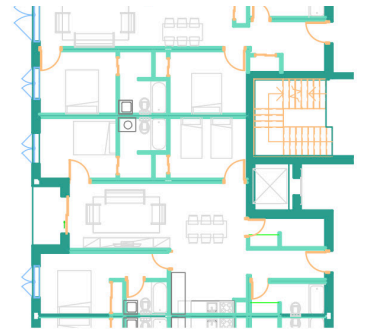
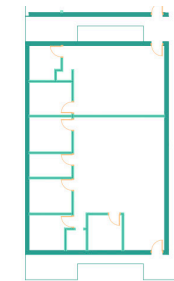




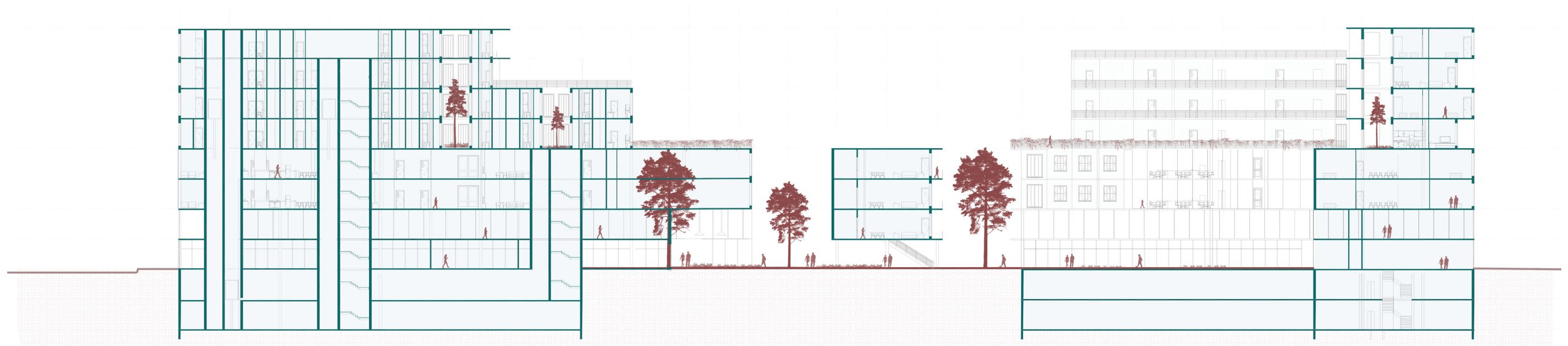




On the western edge, bar and courtyard housing introduce affordable and co-living units that align with the surrounding **residential grain**. An **active street edge** maintains street life, while buildings turn inward toward **courtyard-based living** for privacy, transitioning into smaller plazas and a public edge that connects to the Hancock Golf Course and proposed bus station.



Affordable housing units: 90, Co-Living Units: 528 Pax  
Multi Family Apartments: 260 Units





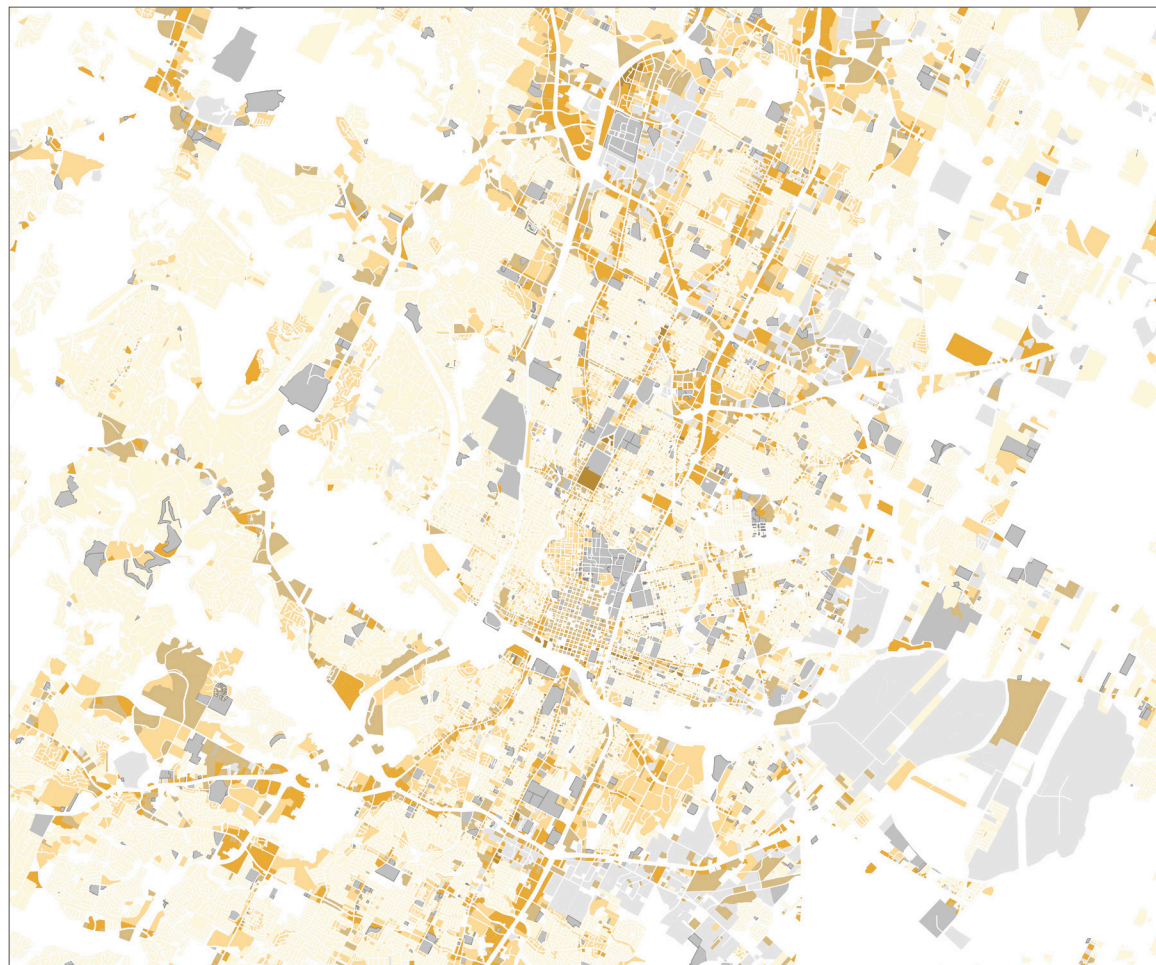
# 02

## Austin Morphological Analysis

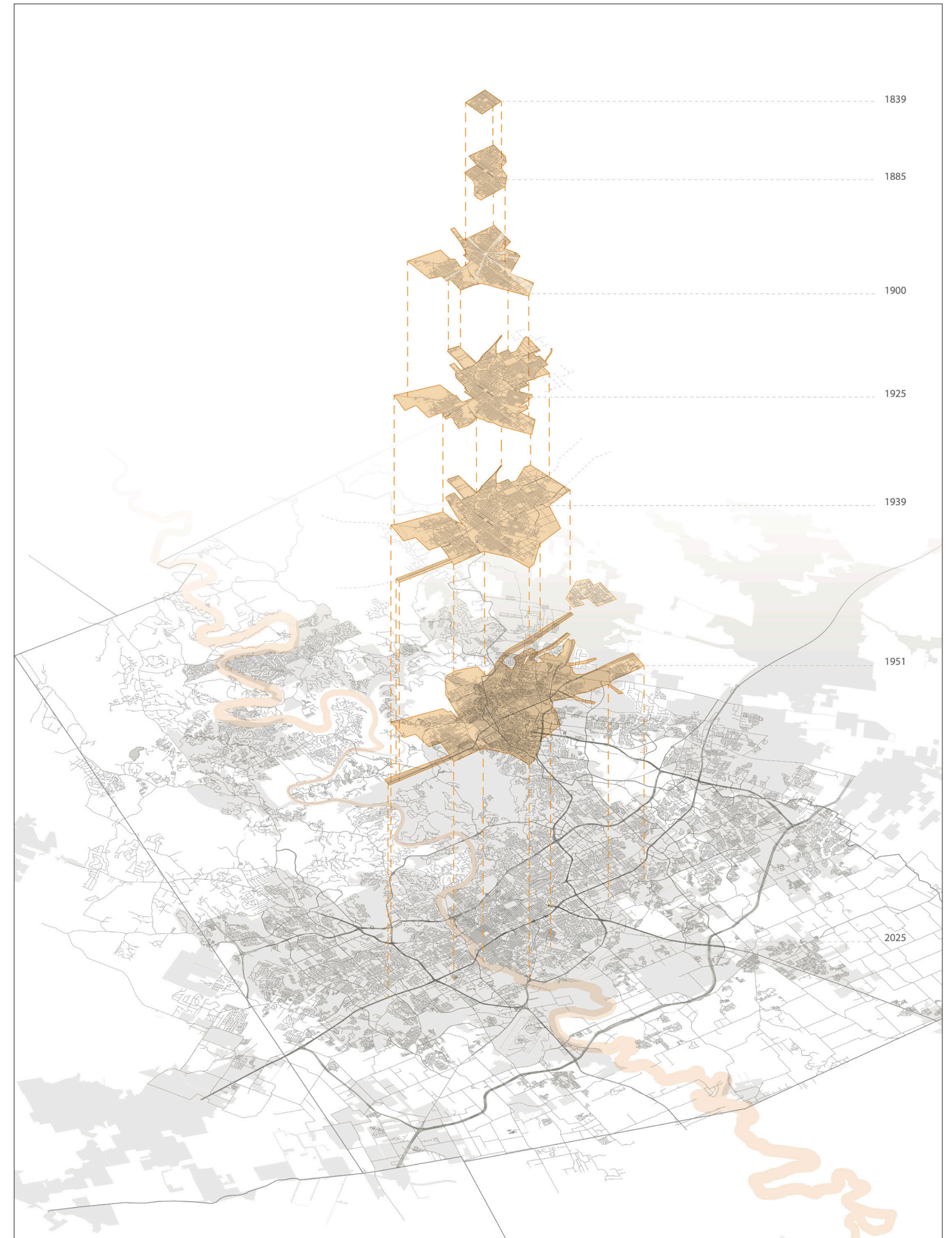
Advanced Studio | UT Austin | 2025

**Location:** Austin, Texas

Over time, a number of **layered grids**—natural, infrastructural, and hypothetical—have grown, collided, and broken down to build Austin's urban form. Subsequent infrastructural initiatives **consolidated land** into superblocks that prioritise mobility over habitation, whereas early street networks prioritised continuity and human scale. These superblocks create social and physical divisions throughout the city by **breaking neighbourhood continuity**.

