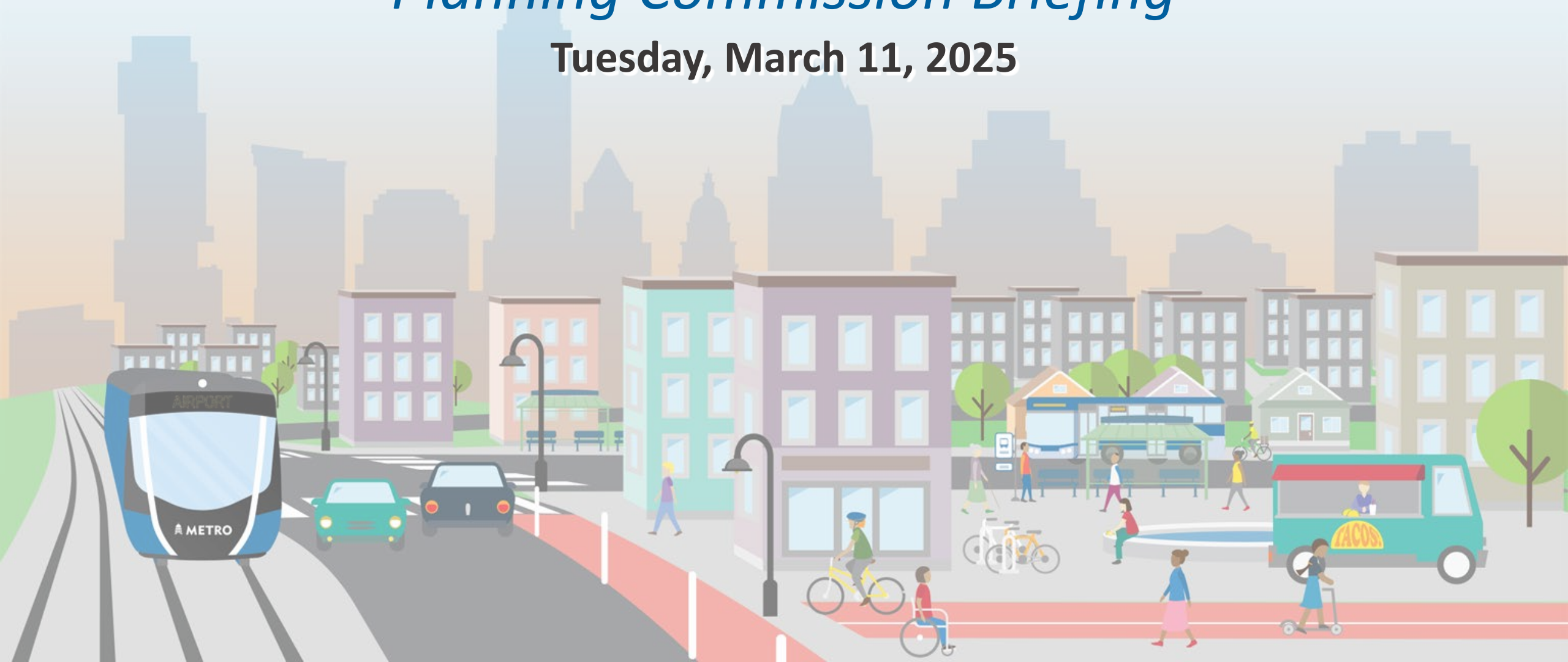


# North Lamar and South Congress Station Area Vision Plans

## *Planning Commission Briefing*

**Tuesday, March 11, 2025**



# Agenda

- 1 What is ETOD?
- 2 What's an ETOD Station Area?
- 3 Station Area Vision Plans
- 4 Next Steps
- 5 Discussion



