

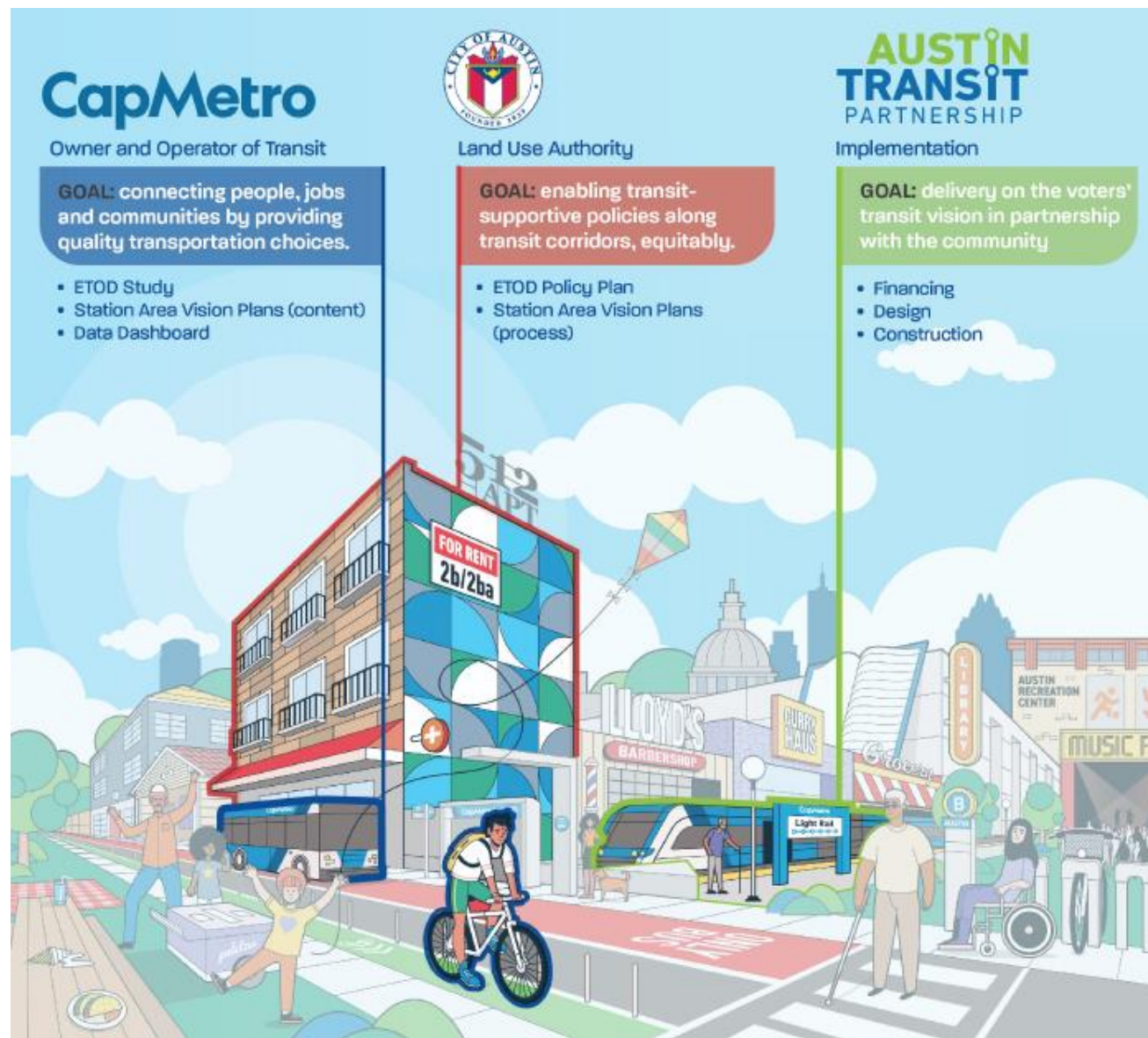
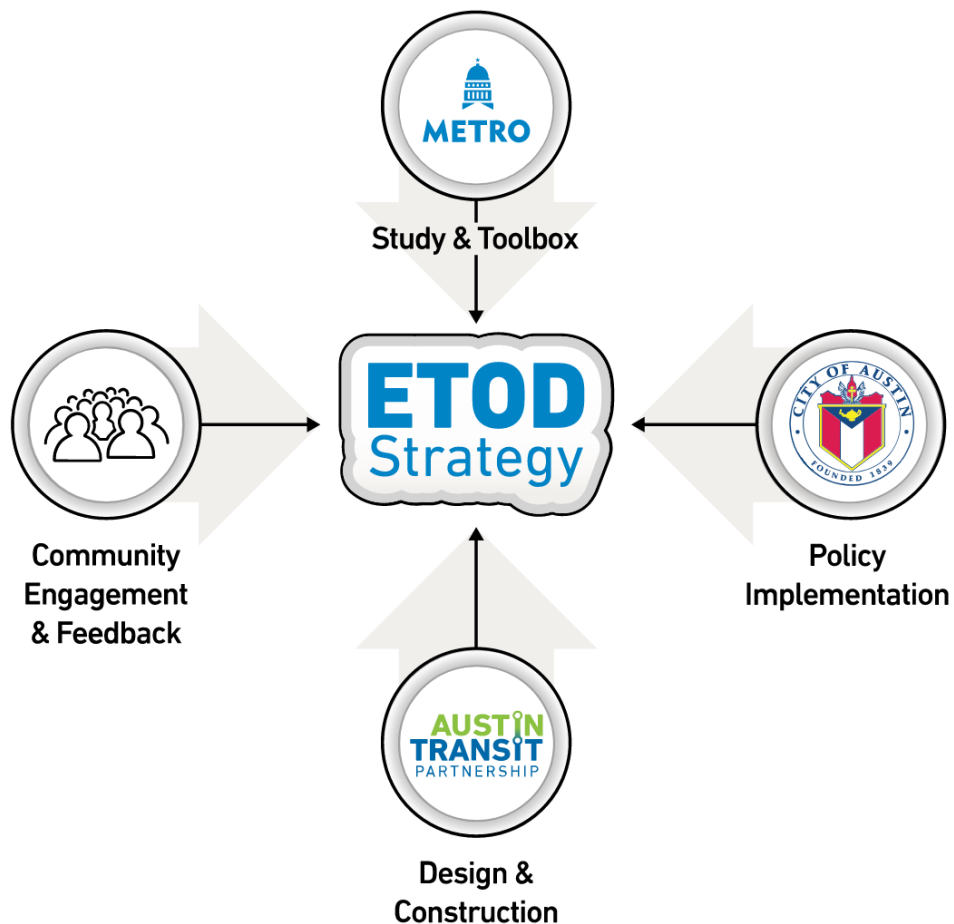
Equitable Transit-Oriented Development

