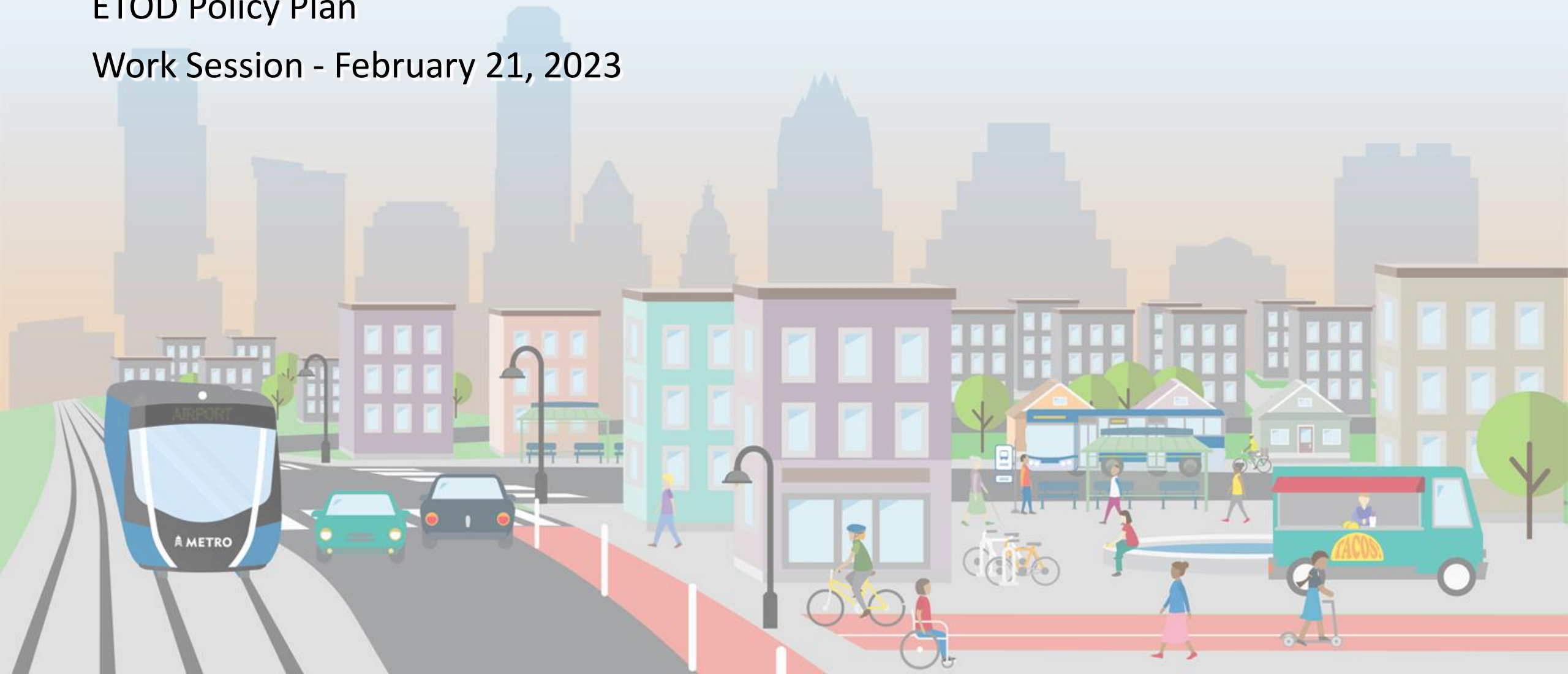


Equitable Transit-Oriented Development

ETOD Policy Plan

Work Session - February 21, 2023



ETOD Background

RESOLUTION NO. 20210610-093

WHEREAS, the City of Austin has encouraged transit-oriented development (TOD) since 2005, to create attractive, walkable, and sustainable development patterns around high-capacity transit that maximizes Capital Metro's system ridership and offers Austin residents abundant housing choices and convenient access to jobs, services, and diverse amenities; and

WHEREAS, the City of Austin's Transit Oriented Development (TOD) Ordinance No. 20050519-008 (the "TOD Ordinance") established a two-phase process for identifying the location, boundaries, and implementation of a TOD in City Code (the "TOD Process"); and

WHEREAS, Phase I identifies TOD district locations and boundaries and applies as an overlay interim City Code regulations affecting issues such as land use, parking, and building setbacks to the properties within the TOD district boundaries; and

WHEREAS, Phase II involves development of a Station Area Plan and accompanying Regulating Plan through the Neighborhood Planning Process and replaces the interim regulations with land use regulations specific to the properties within the TOD boundaries; and

WHEREAS, the TOD Ordinance was codified in the Land Development Code, Chapter 25-2, Subchapter C, Article 3, Division 10 and Appendix D, and participation in the preparation of Station Area Plan and accompanying Regulating Plans by neighborhood plan contact teams, neighborhood organizations, business owners, property owners, and other affected persons is specified in City Code Section 25-2-766.21; and

ETOD Resolution 20210610-093

Provides direction to:

- **Contribute actively to Capital Metro studies** so outcomes can serve as a guide for revising the City's existing TOD process and station area plans
- Use results of the studies to inform the creation of a citywide **ETOD Policy Plan** to update the City's existing ordinances and processes
- **Initiate the station area planning processes and TOD designation** for the highest priority areas along the Project Connect light rail, commuter, and MetroRapid corridors

ETOD Resolution 20210610-093 (continued)

States the ETOD Policy Plan should include policies to support:

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

Current Request for Council Action

- **Accept draft ETOD Policy Plan** (Attachment A), including staff-recommended amendments (Attachment B) based on public feedback gathered since November 2022.
- **Initiate ETOD station area planning processes as part of the Northeast Austin District Planning effort** for the Green Line and MetroRapid station areas within the boundary.
- **Initiate amendments to the Imagine Austin comprehensive plan** to incorporate the ETOD Policy Plan and station area typologies.
- **Initiate amendments to the Land Development Code** to implement ETOD Policy Plan.

