

City of Austin Transit Oriented Development

Plans and Implementation

Urban Design Division of
Planning and Zoning Department

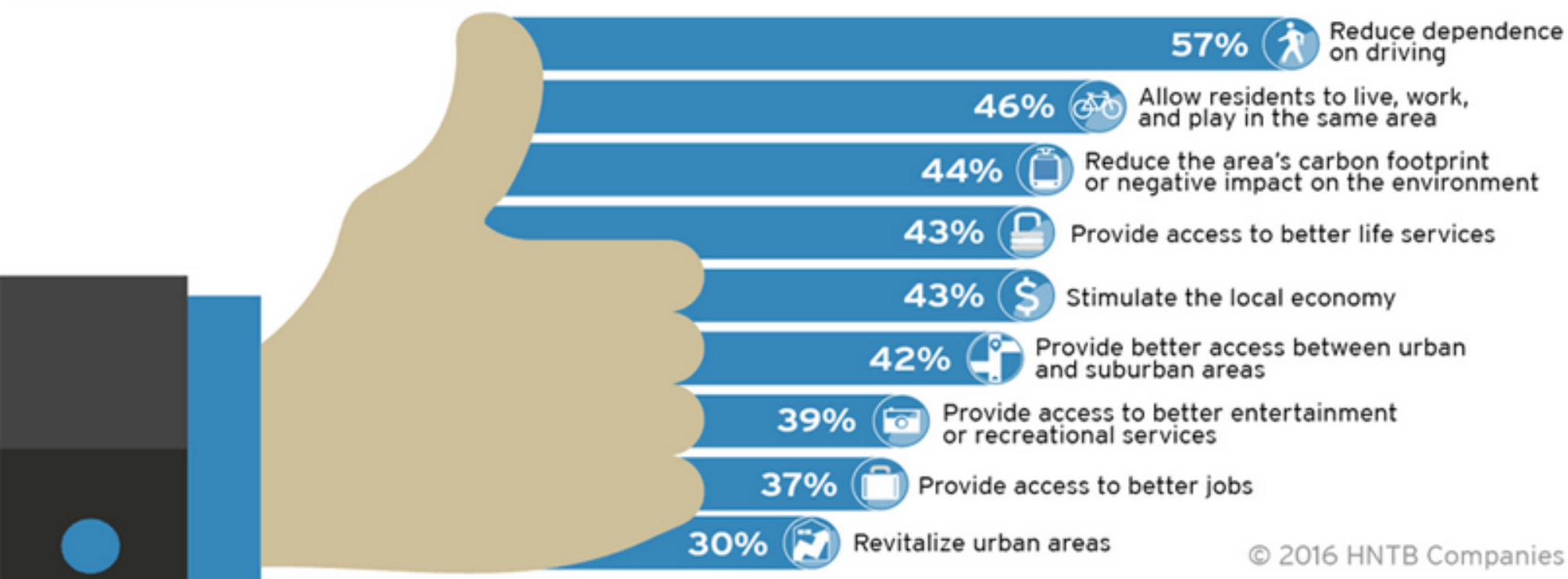


Transit Oriented Development



BENEFITS OF TRANSIT ORIENTED DEVELOPMENT

Americans believe transit oriented development provides an array of benefits ranging from lifestyle to environmental to economic.



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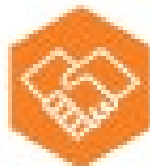
LIVABLE

- Healthy & Safe Communities
- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Design/Distinctive Character
- Preservation of Crucial Resources



MOBILE AND INTERCONNECTED

- Range of Transportation Options
- Multimodal Connectivity
- Accessible Community Centers



VALUES AND RESPECTS PEOPLE

- Access to Community Services
- Employment, Food, and Housing Options
- Community/Civic Engagement
- Responsive/Accountable Government



PROSPEROUS

- Diverse Business Opportunities
- Technological Innovation
- Education/Skills Development



EDUCATED

- Learning Opportunities for All Ages
- Community Partnerships with Schools
- Relationships with Higher Learning



CREATIVE

- Vibrant Cultural Events/Programs
- Support for Arts/Cultural Activities



NATURAL AND SUSTAINABLE

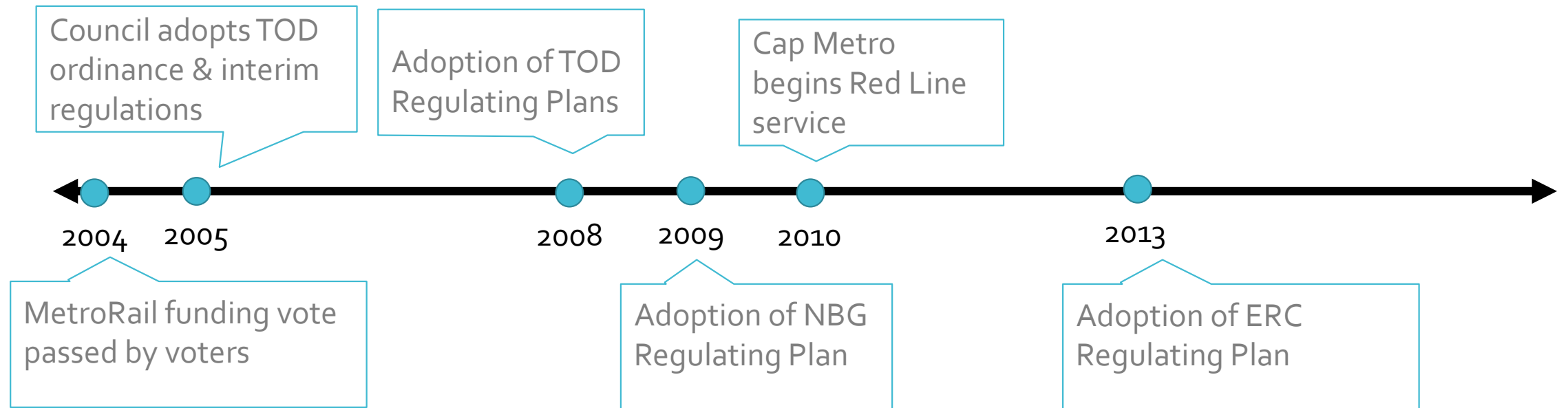
- Sustainable, Compact, and Walkable Development
- Resource Conservation/Efficiency
- Extensive Green Infrastructure

Transit Oriented Development in Austin

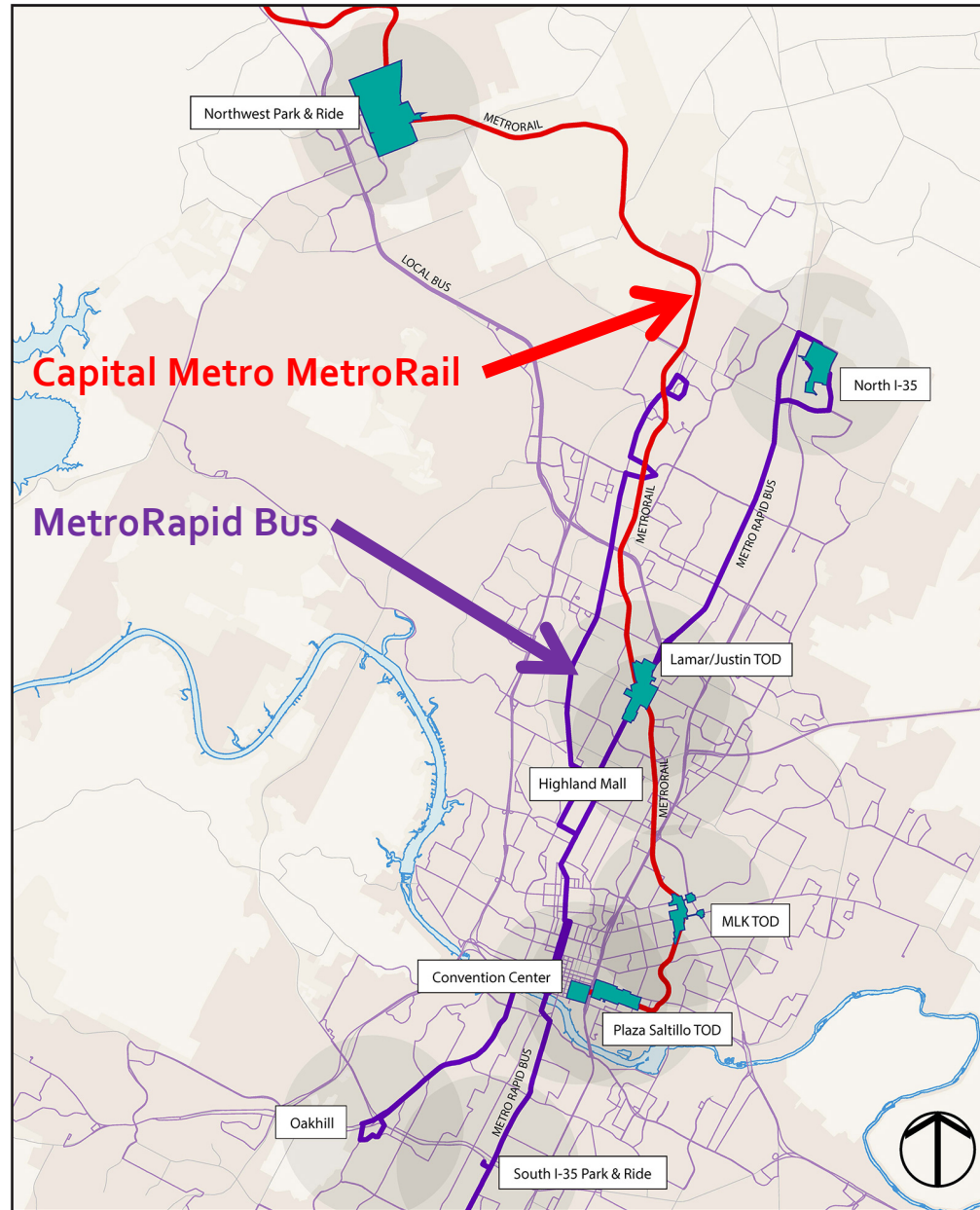
An Overview



Timeline of TOD Plan Development & Adoption



Locations



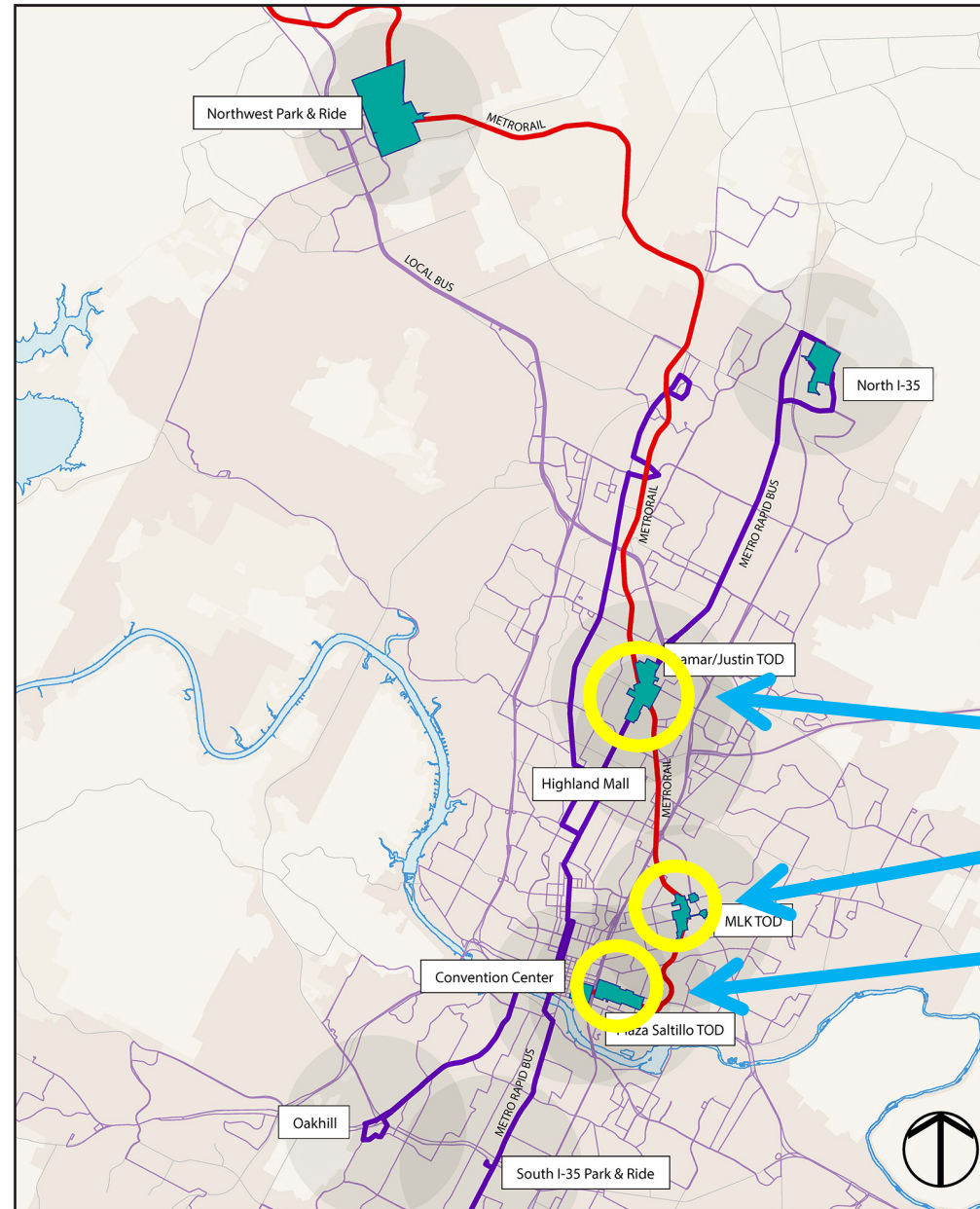
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In 2005, City Council adopted Ordinance No. 20050519-008 creating a new zoning category – TOD or Transit Oriented Development.

