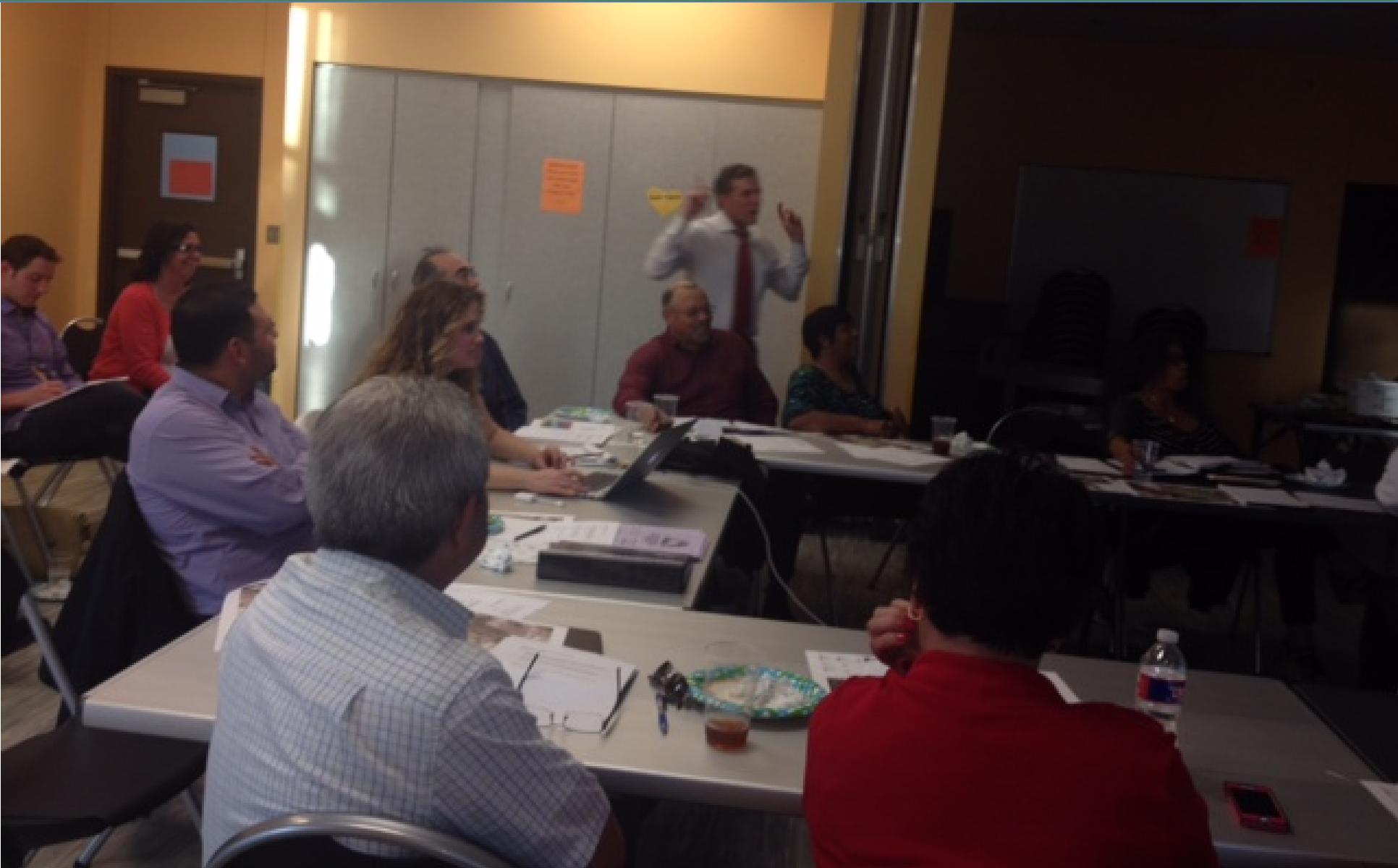


# COLONY PARK SUSTAINABLE COMMUNITIES INITIATIVE



# CAC ENGAGEMENT



# CAC VISION STATEMENT

*“We seek to create a healthy, safe and active community where families and neighbors enjoy an ever-improving quality of life supported and sustained through education; cultural enrichment; job growth and business opportunities; shared prosperity; mobility choices; neighborhood amenities and recreation.”*

