

# Equitable Transit-Oriented Development

ETOD Policy Plan

Planning Commission - November 2022



# Purpose of the Plan

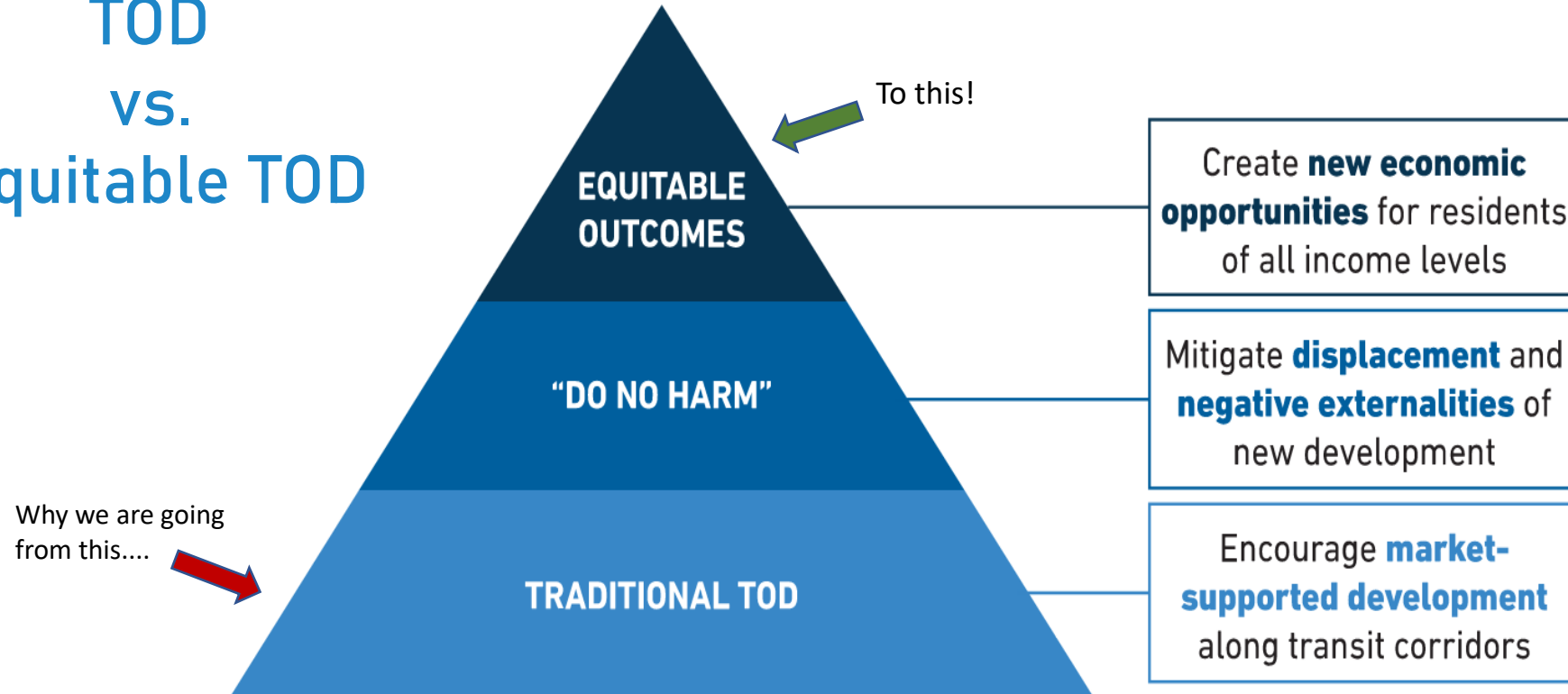
Provide a comprehensive framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of all incomes and backgrounds, especially those who have been disproportionately burdened by past transportation and land use decisions.

