

# Equitable Transit-Oriented Development

ETOD Policy Plan

Community Development Commission- December 2022



# Purpose of the Plan

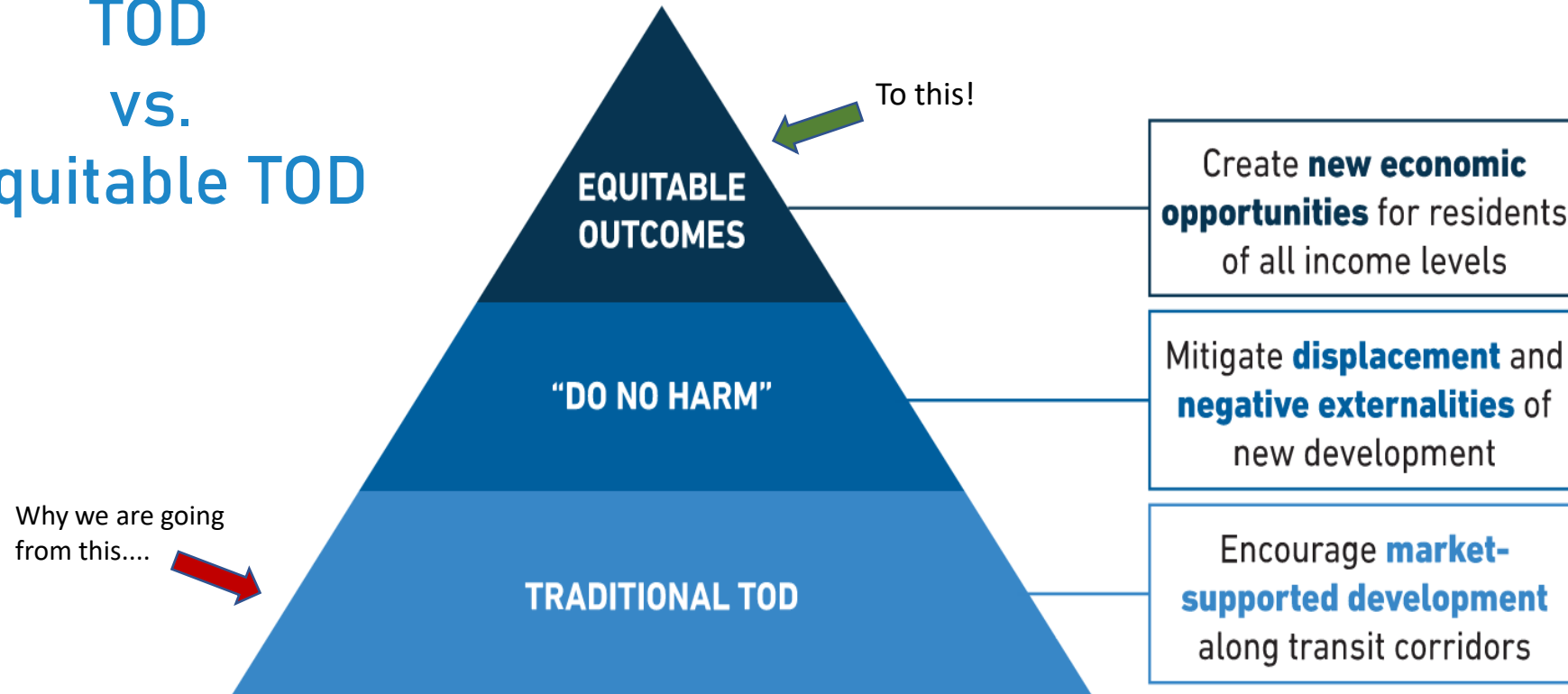
Provide a **comprehensive** framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of **all incomes and backgrounds**, **especially those who have been disproportionately burdened** by past transportation and land use decisions.