CPSCI COMMUNITY VISION STATEMENT

Date Written: March 18, 2014

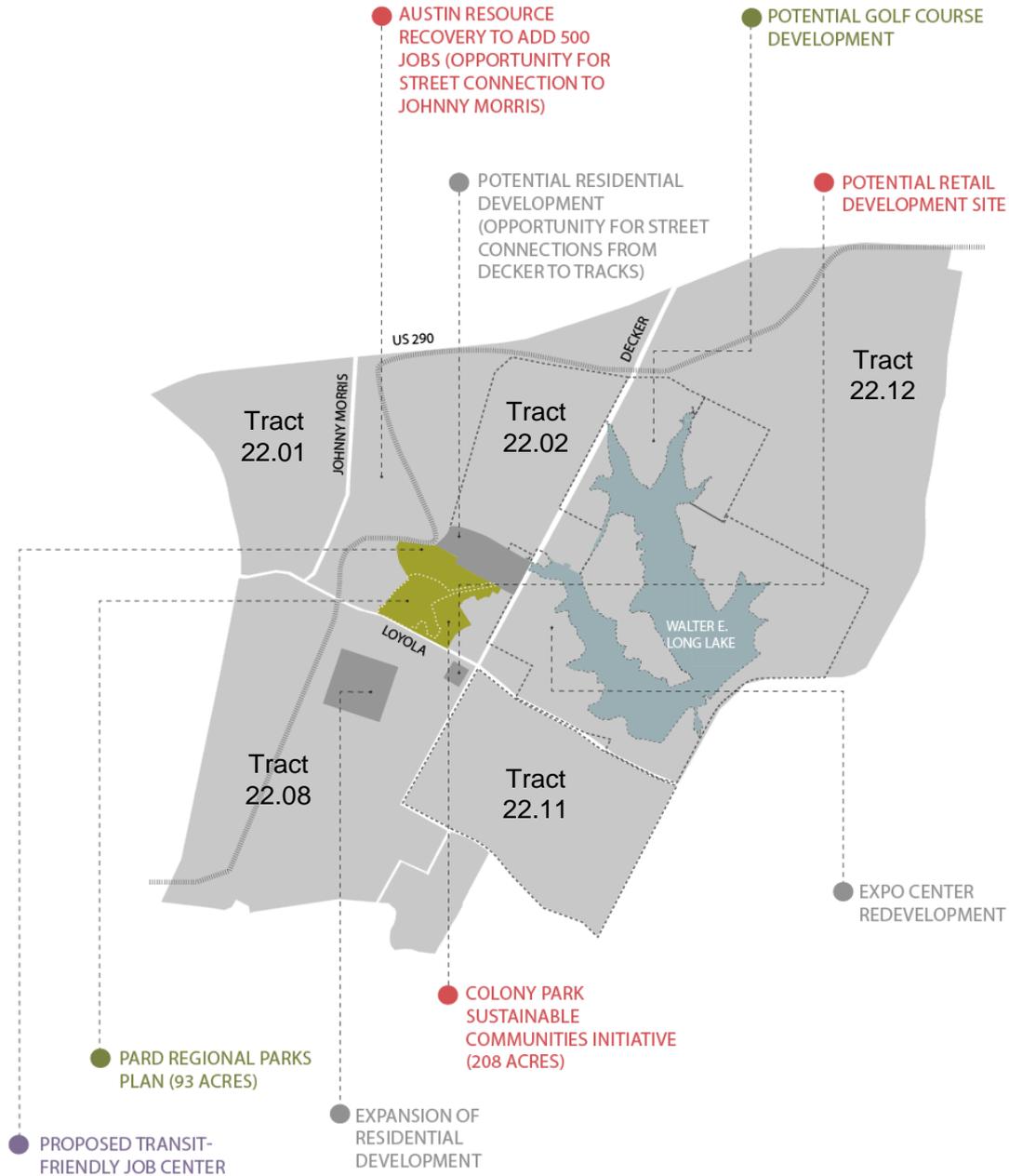
# ENGAGE THE COMMUNITY—1<sup>ST</sup> OPEN HOUSE