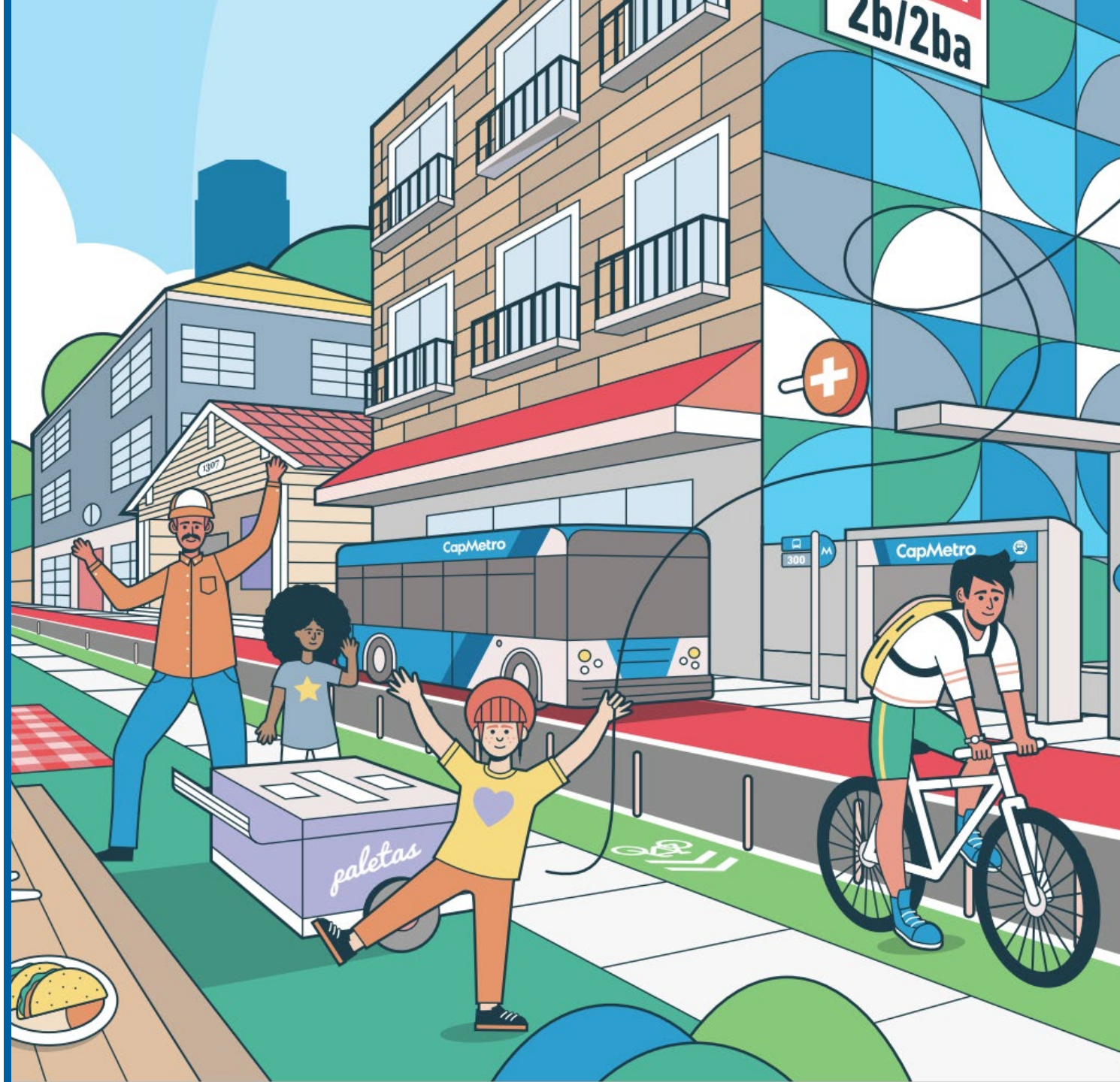
**What is ETOD?**

**1**



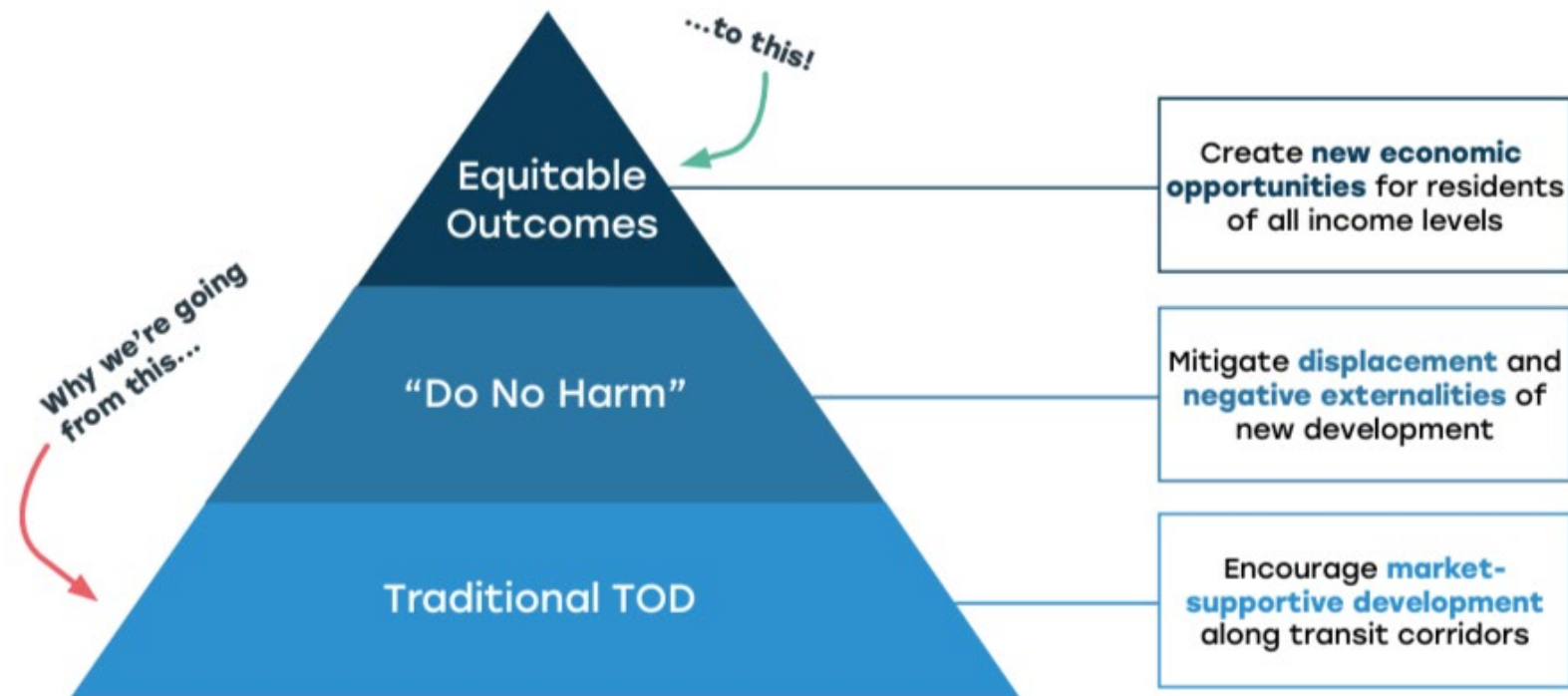
# What is ETOD?

ETOD is an approach to planning that puts **housing, jobs, services, and retail near public transit stations**. This makes it easier for people to get to these places using public transit and creates **walkable neighborhoods** with a range of services.



# Supporting Equitable Outcomes

ETOD goes beyond just thinking about *places*—it focuses also on the *people* in these places, especially those who have been left out of past planning efforts.



# Project Connect and ETOD

**2020**

Voters overwhelmingly  
approve Project Connect

**2021**

CapMetro ETOD study  
(funded by FTA)

\*FTA- Federal Transit Administration

**2023**

City Council accepts  
ETOD Policy Plan

# The ETOD Policy Plan

- Informed by CapMetro's ETOD Study
  - Direction to staff to initiate **Station Area Planning**, *Imagine Austin* amendments, and Land Development Code amendments
- Direction to create an ETOD Implementation Plan as a short-term work program

## Equitable Transit-Oriented Development Policy Plan



City of Austin





# What are the ETOD Goals?

The plan has **six key goals** created with the help from the community.



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



Help to close racial health and wealth gaps



Preserve and increase housing opportunities that are affordable and attainable



Expand access to high-quality jobs and career opportunities



Support healthy neighborhoods that meet daily needs



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



**What is an ETOD Station Area?**

**2**

# Station Area Planning and ETOD

**Station Area Planning** is a community-driven approach to crafting a vision for the area surrounding a transit station.