# ETOD Resolution 20210610-093

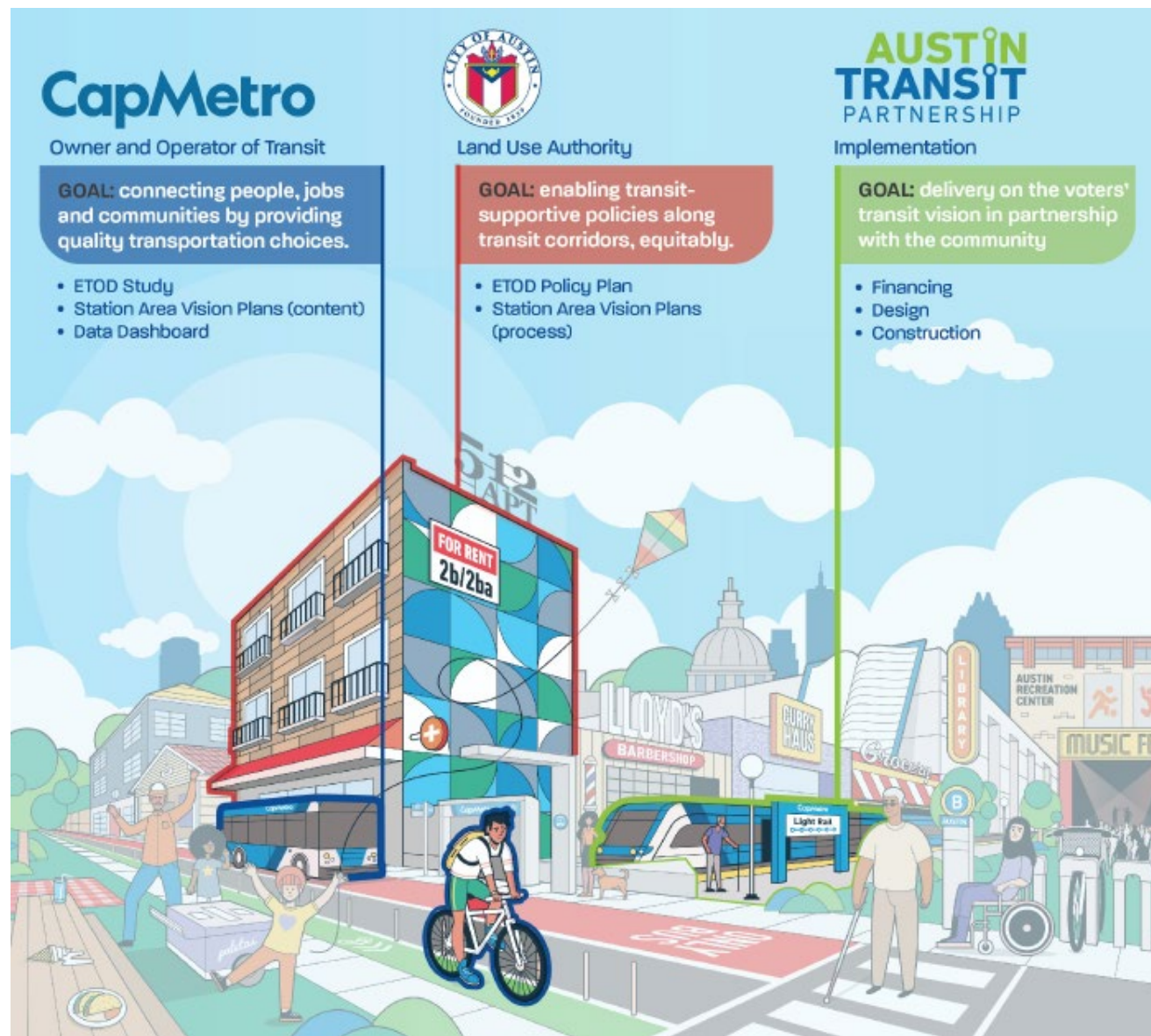
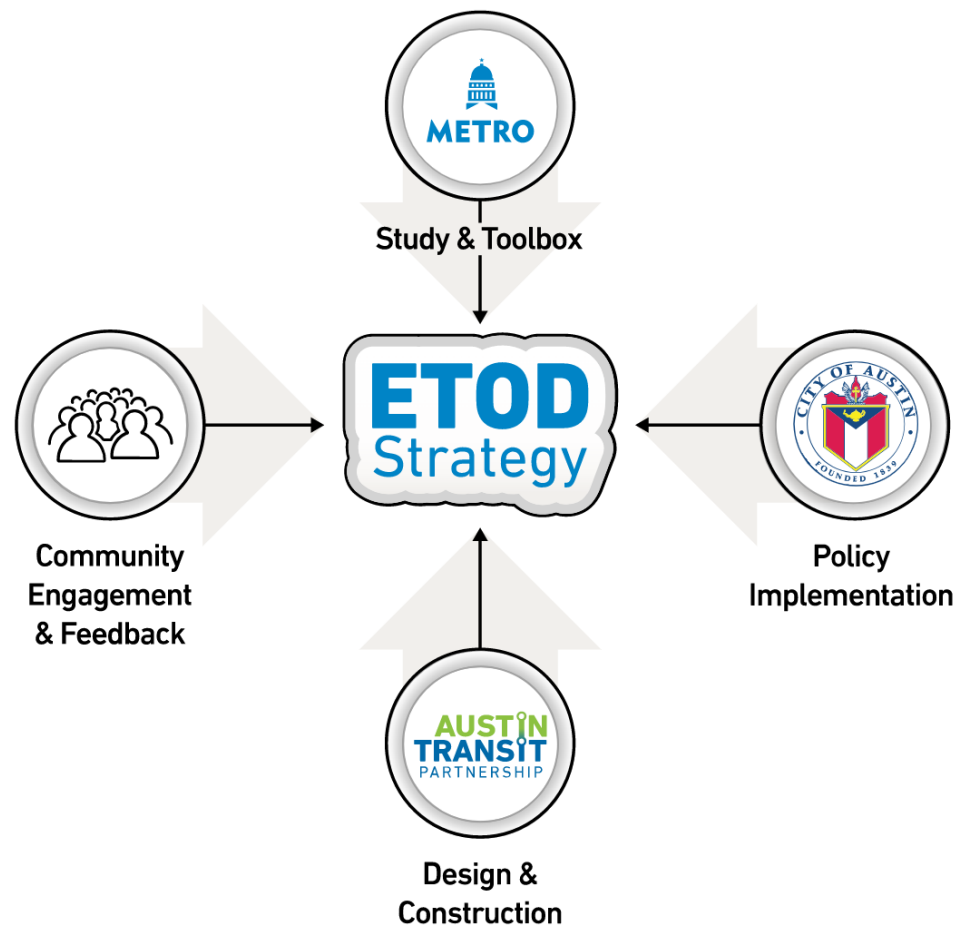
- Prioritization of equitable outcomes
- Categorization of TODs by tiers using context-sensitive criteria
- Anti-displacement strategies
- Preservation of existing and creation of affordable housing
- Creation of market-rate housing
- Compact, connected and transit-supportive
- Mix of land uses
- Codify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

