

CapMetro

Access Advisory Committee

March 2025

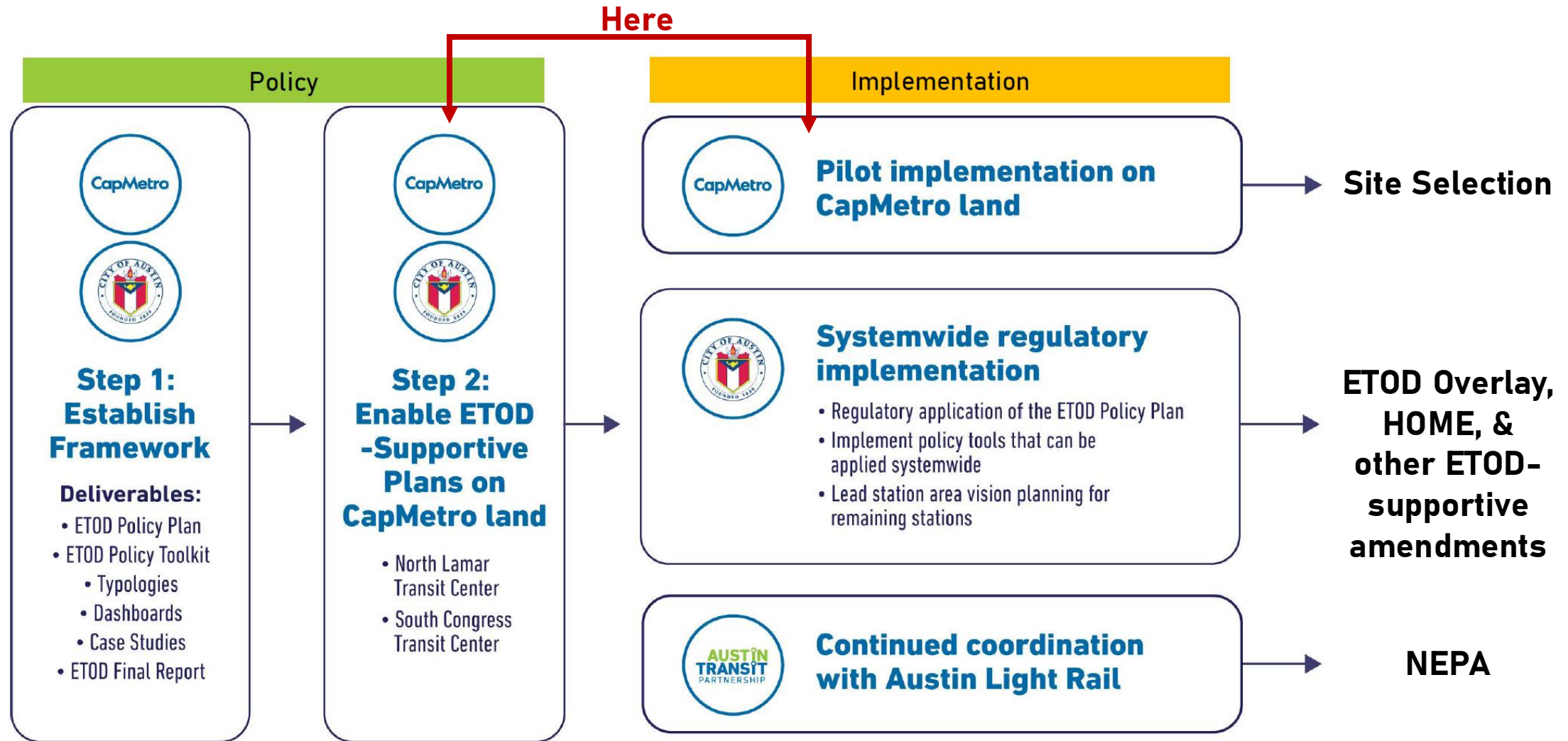


ETOD Update


Anna Lan, Manager of Transit Oriented Development

Lucy Hall, Senior Planner at the City of Austin

Equitable Transit-Oriented Development Implementation