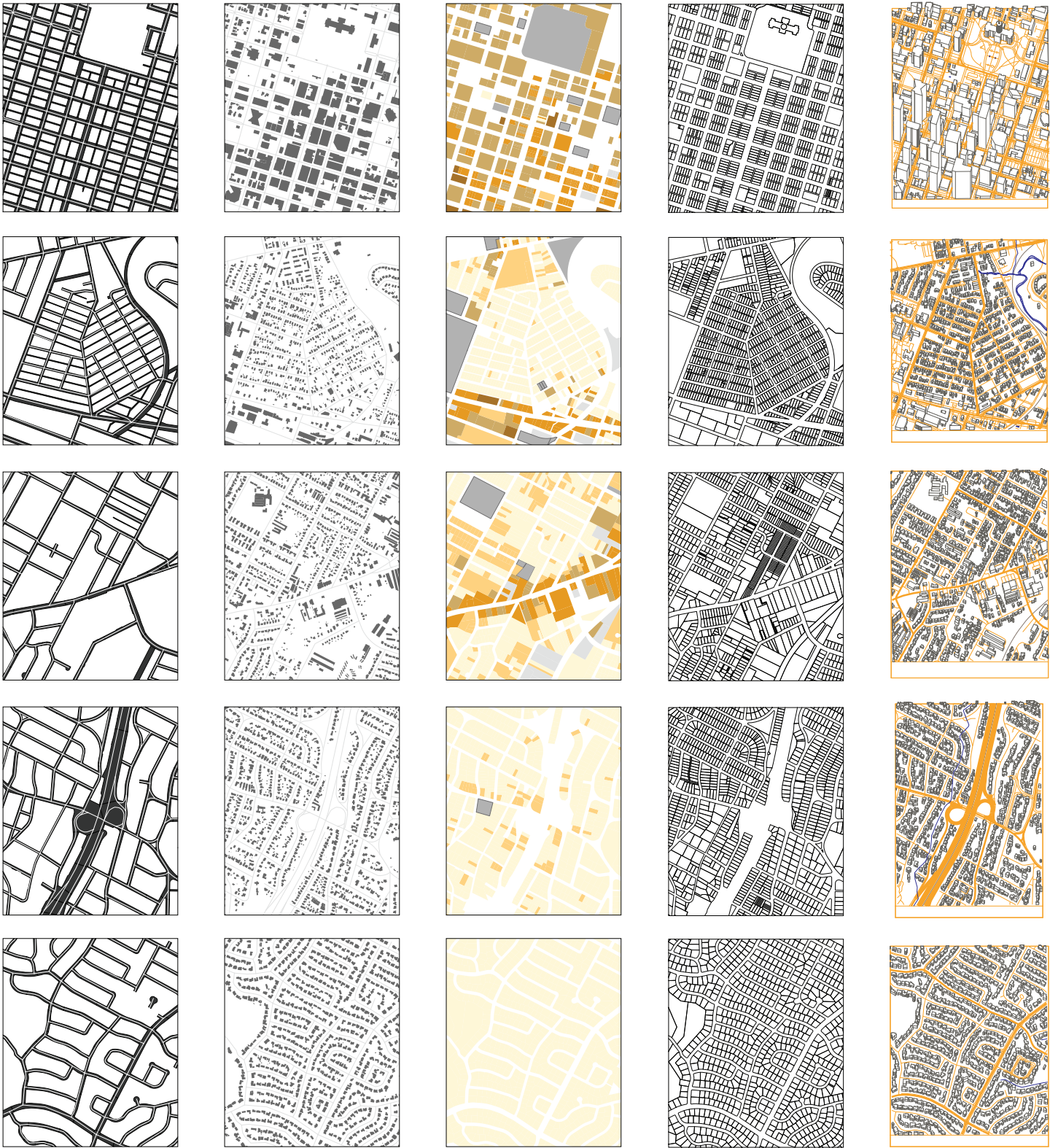
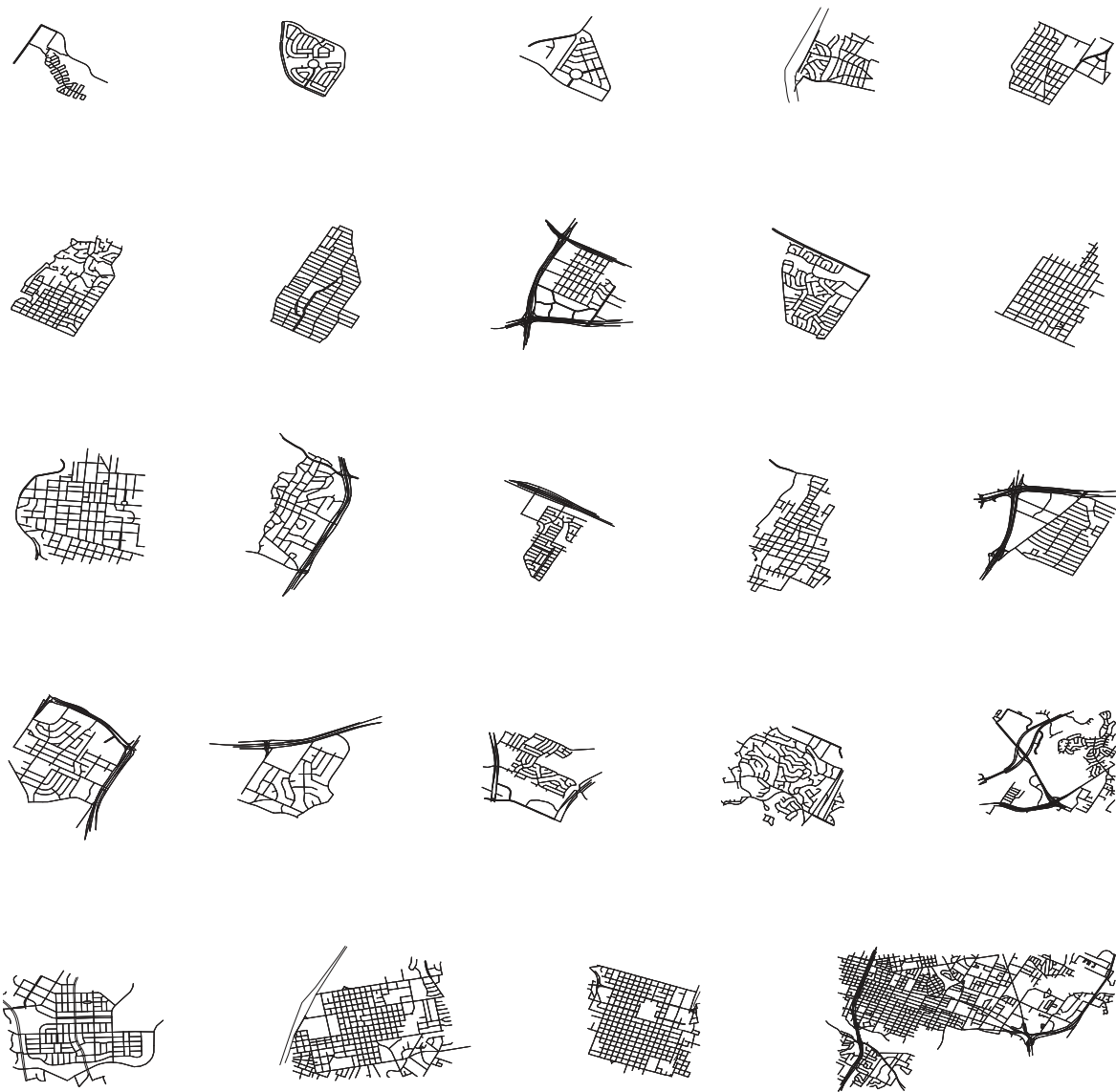


Re-Casting Austin's Superblock  
Prasamsa Pokharel, Preethi Tera  
Contributions: Neighborhood & Site Scale Analysis



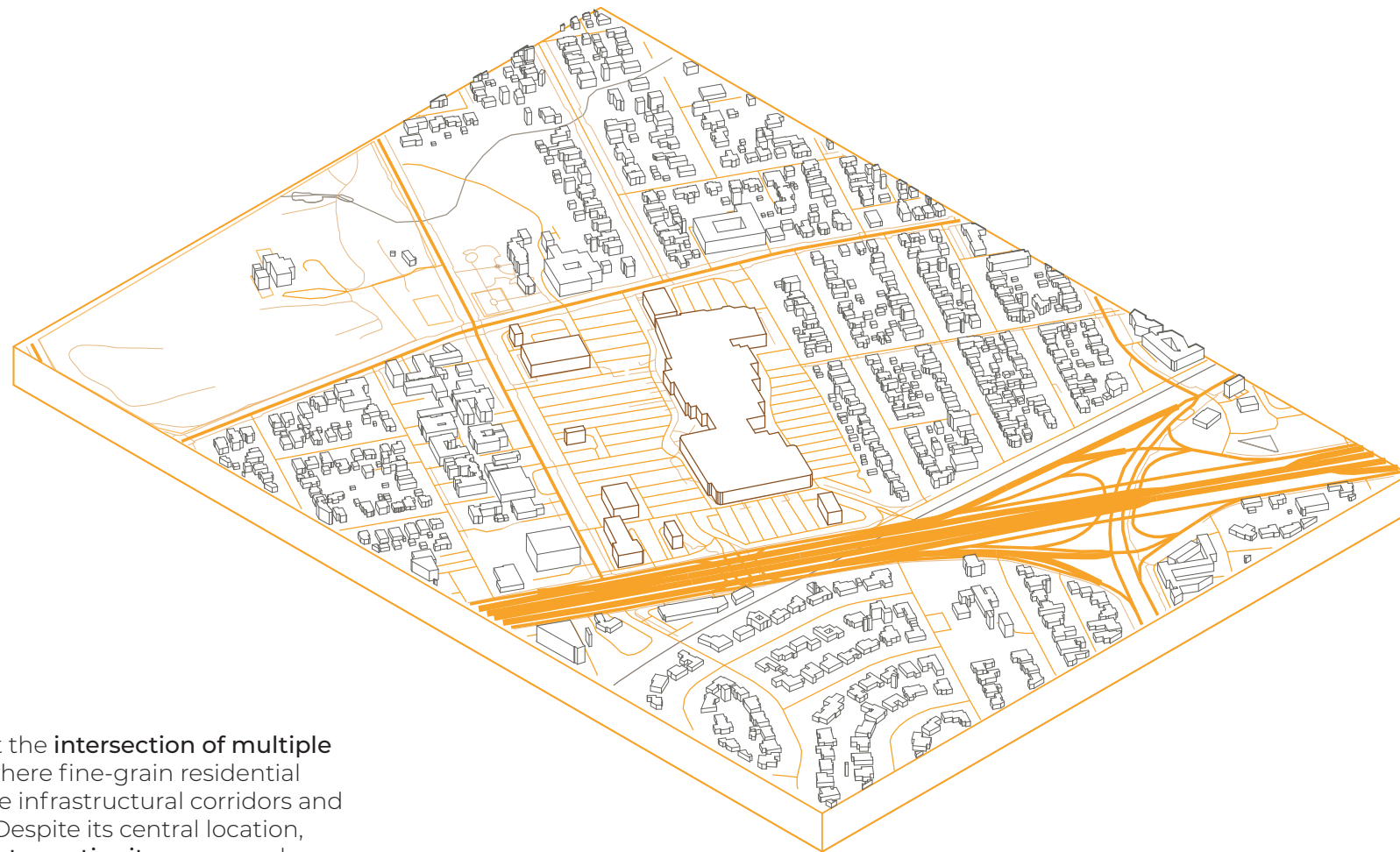
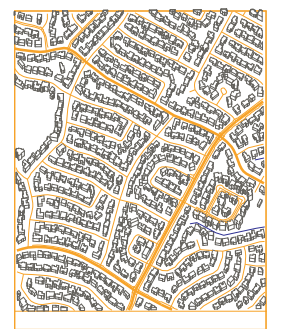
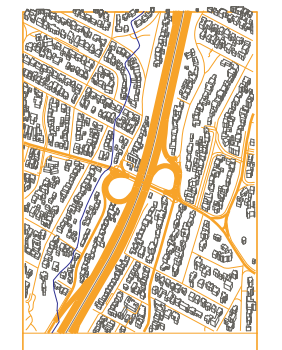
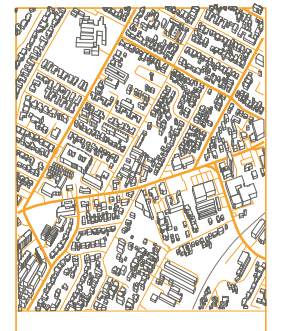
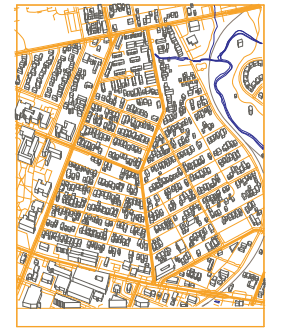
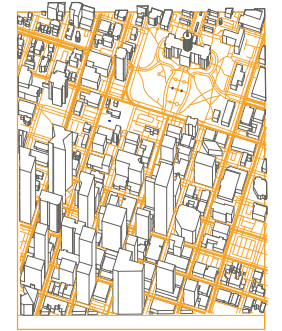
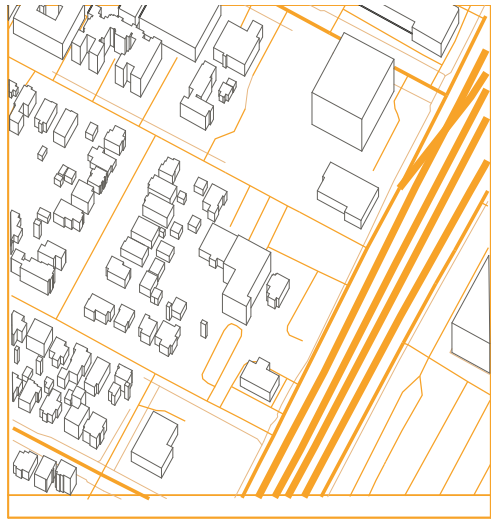


Across Austin, neighborhood grids vary in orientation, block size, and permeability. These differences directly influence how people move, gather, and occupy space, shaping local density and social life.