ETOD Update

Pedestrian Advisory Council meeting - February 5, 2024

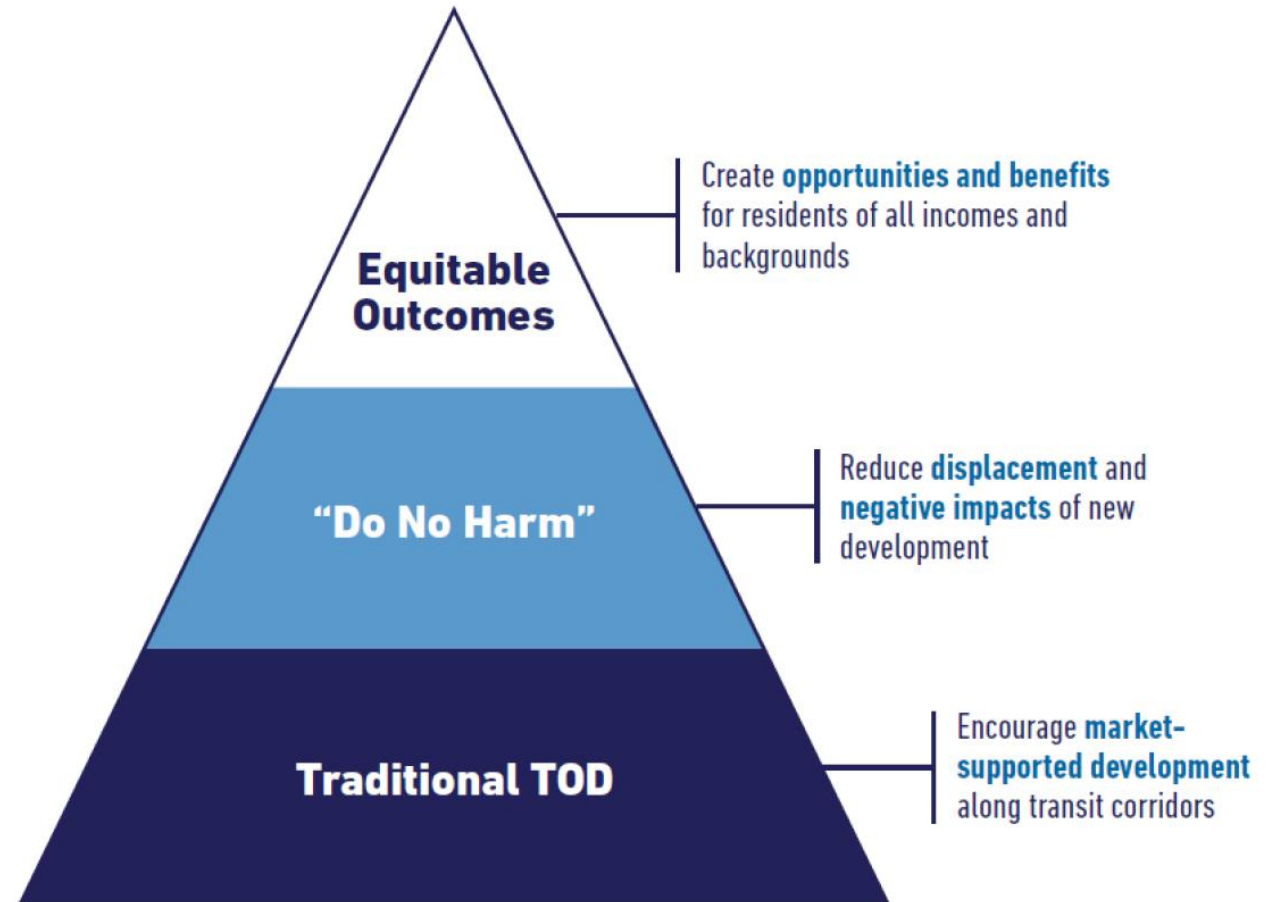


The ETOD Team



Equitable Transit-Oriented Development

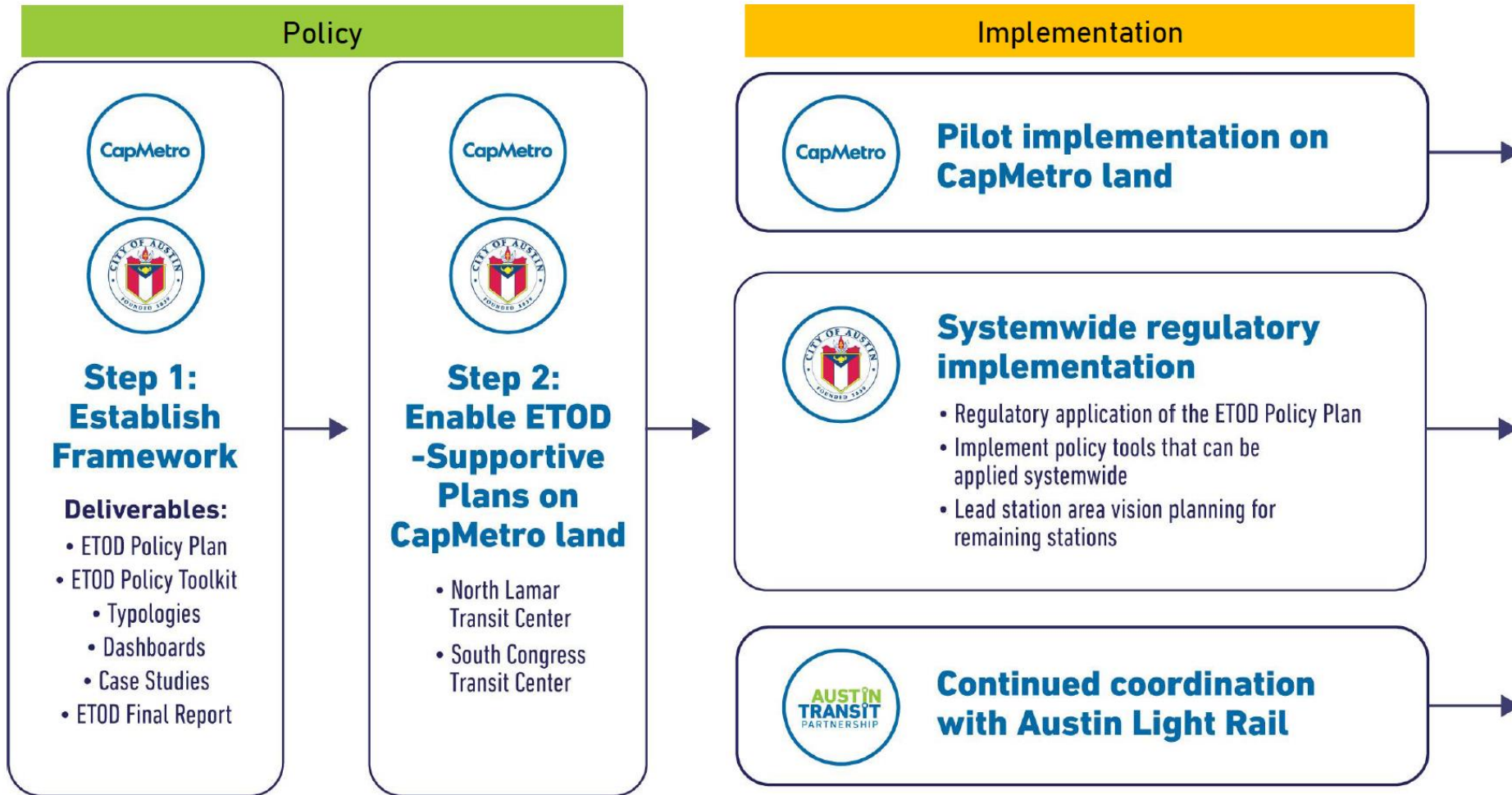
Equitable TOD works towards building equitable outcomes through proactive actions to ensure that everyone, especially historically marginalized communities of color, can benefit from transit connectivity.



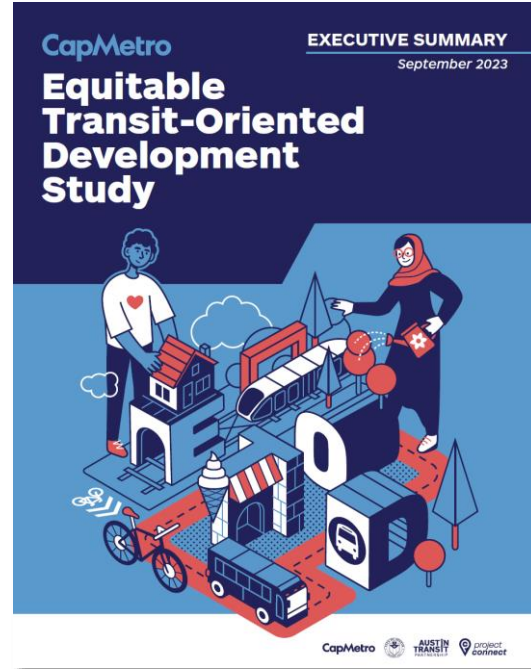