To date there are 9 TOD Locations:

- Northwest Park & Ride
- North I-35
- Lamar/Justin TOD
- Highland Mall
- MLK TOD
- Plaza Saltillo
- Convention Center
- South I-35 Park & Ride
- Oak Hill

Locations of TOD's with Adopted Regulating Plans

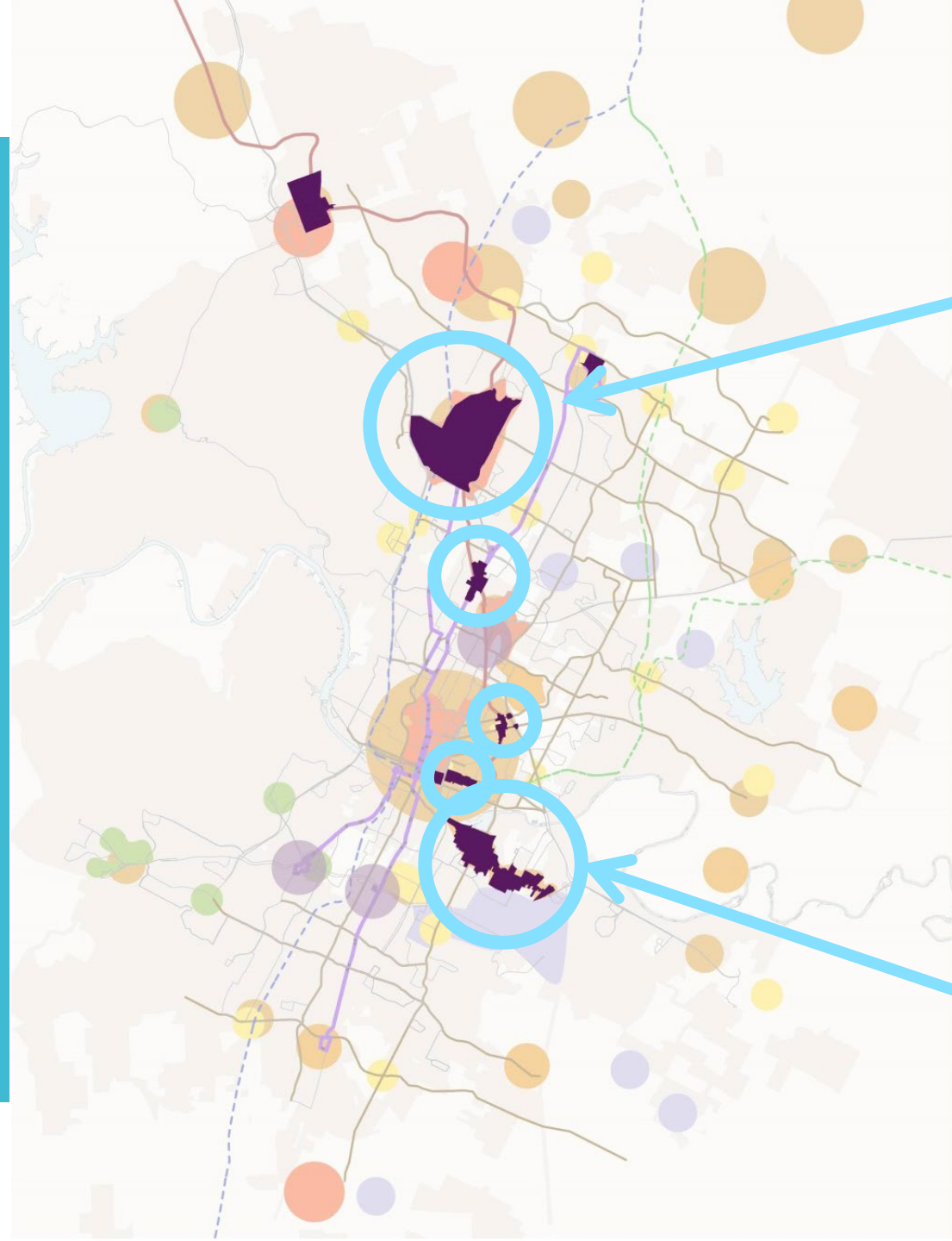


Scale: Not to Scale

To date, 3 TOD locations have completed both Phases of the TOD process and have an adopted Station Area Plan as well as an adopted Regulating Plan.

- Lamar/Justin)
- MLK TOD
- Plaza Saltillo

Honorary TOD's



Honorary TODs:
They do not technically have
TOD zoning but function
essentially the same.

North Burnet/Gateway

Lamar/Justin TOD

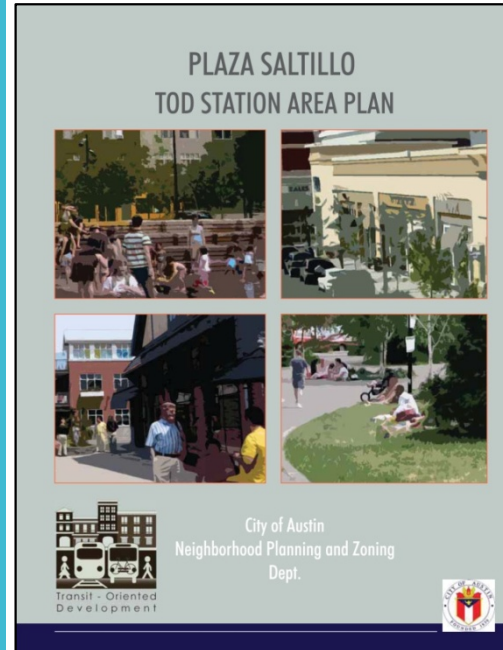
MLK TOD

Plaza Saltillo

East Riverside Corridor

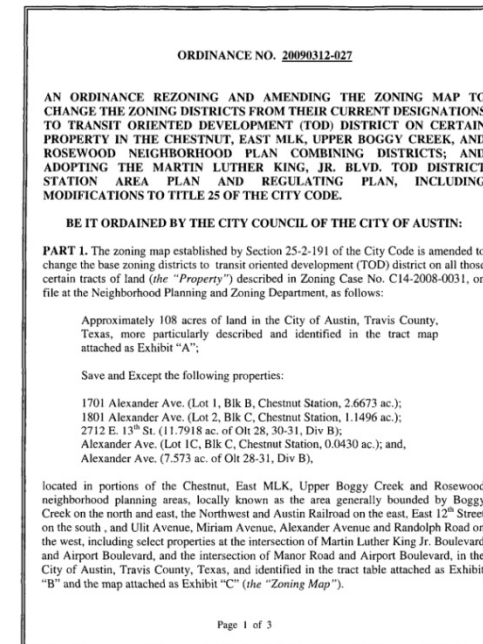
Plan Elements

1



Station Area Plan
or
Master Plan

2



Adopting
Ordinance

3

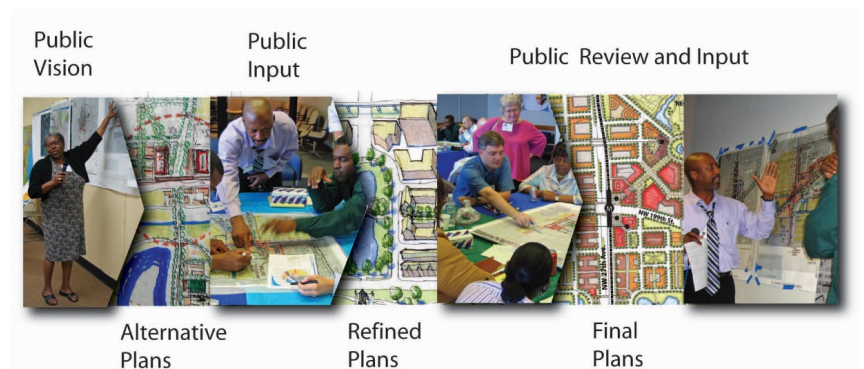
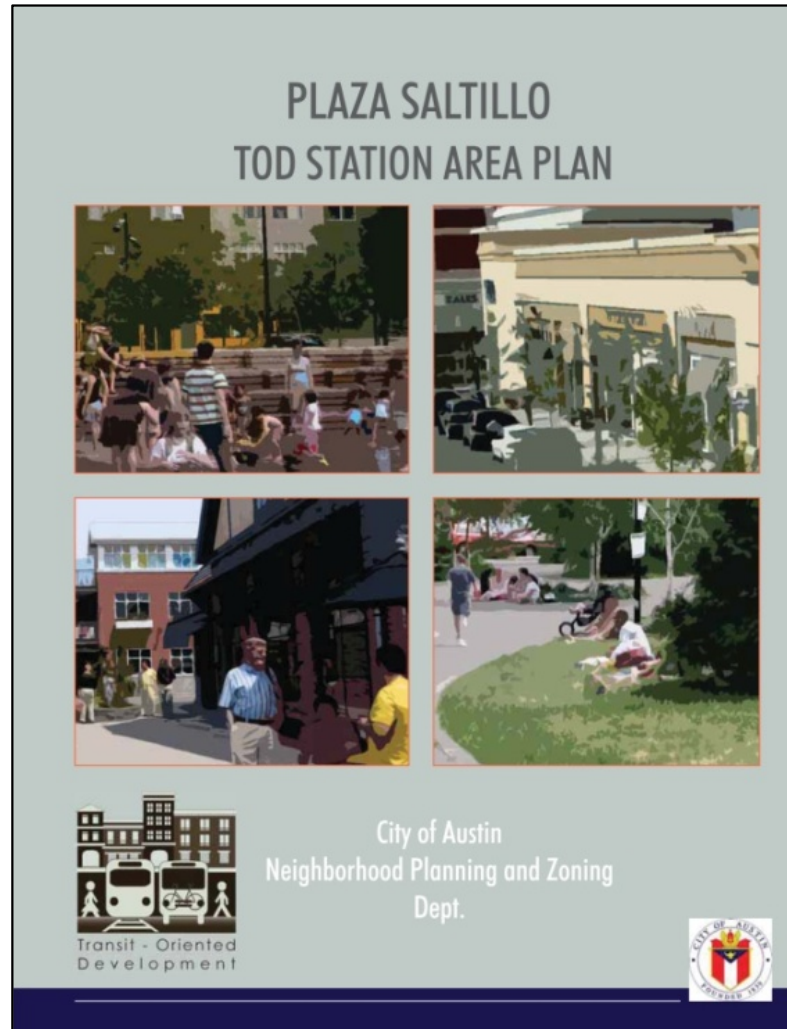


Regulating Plan

Station Area Plan or Master Plan

1

- Provides a Vision tailored to the specific context.
- Addresses standards and implementation strategies
- Responsive to citywide goals and market forces and still reflective of the neighborhood vision.



