



East Riverside Corridor Planning Initiative

CAC Briefing

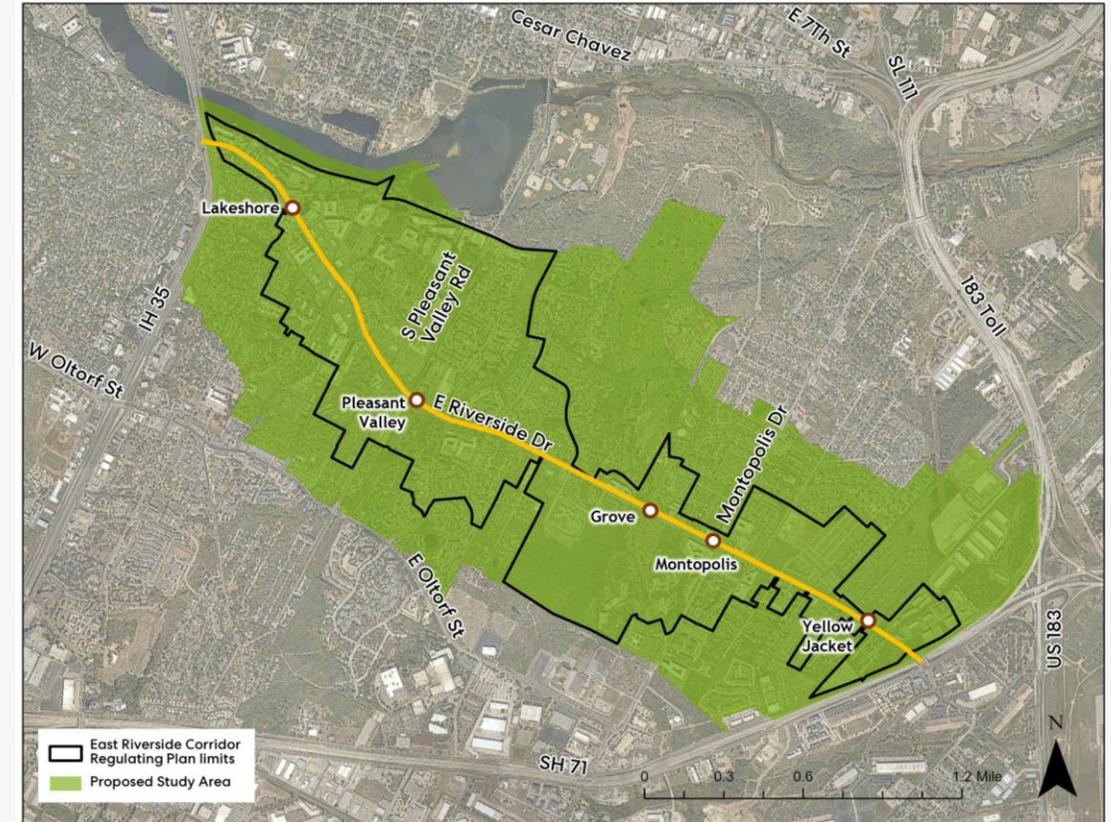
Thursday, February 12, 2026



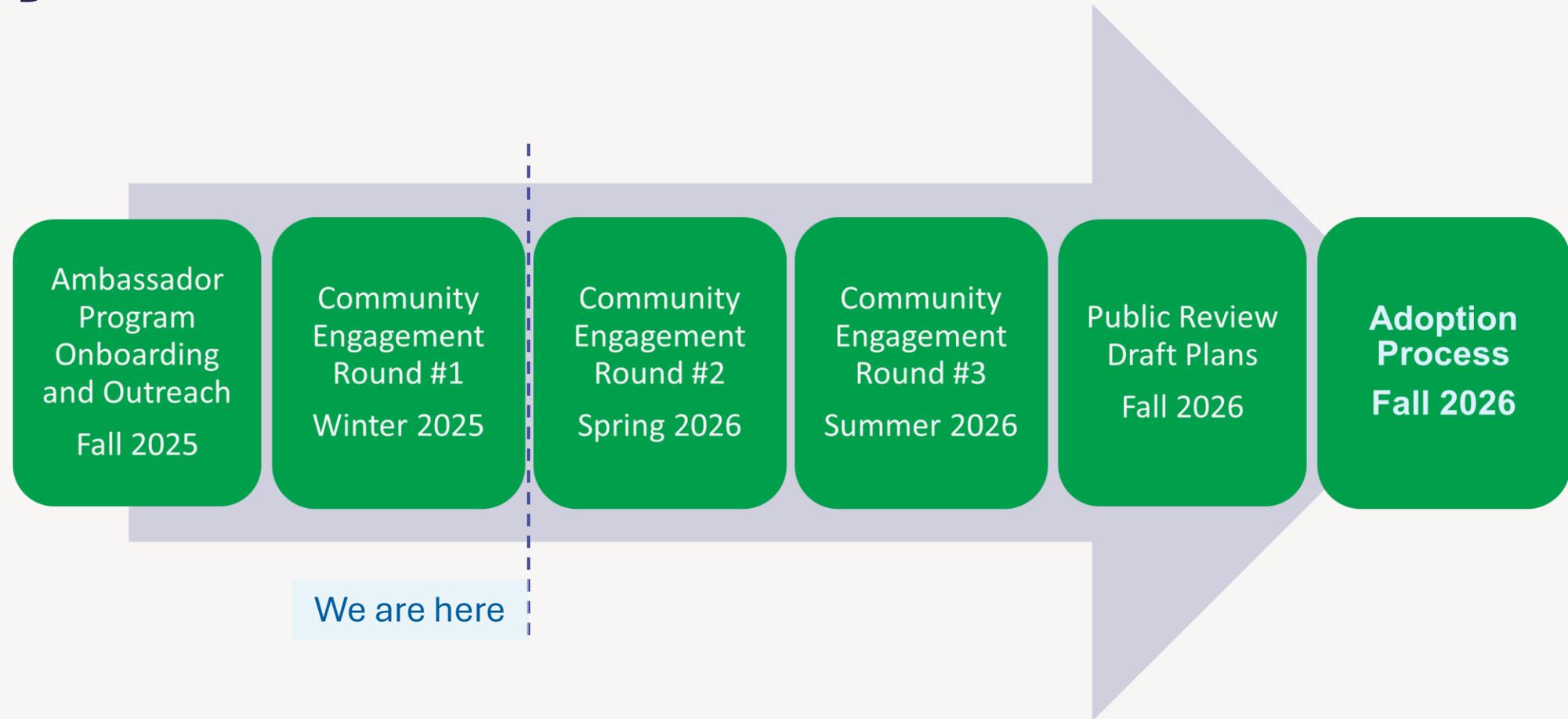
Study Area

Study Area and Scope

- Update **East Riverside Corridor (ERC) Vision Plan** and **Regulating Plan**
- Integrate **equity** as an actionable goal
- Promote **economic opportunity**
- Recalibrate **ERC Development Bonus Program**
- Align the plans with the **equitable tools** in the ETOD Policy Plan
- Update the **Future Land Use Map**
- Support a vibrant, connected, and inclusive corridor



Project Timeline



Project Background

The Corridor Today



The East Riverside Corridor (ERC) is one of Austin's most **diverse and culturally rich** communities, with **many homes** and businesses, and **high demand for public transit**.

Population



Median Age: **29.4**

Ethnicity: **49% Hispanic** and **51% Non-Hispanic**

MHHI: **\$75,782**

Housing



Units: **18,582**

Types: **81% MF**

% of Renters: **89%**

Open Space and Parks



20+ acres of existing public parkland in the study area

Transportation



High demand for transit

CapMetro Rapid Route 800

Jobs



Doubled from 2010 to 2022

Largest growth in Administration & Support, Accommodation, and Retail Trade industries

Growth Projections



With the development of Austin Light Rail, the East Riverside Corridor study area is **expecting steady growth** for the next several decades. With planning, **this growth can be shaped different ways** using zoning and development incentives. The East Riverside Corridor is anticipated to have (and is zoned for) an increase in density in the years to come.

What do we know about growth in the study area?

Jobs and population are expected to nearly double in Austin by 2060, while the East Riverside Corridor area is expected to grow by 30-60%.

This potentially includes 10,000-25,000 additional residents and 3,500-4,000 new jobs around the East Riverside Corridor by 2060.

Reimagining a Connected and Equitable Future



The City of Austin is partnering with the community to update the East Riverside Corridor **Vision Plan and Regulating Plan**, reimagining how growth and development can center equity, connection, and opportunity.