North Lamar Transit Center Station Area



South Congress Transit Center Station Area



# Station Areas Engagement Timeline

**Round 1 Engagement**  
Spring 2023

**Round 2 Engagement**  
Fall 2023

**Round 3 Engagement**  
Fall 2024



# Engagement

7094

Postcards mailed in the Spring and Fall

425

Flyers distributed

5

Languages used for engagement outreach

2

Online surveys hosted

314

Survey responses

187

Local businesses visited

13

One-hour focus groups held

10

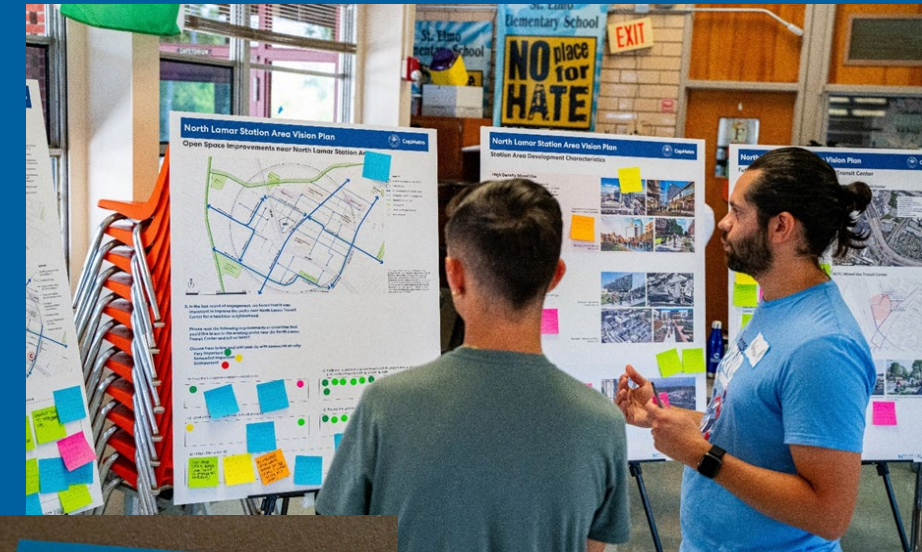
Tabling events

2

In-person four-hour public workshops at nearby public elementary schools

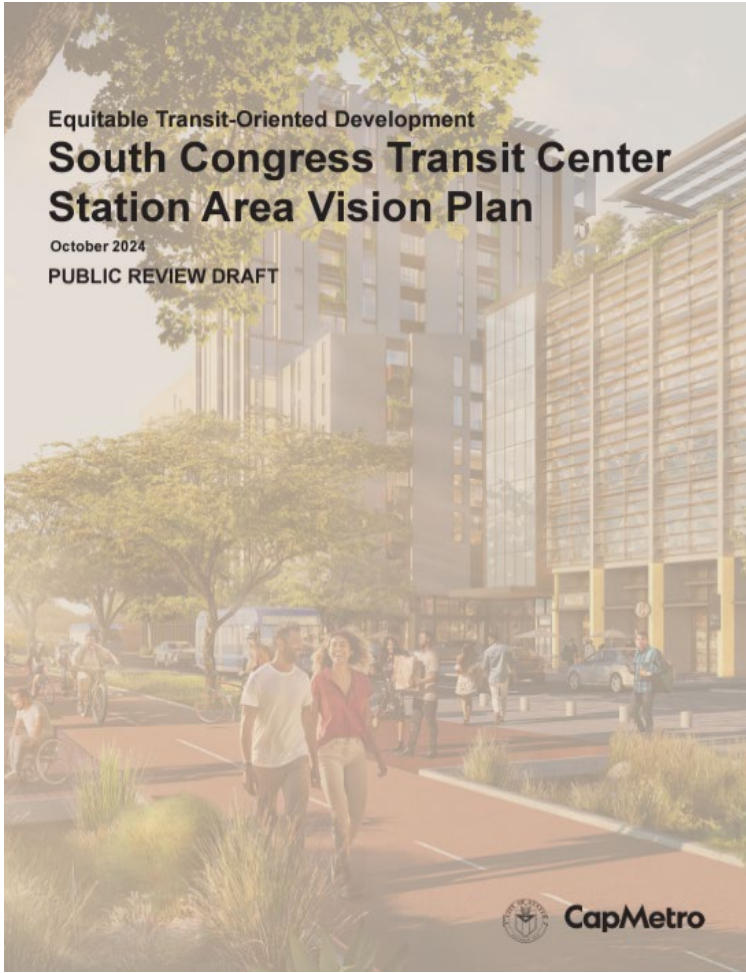
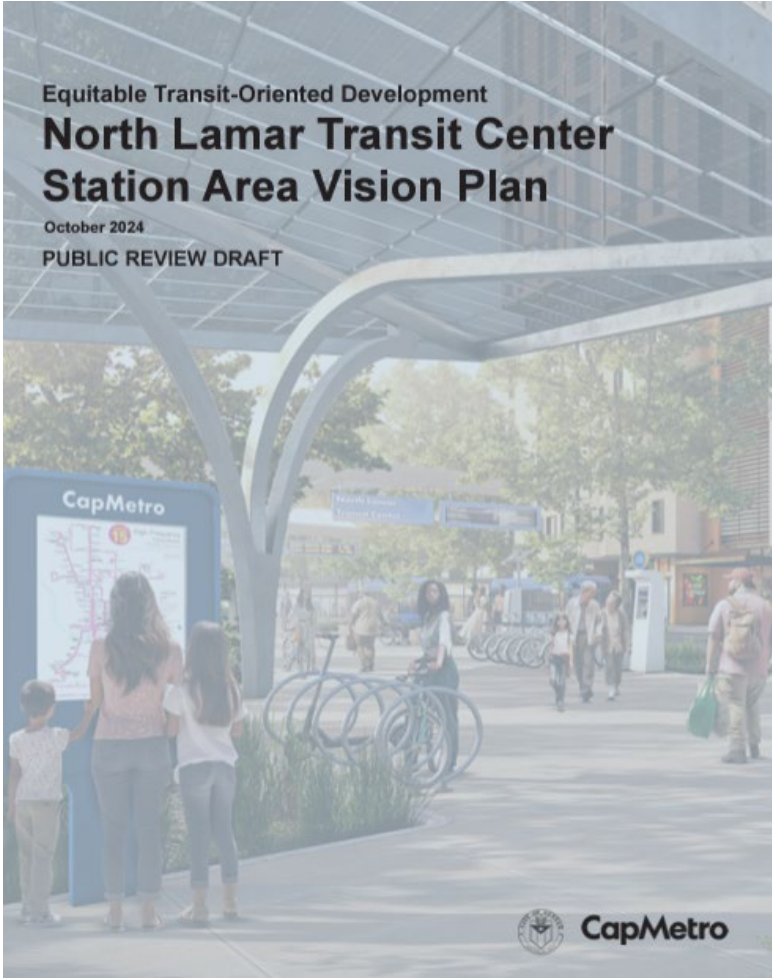
4