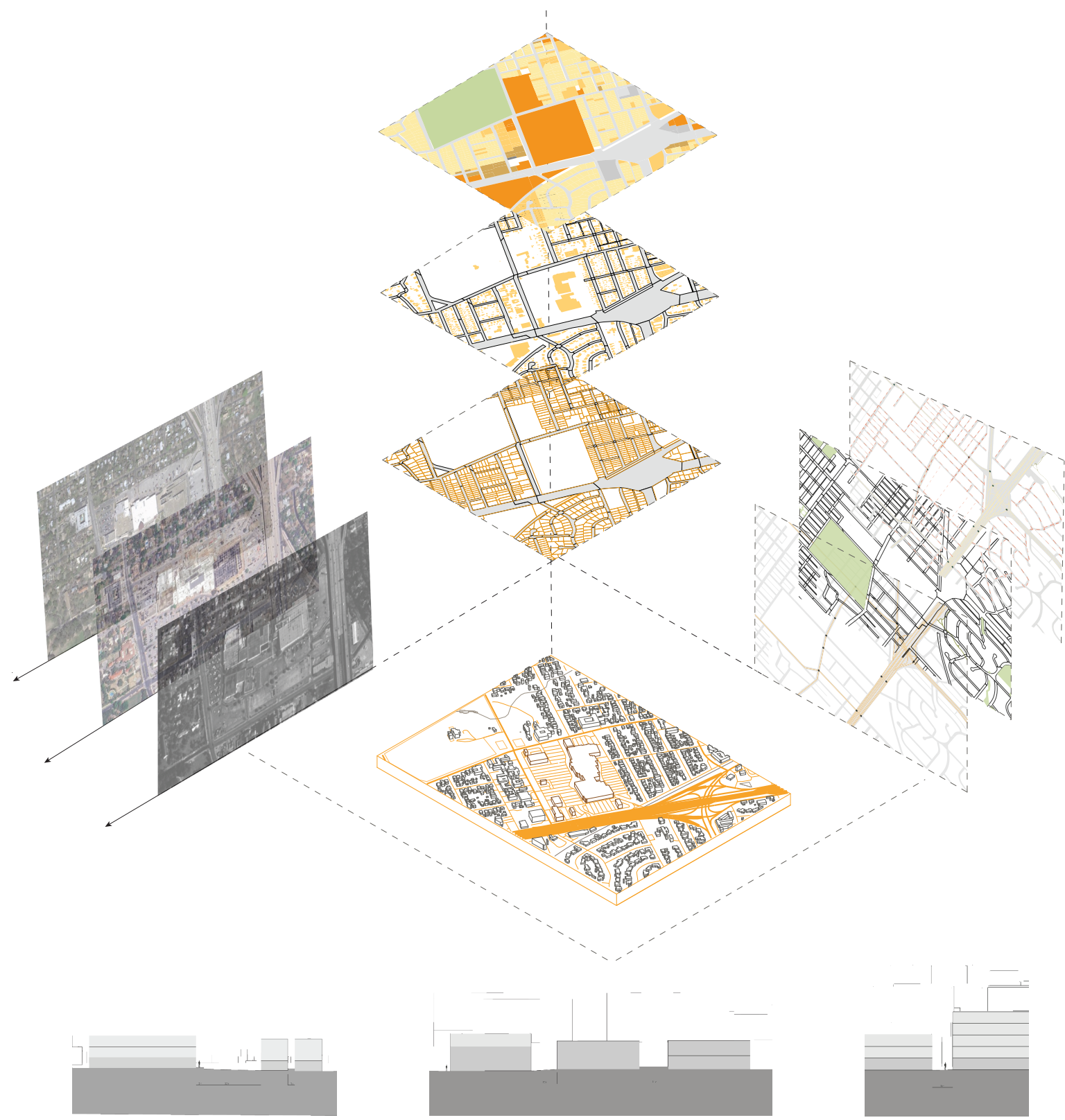
Primary Grid, Building Footprint, Building Program, Parcellation, Volume



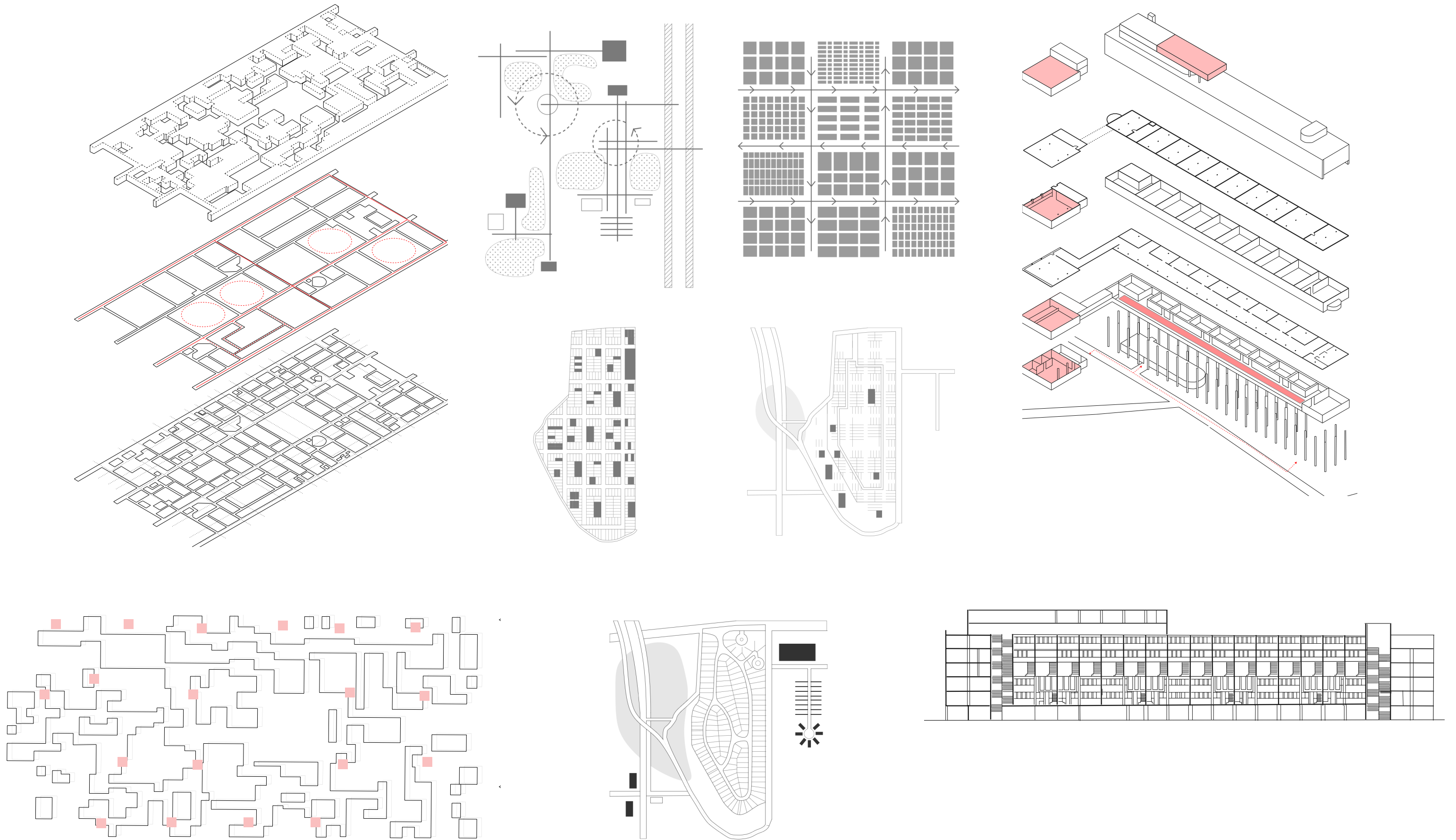


The Hancock site sits at the **intersection of multiple neighborhood grids**, where fine-grain residential fabrics collide with large infrastructural corridors and auto-oriented parcels. Despite its central location, the superblock **interrupts continuity** across scales, revealing how accumulated spatial decisions have produced a **critical break in Austin's urban grain**.





Local morphologies vary in grain, connectivity, and spatial logic around the site