# ETOD Resolution 20210610-093

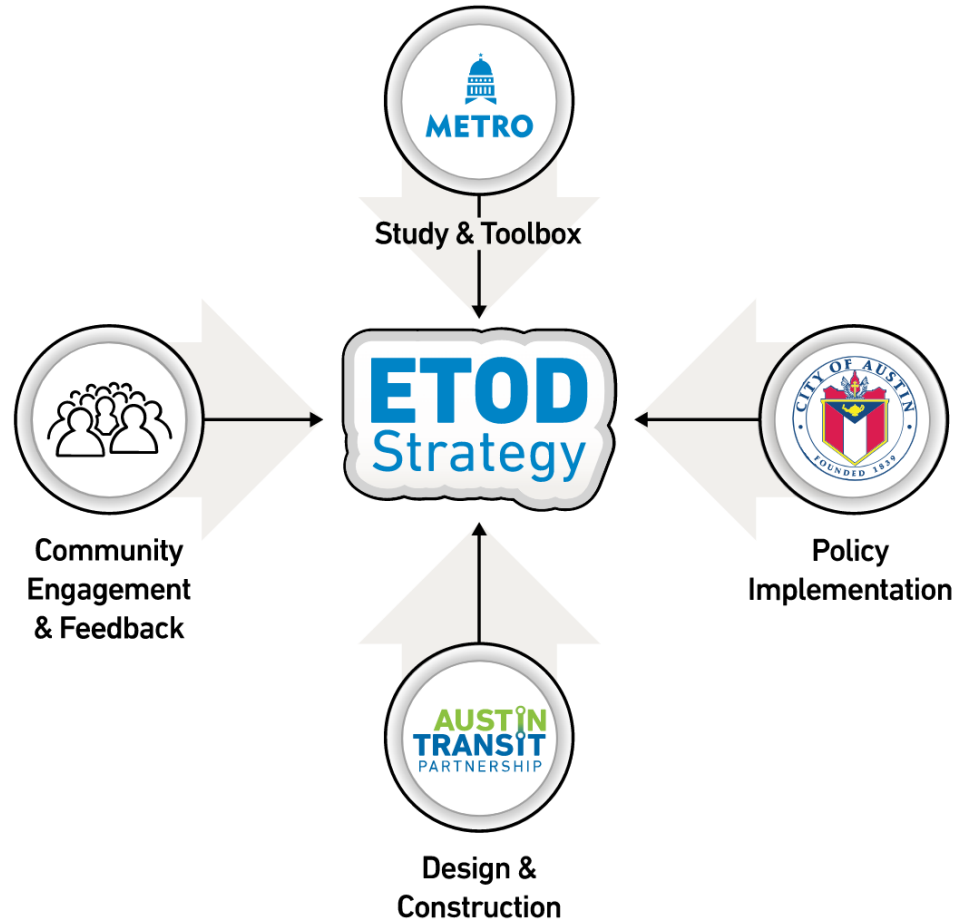
- Prioritization of equitable outcomes
- Categorization of TODs by tiers using context-sensitive criteria
- Anti-displacement strategies
- Preservation of existing and creation of affordable housing
- Creation of market-rate housing
- Compact, connected and transit-supportive
- Mix of land uses
- Codify community benefits

# What is ETOD?

## TOD VS. Equitable TOD



# The ETOD Team



## CapMetro

Owner and Operator of Transit

**GOAL:** connecting people, jobs and communities by providing quality transportation choices.

- ETOD Study
- Station Area Vision Plans (content)
- Data Dashboard



Land Use Authority

**GOAL:** enabling transit-supportive policies along transit corridors, equitably.

- ETOD Policy Plan
- Station Area Vision Plans (process)

