

14TH ANNUAL **MARKETPLACE**

2024



Austin



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PROJECT SHOWCASE

4000 MEDICAL PARKWAY

Exhibited by Mark Odom Studio | ECR TX



4000 Medical Parkway is an adaptive reuse creative office project that prioritizes wellness and sets a precedent for greenscapes in urban areas. By replacing limestone, turrets and front parking with high performance thermo-spruce cladding, skylights, windows, an elevator with glass walkway and 'front yard' the re-imagined building is all about experience.

4000 Medical Parkway, Austin, TX 78756

markodomstudio.com/4000-Medical-Parkway

ATX TOWER, 325 W 6TH

Exhibited by Handel Architects



ATX is a 58-story tower presenting 369 luxury apartments above 140,000 SF of commercial space overlooking downtown Austin and Lady Bird Lake. Amenities include a fitness level, pool, co-working spaces, sky lounges, and lush upper-level terraces. It is the first building in the world to implement Performance-Based Wind Design.

325 West 6th St, Austin, TX 78701

Lead Developer: Tishman Speyer & Ryan Companies

325west6th.com

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT WEST INFILL EXPANSION

Exhibited by Structures



The Austin-Bergstrom International Airport is expanding the Barbara Jordan Terminal around TSA Checkpoint 3. This project will add 75,000 SF across four levels, enhancing baggage handling, apron, concourse, and a new mezzanine. It will also upgrade mechanical, electrical, and IT systems, increasing passenger processing space and improving amenities for a better travel experience.

3600 Presidential Blvd, Austin, TX 78719

Lead Developer: City of Austin

tinyurl.com/austinbergstromexpansion

AUSTIN PBS NEW MEDIA CENTER

Exhibited by Asterisk | Britt Design Group



When our local PBS station moved their offices and studios to a new location at ACC Highland campus, our firms collaborated to shape a warm and welcoming guest experience that reflects 40+ years of PBS' impact on the Austin community and sets the stage for the next generation of programming and events.

6101 Highland Campus Dr, Bldg 3000, Austin, TX 78752

Lead Developer: Austin PBS

asteriskdesign.com/work/austin-pbs

BELL DISTRICT/CEDAR PARK PUBLIC LIBRARY

Exhibited by Lake|Flato Architects



The new Cedar Park Public Library is the first building to be constructed at the heart of the mixed-use Bell District and will be a premier civic destination and catalyst for activity in the developing district. The design concept revolves around the idea of the Library as the community's porch – a welcoming place that fosters community, civic engagement, and an appreciation for reading and learning.

309 S Bell Blvd, Cedar Park, TX 78613

Lead Developer: RedLeaf Properties

cedarparktexas.gov/203/new-cedar-park-public-library

CAMP HUBBARD RENEWAL/TEXAS DEPARTMENT OF MOTOR VEHICLES CAMPUS

Exhibited by Marmon Mok Architecture | Datum Engineers | GarzaEMC | Waterloo MEP



The design team collaborated with the owner to create a plan to transform Camp Hubbard into a modern headquarters campus for the DMV. The master plan includes a new 144,000-SF office building, and renovates an existing five-story, 110,000-SF office building providing flexible, collaborative and hybrid workspace.

3712 Jackson Avenue, Austin, TX 78731

Lead Developer: Texas Facilities Commission/Texas Department of Motor Vehicles

tfc.texas.gov

CITY OF PFLUGERVILLE DOWNTOWN EAST

Exhibited by GarzaEMC



This P3 development consists of six buildings and five parking structures totaling 1.5M SF on 32.6-acres. The development includes a new City Hall and Recreation Center in addition to office, retail, hotel, and residential. The initial phases of the City Hall and Recreation Center should be completed in November 2025.

NE Corner of FM 684 and E Pecan St, Pflugerville, TX

Lead Developer: Griffin Swinerton, LLC

tinyurl.com/pflugervilledowntowneast

CITY OF ROUND ROCK OLD SETTLER'S PARK BUILDOUT

Exhibited by SpawGlass Contractors, Inc. | Kimley-Horn



The City of Round Rock's Old Settler's Park Buildout is a \$140MM multi-phased project including: a new Lakeview pavilion and festival area, new Harrell Parkway, a 12-court tennis complex and pickleball facilities, a Rec Center Complex, expansion of Rock'N River Water Park, and a multipurpose complex with soccer fields.

