



Austin

ANNUAL REPORT

2024





Heidi Cisneros
Structures

ULI Austin District
Council Chair

Letter from the District Council Chair

ULI Austin District Council: Reflection on Growth

Austin has experienced remarkable growth over the past decade, establishing itself as one of the most desirable cities for real estate development and investment. The city's dynamic mix of a booming business sector, cultural scene, and an expanding population has fueled demand across all real estate sectors, from residential to commercial to mixed-use developments. Iconic neighborhoods such as downtown Austin, East Austin, and South Congress among others have undergone significant transformations. While rising property prices reflect the city's strong appeal, challenges related to affordability are top of mind for many residents. As developers and city officials seek to meet the demand for housing and commercial spaces, balancing our growth with accessibility remains an essential focus.

The economic engine driving this growth is Austin's diversified and thriving economy, anchored by the technology, education, healthcare, and government sectors. Known as "Silicon Hills," Austin's tech industry continues to attract major companies like Apple, Google, and Tesla including their supporting suppliers and solidifying the city's position as a hub for innovation and talent. The University of Texas, along with other esteemed institutions like Texas State University, St. Edward's University, Huston-Tillotson University, Concordia University and Austin Community College, contribute to the city's vibrant intellectual ecosystem, enhancing Austin's appeal as a prime destination for both work and education. As this economic expansion continues, the demand for real estate, both residential and commercial, inspires developers to consider new opportunities to meet the needs of a growing workforce and an evolving community.

The Urban Land Institute's mission is to shape the future of the built environment for transformative impact in communities worldwide. ULI Austin advances this mission by tackling critical challenges such as urban sprawl, transportation, culture, housing affordability, and environmental sustainability. As part of the global ULI network, the Austin district council plays a vital role in educating the engaged members, real estate professionals, urban planners and policymakers, and other stakeholders on the pressing issues shaping the future of Central Texas. Through the innovative contributions of our engaged members, thought-provoking educational events, and meaningful policy discussions, ULI Austin equips decision-makers with the knowledge and tools needed to foster economic prosperity and improve quality of life for all.

In this dynamic and ever-changing landscape, I am deeply honored to contribute to the growth of ULI Austin as it continues to become a trusted resource for supporting the smart growth of Central Texas' built environment.

Heidi Cisneros

ULI Austin District Council Chair

About ULI Austin

The Urban Land Institute (ULI) is a member-led organization shaping the future of the built environment for transformative impact in communities worldwide. ULI is a network of people in every profession and sector in real estate development and land use from all over the world and in every career stage. While global in scope, we are local in impact through sharing knowledge and making connections.

The Austin District Council was founded in 1994 and now includes over 1100 members. Our members are involved in all aspects of the development and city planning process - private, public, and non-profit. Membership in ULI includes the research and resources of the oldest and largest network of cross-disciplinary real estate and land use experts in the world.

THE MISSION OF THE URBAN LAND INSTITUTE IS TO SHAPE THE FUTURE OF THE BUILT ENVIRONMENT FOR TRANSFORMATIVE IMPACT IN COMMUNITIES WORLDWIDE.

MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement

ULI AUSTIN BY THE NUMBERS



Founded Locally in
1994



1100+
Members in the Austin Area



37
Committees/Councils



250+
Events focused on
Research and Education

ULI AUSTIN STAFF



Paulette Gibbins
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CONNECT

active, passionate, diverse members through the foremost global network interdisciplinary professionals

NEXT PROGRAM

Delivering valuable industry-related content alongside targeted networking opportunities for all ULI members ages 35-45

Revamped Program

ULI Austin rolled out a new and improved NEXT program in 2025. Events included a kickoff event, a student housing tour on UT West Campus, and a panel on The HOME Initiative.



YOUNG LEADERS (YL)

Providing unique programming to help early-career professionals and students under age 35 develop skills and knowledge of best practices in development.

Cheers & Chat Programs

YL hosted seven Cheers & Chat programs featuring guest speakers, panel discussions and project tours. Featured events included:

- T3 Eastside Office Building Tour (in partnership with AIA)
- Wildfire Risk Mitigation Deep Dive Panel Discussion
- Oktoberfest Social (first YL event focused solely on networking)



2024-2025 Mentorship Forum Mentors

Runi Duvall
HPI Real Estate Services & Investments

Ali Khataw
Encotech Engineering Consultants

Bruce Lowe
JE Dunn Construction

Kyle McDonald
Brandywine Realty Trust

Alison Satt
Swinerton

Jennifer Wenzel
Teacher Retirement System of Texas

32.2%
of Membership
are Young Leaders

3
Project Tours

2
Panel Discussions

1
Social

1
Volunteer Event

52
Mentorship
Participants

CAREY GUNN VENDITTI WOMEN'S LEADERSHIP INITIATIVE (WLI)

Promoting the advancement of women as leaders in the real estate industry throughout their careers

Event highlights include:

- In Spring 2024, 17 female members from Austin visited New Orleans for ULI Austin's second **WLI Market Exchange**. The trip featured site visits to a diverse group of commercial real estate projects and developments; networking with female members from ULI Louisiana; and a jointly organized evening of curated conversations focused on trends applicable to both Austin and New Orleans.
- Held three **Luncheons with Leaders**, featuring Andrea Pierce and Rachel Maguire with Starwood Capital Group, Kim Voss with American Campus Communities, and Kimberly Olivares with the City of Austin
- Recordbreaking event attendance (including one social with over 100 people registered)

33.2%
of Membership is
Female

3
Luncheons with
Leaders

2
Socials

12
Small Group Dinners

2
Casual Golf
Outings

1
Exchange Trip



14TH ANNUAL GAME DAY

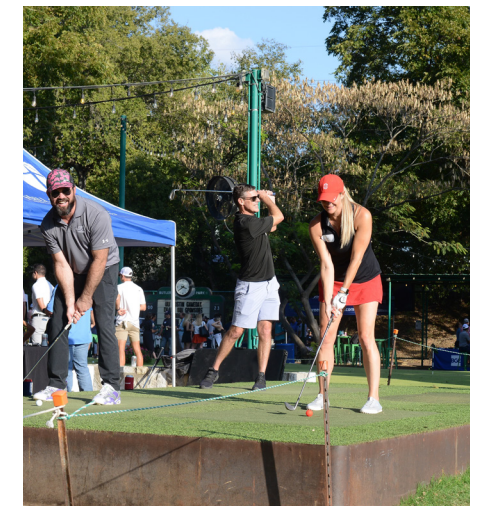
Over 300 people attended the 14th Annual Game Day for golf, tailgating, and networking at Butler Pitch & Putt.

Thank you to Leaderboard Sponsor, Tree Mann Solutions!

36
Golf Teams

183
Tailgaters

14
Midway Activities



INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

MARKETPLACE

ULI Austin's 2024 Annual Marketplace was held at Mueller Branch Park Pavilion with 29 exhibitors showcasing emerging real estate projects in the region.

29
Exhibitors

400+
Registrants



MONTHLY BREAKFASTS

ULI Austin held a full year of breakfast programs with steadily increasing attendance, including several programs with 225+ people registered.

2024 topics included:

- I-35 Cap & Stitch
- Building an Inclusive Austin: Retaining Our Black Community
- Downtown Austin Parking
- Labor Scarcity & Workforce Evolution
- Exploring Regionalism in Central Texas
- Land Development Code Updates
- Artificial Intelligence in Real Estate
- Building Resilience in Central Texas
- Specialty Healthcare in Austin
- Convention Center Expansion
- Housing as Infrastructure
- Emerging Trends in Real Estate



HINES STUDENT COMPETITION

Fifteen ULI members mentored five UT teams for the 2024 ULI Hines Student Competition and provided coaching to students as they prepared development proposals for a site in Seattle, WA. One of the UT teams was named a finalist.



LOCAL MEMBER COUNCILS (LMC)

ULI Austin added a Placemaking LMC that focuses on designing, building, and maintaining public places to improve the community. There are now 15 councils on 13 topics with almost 270 participants. LMCs include:

- Commercial
- Housing Innovations
- Industrial
- Master-Planned Communities
- Multifamily Housing
- Placemaking
- Public-Private Partnerships (P3)
- Regional Growth
- Resilience & Sustainability
- Small Scale Development
- Technology
- Transit-Oriented Development
- Urban

BUILDING INDUSTRY LEADERS - ULI Austin completed our first year working with middle school participants, which required a modification to the project portion. Not only are we reaching students at a younger age, but also found they were more engaged.

BUILDING EQUITABLE COMMUNITIES EXCHANGE

ULI Austin's DEI Steering Committee launched the Building Equitable Communities (BEC) Exchange, an engagement series focused on making stronger connections within the built environment industry, connecting practitioners with Black, Indigenous, and People of Color (BIPOC). Each "Exchange" features programs, organizations, and projects that advance equity and inclusivity within the built environment. Projects and programs highlighted at the first Exchange included:

- Block 16 & 17 by Austin Economic Development Corporation
- E4 Foundation & Huston-Tillotson Scholarship/Educational Partnership
- Housing & Community Development by Austin Area Urban League
- What Once Was by E4 Youth



LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement

HOUSING OPPORTUNITY CONFERENCE

ULI Austin hosted the 2024 ULI Housing Opportunity Conference, achieving a record in-person attendance of over 500 attendees. The program featured over 50 speakers for 3 general sessions and 9 concurrent sessions. The conference also included 3 sold-out tours, numerous networking opportunities, and significant contributions from the Affordability Strategic Council, who led much of this work.



URBANPLAN WORKSHOPS

In 2024, a new UrbanPlan Steering Committee was formed to provide greater member engagement in determining the overall direction of UrbanPlan in Austin and to provide increased support for workshop delivery. ULI Austin hosted two public workshops and provided workshops for Leadership Austin's Essential class and Huston-Tillotson University students as part of their new Real Estate Development Program.