## AUSTIN TRANSIT PARTNERSHIP

Implementation

**GOAL:** delivery on the voters' transit vision in partnership with the community

- Financing
- Design
- Construction



# Austin's ETOD Journey



# ETOD Study

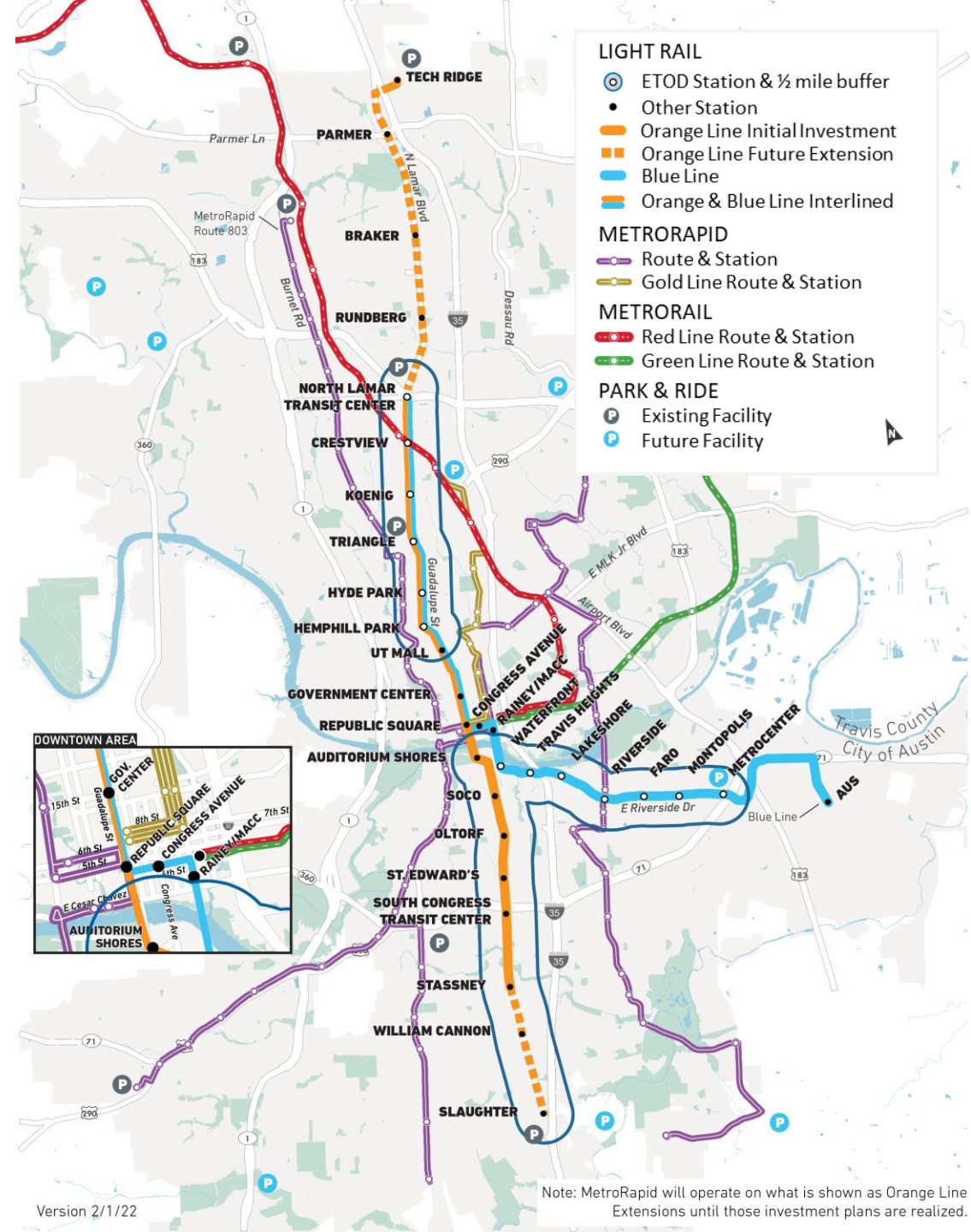
- **\$1.65 million** in Federal Transit Administration (FTA) TOD planning grants
- **98 stations** across all Project Connect lines

1

Quantitative analysis of existing conditions within ½ mile of station areas

2

Qualitative data collection through robust community engagement







# Engagement Touchpoints



## Community Presentation

Large format meetings to present project milestones



## CAC Working Group Briefings

Monthly meetings, Ongoing guidance throughout project and major milestones



## Tabling/Intercept Surveys

In-person events to target specific neighborhoods or demographics



## Focus Groups & One-on-ones

Guided discussions with groups to identify vision and needs and to build consensus amongst stakeholders