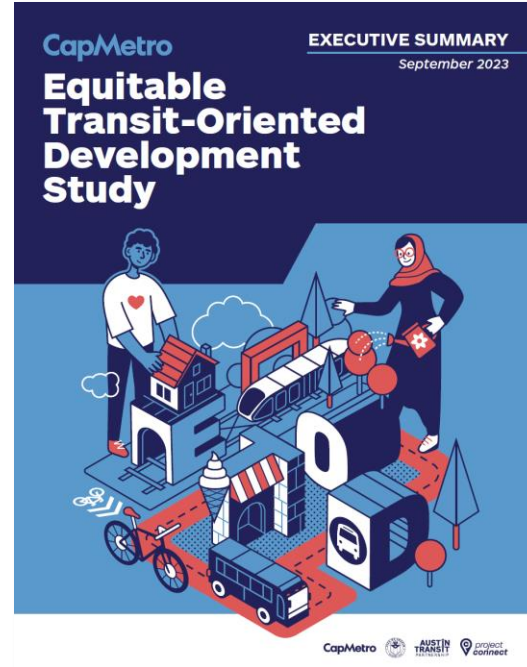
Step 1: Establish Framework



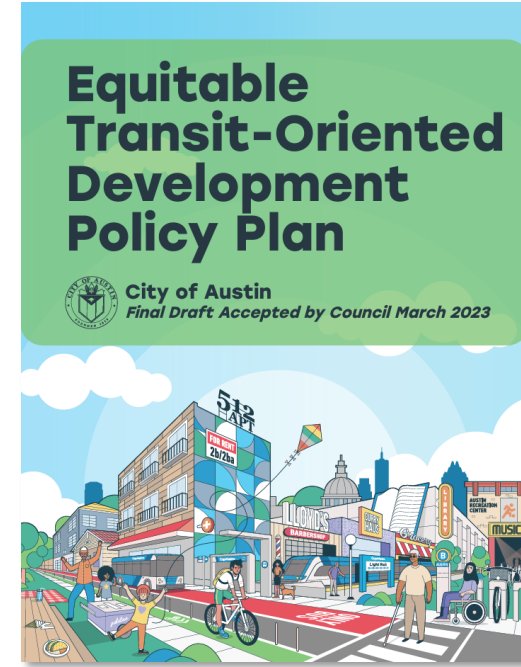
**Step 1:
Establish
Framework**

Deliverables:

- ETOD Policy Plan
- ETOD Policy Toolkit
 - Typologies
 - Dashboards
 - Case Studies
- ETOD Final Report