STRATEGIC COUNCILS

- **Local Climate Impact Strategic Council** held member coverings to understand how local climate impacts are affecting their projects and compiled resources. This research was presented by the council at the August Breakfast on Building Resilience in Central Texas.
- **Transportation Strategic Council** has met with stakeholders regarding I-35 Cap & Stitch and Project Connect.
- **Creative Culture Strategic Council** provided feedback on their creative spaces incentives.

ADVISORY SERVICES - ULI Austin released a **Technical Assistance Panel** on Downtown Austin Parking that covered strategies to encourage less vehicular transportation and parking in developments.

IMPACT AWARDS

Over 350 attendees came together at the 2024 Impact Awards to honor projects and individuals across Greater Austin that exemplify ULI's mission. **Thank you to our Presenting Sponsor, Garza EMC!**



VISION AWARD



Sinclair Black
Principal of Black + Motal

PEOPLE AWARDS

MEMBER OF THE YEAR
Michele Van Hyfte
HOK

YOUNG LEADER OF THE YEAR
Olivia Pitt-Perez
Coleman & Associates

INFLUENCE AWARD
David Steinwedell
Texas Housing Conservancy

PROJECT AWARDS



BEST PROJECT DESIGN
Texas Children's Hospital
North Campus



BEST PROJECT INNOVATION
Community First! Pavilion



MOST INFLUENTIAL PROJECT
Travis County Civil and Family
Court Facility



BEST PUBLIC PLACE
St. John Encampment Commons



NEXT BIG IDEA
Brodie Oaks Redevelopment

Thank You To Our Project Award Jurors!

Gary Farmer
President, Heritage Title Company
of Austin, Inc.

Jeffrey Travillion
Commissioner, Travis County

Amy Wanamaker
Director of Real Estate,
University of Texas at Austin

2024 LEADERSHIP

GOVERNANCE COMMITTEE

- CHAIR**
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Edjuan Bailey, Manhard Consulting
Rob Golding
Steve LeBlanc, Holland Partner Group
Ty Puckett, Transwestern
Dave Stauch, CPM Texas
Phil Capron, Falcon Southwest
Jay Hailey, Equidad ATX
John McKinnerney, Castle Hill Partners
Greg Weaver, Catellus Development Corp

MANAGEMENT COMMITTEE

- | | | |
|--|--|---|
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Heidi Cisneros
Structures | 
LOCAL MEMBER COUNCILS CHAIR
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JLL | 
SPECIAL EVENTS CHAIR
Danea Goldberg
Workplace Solutions |
| 
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| 
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EDUCATION CHAIR
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SPONSORSHIP CHAIR
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Adolfson & Peterson Construction | |

ADVISORY BOARD

- | | | | |
|---|--|---|--|
| Dante Angelini , Structures | Fei Dai , Catellus Development | Kelly Maxwell , CM Constructors | Megan Shannon , Momark Development |
| Jeremy Armstrong , American Constructors | Amy Emerson , Allensworth | Kyle McDonald , Brandywine Realty Trust | Dwayne Shoppa , Kimley-Horn |
| Robert Barnes , IBC Bank | Terese Everson , Focus Strategies | Nikelle Meade , Husch Blackwell | David Steinwedell , Texas Housing Conservancy |
| George Blume , HOK | Jonathan Fleming , KTCivil | Christy Moffett , Travis County | Lonny Stern , Movability |
| Rhonda Bly , Pfluger Architects | Trey Fletcher , City of West Lake Hills | Peter Mullan , Austin Transit Partnership | Kristi Stotts , Winstead PC |
| Tracy Bratton , Doucet & Associates | Rudy Garza , Garza EMC | Amy Nesar , University of Texas | Jim Susman , STG Design |
| Veronica Briseno , City of Austin | Andrew Grimm , Morgan Group | Jared Pyka , RVI Planning + Landscape Architecture | Matthew Taylor , Norris Design |
| Kevin Burns , Urbanspace | Chad Henson , CU Business Group (CUBC) | Jason Qunell , A+ Federal Credit Union | Michele Van Hyfte |
| Katherine Caffrey , NAVIS Consulting | Shane Hesson , Endeavor | Roberta Salas , Dunaway | Michael Wilt , Texas State Affordable Housing Corporation |
| Julio Carillo , Parkhill | Karly Houchin , Allensworth | Nick Samuel , CAMPO | |
| Jeff Coddington , JLL | Sara Ibarra , Page | Alison Satt , Swinerton | |
| Katie Comer , Cushing Terrell | Chris Kemp , Austin Title Company | | |
| Brad Compere , Capstone Title | Ryan Losch , Page | | |

2024 ANNUAL SPONSORS

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| | Flynn | RCLCO | |
| | | RSM | |

2024 SEASON SPONSORS

EDUCATION

WOMEN'S LEADERSHIP INITIATIVE

YOUNG LEADERS

- IBC Bank
- Greystar
- Page/

- Cushing Terrell
- RSM
- Urbanspace

- Brandywine Realty Trust

WANT TO JOIN ULI?

<https://uli.org/join-uli/>



READY TO GET INVOLVED?

<https://austin.uli.org/get-involved/>



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