## Stakeholder Presentations

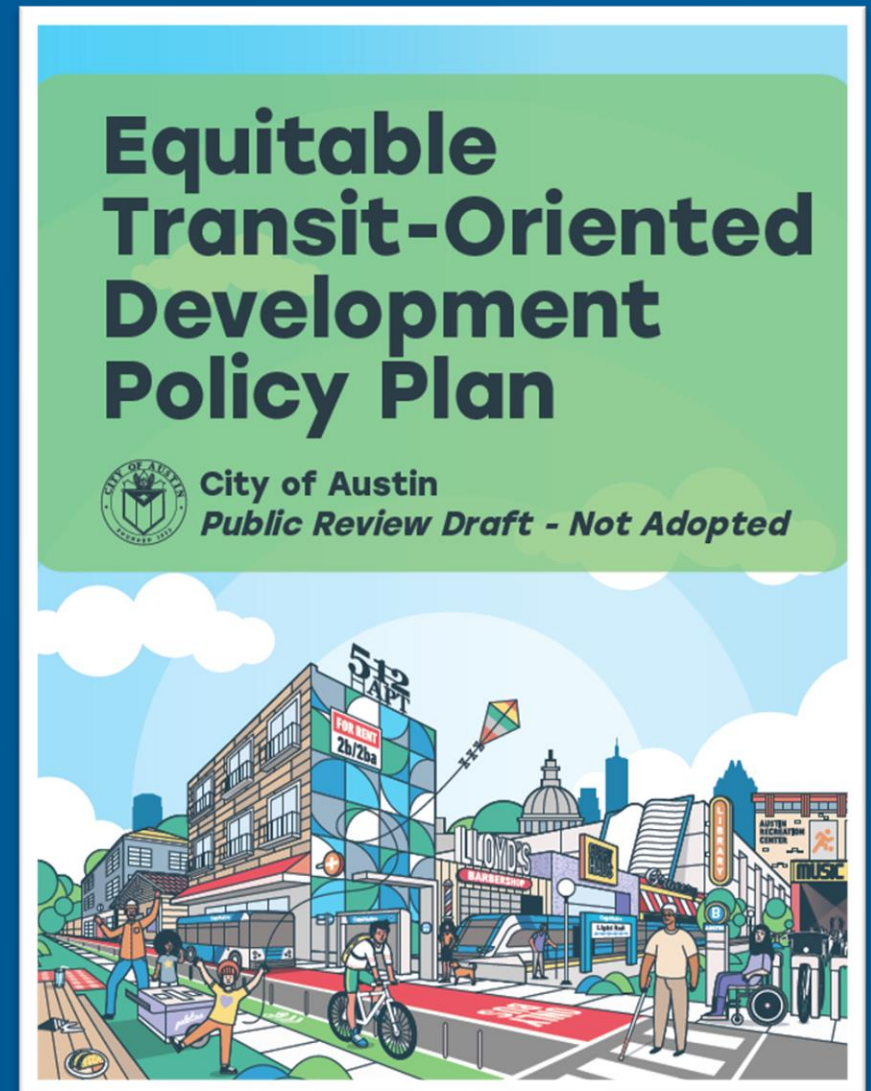
Presentations with stakeholder groups to educate participants on the process and vision of the ETOD Study



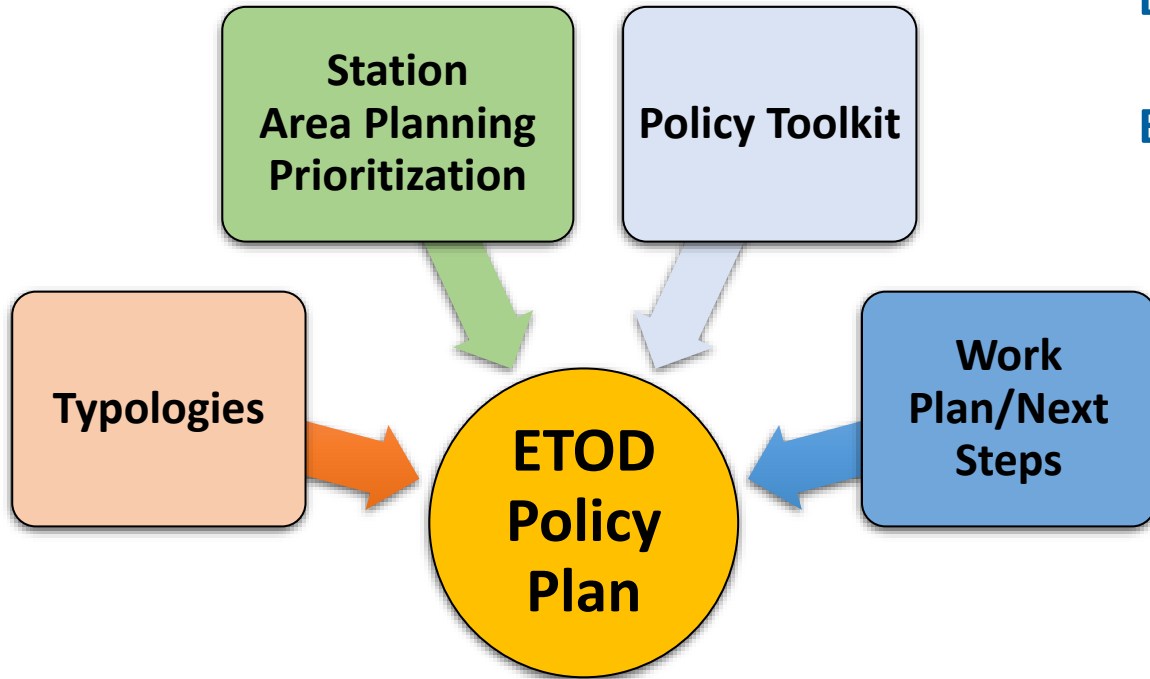
## Community Connectors

Pained and trained individuals who does in-depth outreach in their communities

# ETOD Policy Plan Contents



# What's in the Policy Plan?



**ETOD Policy Plan builds on the FTA-funded ETOD study**

**ETOD Policy Plan includes:**

- ETOD Goals
- A snapshot of how current TODs are performing (MLK Station, Plaza Saltillo, Crestview Station)
- Station Area Typologies and Planning Prioritization
- Equity Based Policy Toolkit with Success Metrics
- Work Plan for station area specific planning and regulatory changes in the short-, medium-, and long-term

