



City of Austin

Grove-Riverside Site

April 9, 2026



Overview



Current Scope

- **125.6-acre strategic redevelopment** of three publicly-owned tracts in southeast Austin
- **Collaboration** across City offices to include FSD, BSD, and Housing
- **Comprehensive strategy** from visioning through developer solicitation



Key Objectives

- **Emphasis on deep affordability** considering anti-displacement pressures in the East Riverside Corridor (ERC)
- **Displacement prevention** and use of Project Connect Anti-Displacement Funding
- **Economic development** with affordable housing, City services, and commercial space
- **Transit-oriented** land uses and densities that support Austin Light Rail ridership



Delivery Approach

- **Phase I:** Project governance, site analysis, market study, community engagement strategy
- **Phase II:** Community visioning, development concepts, RFP preparation

Phase I: Key Takeaways



Site Analysis

- Approximately 100 of 125 acres is developable
- Manageable environmental constraints including trees and soil conditions that may impact construction typology

Austin Light Rail

- The City of Austin to coordinate project timeline, design, and program needs with Austin Light Rail, ETOD, and ERC efforts for productive community conversations that avoid repetition and outreach fatigue



Market Analysis

- Focus on multifamily development opportunities, though current market headwinds (declining rents, rising vacancy, increased construction costs) challenge immediate development
- No immediate feasibility due to market conditions, providing valuable time for comprehensive community engagement and strategic long-term phased buildout approach

