

Equitable Transit-Oriented Development

ETOD and *Imagine Austin*

Planning Commission 3/26/2024



Agenda

- 1 Background
- 2 ETOD and *Imagine Austin*
- 3 Next Steps



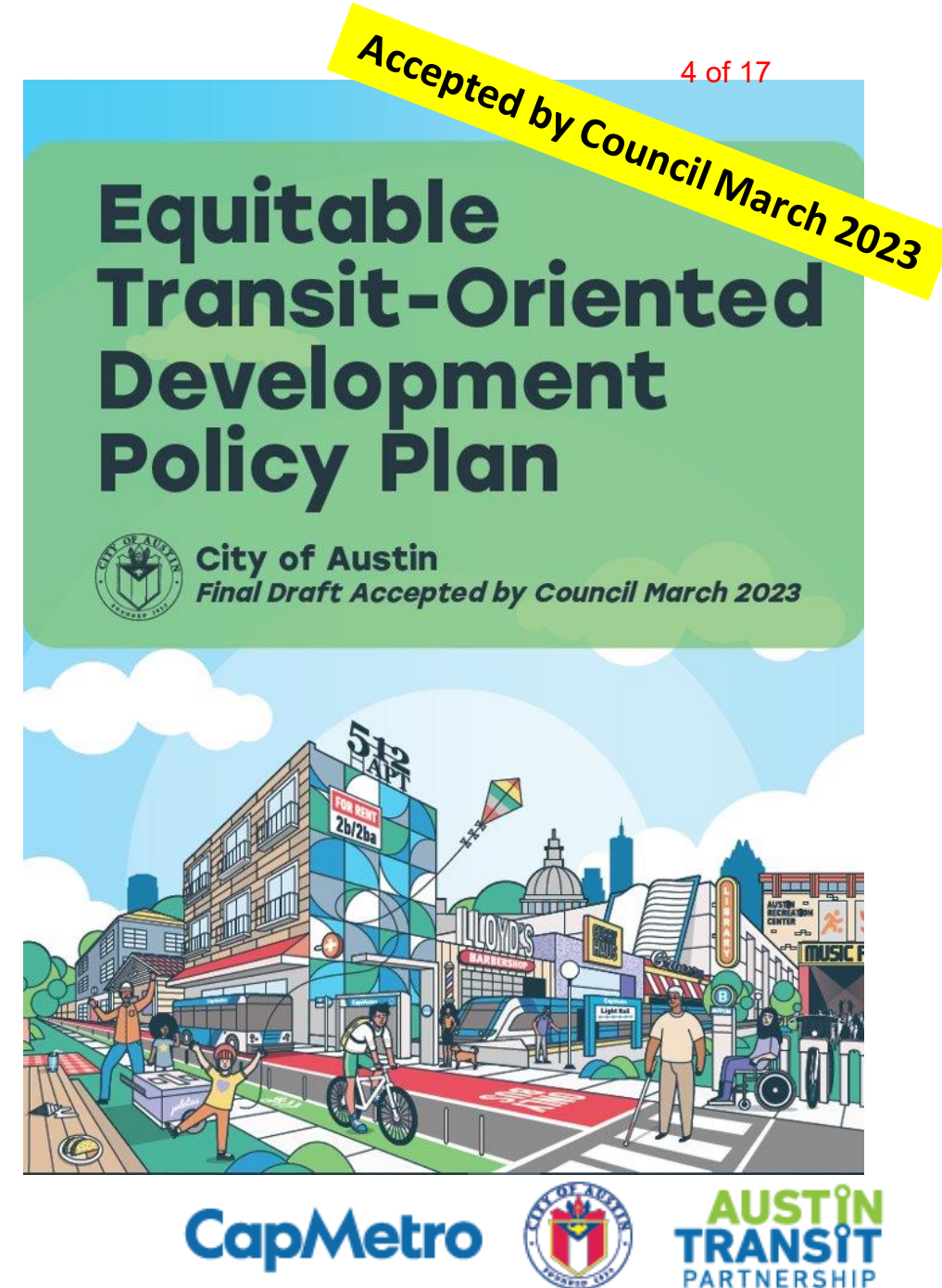
Background



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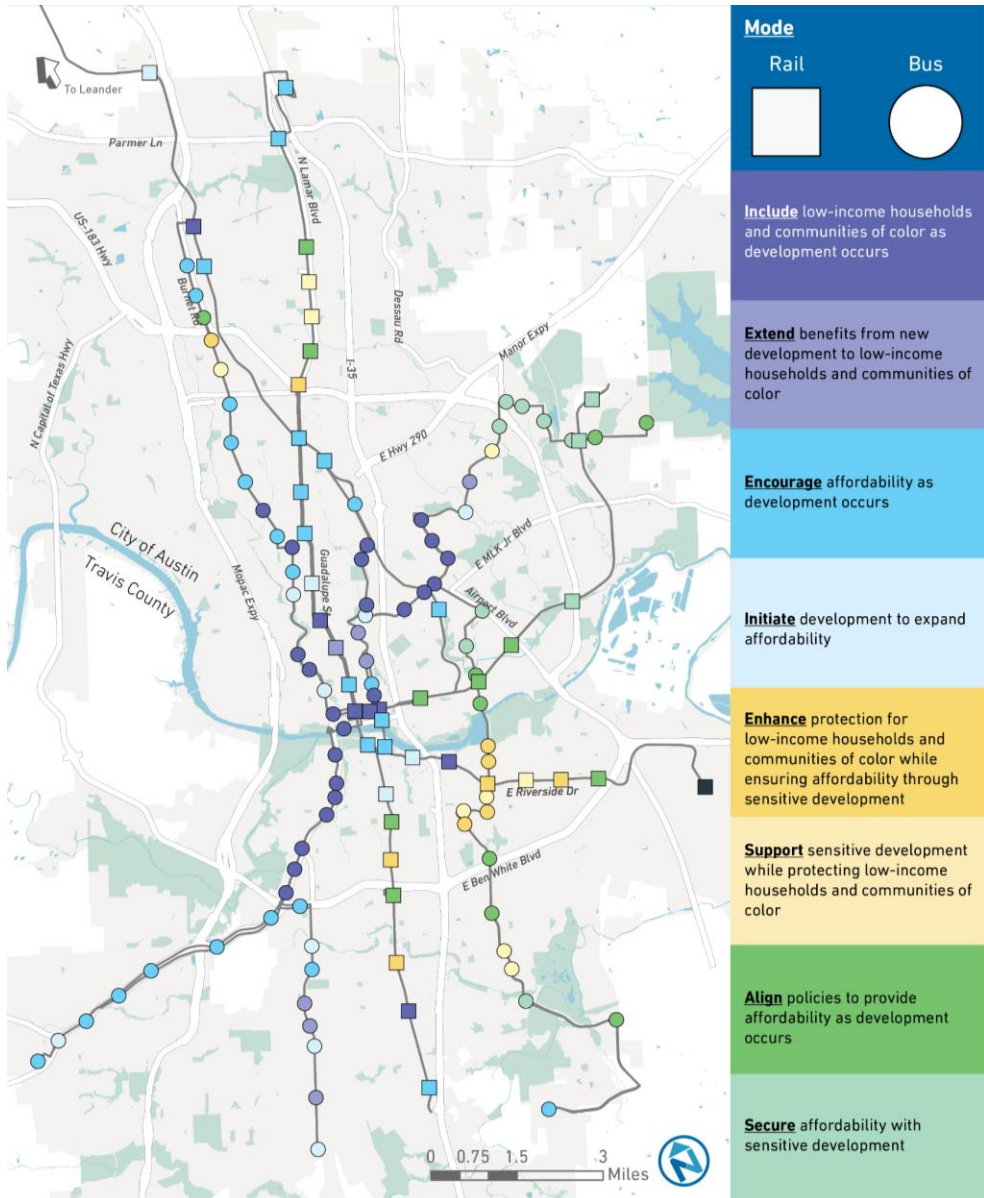
ETOD Policy Plan

- Builds on CapMetro's Federal Transit Administration-funded ETOD Study.
- Provides a comprehensive policy framework to guide future development around the Project Connect system.
- It helps the Austin community ensure that the results of Project Connect support residents of **all incomes and backgrounds, especially those that have been disproportionately burdened** by transportation and land use decisions.



ETOD Station Area Typologies

5 of 17



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

Include low-income households and communities of color as development occurs

More Residents Today / Historically Exclusionary or Less Vulnerable to Displacement / Rapid Change

These station areas already are home to many people, have high population/job growth compared to other station areas, and a low percentage of populations vulnerable to displacement. ETOD efforts should take advantage of the change occurring today to enable even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

Example Stations: Berkman/Mueller (Expo Line), Bennett (Gold Line), Broadmoor (Red Line), Congress Ave (Blue Line)

Extend benefits from new development to low-income households and communities of color

More Residents Today / Historically Exclusionary or Less Vulnerable to Displacement / Slow Change

These station areas already are home to many people, have low population/job growth compared to other station areas, and a low percentage of populations vulnerable to displacement. ETOD efforts should initiate change that enables even more community members, especially low-income households and communities of color, to access existing services and opportunities while incrementally growing with more housing units for all income levels.