# ETOD Project Goals



 Enable All Residents to Benefit from Safe, Sustainable, & Accessible Transportation



 Help to Close Racial Health & Wealth Gaps



 Preserve and Increase Housing Opportunities That are Affordable & Attainable



 Expand Access to High-Quality Jobs & Career Opportunities



 Support Healthy Neighborhoods That Meet Daily Needs

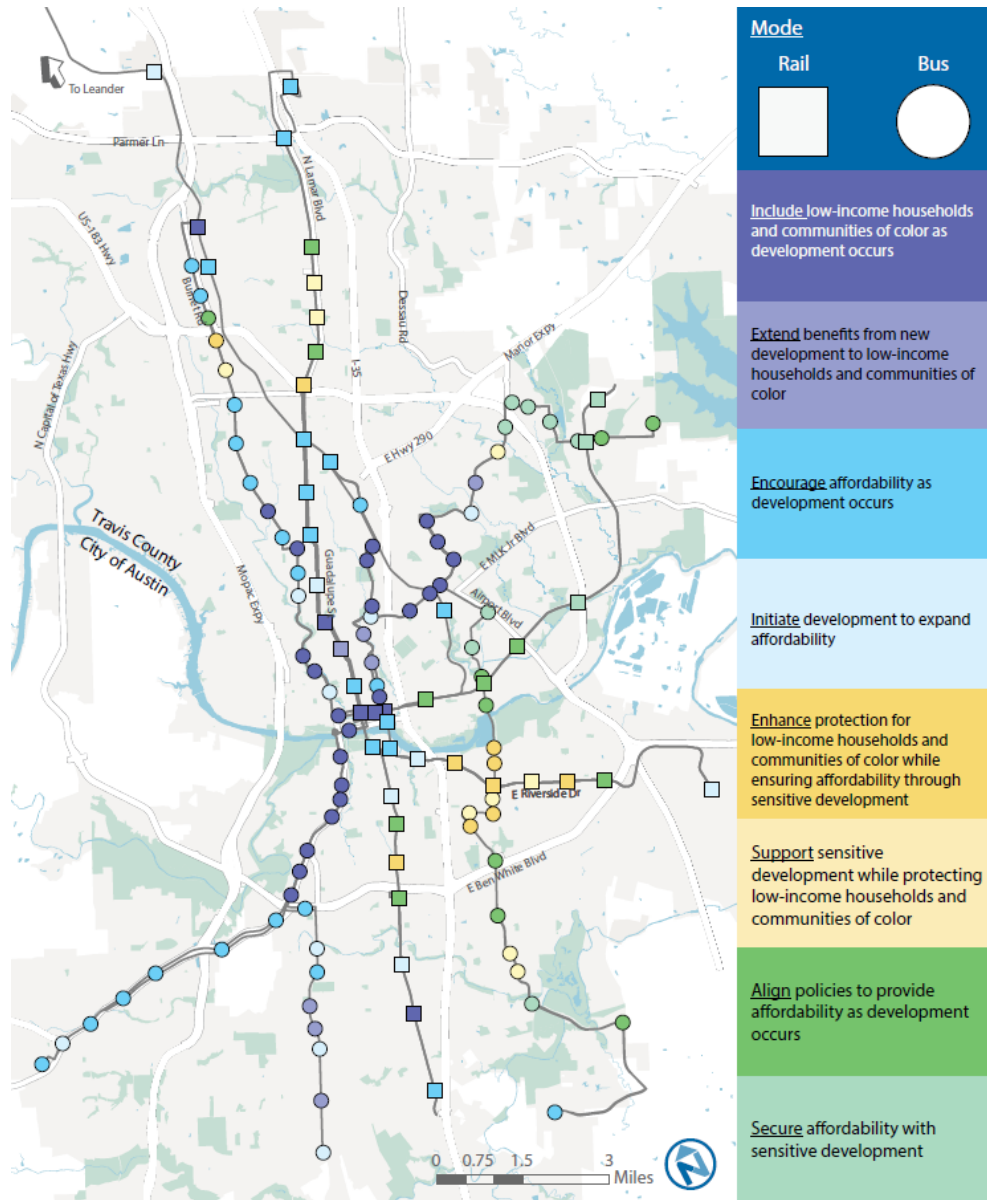


 Sustain Austin's Diverse Cultural Heritage & Small Businesses

1. Enable All Residents to Benefit from Safe, Sustainable, and Accessible Transportation
2. Help to Close Racial Health and Wealth Gaps
3. Preserve and Increase Housing Opportunities That are Affordable and Attainable
4. Expand Access to High-Quality Jobs and Career Opportunities
5. Support Healthy Neighborhoods That Meet Daily Needs
6. Expand Austin's Diverse Cultural Heritage and Small, BIPOC-owned and Legacy Businesses