- Upgrade water, wastewater, and stormwater infrastructure
- Develop green infrastructure
- Place electric infrastructure underground

- Preservation of affordable housing
- More public \$ for affordable housing
- Density bonus program

Open Space

Infrastructure

Affordable Housing

TOD Vision

- Improved streetscape standards
- Continuous building edge
- Shade and pedestrian comfort
- Active edge standards
- Improved parking design

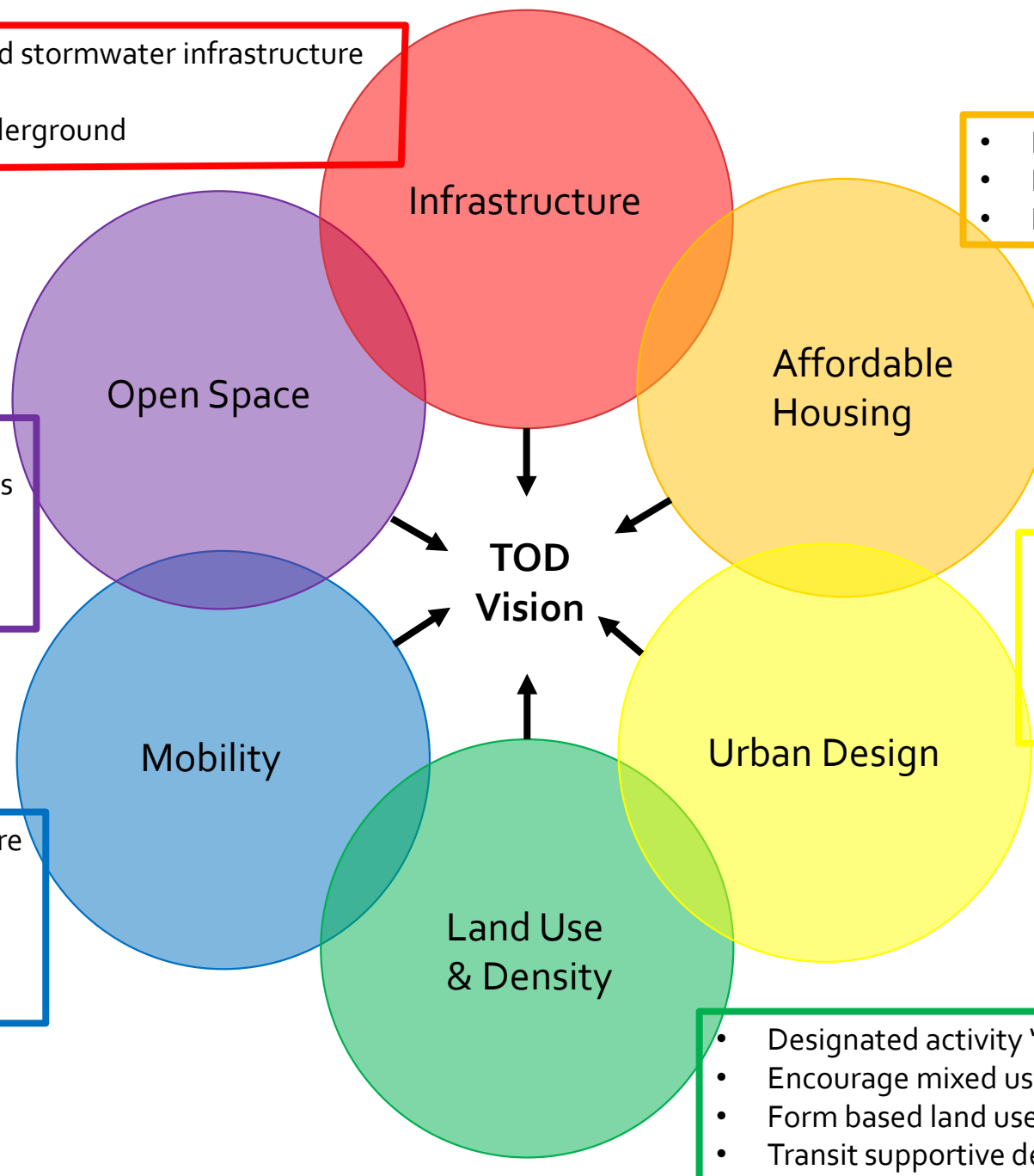
Urban Design

Mobility

- Non-motorized infrastructure
- Improve ped safety
- More and better sidewalks
- Improve street network
- Reduce overparking

Land Use & Density

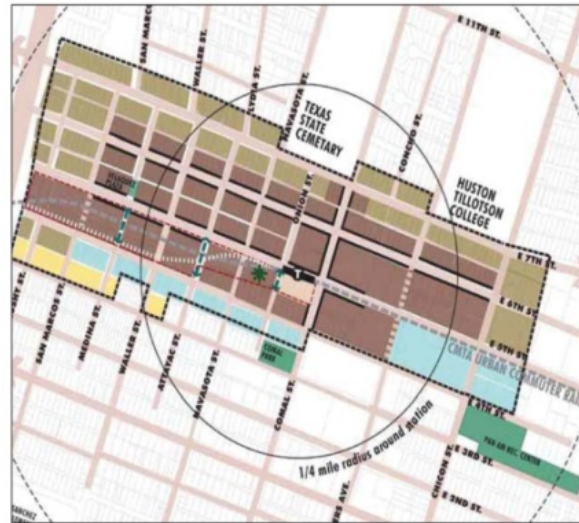
- Designated activity 'hubs' and transit centers
- Encourage mixed uses
- Form based land use districts
- Transit supportive density



Regulating Plan

3

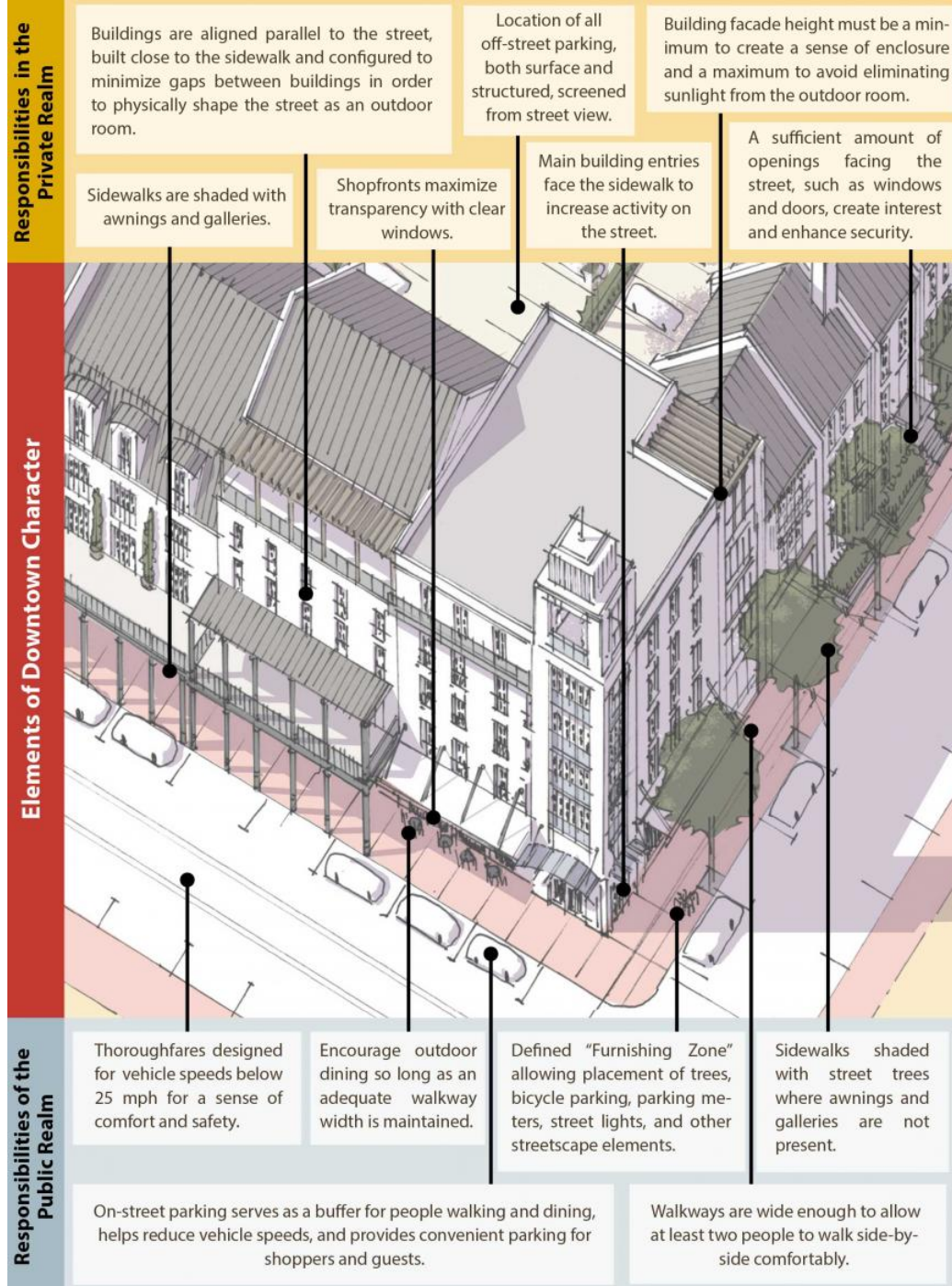
REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)



Adopted: December 11, 2008
Effective: March 1, 2009

- Defines Subdistricts and Roadway Categories.
- Addresses land use requirements, density, and height limits.
- Regulates sidewalk width, building frontage requirements, streetscaping amenities, utility placement, and the location of building design standards.
- Outlines Density Bonus items.

Form Based Code



Article 2: Land Use and Building Density

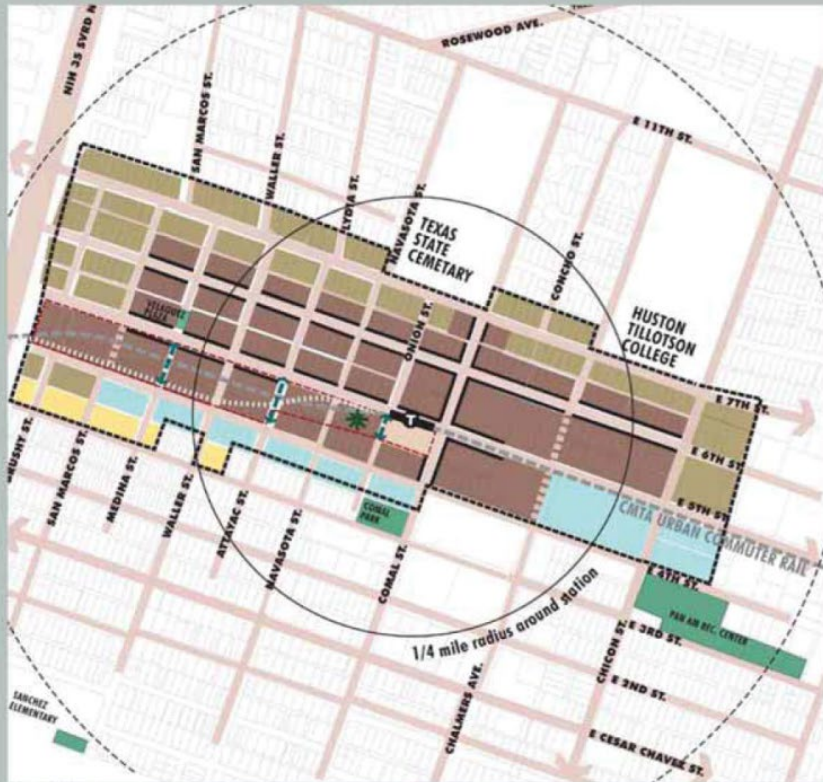
- Introduces the Subdistricts
- Provides a Land Use Summary Table for these Subdistricts

REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)

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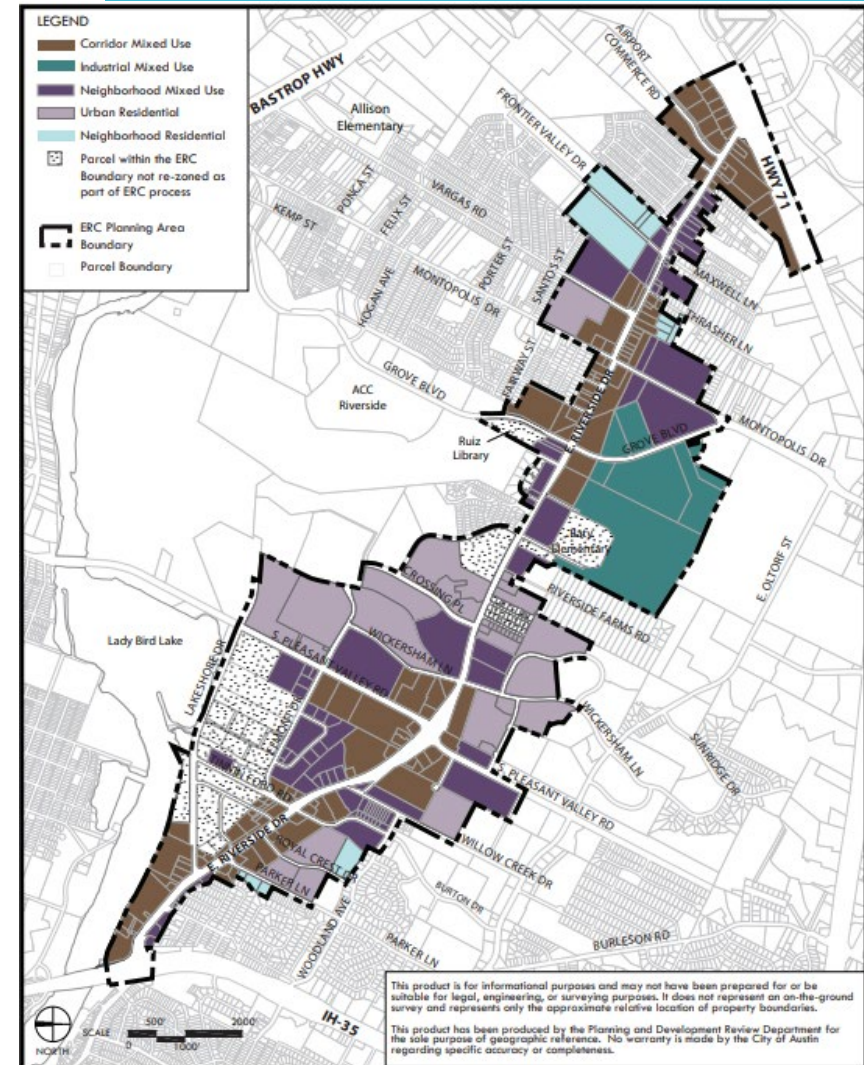
LAND USE AND DESIGN CONCEPT PLAN