Virtual public workshops





# The Vision Plans



# **North Lamar & South Congress Transit Centers Station Area Vision Plans**



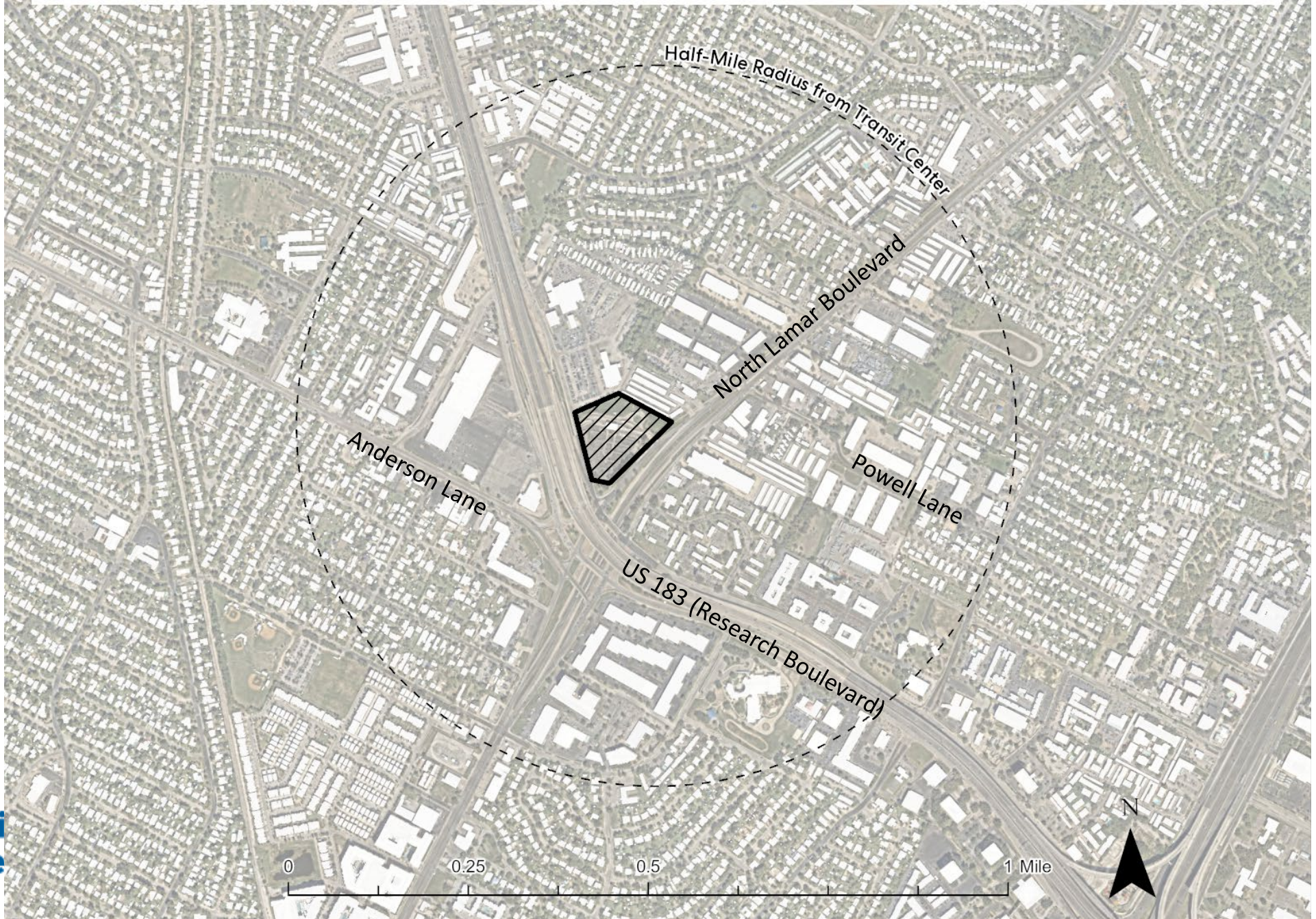
**3**

# North Lamar Transit Center



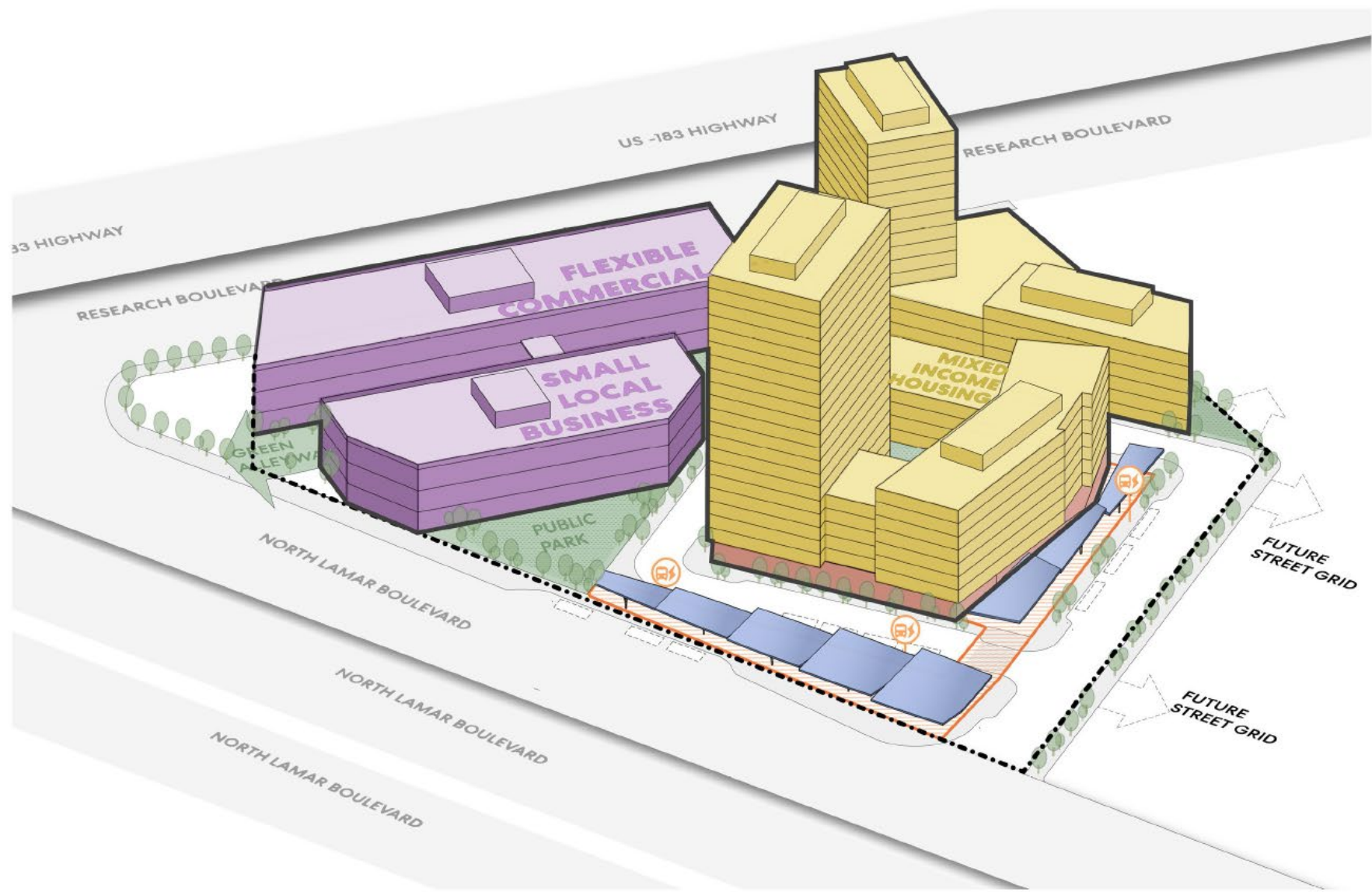


# North Lamar Transit Center Station Area





# NLTC Concept Plan



## 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





Weather Protected  
Transit Shelter

Mixed-Income Housing

Tree-lined Streets

Interactive Wayfinding

North Lamar  
Transit Center

Active Storefronts

CapMetro  
Amenities Center

Grocery Store &  
Neighborhood Services

Raised Crosswalk

First/Last Mile  
Micromobility


Bioswales