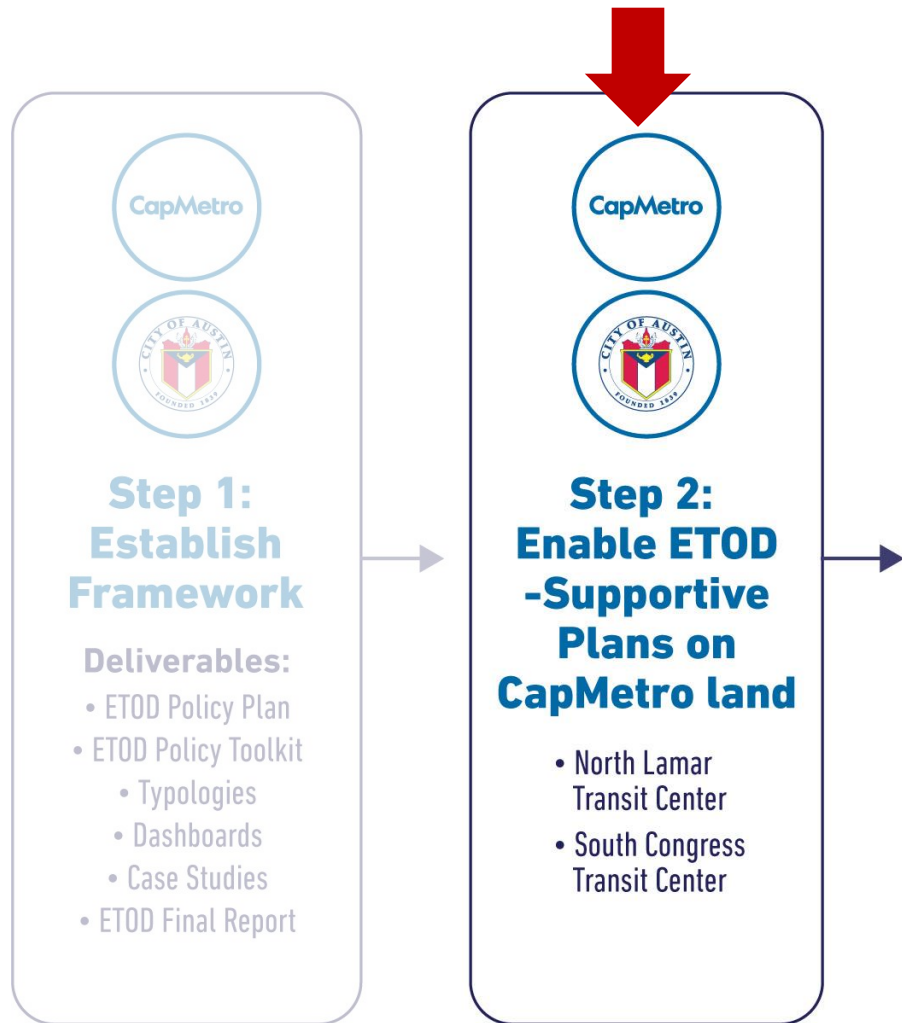


ETOD Study
Released Sept. 2023



ETOD Policy Plan
Accepted by Council March 2023

Step 2: Enable ETOD-Supportive Plans



Supports CapMetro development through:

1. Streamlining the planning process
2. Advocating for density-supportive neighborhoods
3. Attracting development partners



Station Area Vision Plan + NLTC



Station Area Vision Plan - SCTC



Station Area Vision Plan Content

1. **Project Overview, Vision, Engagement**
2. **Station Area Overview**
 - Existing land use, connectivity, socioeconomic conditions
3. **Station Area Vision**
 - Proposed land use and development characteristics
4. **Concept Plans**
5. **ETOD Policy Tools**
6. **Next Steps**



