



# River Park Briefing

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Austin Housing | January 13, 2026



# **Background: Incentive Program Basics**

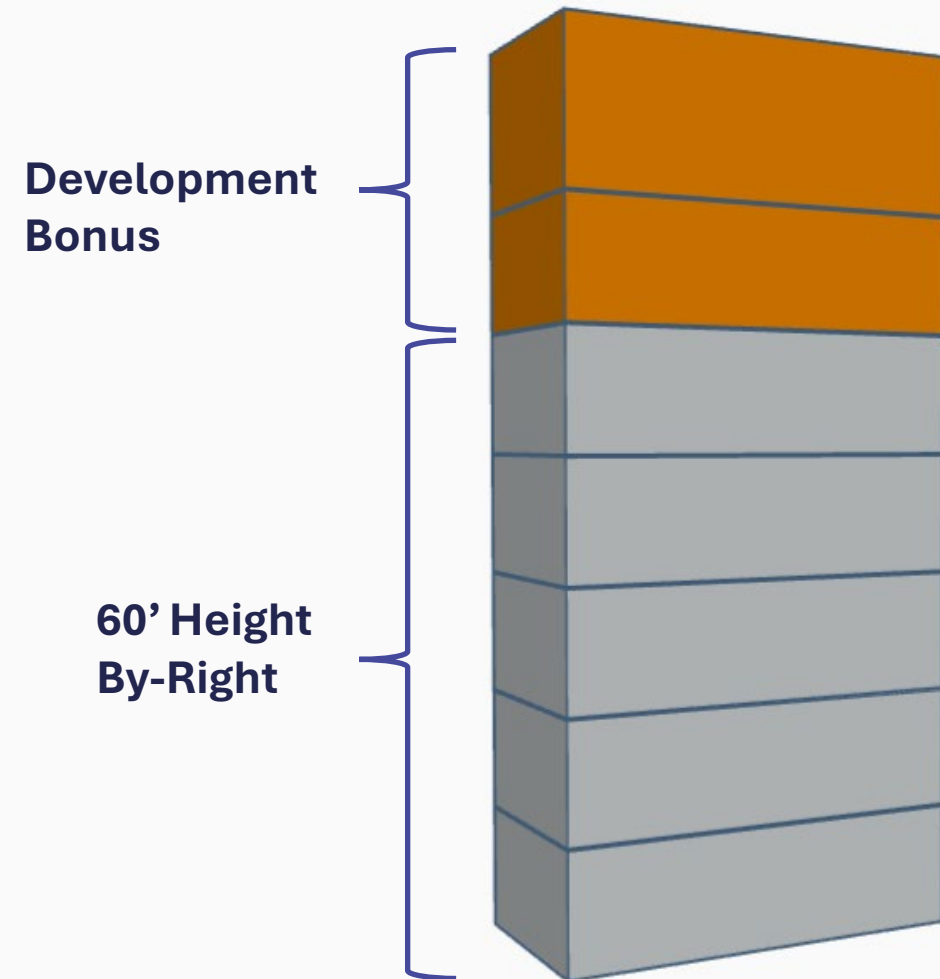
Incentive programs provide developers with incentives in exchange for community benefits such as affordable housing. Participation is voluntary.

Programs may offer fee waivers, additional height, greater density, or modified development regulations as incentives.

# Bonus Area is the greater of:

- The gross floor area that exceeds the “maximum base FAR by right” limitation
- The gross floor area that exceeds the “maximum height by right” limitation

Corridor Mixed Use District Standards		
	By-Right	With Bonus
Height	60'	160'
FAR	2:1	--



# Community Benefit Options



## ■ Affordable Housing

- **A minimum of 50% of the Bonus Area** shall be earned through the provision of on-site affordable housing or payment of an in-lieu fee for affordable housing
- Bonus granted for On-Site Units:
  - 4 bonus square feet for each 1 square foot of on-site affordable housing provided.
- Bonus granted for Fee-in-Lieu:
  - 1 bonus square foot for each square foot in-lieu fee paid for affordable housing.

## ■ Open Space

- **A minimum of 25% of the Bonus Area** shall be earned through the provision of publicly accessible open space
- Bonus granted: 10 bonus square feet for each 1 square foot of publicly-accessible open space provided.