# NLTC Vision Plan and Future Land Use Map


 Existing Income-Restricted Housing

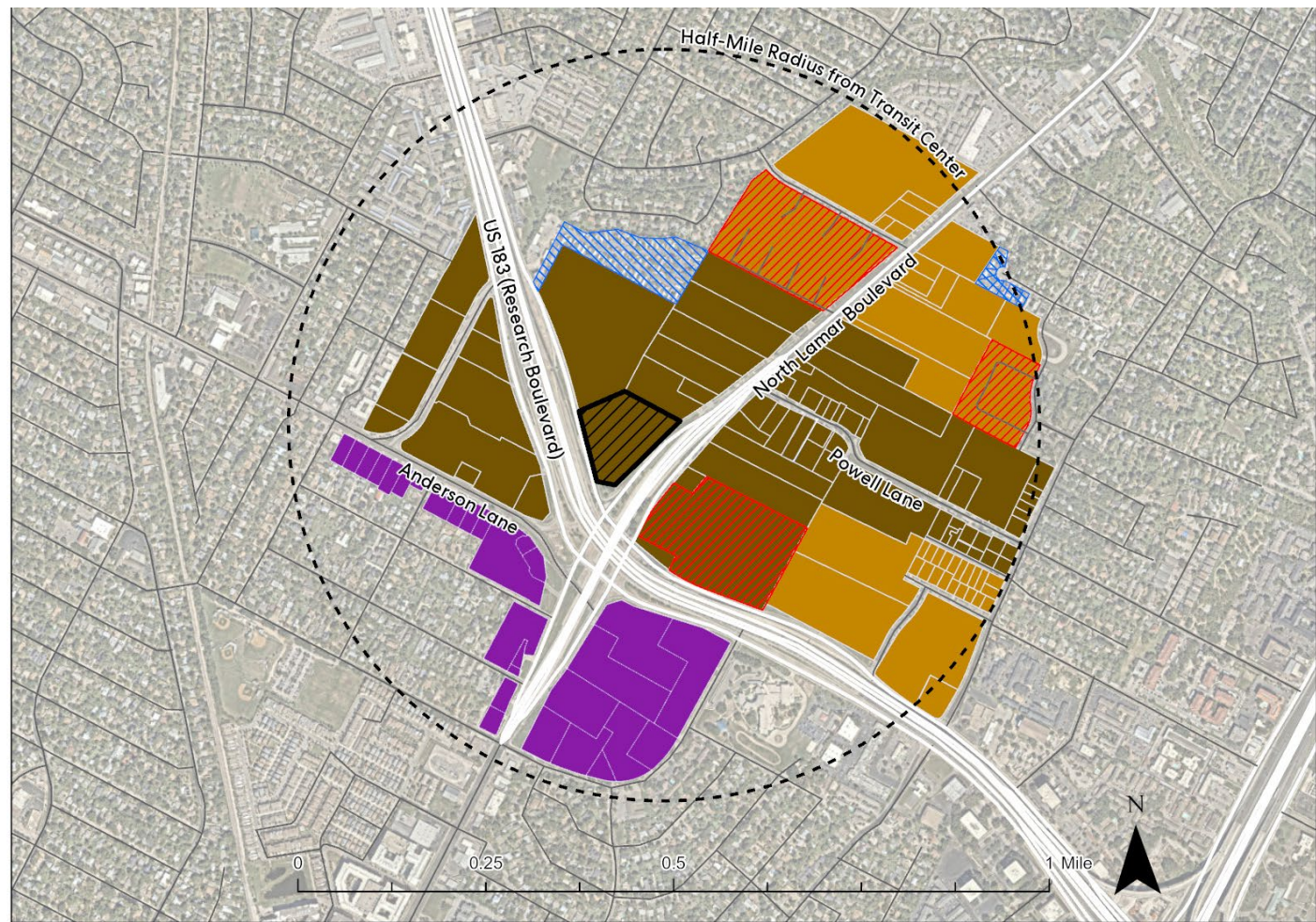
 Mobile Homes

## Development Character

 TOD Mixed-Use

 Mixed-Use Industrial

 Neighborhood Transition



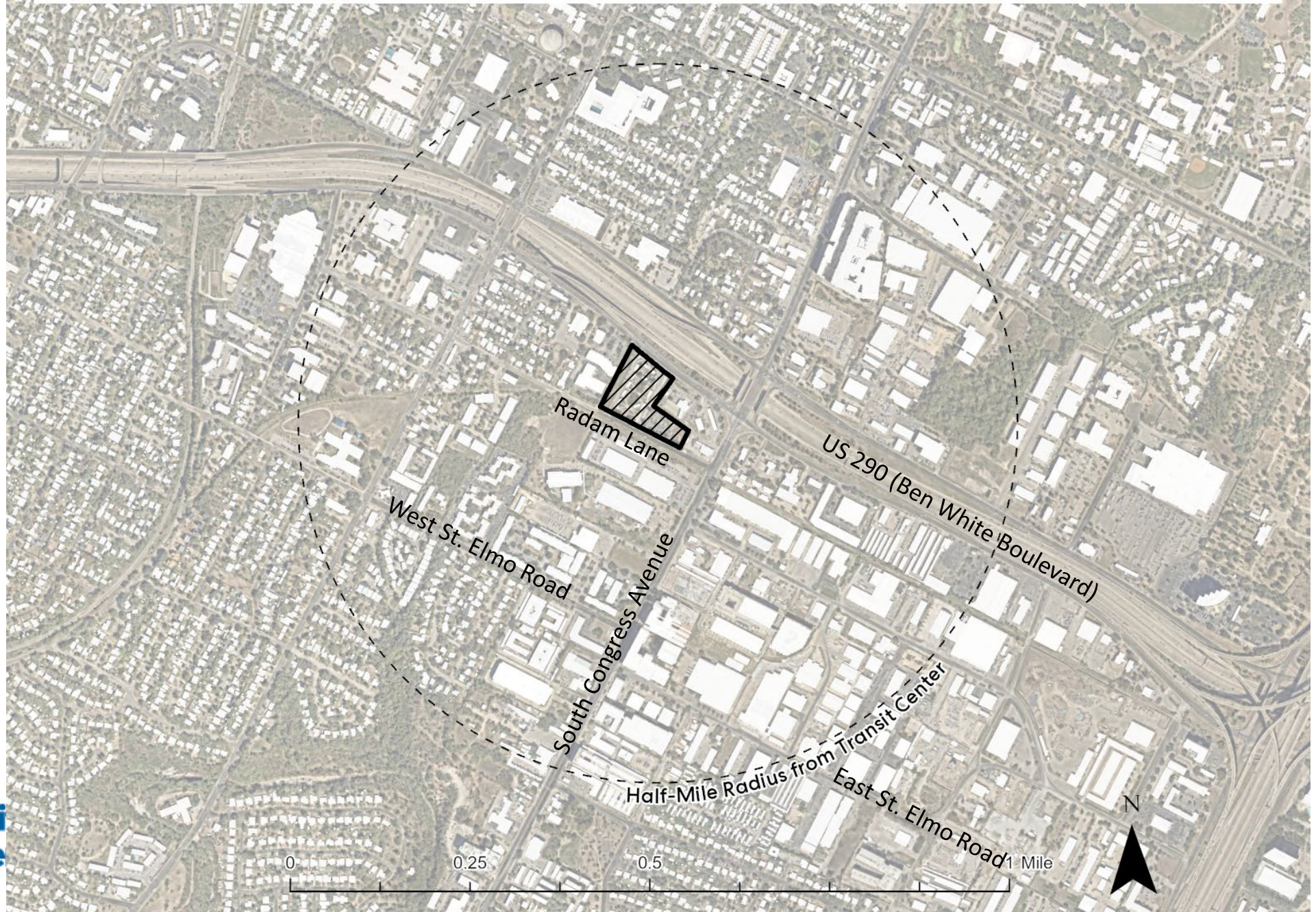


# South Congress Transit Center



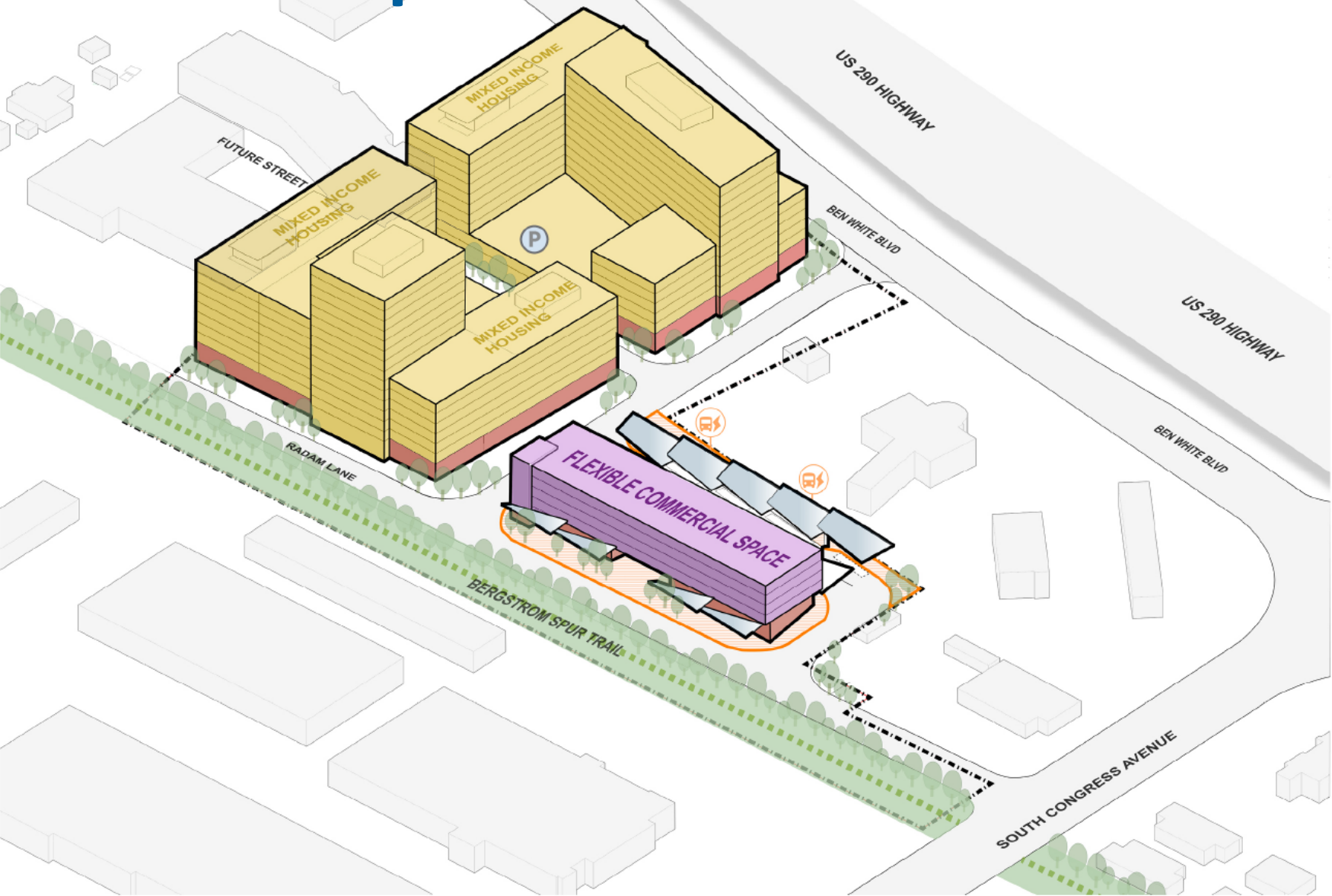


# South Congress Transit Center Station Area





# SCTC Concept Plan



## 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





Mixed-Income Housing

Small Business  
& Workforce  
Training Spaces

CapMetro  
Amenities Center

First/Last Mile  
Micromobility

Informal Food Carts

Active Storefronts

Raised Crosswalk

Bioswales

Bergstrom Spur Trail

Tree-lined Streets


Active Lifestyle  