# What is ETOD?

## TOD VS. Equitable TOD



# The ETOD Team





# Austin's ETOD Journey



# ETOD Study

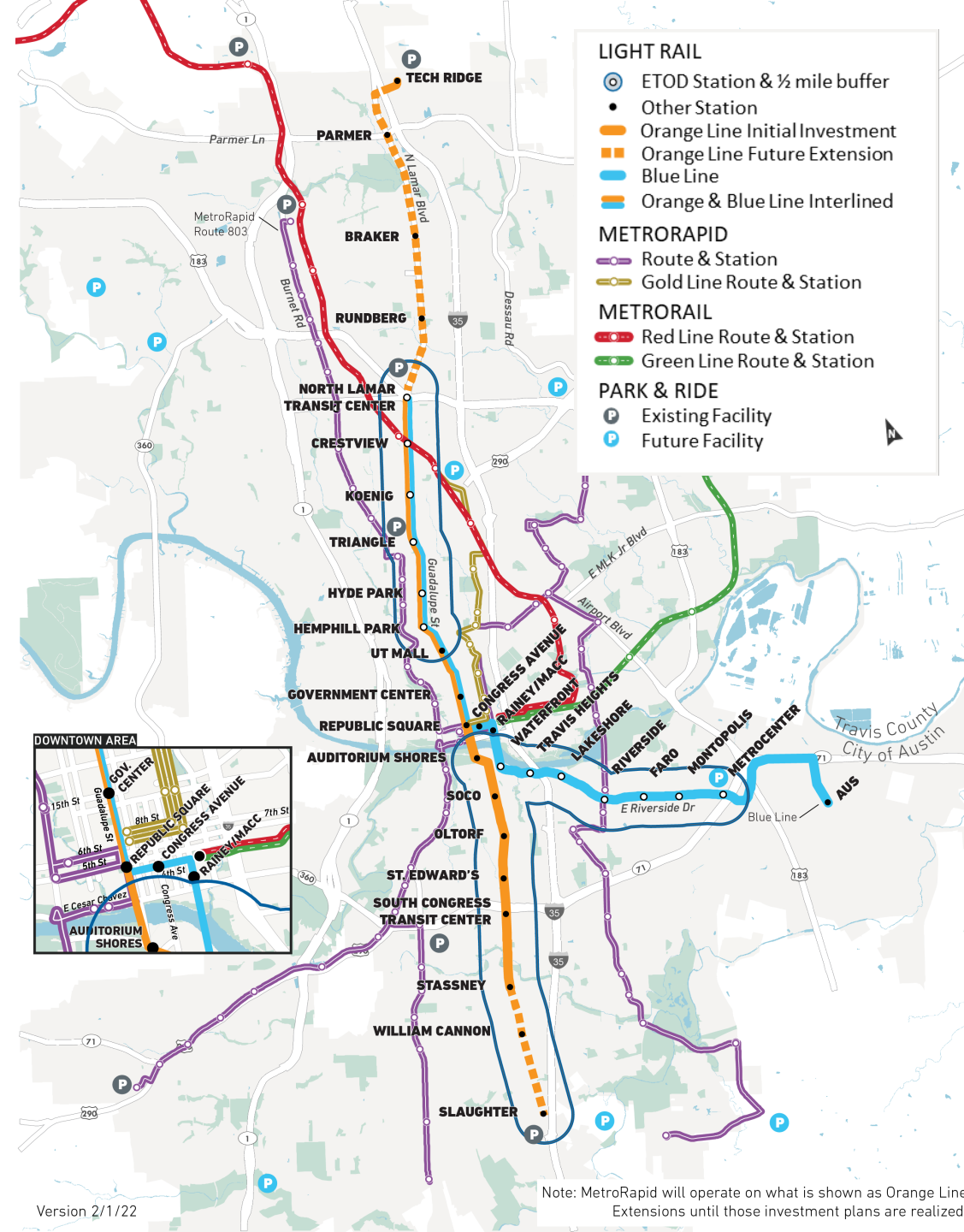
- **\$1.65 million** in Federal Transit Administration (FTA) TOD planning grants
