



Colony Park Sustainable Community | May 23, 2023



Agenda

- Project Overview – Martin Barrera, Economic Development Department
- Land Development Plan Update – Jim Adams, Catellus/McCann Adams Studio
- PUD Zoning Amendment Process – Joi Harden, AICP, Planning Department
- Questions

About Colony Park

Economic Development



Colony Park Sustainable Community Milestone History

Landmark events

2001

Austin City Council purchased 258 acres with goal of providing affordable housing. 50 acres was dedicated to create the 93-acre Colony Park District Park and 208 acres remained undeveloped.

2012

U.S. Department of Housing & Urban Development awards a \$3 million grant to the City of Austin. Over the next two years, the Housing Department conducted robust community outreach.

2014

City Council adopts the Colony Park Master Plan & Design Guidelines, Planned Unit Development (PUD) Zoning District, & Amendments to Imagine Austin Plan.

2018

Following a two-year RFP process, the City Council approved entering into an Exclusive Negotiating Agreement with Catellus and begins planning and development negotiation.

2022

City sells a 2.3 acre parcel to Central Health for the development of a Health and Wellness Center.

Colony Park Sustainable Community Financial History

Public financing is necessary to achieve the community goals for Colony Park.

2014

The Colony Park master plan cited the need for public financing but did not include specific dollars. The plan identified the need for PARD funding, Tax Increment Financing (TIF) and Chapter 380 agreements.

2018

Catellus Development Corporation initially identified a \$127 million* financial gap in their proposal to the City.

2020

Catellus worked with consultants to refine the land plan and find infrastructure efficiencies reducing the financial gap to \$102 million*.

2022

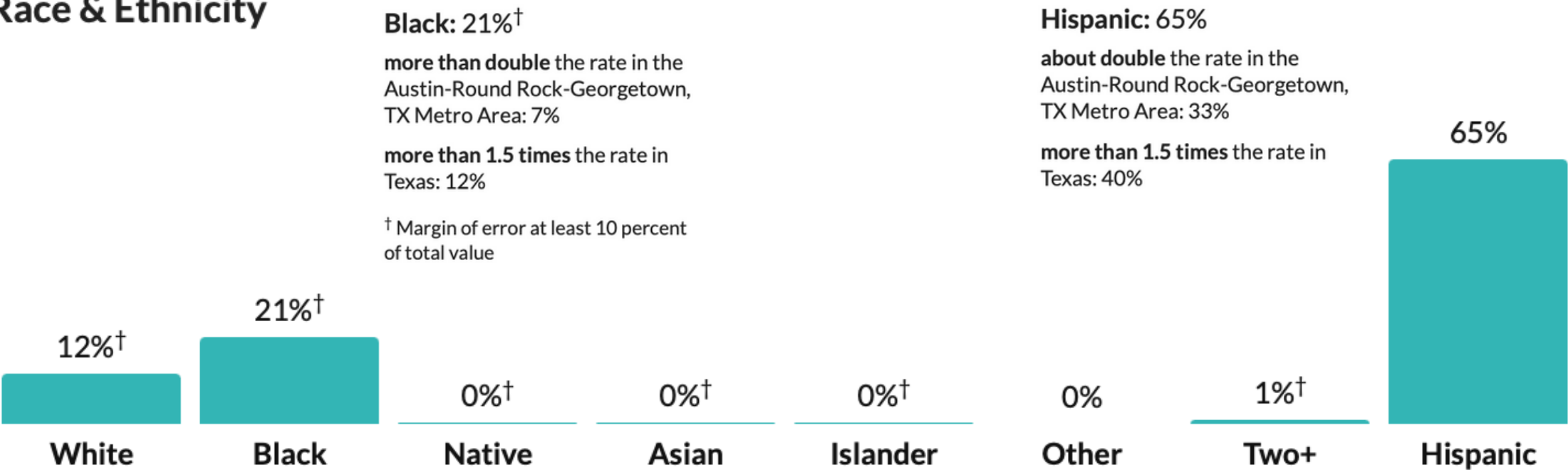
City Council approved the preliminary financing plan for Colony Park that includes a TIRZ, that will generate more than \$80 million that will help close the \$102 million funding gap.

2023

A revision to the Colony Park Sustainable Community PUD will be developed in coordination with the City and Catellus. The revised PUD will be recalibrated to deliver on community benefits, align with the current approved Preliminary Finance Plan, and provide flexibility with plan to adapt to market conditions overtime.