Infrastructure










# SCTC Vision Plan and Future Land Use Map


 Existing Income-Restricted Housing

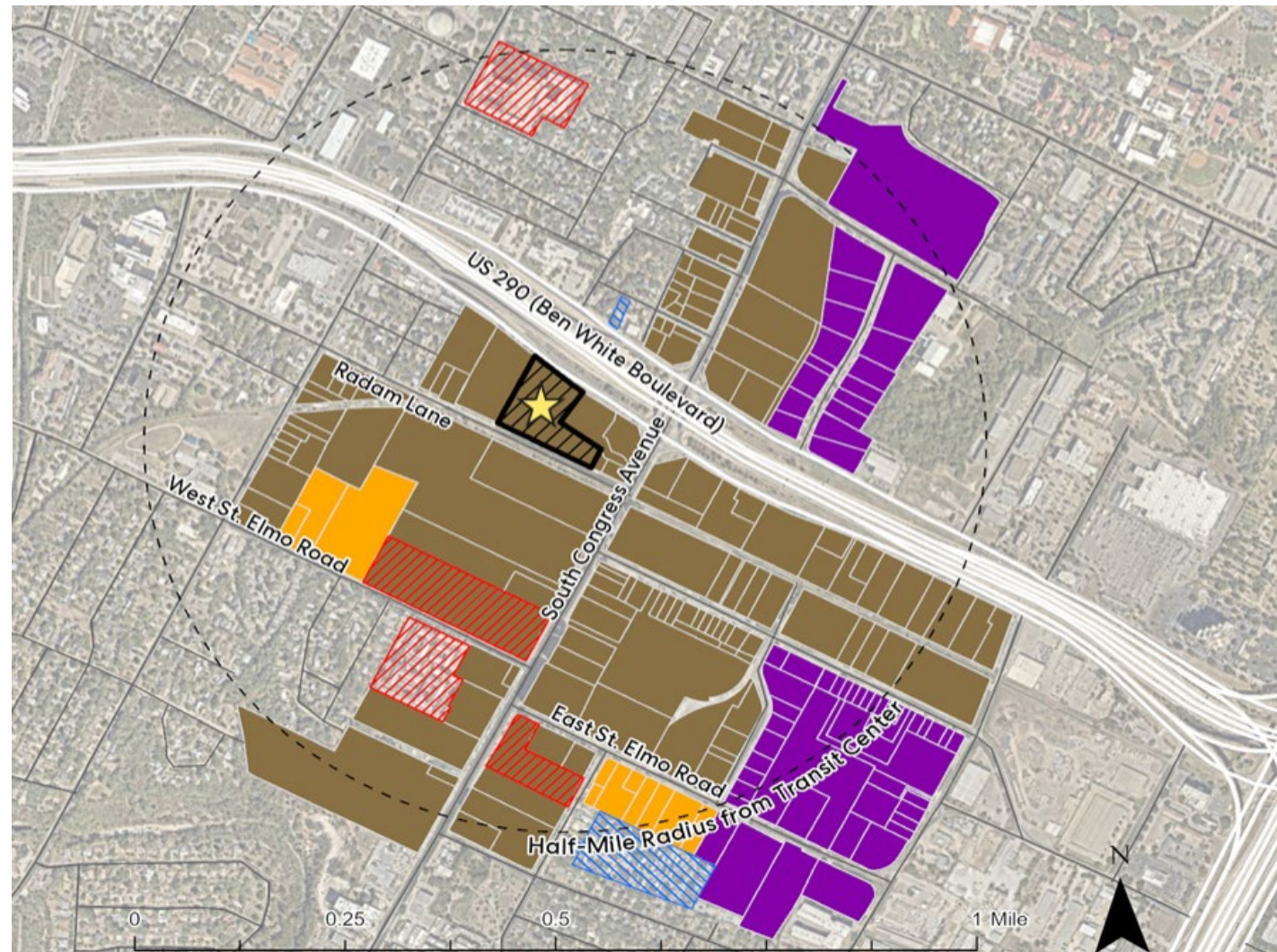
 Mobile Homes

## Development Character

 TOD Mixed-Use

 Mixed-Use Industrial

 Neighborhood Transition





# ETOD Typologies

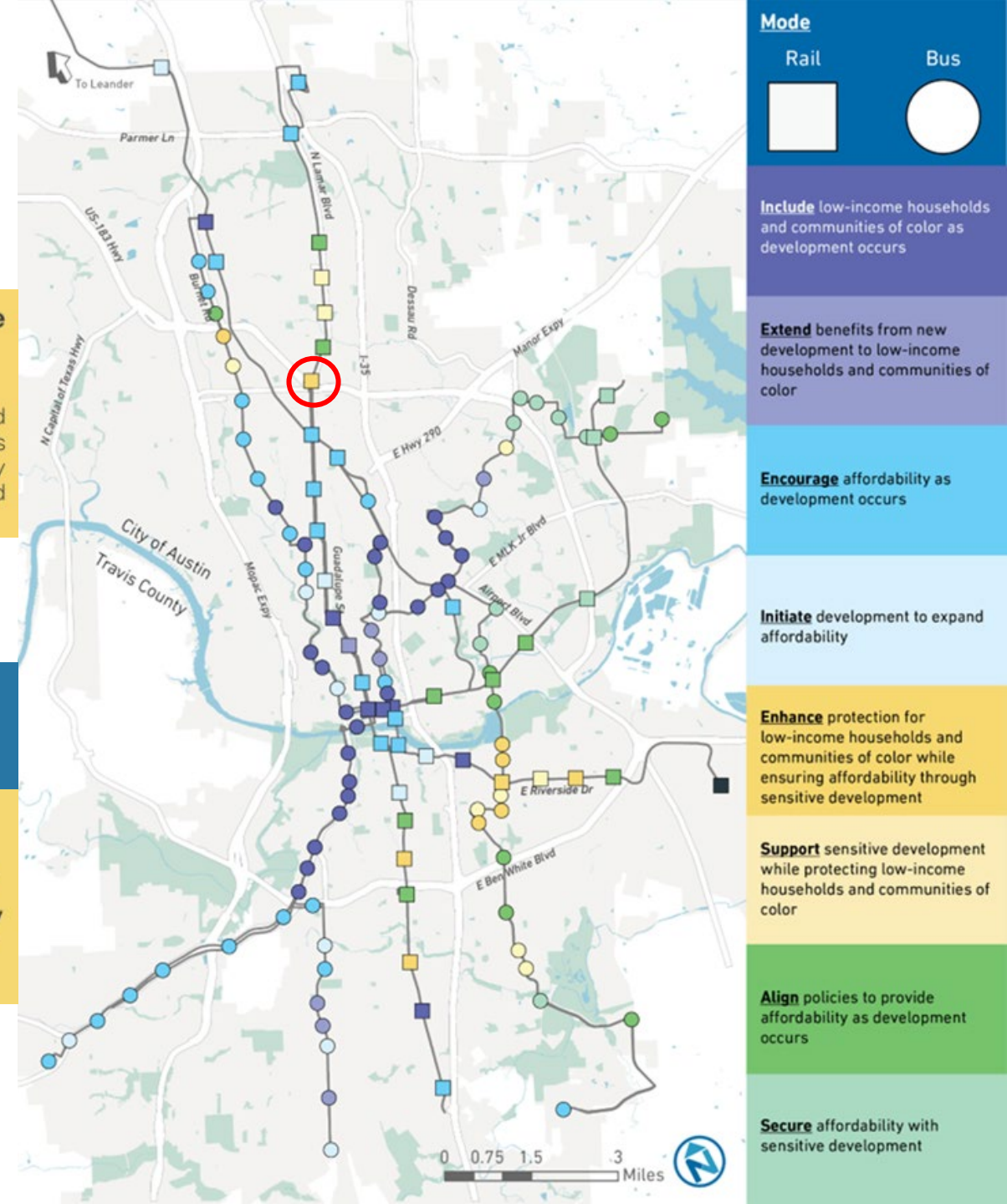
## North Lamar Transit Center Station Area

**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.

If a station has...	...and is...	...and has experienced...	...its ETOD Typology is:
More Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change	<b>Enhance</b> protection for low-income households and communities of color while ensuring affordability through sensitive development