## ■ Other Community Benefits

- Commercial / Office Space
- Stormwater Flood Mitigation
- Additional Water Quality
- Bicycle Facilities

# River Park



Photo Credit: <https://www.riverpark-atx.com/>



# River Park Development

Address		1800 Crossing Place	4800 E. Riverside Drive	4700 E. Riverside Drive	1900 Crossing Place
Phase	1 & 6	2	3	4	5 & 7
Lot	1 & 5	1	3	2	4
Proposed Use	Infrastructure & Parks	Multifamily	Multifamily	Hotel	Commercial
Site Area SF		217,364 sq ft	117,184 sq ft	85,878 sq ft	100,806 sq ft
FAR by Right		2:1	2:1	2:1	2:1
Allowed Floor Area Within by Right FAR		434,728 sq ft	34,368 sq ft	171,756 sq ft	201,612 sq ft
Allowed FAR with Bonus		N/A	N/A	N/A	N/A
Proposed Gross Floor Area		289,630 sq ft	109,391 sq ft	275,604 sq ft	64,943
<b>Gross Floor Area Above By-Right FAR</b>		<b>0</b>	<b>75,023 sq ft</b>	<b>103,848 sq ft</b>	<b>0</b>
Allowed Height by Right		60'	60'	60'	60'
Allowed Height with Bonus		160'	160'	160'	160'
Proposed Height		65.33'	86'	155'	52' / 16'
<b>Gross Floor Area Above By-Right Height</b>		<b>10,352 sq ft</b>	<b>109,391 sq ft</b>	<b>201,550 sq ft</b>	<b>0</b>
<b>BONUS REQUIRED</b>	<b>No</b>	<b>Yes (Set by Height)</b>	<b>Yes (Set by Height)</b>	<b>Yes (Set by Height)</b>	<b>No</b>
<b>Affordability</b> (Must be at least 50% of Bonus) (4 sq ft of bonus area for each 1 sq ft of affordable housing)		1,294 sq ft (4 units)	13,674 sq ft (28 units)	100,775 sq ft (FIL = \$100,775)	
<b>Open Space</b> (Must be at least 25% of Bonus) (10 sq ft of bonus area for each 1 sq ft of open space)		259 sq ft	2,735 sq ft	5,039 sq ft	
<b>Additional Water Quality</b> (Optional: Proposed 25%) (5 sq ft of bonus area for each 1 sq ft of imperious cover removed from Critical Water Quality Zone)		518 sq ft	5,470 sq ft	10,078 sq ft	

# Timeline

- Under Construction
  - horizontal infrastructure
  - lot 4 (music venue)
- Other Phases
  - uncertain start date
  - once begun, 24-30 months per phase