- **98 stations** across all Project Connect lines

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

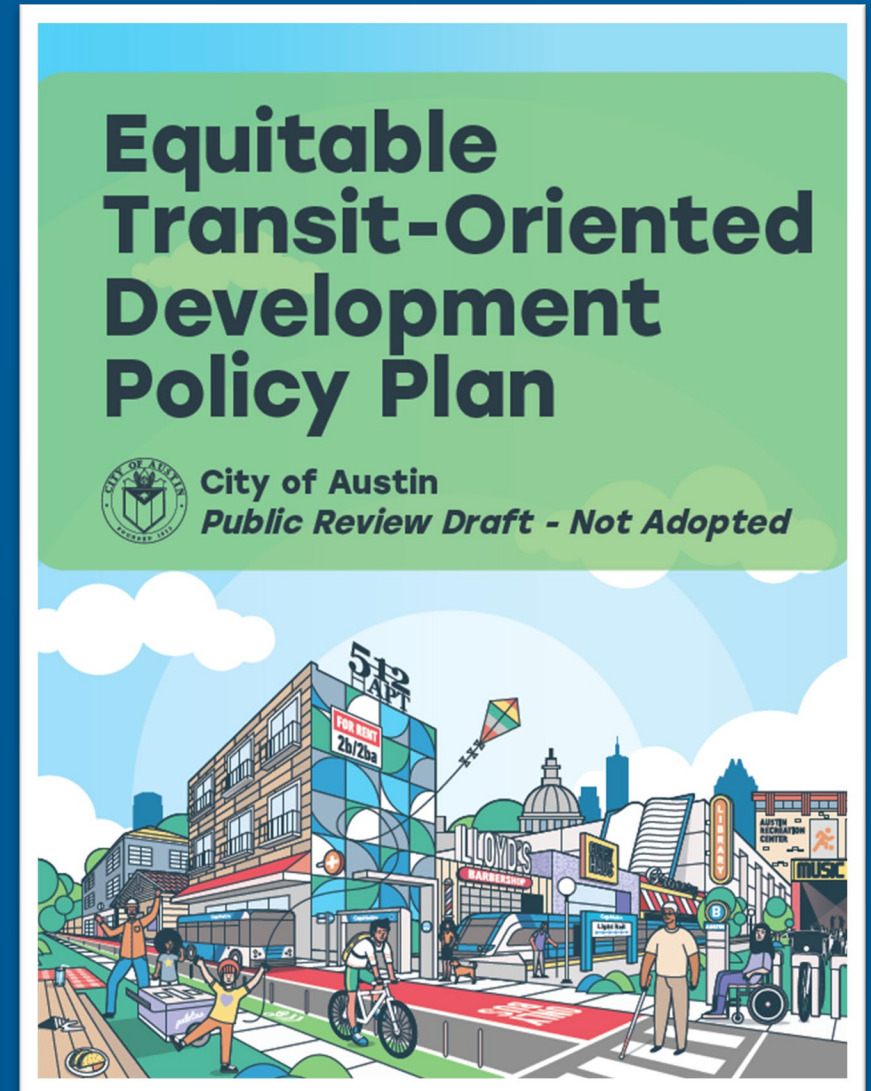
Presentations with stakeholder groups to educate participants on the process and vision of the ETOD Study