# 03

## Mosaic41

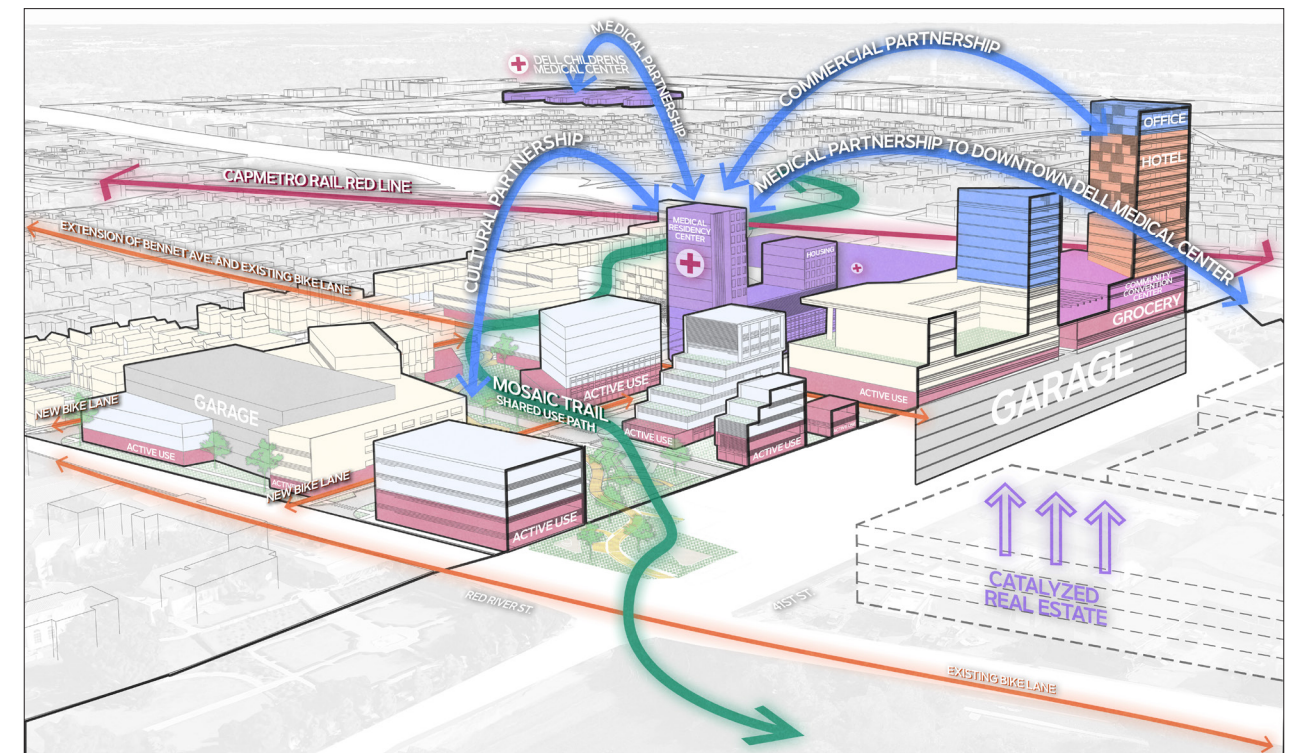
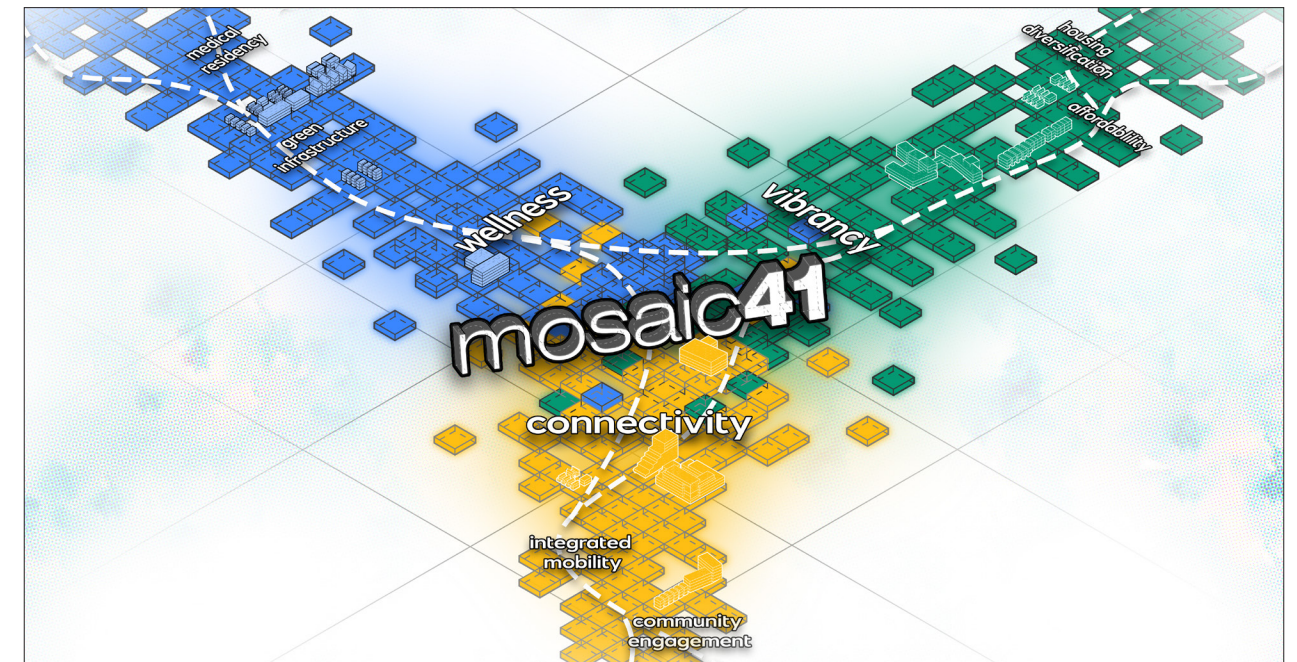
ULI Competition 2026

Location: Austin, Texas

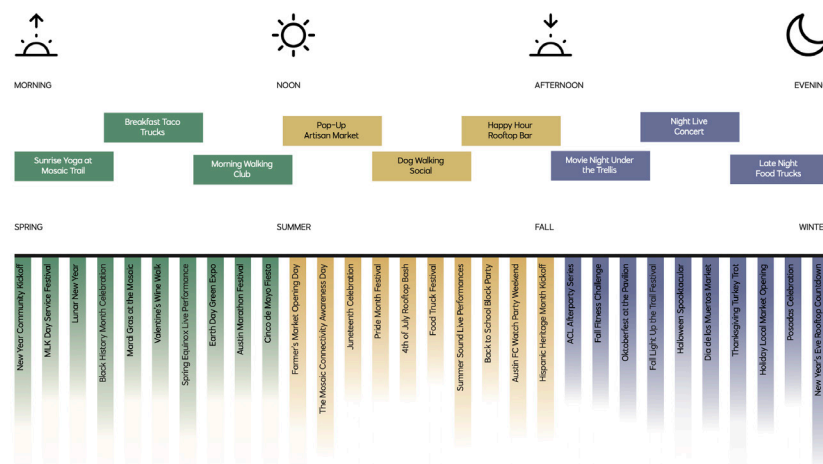
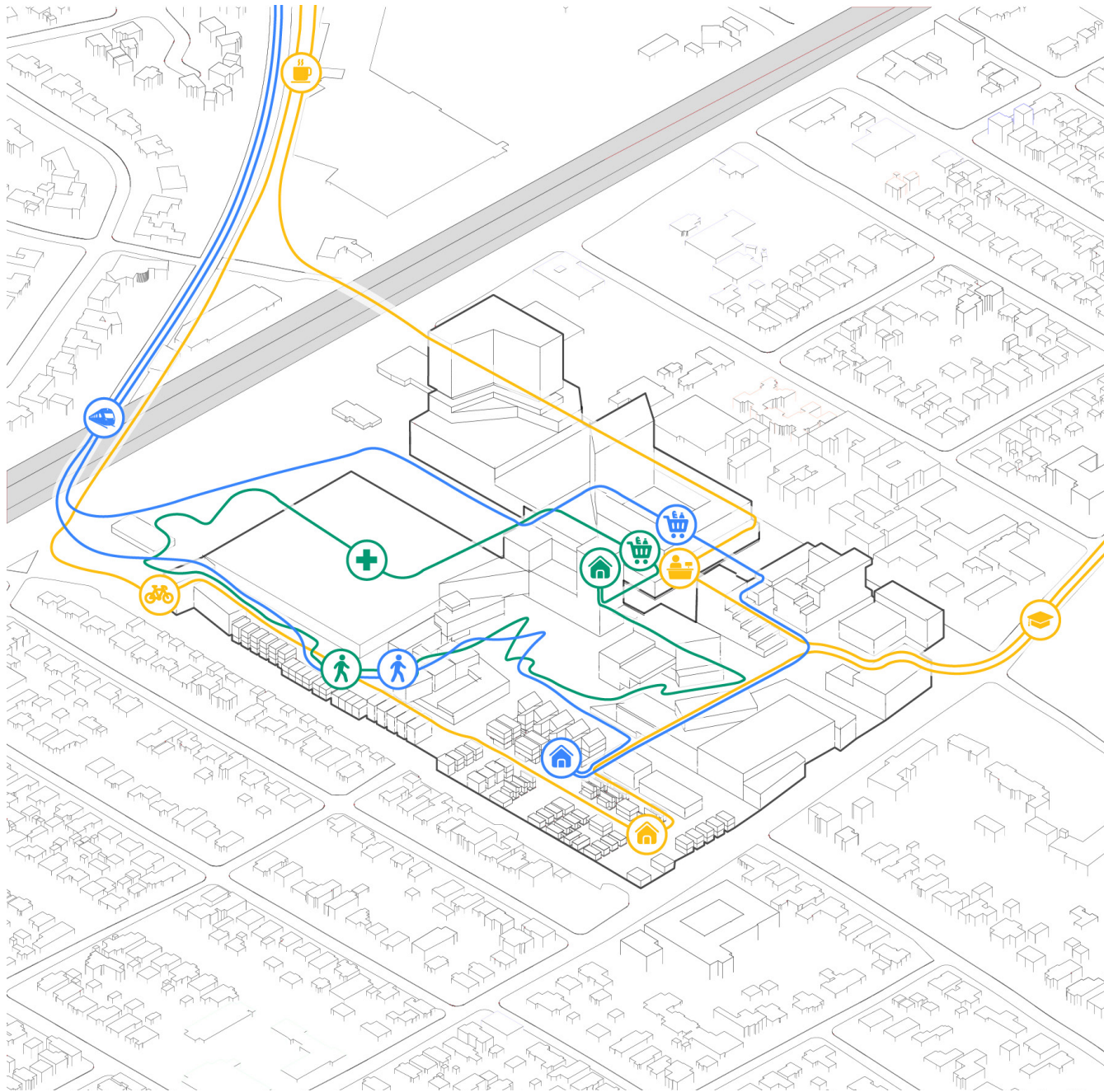


Toan My Le, Joel Samuel, Jorge Zambrano, Andres Plascencia, Preethi Tera  
Contributions: Design Concept, Narrative Development, Phasing, Analysis

Mosaic41 positions itself at the intersection of Austin's rapid growth and its deeply rooted, neighborhood-scaled identity, leveraging the site between **Hyde Park** and **Cherrywood** to reconcile suburban character with increasing urban demand. Guided by four principles—**Healing the Highway**, **New Density / Familiar Streets**, **Wellness Woven In**, and **Anchoring the Everyday**—the project capitalizes on the I-35 cap-and-stitch to transform an underutilized corridor into a connected, health-oriented mixed-use district. By aligning phased density, everyday social anchors, and diversified housing with transit and public infrastructure, Mosaic41 demonstrates that long-term financial performance and social benefit can be mutually reinforcing rather than competing objectives.

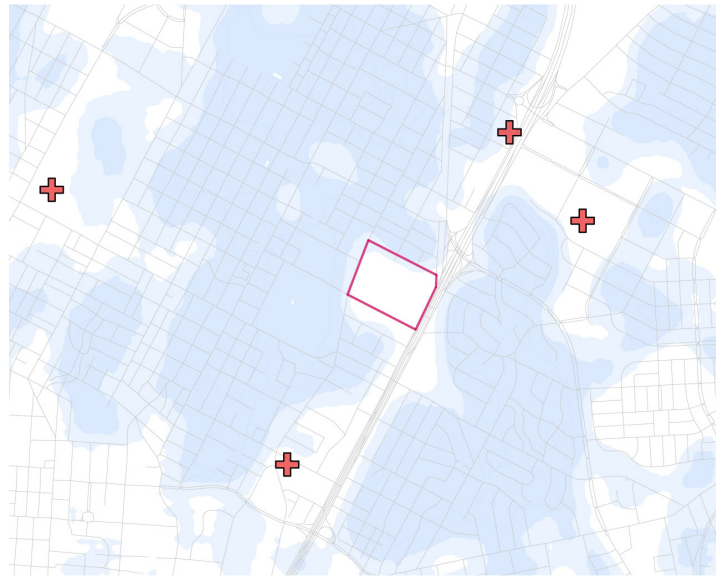




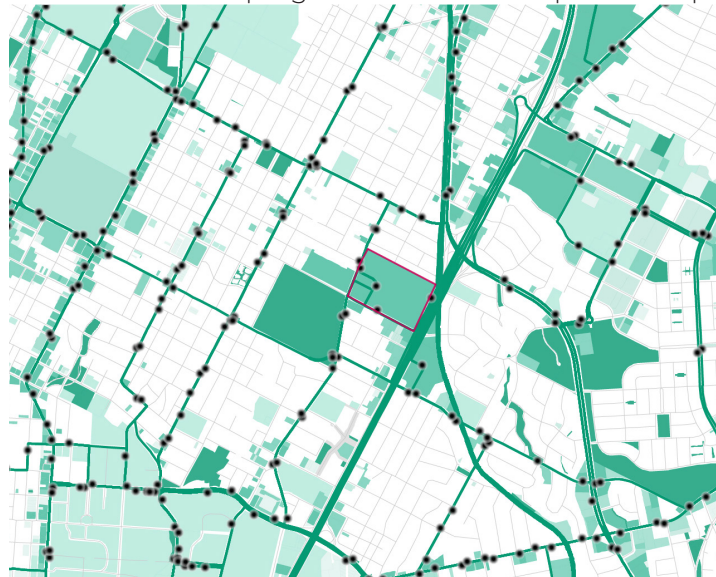


The project enables everyday life to unfold within a **15-minute walk**, connecting housing, transit, green space, work, and daily services through a safe and active public realm. By layering **wellness**, **retail**, and **community** programs along walkable routes, the site supports intergenerational routines and fosters a strong sense of belonging.