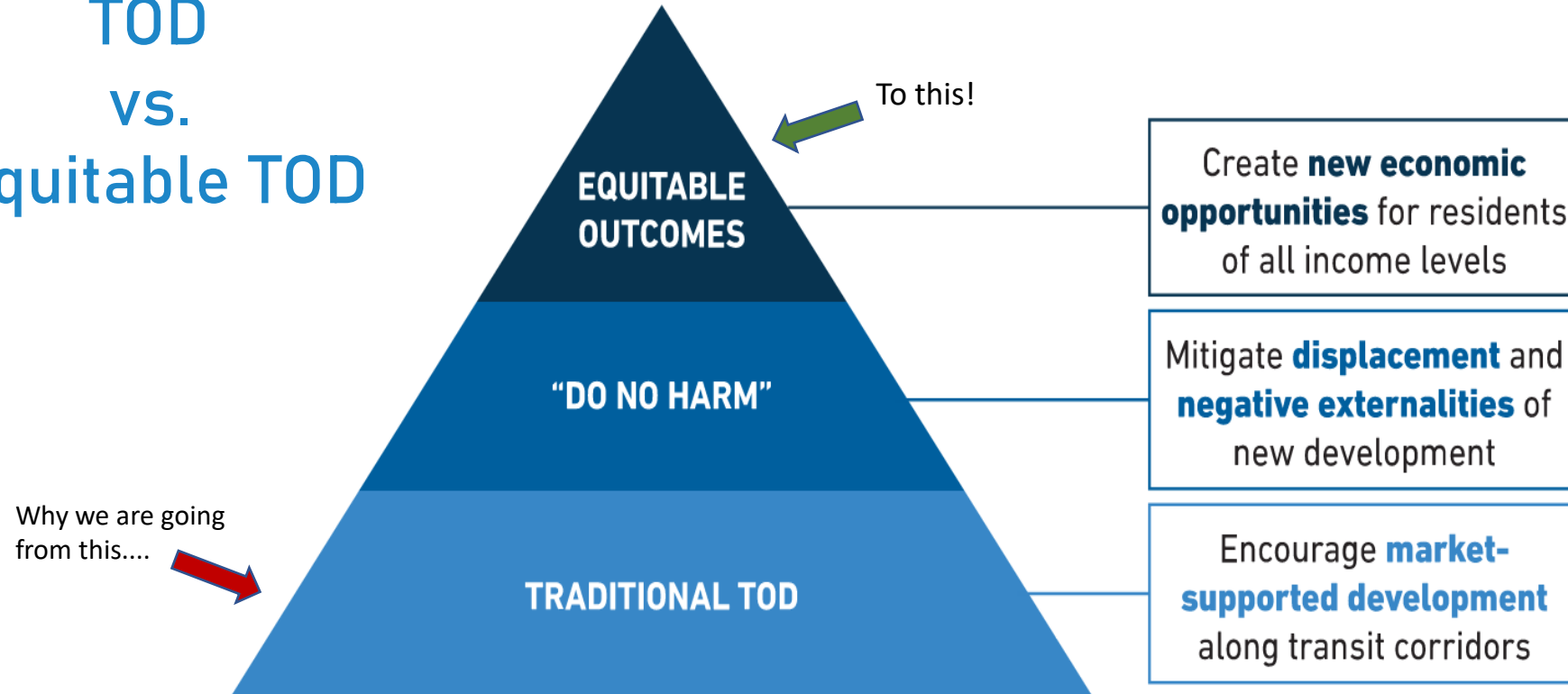
ETOD Planning Process

Purpose of the Policy Plan

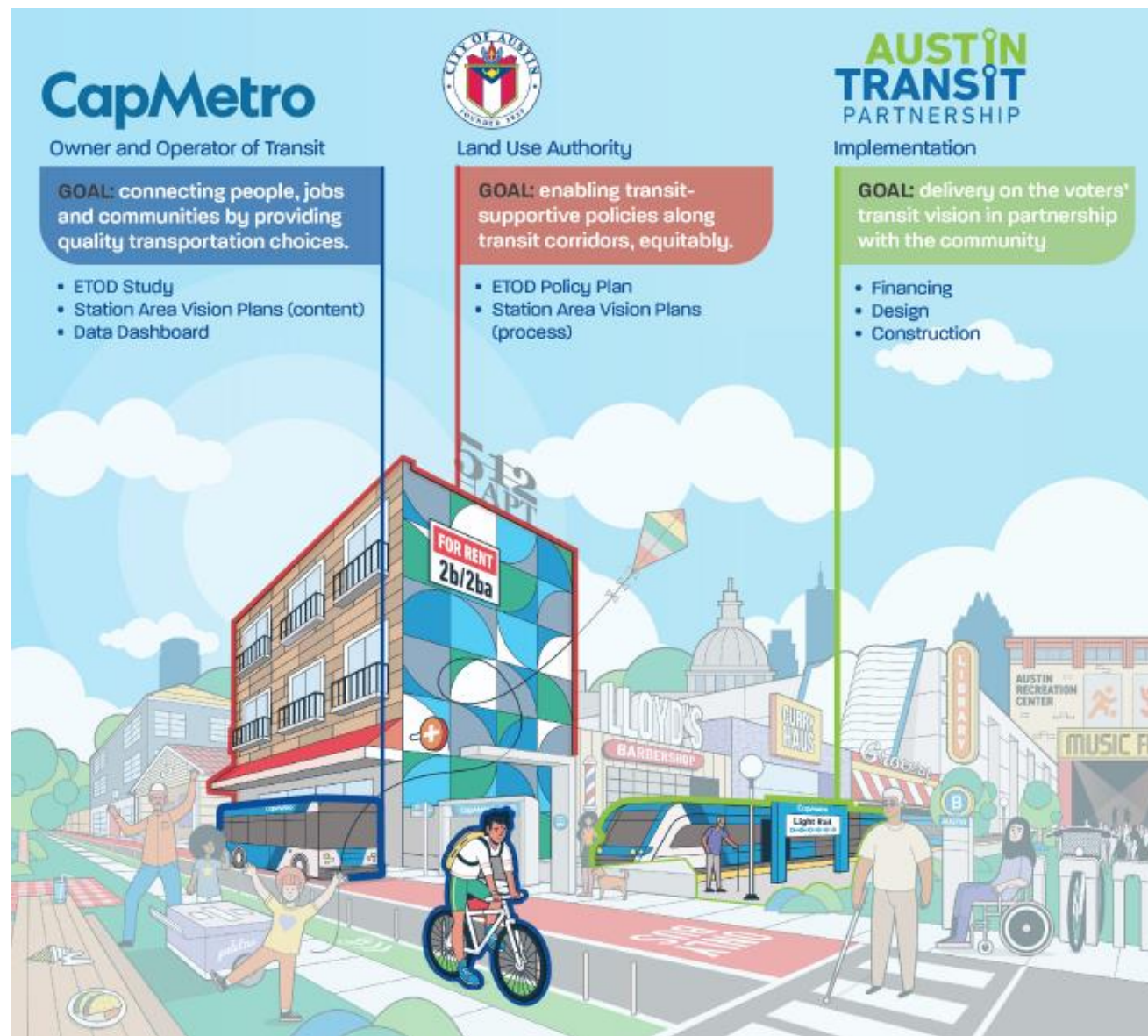
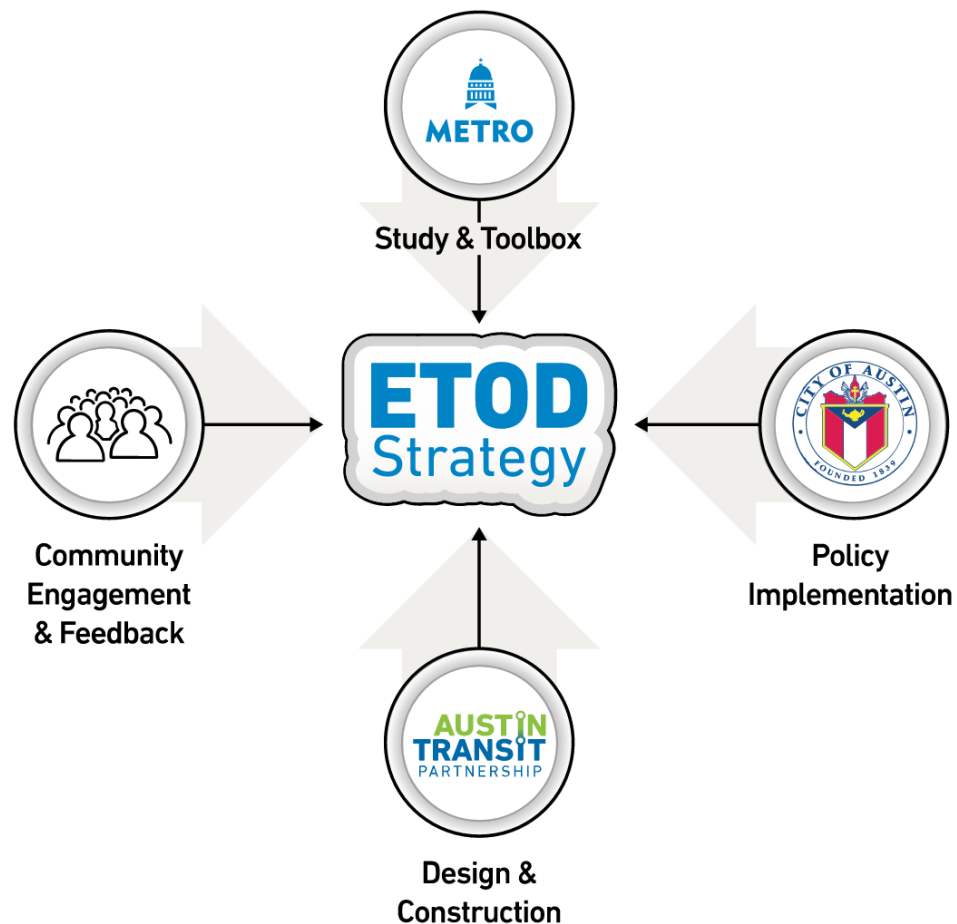
Provide a comprehensive framework to help the Austin community ensure that future development around the Project Connect transit system supports residents of all incomes and backgrounds, especially those who have been disproportionately burdened by past transportation and land use decisions.

What is ETOD?

TOD VS. Equitable TOD



The ETOD Team



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 compensated groups to identify vision and needs and to build consensus amongst stakeholders



