

What is Council being asked to do, and what is the impact?



1

Purpose of the ETOD 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.

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



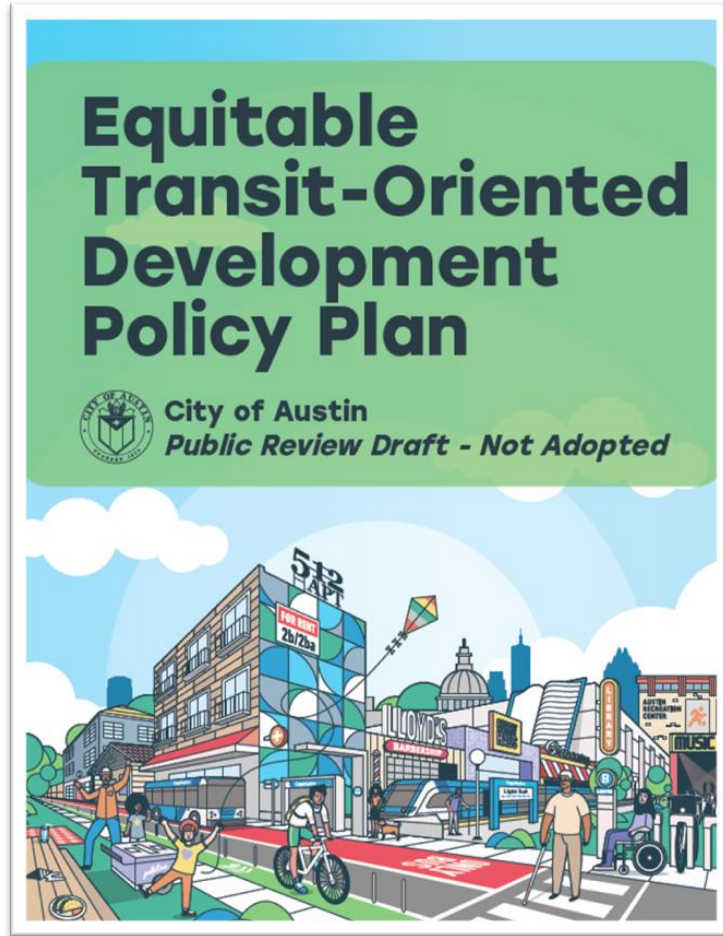
 Support Healthy Neighborhoods That Meet Daily Needs



 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

Action Requested of Council on 3/9



1. Accept draft ETOD Policy Plan
2. Initiate ETOD station area planning processes as part of the Northeast Austin District Planning effort
3. Initiate amendments to the Imagine Austin comprehensive plan
4. Initiate amendments to the Land Development Code

1. Accepting the ETOD Policy Plan

What Accepting the Plan Does

- Establishes ETOD Policy Plan as the guiding policy document for future regulatory, programmatic, and infrastructure decisions in Project Connect Station areas – “a plan for how to plan”
- Establishes six ETOD policy goals that all station areas will strive toward
- Assigns typologies to help guide future conversations
- Prioritizes station areas for future planning
- Accepts the Policy Toolkit – a menu of options Austin can use to achieve ETOD – so staff can further develop and refine the tools for possible future implementation

What Accepting the Plan Does NOT Do

- *Does not* automatically apply the Policy Tools included in the document
- *Does not* change City budget or funding
- *Does not* change zoning or regulations for any parcels

How Do We Implement the ETOD Policy Plan?