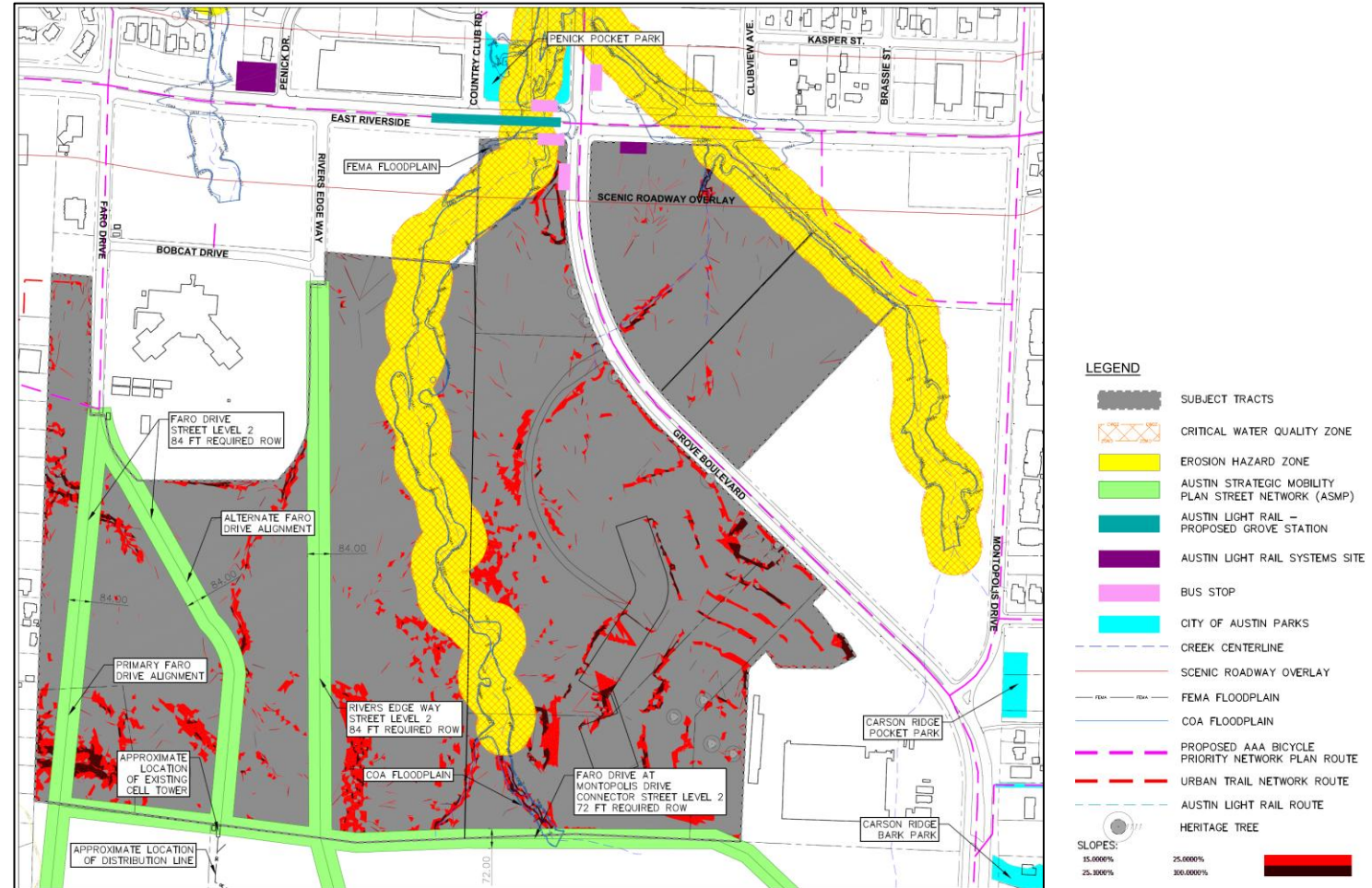


Community Engagement

- Anti-displacement focused community engagement prioritizing community-driven planning to create a shared vision for the site
- Checkpoint between community meetings (2-3 sessions) to assess feedback, ensure alignment, and verify our approach remains on track with community priorities

Site Analysis & Context

- Approximately 100 of 125 acres is developable
- Environmental constraints include trees that require mitigation and soil conditions that may impact construction typology but are manageable
- Erosion hazard zones and critical water quality zones comprise majority of undevelopable area but create opportunity for integrated green space
- Austin Strategic Mobility Plan (ASMP) identifies through roads at Rivers Edge and Faro
- Future light rail station proximity enhances transit-oriented development viability and supports City's broader mobility goals
- Site configuration allows for phased development around environmental features while maximizing developable land utilization



Community Engagement To Date

What We've Accomplished

Community Engagement by the Numbers

- 8+ listening sessions; 2 Open Houses
- 50+ community participants

Demographic Breakdown

- 35% identified as Black, Hispanic, Asian or Pacific Islander
- 10% young adults (18-24); 37% middle-aged (25-54); 26% older adults (55+)
- 20% renters; 44% homeowners
- 7% reported disability or chronic health conditions

What We've Heard (Core Themes)

Young Adults (18-24)

- Need predictable housing, walkable/safe places, youth programming and cultural anchors

Middle-Aged Adults (25-54)

- Experiencing cost pressures during caregiving years
- Need family-serving infrastructure
- Fear displacement

Older Adults (55+)

- Financial insecurity threatens aging in place
- Rising property taxes and housing costs creating pressure
- Need for service-oriented neighborhood

Renters & Those Facing Barriers

- Hidden fees related to housing
- Shortage of affordable family units
- Quality shouldn't be sacrificed for affordability

Next Steps

Design by Community Process Continues

Phase 1: Listening

- Capture community insights

Phase 2: Translation

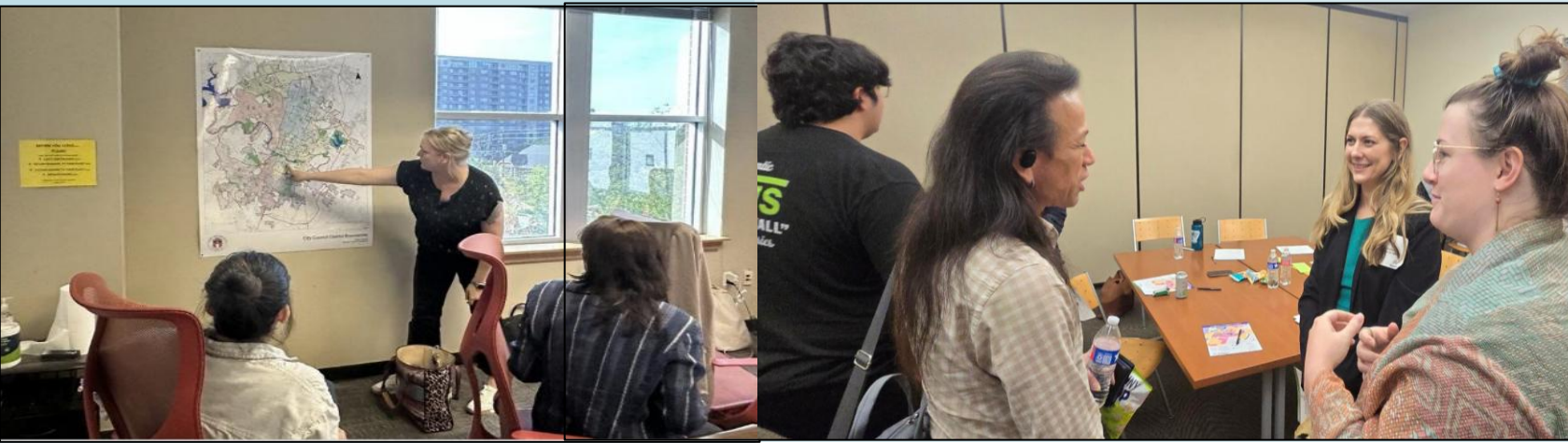
- Converting insights into design principles