Stakeholder Presentations

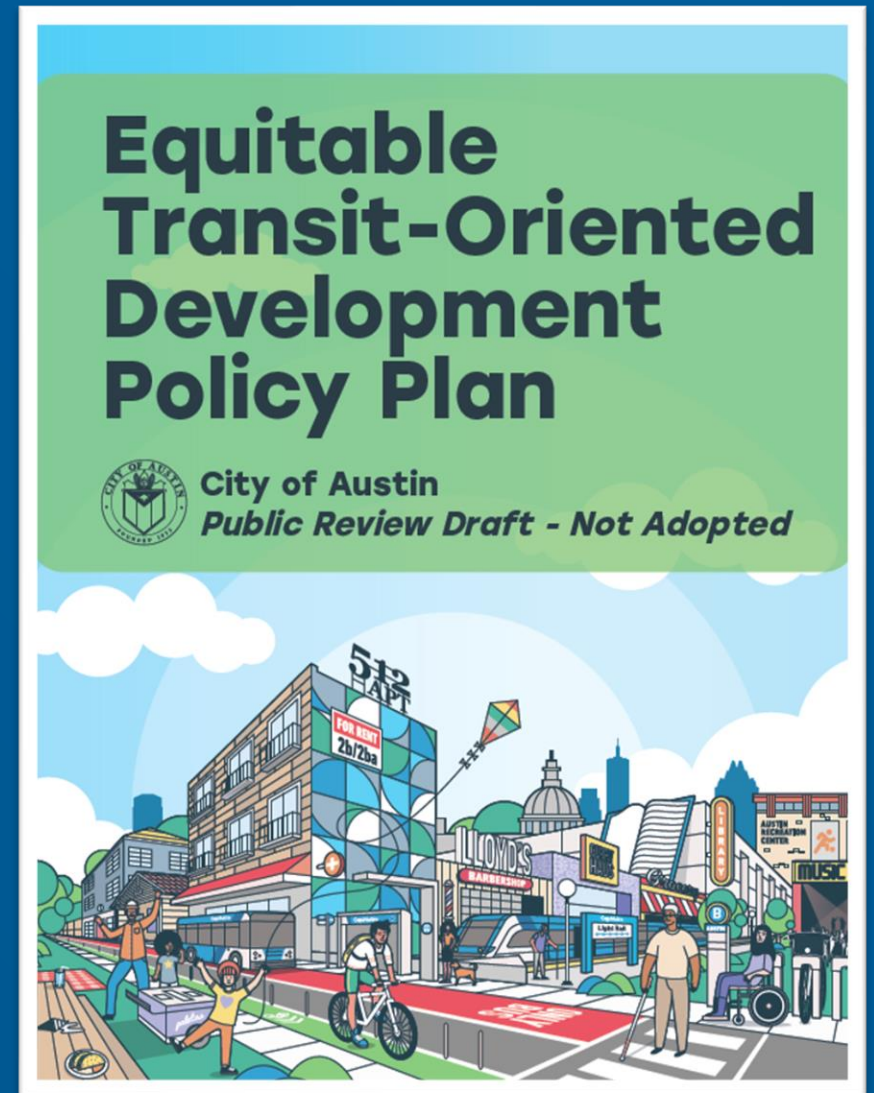
Presentations with stakeholder groups to educate participants on the process and vision of the ETOD Study