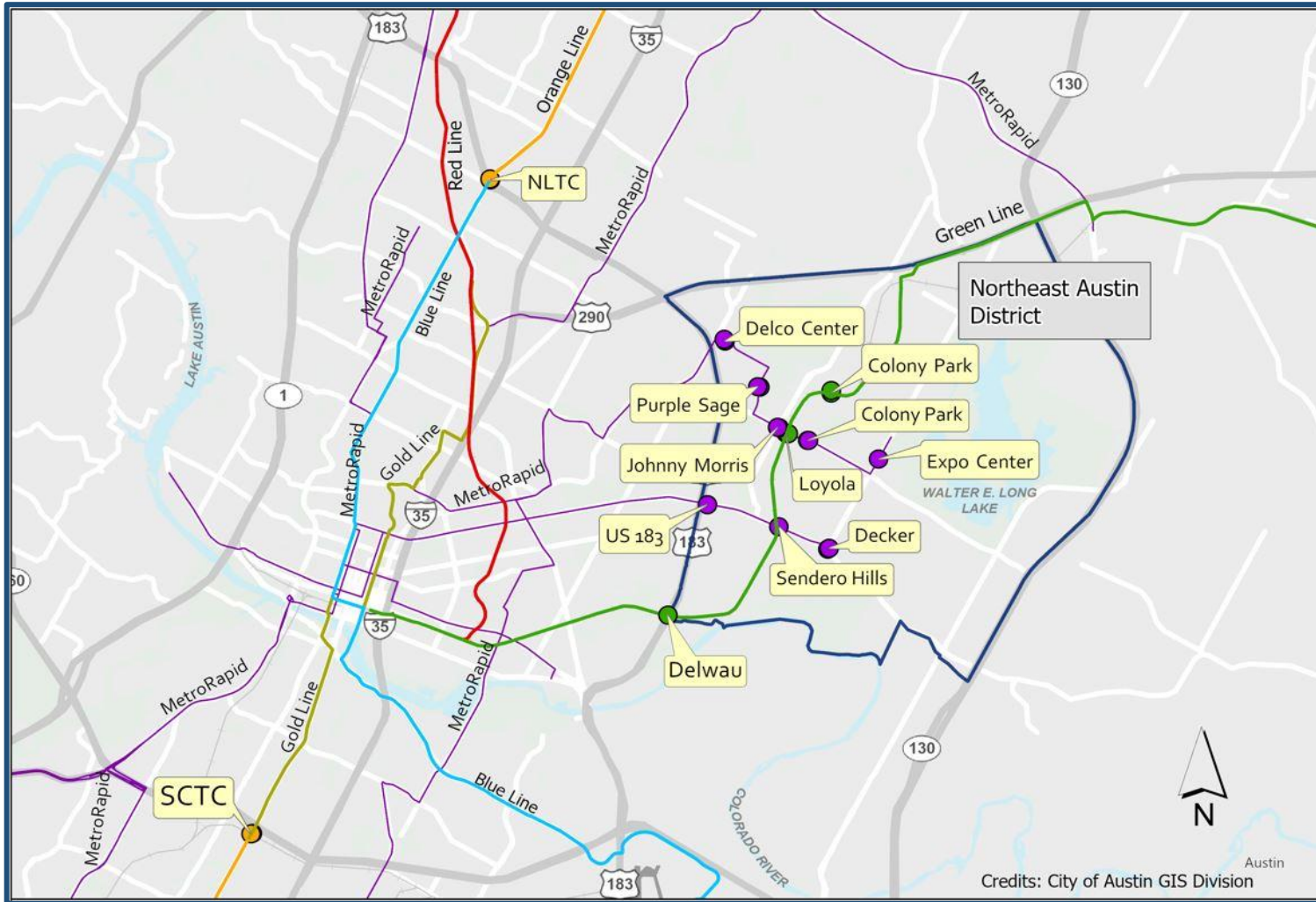
Systemwide Approach

- Imagine Austin Amendments
- Land Development Code Amendments
- Other Policy Tools that apply systemwide