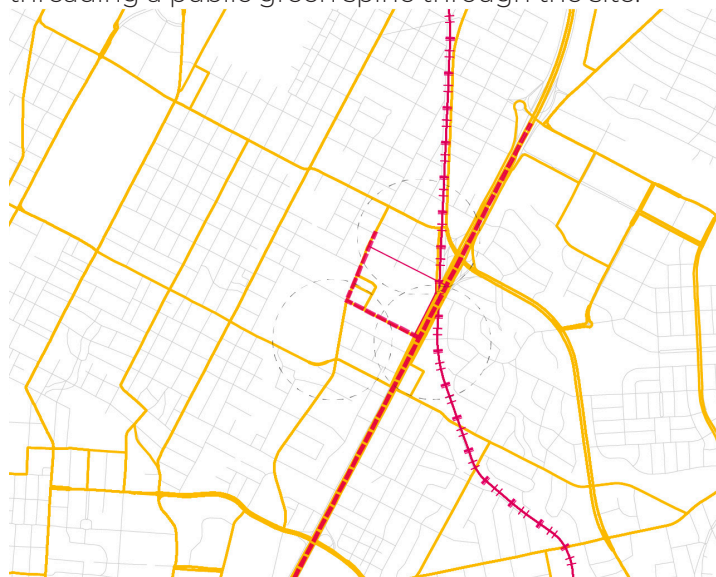




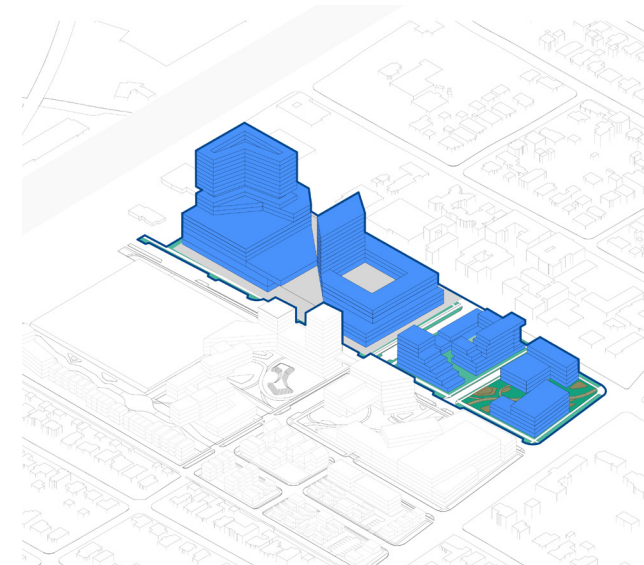
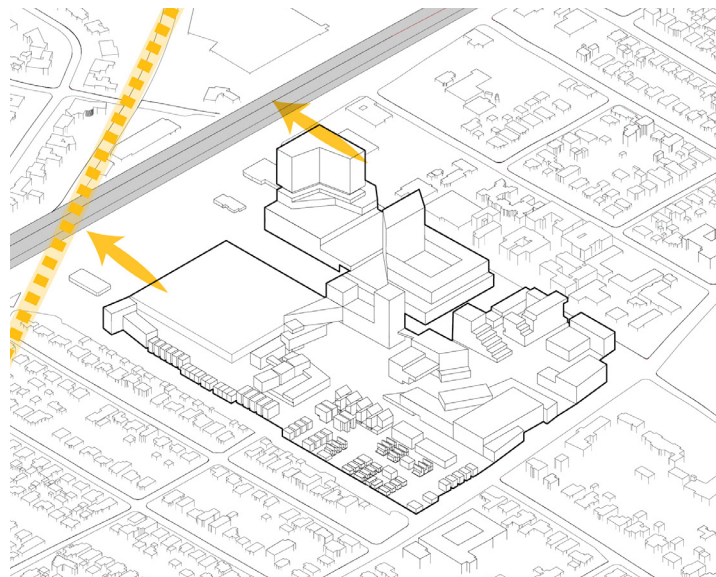
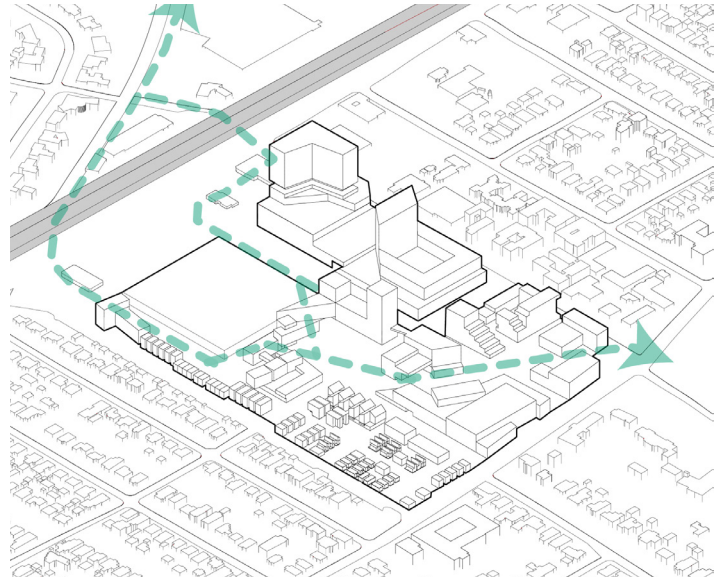
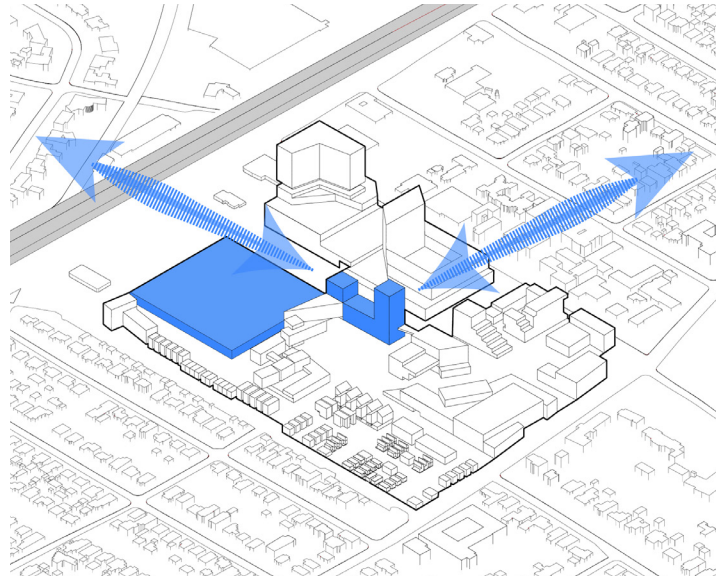
**Wellness:** Neighborhoods lack access to health and natural resources, which is addressed by anchoring the site with wellness programs and medical partnerships



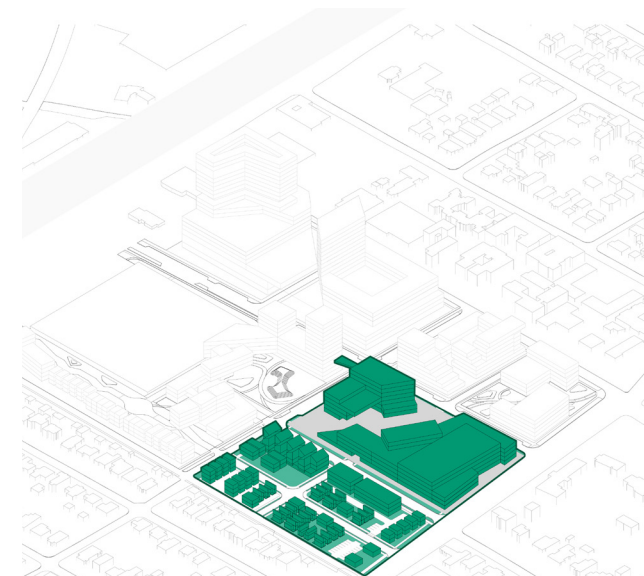
**Vibrancy:** Activity is concentrated along the edges, leaving the interior inactive, which is reactivated by threading a public green spine through the site.



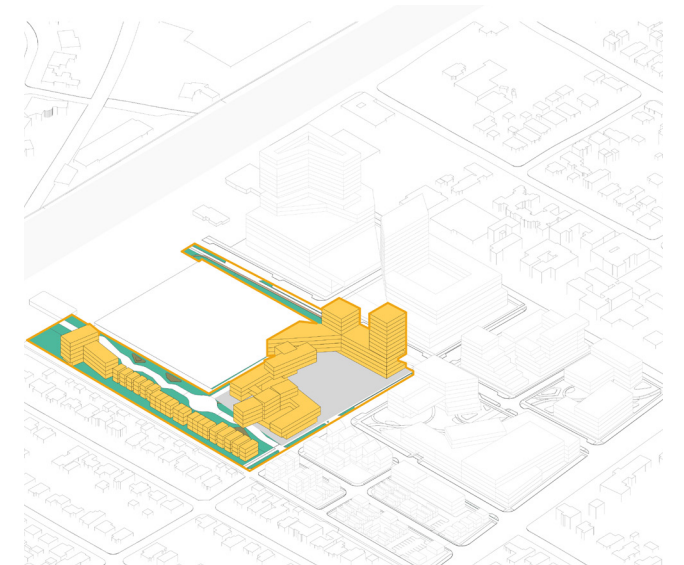
**Connectivity:** Limited crossings restrict a 10-minute walk shed, while cap connections and new streets restore continuous access.



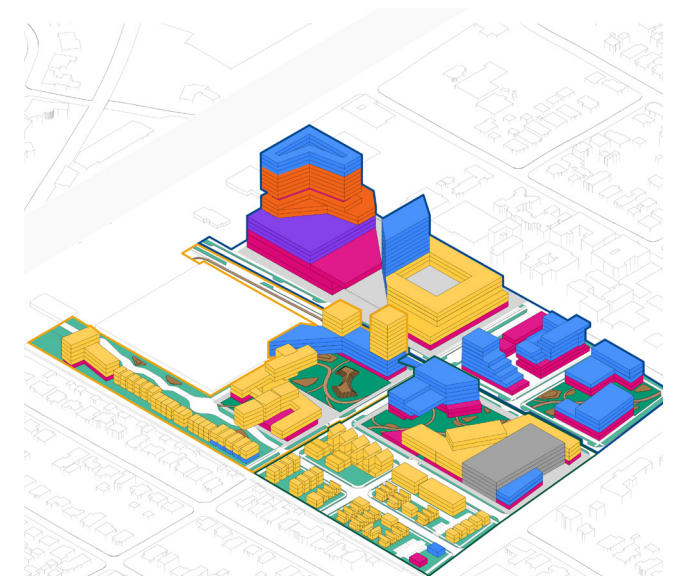
**Phase I:** Rebuild the existing grocer as a mixed-use anchor to activate 41st Street while introducing the first street connections and shared trail.