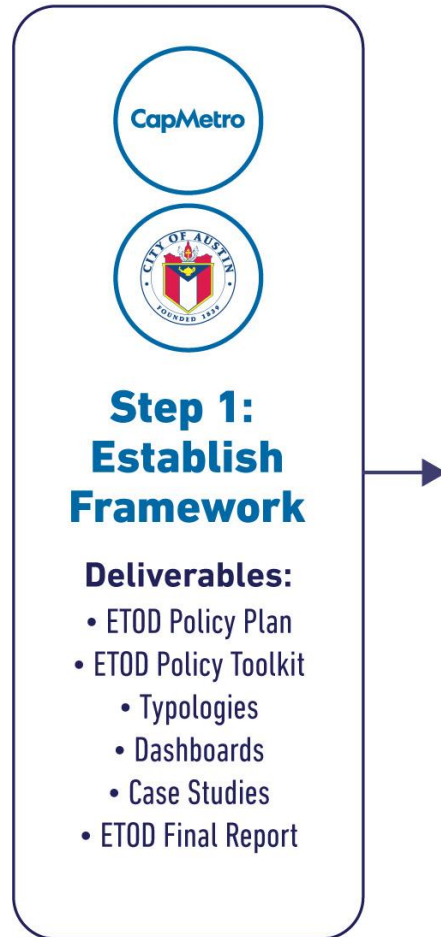
Equitable Transit-Oriented Development

- 3.15 million in Federal Transit Administration (FTA) TOD grant dollars to CapMetro
- Develop quality transit and increase housing with context sensitivity
- City Council directed staff to collaborate on ETOD in June 2021
- 98 stops along Project Connect transit corridors
- Joint collaborative process with CapMetro, the City of Austin, Austin Transit Partnership