Community Demographics

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data](#) / [Embed](#)

20.1%

Bachelor's degree or higher

about two-fifths of the rate in the Austin-Round Rock-Georgetown, TX Metro Area: 47.4%

about two-thirds of the rate in Texas: 31.5%

Poverty

17.3%

Persons below poverty line

more than 1.5 times the rate in the Austin-Round Rock-Georgetown, TX Metro Area: 10.2%

about 25 percent higher than the rate in Texas: 14%

Income

\$26,722

Per capita income

about three-fifths of the amount in the Austin-Round Rock-Georgetown, TX Metro Area: \$44,830

about 80 percent of the amount in Texas: \$34,255

\$58,631

Median household income

about two-thirds of the amount in the Austin-Round Rock-Georgetown, TX Metro Area: \$85,398

about 90 percent of the amount in Texas: \$67,321

Transportation to work

29.9 minutes

Mean travel time to work

about 10 percent higher than the figure in the Austin-Round Rock-Georgetown, TX Metro Area: 27.5

about 10 percent higher than the figure in Texas: 26.6

Value

\$162,000

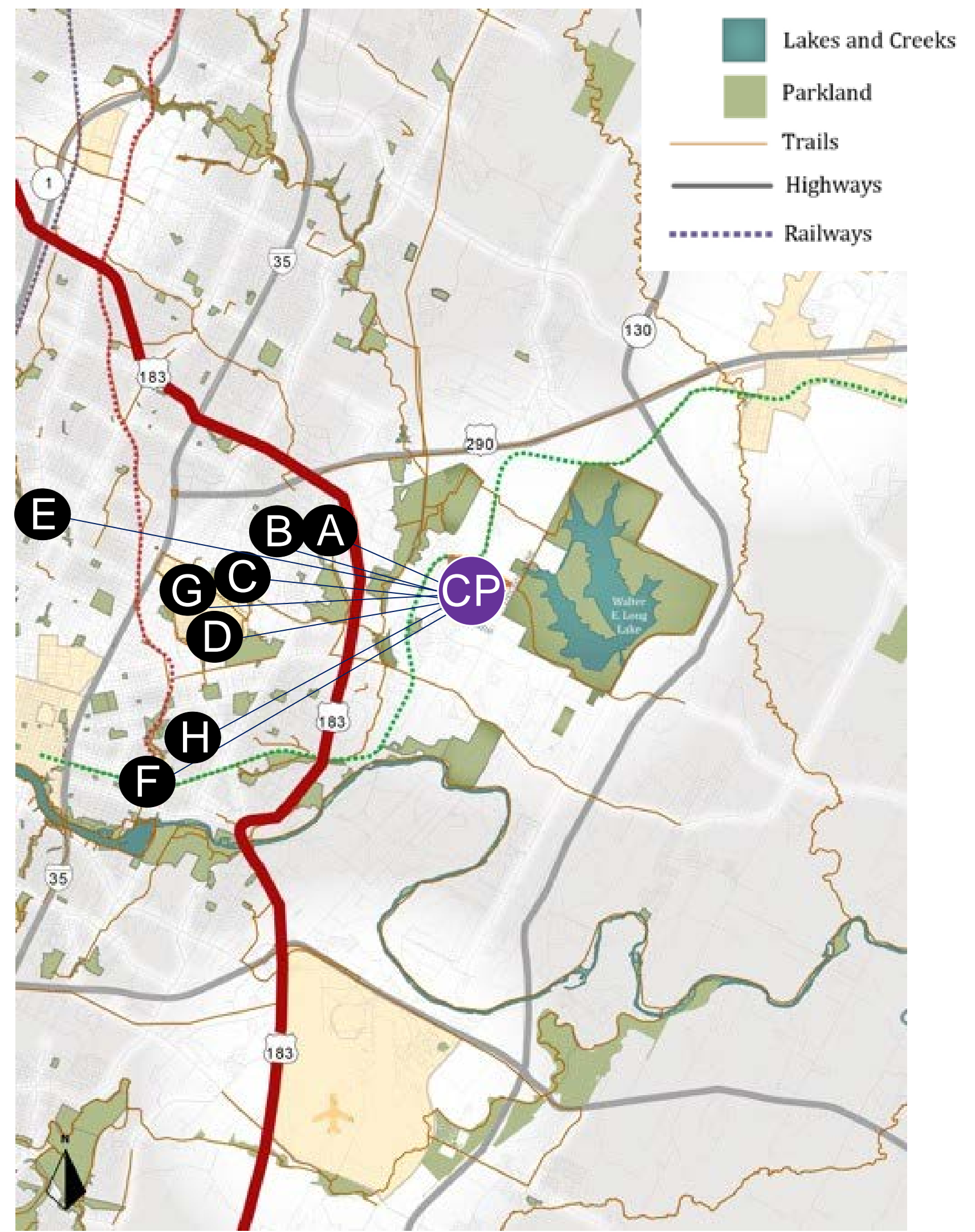
Median value of owner-occupied housing units