**Phase III:** Introduce fine-grain streets and diverse housing typologies to complete a walkable, mixed-income neighborhood.

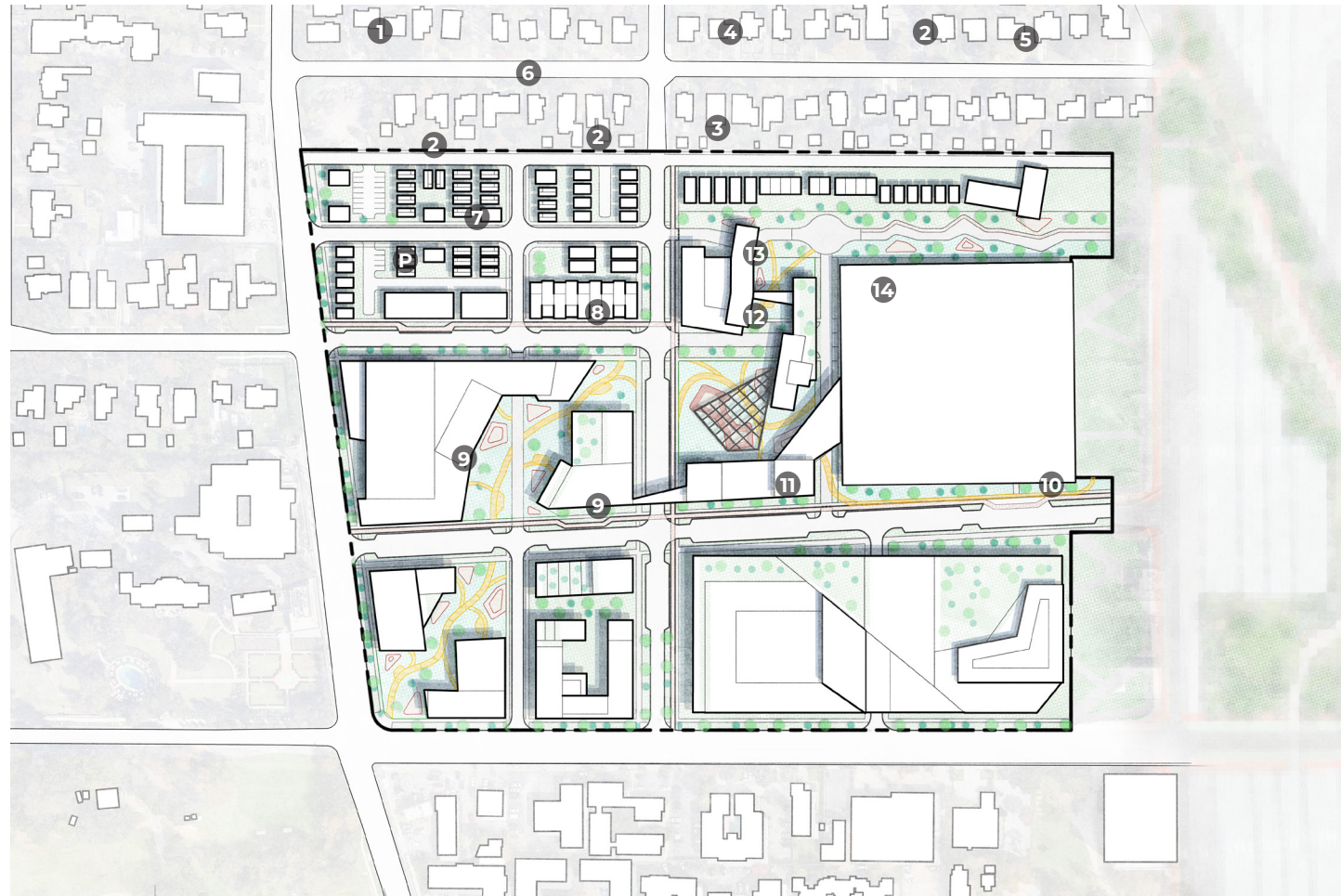


**Phase II:** Establish a centralized wellness core and extend north-south connectivity to strengthen access and daily movement.

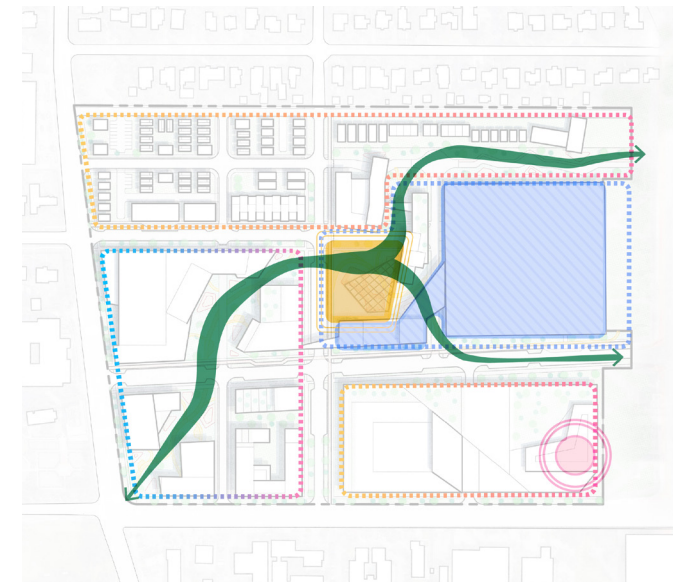


**Phase IIII:** Mosaic41 evolves into a connected urban district where density, wellness, and everyday life are woven together.

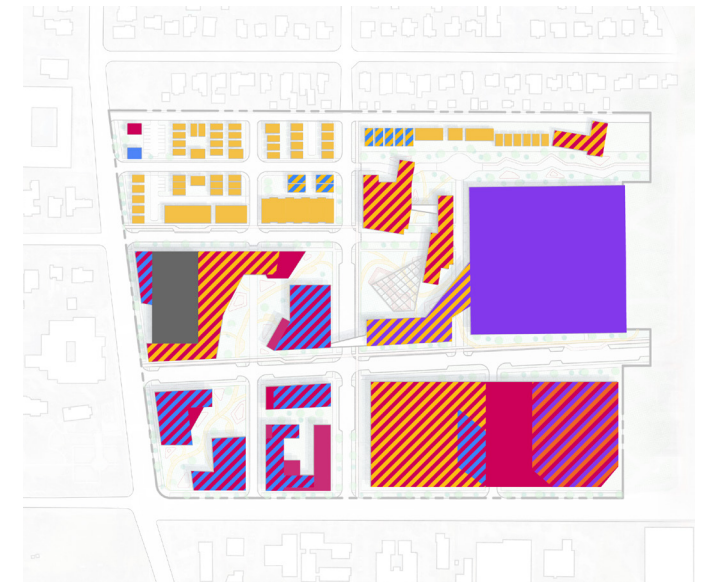




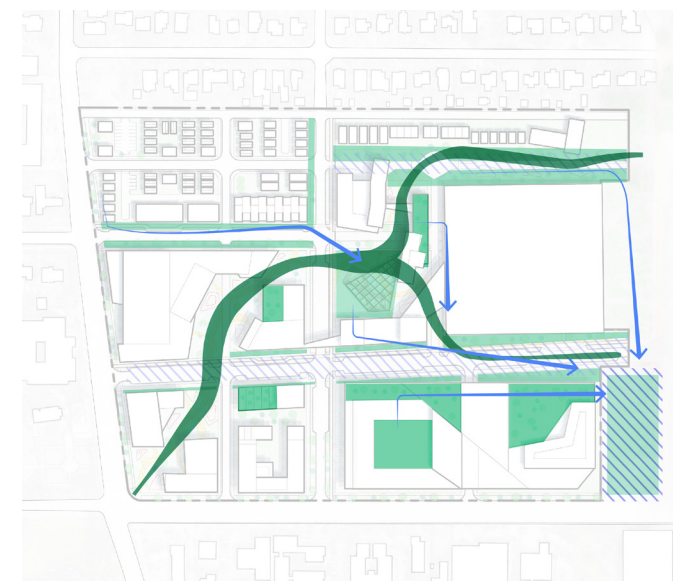
1. 24-Hour Coffee Shop • Small-Scale Office
2. Stacked Townhomes • Single Stair Walk-ups
3. Grocery Co-Op With Affordable and Market Rate Housing Above
4. Live-work Units
5. Nonprofit Community Bike Repair Shop • Cafe • Affordable and Market Rate Housing
6. Co-Housing Casitas • Shared Amenity Buildings
7. Retail • Market Rate Housing
8. Commercial Gym • Health-Centered Eatery
9. Mixed-Use Retail • Office Space
10. HEB Grocer • Community Center • Hotel
11. Retail • Co-Living Units • Affordable and Market Rate Housing
12. Clinical Training • Residency Housing
13. Public Court • Amphitheater • Trellis
14. Existing Medical Center



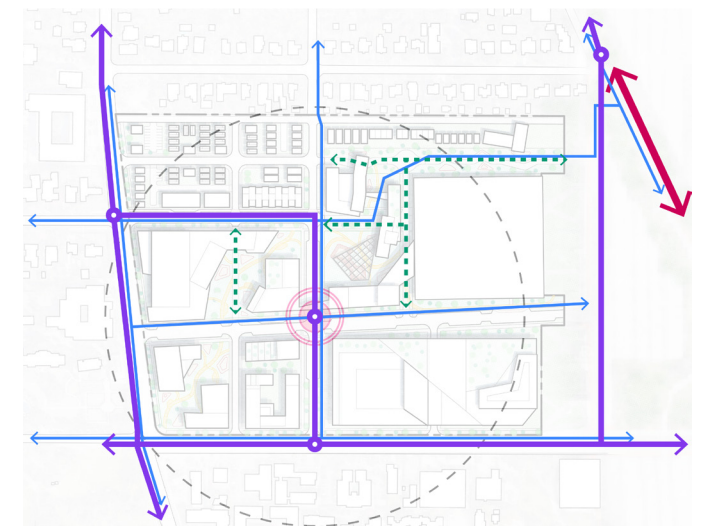
**Anchors:** Retail and restaurant anchors align along 41st Street, while programs step down toward a quieter, neighborhood-scaled fabric to the north.