- LEGEND**
- LOW DENSITY RESIDENTIAL
 - TOD MIXED USE (showing active edges)
 - CORRIDOR MIXED USE
 - LIVE/WORK FLEX
 - EXISTING CITY PARKLAND
 - POTENTIAL OPEN SPACE
 - POTENTIAL PASEOS
 - SALTILLO DISTRICT REDEVELOPMENT AREA (Capital Metro)
 - PLAZA SALTILLO
 - EXISTING STREETS
 - POTENTIAL STREETS
 - TOD DISTRICT BOUNDARY
 - METRO RAIL STATION
 - POTENTIAL FUTURE RE-ALIGNMENT OF RAIL LINE

TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

Plaza Saltillo Subdistrict Map



- LEGEND**
- Corridor Mixed Use
 - Industrial Mixed Use
 - Neighborhood Mixed Use
 - Urban Residential
 - Neighborhood Residential
 - Parcel within the ERC Boundary not re-zoned as part of ERC process
 - ERC Planning Area Boundary
 - Parcel Boundary

East Riverside Subdistrict Map

Article 3: Circulation, Connectivity, and Streetscape

- Introduces Roadway Types
- Outlines the sidewalk standards for roadways.
- Identifies block standards and curb cut requirements

REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)

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Article 3: Circulation, Connectivity, and Streetscape

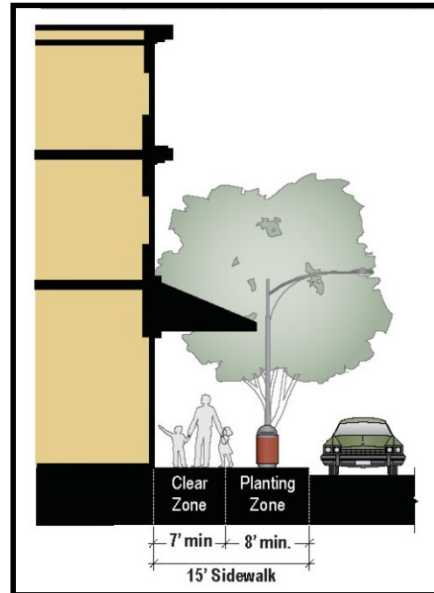
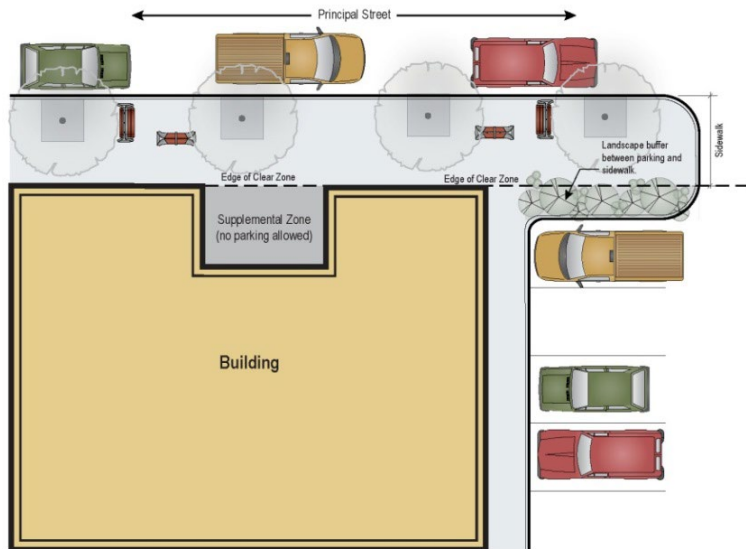
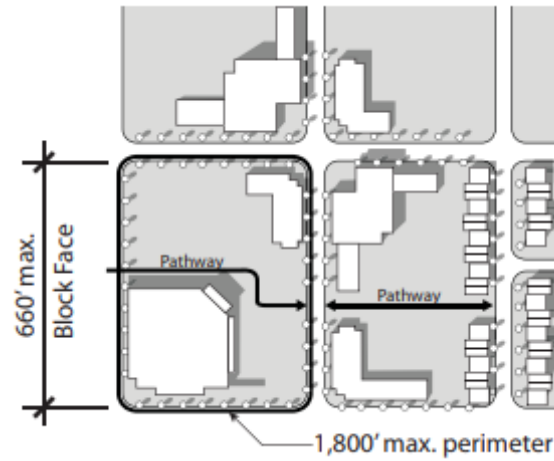
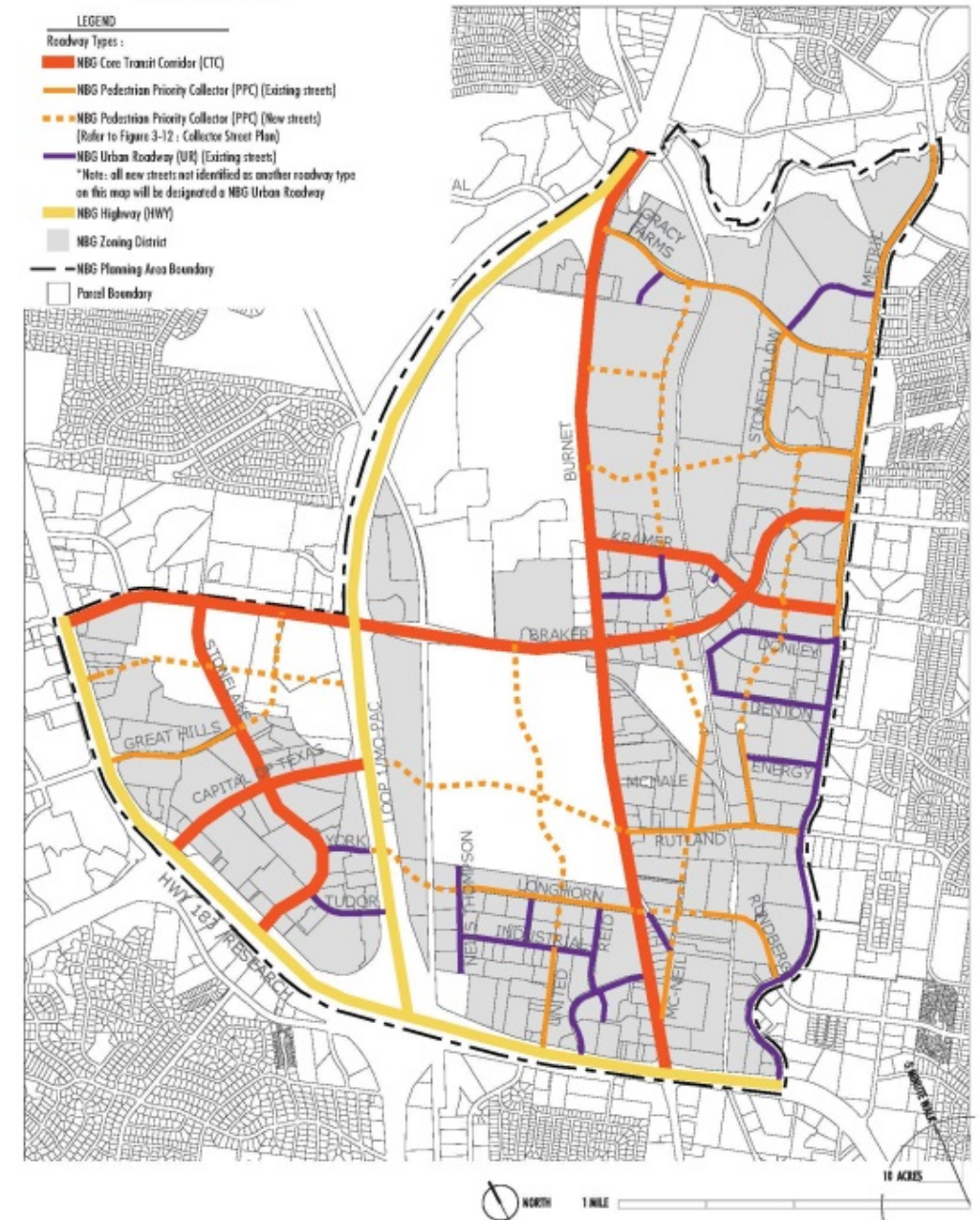


Figure 1-3 : North Burnet / Gateway (NBG) Zoning District
Roadway Types Map



Article 4: Site Development Standards

- Addresses the Relationship of Streets to Buildings
- Addresses parking, exterior lighting, equipment screening, and sign regulations
- Private Common Open Space and Public Amenities
- Public Parks and Trails

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Height, Use & Building Form

Figure 1-11: Neighborhood Mixed Use (NMU)
 Summary of NMU Subdistrict Development Standards

	<p>Lot Size</p> <p>Minimum Lot Size: 1,600 sf Minimum Lot Width: 20'</p>	<p>Floor to Area Ratio (FAR)</p> <p>Maximum Floor-to-Area Ratio (FAR) by Right: 1:1</p> <p>Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.</p>	<p>Neighborhood Mixed Use (NMU) Subdistrict</p> <p>The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.</p> <p>ABOVE: Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.*</p> <p>*Max. Building Height with a Density Bonus is established on Figure 1-8.</p>	
CMU				CMU
IMU	<p>Minimum Setbacks</p> <p>Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.</p>			IMU
NMU	<p>Interior Side Yard: 0' Rear Yard: 0'</p>	<p>Building Height</p> <p>Maximum Building Height: 50 feet</p> <p>Maximum Building Height with Development Bonus: See Figure 1-8.</p>		NMU
UR	<p>Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.</p>			UR
NR	<p>* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.</p>	<p>Compatibility</p> <p>See Section 4.2.4 for compatibility standards.</p>	NR	

<p>Building Placement</p> <p>Building placement determined by Roadway type and Active Edge Designation.</p> <p>*See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.</p>	<p>ABOVE & BELOW: Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.</p>	<p>Neighborhood Mixed Use (NMU) Land Use Summary*</p> <table> <tr> <th colspan="2">Land Use</th></tr> <tr> <td>Residential, attached</td><td>Permitted</td></tr> <tr> <td>Residential, detached</td><td>Not Permitted</td></tr> <tr> <td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr> <tr> <td>General Retail</td><td>Not Permitted</td></tr> <tr> <td>Office</td><td>Permitted</td></tr> <tr> <td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr> <tr> <td>Education / Religion</td><td>Permitted</td></tr> <tr> <td>Hospitality (hotels/motels)</td><td>Permitted</td></tr> <tr> <td>Civic Uses (public)</td><td>Permitted</td></tr> </table> <p>*The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3, for a complete list of permitted land uses.</p>	Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																						
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Warehousing & Light Manufacturing	Not Permitted																					
Education / Religion	Permitted																					
Hospitality (hotels/motels)	Permitted																					
Civic Uses (public)	Permitted																					
<p>Maximum Impervious Cover</p> <p>Impervious Cover: 80% or Maximum Allowed by Environmental Criteria Manual.*</p> <p>*The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.</p>																						

Building Placement Standards:			
	TOD Core Transit Corridor	TOD Pedestrian Priority Street	TOD Local report
Basic Standard	75% net frontage length to clear zone*	50% net frontage length to clear zone*	40% net frontage length to clear zone*
Active Edge	100% net frontage length to clear zone*		

*or supplemental zone if provided

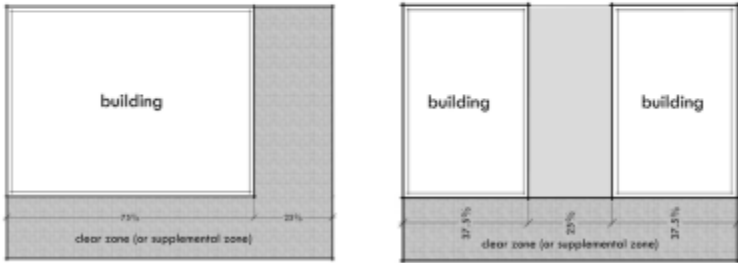


Figure 4-4: Sample illustrations meeting the net frontage building length requirement along a TOD Core Transit Corridor.



Figure 4-8: Optional supplemental zone (Basic Standard).