about half the amount in the Austin-Round Rock-Georgetown, TX Metro Area: \$326,400

about 80 percent of the amount in Texas: \$202,600

Resource Gaps

- A** University Hills Branch Library
Car = 5 min, Walk = 39 min, Bus = 15 min
- B** HEB at Springdale & 183
Car = 6 min, Walk = 44 min, Bus = 18 min
- C** HEB at Mueller
Car = 12 min, Walk = 75 min, Bus = 42 min
- D** Urgent Care
Car = 10 min, Walk = 90 min, Bus = 31 min
- E** St. David's Medical Center
Car = 15 min, Bus = 54 min
- F** Rosewood Zaragosa Health Center
Car = 16 min, Bus = 90 min
- G** Nearest Bank
Car = 12 min, Walk = 75 min, Bus = 42 min
- H** Nearest Pharmacy
Car = 16 min, Bus = 60 min



Eight Pillars of Community Need

Community stakeholders identified Eight Pillars of Need to guide and unify their vision for the project.



Healthcare

Improve access to health care resources and services



Government Resources

Improve quality of life through accessing available City/County resources



Workforce Housing

Improve equal access to workforce housing



Food Access

Improve access to healthy food resources



Education

Improve educational opportunities



Economic Vitality

Improve access to economic vitality of community



Open Space & Parks

Improve access to open spaces and activate parks



Connectivity & Safety

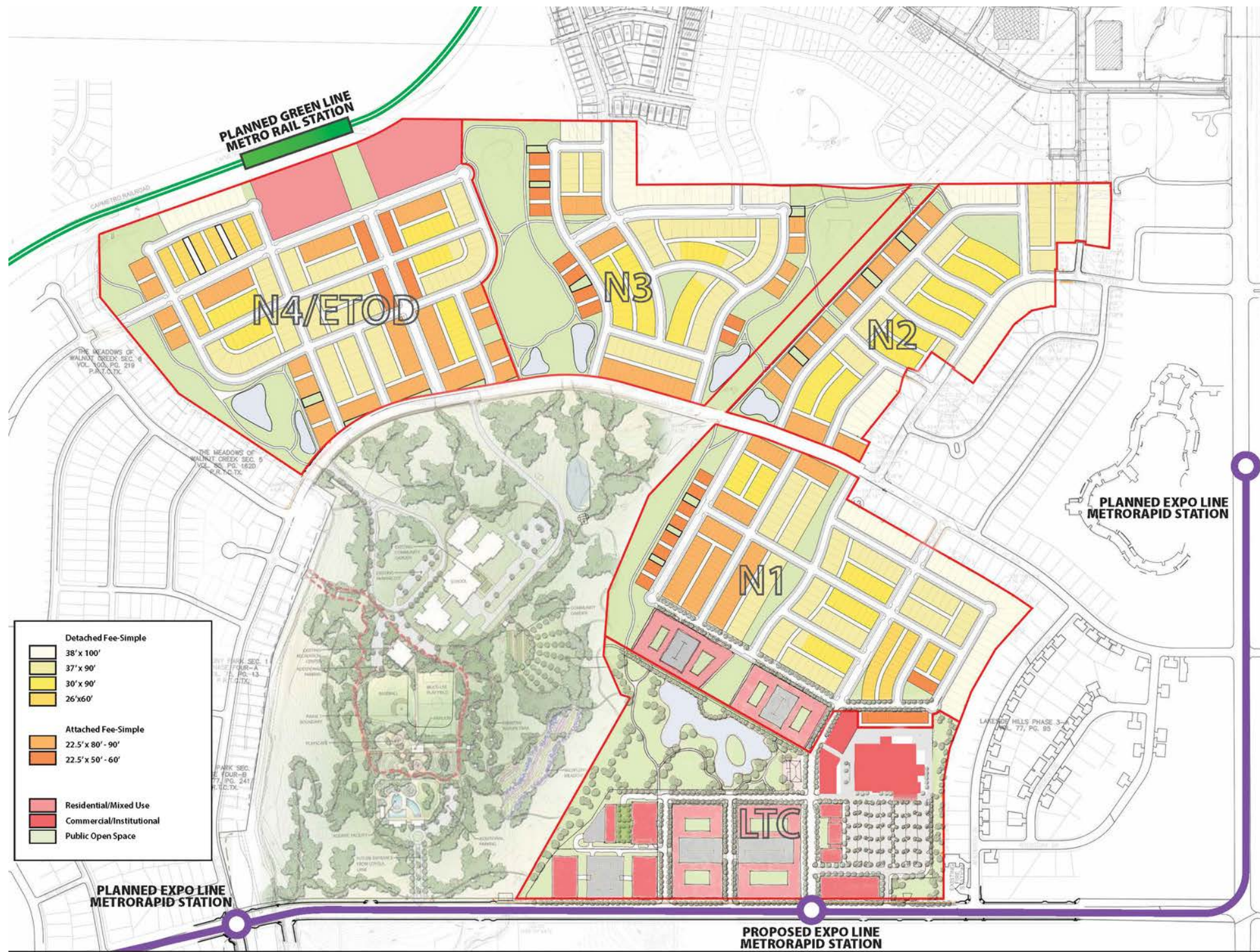
Improve mobility, connectivity, and safety of community