# ENGAGE THE COMMUNITY- 2<sup>ND</sup> OPEN HOUSE



# 5 CENSUS TRACTS



**LAND ALLOCATION FOR 208.1 ACRES**

**DEVELOPMENT: 87.9 ACRES**

**R.O.W.: 65.1 ACRES**

**OPEN SPACE: 55 ACRES**

**DEVELOPMENT BREAKDOWN:**

**Residential Units:  
3,031 Units**

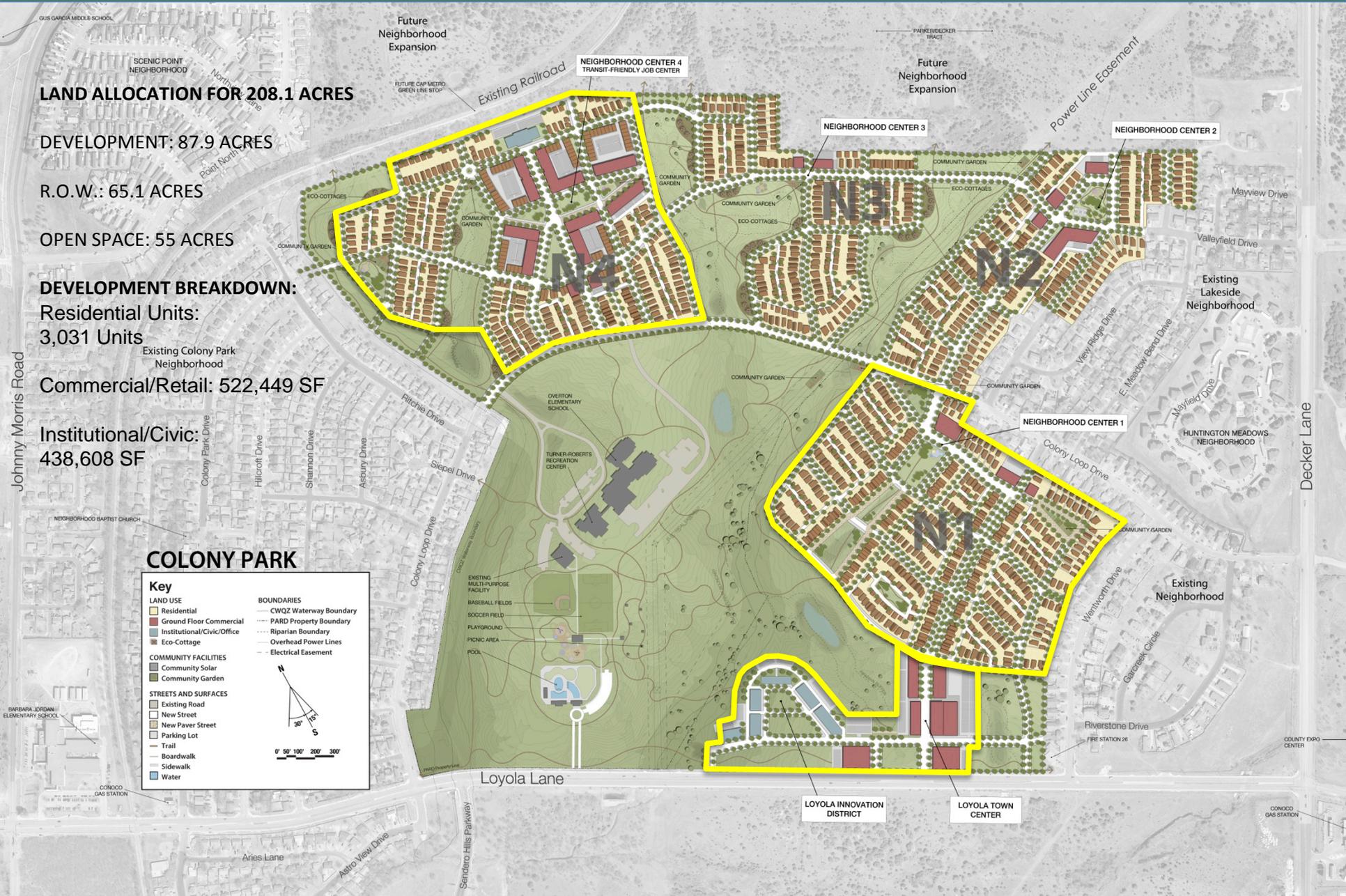
**Commercial/Retail: 522,449 SF**

**Institutional/Civic:  
438,608 SF**

## COLONY PARK

Key	
<b>LAND USE</b>	<b>BOUNDARIES</b>
Residential	CWQZ Waterway Boundary
Ground Floor Commercial	PARD Property Boundary
Institutional/Civic/Office	Riparian Boundary
Eco-Cottage	Overhead Power Lines
<b>COMMUNITY FACILITIES</b>	Electrical Easement
Community Solar	
Community Garden	
<b>STREETS AND SURFACES</b>	
Existing Road	
New Street	
New Paver Street	
Parking Lot	
Trail	
Boardwalk	
Sidewalk	
Water	

