

Greater Austin YMCA taps developer to reimagine Townlake property

Other YMCA sites may see similar revamps in years to come



The exterior of the Townlake YMA, which could be redeveloped to add a new facility and housing. GREATER AUSTIN YMCA

By Sean Hemmersmeier – Staff Writer, Austin Business Journal
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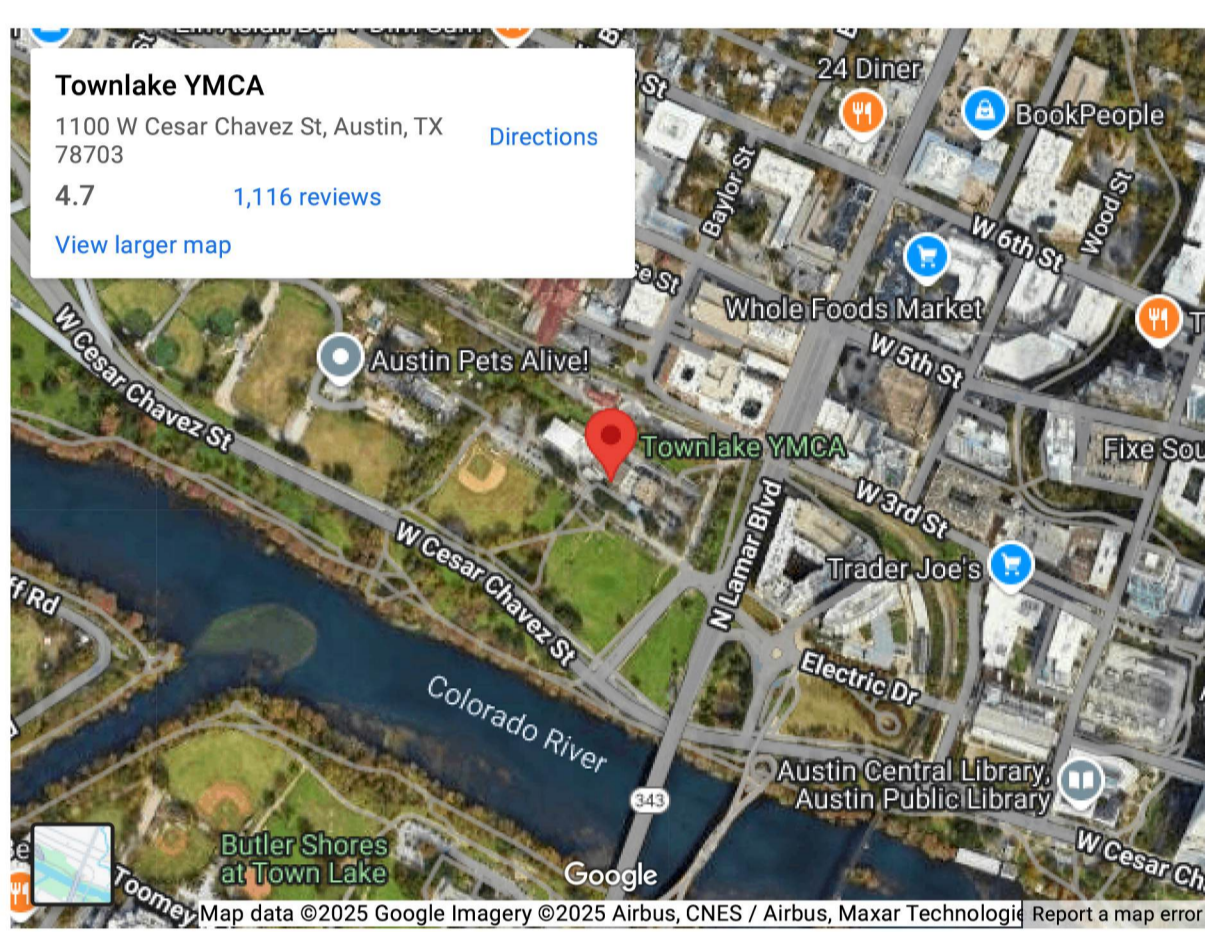
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Story Highlights

- Nonprofit and a developer strike an unusual deal
- Downtown housing to rise
- YMCA may maximize development on other site in coming years

The Greater Austin YMCA’s Townlake property downtown is set for a major revamp.

The nonprofit has announced a partnership with an entity called MP-Austin, which is an affiliate of New York-based real estate firm Millennium Partners, to redevelop the 4.8 acre downtown Townlake YMCA site that sits next to Lady Bird Lake.