Geographically Specific Approach

- ETOD Station Area planning
- Policy Tools that apply to specific stations

2. Initiate 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**

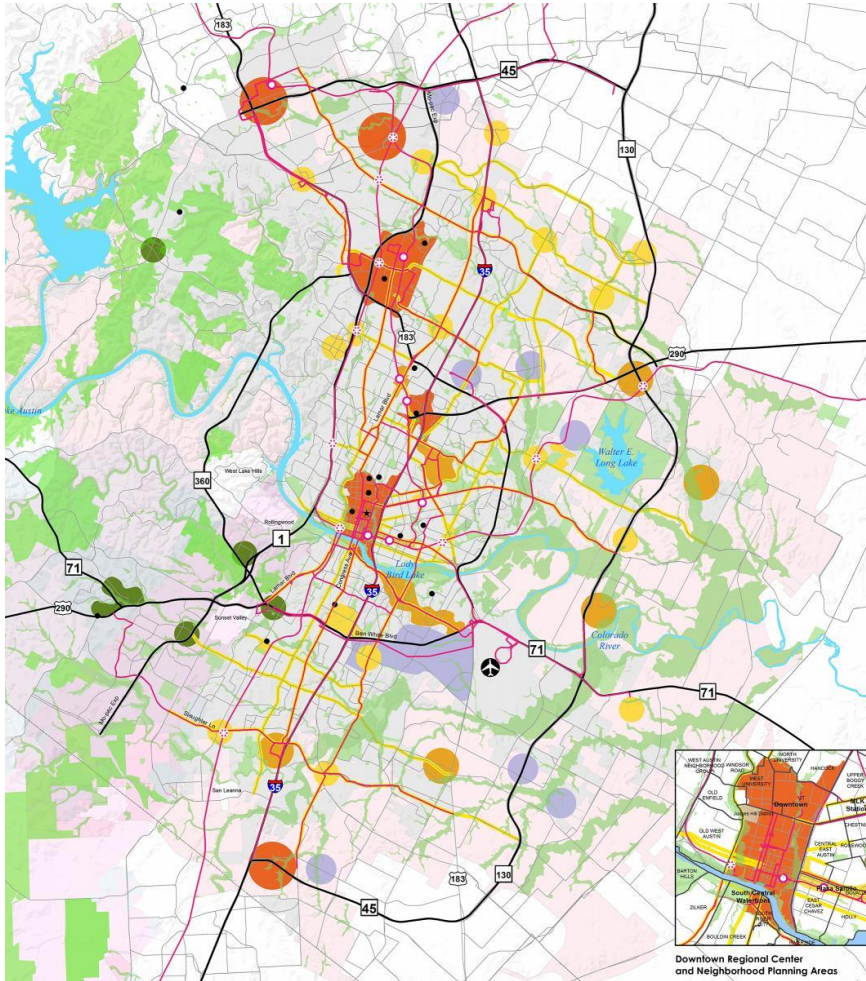
***Decker**

***Sendero Hills**

***US 183**

**Some station areas not yet initiated by City Council; staff recommends initiating at 3/9/2023 Council meeting.*

3. Amendments to *Imagine Austin*



- Growth Concept Map does not currently account for Project Connect system
- Proposed *Imagine Austin* amendments would incorporate the ETOD station areas and their identified typologies into the Growth Concept Map
- ETOD typology can then help inform requests for future plan amendments and zoning cases within ETOD station areas.

4. Amendments to Land Development Code

- On Mar. 9, 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;
 - Update/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) to require community benefits for increased entitlements

What are the existing TOD regulations, and how could they change? What is the ETOD Overlay?

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2

Current TOD Regulations

Current TOD Regulations (Chapter 25-2, Subchapter C, Article 3, Division 10) cover:

- Definition of TOD and current classifications
- Purpose & principles of TOD
- List of current 9 TOD districts (Red Line and Park & Ride sites) and their classification type
- Requirements for "initial regulations" if a station area plan is not yet adopted, including:
 - Prohibiting certain uses
 - Site development requirements like setbacks and building entrance locations
 - Surface parking restrictions
- The 2 step TOD planning process (station area plan + regulating plan) and associated adoption and amendment procedures

Proposed Updates to Current TOD Regulations

- Update the list of TODs to include the station areas in the ETOD Policy Plan (98 station areas)
 - Includes commuter rail, light rail, and MetroRapid stations as directed by Council Resolution 20210610-093
- Analyze and recommend proposed changes to "initial regulations" necessary to achieve the ETOD Goals
- Update the previous 2 step TOD planning process to be consistent with ETOD planning process
- **Any recommended updates would follow the standard notice process and have public hearings at both Planning Commission and Council before they could be adopted**

What will guide the ETOD Overlay?

- Driven by community engagement, equity, and the 6 ETOD Goals
- Staff will work with the community to determine:
 - The appropriate balance of community benefits that would be required of those using the Overlay, including affordable housing and other amenities and services.
 - The appropriate additional entitlements that would be offered in exchange for those benefits.
 - How to apply the Overlay (*map it*) so that it reaches ETOD Goals, centers equity, and helps prevent displacement.
 - How the Overlay will interact with other existing plans and regulations that already apply in ETOD station areas.

What is the ETOD Overlay?

The ETOD Overlay IS

- A proposed zoning overlay that would be mapped to apply systemwide
- A bonus program designed to achieve the 6 ETOD Goals
- A balance of additional entitlements offered in exchange for community benefits, including affordable housing

The ETOD Overlay IS NOT

- An opt in/out effort where station area stakeholders could choose to "opt out" of ETOD
- Required redevelopment – property owners can determine whether to redevelop
 - If they do want to, they can choose to use their base zoning or the proposed overlay
- Automatic zoning applied today – it will take time to create the Overlay with community input, and eventually go through the required notice and public hearings to actually adopt the overlay

How is the ETOD planning process different from the current TOD process? How does it relate to other work?



3

TOD vs. ETOD Planning Process

Current TOD Planning Process in LDC

Step "0": Initial Regulations

- Apply as soon as a TOD is mapped

Step 1: Station Area Plan

- Sets out vision for future station area
- Does not change zoning, but does get amended into any existing neighborhood plans

Step 2: Regulating Plan

- Establishes permitted and conditional uses
- Prescribes site development regulations and general development standards

Proposed ETOD Planning Process

Systemwide ETOD regulations to support the 6 ETOD goals

- Updated interim regulations that apply systemwide
- ETOD Overlay that would apply systemwide (but may not apply to all parcels within all station areas)

Step 1: Station Area-Specific Plan (Vision Plan)

- Sets out a vision for the future station area
- Identifies implementation strategies to achieve vision
- Multiple station areas (for instance, in a district or along a corridor) may be incorporated into a single vision planning process.