# ETOD Typologies



If a station has...	...and is...	...and has experienced...
<b>More Residents Today</b>	Historically Exclusionary or Low Displacement	<b>Rapid Change</b>
<b>More Residents Today</b>	Historically Exclusionary or Low Displacement	Slow Change
Fewer Residents Today	Historically Exclusionary or Low Displacement	<b>Rapid Change</b>
Fewer Residents Today	Historically Exclusionary or Low Displacement	Slow Change
<b>More Residents Today</b>	<b>Vulnerable to or Experiencing Displacement</b>	<b>Rapid Change</b>
<b>More Residents Today</b>	<b>Vulnerable to or Experiencing Displacement</b>	Slow Change
Fewer Residents Today	<b>Vulnerable to or Experiencing Displacement</b>	<b>Rapid Change</b>
Fewer Residents Today	<b>Vulnerable to or Experiencing Displacement</b>	Slow Change

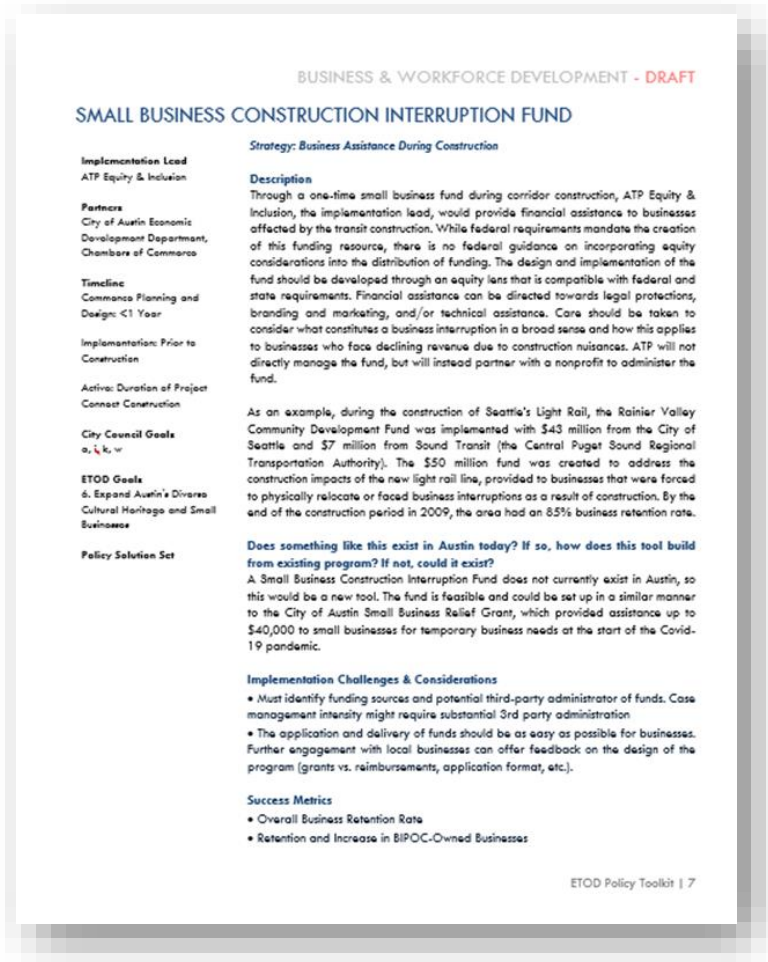
# ETOD Station Area Planning Prioritization

Per Council direction, staff has created a Station Area Planning Prioritization approach that assigns a high, medium, or low rating to each of the stations along the rail and bus rapid transit lines. Criteria for high priority station areas are:

- 1) Lack of Existing Transit-supportive Regulations
- 2) Presence of City- and CapMetro-Owned Land
- 3) Presence of "Underutilized" Land

The **high/medium/low priority rating will combine with other considerations** as we determine the exact future station area planning processes to initiate. For example, we may combine multiple stations in a corridor into a single planning process, partner with another ongoing process to add ETOD (like with Northeast Austin District), and/or look to balance planning in different parts of town, for both rail and bus, and in a range of Typology types.