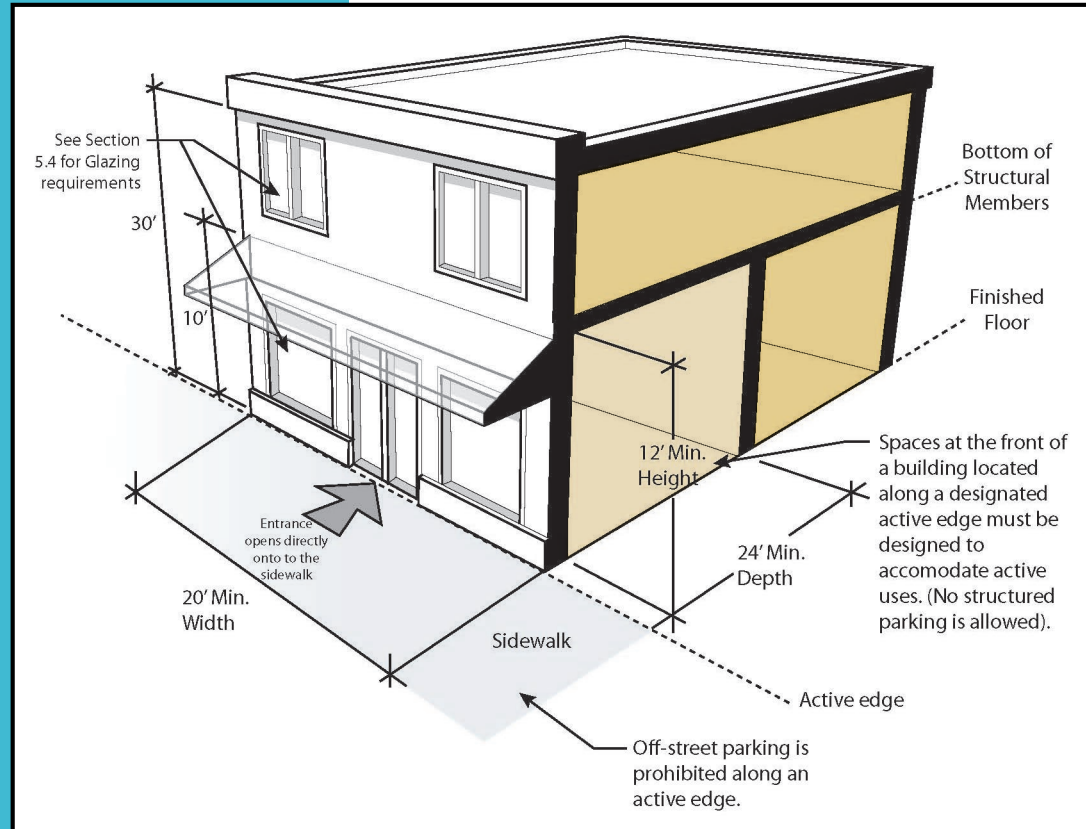
Article 5: Building Design Standards

- Placement of Building entrances
- Window Glazing
- Shade and Shelter
- Building Façade Articulation
- Active Edges

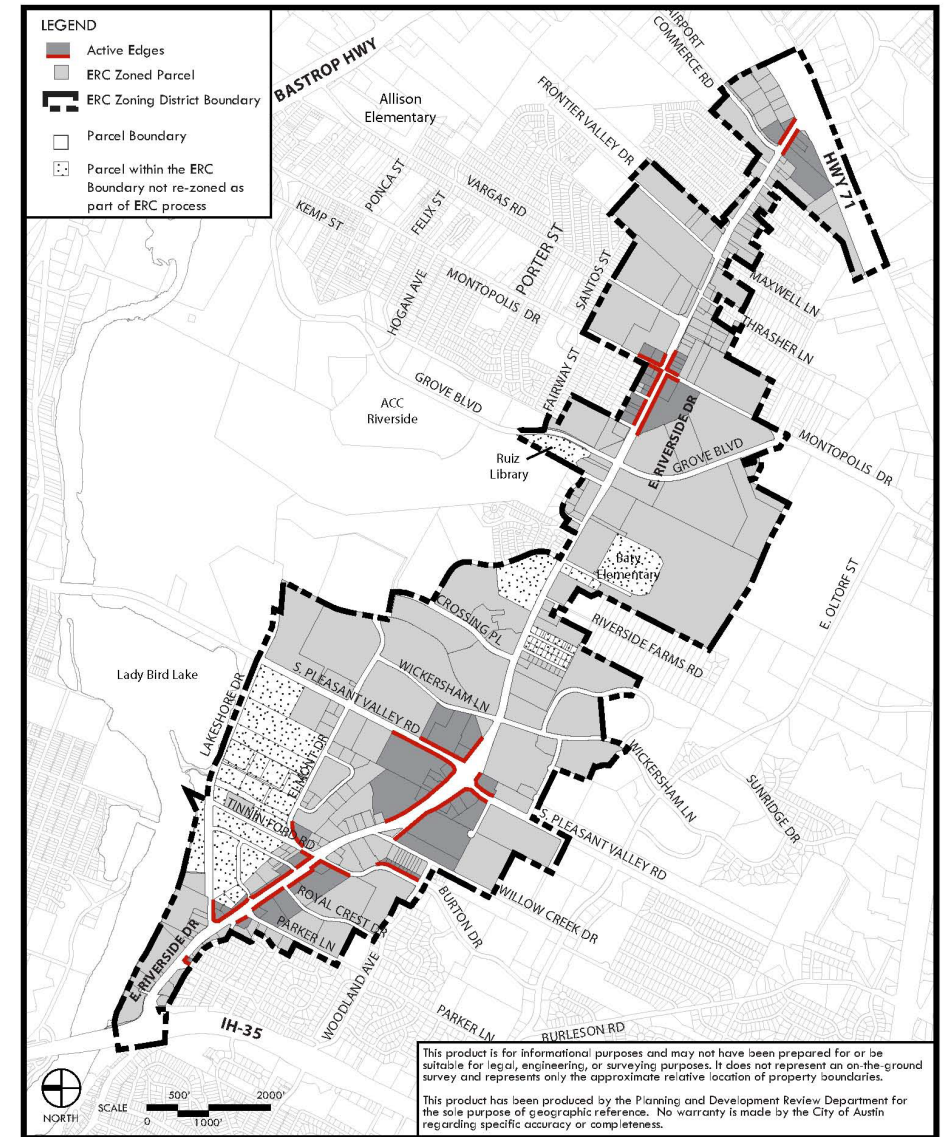
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East Riverside Corridor Active Use Area



East Riverside Corridor Active Edges Map

=Public Realm



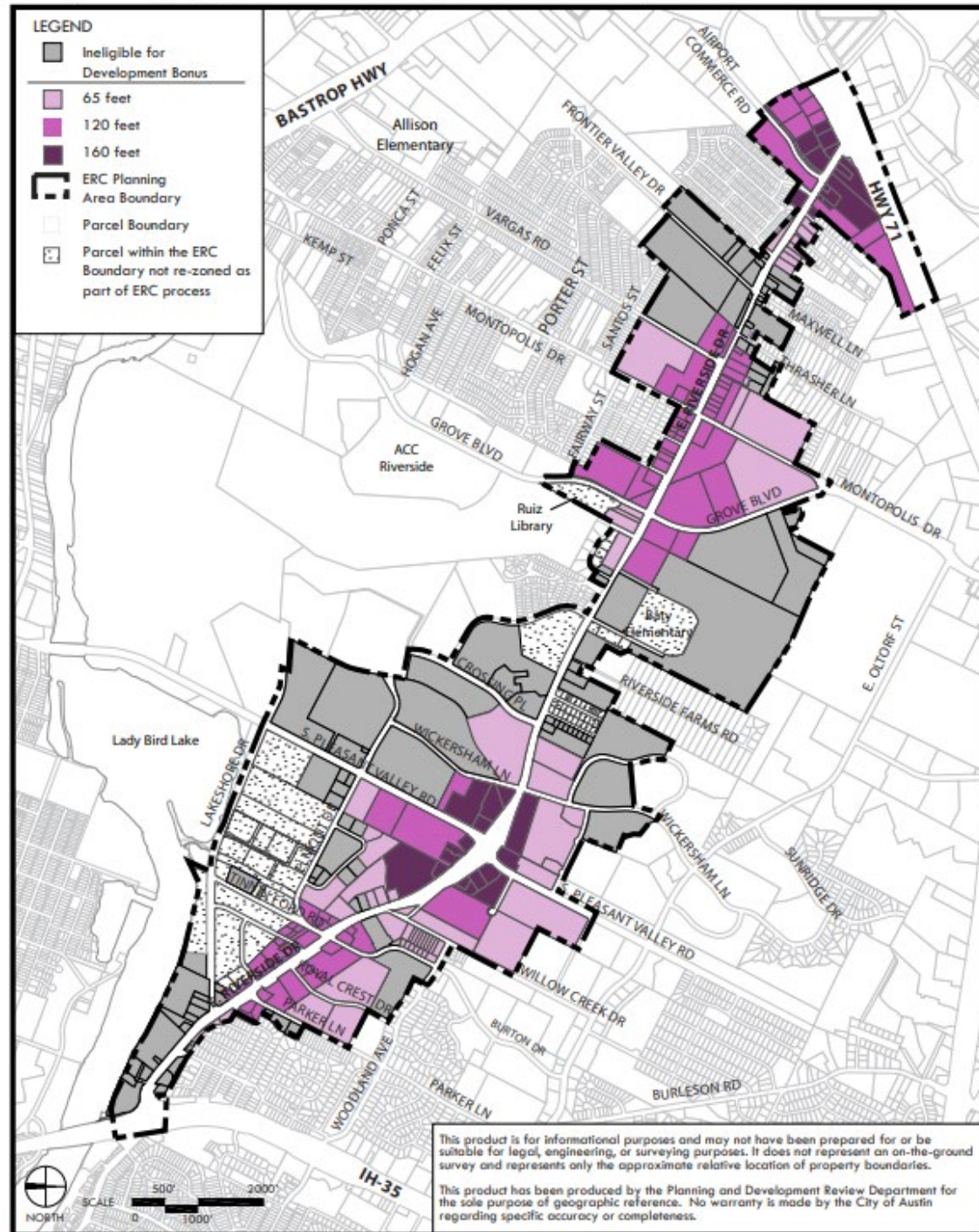
=Public Realm



Alternative Equivalent Compliance (AEC)

- Outlined in Article 1.4 in all Regulating Plans.
- States for which sections AEC is available
- Case Manager, UD staff, and Transportation Reviewer work together to negotiate and approve AEC.
- Case Manager is responsible for drafting and sending the approval letter.
- Note: In ERC, when AEC is asked for by the applicant a notice has to be sent to registered neighborhood organizations and Neighborhood Plan Contact Teams. (1.4.3)

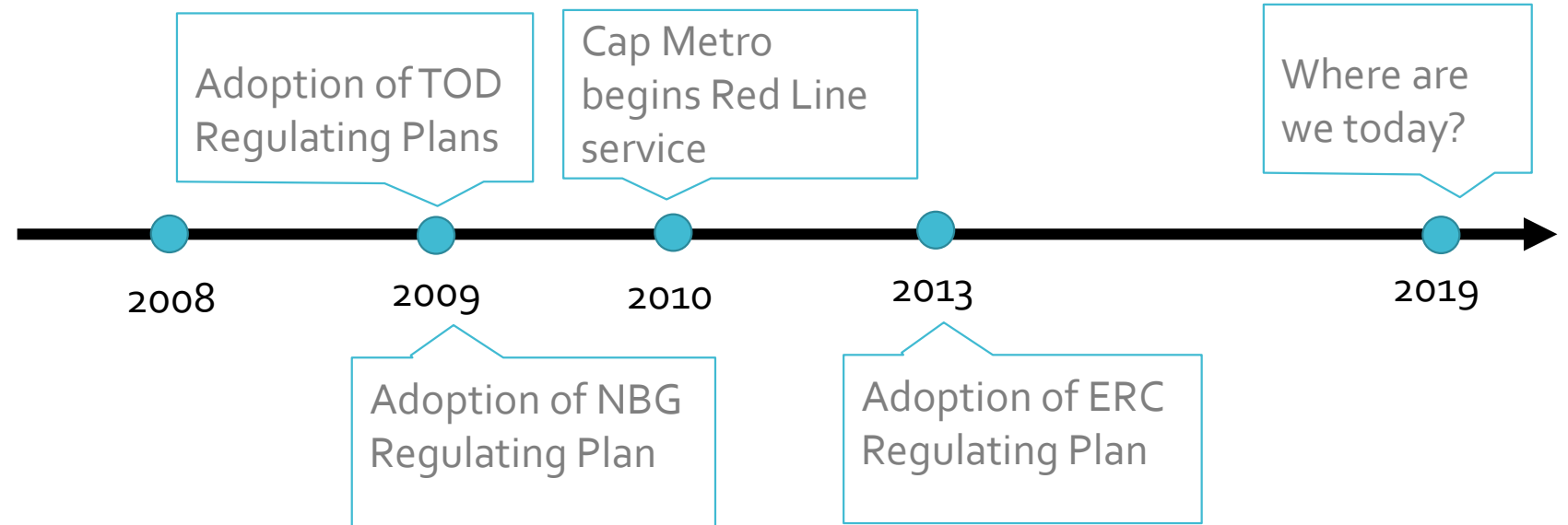
Density Bonus



Regulating District Comparison

District	Date Effective	Subdistricts	Max Ht	Max Ht w/ Bonus	Max Far	Stepbacks	Bonus	Add’nl Req’s
Plaza Saltillo	3/1/09	6 subdistricts : low/med/high res; live/work; mixed use, CMU	60 Ft.	60 Ft.	2:1	n/a	Increase height to 60 Ft or increase # of units per acre, applicant req. to provide 10% on-site AH	No drive throughs
MLK	3/23/09							
Lamar/Justin	3/1/09							No drive throughs
NBG	3/23/09	6 subdistricts : CMU; IMU; NMU; NR; WMU; CI	60 Ft.	120-360 Ft.	3:1	6 th story and above	10% of bonus must be AH	AE 1 Star rating, Addn’l water QC
ERC	5/20/13	5 subdistricts: CMU; NMU; IMU; UR, NR	60 Ft.	65 – 160 Ft.	2:1	4 th story and above	50% of bonus earned w/ affordable housing, 25% by providing public open space	Addn’l water QC