0' 50' 100' 200' 300'



# NEIGHBORHOOD CENTER 1



*"Hilltop Happiness"*

# NEIGHBORHOOD CENTER 1



① View up high street towards Neighborhood Center 1

## NEIGHBORHOOD CENTER 1

The high street traverses the ridge line and connects the neighborhood's two commercial nodes.



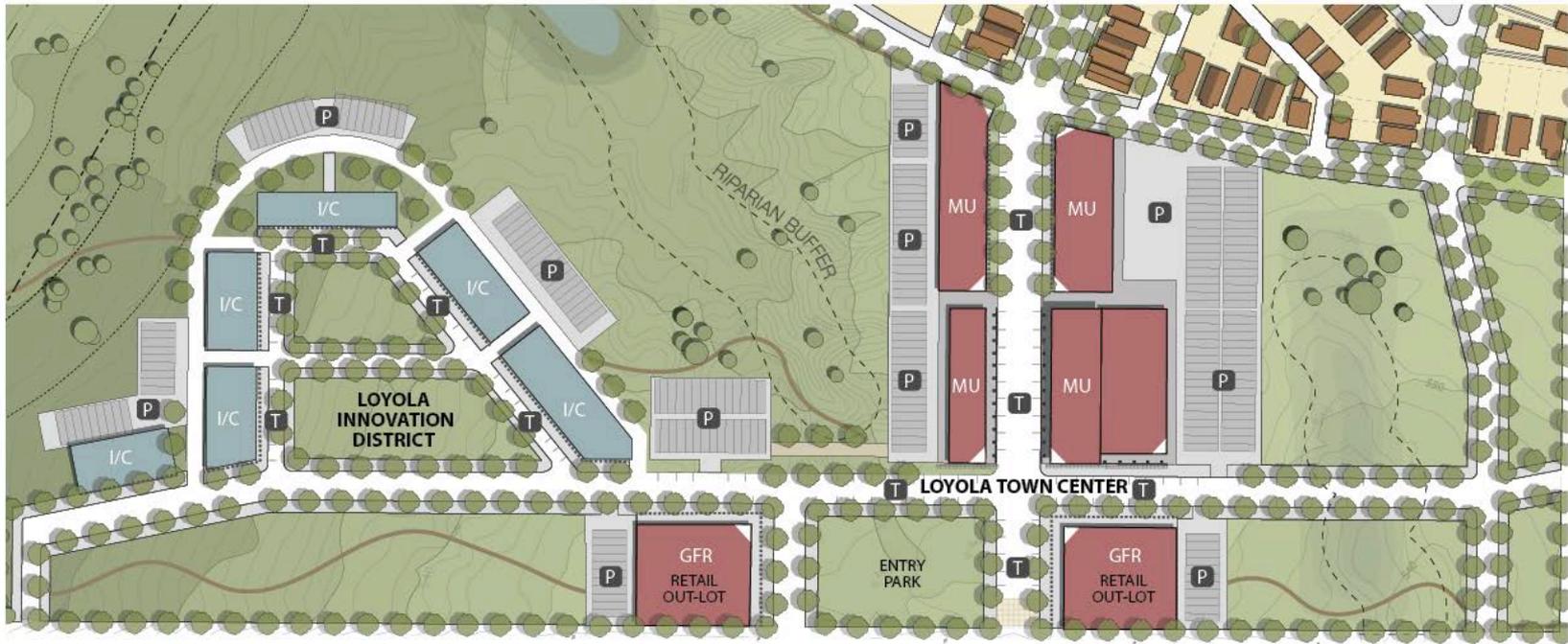
### Possible Retail Uses:

- ① Community Center  
Day Care
- ② Coffee Shop  
Retail  
Mailboxes  
Bike Facilities (storage, showers, etc.)
- ③ Restaurant  
Cleaners  
Salon/Barber Shop
- ⊙ Bike Share Depot

# LOYOLA TOWN CENTER & INNOVATION DISTRICT



# LOYOLA TOWN CENTER & INNOVATION DISTRICT



LOYOLA LANE

**KEY**

203,227 SF

**MU**

**MULTI-STORY MIXED-USE COMMERCIAL/ RESIDENTIAL**

Development must have ground floor commercial establishments and/or community services such as community resource centers. Upper floors may be residences or offices.

