

the
NRP
group



AUSTIN
Independent School District

Anita F. Coy
Site Redevelopment

Community Conversation

May 10, 2025



DEVELOPER



PUBLIC PARTNER



ARCHITECT



PUBLIC ART &
PLACEKEEPING



COMMUNITY
ENGAGEMENT



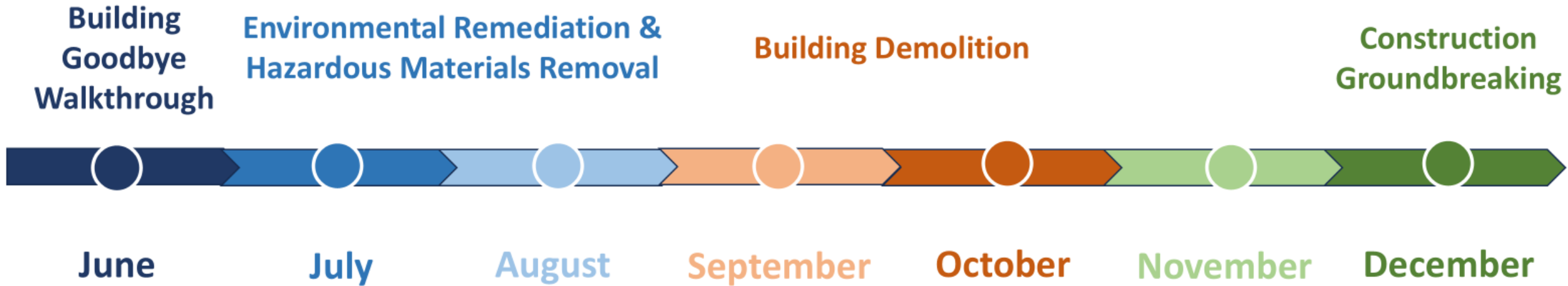
DEVELOPMENT

CO-DEVELOPER

Overall Timeline



2025 - Detailed Timeline



Development Vision

- Two Class-A mixed-income housing developments (~335 units each)
- Workforce Housing
- Heritage Tree Preservation
- Pocket Park Creation & Recreation
- Retained land for AISD
- 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

