

the
NRP
group



AUSTIN
Independent School District

Anita F. Coy Site Redevelopment

District Advisory Council

October 15, 2024





Where we've been:



Phase 1: Community & Equity Engagement
(Winter 2022)



Phase 2: Feasibility Analysis
(Spring/Summer 2022)



Phase 3: Presentation of Findings
(Fall 2022)



Phase 4: Developer Selection Framework
(Spring 2023)



Phase 5: Request for Proposals
(Summer 2023)



Phase 6: Master Developer Selection
(Fall 2023)

Community Feedback:

- Most in favor of density
- In favor of affordable housing
- Inclusion of greenspace/parkland
- Honor site legacy/history
- Accommodate family units
- Some favor only educational use

AISD Board-Approved Goals:

- Retain ownership of the land
- Build new Alternative Learning Center onsite
- Prioritize housing AISD teachers, staff and families
- Offer pedestrian-friendly amenities
- Make connections to public transit
- Incorporate community green space and preserve heritage trees



DEVELOPER



PUBLIC PARTNER



ARCHITECT



PUBLIC ART &
PLACEKEEPING



COMMUNITY
ENGAGEMENT



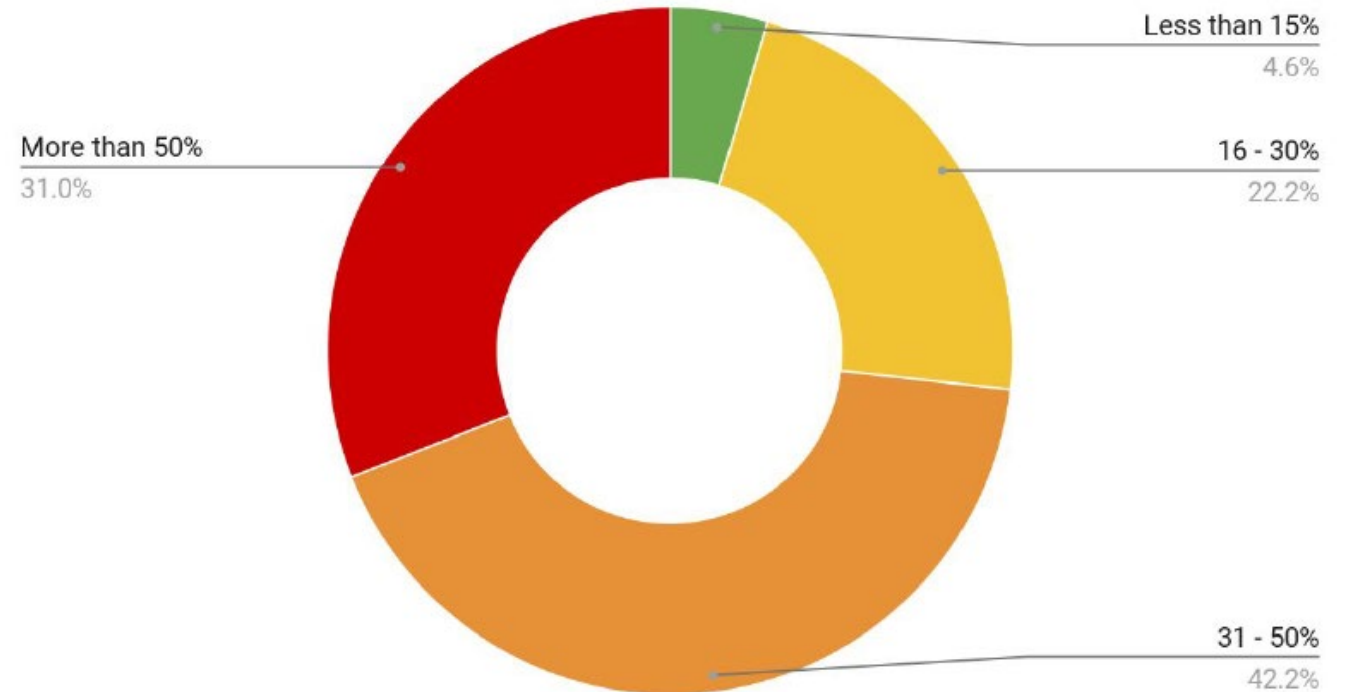
DEVELOPMENT

CO-DEVELOPER

Surveyed over 2,760 District employees about housing needs in January 2023...

73.2%
identified as
cost burdened
by housing expenses

What percent of your salary do you spend on housing?





