

Developer Public Meeting

August 25, 2020

Questions & Answers

Question #1: What measures are Catellus and the City of Austin taking to make sure that the Colony Park neighborhood remains home to its long-time residents and stays affordable to individuals and families?

This is an important part of the Colony Park Sustainable Community Initiative, which looks past the site's 208-acres to ensure improvements benefit the surrounding neighborhood. The development will provide 20% of the total units (for rent and for sale) as income-restricted affordable. Additionally, the project team is working closely with the community and City departments to identify tools to support the ability of long-time residents to continue to live in the area.

Question #2: What are the steps being taken to protect the folks already living here from gentrification?

We acknowledge that displacement and voluntary migration are happening in Austin as new development occurs. While steps to reduce displacement will require long-term planning, the Colony Park team is actively identifying tools and resources that the City, State and even nonprofit organizations offer to help residents stay in place. We encourage citizens to join in on our planning sessions and stay involved to help us design best solutions for this project. Please stay connected here on our website for ways to continue the conversation.

Question #3: What schools will children in the neighborhood attend?

The Colony Park area is primarily served by the [Austin Independent School District \(AISD\)](#) Lyndon B. Johnson (LBJ) Vertical Team. However, some neighborhoods in the area are zoned for [Manor Independent School District \(Manor ISD\)](#). Students who are zoned for AISD will attend Volma Overton Elementary, Barbara Jordan Elementary, Gus Garcia Young Men's Leadership Academy, Bertha Sadler Means Young Women's Leadership Academy or LBJ Early College High School. Residents who are zoned in Manor ISD will attend Oak Meadows Elementary, Decker Elementary or Decker Middle School. It is also important to know there are private schools in the area such as [KIPP Texas Public Schools](#) and [East Austin College Prep](#). Residents can find locations of all schools in the area using [the AISD locator app](#).

Question #4: Are you going to white-wash the history of East Austin at Colony Park like you did with Mueller, with new street names and other landmarks?

Our team intends to honor the rich history of Colony Park. Throughout the development of the project, we will make efforts to integrate processes that give value to the families who have lived here and call Colony Park home. We acknowledge that there is a rich history and culture influenced by the African-American and Latino community. It will be our goal to weave the lived-experiences and voices of these communities in our work. For instance, the redevelopment of the Robert Mueller Municipal Airport included a new street grid. The names assigned to these streets were selected through a robust community outreach process. The street names represent a diverse cross-section of Austin leaders and legends. [Read the stories behind the names of Mueller's streets](#). Community members will have the opportunity to select names and landmarks at the Colony Park Sustainable Community through either a similar process tailored to the needs of residents or through a new process as developed with input from community members.

Question #5: What steps can we take as a community to help support these efforts and to make this project a reality?

A good first step would be to [subscribe to the Colony Park Sustainable Community mailing list](#), which will keep you informed of upcoming ways to get involved. Another recommended option is to [email the Colony Park & Lakeside Neighborhood Association](#), whose members are active participants in the planning and engagement process.

Question #6: When did the city give you the green light to build on top of old landfill?

The 208-acres where the Colony Park Sustainable Community will be located is an undeveloped parcel and does not have a landfill associated with it.

Question #7 How about keeping rent low and affordable? The city knows how to keep residents where they are. There have been many studies done about gentrification! I have to say, your answer made me very uneasy.

Twenty percent (for rent and for sale) of the units at the Colony Park Sustainable Community will be income-restricted affordable. Additionally, Catellus Development Corporation is working closely with the community and City of Austin departments to identify tools that can support the ability of long-time residents to continue to live in the area.

Question #8: What is being put in place to empower African-American developers to come into these neighborhoods.

Catellus Development Corporation welcomes partners of all backgrounds to join in the efforts to deliver the Colony Park Sustainable Community. Goals for the development will be outlined as the principles of the Master Development Agreement (MDA) are identified, including goals regarding minority- and women-owned business enterprise and historically underutilized business participation. [Visit the City of Austin's Small & Minority Business Resources Department](#) for more information regarding Minority-Owned, Women-Owned, and Disadvantaged Business Enterprise Procurement Programs.

Question #9: Can you elaborate a little bit as to how it is not going to be like Mueller?

The City of Austin and Catellus Development Corporation view the redevelopment of the Colony Park Sustainable Community and the development of the Robert Mueller Municipal Airport as two separate projects with their own unique set of opportunities, supported by their own distinctive communities with their own characteristics. This acknowledgement has served as the basis for the Colony Park Sustainable Community Initiative planning efforts that led to the Council adopted Colony Park Sustainable Community Master Plan. It continues through as the City and Catellus work to craft their partnership for delivering this project.

Question #10: When do you envision construction would begin on the first businesses and houses?

Construction is estimated to begin in late 2022 or 2023 (subject to obtaining sufficient public finance commitments, zoning and entitlement approvals, and market conditions).

Question #11: What's the next big step in the project?

The City of Austin Economic Development Department is [requesting the Austin City Council to approve a \\$400,000 extension of Phase 1](#) to continue predevelopment services related to the development of the Colony Park Sustainable Community. Developers, consultants and contractors are welcome to [email Catellus Development Corporation \(info@catellus.com\)](mailto:info@catellus.com) to be added to an interest list for the future when we begin construction planning.

Question #12: Is there attention given to Historically Underutilized Businesses (HUBs)?

The inclusion of Historically Underutilized Businesses will be addressed through the Master Development Agreement (MDA), which will outline the contractual obligations between the City of Austin and Catellus Development Corporation. Past MDAs for City-sponsored projects defined requirements for the inclusion of minority and women-owned businesses for construction and retail activities within each given project. [Visit the City of Austin's Small & Minority Business Resources Department](#) for more information regarding Minority- Owned, Women-Owned, and Disadvantaged Business Enterprise Procurement Programs.

Question #13: Which department is responsible for cutting the grass around the bridge leading to the Turner Roberts Recreation Center and the Colony Park District Park?

This portion of the Colony Park Sustainable Community is dedicated parkland, which falls under the maintenance purview of [the City of Austin's Parks and Recreation Department](#) (PARC).