North Lamar and South Congress Transit Center Station Area Vision Plans City Council Meeting



What is ETOD?

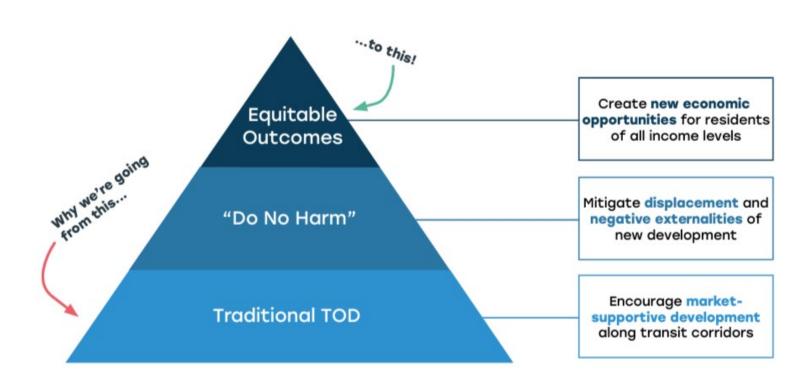
ETOD is an approach to planning that puts housing, jobs, services, and retail near public transit stations. This makes it easier for people to get to these places using public transit and creates walkable neighborhoods with a range of services.





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.











The ETOD Policy Plan

- Accepted via Resolution No. 20230309-016.
- Provides a comprehensive policy framework to guide future development around the Project Connect system.
- Includes:
 - Goals
 - Station Area Typology
 - Policy Toolkit
 - Planning Priorities



Equitable Transit-Oriented Development Policy Plan



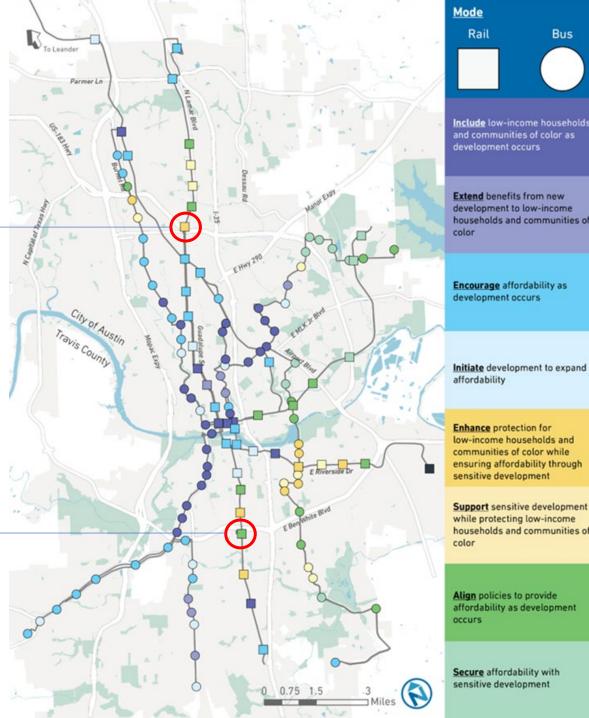


ETOD Station Areas

North Lamar Transit Center

South Congress Transit Center-





Station Area Planning and ETOD

Station Area Planning is a community-driven approach to crafting a **vision** for the area surrounding a transit station. *The plans include a Future Land Use Map to guide future decisions, but do not change zoning*.

North Lamar Transit Center Station Area



South Congress Transit Center Station Area



NLTC and SCTC Station Areas

Engagement & Plan Adoption Timeline

We are here -----

Round 1
Engagement
Jan-Mar 2023
(In-Person and
Virtual)

Round 2 Engagement
Sept-Oct 2023
(In-Person and
Virtual)

Round 3 Engagement

November 2024 (In-Person and Virtual)

NPA Community Meetings

March 4, 2025 & March 5, 2025 (Virtual)