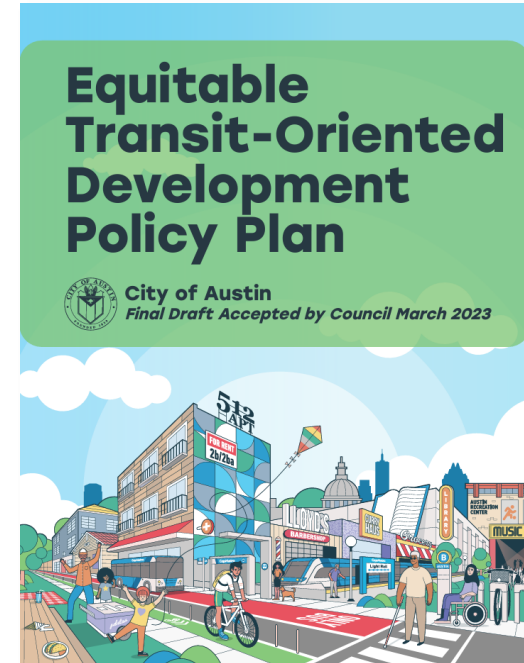
Roadmap



Step 1: Establish Framework



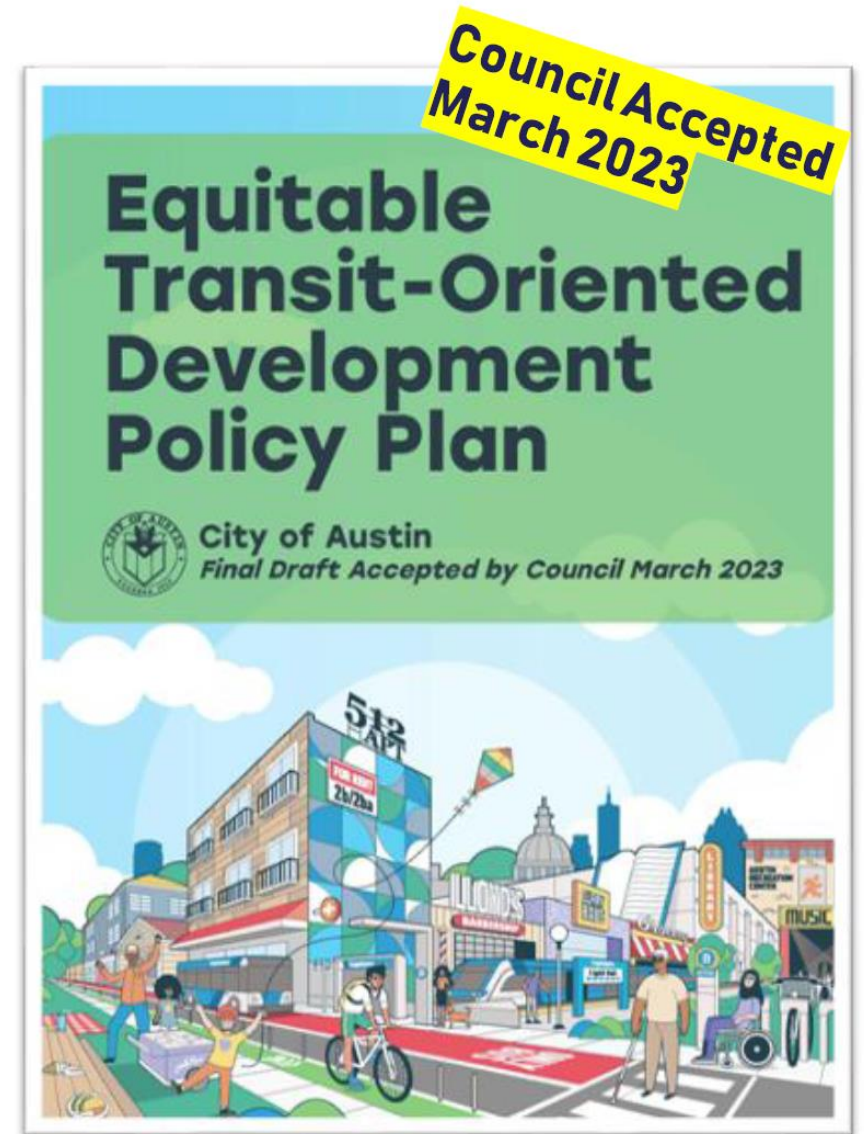
ETOD Study
Released Sept. 2023



ETOD Policy Plan
Accepted by City
Council on March 9,
2023

ETOD Policy Plan

- The ETOD Policy Plan builds on the FTA-funded ETOD Study.
 - Provides a comprehensive policy framework to guide future development around the Project Connect system.
 - Helps the Austin community ensure that the results of Project Connect support residents of all incomes and backgrounds, especially those who have been disproportionately burdened by past transportation and land use decisions.



ETOD Goals



Transportation

Enable all residents to benefit from safe, sustainable, and accessible transportation



Racial Health and Wealth

Help to close the racial health and wealth gaps



Affordable Housing

Preserve and increase housing opportunities that are affordable and attainable



Access to High-Quality Jobs

Expand access to high-quality jobs and career opportunities



Healthy Neighborhoods

Support healthy neighborhoods that meet daily needs



Cultural and Economic Diversity

Expand Austin's diverse cultural heritage and small, BIPOC-owned and legacy businesses