MANSSELL AVENUE

6-LEVEL GARAGE

5-STORY RESIDENTIAL

PLAY AREA

POOL COURTYARD

AMENITY CLUBHOUSE

DOG PARK

4-STORY PORTION

FUTURE ROW

GONZALES STREET

DAYCARE

RAIN GARDEN

TOY LOT

PECAN CORNER

DOG PARK

5-STORY RESIDENTIAL

6-LEVEL GARAGE

AMENITY CLUBHOUSE

POOL COURTYARD

RAIN GARDEN

4-STORY PORTION

SHADY LANE

FUTURE ROW



PFC WEST

PARK

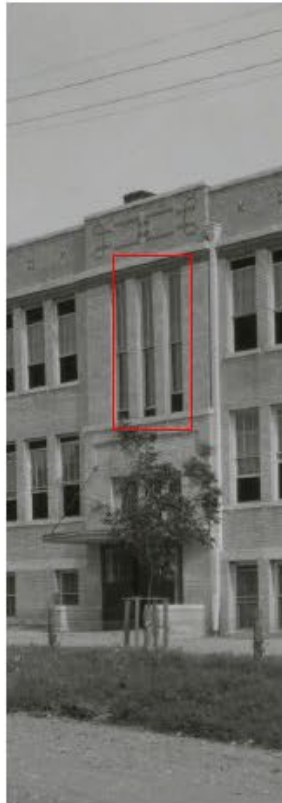
ALC

PFC EAST

CONCEPT ANCHOR: Chicano Deco



h+u
hatch + uland owen
architects



CONCEPT ANCHOR: Local and AISD Deco



CONCEPT ANCHOR: East Austin Commerical And Institutional





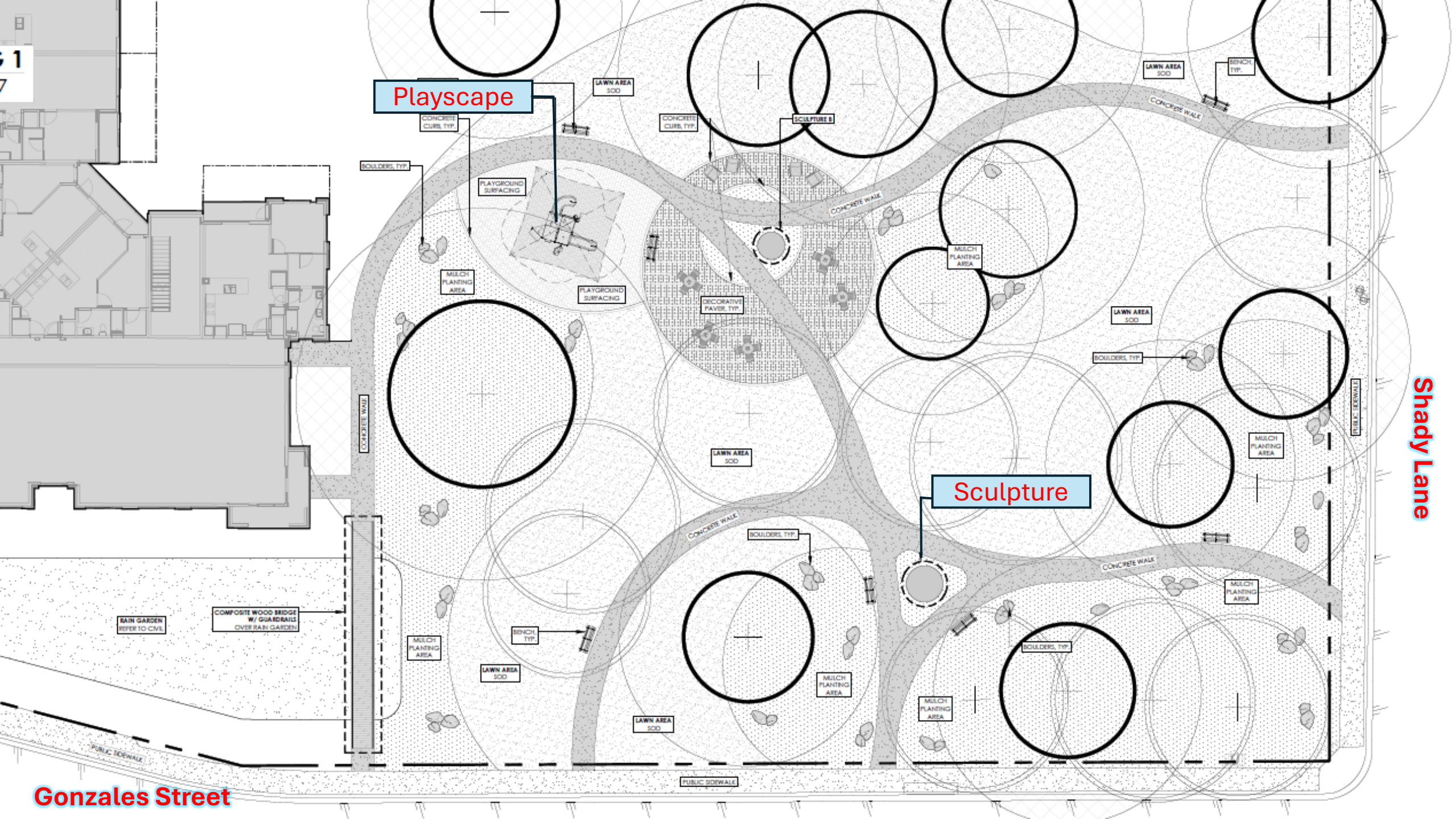
ANITA GOY

SIGNAGE





Proposed Park Space
Corner of Shady & Gonzales



1
7

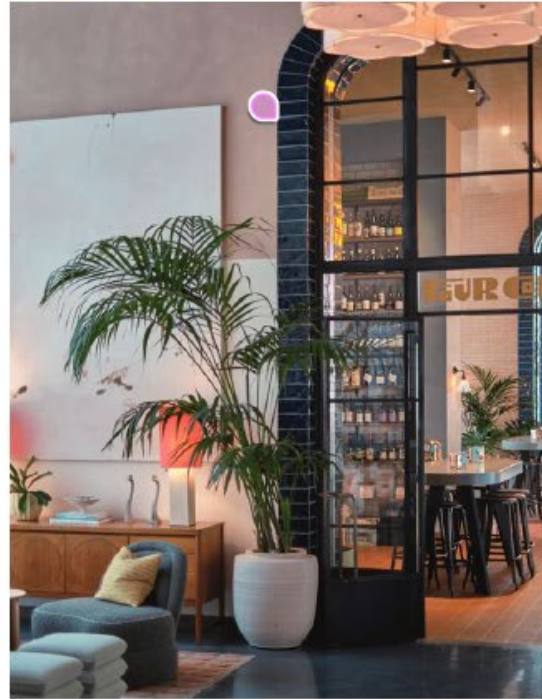
Playscape

Sculpture

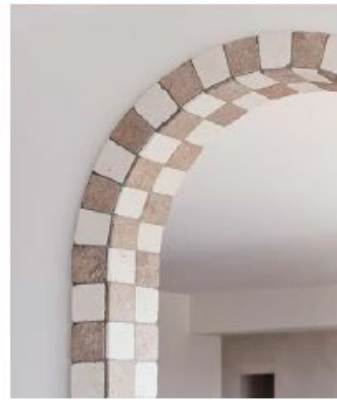
Shady Lane

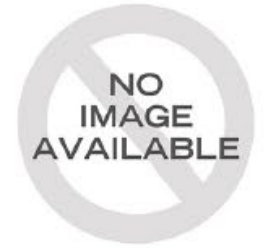
Gonzales Street











UNIT INTERIORS

Finishes

Quartz Counter tops

Luxury Vinyl Plank Flooring

Flat Panel Melamine Cabinets

Carpet in Bedroom and Closets



Appliances

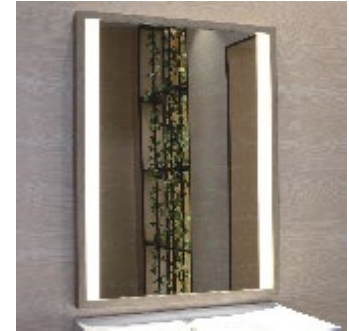
Stainless Steel Kitchen package

Side x Side Waster Dryer

Hardware

Stainless Steel

Electric Fob Locks



Lighting

Back-lit vanity mirror

LED Ceiling Lighting

Ceiling Fans

Plumbing

Moen – CFG Kitchen Faucet

Moen – CFG Shower / Bath Fixture

Moen – CFG Contemporary Accessories





Upcoming Community Engagement Opportunities

Visit our website and subscribe for updates: AnitaCoyAustin.com

Upcoming Meetings:

- Building Walkthrough & Goodbye (June TBD)
- Virtual Presentation and Q&A on Remediation & Demolition (June 24)



Thank you!