Planning
Commission
Meeting
April 22, 2025

City Council Meeting May 22, 2025









Engagement

7,094 Postcards mailed in the Spring and Fall of 2023

425 Flyers distributed

5 Languages used for engagement outreach

2 Online surveys hosted

314 Survey responses

187 Local businesses visited

One-hour focus groups held

Tabling events

2 In-person four-hour public workshops

4 Virtual public workshops

10,753 Postcards mailed in the Fall of 2024

2 In-person open houses

Virtual open house

2 Community meetings

Neighborhood briefings

8 Briefings to boards and commissions





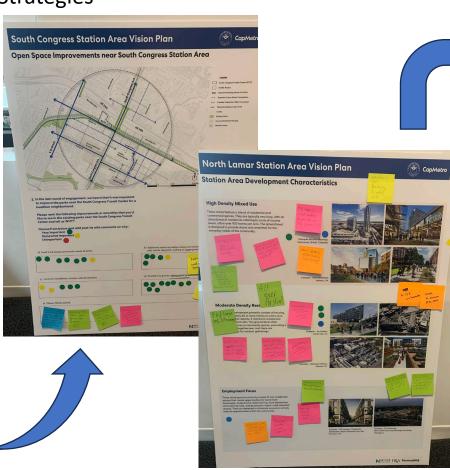
Plan Development

Round 1 EngagementVision



Round 2 Engagement

Strategies



Round 3 Engagement Draft Plans



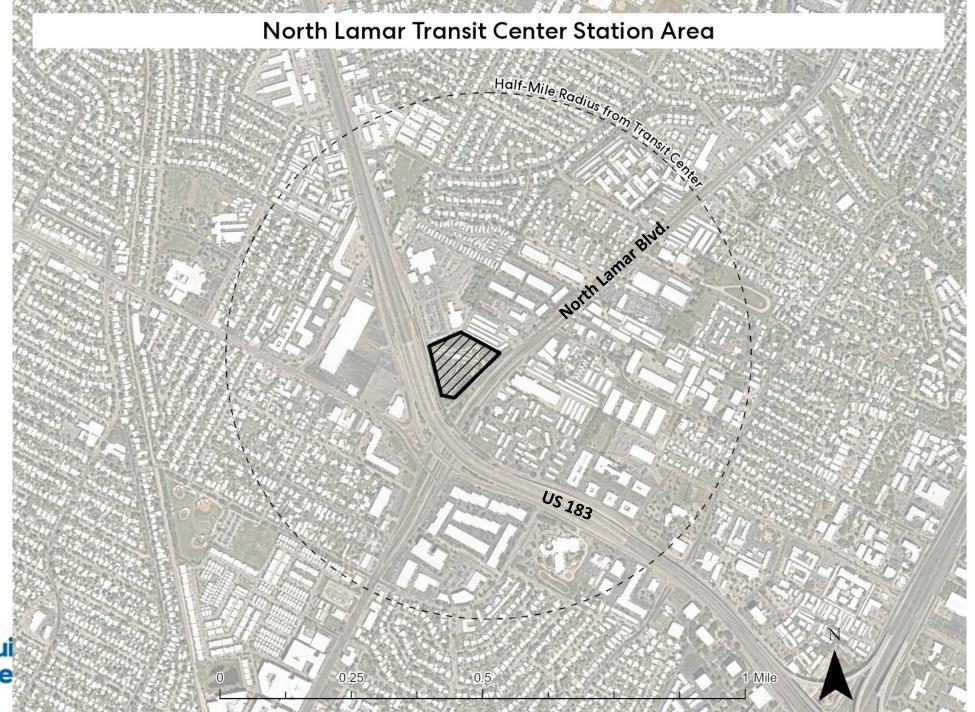








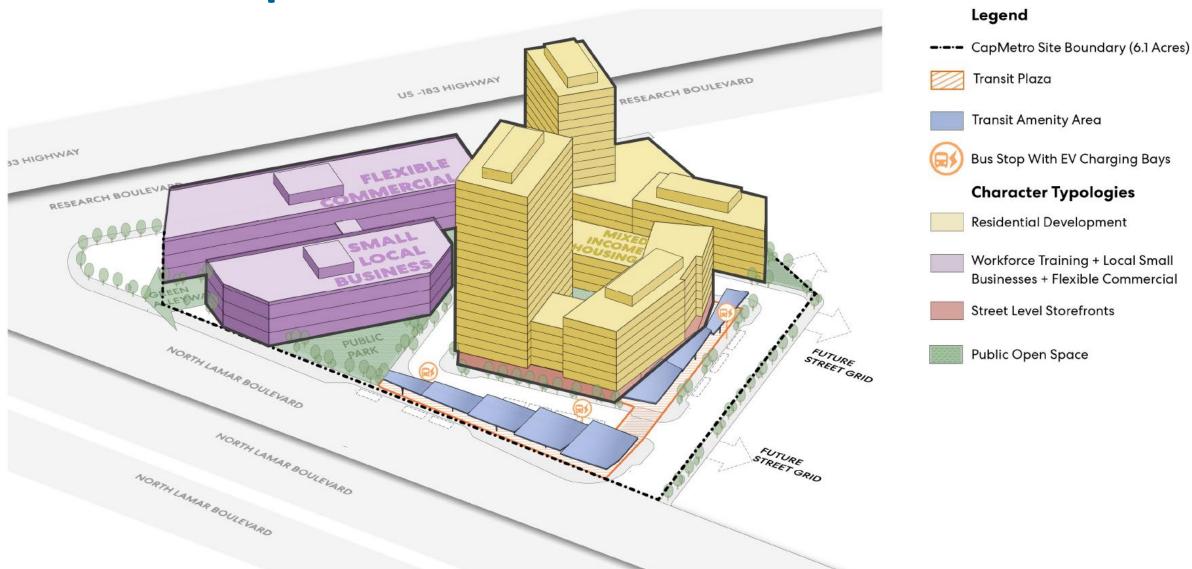




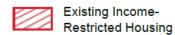




NLTC Concept Plan



NLTC Vision Plan and Future Land Use Map (FLUM)