Development since adoption



Plaza Saltillo



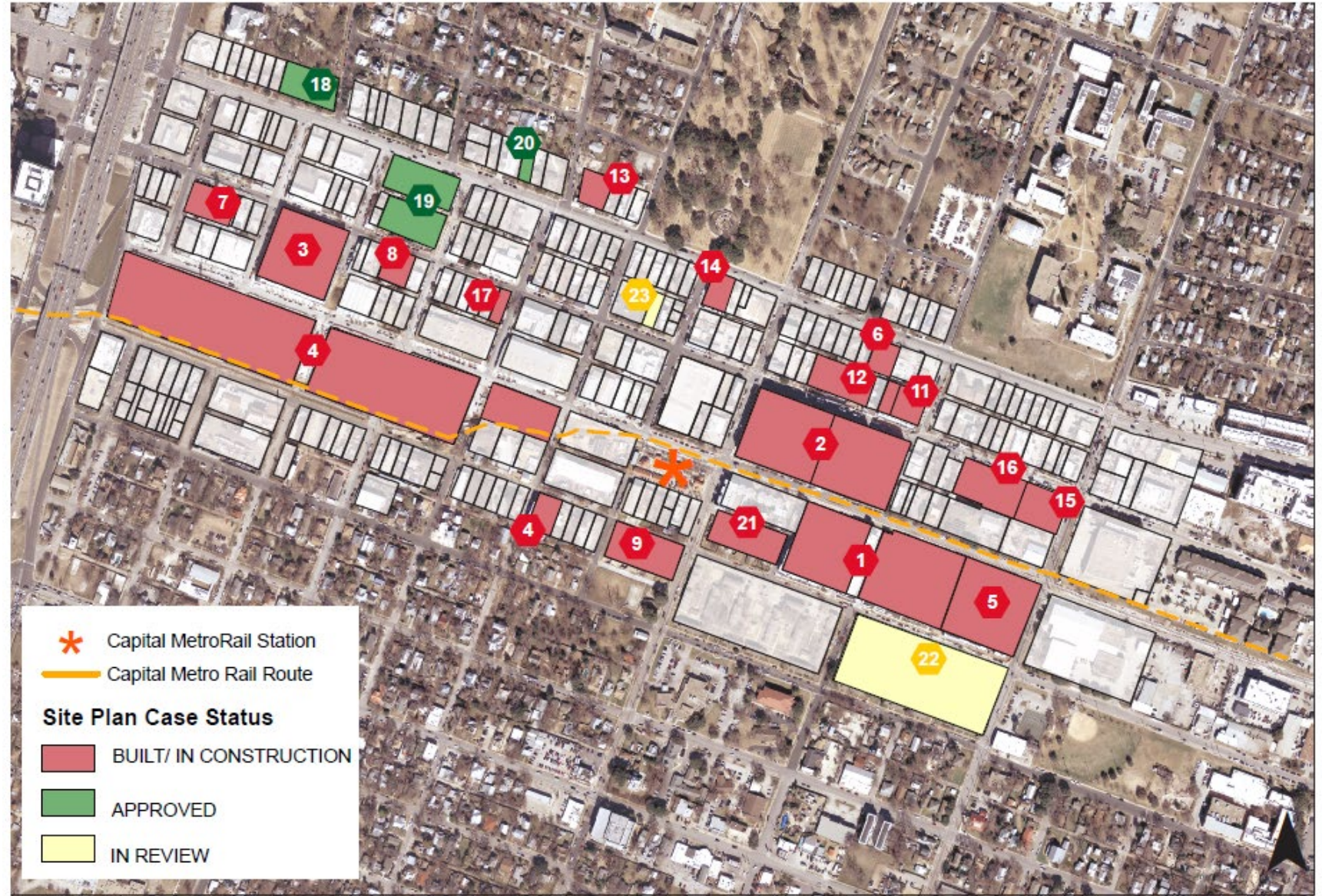
294 Tracts

8% Approved Site
Plans

42% of Total Area

Development Permitted with Regulating Plan

January 2019



MLK



73 Tracts

19% Approved Site
Plans

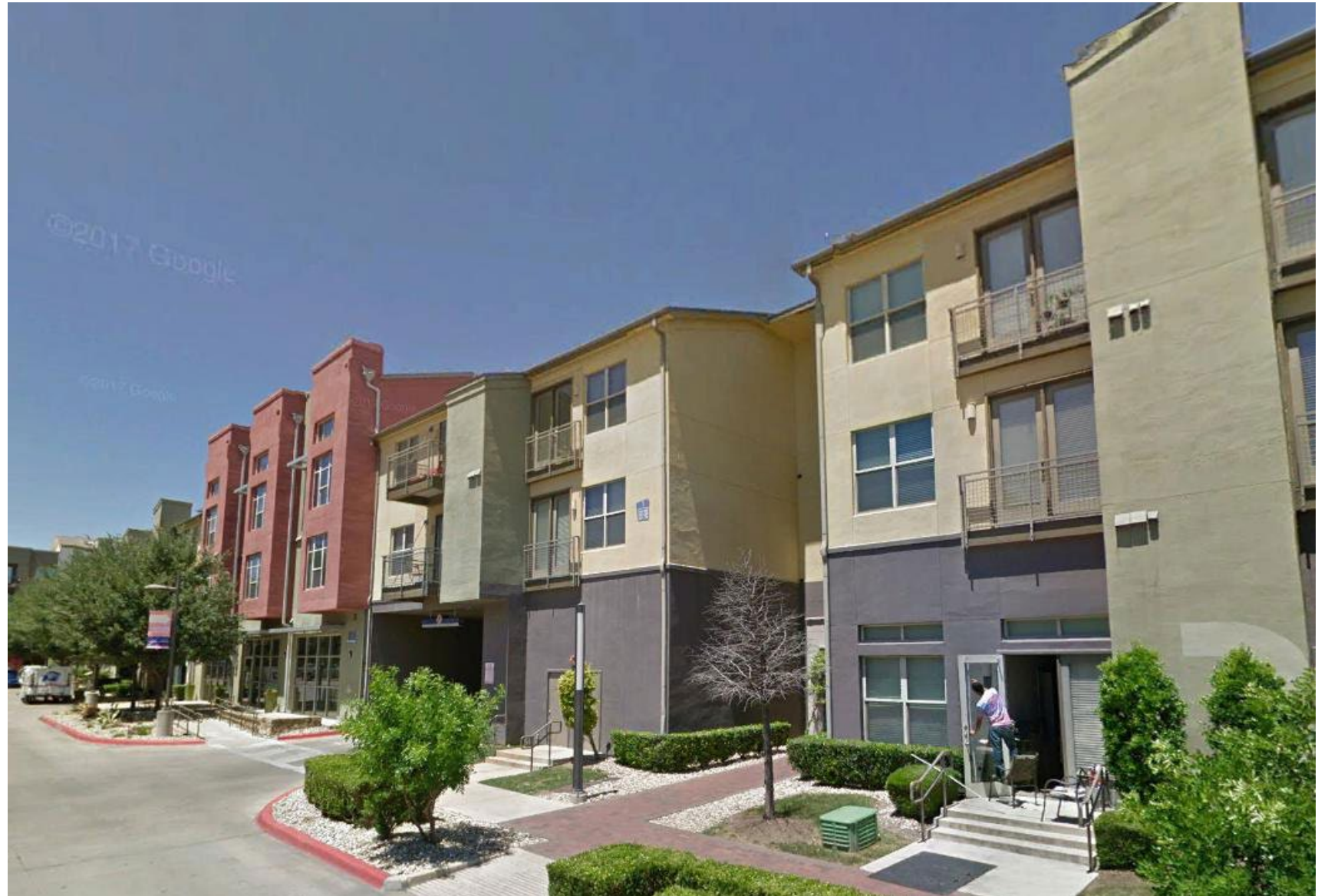
41% of Total Area
Developed

Development Permitted with Regulating Plan

January 2019



Lamar Justin



199 Tracts

4% Approved
Site Plans

36% of Total
Area

Development Permitted with Regulating Plan

January 2019