What We Aim to Achieve



Equity



Connectivity



Housing Choice



Sustainability



Vibrancy

Equitable Transit-Oriented Development (ETOD)



Equitable Transit-Oriented Development (ETOD) builds on traditional Transit-Oriented Development and takes steps to ensure that those who have the greatest need for the transit enhancements offered by Project Connect can benefit the most.

ETOD Goals



Enable All Residents to Benefit from Safe, Sustainable, and Accessible Transportation



Help to Close Racial Health and Wealth Gaps



Preserve and Increase Housing Opportunities That are Affordable and Attainable



Expand Access to High-Quality Jobs and Career Opportunities



Support Healthy Neighborhoods That Meet Daily Needs



Expand Austin’s Diverse Cultural Heritage and Small Black, Indigenous, and People of Color (BIPOC)-owned and Legacy Businesses



Community Engagement Round #1

Open House 1

Purpose

To understand **community priorities, desired community benefits, and development intensity needs** to inform the update of the Vision Plan and Regulating Plan.

- Goals and Draft Objectives
- Places to Preserve and Places to Improve
- Visual Examples of Development Intensities
- Discussion of Community Benefits

Recap: Community Engagement



Community Outreach Fall 2025

- Ruiz Branch Library
- Montopolis Rec Center
- Pan Am Recreation Center



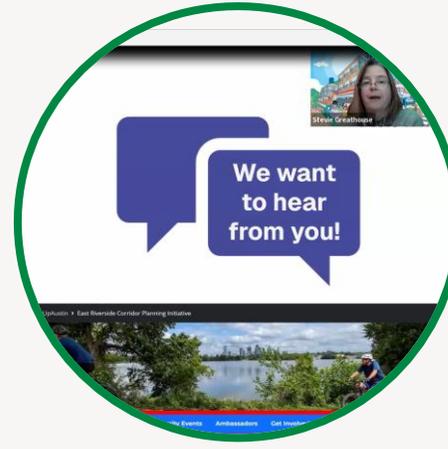
Ambassador Program December 10-11, 2025

- Ruiz Branch Library



Focus Groups January 21, 2026

- Ruiz Branch Library



Virtual Meeting January 27, 2026

- Via Zoom
6:00 PM – 7:00 PM



In-Person Open House January 31, 2026

- 2400 Grove Blvd.
10:00 AM – 1:00 PM

Open House #1

Partners

- Grove – Riverside Site
- Austin Transit Partnership
- CapMetro
- Austin Housing
- Imagine Austin
- Movability

Let's Shape the Future of East Riverside Together!

Join your neighbors for a Community Open House to share your ideas and learn about upcoming projects along East Riverside Drive.

We're Listening. Your Voice Matters.

The City of Austin invites you to an open house focused on the future of East Riverside — a new opportunity to create homes, open spaces and connections that reflect the community's values.



Come learn about:

- Introduction to the city-owned, Grove-Riverside Site A
- vision for the East Riverside Corridor Planning Initiative
- Pedestrian, bike and transit updates
- Austin Light Rail Updates
- Opportunities to share your experiences and priorities

EVENT DETAILS

Date: Saturday, January 24, 2026

Time: 10 a.m. - 1 p.m.

Location: 2400 Grove Blvd. in the Training Center



Questions?

Grove.Riverside.Site@austintexas.gov

<<< Scan to learn more or RSVP



Open House #1

Materials

- Existing Conditions
- Project Scope and Timeline
- Project Connect
- ETOD Goals and Draft Objectives
- Zoning and Community Benefits
- Alternative Development Scenarios
- Activities
 - Connection to the corridor
 - Community Benefits
 - Feedback on Growth Scenarios
 - Map Activity
- Additional Activities/Resources:
 - Grove-Riverside Site Listening Sessions
 - Austin Housing
 - CapMetro
 - Austin Transit Partnership
 - Imagine Austin Comprehensive Plan
 - Movability

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Let's Shape the Future of East Riverside Together. BOARD 11

What is your relationship to the East Riverside Corridor study area?

What do you love about the study area? What do you think is needed in the study area?

Austin

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LAND USE SCENARIO 3

3 Transit-Oriented Urban Cores

HIGH DENSITY
HIGH COMMUNITY BENEFIT

Key details about this scenario:
• Requires the same reorganization of base zones to East Riverside Corridor subdistricts that are applied in Scenario 2 but with **higher densities along the transit corridor and in neighboring residential areas with vacant/underutilized residential lots.**
• More widespread use of height bonuses, with all the parcels near future stations using the "high" height bonus averaging 120 feet and the remaining using a "moderate" height bonus averaging 90 feet.