Example Stations: Wheless (Expo Line), Cherry Creek (Burnet/Menchaca Line), Texas Memorial Stadium (Gold Line), UT Mall (Orange Line)

Encourage affordability as development occurs

Fewer Residents Today / Historically Exclusionary or Less Vulnerable to Displacement / Rapid Change

These station areas are not home to as many people today, have high population/job growth compared to other station areas, and a low percentage of populations vulnerable to displacement. ETOD efforts should take advantage of the change occurring today to maximize community benefits in redevelopment and infill opportunities and increase the number of people who can afford to live here, especially low-income households and communities of color.

Example Stations: Goodnight Ranch (Pleasant Valley Line), Brodie (Oak Hill Line), MLK Jr (Red Line), Rainey (Blue Line)

Initiate development to expand affordability

Fewer Residents Today / Historically Exclusionary or Less Vulnerable to Displacement / Slow Change

These station areas are not home to as many people today, have low population/job growth compared to other station areas, and a low percentage of populations vulnerable to displacement. ETOD efforts should initiate redevelopment and infill opportunities that maximize community benefits and increases the number of people who can afford to live here, especially low-income households and communities of color.

Example Stations: Jones/Jentch (Burnet/Menchaca Line), Robert Dedman/UT East (Gold Line), Howard (Red Line), SoCo (Orange Line)

Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development

More Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

These station areas are already home to many people and have high population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. ETOD efforts should take advantage of the change occurring today to protect existing residents at risk of displacement, preserve existing affordable housing units, and increase access as needed to services, and opportunities that enable community members to thrive.

Example Stations: Elmont (Pleasant Valley Line), Crossroads (Burnet/Menchaca Line), Lakeshore (Blue Line), North Lamar Transit Center (Orange Line)

Support sensitive development while protecting low-income households and communities of color

More Residents Today / Vulnerable to or Experiencing Displacement / Slow Change

These station areas are already home to many people, have low population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. As growth occurs, ETOD efforts should protect existing residents at risk of displacement, preserve existing affordable housing units, and increase access as needed to services, and opportunities that enable community members to thrive. Any development taking place in these areas should be limited and in-line with supporting stabilization efforts (e.g., housing developments within CLTs and/or long affordability periods).

Example Stations: Northeast (Expo Line), Sheringham (Pleasant Valley Line), Faro (Blue Line), Rundberg (Orange Line)

Align policies to provide affordability as development occurs

Fewer Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

These station areas are not home to as many people today, have high population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. ETOD efforts should take advantage of the change occurring today to maximize community benefits in redevelopment and infill opportunities to increase the number of people who can afford to live here, while protecting existing residents at risk of displacement.

Example Stations: Expo Center (Expo Line), North Ops (Burnet/Menchaca Line), Oltorf (Orange Line), Springdale (Green Line)

Secure affordability with sensitive development

Fewer Residents Today / Vulnerable to or Experiencing Displacement / Slow Change

These station areas are not home to as many people today, have low population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. ETOD efforts should prioritize protecting existing residents at risk of displacement, and on identifying redevelopment and infill opportunities to increase the number of people who can afford to live here.

Example Stations: Uray (Expo Line), ACC Eastview (Pleasant Valley Line), Colony Park (Green Line), Loyola (Green Line)

ETOD and *Imagine Austin*



2

Council Action on March 9, 2023 – Resolution no. 20230309-016

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council accepts the ETOD Policy Plan described in **Attachments A and B** and initiates amendments to the Imagine Austin Comprehensive Plan to reflect the ETOD Typologies included in the ETOD Policy Plan.

Imagine Austin and ETOD

- **ETOD Typologies:**
 - Consider existing population, recent growth and economic development, and **displacement risk** of households
 - Address types of **growth** most needed for equitable outcomes in a station area
- Incorporating **ETOD Typologies** into *Imagine Austin* allows for:
 - **Updating IA Compliance Checklist**
 - **Formal consideration in zoning and neighborhood plan amendment case review**
 - **Demonstrating alignment and transit-supportive policy** to the Federal Transit Administration

Comprehensive Plan Joint Committee Action on February 29, 2024

- ETOD Policy Map and Typologies with amendments was unanimously approved to be forwarded to the Planning Commission to be amended to Imagine Austin.
- Amendments:
 - Inclusion of process for staff to incorporate latest available data
 - Inclusion of a footnote indicating the age of the data

Imagine Austin and ETOD

- The amendment to *Imagine Austin* will include:
 - The **methodology** through which staff developed the 8 ETOD Typologies
 - The **8 ETOD Typologies** and their descriptions
 - The **ETOD Typology map**
 - A preface that provides context about the application of the ETOD Typologies and their map to *Imagine Austin*
 - Includes staff plan to update data, along with notation of data sources (incorporated from CPJC amendments).