North Burnet Gateway



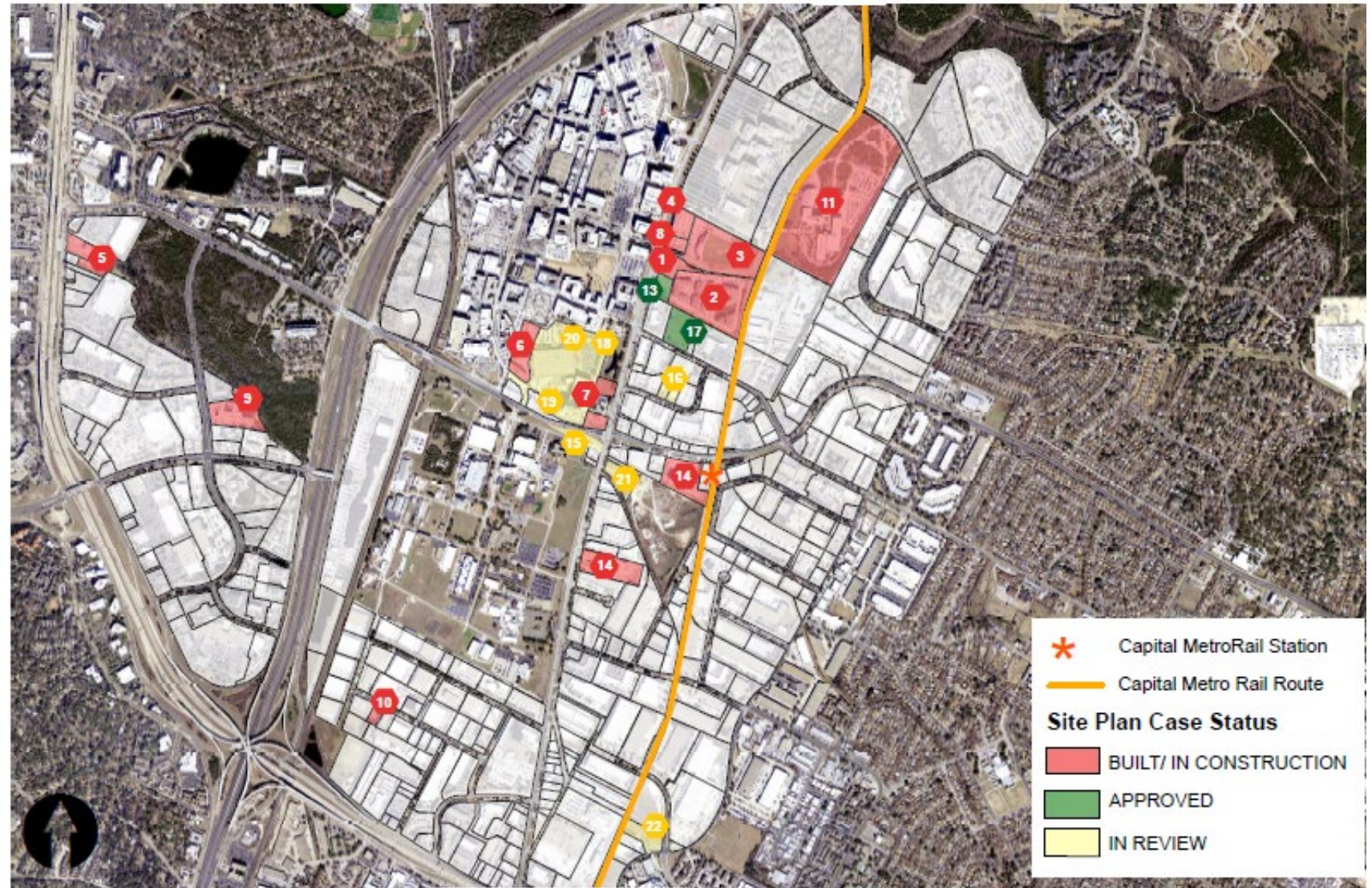
351 Tracts

6.5% of Tracts have

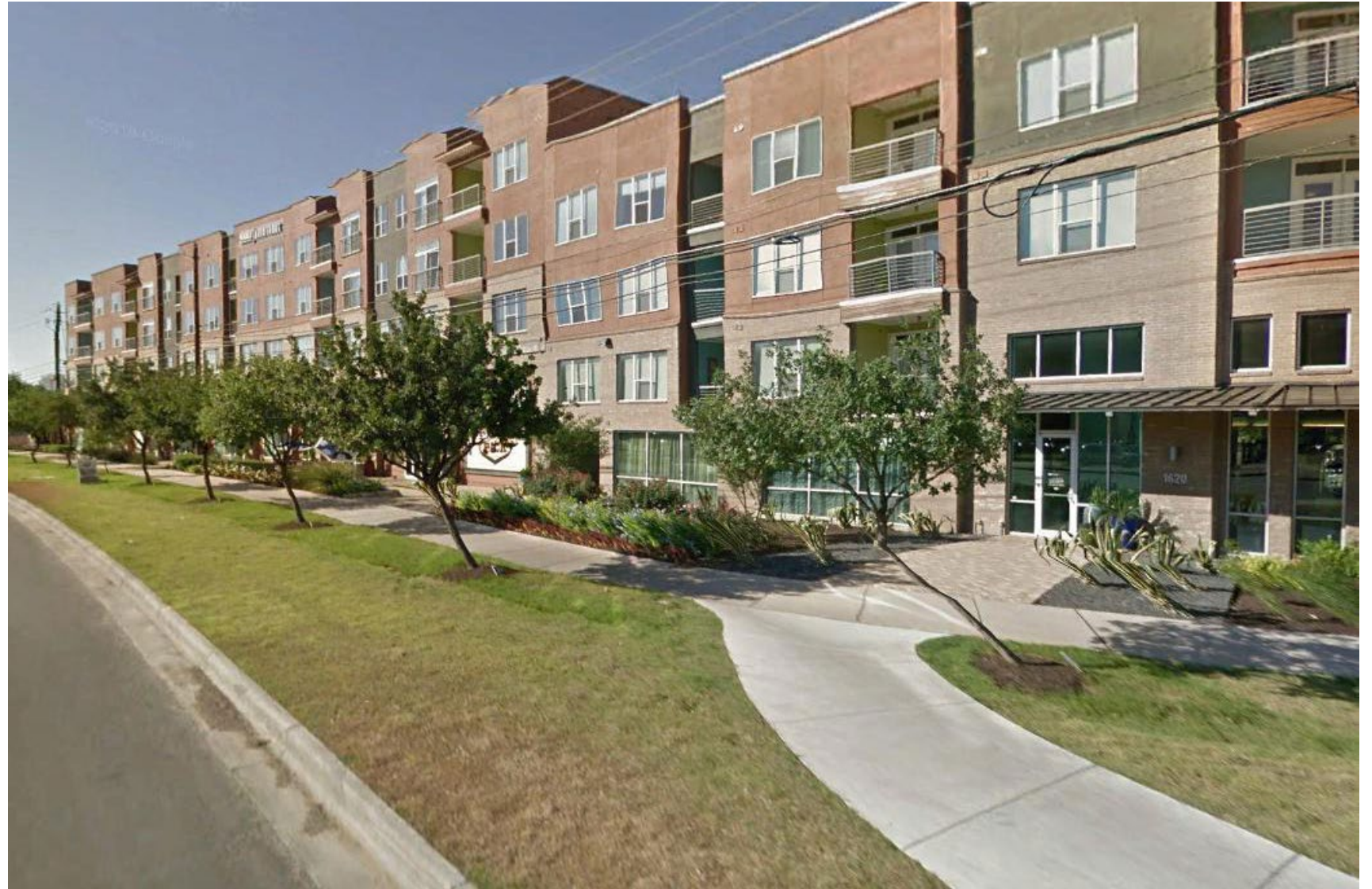
14% of Total Area
Developed

Development Permitted with Regulating Plan

January 2019



East Riverside Corridor



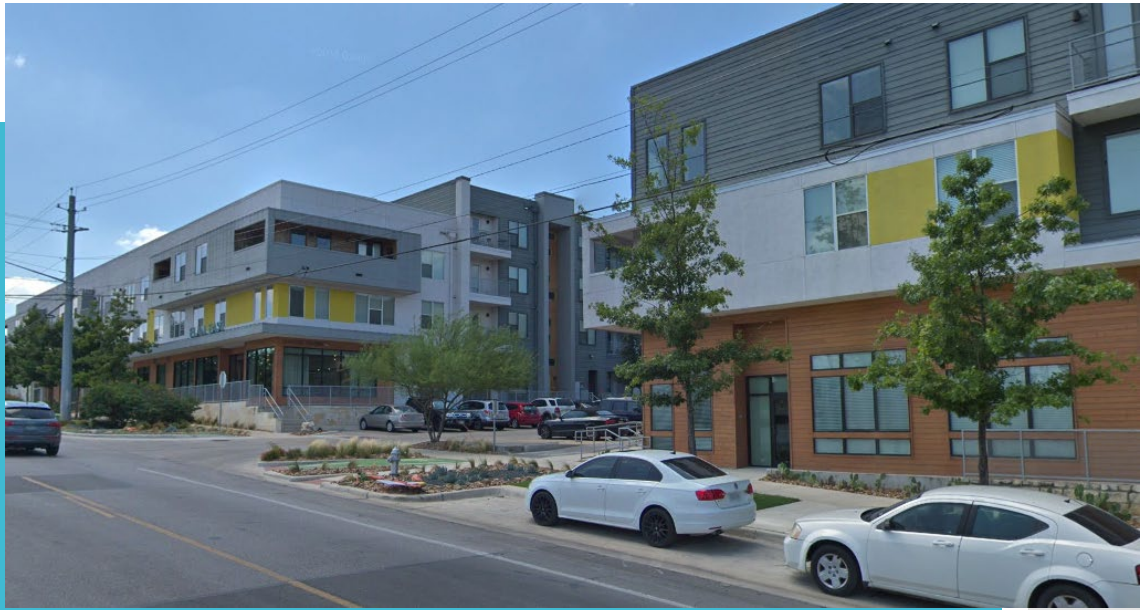
Development Permitted with Regulating Plan



419 Tracts

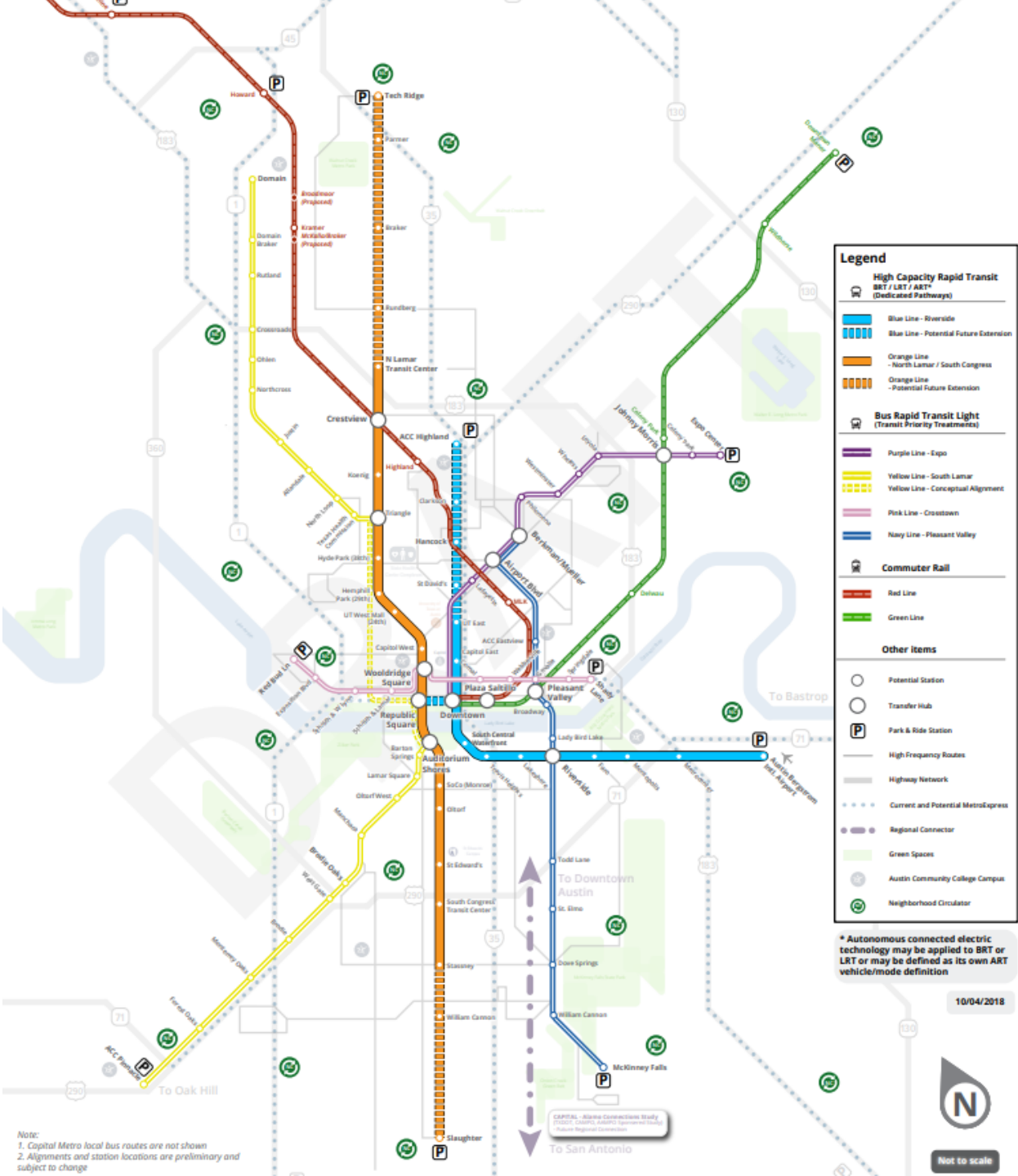
5% Approved
Site Plan

9.5% of Total
Area

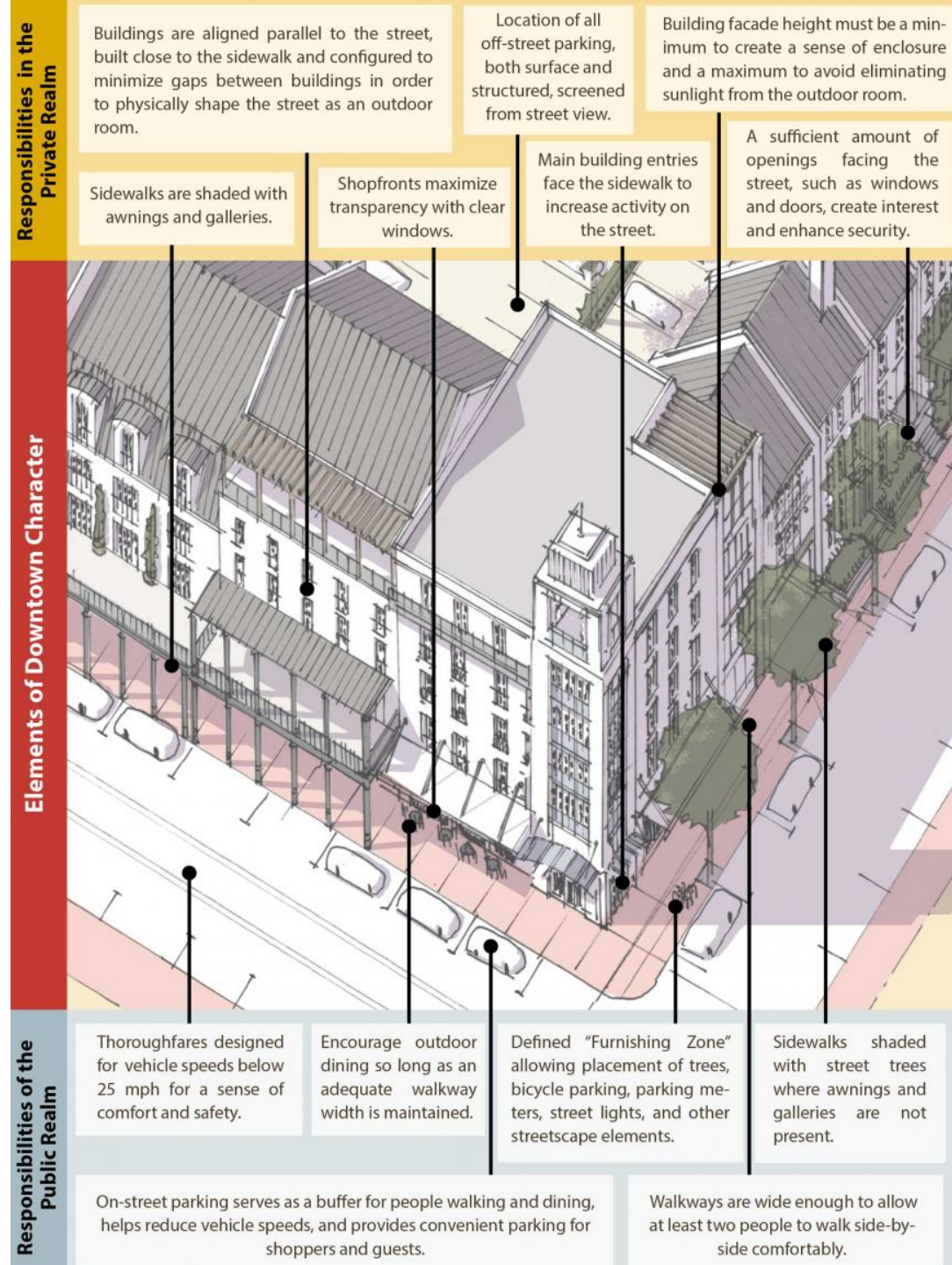


Questions?