Phase 3: Co-Creation

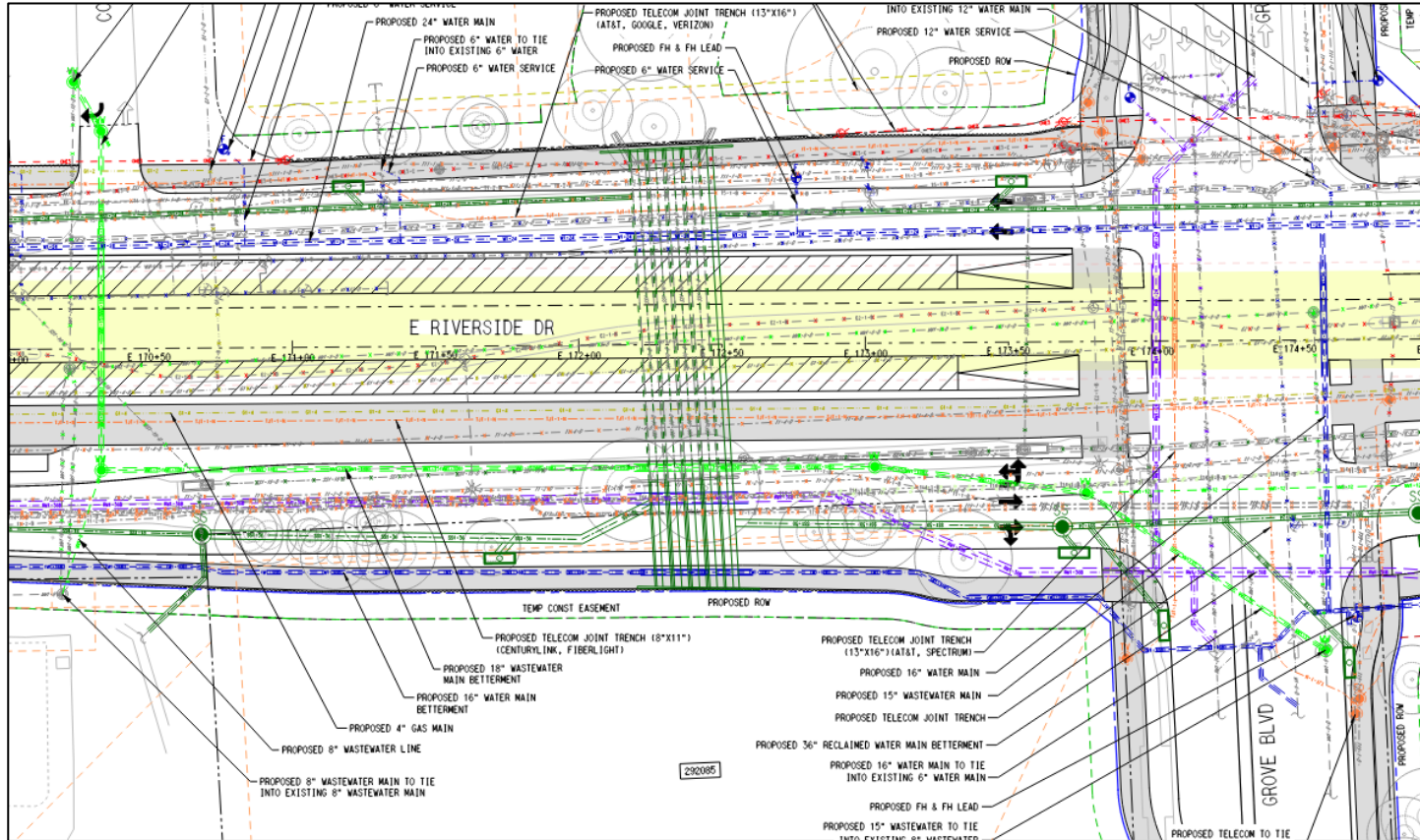
- Community-informed development plan

Commitments Moving Forward:

- Transparent, enforceable affordability standards
- Protection of existing residents from displacement
- Integration of community priorities into developer decisions
- Accountability mechanisms throughout implementation



Utility Integration



Wastewater Design

- **Total Population:** 9,907 persons
- **Average Dry Weather Flow:** 482 gpm
- **Peak Flow Factor (PFF):** 2.96
- **Peak Dry Weather Flow:** 1,425 gpm
- **Peak Wet Flow:** 1,490 gpm

Water Design

- **Total Population:** 9,907 persons
- **Peak Hour Demand:** 6,192 gpm
- **Peak Day Demand:** 3,646 gpm

Fire Flow

- **Building Required Fire Flow:** 8,000 gpm (Assumed Maximum)
- **Reduced Building Required Fire Flow:** 2,000 gpm
- **Total Peak Day Demand + Reduced Fire Flow:** 5,646 gpm

LUE (Living Unit Equivalent) Summary

- **Multifamily:** 5,396 units → 2,698 LUEs
- **Single Family:** 91 units → 91 LUEs
- **Retail:** 69,000 SF → 42 LUEs
- **Total LUEs:** 2,831

Wastewater

- Proposed 18" WW Main Betterment

Water

- Proposed 16" Water Main Betterment

Reclaimed Water

- Proposed 36" Reclaimed Main Betterment

Other Improvements

- Proposed 4" Gas Main
- Proposed Telecom Joint Trench
- Proposed Fire Hydrants
- Updated Ties to Existing System



Phase I

Site Research, Project Governance, Market & Feasibility Assessment, Community Engagement Strategic Plan

Spring 2025 – Fall 2025

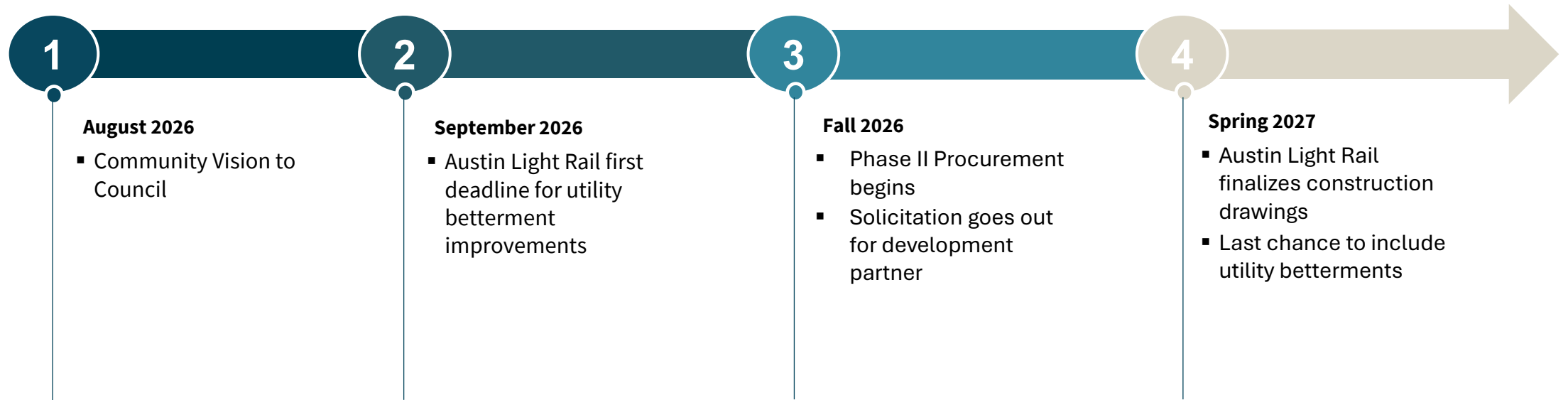


Phase II

Community Engagement and Visioning, Displacement Prevention Engagement, Site Planning, Cost & Financial Analysis, Transaction Structuring and Procurement Strategy

Fall 2025 – Late Winter 2026

Next Steps



Thank You