Austin East Riverside Corridor Scenario 3

Building heights along the corridor with high density bonus
Averaging 120' Heights Adjacent to Stations (~10 stories)
Averaging 90' Heights Along Corridor (~8 stories)

How much do you like this distribution of density?

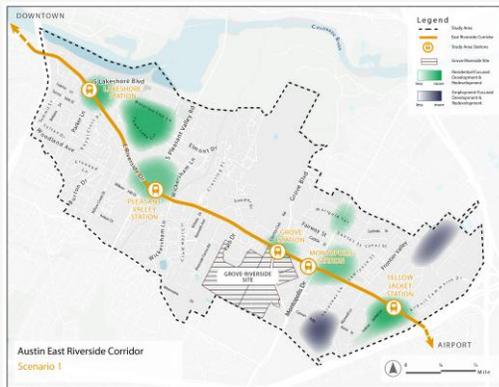
Austin



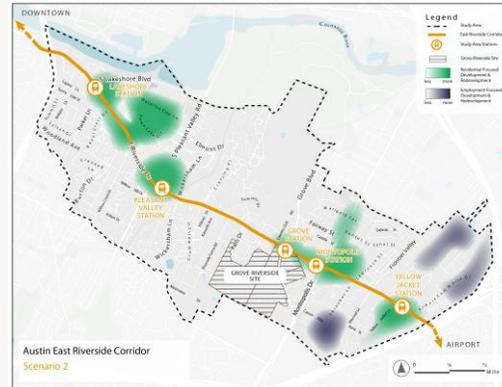
Virtual Community Meeting #1

Which of the three growth scenarios do you think makes the most sense and why?

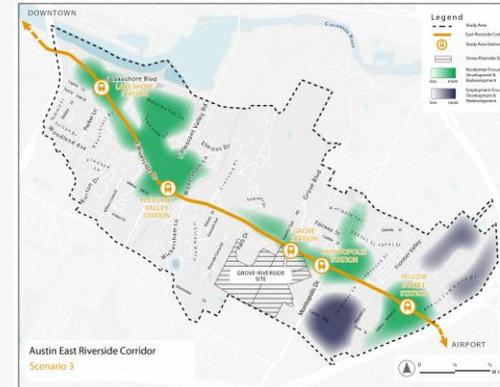
1. Business as Usual



2. Growth Hubs



3. Transit-Oriented Urban Cores



4. I prefer a different approach.



Virtual Community Meeting #1

This is a wonderful area to live, and more density along the transit investments will make it where more Austinites can reach this service and nearby businesses

I support full height near stops, just more rapid tapering off to prevent opposition.

*More people.
More life.
Less crime.*

*Greater density =
greater livability and
greater public services for all.*

Important to balance this approach with supporting existing neighborhoods.

Which of the three growth scenarios do you think makes the most sense and why?



Join at menti.com | use code 1535 5250

Why did you choose that scenario?

Wider and more significant impact

This is a wonderful area to live, and more density along the transit investments will make it where more Austinites can reach this service and the nearby businesses.

We need better transit for our health and our environment

We need tail transit and Austin should

Transit oriented. Exponential car traffic is unsustainable and parking will become more and more limited.

Greater density = greater livability and greater public services for all

Improved public safety and community ownership

We are close to downtown, can grow strongly to support more neighbors in the neighborhood.

I support height full height near stops, just more rapid tapering off to prevent opposition

Important to balance this approach with supporting existing neighborhoods.

More people. More life. Less crime. More

Key Takeaways

Participation

200+ Community Members Engaged!

Main Themes

- Displacement fears
- Community stability & homeownership
- Social Equity Concerns
- Safety and Accessibility needs
- Lack of services, parks, and community gathering spaces.
- Cultural preservation needs
- Balance between growth and preservation
- Strong support for high density along the corridor, tapering off in adjacent areas.