# ETOD Typologies

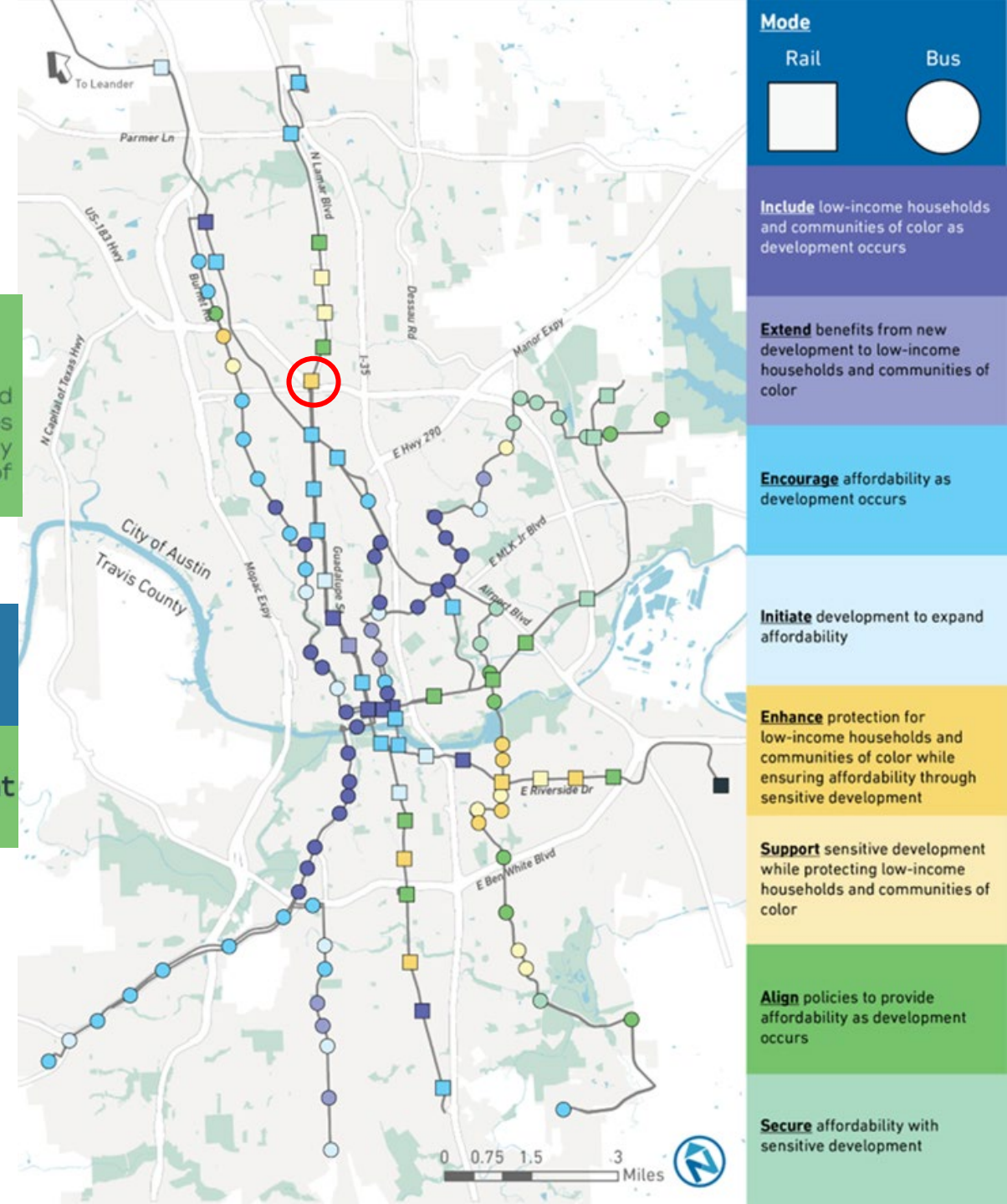
## South Congress Transit Center Station Area

**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.

If a station has...	...and is...	...and has experienced...	...its ETOD Typology is:
Fewer Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change	Align policies to provide affordability as development occurs



# ETOD Policy Toolkit

**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.

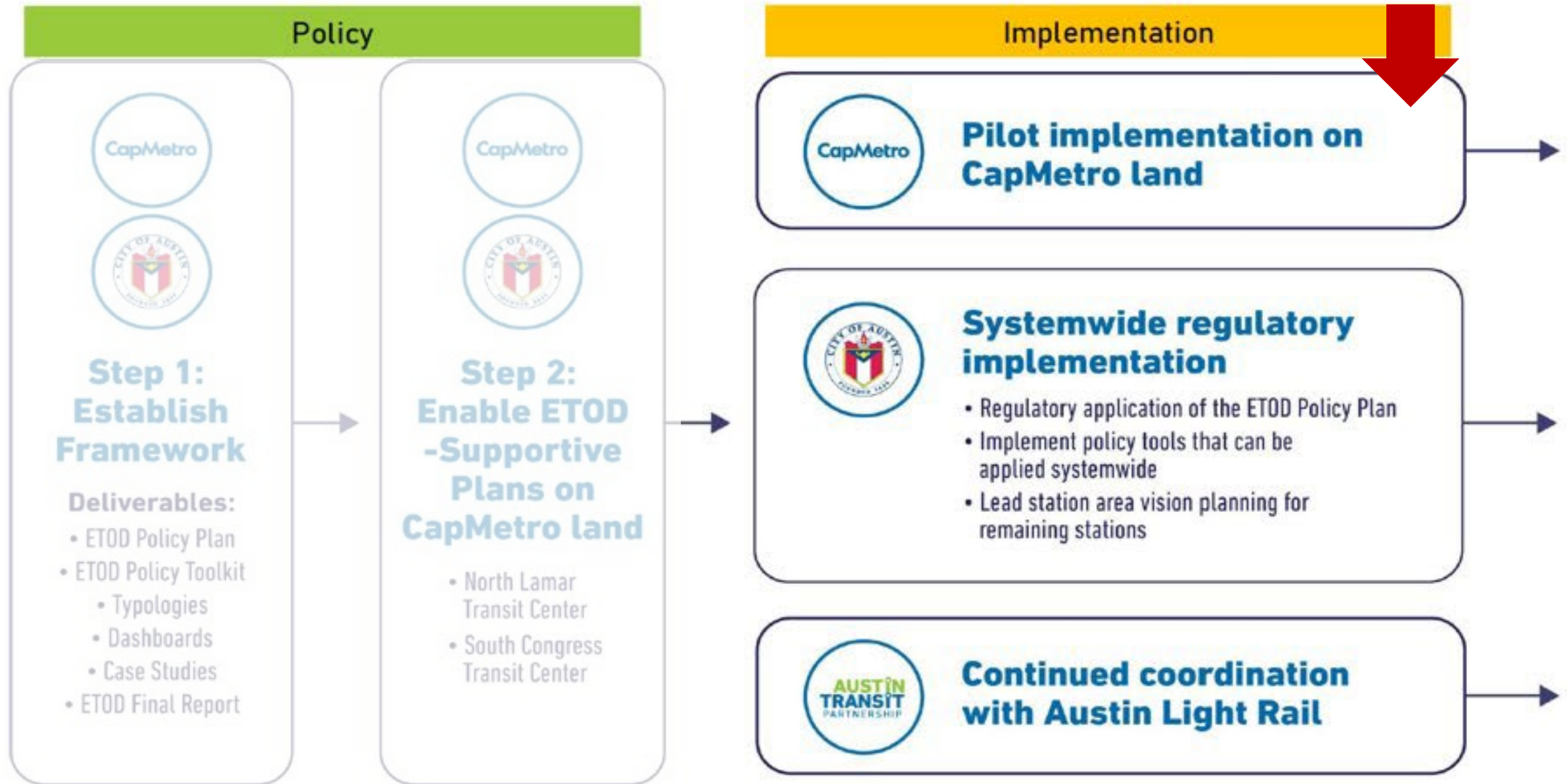
**Mobility (10 tools):** Transportation Demand Management; Mobility Infrastructure Improvement; Parking Management