ETOD Policy Toolkit & Station Area Typologies

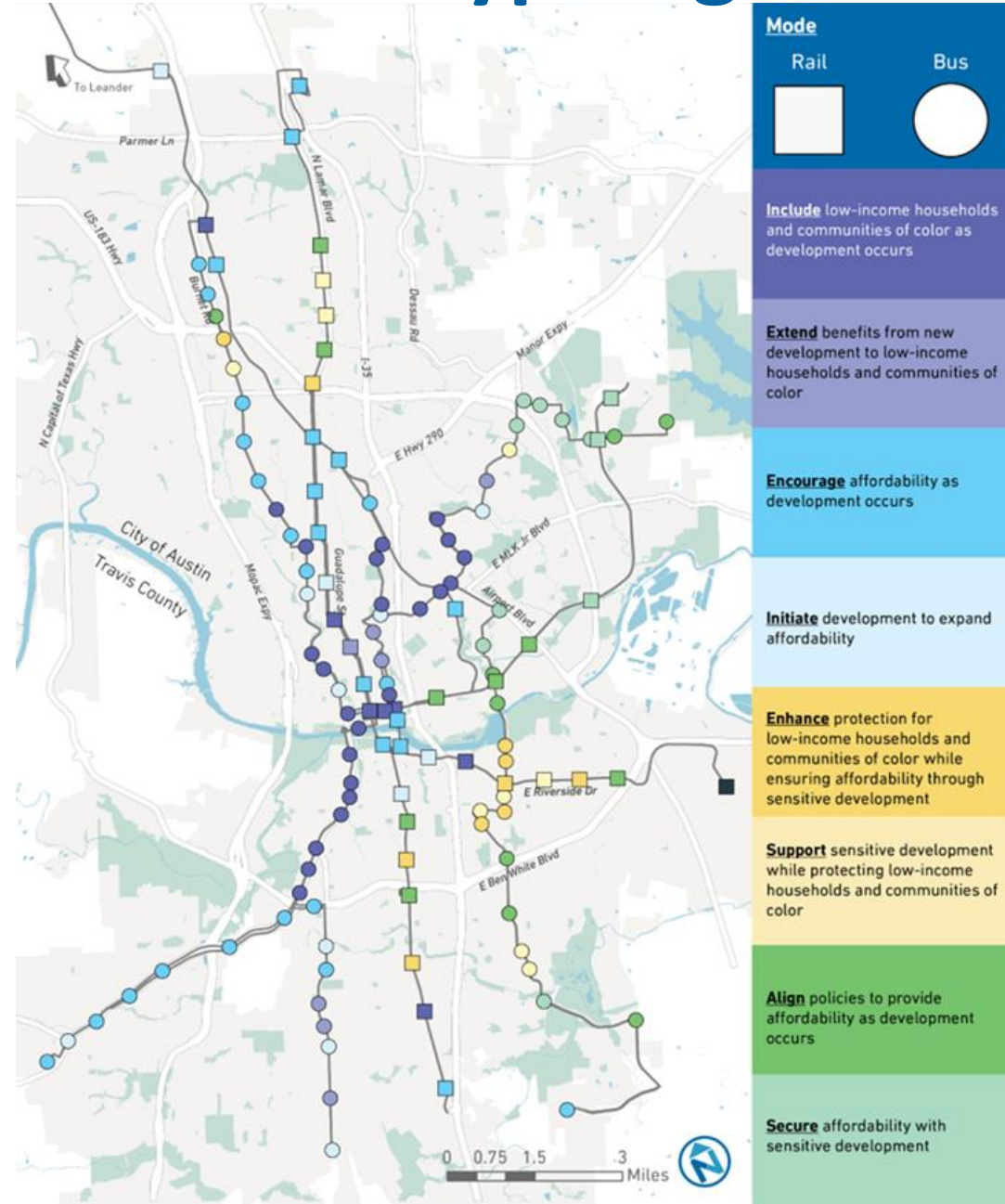
Small Business & Workforce Development (9 tools): Business Assistance During Construction; Ongoing Small Business Support; Workforce Development Programs.

Housing Affordability (13 tools): Financing Tools; Land Use Strategies; Homeownership and Tenant Support.

Mobility (10 tools): Transportation Demand Management; Mobility Infrastructure Improvement; Parking Management

Land Use & Urban Design (10 tools): Complete Community Land Use Policies; Development Standards, Incentives, or Regulations; Invest in Public Realm.

Real Estate & Finance Strategies (4 tools): Leveraging Publicly Owned Land; Acquisition Strategies for ETOD; Land Value Capture & Innovative Finance.

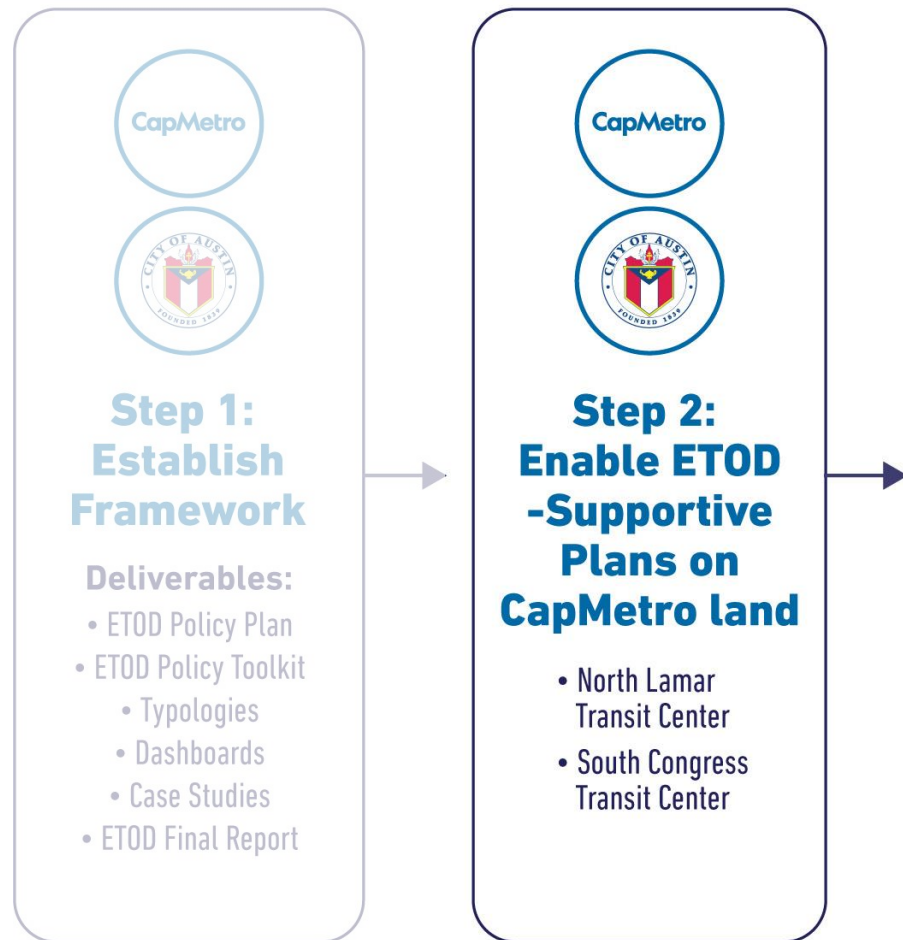


**Equitable Transit
Oriented Development**

Leverage publicly-owned land as catalyst sites to develop equitable TODs, where those who have the greatest need for transit enhancements are also able to benefit from vibrant, livable, and inclusive communities.