Survey #1

Help us identify community priorities for desired **land uses, density,** and supporting **amenities.**

Survey closes on February 13, 2026



[Project Overview](#) [ETOD](#) [Community Events](#) [Ambassadors](#) [Get Involved](#) [Share Your Thoughts](#) [Survey](#)

East Riverside Corridor Planning Initiative

East Riverside Corridor Vision Plan and Regulating Plan Update/ *Actualización de Plan de Visión y Plan Regulador del Corredor de East Riverside*

<https://speakupaustin.org/ERCplanning>



Next Steps

Briefings

- HPC Meeting, February 10
- Project Connect CAC Meeting, February 12

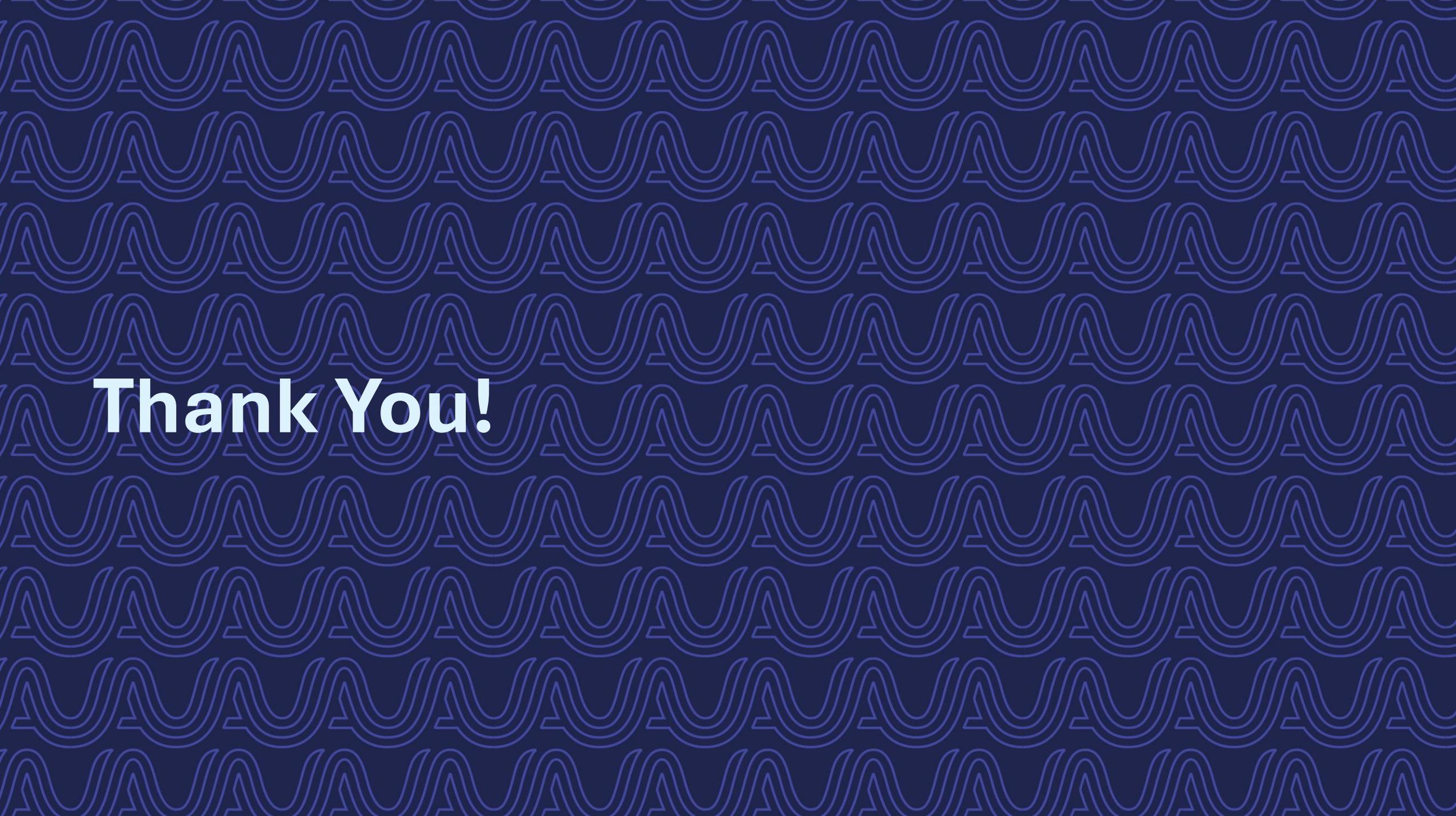
Documents

- Community Engagement Round #1 Summary Report

Community Engagement Round #2 Spring 2026

- Case Studies
- Financial Analysis
- Community Benefits Analysis
- Preferred Scenario

Questions/ Discussion



Thank You!