<https://publicinput.com/t4686#tab-54319>

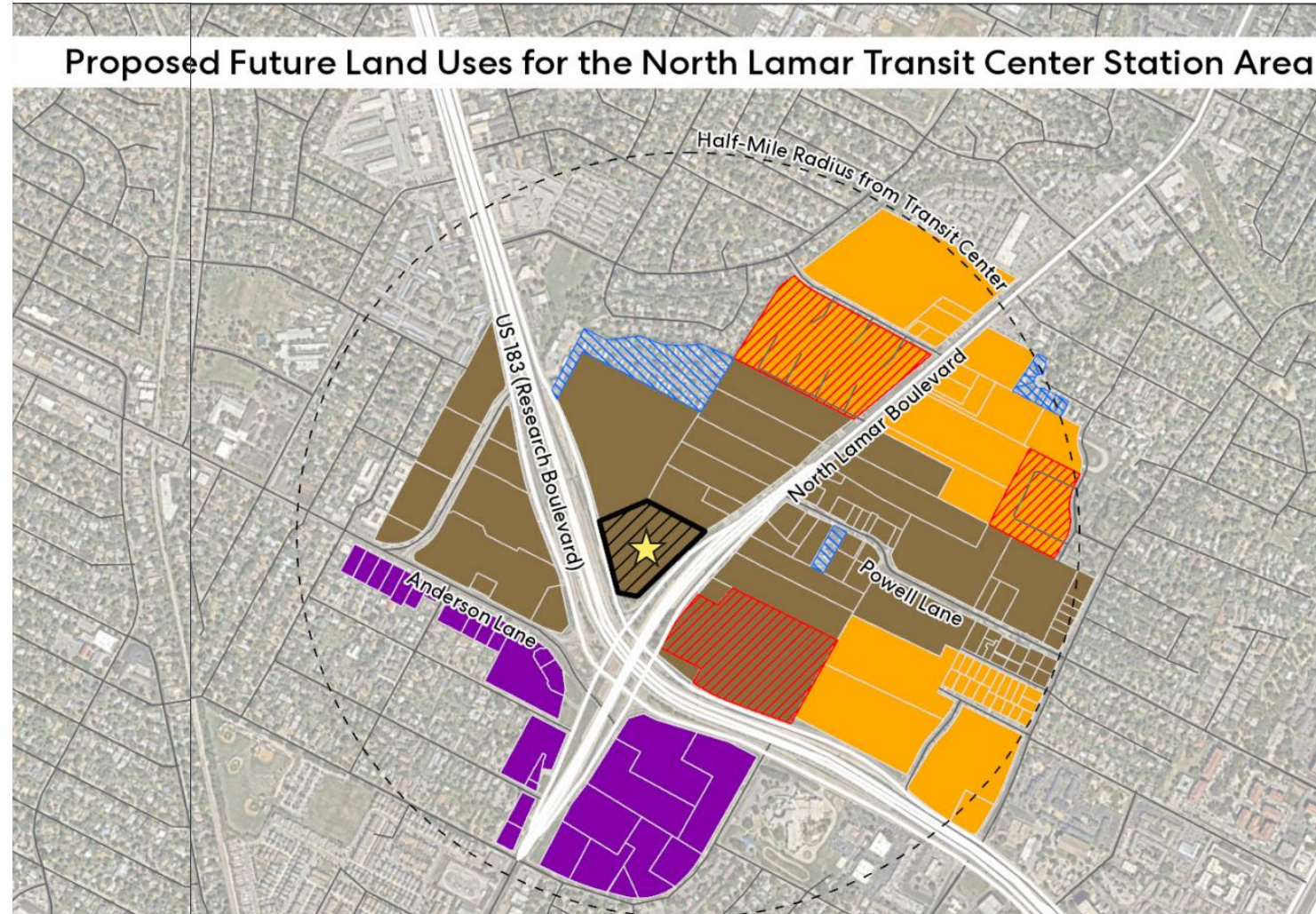
Future Land Use Map

TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

Mixed-Use Industrial will include low impact industrial uses with added options for retail, office, and attached multi-family residential development.

Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial. The purpose of the Neighborhood Transition character type is to enable an area to blend more effectively between a primarily residential area and a more active, commercial, and office use area.

Residential Core will include lower density residential uses consisting of attached or detached single-family homes, and duplexes. The area is characterized by homes, an abundance of trees, and a connected network of multimodal streets.