# ETOD Policy Toolkit



POLICY TOOL	
<b>Implementation Lead</b>	Agency or organization
<b>Partners</b>	Additional agencies or organizations who can support in tool implementation
<b>Timeline</b>	<b>Commence Planning and Design:</b> Within 1 Year, 1-2 Years, 3-4 Years, 5+ Years <b>Implementation Begins:</b> Prior to Transit Construction, During Transit Construction <b>Active:</b> Duration of Transit Construction, Ongoing, Other Time Period
<b>City Council Goals</b>	Identifies the relevant City Council ETOD goals the tool addresses
<b>ETOD Goals</b>	Identifies the relevant ETOD Policy Plan goals the tool addresses
<b>Description of the Tool</b>	Provides a summary of what the recommended tool is
<b>Examples of existing programs in Austin, if any</b>	Discusses if an existing program/tool exists in Austin. If not, similar programs that may be used to align with ETOD goals
<b>Implementation Challenges and Considerations</b>	This section outlines financial, legal and programmatic considerations for the Implementation Lead in planning and designing the tool
<b>Success Metrics</b>	A set of metrics that will be further developed by the Implementation Lead to measure the success of the tool over time

# ETOD Work Plan

## Immediate Work Program

2022-2024

- ☐ Station Area Vision Planning for ~ 6 station areas
- ☐ Regulatory changes to support ETOD citywide
- ☐ ETOD implementation lead coordination on financing and programmatic support
- ☐ Amend the Imagine Austin Comprehensive Plan to incorporate ETOD Policy Plan
- ☐ Develop an Equity Scorecard to evaluate proposed ETOD private development projects



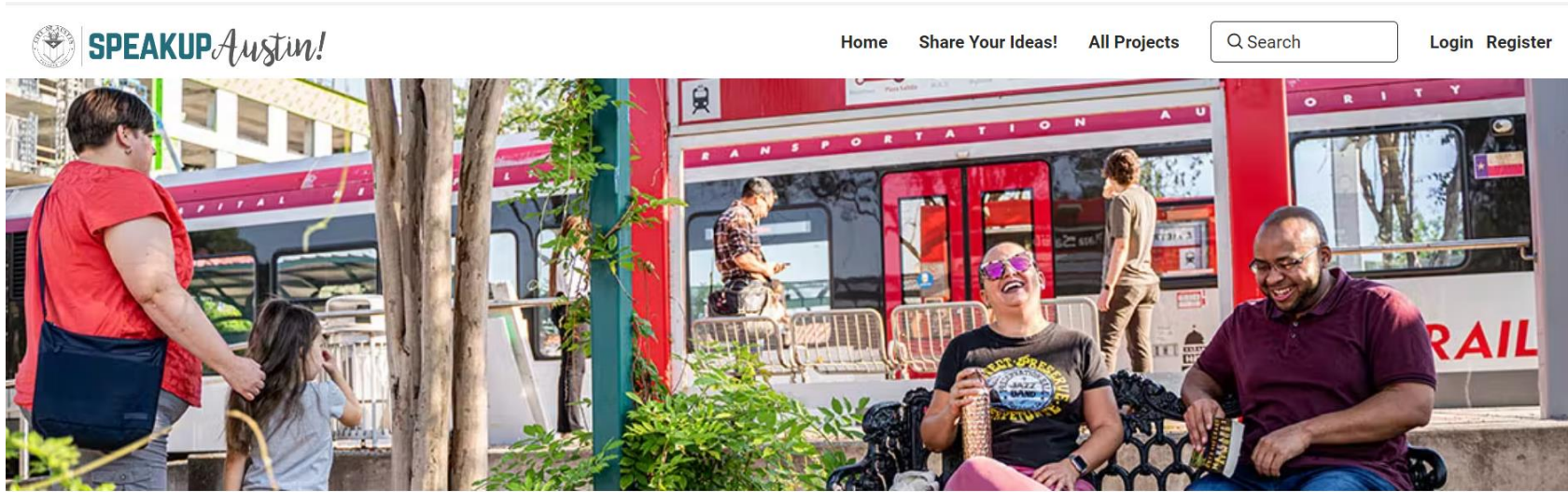
## Ongoing (Year 2 and Beyond)