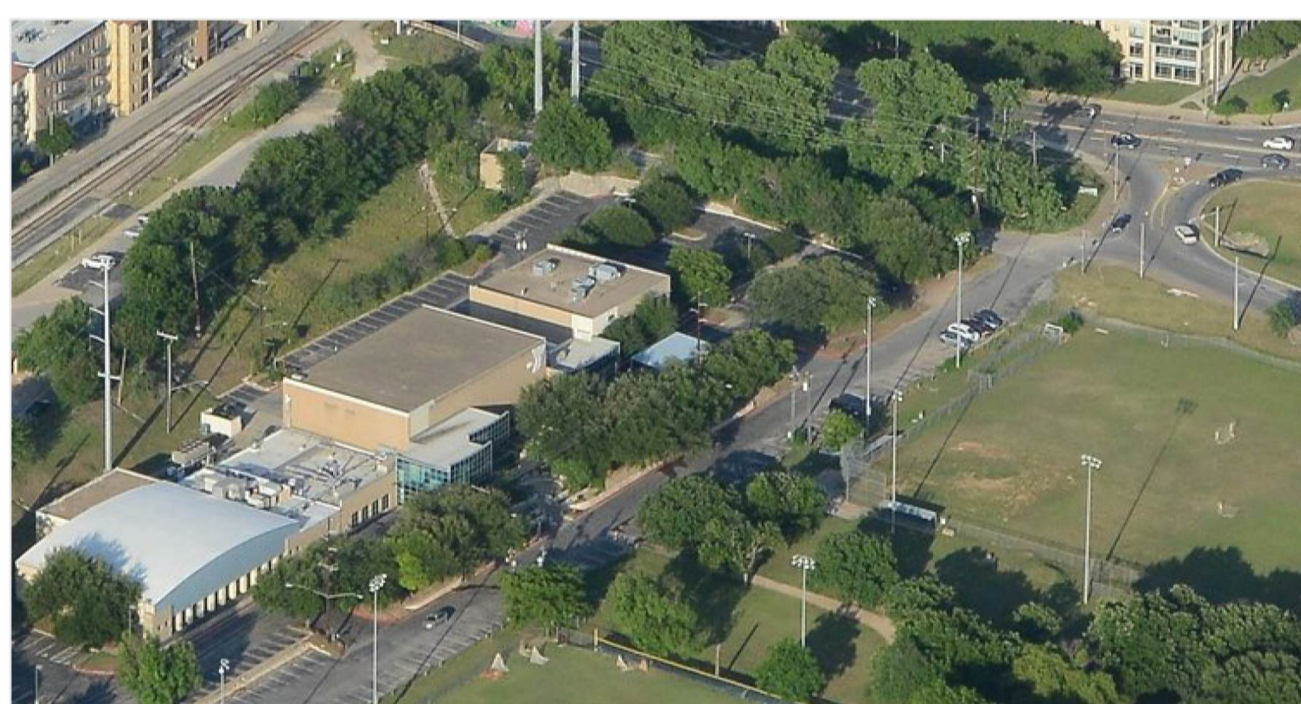


The project will include market-rate housing, and initial designs also include 90 affordable rental units and a new 110,000 square foot YMCA center. Some involved have said other YMCA properties across the region may see similar revamps in the coming decades. The nonprofit does indeed hold a lot of property that could house more structures.

As part of the partnership for the downtown site, the YMCA will sell most of the 4.8-acre site to MP-Austin, while a yet-to-be determined portion of it will be retained by the nonprofit. A YMCA spokesperson didn't provide financial terms of the deal but said part of the sale agreement includes construction of the new Townlake YMCA by MP-Austin.

The current Townlake YMCA was built in 1970 and serves more than 25,000 members with over 400,000 visits a year, but it's reaching the end of its lifespan. The nonprofit has been soliciting community input for the past two-years about how to better serve the area, said Kathy Kuras, president and CEO of the Greater Austin YMCA.

“In the process we recognized a once-in-a-generation opportunity to transform the health and well-being of the entire community by reimagining and repurposing the Townlake YMCA,” Kuras said in a statement.



An overview of the Greater Austin YMCA's Townlake facility, which could be redeveloped to add a new facility and housing options. JAMES_M_INNES / GREATER AUSTIN YMCA

The YMCA announcement said Millennium Partners was selected for the project because of its record of creating mixed-use properties in urban settings, such as in Boston, New York and San Francisco.

Richard Baumert, a managing partner at Millennium Partners, said the company intends to engage with the community to determine how best to advance the redevelopment.

“Again and again, we have been a catalyzing force for positive change, created on a foundation of public discussion and the deeply held belief that every one of our developments should serve the common good for generations to come,” Baumert said in a statement.

The project is still in its early stages and designs haven't been finalized, the YMCA spokesperson said. The design process, as well as the zoning, site plan and permitting processes, are underway, the organization said, with preliminary designs expected to be made available in early or mid-2026 in order to meet a goal of breaking ground in early 2028.

In addition to working with Millennium Partners on the project, the YMCA has tapped Triangle2, a national consulting firm, and the Drenner Group. The YMCA also will work with the Austin-based Foundation Communities on the affordable housing component.

The Townlake YMCA redevelopment is part of the nonprofit’s 2030 Vision plan, which aims to boost child care and affordable housing options throughout Central Texas.

Other key parts of the 2030 Vision plan include building a series of Tomorrow Academies, which are child care and early education centers, at existing YMCAs in the region and bringing housing options to the nonprofit’s 78-acre East Communities YMCA.

“We’ve constantly evolved to meet community needs,” Kuras previously said. “If we have affordable housing near one of our YMCAs, not only are we helping the affordable housing shortage, but we’re helping with all the other wraparound services.”