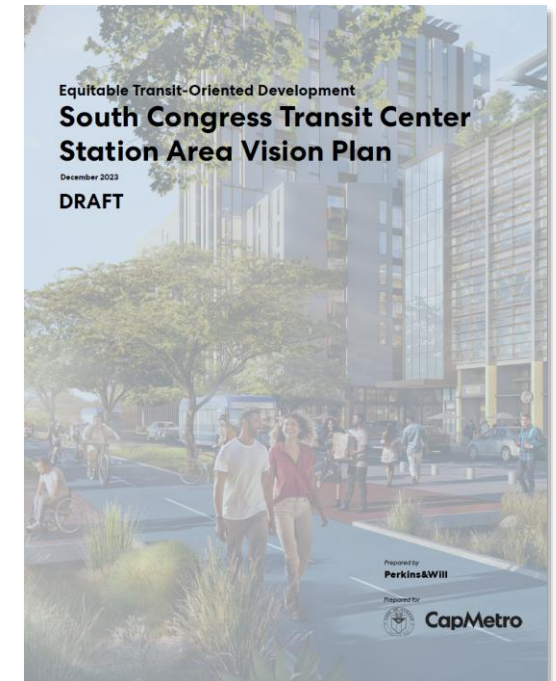


Step 2: Enable ETOD-Supportive Plans



Purpose of the Plans:

- Establish a non-binding, but incentive-based foundation to inform necessary regulatory changes in station area neighborhoods to enable ETOD.
- Set targets for land use, housing, and connectivity.



Station Area Vision Plan Content

1. Project Overview – vision, process, and engagement
2. Station Area Overview – existing conditions, connectivity, and land uses
3. Station Area Vision – proposed connectivity and character areas
4. Concept Plan
5. Next Steps

Status: Drafts completed in December 2023

A Vision for Transformation

The North Lamar Transit Center presently functions as a stand-alone transit facility, wedged at the intersection of US-183 and North Lamar Boulevard. It supports six current bus routes (1, 323, 350, 363, 481 and 801) which includes one rapid bus. The transit center is limited by its immediate surroundings, notably by the imposing roadway infrastructure that bounds it on two of three sides.

The 6.1-acre site is designed to facilitate bus movement and easy access to these routes via transfer or park-and-ride, and functions well in this capacity. Currently, however, the NLTC offers little else to transit users, nearby residents, or workers in terms of open space, amenities, services, or retail opportunities.



North Lamar Transit Center aerial view



Figure 3: North Lamar Transit Center aerial

The South Congress Transit Center presently functions as a stand-alone transit facility situated between US-290 and Radam Lane. It supports four bus routes (1, 601, 310, 315), including one rapid bus. Bordering this major highway allows vehicular access but presents challenges for pedestrians and cyclists, though the neighborhood connection from Radam Lane (and the future Bergstrom Spur Trail) provides major opportunities for improved bicycle and pedestrian access.

The 5-acre site is designed to facilitate bus movements and easy access to bus routes via transfer or park-and-ride, and functions well in this capacity. The SCTC was constructed in 2008, and contains substantial facilities including ten bus shelters, a central green space, and bicycle storage facilities. Despite these amenities, the SCTC could offer more to transit users, nearby residents, and workers in terms of open space amenities, services, and retail opportunities.



South Congress Transit Center aerial view
Credit: J. J. Jaraman

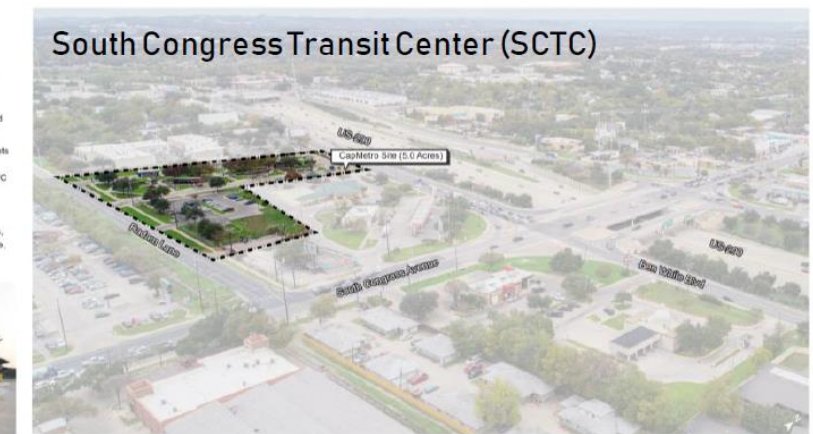
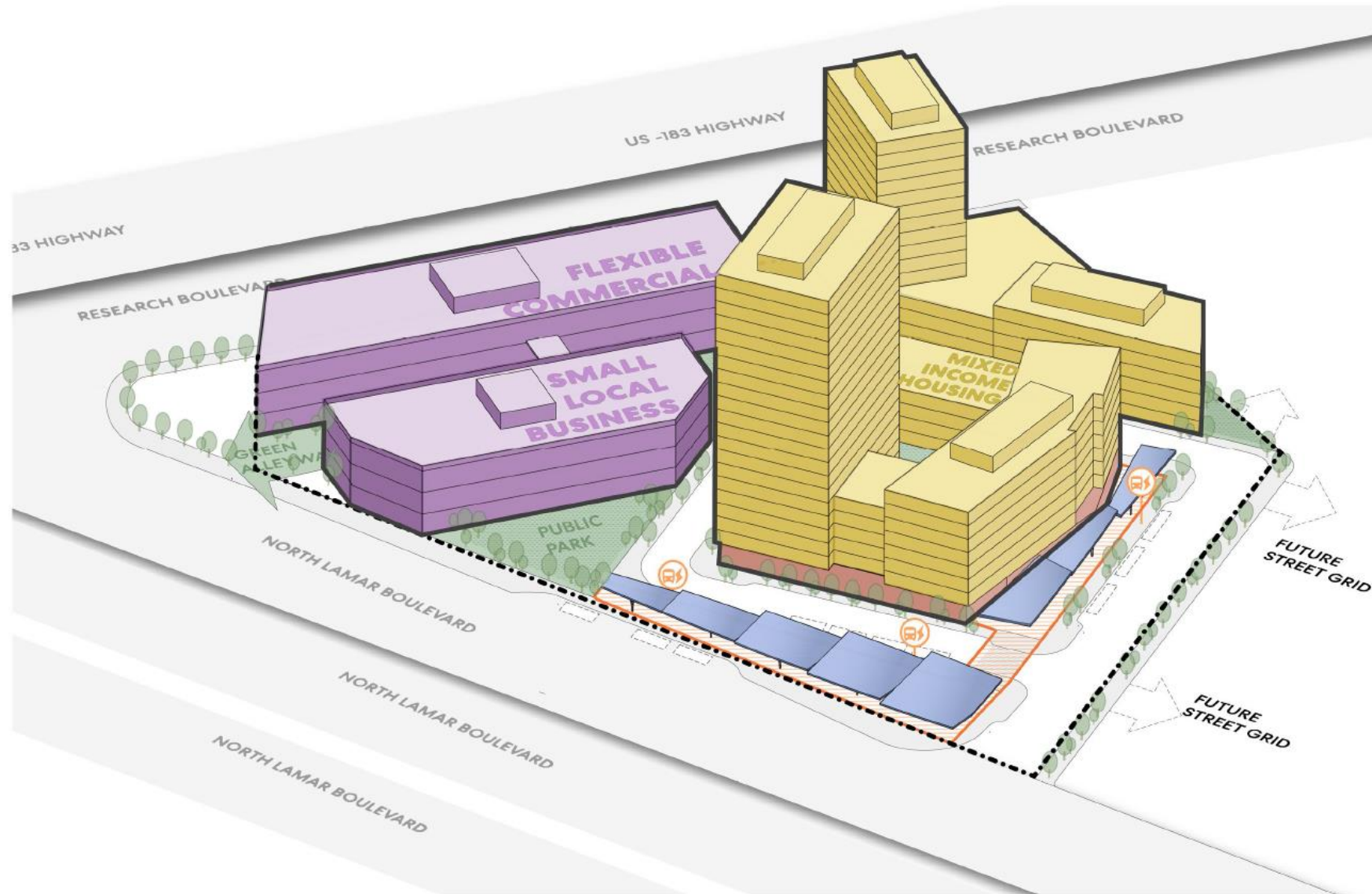