Step 2: Implementation

- Implement Station Area Vision Plan through investments, regulations, programs, and partnerships
- Not every station will need regulatory changes to achieve the vision and ETOD Goals

Relationship to Other Work

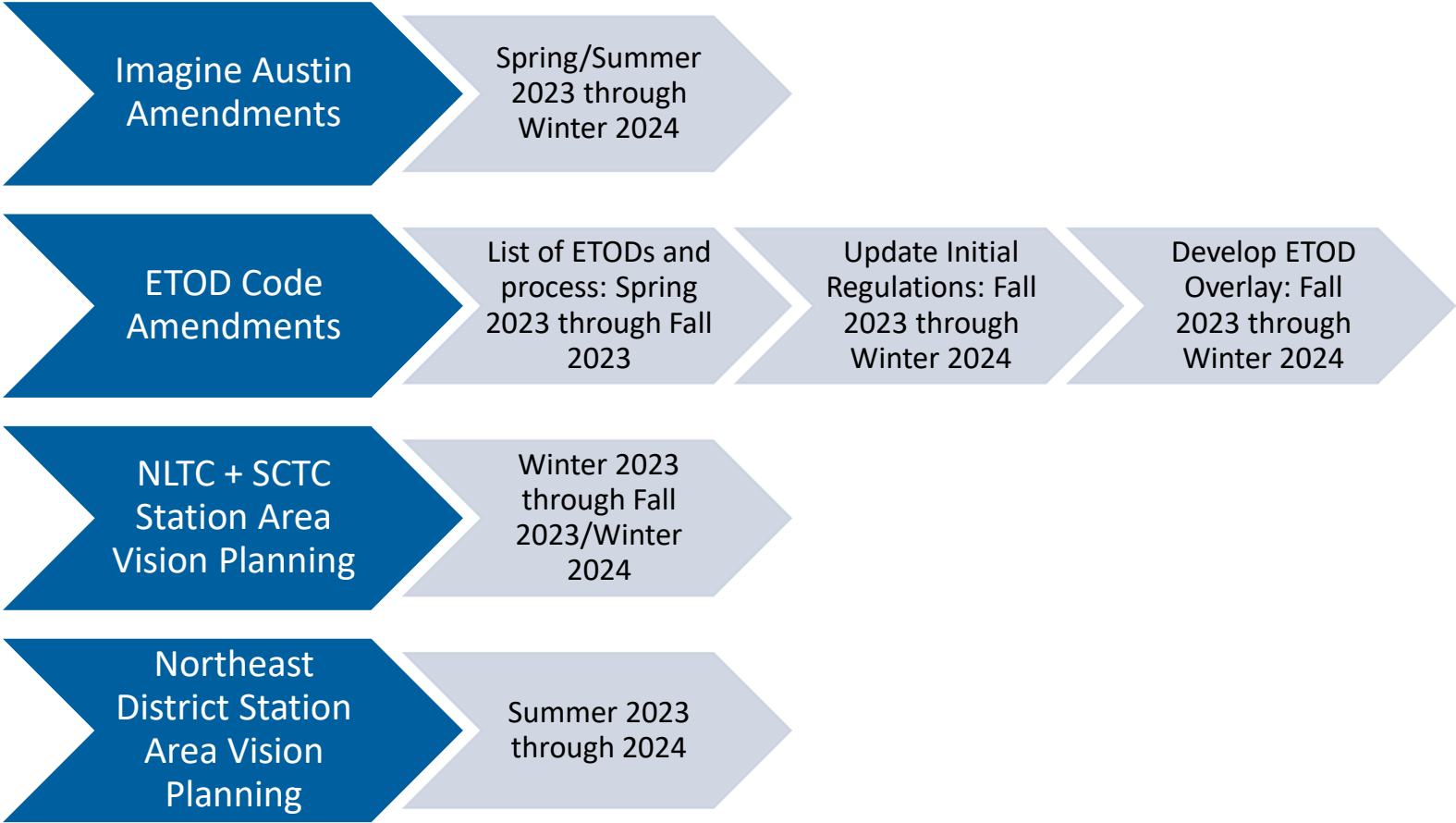
- Other planning will continue to occur in areas not designated as ETOD station areas, with ETOD incorporated when appropriate:
 - Small area planning
 - District level planning
- Existing code and policy framework will be considered when developing ETOD-related regulations:
 - LDC regulations including recent amendments related to Compatibility on Corridors and Residential in Commercial
 - Existing TOD regulations and other special districts and overlays such as ERC (East Riverside Corridor), NBG (North Burnet Gateway), VMU (Vertical Mixed Use), and UNO (University Neighborhood Overlay)

What is the timeline?
What things are already
happening that support
ETOD?



4

Potential Timeline for ETOD Implementation



Non-Regulatory Policy Tools Currently Underway

- Land acquisition for affordable housing
- Augmenting of housing funds to support preservation of existing multifamily properties
- Community Land Trusts (CLTs)
- Tax abatement financing
- Home repair and assistance programs
- Rental assistance