2025-Ongoing

- ☐ Station Area Planning for ~ 6-10 more stations
- ☐ Continue ETOD implementation lead coordination on financing and programmatic support
- ☐ Assessment of year 1 station area plans using policy toolkit success metrics
- ☐ Monitor performance of ETOD station areas in meeting ETOD goals using policy toolkit success metrics
- ☐ Continued public engagement surrounding station area planning



# Get Involved!

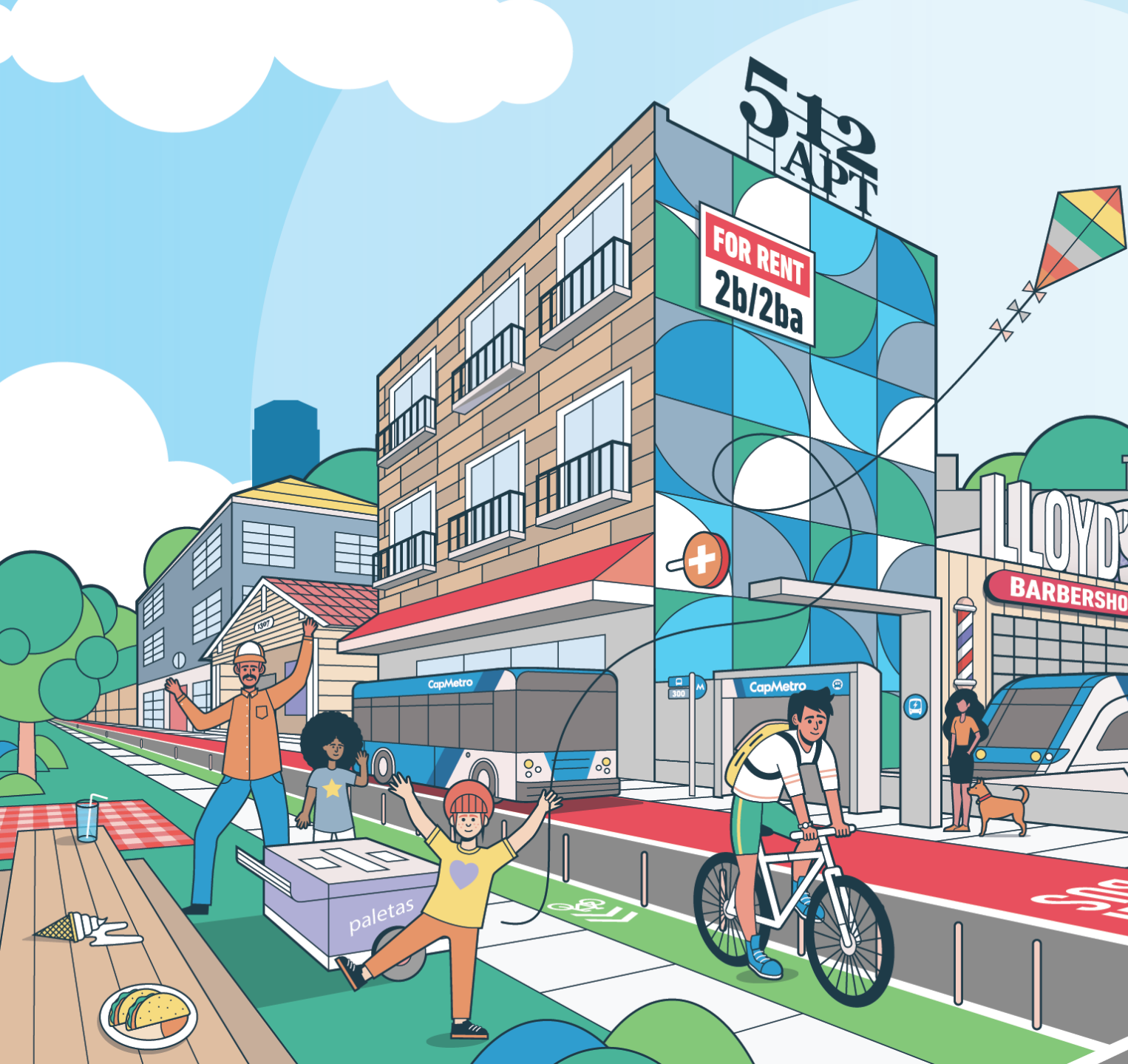


**Review draft plan & take the survey:** [www.speakupaustin.org/ETODpolicyplan](http://www.speakupaustin.org/ETODpolicyplan)

**Organizational summit for non-profits and agency staff:** Nov. 14th

**Comment at a Board or Commission meeting:** view schedule at SpeakUp Austin!

**Send us a message:** [ETOD@austintexas.gov](mailto:ETOD@austintexas.gov)



# Questions?

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