**Land Use:** Layered land use integrates new programs into diverse housing while reinforcing a familiar street grid.

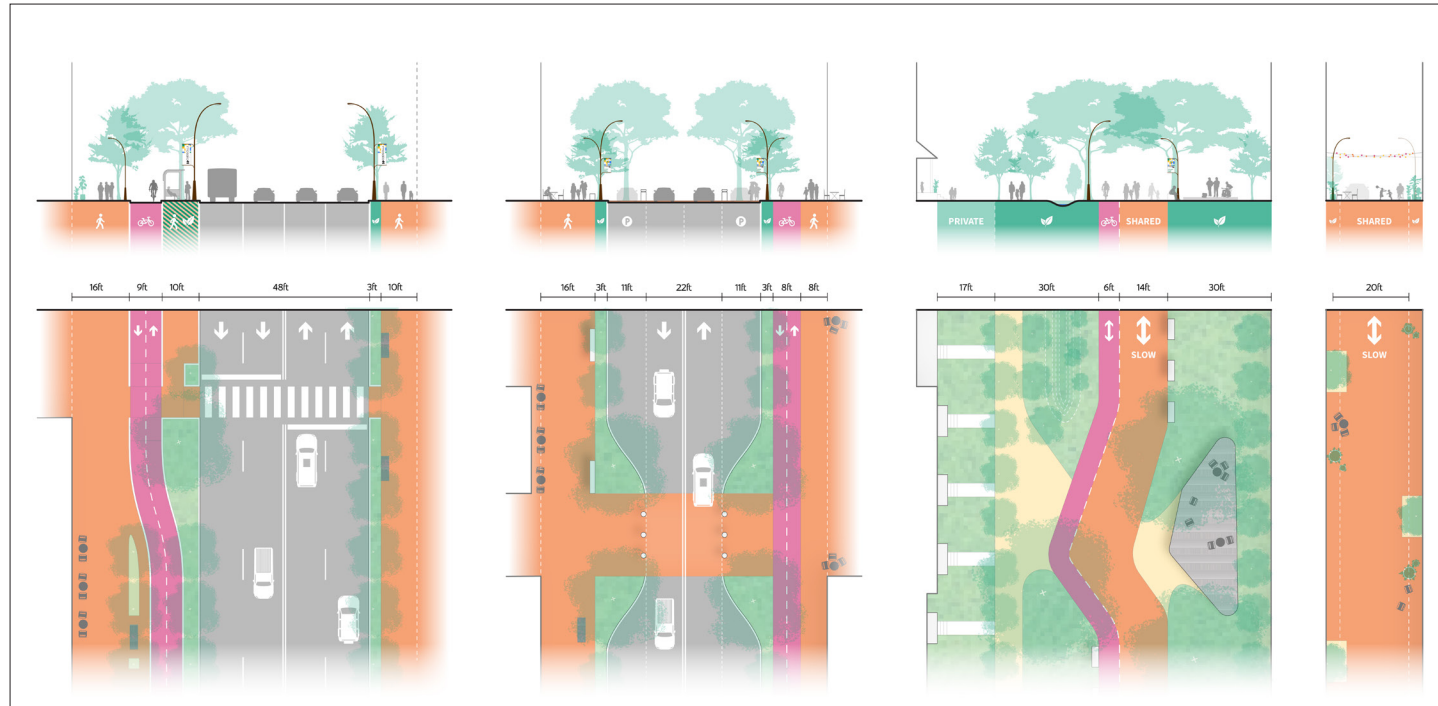


**Permeable System:** Retention landscapes are integrated into the site to manage stormwater while strengthening ecological performance and public amenity.

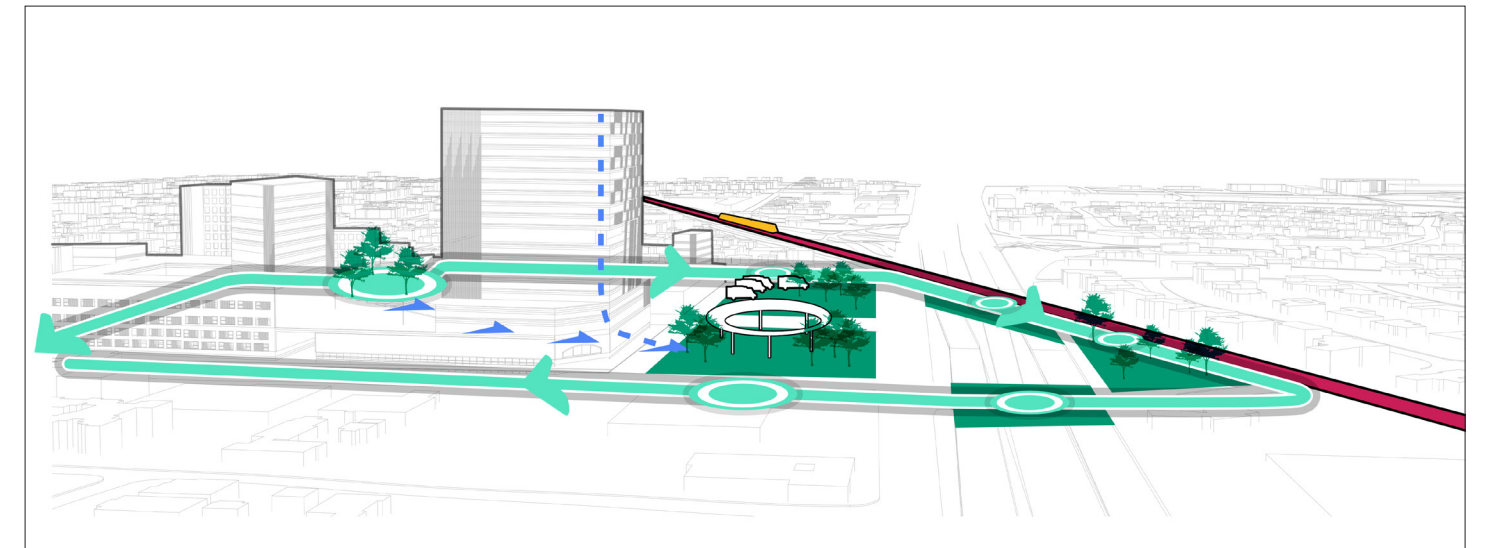


**Transit:** Existing bus and bike routes are integrated into a new transit overlay, establishing a familiar mobility anchor within the site."

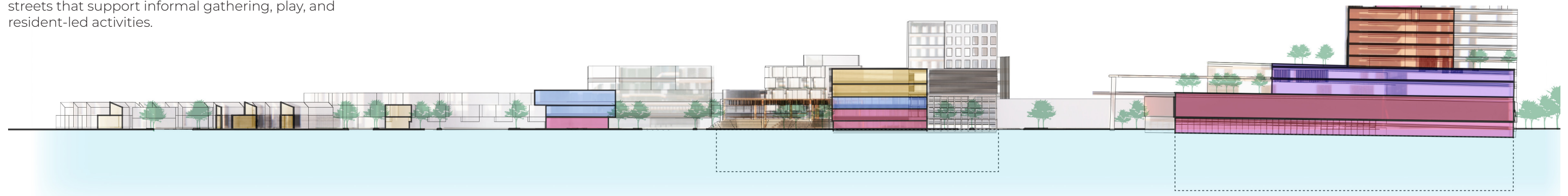




1. 41st Street is redesigned with active ground-floor uses, a widened pedestrian edge, dedicated bike lanes, enhanced bus shelters, and shaded landscaping to create a welcoming community gateway.
2. Neighborhood streets prioritize slower vehicular speeds and incorporate on-street parking to support local retail activity.
3. The North Mosaic Trail weaves a shared-use path and bike lane through landscaped areas and civic plazas.
4. Residential mews function as low-speed shared streets that support informal gathering, play, and resident-led activities.



This network of stitched streets, trails, and green infrastructure reconnects the Red Line, Hancock Golf Course, and 41st Street into a continuous public realm. Social anchors, stormwater landscapes, and flexible civic spaces activate daily life while supporting wellness, cultural exchange, and local economic opportunity.





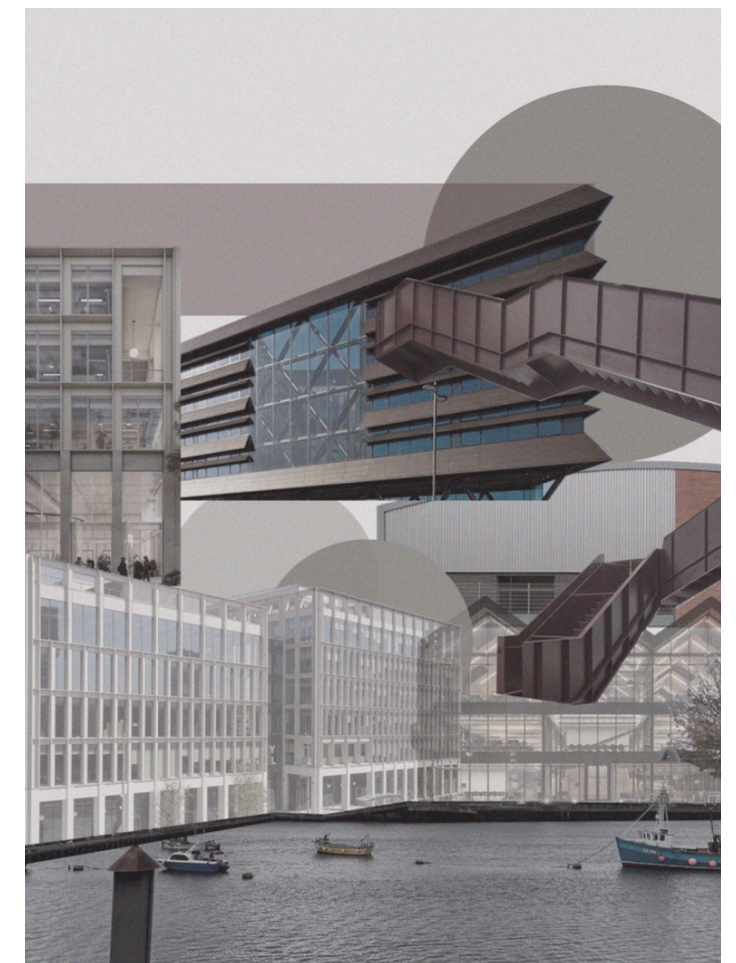
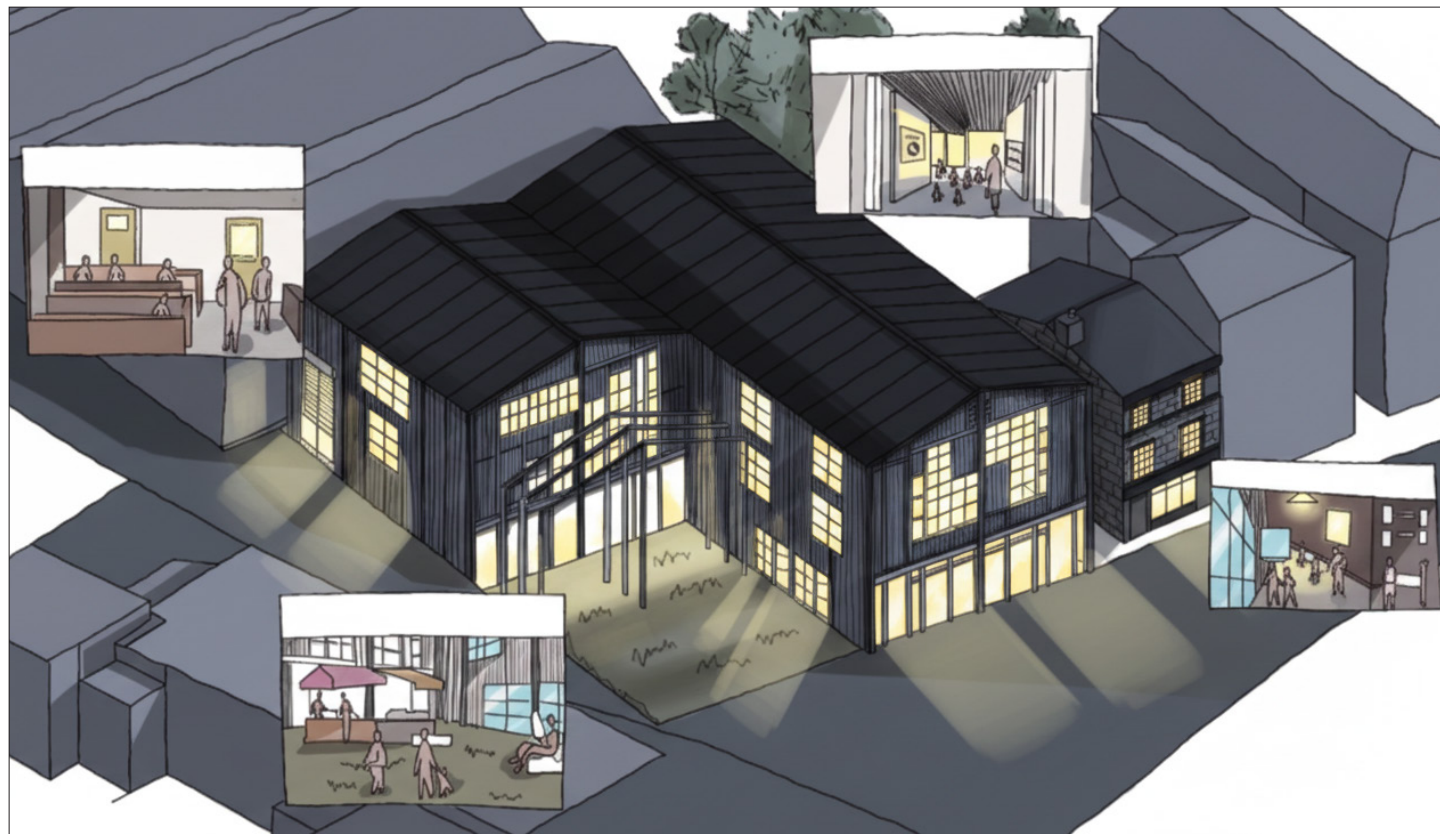
# 04