## Community Connectors

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

# ETOD Policy Plan Contents



# 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



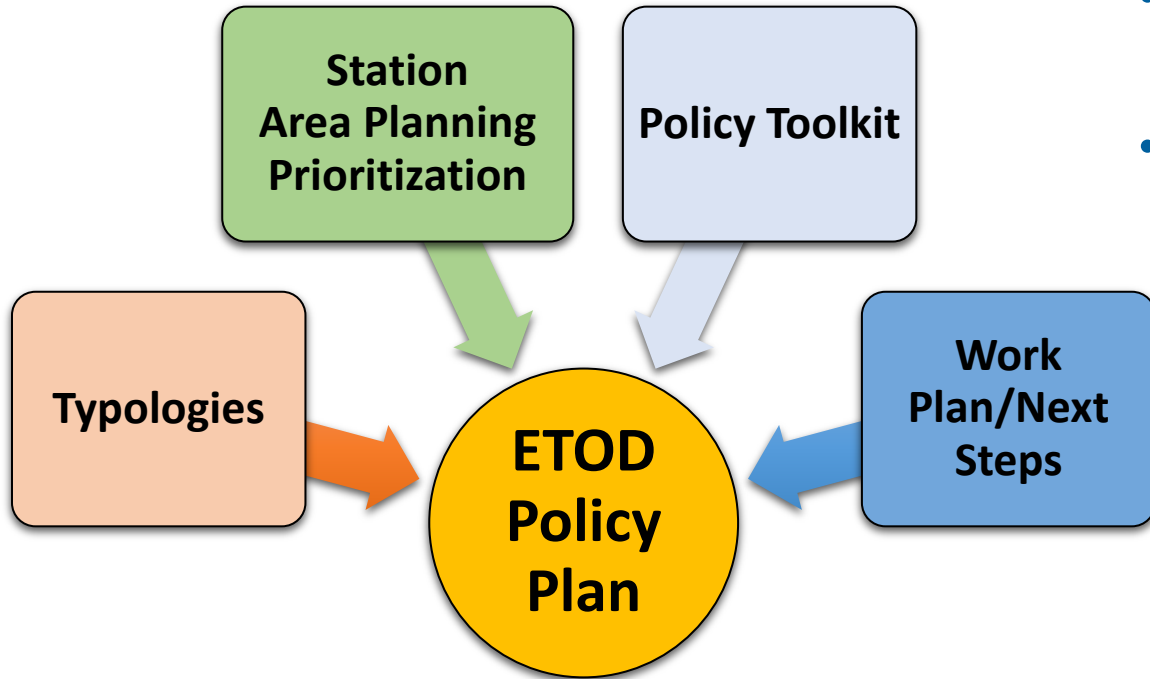
Support Healthy Neighborhoods That Meet Daily Needs