Project Connect

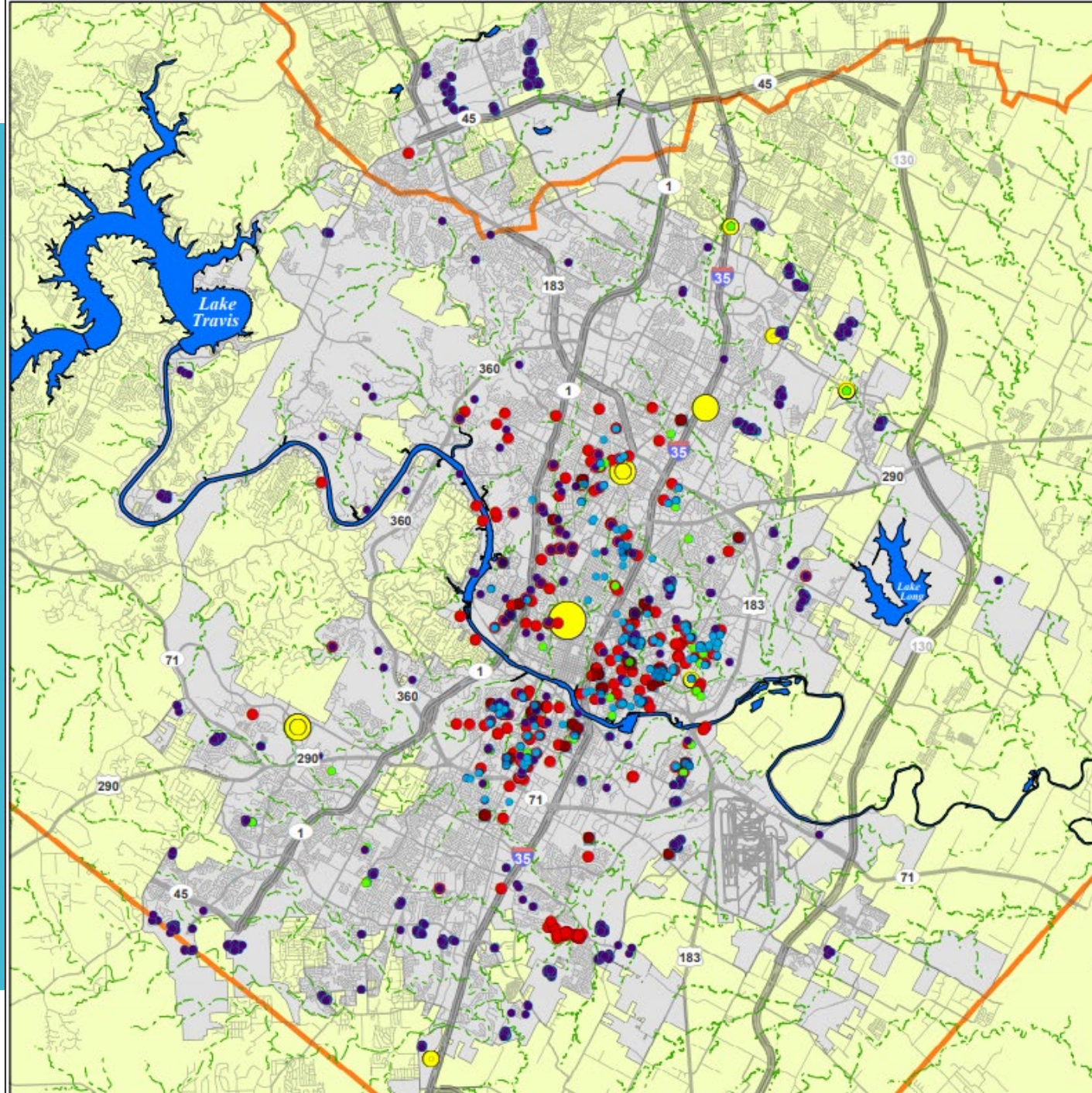


Form Based Code



Housing Activity

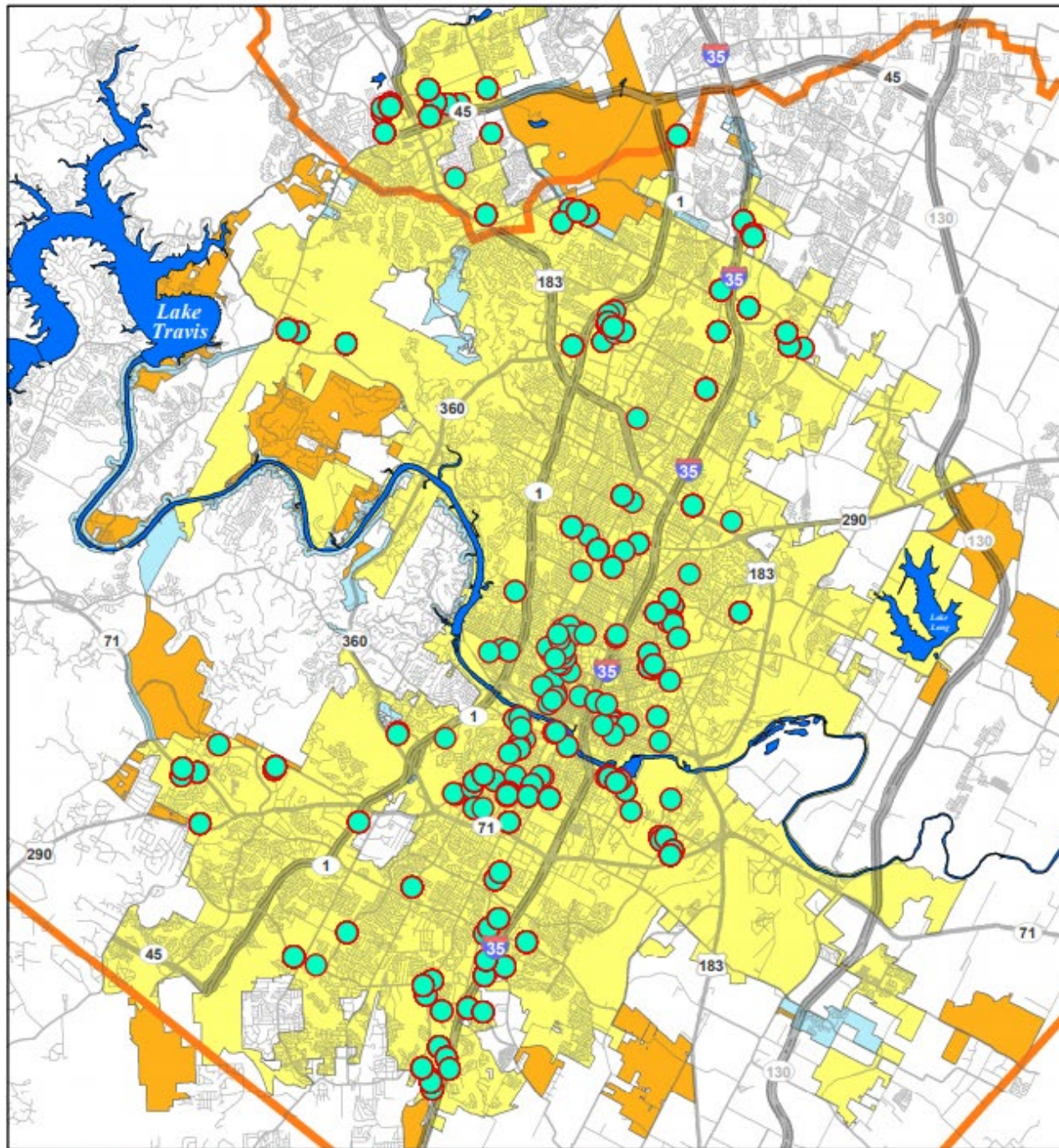
January 1, 2017—May 1, 2017



- SF Housing Start •
- Accessory Dwelling Unit •
- Du/Tri/Four-plex •
- Demolition/Move-off •
- MF Units (<20) •
- 20 to 50 •
- 50 to 100 •
- 100 Plus •

City of Austin





Multifamily Projects

**Apartment and Condo
Projects Built or UC
Jan 2010 thru Oct 2016**

**Permits Issued Since: 01/01/2010
by the City of Austin**

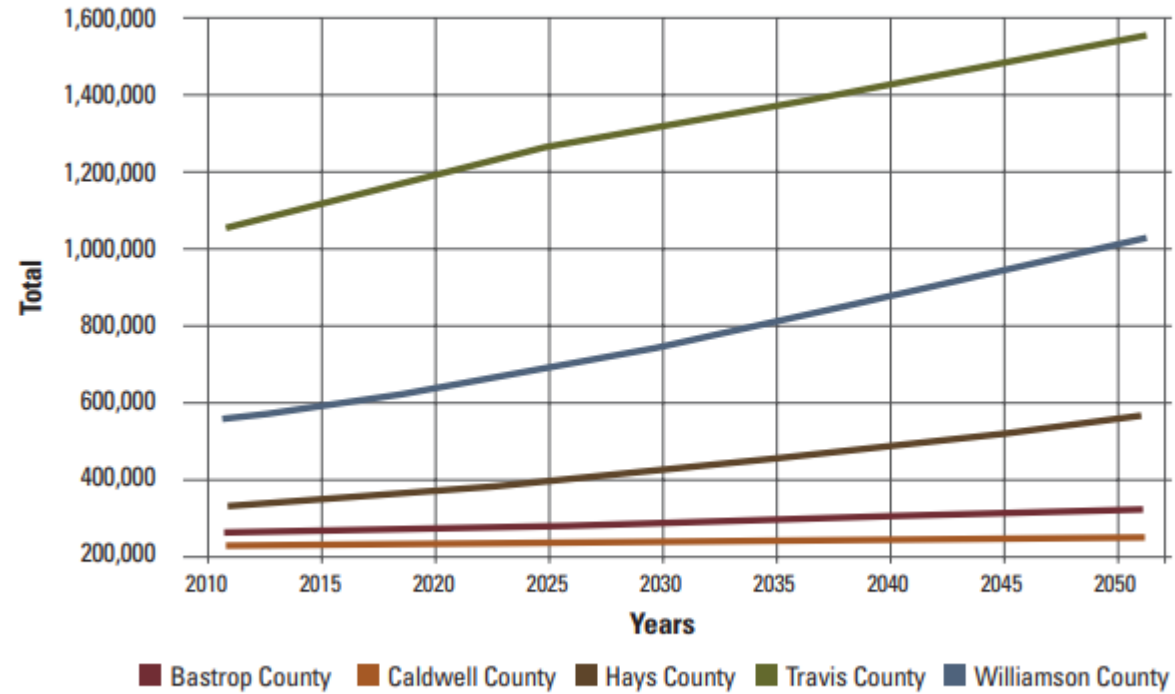
Number of Projects = 1,060

Number of Units = 34,287



FIGURE 5:

POPULATION GROWTH FORECAST BY COUNTY (2010-2050)



SOURCE: Capital Area Council of Governments, 2016, <http://www.capcog.org/data-maps-and-reports/central-texas-regional-data/>

397,637

2015 # Housing Units
(City of Austin)

x

34%

2025 MSA Population %
Change (est.)

=

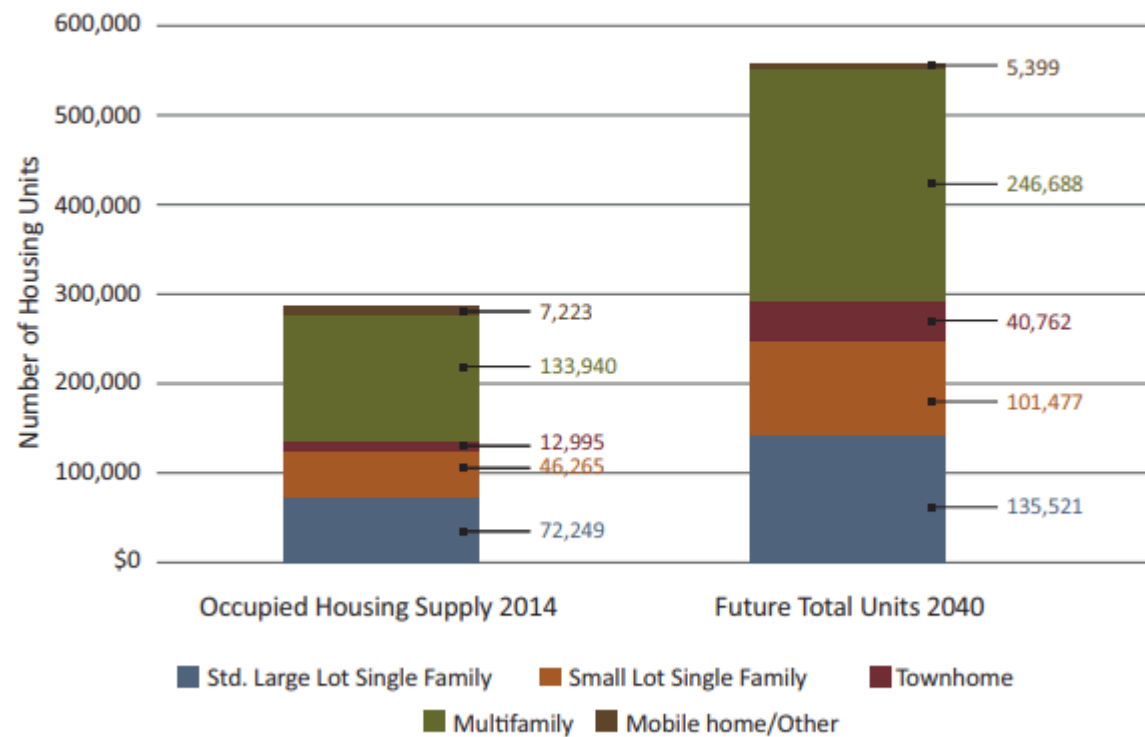
135,197

2025 # New Housing Units Needed
to Keep Pace with Population
Growth

Housing

FIGURE 3:

CITY OF AUSTIN'S CURRENT VERSUS FUTURE HOUSING MIX



SOURCE: Austin Balanced Housing Model, Fregonese & Associates, 2016

Projected Growth