## Riverside Retrofit Hub

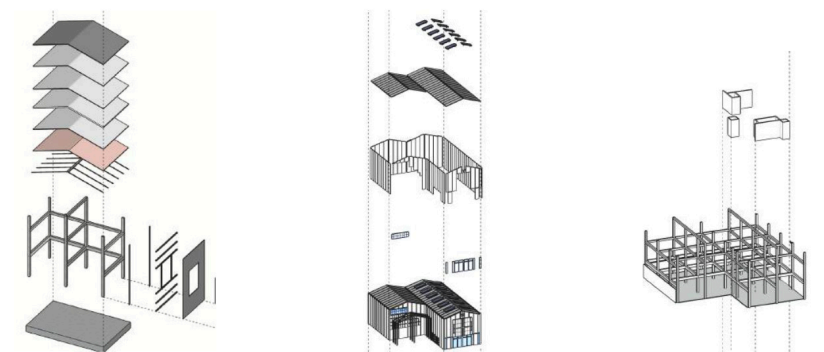
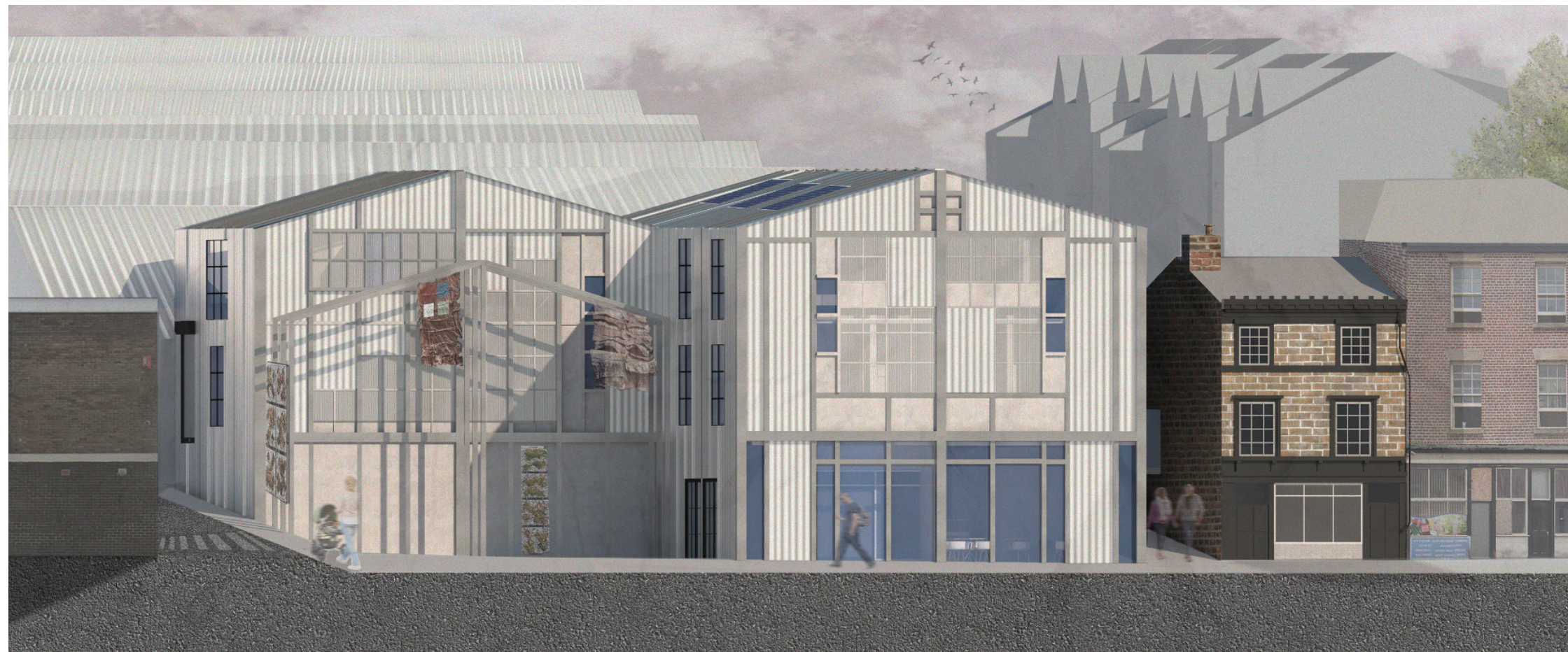
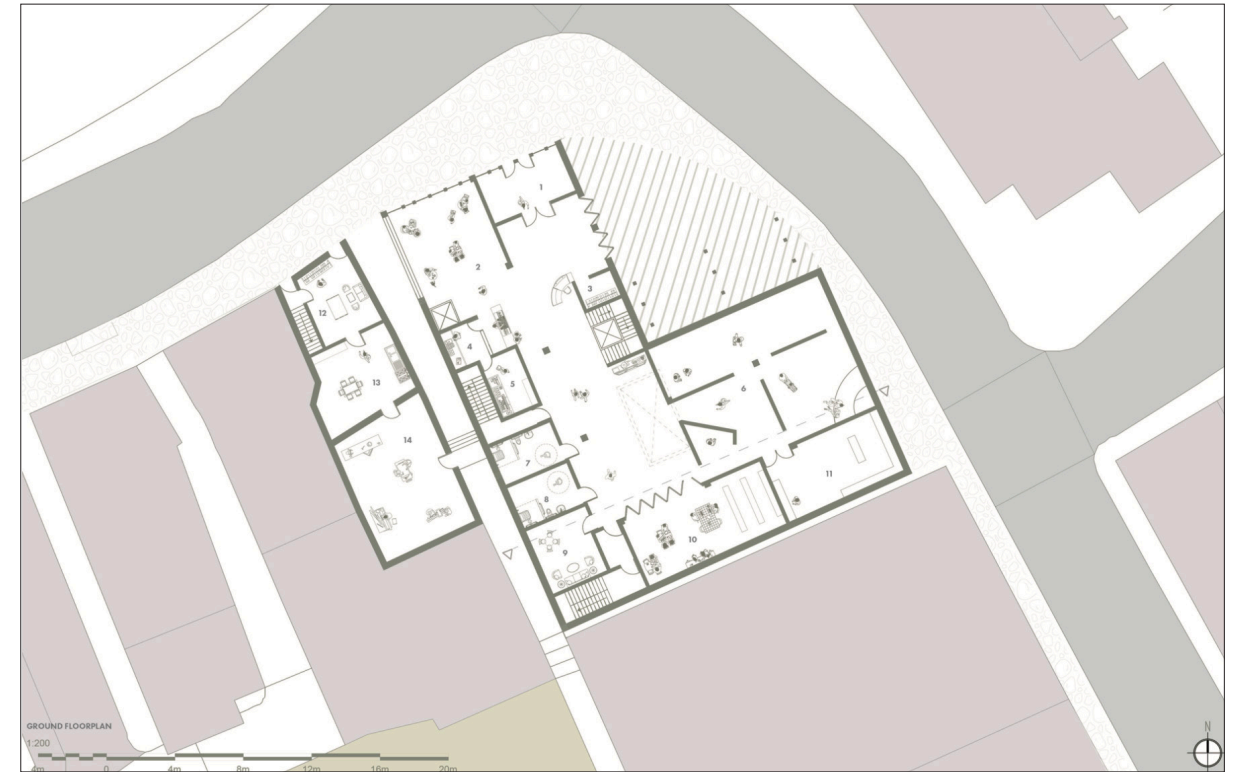
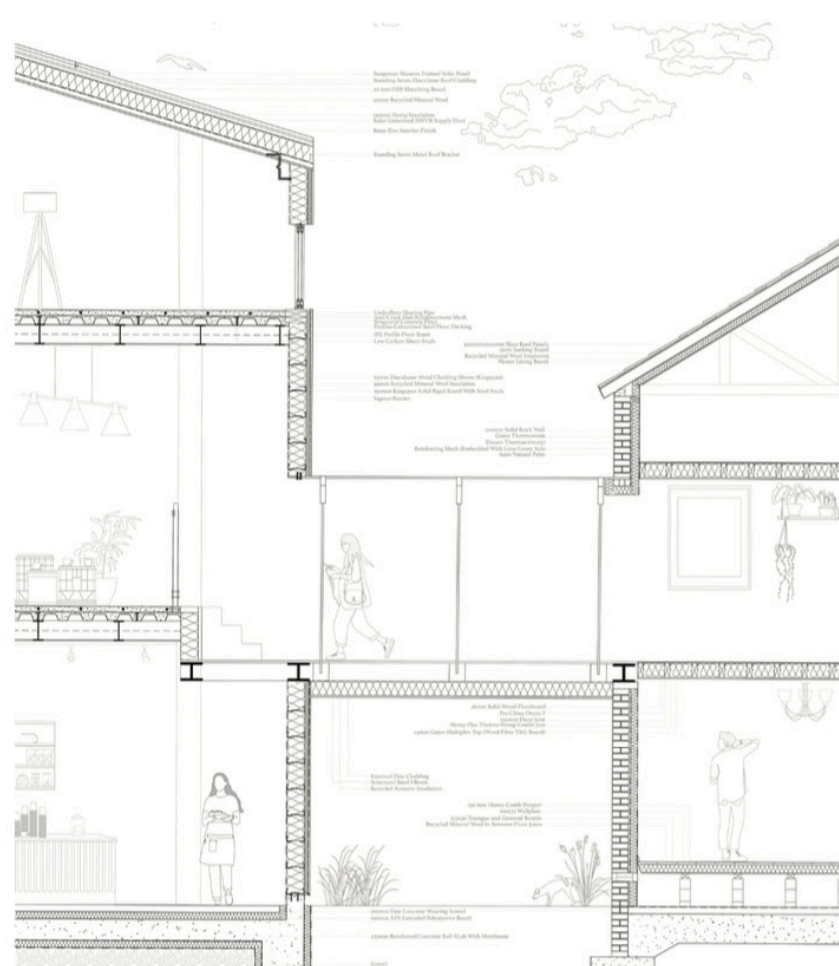
Newcastle University | Radical Empathy

**Location:** Sunderland, United Kingdom

Located in Sunderland, where many residents struggle with rising energy costs, the Riverside Retrofit Empowerment Hub addresses both **environmental** and **social** challenges. The facility provides accessible, real-life examples of home retrofitting, helping communities understand how sustainability can directly reduce energy bills. By combining **education, collaboration, and regeneration**, the hub transforms an **industrial** structure into a shared space for climate literacy. Local activists and experts are invited to contribute, ensuring knowledge is community-driven and practical.







The technical strategy includes the retrofitting of the terraced house while keeping majority of the existing structure. The retrofitting includes focusing on upgrading the insulation in the floors using an internal insulation system for masonry walls in the terraced house. Riverside's Retrofit Hub consists of a steel frame with steel panels which were locally sourced and recycled.