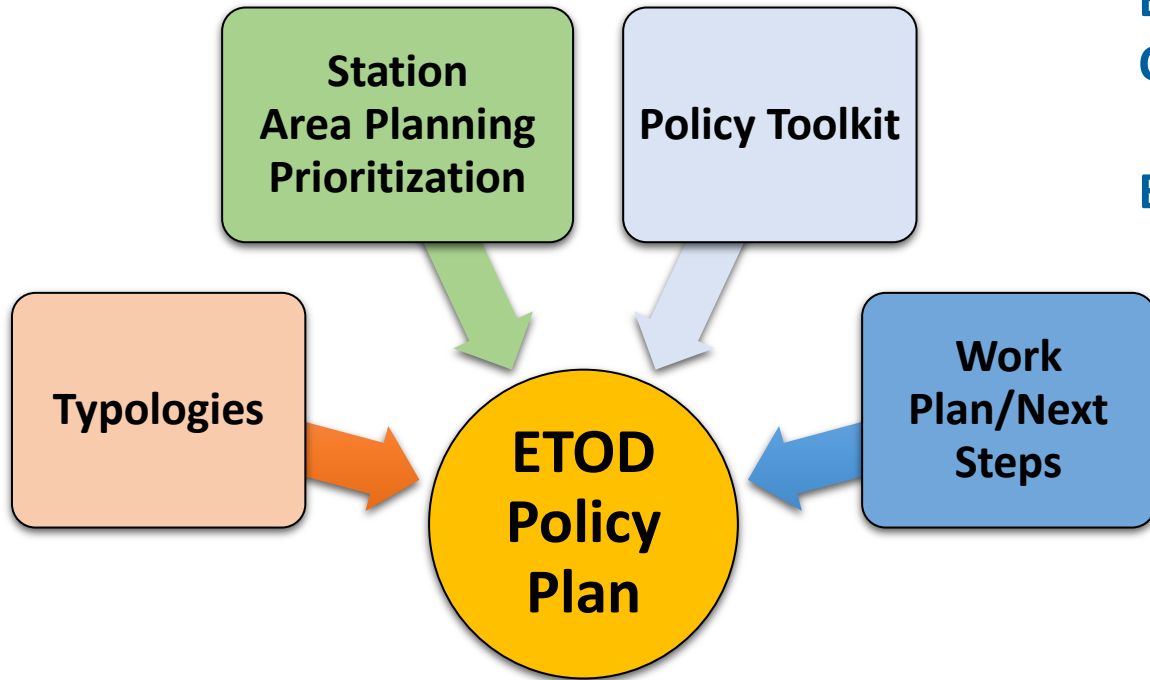
Community Connectors

Paid and trained individuals who do in-depth outreach in their communities

ETOD Policy Plan Contents



ETOD Policy Plan



ETOD Policy Plan builds on the FTA-funded ETOD study led by CapMetro

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



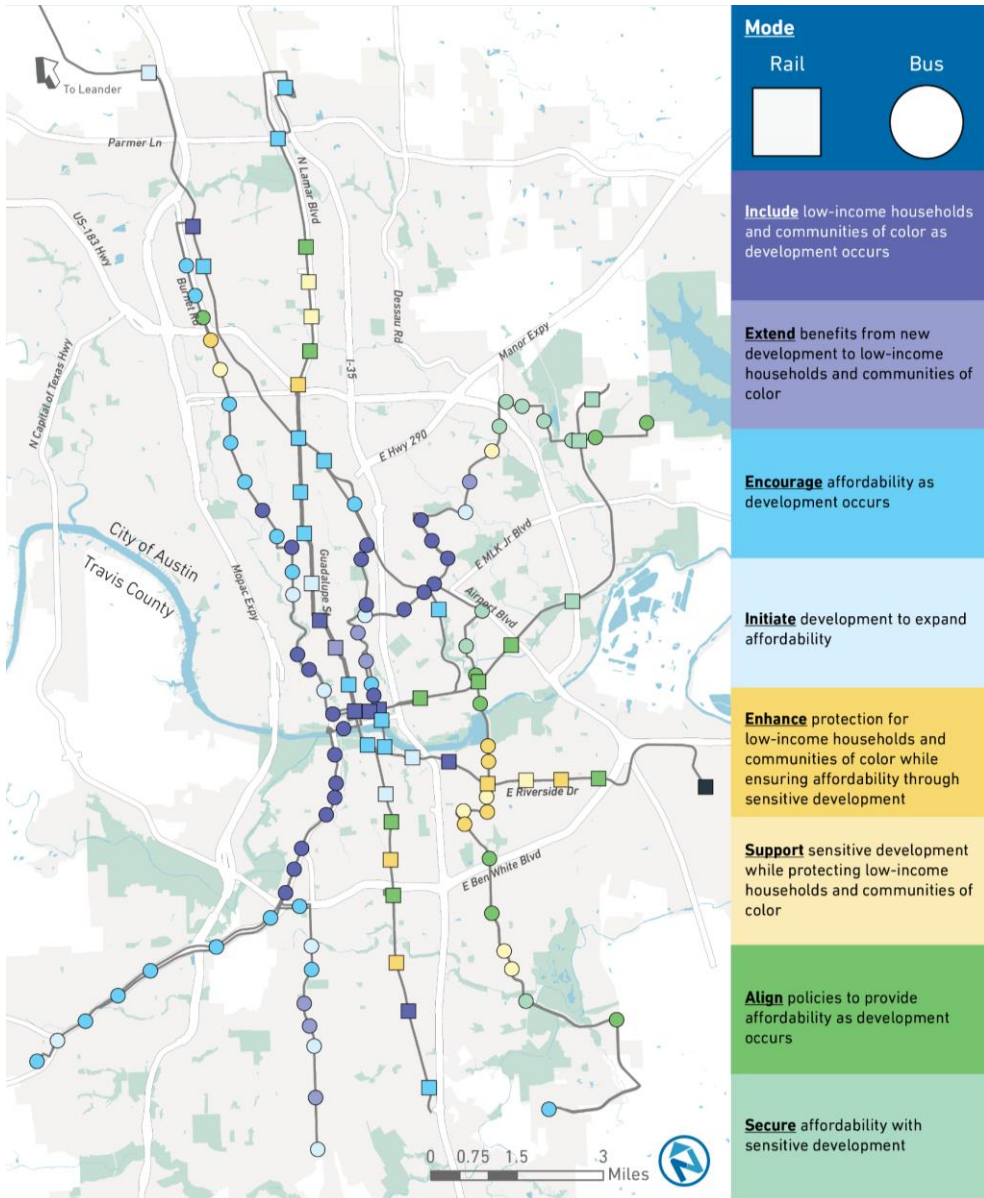
 Support Healthy Neighborhoods That Meet Daily Needs



 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

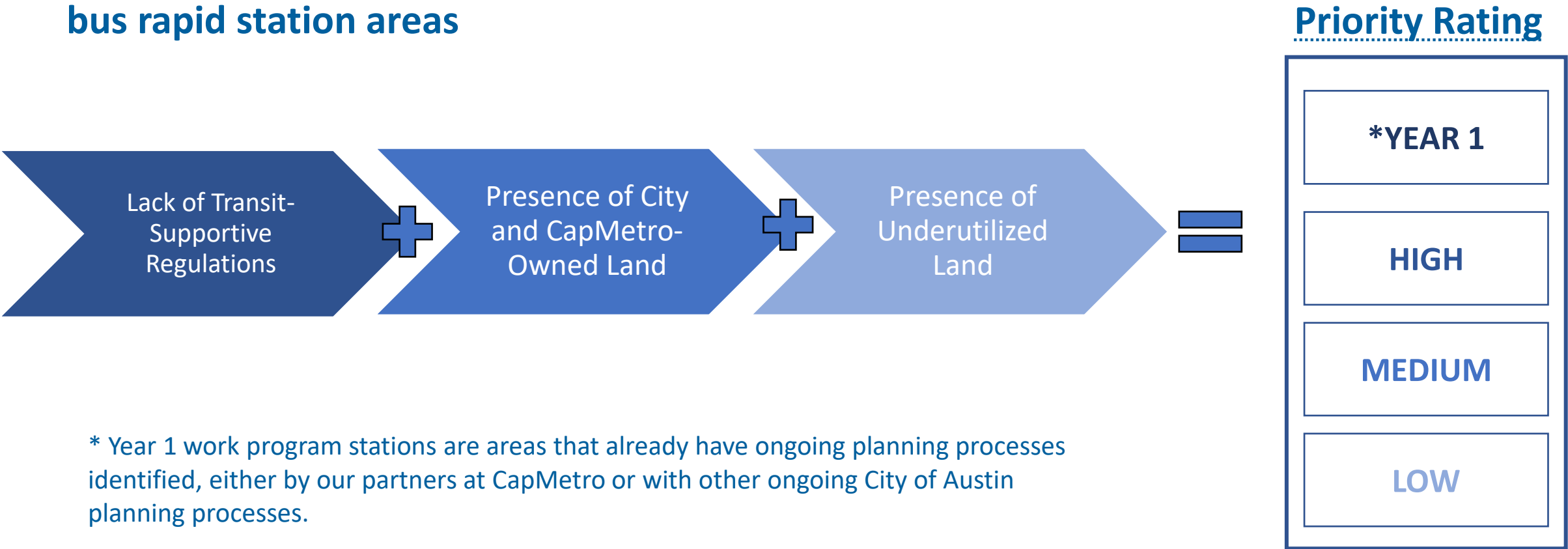
ETOD Typologies



If a station has...	...and is...	...and has experienced...
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