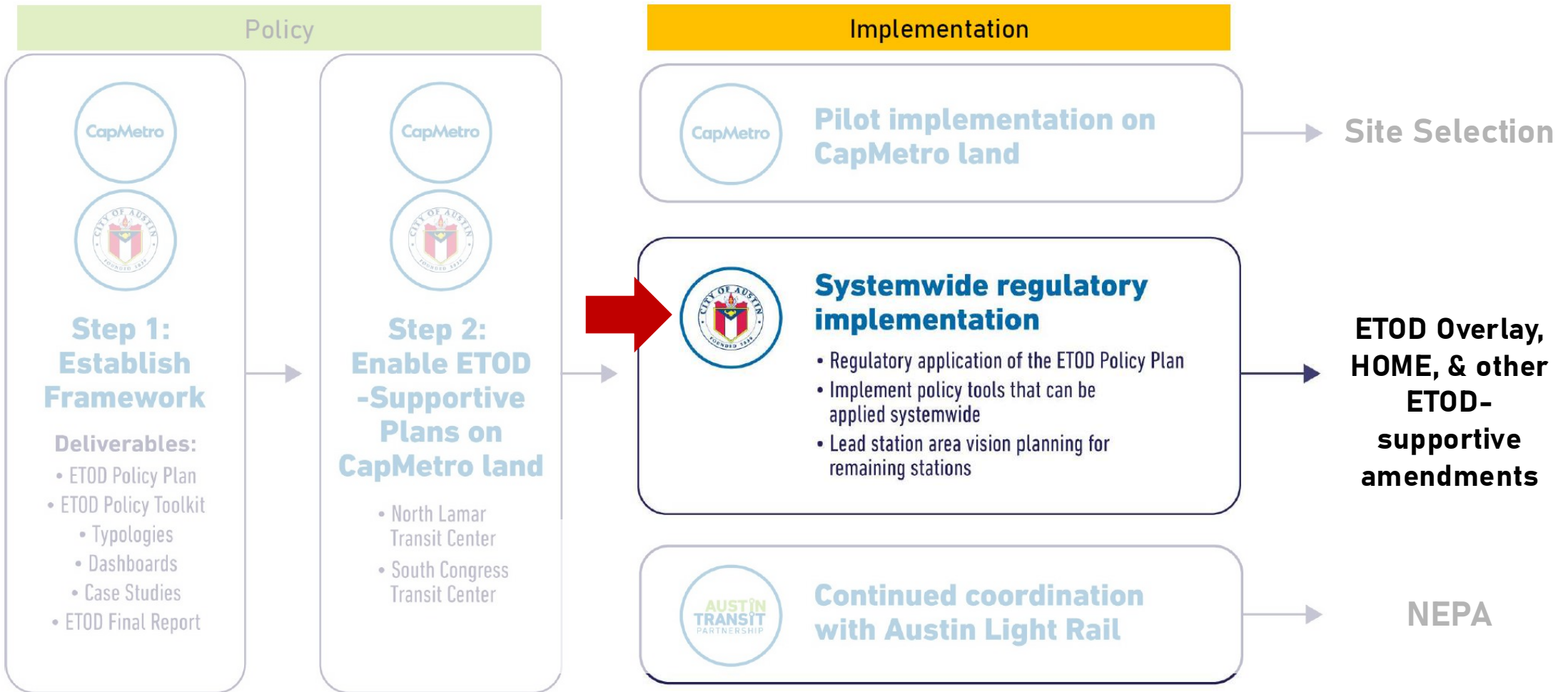


Station Area Vision Plans- Adoption

- City of Austin completed a third round of engagement in Fall/Winter 2024.
 - Now ready to go through the Neighborhood Plan Amendment (NPA) process to update nearby neighborhood plans
 - Then to Planning Commission and City Council meetings for adoption (dates TBD)