3300 E Palm Valley Blvd, Round Rock, TX 78665

Lead Developer: City of Round Rock

roundrocktexas.gov/city-departments/parks-and-recreation/old-settlers-park/

COLONY PARK SUSTAINABLE COMMUNITY

Exhibited by **Catellus Development Corporation** | **City of Austin**



The Colony Park Sustainable Community in northeast Austin is a collaborative effort to develop 208 acres of city-owned property. The project aims to deliver up to 3,000 residential units, including 20% workforce affordable housing, alongside mixed-use office and institutional space, retail space, and 42 acres of parks and trails.

Bordered by Loyola Lane, Johnny Morris, Colony Loop Dr, Austin, TX 78724

Lead Developer: Catellus Development Corporation
colonyparkplan.com

COMMUNITY FIRST! VILLAGE PHASE 3 - DOWNTOWN

Exhibited by **Structura** | **GarzaEMC** | **Mobile Loaves and Fishes** | **SQ1** | **Studio 8**



Community First! Village is a permanent supportive housing community for those experiencing homelessness. The current community includes 550 homes, gathering spaces, gardens, health care, recovery support, and work opportunities. The 127-acre expansion includes 1250 more homes and a hub of new community buildings for staff, residents, and visitors to connect with each other.

9116 Hog Eye Rd, Austin, TX 78724

Lead Developer: Mobile Loaves & Fishes
mlf.org/capital-campaign

DOUGHERTY ARTS CENTER

Exhibited by **Structures**



This new two-story building houses a school, studios, gallery, theatres, back of house and common spaces of approximately 46,200 GSF. Noted features for the center will include green roofs and roof terraces. Additionally, there will be a 200 car below grade parking garage beneath the Dougherty Arts Center.

1110 Barton Springs Rd, Austin, TX 78704

Lead Developer: City of Austin
tinyurl.com/dougherty-arts-center

EQUITY-BASED PRESERVATION PLAN

Exhibited by City of Austin



The Equity-Based Preservation Plan will replace Austin's 1981 historic preservation plan with an inclusive, community-oriented process and outcome. Created by a community working group, the draft plan is available for public review and feedback through May 31, 2024. Get involved in community events, read the draft plan, and share your thoughts at the link below.

Lead Developer: City of Austin

publicinput.com/ATXpresplan

HIGHPOINT

Exhibited by Page | Karlin Real Estate | Turner Construction



Highpoint modernizes a 1.1 million SF lab and research facility originally used by 3M to meet the needs of today's workforce. This core/shell renovation includes a full envelope replacement and reconfiguration of the floor plate to enhance access to work areas, amenities, and exterior spaces. Phase one converts existing buildings into over a million SF of premium laboratory and office space.

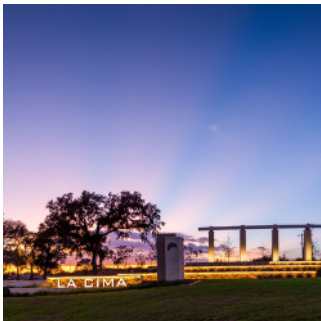
6801 River Pl Blvd, Austin, TX 78726

Lead Developer: Karlin Real Estate

highpointaustin.com

LA CIMA

Exhibited by RVi Planning + Landscape Architecture



La Cima in San Marcos is the perfect place to call home, with its unique blend of home designs by award-winning builders, an array of outdoor-centric amenities, and hundreds of acres of parkland and recreation space, all in a vibrant college town combining small town charm with big-city conveniences.