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

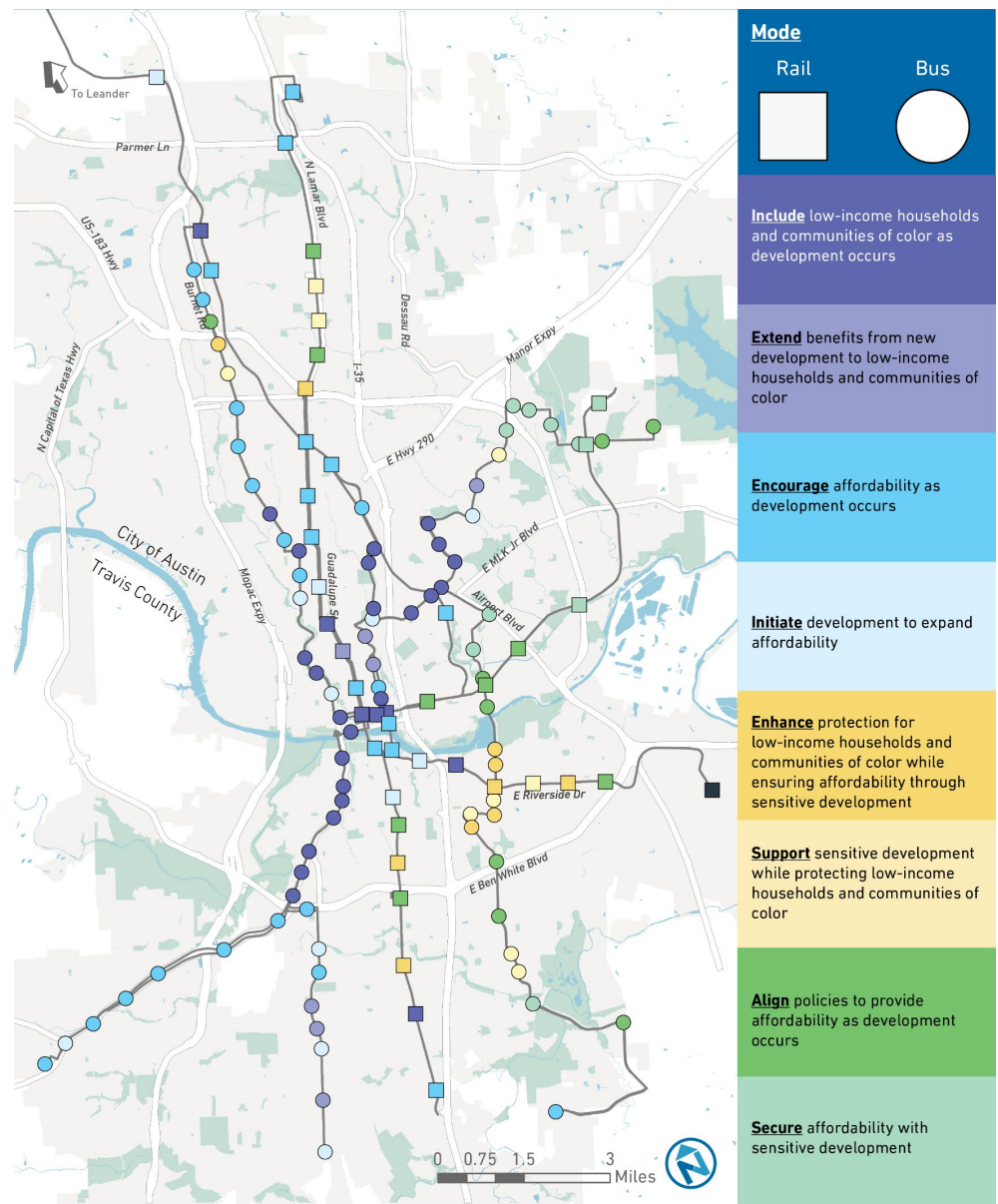
# ETOD Policy Plan



- **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



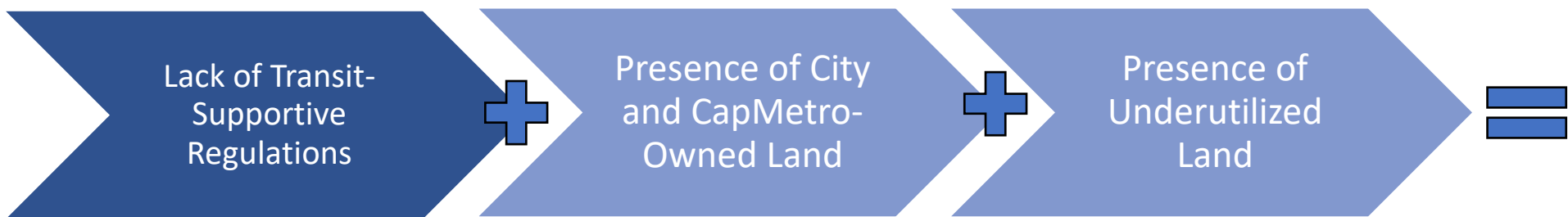
# ETOD Typologies



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

# ETOD Station Area Planning Prioritization

Priorities are categorized by light rail + commuter rail OR bus rapid station areas



Priority Rating

**\*YEAR 1**

**HIGH**

**MEDIUM**

**LOW**

\* Year 1 work program stations are areas that already have ongoing planning processes identified, either by our partners at CapMetro or with other ongoing City of Austin Planning work.