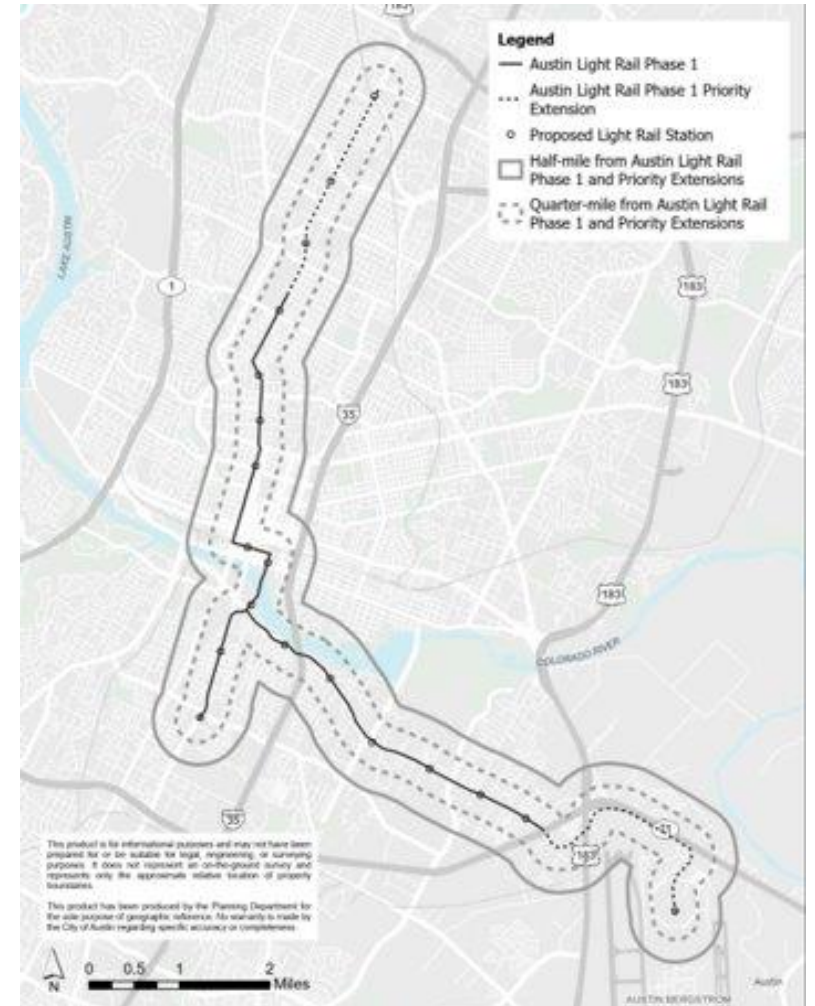


Equitable Transit-Oriented Development Implementation



Systemwide Regulatory Implementation– ETOD Overlay

- **ETOD Overlay Phase 1** adopted by City Council May 16, 2024 to apply to certain areas with ½ mile of Austin Phase 1 Light Rail + Priority Extensions.
 - Restricted non-transit supportive uses, and
 - Created ETOD Density Bonus District (DBETOD)
 - Requires affordable housing, redevelopment protections for certain existing residents and businesses, and has higher mixed use building standards
 - Allows residential uses in previously non-residential areas, modified site development standards (like compatibility), increases max building heights (up to 120 feet in some areas), and supersedes some more restrictive regulations
- Also rezoned 850 acres of eligible land



Systemwide Regulatory Implementation

City Council Adoption Dates

Other transit-supportive land development code updates

11/02/2023

Eliminate Minimum Parking Requirements

[Resolution No. 20230504-022](#) provided direction to eliminate minimum off-street vehicle parking requirements

05/16/2024

Electric Vehicle Charging

[Resolution No. 20230608-082](#) provided direction to create a new land use for Electric Vehicle charging and define where EV charging facilities could be located.

12/07/2023 &
05/16/2024

HOME Phases 1 & 2

[Resolution No. 20230720-126](#) provided direction to create a new 3-unit single family residential use; reduce minimum lot sizes for single-family zoning districts.

05/16/2024

Citywide Compatibility Changes

[Resolution No. 20230608-045](#) provided direction to simplify citywide compatibility standards and make them less restrictive.

05/30/2024

Downtown Parking Requirements

[Resolution No. 20240201-026](#) provided direction to modify downtown regulations so that they meet parking needs more efficiently and create a more walkable, pedestrian-oriented built environment with fewer large above-ground parking structures.