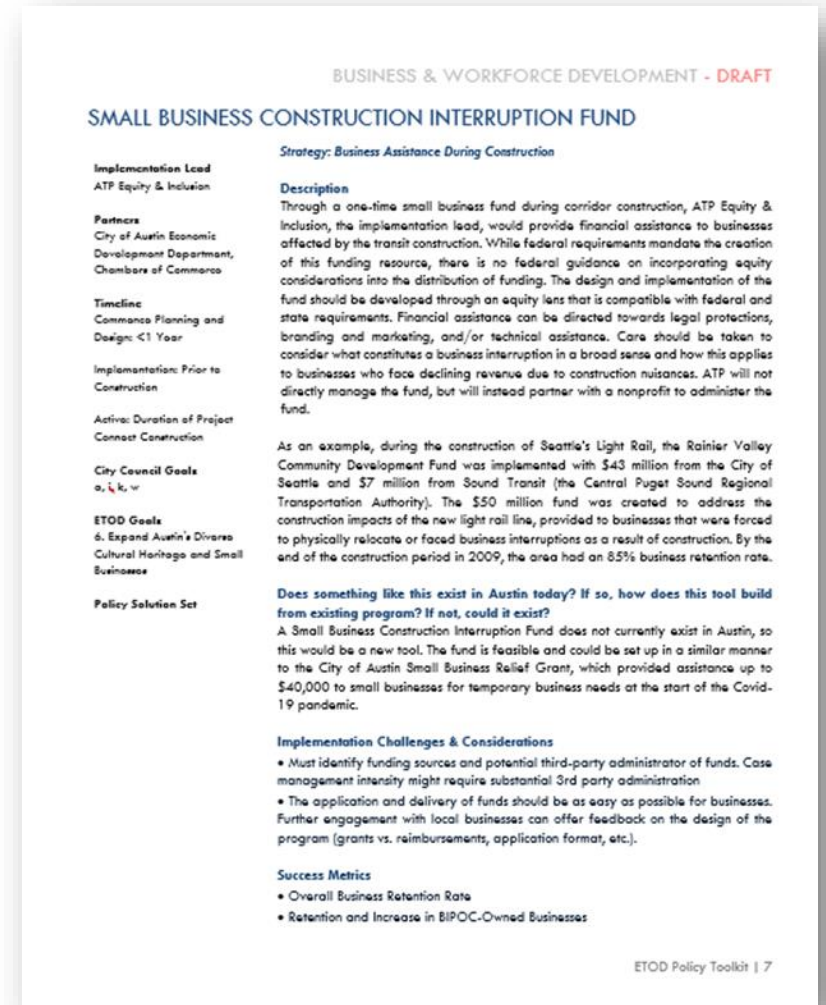


* Year 1 work program stations are areas that already have ongoing planning processes identified, either by our partners at CapMetro or with other ongoing City of Austin planning processes.