Figure 4: South Congress Transit Center aerial

NLTC High Density Mixed Use – Massing and Density



Legend

--- CapMetro Site Boundary (6.1 Acres)

 Transit Plaza

 Transit Amenity Area

 Bus Stop With EV Charging Bays

Character Typologies

 Residential Development

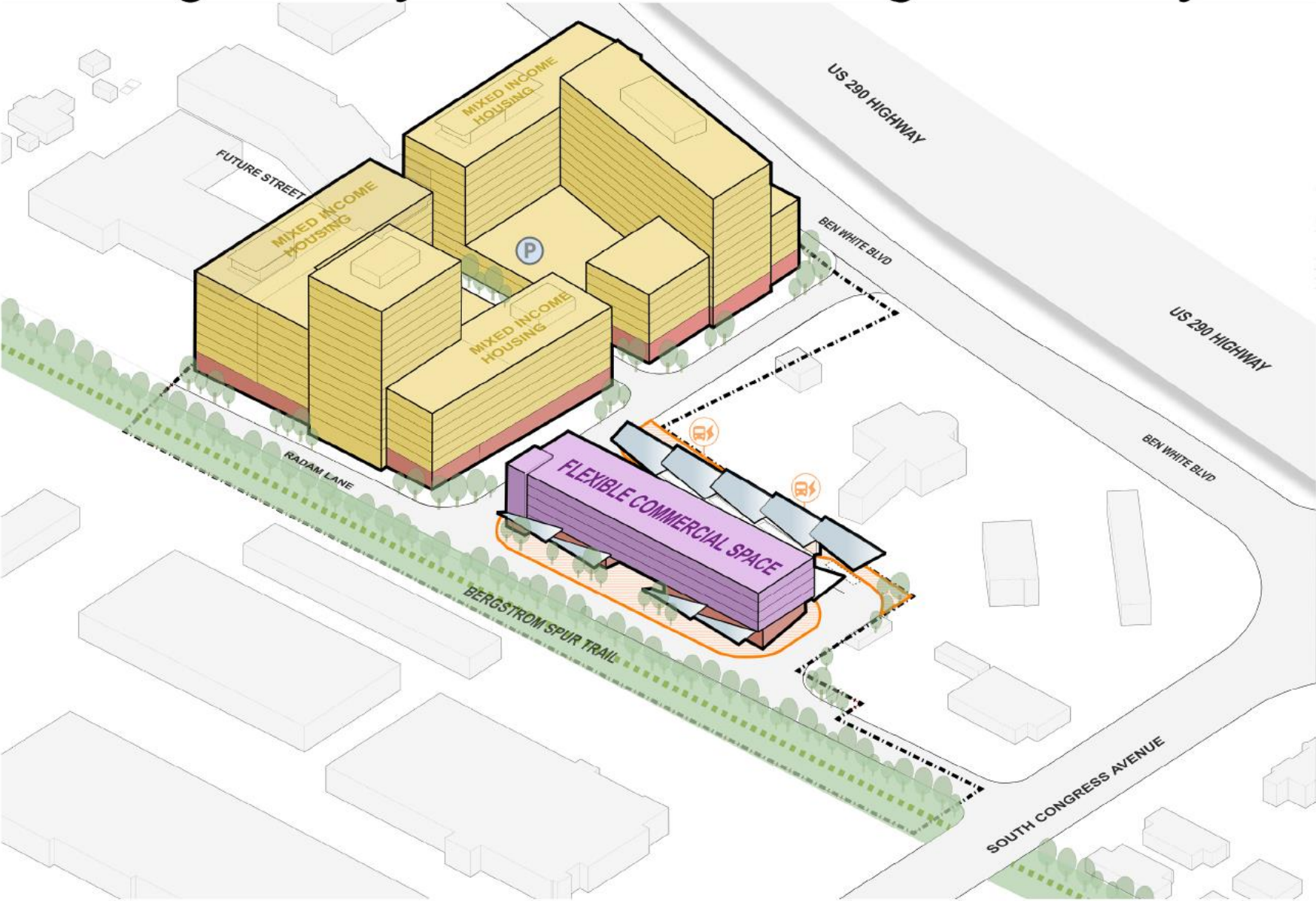
 Workforce Training + Local Small Businesses + Flexible Commercial