# ETOD Policy Toolkit

## 5 Tool Categories

- 1 Small Business and Workforce Development
- 2 Housing Affordability
- 3 Mobility
- 4 Land Use and Urban Design
- 5 Real Estate and Finance Strategies

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

## Year 1 Work Program

2023-2024

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



## Year 2 and Beyond

2025-Ongoing

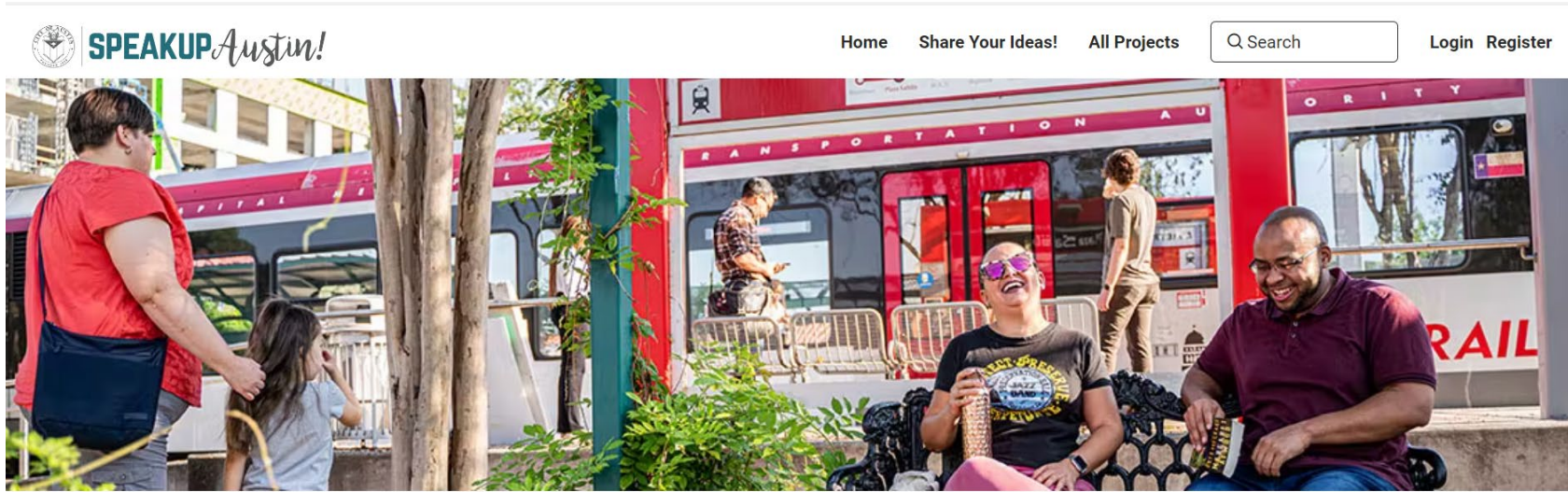
- ☐ Station Area Planning for 6-10 stations
- ☐ ETOD implementation lead equity financing and programmatic planning support (2<sup>nd</sup> iteration)
- ☐ Assessment of year 1 station area plans using policy toolkit success metrics
- ☐ Monitor performance of ETOD station areas in meeting ETOD goals using policy toolkit success metrics
- ☐ Continued public engagement surrounding station area planning



# Council Action on December 8, 2022

- Council voted to direct the City Manager to do two things:
  1. In coordination with CapMetro, to begin **detailed station area planning** processes in the **North Lamar Transit Center** and **South Congress Transit Center** station areas and
  2. To bring back on **February 23, 2023** a resolution that accomplishes the following:
    - Accepts the **ETOD Policy Plan**; and
    - Directs the City Manager to coordinate with Capital Metro to incorporate the ETOD Policy Plan tools for the **Green Line and Metro Rapid Stations** within the boundaries of the ongoing **Northeast Austin District Planning** Process; and
    - Initiates necessary **amendments to the Land Development Code** to implement an ETOD Policy;
    - Initiates **amendments to the Imagine Austin Comprehensive Plan** to incorporate the ETOD Typologies.