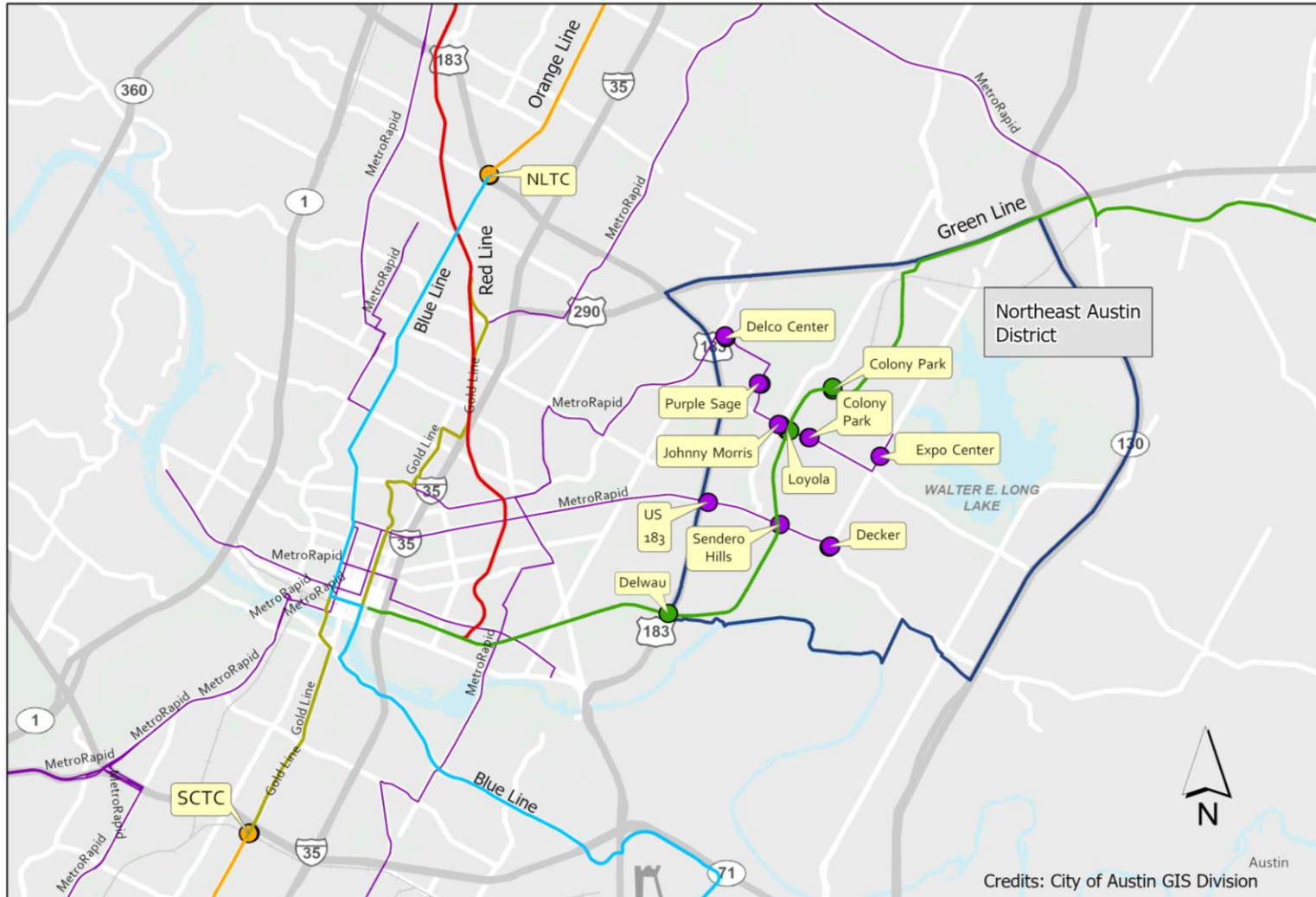
ETOD Policy Toolkit

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



Next Steps – ETOD Station Area Vision Planning



Year 1 Stations for Planning

RAIL

North Lamar Transit Center- Orange Line
South Congress Transit Center- Orange Line

