



## HUD Community Challenge Planning Grant Colony Park Sustainable Community Pilot Project Fact Sheet

Award Amount: \$3,000,000

Grant Term: 3-year planning grant

Summary: The Colony Park Sustainable Community Pilot project is a proposed Master Planned, 208-acre development that will incorporate best practice strategies for energy-efficient building design, water conservation and zero-waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community in the Austin, Texas. The project will include completion of a Master Plan, resulting in Planned Unit Development (PUD) rezoning; engineering for subdivision and site planning for review and approval by the City of Austin; infrastructure construction plans and architectural design guidelines for new sustainable residential and commercial development.

The proposed project will support and furthers the U.S. Department of Housing and Urban Development's six "livability principles:" provide more transportation choices; promote equitable, affordable housing; enhance economic competitiveness; support existing communities; coordinate policies and leverage investment; and value communities and neighborhoods.

### **Proposed Activities**

#### *Activity 1: Master Plan for the Colony Park Sustainable Community Pilot Project*

- Market Study/Economic Analysis
- Economic Development Program/Anchor Tenant Negotiations
- Sustainability Implementation
- Land Use and Roadway Plan
- Public Engagement Process

#### *Activity 2: Entitlement and Infrastructure Planning Phase*

In order to implement the Colony Park Sustainable Community Master Plan a number of City development approvals will be needed to begin construction on the site. AHFC has completed significant due diligence in order to move forward with engineering and design needed for construction to begin on the site.

#### *Activity 3: Sustainable Design Phase*

The Design Phase will begin with the land plan. The consultant architect and design team will work closely with the engineer to ensure the sustainable vision of the development is achieved. In addition, this phase will include architectural designs and plans for residential and commercial buildings in the Colony Park Sustainable Community, incorporating sustainability, S.M.A.R.T. Housing™ and Green Building best practices. This phase will

also include landscape design guidelines for all public spaces including the trail system as well as to develop landscaping requirements for the entire community.

### **Outcomes and Goals**

*(1) Increased participation and decision-making in developing and implementing a plan, code, development strategy, or project by populations traditionally marginalized in public planning processes, including underserved populations.*

*(2) All planned residential development will meet and exceed the criteria of the City of Austin's internationally recognized S.M.A.R.T. Housing™ Program that is safe, mixed-income, accessible, reasonably priced, transit-oriented and green. All single family construction will be visitable and a minimum of 10% of the multi-family developed will be accessible. At least 40% of the total units will be affordable to households at 80% or below median family income. The Colony Park development is currently planned to include up to 500 single-family ownership units and 250 multi-family rental units.*

*(3) 100% of planned units at Colony Park will be minimum 3-star Austin Energy Green Building (AEGB) rated.*

*(4) Economic development, including infill development or recycled parcels of land or private sector investment along a project or corridor, or local business development and job creation will be allowed and encouraged in the Colony Park development.*

*(5) All new construction, including building techniques, will incorporate zero waste diversion technology, and every household will have access to on-site recycling and composting facilities.*

### **Proposed Collaborations**

- Austin Housing Finance Corporation (AHFC)
- City of Austin Sustainability Office
- Austin Energy/Austin Energy Green Building
- Austin Resource Recovery
- City of Austin Water Utility
- City of Austin Economic Growth and Redevelopment Services Office (EGRSO)
- City of Austin Planning & Development Review Department
- Austin/Travis County Health and Human Services Department (HHSD)
- Pecan Street, Inc.
- Capital Area Texas Sustainability Consortium (CATS)
- Capital Metro

For more information, visit [austintexas.gov/housing](http://austintexas.gov/housing) or contact Kelly Stewart Nichols at (512) 974-9375 or [kelly.nichols@austintexas.gov](mailto:kelly.nichols@austintexas.gov).