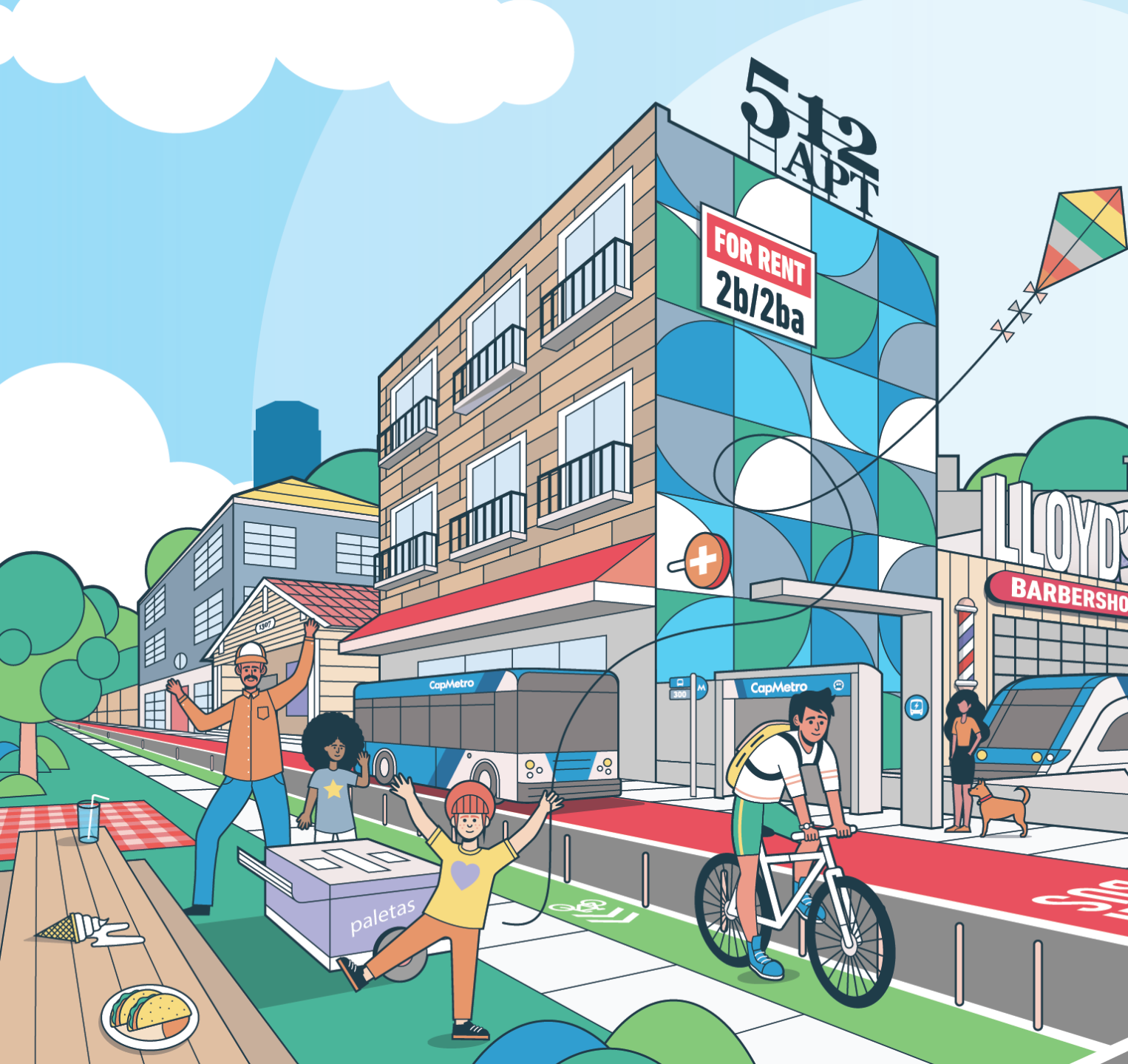
# Get Involved!



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

**Give public comment next year at City Council on the Policy Plan: Feb. 23, 2022**

**Stay tuned for future engagement efforts during future ETOD implementation**  
*(station area planning, code changes, etc.)!*



# Questions?

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