Development Team Update

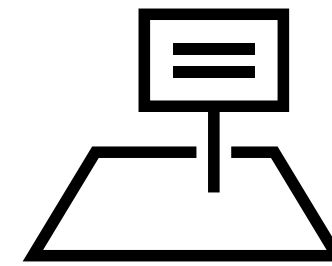
Catellus/McCann Adams Studio

2014 / 2020 Land Use Plans





Proposed Colony Park Land Use Program



208 ACRES



230,000 SF
Office/Institutional



130,000 SF
Retail



831
Apartments*



1,072
Single-Family
Lots*



48.4 ACRES
Parks/Open
Space

- 20% of apartments and single-family homes will be income restricted and provided as workforce housing

Community Benefits

Planned for existing and future residents.



New Homes

Provide for a diverse mix of housing styles, size and price points for approximately 1,520 market rate and 380 workforce homes.



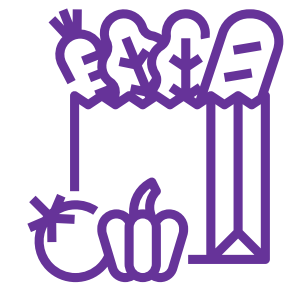
Connectivity

Complete long-awaited infrastructure that will support multi-model transportation.



Open Space

Provide 53 acres of parks, trails and open space with outdoor amenities.



Food Access

Unlock commercial sites to pursue a grocery store, health care, retailers, employers and other commercial businesses.

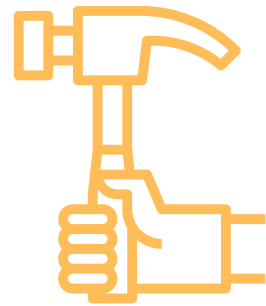
Economic Impact

Generated by the development of Colony Park.



Permanent Jobs

Approximately 1,200 new permanent jobs will be generated.



Temporary Jobs

Approximately 2,900 construction job will be generated.



Property Tax

\$3.5 million in annual property taxes for the City of Austin.



Sales Tax

\$500,000 in annual sales taxes for the City of Austin.

PUD Zoning Review

Planning Department



Innovative PUD Zoning Review Process

Dedicated Strike Team

- Collaborative, cooperative, and expeditious reviews
- Holistic and comprehensive view of overall project
- Review comments based on informed conversations with the development team and specifically crafted to address this PUD application process

Streamlined Review Process

- Review process managed by Zoning Case Manager
- Superiority of the new PUD will be measured against traditional zoning and subdivision regulations
- Council first reading on November 30, and second & third reading on December 14

Executive-Level Conflict Resolution

- Convene the Directors necessary to resolve the issue in a timely manner
- Elevate any unresolvable issues to City Manager's Office



Planned Timeline

PUD review process

- 
- May 23 Housing & Planning Committee Presentation
 - May 30 PUD Application Pre-Check
 - Jun 8 Public Outreach Meeting
 - Jun 9-15 Submit CPSC PUD Zoning Application
 - Jun-Sep Review Comments / Development Team Responses
 - July 7 City Staff discuss round 1 comments
 - Sep 1 City Staff resolve round 2 comments
 - Oct Boards and Commissions
 - Nov 30 City Council First Reading
 - Dec 14 City Council Second & Third Reading



Staff Recommendations

Economic Development

1. Council initiates an amendment to the Colony Park PUD.
2. Council finds that the Land Use Plan in the Phase 1 Report establishes superiority and that no further review or reevaluation is required for these PUD amendments.
3. Council authorizes the City Manager to process this application without the payment of fees and to move this application to the Planning Commission without seeking considerations or recommendations from any other commission/board/committee.
4. Council directs the City Manager to identify modifications or waivers required to implement the Land Use Plan.

Questions