301 Central Park Loop, San Marcos, TX 78666

Lead Developer: Natural Development

www.lacimatx.com

LELAND SOUTH CONGRESS

Exhibited by Intracorp Homes | Dunaway Engineering | Kimley-Horn Engineering | Kirsey Architecture | Michael Hsu Office of Architecture | Nudge Design



Leland South Congress is a seven-story community offering studio to three-bedroom units, including penthouses. Amenities span nearly 30,000 SF and include a modern fitness club, sauna, pet spa, and resort-style pool. Extras include 22,000 SF of retail and restaurant space, highlighted by a 6,000-SF outdoor dining paseo.

2121 South Congress Ave, Austin, TX 78704

Lead Developer: Intracorp Homes

lelandsouthcongress.com

THE LUMINARY

Exhibited by Flintco | Page | Urbanspace



Rising 35 stories, Luminary features one to three-bedroom for-sale residences at the corner of 14th and Guadalupe. A seamless blend of urban vibrancy and historic charm, Luminary will offer an attainable option for urban dwellers looking to combine the energy of city living with the serenity of a residential neighborhood. Sales and Groundbreaking in 2025, estimated delivery in 2028.

1400 W 14th, Austin, TX 78701

Lead Developer: Northland Living

luminaryaustin.com

NORTH LAMAR AT NORTH LOOP

Exhibited by White Construction



This 227-unit luxury community offers a live/work/play environment with amenities like a rooftop pool, co-working center, commercial space, parking with EV stations, and a rain garden. Additional features include an elevated walking path, makersroom, dog park, and a second-floor courtyard with an outdoor kitchen, sports lounges, and fitness areas.

5210 North Lamar, Austin, TX 78751

Lead Developer: Fasken Oil & Ranch and Grey Forest Development, LLC

ONE UPTOWN AND SOLARIS HOUSE

Exhibited by Brandywine Realty Trust



Situated on 4.2 acres within the vibrant 66-acre Uptown ATX community, One Uptown features two distinct buildings (office 350,000 SF and residential 341 units) with a 25,000 SF amenity terrace connecting the two on level 7, designed to complement one another while maximizing the unique experiences and desires of both the office and residential user.

11515 Burnet Rd, Austin, TX 78758

Lead Developer: Brandywine Realty Trust

uptownatx.com

OUR FUTURE 35: AUSTIN'S CAP AND STITCH PROGRAM

Exhibited by City of Austin Transportation and Public Works Department



Because the Texas Department of Transportation is proposing to lower portions of the Austin I-35 corridor through Central Austin, the City has an opportunity to cap over the highway with new public space, and connect East and West Austin. While it cannot mend the historic divide created by the original construction of I-35, this once-in-a-generation project forges a new future with community benefits that celebrate and connect all Austinites.

Lead Developer: City of Austin

ourfuture35.com

PROJECT CONNECT

Exhibited by City of Austin



Project Connect will expand and improve Austin's transit network, adding new light rail service, new Rapid bus lines, and more equitable housing options throughout the city, especially near transit stations. Developed by the City, CapMetro, and ATP, it will support Austin in reaching our mobility, affordability, and sustainability goals.

203 Colorado St, Austin, TX 78701

Lead Developer: Austin Transit Partnership

projectconnect.com

RAINEY ST. TRAILHEAD: ECOLOGICAL RESTORATION WORK IN AN URBAN SETTING

Exhibited by The Trail Conservancy



The Rainey St. Trailhead project includes almost one acre of invasive species management and native planting restoration in a two acre park adjacent to Austin's fastest growing neighborhood. This work includes techniques such as citizen science, soil decompaction, goats, specialized plant lists, irrigation and subsequent restoration.

36 East Ave, Austin, TX 78701

Lead Developer: The Trail Conservancy

thetrailconservancy.org/projects/rainey-street-trailhead

ST. AUSTIN PARISH, SCHOOL & SITE REDEVELOPMENT

Exhibited by Page | FGMA | Greystar | Hensel Phelps | Windsor Group



Located at the SW corner of the UT Austin campus along Guadalupe Street, the redevelopment will consolidate parish functions into a new five-story school and parish building with a rooftop playground and a new courtyard. A 29-story second building with student housing will occupy the back half of the site.