**GFR**

**COMMERCIAL**

Development may be limited to one story, but may only have retail uses (such as grocery).

438,608 SF

**I/C**

**INSTITUTIONAL/CIVIC**

Development may have ground floor commercial, civic, or institutional uses. Upper stories may be civic, or institutional. "Stacked Multifamily Only" development requires further review and approval by the appropriate boards or commissions.



**OPEN SPACE**

- Trail
- Constraint
- Parking Lot
- Teaser Parking
- Building Entry Location
- Building-to Line
- Arcade



# NEIGHBORHOOD CENTER 4 - TOD



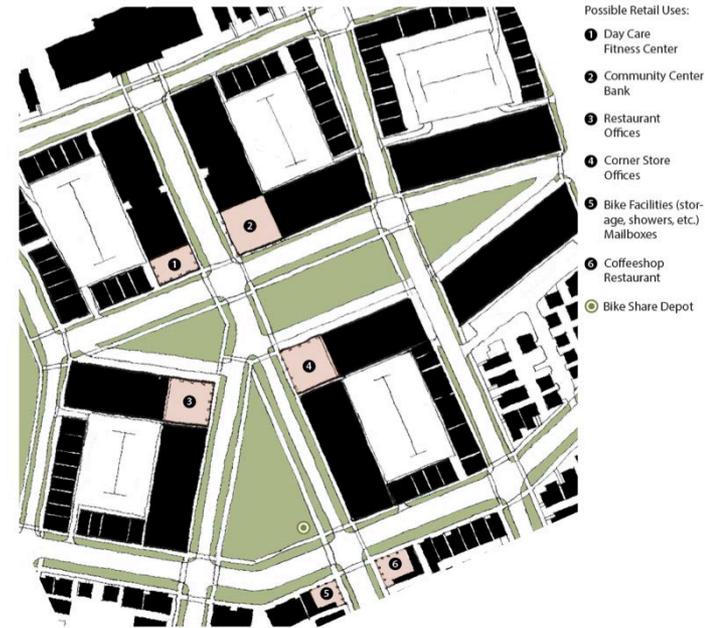
*“Transit-Friendly Job Center”*

# NEIGHBORHOOD CENTER 4 - TOD



**KEY**

Commercial	Trail
Open Space	Constraint
Parcel	Buffer
Residential	Viewpoint
Community Garden	
Neighborhood Center 4	



4 N4 is flanked by two nature corridors and features multiple interior parks.

# REGULATING PLAN & FORM-BASED GUIDELINES



## ZONES

MIXED-USE

MU

MIXED-USE 2

MU2

NEIGHBORHOOD CENTER

NC

ATTACHED RESIDENTIAL

AR

NEIGHBORHOOD RESIDENTIAL

NR

NEIGHBORHOOD RESIDENTIAL - FRONT SERVED

NR-FS

GROUND FLOOR RETAIL

GFR

INSTITUTIONAL / CIVIC

I/C

ECO-COTTAGES

EC

## BUILDING TYPES



ECO-COTTAGE



SINGLE FAMILY



SINGLE-FAMILY ATTACHED (DUPLEX)



MULTI-FAMILY ATTACHED (TOWNHOMES)