 Street Level Storefronts

 Public Open Space



SCTC High Density Mixed Use – Massing and Density



Legend

- CapMetro Site Boundary (7.4 Acres)
- Transit Plaza
- Transit Amenity Area
- Bus stops With EV Charging Bays
- Shared Parking Garage
- Planned Bergstrom Spur Trail

Character Typologies

- Residential Development
- Workforce Training + Local Small Businesses + Flexible Commercial
- Street Level Storefronts



Next Steps

- NLTC and SCTC station area vision plans adoption by City Council
- Comprehensive Plan (Imagine Austin) amendment to incorporate ETOD
- ETOD Overlay
 - ETOD Overlay (Phase 1 Light Rail Transit + Priority Extensions)
 - ETOD Overlay (Comprehensive)
- Other Transit-Supportive Code Amendments
 - South Central Waterfront Regulations
 - Downtown Parking Requirements
 - Density Bonus Zoning District (Vertical Mixed Use 2 Density Bonus Program Replacement)
 - Citywide Compatibility modifications
 - HOME Initiative (One-Unit Minimum Lot Size)
 - Updates to East Riverside Corridor Plan & Regulating Plan

ETOD Overlay – Phase 1 LRT + Priority Extensions

- Applies within $\frac{1}{2}$ mile of **Project Connect Phase 1 Light Rail and Priority Extensions** except:
 - Airport Overlay
 - Other areas with transit-supportive regulations such as University Neighborhood Overlay, East Riverside Corridor, etc.

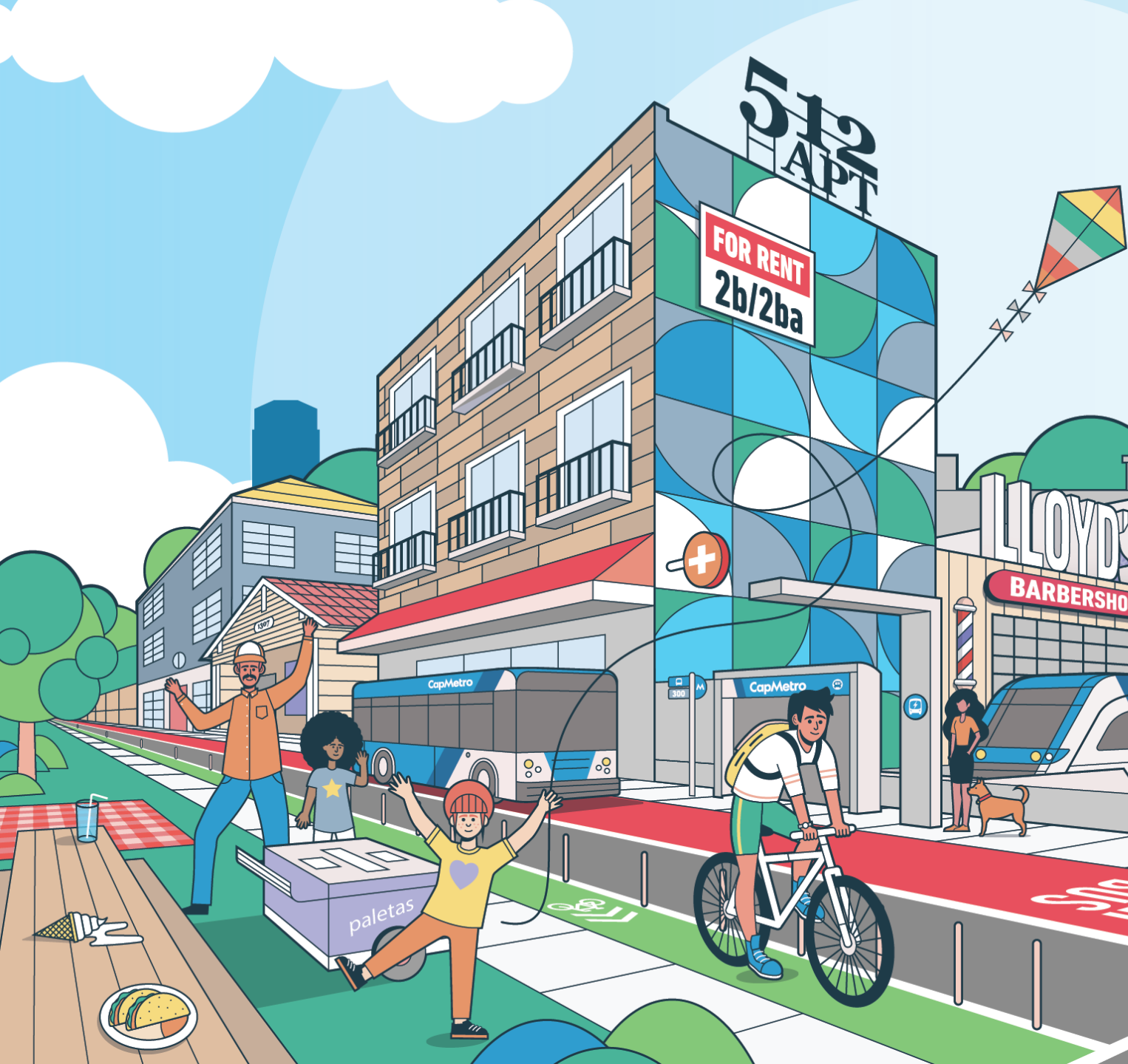


ETOD Overlay – Phase 1 LRT + Priority Extensions

- Applies within ½ mile of Project Connect Phase 1 Light Rail and Priority Extensions
- Prohibits commercial and industrial uses that are not transit-supportive
- Creates a density bonus program that:
 - Allows up to 120' in height for non-single family zoned properties
 - Requires a percentage of units to be affordable
 - May supersede regulations that apply to non-single-family zoned properties within Neighborhood Conservation Combining Districts (NCCDs)

Timeline

- **February 1st:**
 - Council approval of resolution initiating ETOD Overlay for Phase 1 LRT + Priority Extensions
- **February/March:**
 - Staff development of code amendment + internal review
 - Project Connect Community Advisory Committee coordination/review
- **April/May:**
 - Review and adoption process with Planning Commission & Council
- **Website:** publicinput.com/LDCupdates
- **Email:** LDCupdates@austintexas.gov



Questions?

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