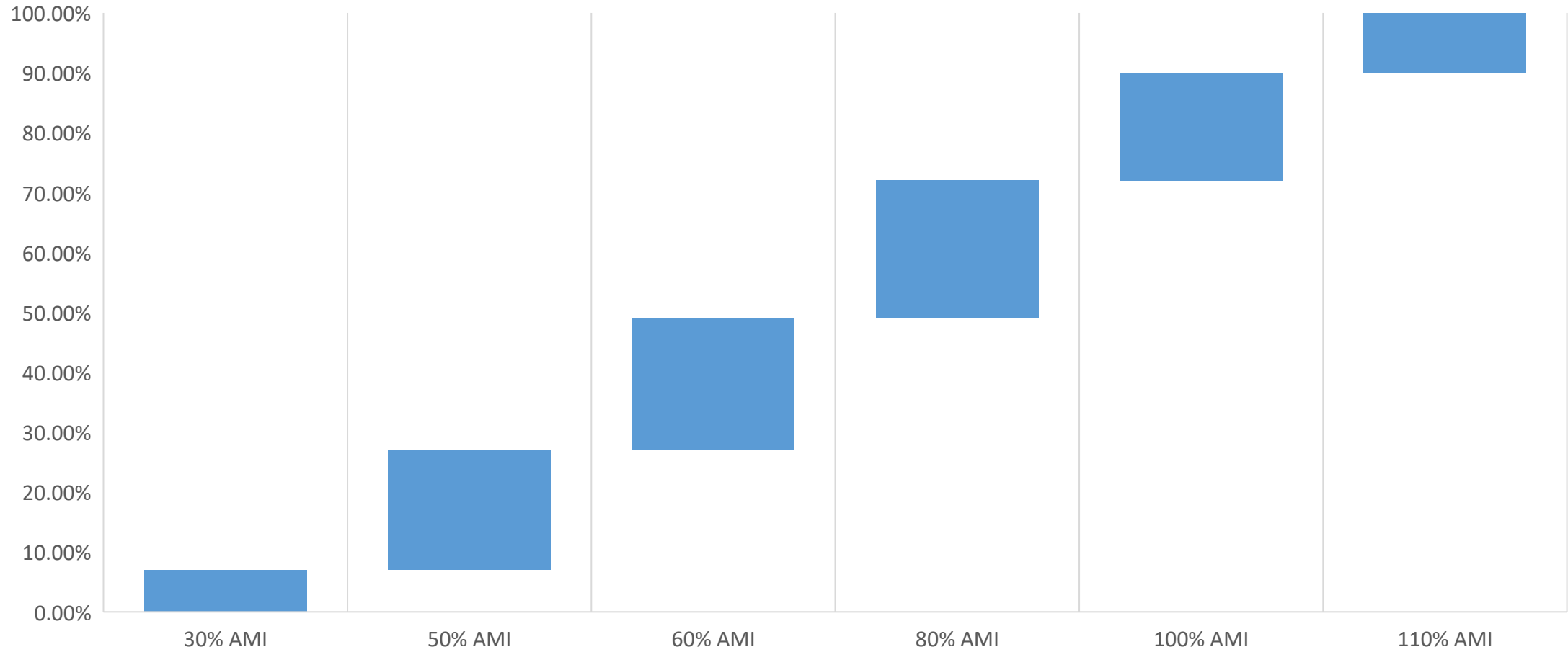
Austin MSA Median Income

	60% Median Income	80% Median Income
1 Person Household	\$52,920	\$70,560
2 Person Household	\$60,480	\$80,640
3 Person Household	\$68,040	\$90,720

2024 HUD Income Limits

2024 AISD Employee Housing Survey

Employee Distribution by Area Median Income







Development Vision

- Two Class-A mixed-income housing developments (300-350 units each)
- Heritage tree preservation & pocket park creation
- Retained land for AISD
- Public parkland with recreation & amenities
- Nonprofit Space
- Family Sized Units

	Phase 1	Phase 2	Total Units	% of Units
1 BR	193	178	371	55%
2 BR	124	131	255	38%
3 BR	22	26	48	7%
TOTAL	339	335	674	

	Phase 1	Phase 2	Total Units	% of Units
60% AMFI	34	34	68	10%
80% AMFI	136	134	270	40%
Market Rate	169	167	336	50%
TOTAL	339	335	674	



TRAIL CONNECTION

PARK AREA

RECREATION FIELD

STREAM

FUTURE ROW

4-STORY PORTION

PASSIVE COURT

RAIN GARDEN

RAIN GARDEN

4-STORY PORTION

MANSSELL AVENUE

6-LEVEL GARAGE

5-STORY RESIDENTIAL

PLAY AREA

POOL COURTYARD

AMENITY CLUBHOUSE

AMENITY CLUBHOUSE

POOL COURTYARD

SHADY LANE

FUTURE ROW

6-LEVEL GARAGE

5-STORY RESIDENTIAL

4-STORY PORTION

DOG PARK

DAYCARE

DOG PARK

PECAN CORNER

FUTURE ROW

GONZALES STREET

RAIN GARDEN

TOT LOT

Upcoming Community Engagement Opportunities

Visit our website and subscribe for updates: AnitaCoyAustin.com

Upcoming Community Meetings:

- Project Overview & Site Plan –
Saturday, October 26
- Greenspace & Parkland Roundtable –
TBD December
- Placekeeping, Art, Community Space –
TBD January

District Advisory Groups

- Equity Advisory Committee – 9/10/24
 -
- District Advisory Council – 10/15/24
- Environmental Stewardship Committee –
11/14/24
 - TBD Campus Advisory Committees

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Thank You!