STACKED MULTI-FAMILY



COURTYARD



RETAIL

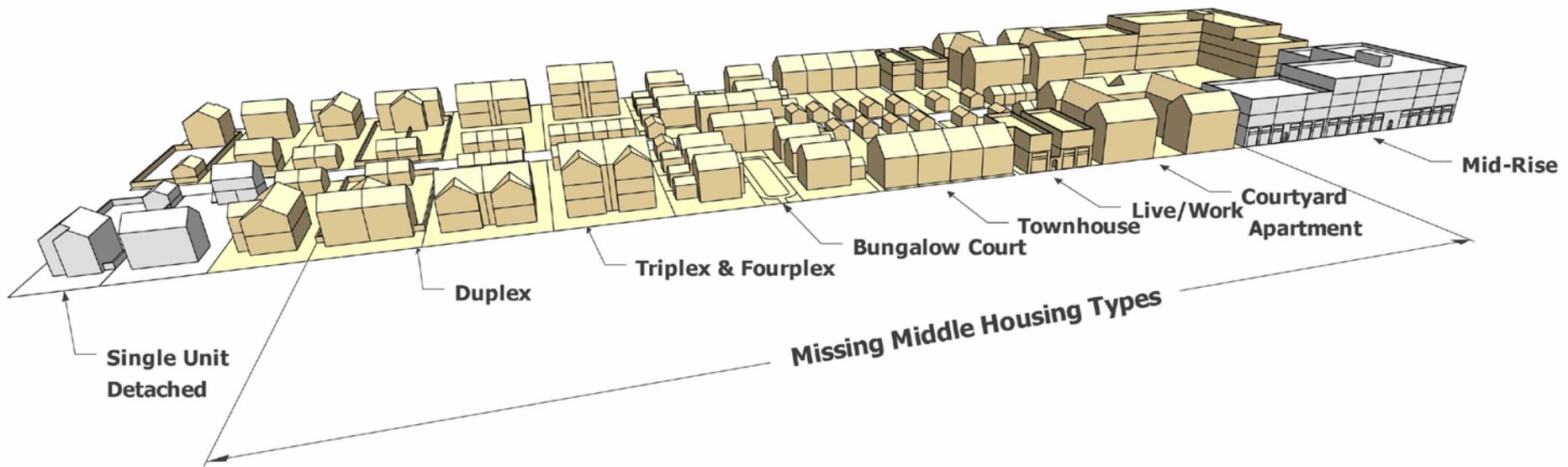


VERTICAL MIXED-USE



INSTITUTIONAL / CIVIC

# THE “MISSING MIDDLE” OF HOUSING TYPES



SOURCE: OPTICOS DESIGN INC.