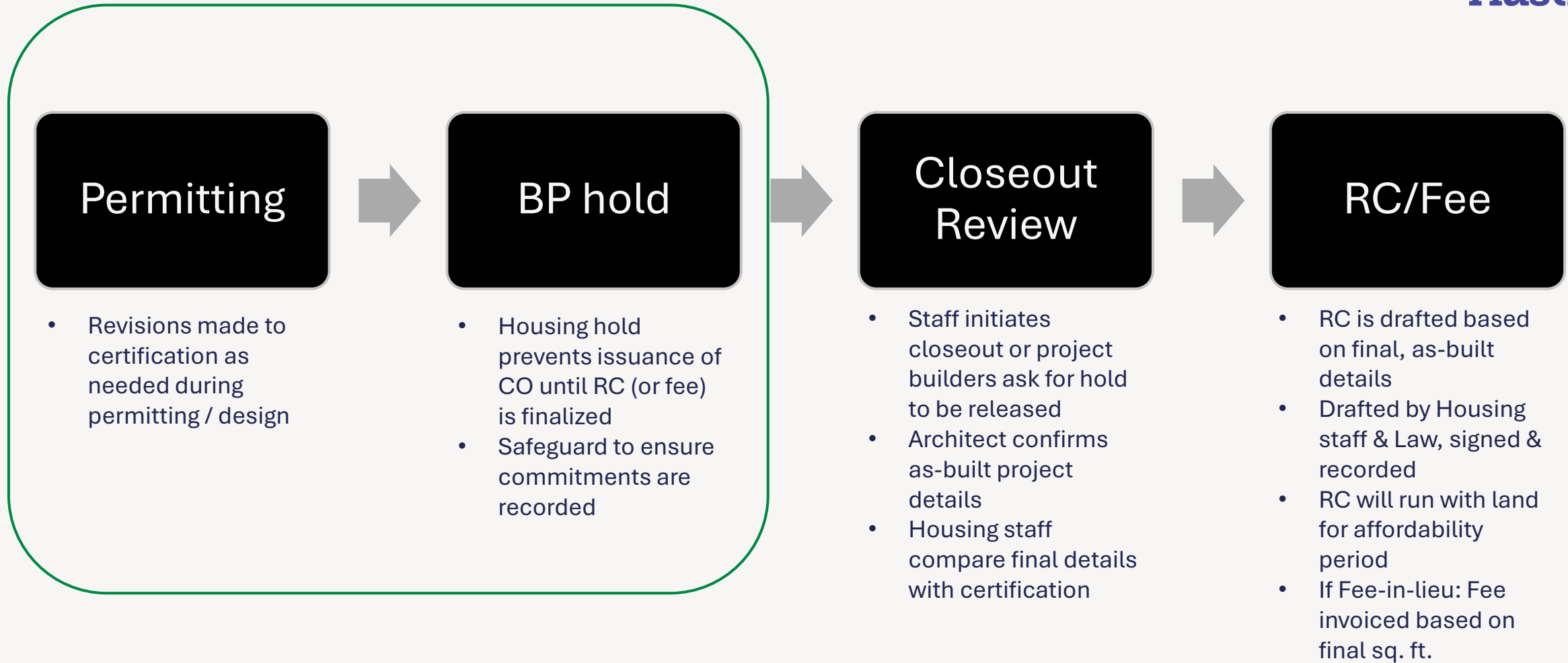


Photo Credit: Michael Piano

# Certification Process



# Post-Certification



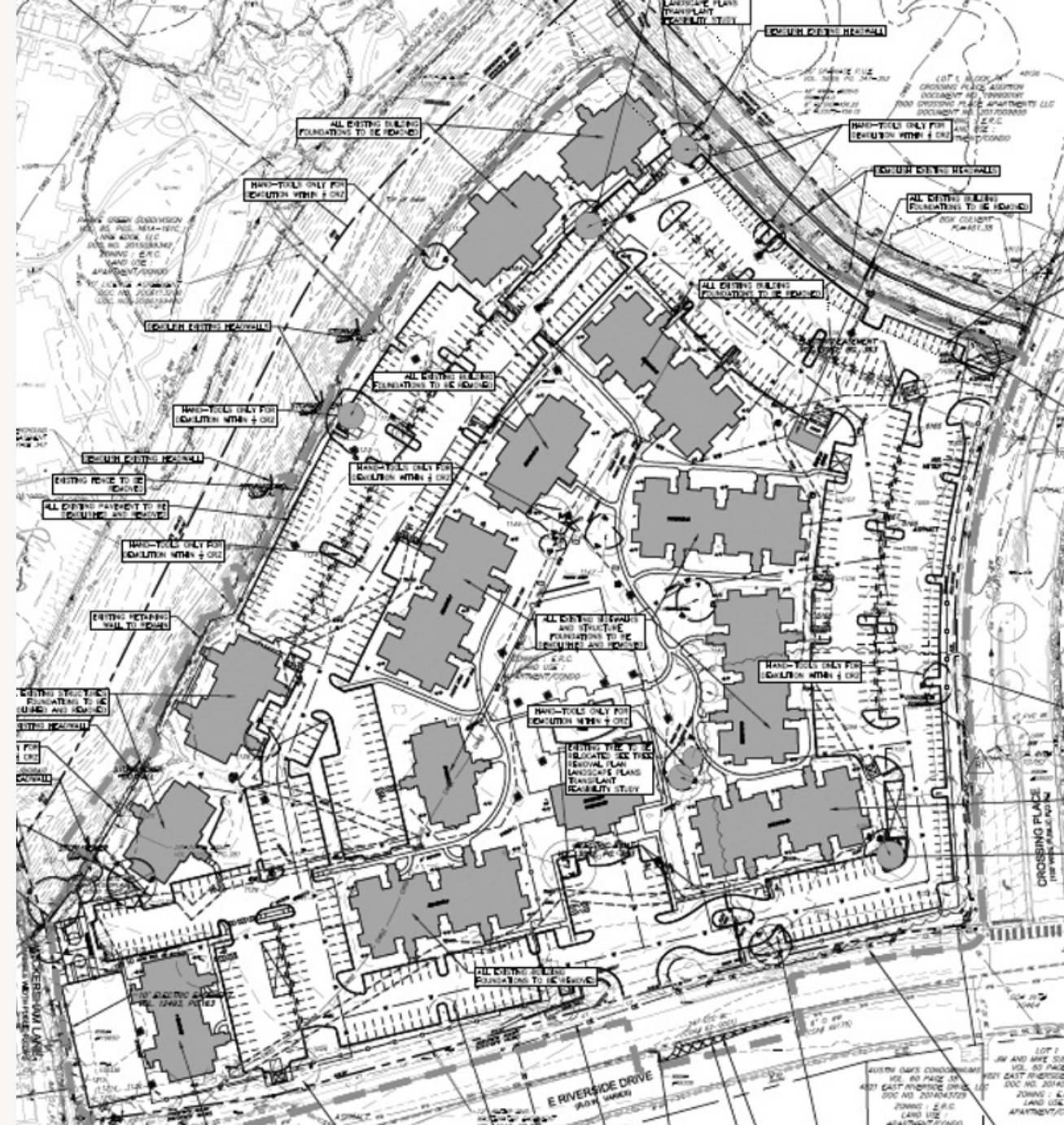


# Displacement

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# Demolition / Displacement

- 15 buildings (252 total units)
  - Only 34 units still occupied in November 2021
- Notice to Residents (June 30, 2021)
  - Flexible lease terms until end of 2021
  - \$1,700 relocation assistance offered
  - Preferred placement in new development
- Tenant Notification Certification Letter issued by Housing (February 9, 2022)



# Questions?

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