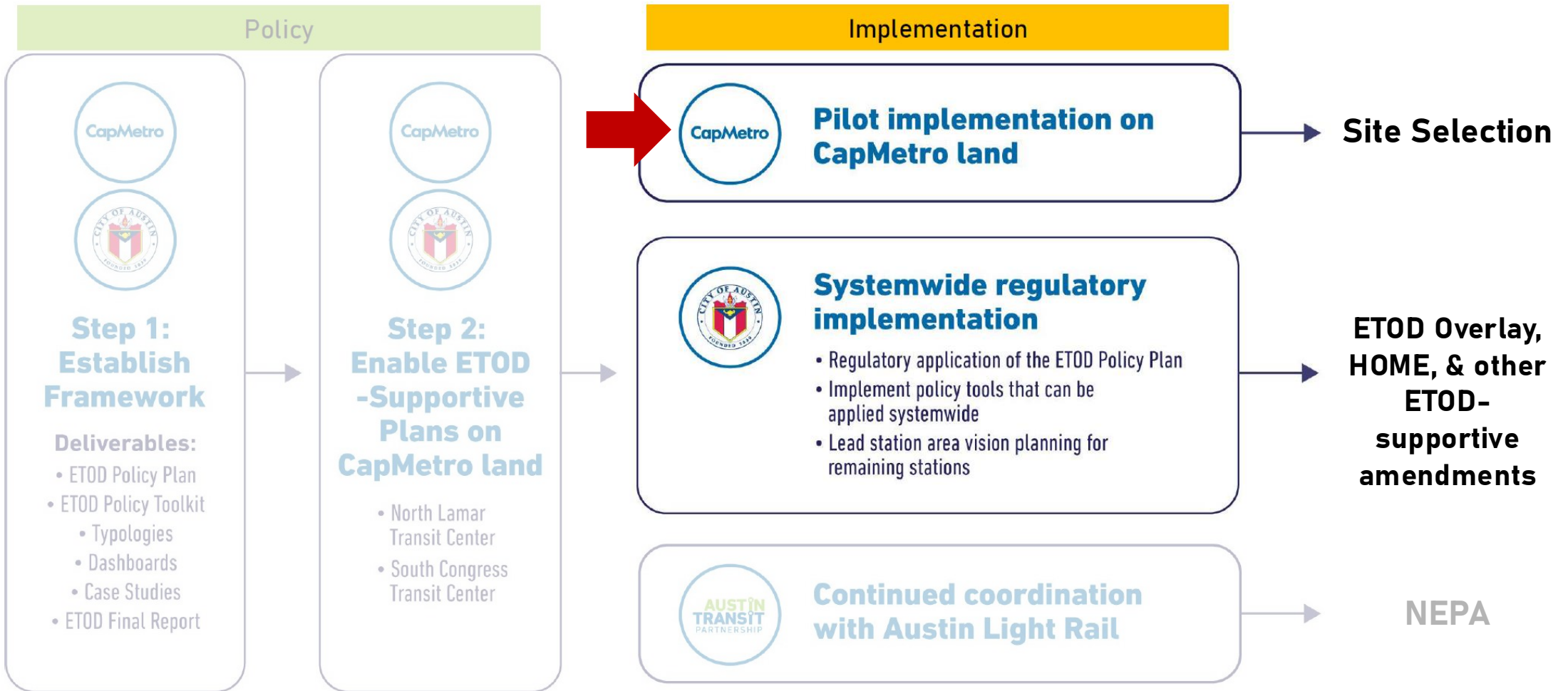
02/29/2024;
updated
08/29/2024

Density Bonus 90 (DB90)

[Ordinance No. 20240829-158](#) updated previous DB90 regulations (allowing an additional 30' in height beyond the base zone standards for developments participating in the new tier of the density bonus program and provide affordability requirements for those developments) to bring into alignment with VMU and Citywide Compatibility Changes

More info at <https://www.speakupaustin.org/LDCUpdates>

Equitable Transit-Oriented Development Implementation



ETOD Next Steps (2025-2026)



- **ETOD Strategic Plan** provides clear guidance and transparency for stakeholders, detailing the steps required to foster community-centered development around current and future CapMetro stations.
- **Transit Development Guidelines** establish standards for developers to incorporate transit-supportive amenities—such as bus bays, touchdown pads, shelters, and MetroBike docks—tailored to unique project scales.
- **ETOD Site Assessment** advances efforts to identify the most promising sites for transit-oriented development on CapMetro-owned properties.
- **Crestview Station ETOD Study** will explore transit infrastructure and ETOD opportunities for Crestview Station, CapMetro's only multimodal hub integrating commuter rail, freight, bus, eventual light rail and microtransit.



- **Continued public meetings to support adoption of Station Area Vision Plans** to guide future City investments and programs in the North Lamar and South Congress station areas.
- **Development of ETOD Overlay Phase 2** to apply regulations to additional geographies and transit typologies, including CapMetro Rapid, the Red Line, and future Green Line. Anticipated City Council Adoption in Spring/Summer 2025.
- Public engagement to begin in the coming months for **East Riverside Corridor (ERC) Vision Plan** and **Regulating Plans** update.
- Future work anticipated to update **N. Lamar/Justin Ln. Regulating and Station Area Plans** (aka Crestview) to support CapMetro's Crestview work.



Committee Meet & Greet

Facilitated by Staff Liaison

CapMetro

Thank you!