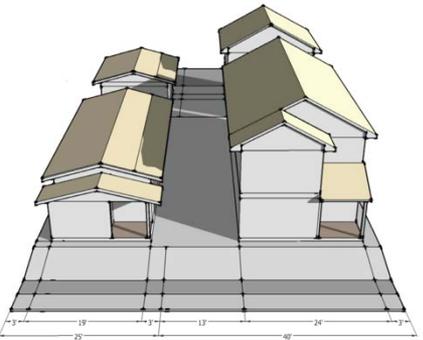
# NET ZERO-CAPABLE NEIGHBORHOOD

## SOLAR FENCE

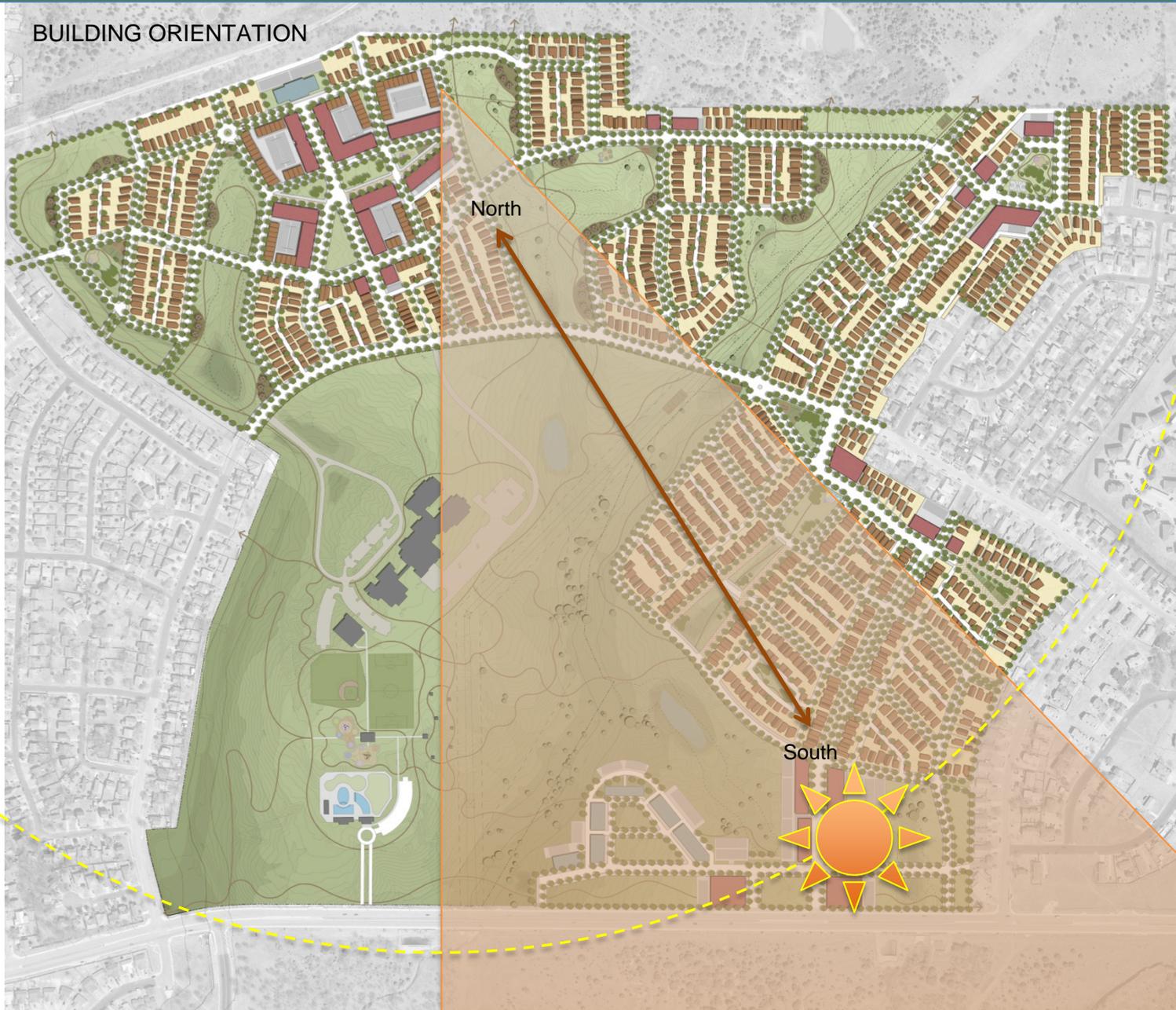
30' Lot



40' Lot



## BUILDING ORIENTATION

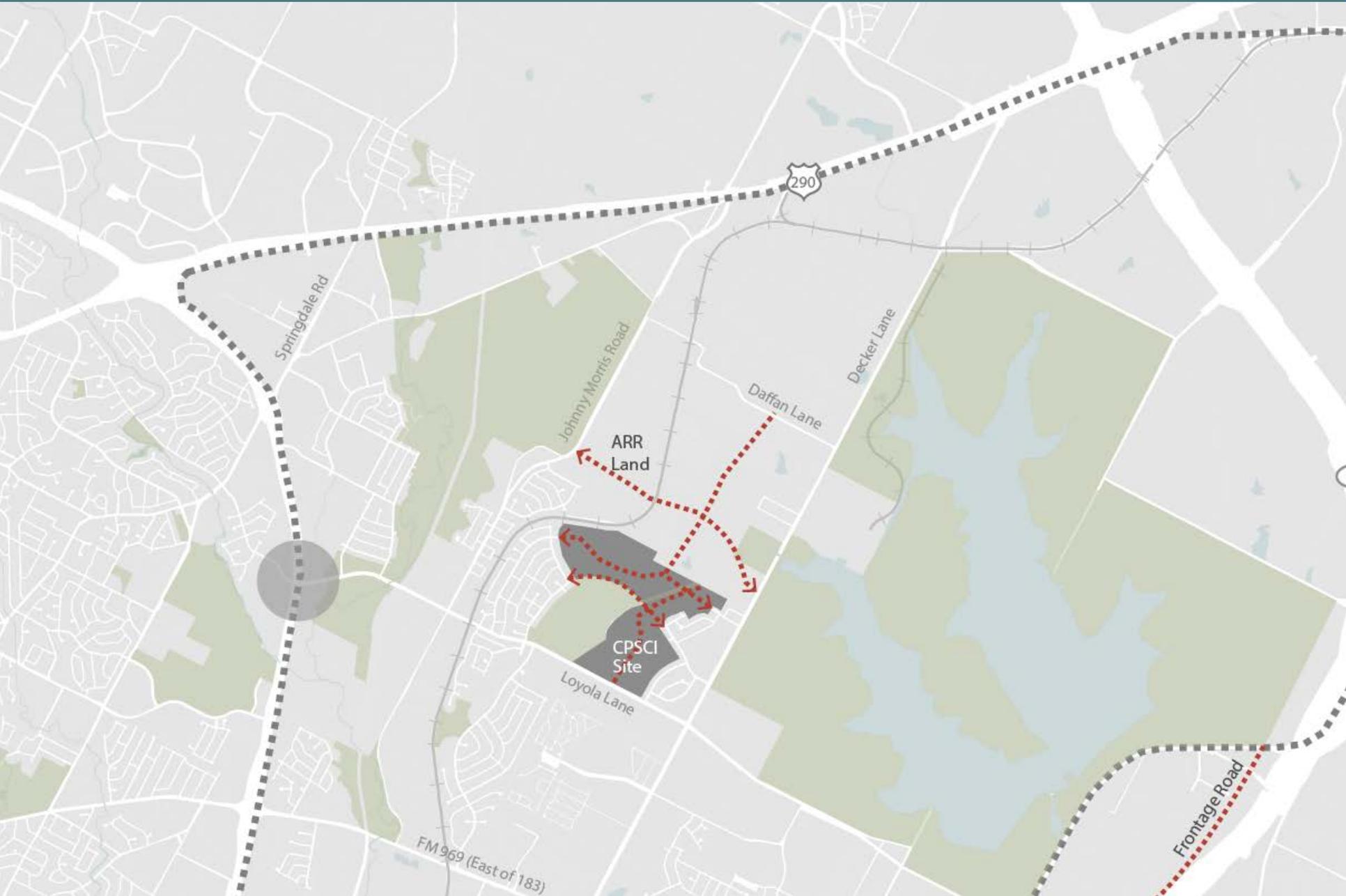


# HIGHLIGHTS OF COA COUNCIL RESOLUTION

## **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to include neighboring connectivity, public amenity maintenance and governance, and financing options within and adjacent to the 208 acre Colony Park Sustainable Community Initiative PUD in the scope of the Colony Park planning effort and to report back to Council by December 1, 2014 on progress made in implementing this resolution.

# ON-SITE AND OFF-SITE CONNECTIONS



# AMENITY MAINTENANCE AND GOVERNANCE

## ESTABLISH A COMMUNITY BENEFITS FOUNDATION



1% SALES TAX FROM  
SINGLE FAMILY  
HOMES SOLD



RENT FROM  
ECO-COTTAGES

Funds might be used to  
support:

Community Gardens  
Arts Programs  
Summer Jobs  
Sidewalk Promotions  
Concert Series  
Cultural Programming

# FINANCING OPTIONS

## IMPLEMENTATION PLAN RECOMMENDATIONS:

1. DEDICATED STAFF
2. FUNDING FOR CONSULTANTS – RFQ/P
3. ENABLE STANDARD FINANCE TOOLS: TIF/PID, ETC.
4. PROJECT COORDINATION WITH OTHER CITY PROJECTS
  - PARD Regional Parks Plan (93 Acres)
  - Expo Center Redevelopment
  - Austin Resource Recovery Development
  - Golf Course Development

# NEXT STEPS

**July 1:** Submitted Planned Unit Development (PUD) to begin City review process

**August – September:** Boards and Commission approval of PUD

**September 25:** City Council Master Plan Briefing; PUD 1<sup>st</sup> Reading

**September – November:** Boards and Commission approval of Comprehensive Plan Amendment

**October:** City Council 2<sup>nd</sup> and 3<sup>rd</sup> Reading of PUD

# NEXT STEPS

**December 11(Tentative):** City Council approval of amendment to the City's Comprehensive Plan to include the Master Plan and Design Guidelines; Existing Conditions Report and Implementation Plan Council approval per City Council Resolution 20140807-104

**November - December:** Approval of Preliminary Plan, Final Plat and Phase 1 Construction Documents after PUD approval

**December 31, 2014:** Grant process complete

# THANK YOU