**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.



# ETOD Implementation Timeline



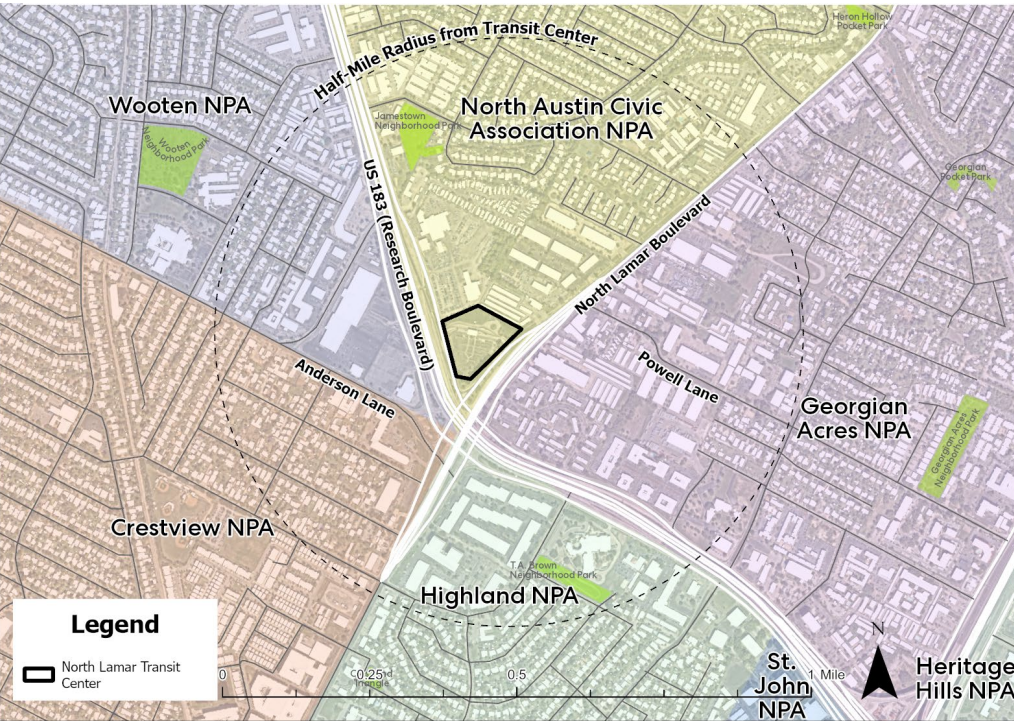


**Next Steps/Related Actions**

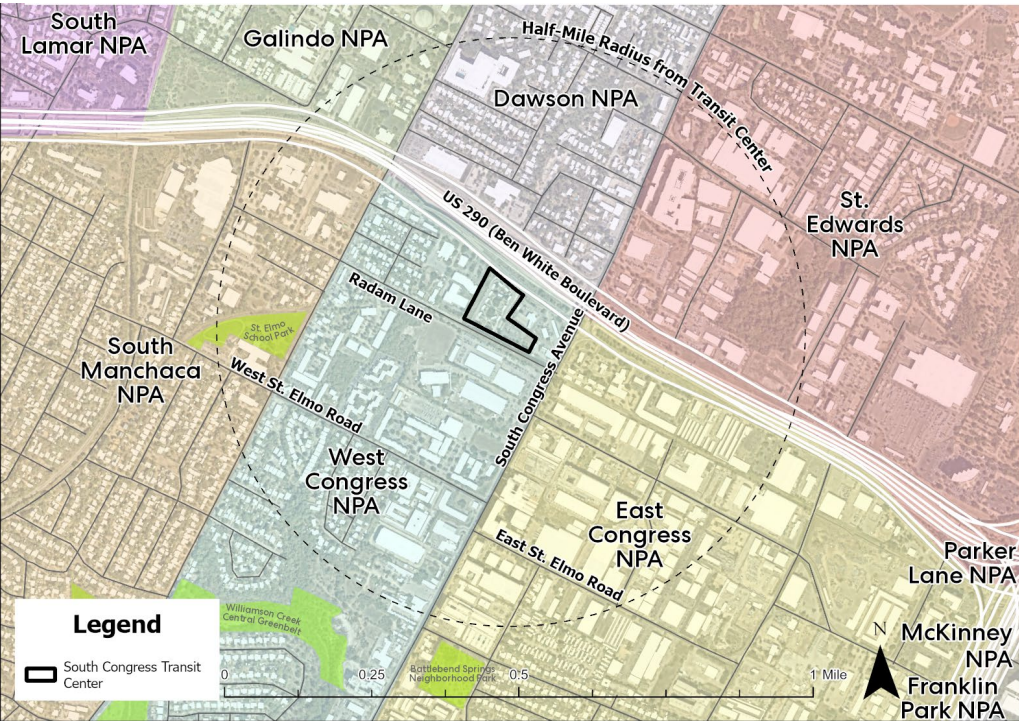
**4**

# Existing Neighborhood Plans

## NLTC Station Area



## SCTC Station Area





# NPA Virtual Community Meetings

- NLTC Station Area related NPAs:  
**Tuesday, March 4, 2025**  
**6:00 pm - 7:30 pm**
- SCTC Station Area related NPAs:  
**Wednesday, March 5, 2025**  
**6:00 pm - 7:30 pm**

Official website of the City of Austin Sign In

Speak Up Austin > Neighborhood Plan Amendment Cases

### North Lamar Transit Center Station Area Vision Plan & related Neighborhood Plan Amendments

Following City Council acceptance of the ETOD Policy Plan in March of 2023, a planning process was kicked off to support Equitable Transit-Oriented Development (ETOD) in the North Lamar Transit Center...

[Participate](#)

### South Congress Transit Center Station Area Vision Plan & related Neighborhood Plan Amendments

Following City Council acceptance of the ETOD Policy Plan in March of 2023, a planning process was kicked off to support Equitable Transit-Oriented Development (ETOD) in the South Congress Transit Center...

[Participate](#)

<https://publicinput.com/neighborhoodplanamendmentcases>

# Related Actions

Planning Commission and City Council will be asked to consider 12 items:

Adoption of North Lamar  
Transit Center Station Area  
Vision Plan (CPA-2025-0001)

+

Adoption of South Congress  
Transit Center Station Area  
Vision Plan (CPA-2025-0002)

+

Land Development Code  
Amendment Related to  
Area Planning Process  
(C20-2024-024)

5 Neighborhood Plan Amendments  
Related to NLTC Station Area:

- **NPA-2025-0018.01**- Brentwood/Highland Combined Neighborhood Plan (Highland NP)
- **NPA-2025-0026.01**- North Lamar Combined Neighborhood Plan (Georgian Acres)
- **NPA-2025-0007.01**- North Austin Civic Association (NACA) Neighborhood Plan
- **NPA-2025-0017.01**- Crestview/Wooten Combined Neighborhood Plan (Wooten NP)
- **NPA-2025-0017.02**- Crestview/Wooten Combined Neighborhood Plan (Crestview NP)

4 Neighborhood Plan Amendments  
Related to SCTC Station Area:

- **NPA-2025-0001.01**- Dawson Neighborhood Plan
- **NPA-2025-0020.02**- South Congress Combined Neighborhood Plan (East Congress NP)
- **NPA-2025-0020.01**- South Congress Combined Neighborhood Plan (West Congress NP)
- **NPA-2025-0022.01**- Greater South River City Neighborhood Plan (St. Edwards NP).



# NLTC and SCTC Station Areas

## *Engagement & Plan Adoption Timeline*



# How to Participate

<https://speakupaustin.com/etodstationareas>



## North Lamar Transit Center & South Congress Transit Center

English | Español | 简体中文 | Tiếng Việt | العربية | 한국어 | Français | हिन्दी


**WELCOME** to the engagement hub for [Equitable Transit-Oriented Development \(ETOD\)](#) planning at the North Lamar Transit Center and the South Congress Transit Center station areas! We invite you to review the information on this page about the planning process, community engagement, and the draft plans. Please help us to finalize the plans by submitting comments in the [comments tab](#).

**Sign Up to receive project updates about the North Lamar and South Congress Transit Center Station Area Vision Plans!**

Email


Save

### Documents

 NLTC Station Area\_FLUM.pdf

 NLTC\_ETOD\_Vision Document\_DRAFT.pdf

 SCTC Station Area\_FLUM.pdf

 SCTC\_ETOD\_Vision Document\_DRAFT.pdf



SCAN HERE  
ESCANEE AQUÍ

We want  
to hear  
from you!

CapMetro



AUSTIN  
TRANSIT  
PARTNERSHIP



# Resources

## ETOD Station Area Vision Plans Website:

<https://speakupaustin.com/etodstationareas>

- North Lamar and South Congress Station Area Vision Plans
- ETOD Policy Plan and Station Area Typologies
- Adoption Process and FAQs
- Leave Comments on the Vision Plans

## City ETOD Project Website: <https://publicinput.com/etod>

- ETOD Policy Plan
- ETOD Frequently Asked Questions (FAQ)

Questions?

5





# Thanks!

Reach out with questions!

Email: [ETOD@austintexas.gov](mailto:ETOD@austintexas.gov)

Phone: 512-580-8850 (Project Code is 10750)

Please check out the project page:

[www.SpeakUpAustin.org/etodstationareas](http://www.SpeakUpAustin.org/etodstationareas)