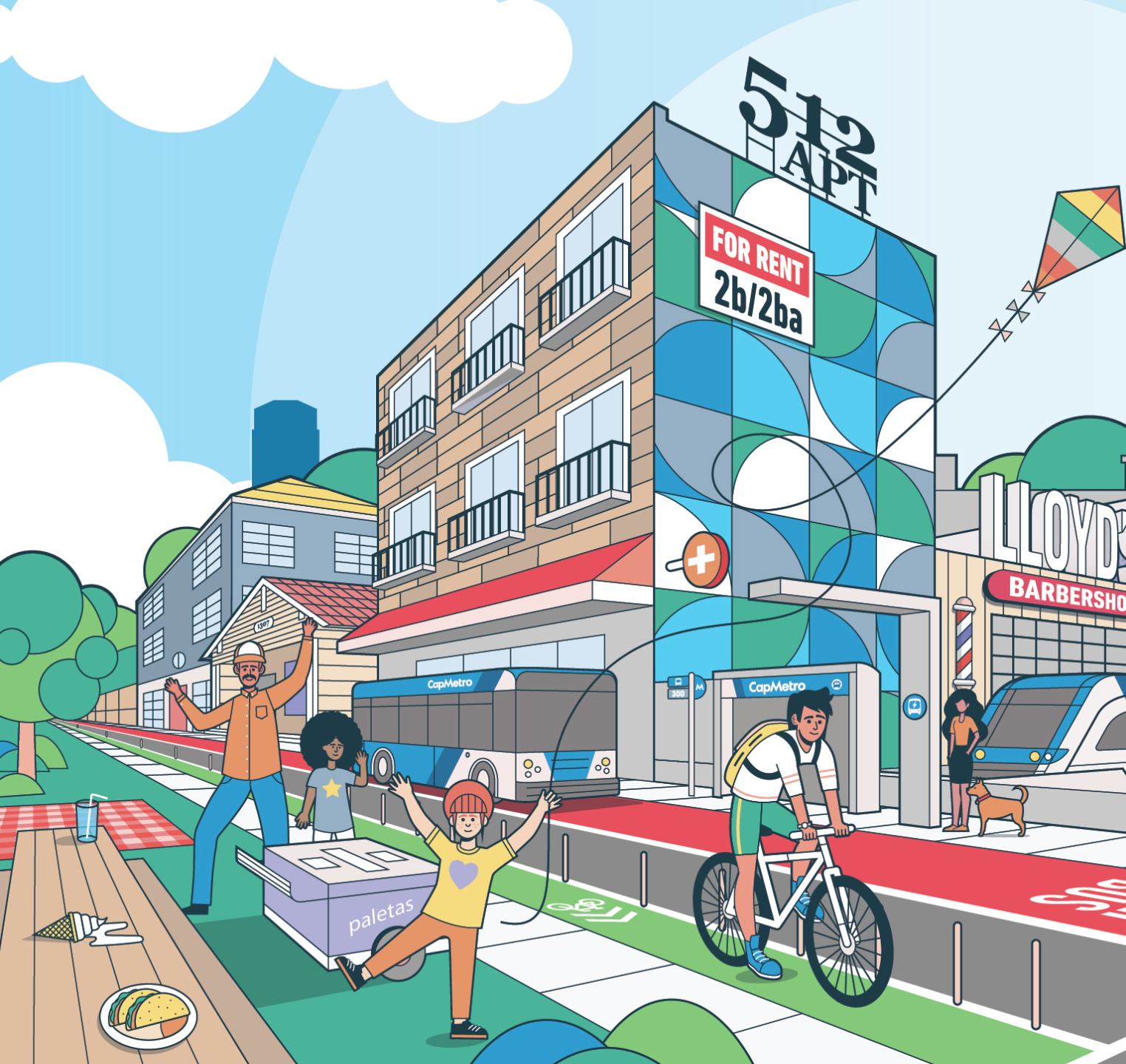
Next Steps



3

Imagine Austin- ETOD Amendment Timeline





Questions?

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From Transit-Oriented-Development (TOD) to *Equitable* TOD

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.



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