2026 Guadalupe St, Austin, TX 78705

Lead Developer: Greystar

staustin.org/our-property-development-journey

STARLIGHT

Exhibited by Rhode Partners



Minutes from downtown Austin, Starlight is centered in a buzzing East Austin neighborhood. The five-story, 325-unit project features studio to two-bedrooms and live-work units. Inspired by Palm Springs' desert modernism, the interiors use natural materials and bold colors. Amenities include indoor and outdoor spaces with open layouts, desert landscaping, a pool deck, cabanas, and sky lounges.

2901 Manor Rd, Austin, TX 78722

Lead Developer: Ledcor

starlightatx.com/starlight-austin-tx

SYMPHONY SQUARE - 1121 AND THE WALLER

Exhibited by Greystar



Symphony Square, located in a bustling area, consists of The Waller, a 32-story, 388-unit residential tower, and 1121, a 7-story, 170,000-SF office project. Amenities shared between the buildings include a bridge-connected terrace, a rooftop deck, a two-story fitness center with lap pool and yoga room, and additional recreational facilities. The ground floor hosts Jo's Coffee, 4,000 SF of retail, and the historic Symphony Square Amphitheater.

1121 Red River St & 1104 Sabine Street, Austin, TX 78702

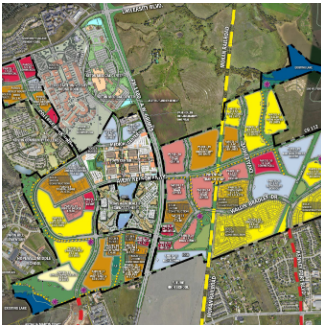
Lead Developer: Greystar

1121symphonysquare.com

thewallersymphonysquare.com

TOWN CENTRE

Exhibited by Pape-Dawson Engineers



This 1,200-acre master-planned community features a medical school, Texas State and ACC university campuses, Seton Williamson Hospital, a mixed-use town center, residential neighborhoods, and commercial centers. It offers a walkable town center, diverse housing options and designs that reflect regional heritage.

1555 University Blvd, Round Rock, TX 78665

Lead Developer: Avery Family

secplanning.com/project/avery-center

UNION ON 24TH

Exhibited by Perkins&Will | Greystar



Humanizing Density with Space to Breathe: This nearly 30-story project in UT's west campus houses over 500 residences for 1,400 students. It features 86,000 SF of amenity spaces in a vertical spine of modules to balance density with neighborhood connection, offering unparalleled amenities in both scope and size.

2400 Rio Grande St, Austin, TX 78705

Lead Developer: Greystar

greystar.com/properties/austin-tx/union-on-24th

WESTMINSTER EXPANSION

Exhibited by StudioSIX5



The Westminster Expansion continues substantial interior enhancements across its community. The focus of this project is to infuse the core of the campus with a sophisticated and eclectic Texas Hill Country style. This new direction builds upon the recent addition of the Carlisle building and reinforces Westminster's reputation as the leading senior living provider in Austin.

4100 Jackson Ave, Austin, TX 78731

Lead Developer: Life Care Services

westminsteraustintx.org

WHISPER VALLEY

Exhibited by EcoSmart Solution



Whisper Valley is a visionary 2,067-acre master-planned development featuring residential neighborhoods and business districts across 700 acres of parks, trails, and natural landscapes. It plans to include village-type restaurants, retail spaces, office areas, two school campuses, an emergency services center, and a transportation hub. Integrating EcoSmart technology, Whisper Valley employs geothermal heat pumps and solar panels to enable zero-energy capable living for residents.

9400 Petrichor Blvd, Manor, TX 78653

Lead Developer: Taurus Investment Holdings

whispervalleyaustin.com

WINDSOR COMMONS

Exhibited by Transwestern Development Company



Windsor Commons is a Class A, mid-rise residential community located in Windsor Park. Windsor Commons will have studio, one, and two-bedroom floorplans, 35,000 SF of retail, and a one-acre public park.

5900 Westminster Dr, Austin, TX 78723

Lead Developer: Transwestern Development Company

windsorcommonsatx.com

2024

ANNUAL IMPACT AWARDS

AUGUST 27, 2024



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