***Delwau- Green Line**

***Loyola- Green Line**

***Colony Park- Green Line**

METRORAPID

***Loyola/Johnny Morris**

***Colony Park Town Center**

***Purple Sage**

***Expo Center**

***Delco Center**

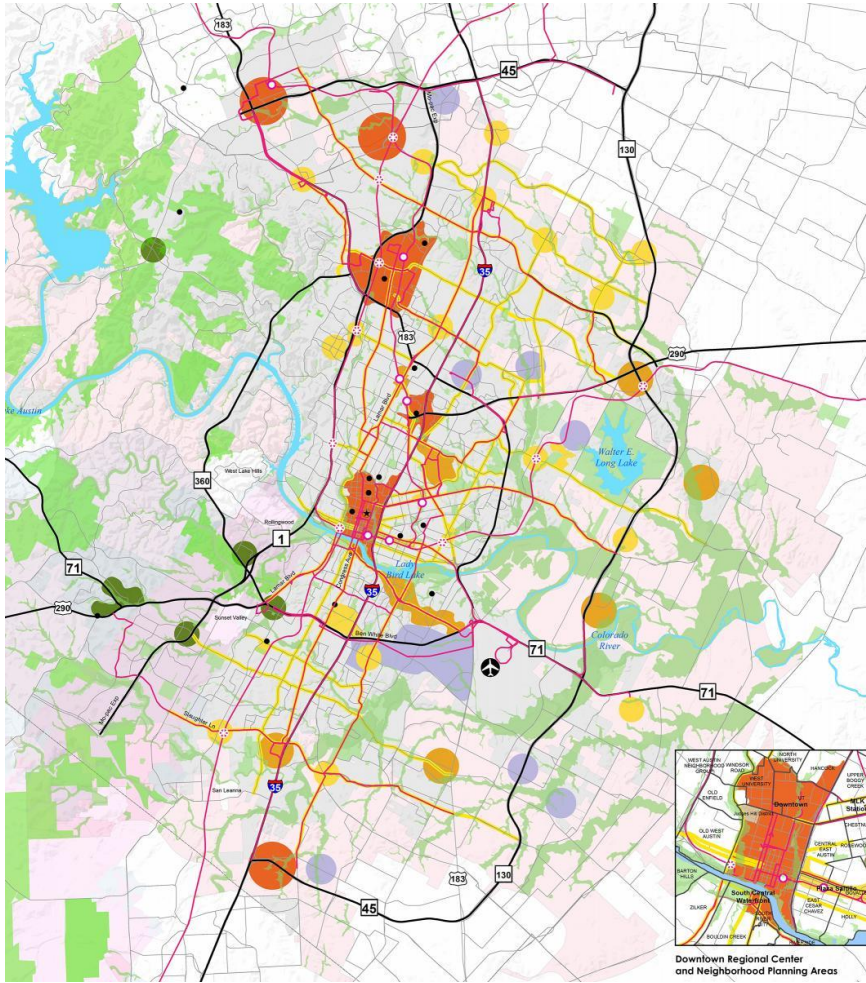
***Decker**

***Sendero Hills**

***US 183**

**Some station areas not yet initiated by City Council; staff recommends initiating at 2/23/23 Council meeting*

Next Steps – Amendments to *Imagine Austin*

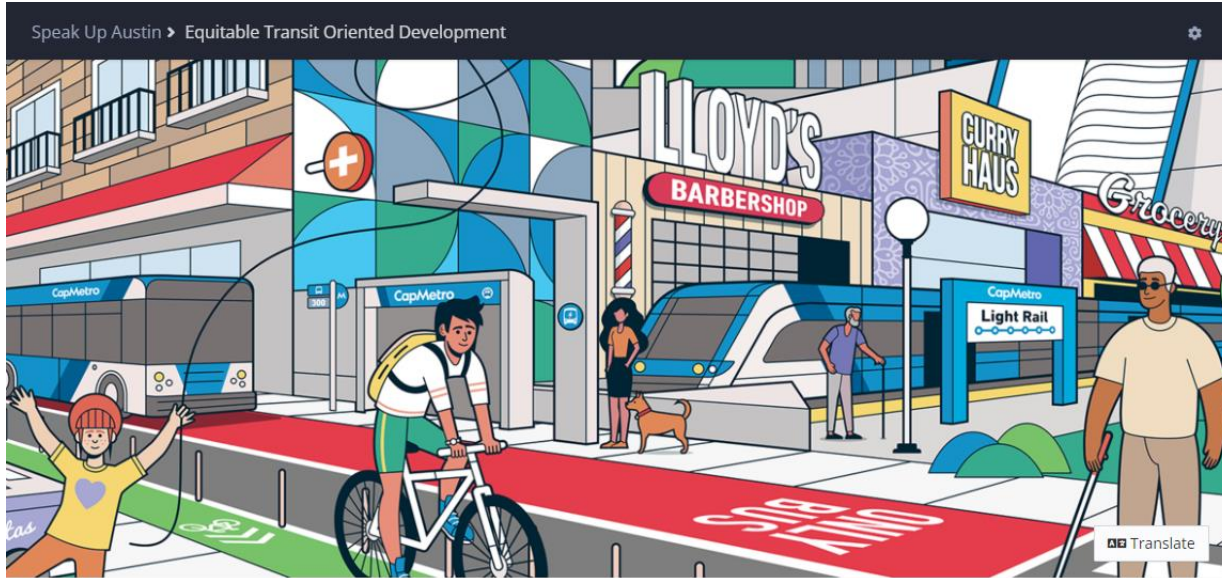


- On Feb. 23, 2023, staff requests City Council **initiate necessary amendments to *Imagine Austin*** comprehensive plan
- Scope of amendments would be to incorporate the ETOD Policy Plan and its station area typologies into *Imagine Austin*

Next Steps – Amendments to Land Development Code

- On Feb. 23, 2023, staff requests City Council **initiate targeted amendments** to Land Development Code Chapter 25-2 to implement the ETOD Policy Plan.
- **Proposed amendments to be initiated:**
 - Update existing TOD code sections to revise the existing list of station areas and define a process for ETOD planning;
 - Establish interim regulations that apply to ETODs, similar to existing "initial regulations" that currently apply to designated TODs; and
 - Create and apply an ETOD overlay as described in the ETOD Policy Plan (pages A58-A59).

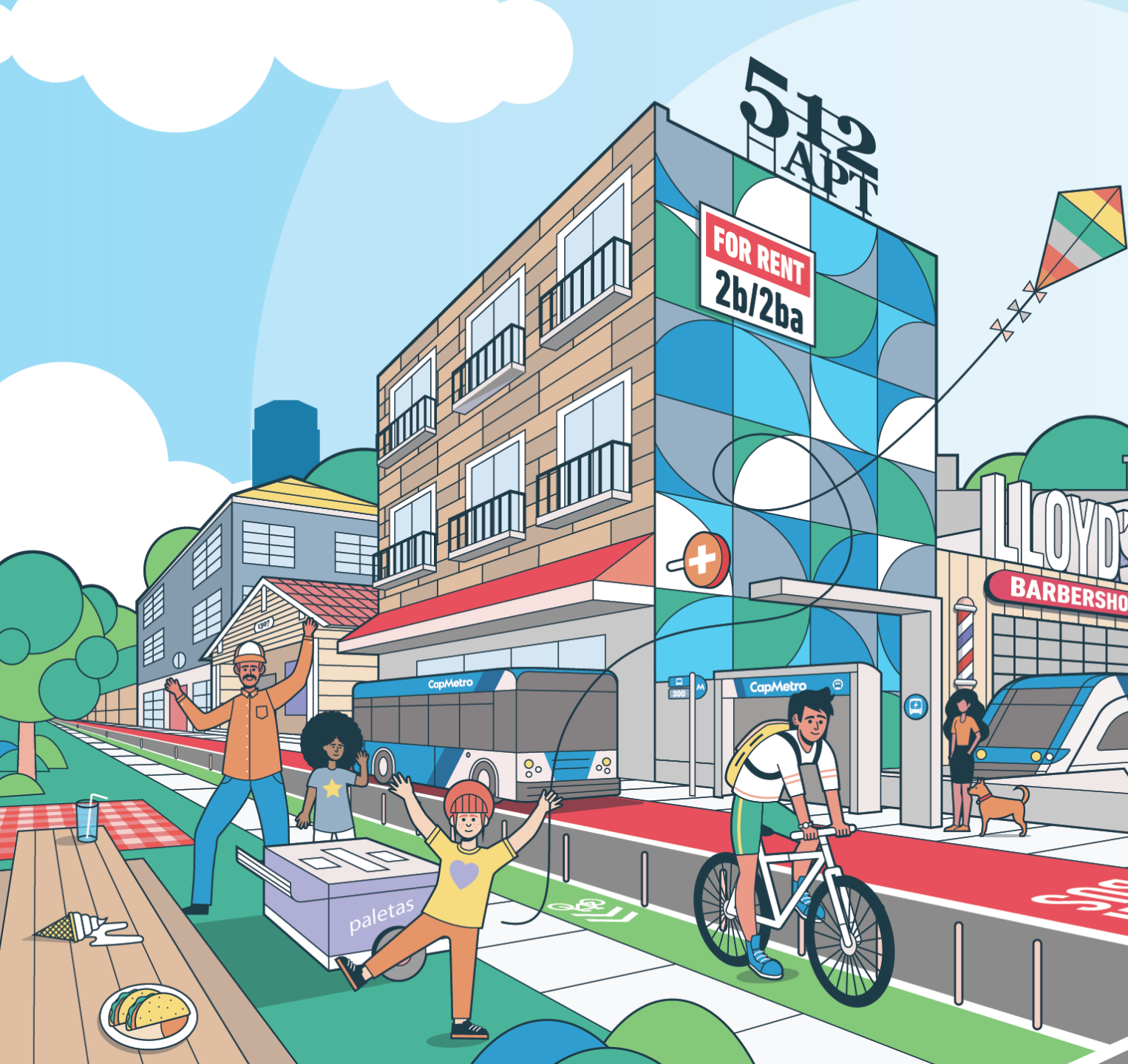
For more information:



Review the draft ETOD Policy Plan: www.publicinput.com/ETOD

Send us a message: ETOD@austintexas.gov

Learn more about ETOD in Austin: www.projectconnect.com/projects/etod



Questions?

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