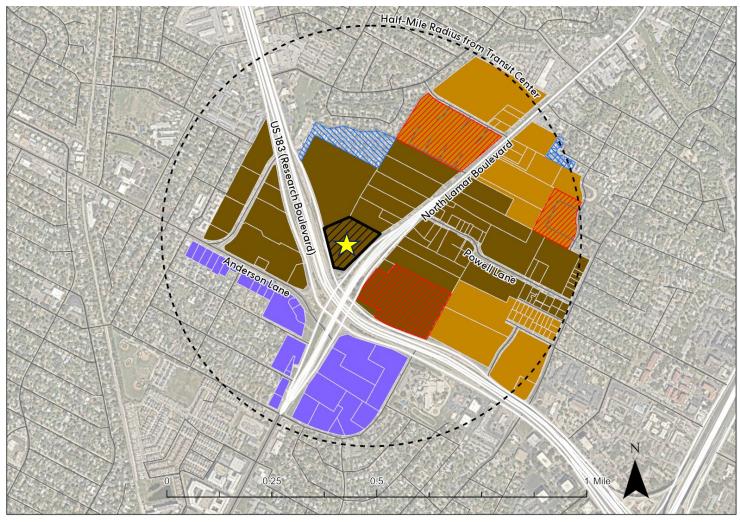


Development Character

TOD Mixed Use

Neighborhood Transition

Mixed Use Industrial/ Employment

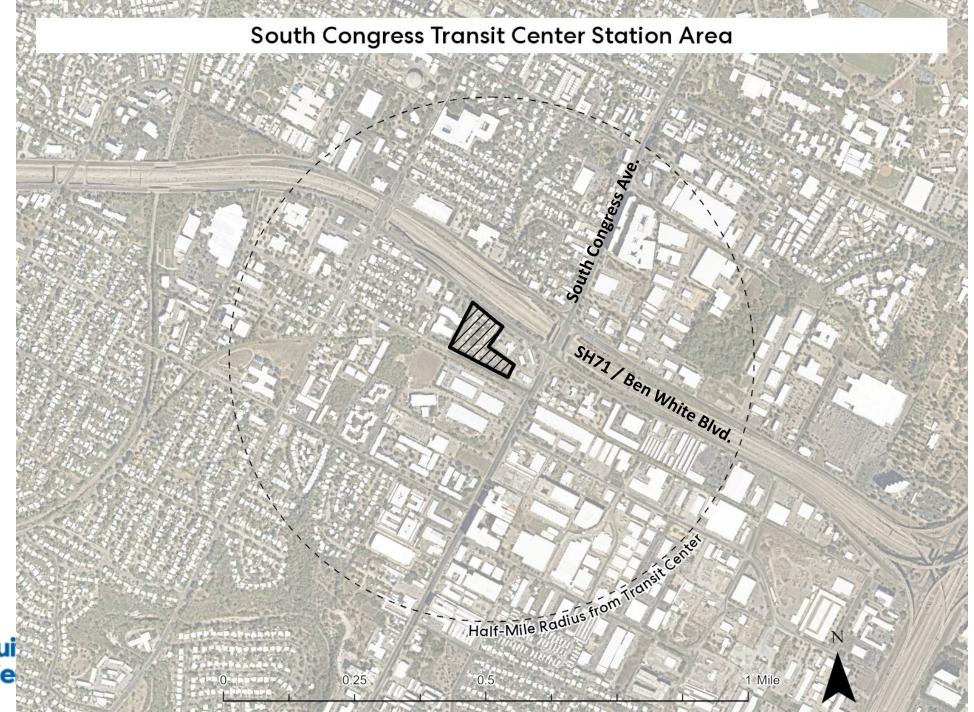
















SCTC High Density Mixed Use – Massing and Density Legend ---- CapMetro Site Boundary (7.4 Acres) Transit Plaza Transit Amenity Area Bus stops With EV Charging Bays Shared Parking Garage Planned Bergstrom Spur Trail **Character Typologies** Residential Development Workforce Training + Local Small Businesses + Flexible Commercial Street Level Storefronts

SCTC Vision Plan and Future Land Use Map (FLUM)



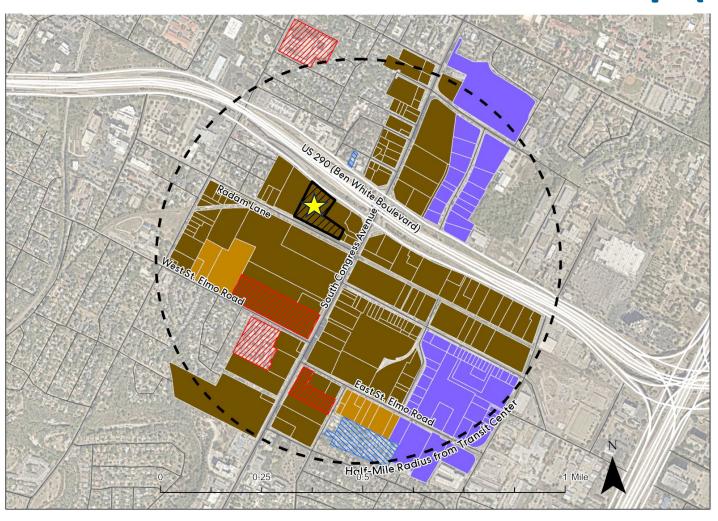


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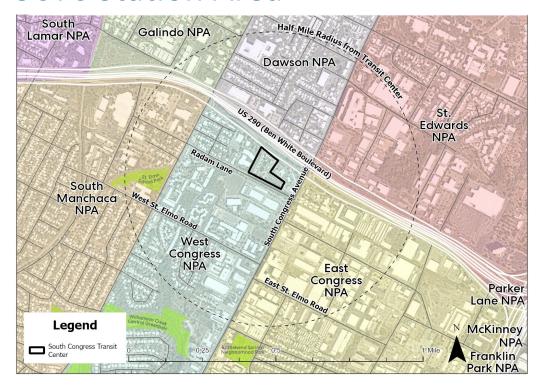


Existing Neighborhood Plans

NLTC Station Area



SCTC Station Area











Planning Commission Recommendations Amendments

#	PC Text Amendment	Staff Response
WG2	NLTC: Modify Connectivity Map to facilitate additional access to transit center, and add note regarding ASMP alignment	Support. Modify Connectivity and Open Space Maps to include feasible new connections, and add note.
WG4	Prohibit new auto-oriented uses consistent with uses prohibited by ETOD Overlay	Support. Add note to Future Land Use Maps: "Consider prohibition of auto-oriented uses during rezoning."
WG7	SCTC: Modify Connectivity Map to facilitate additional multimodal connections, and add note regarding ASMP alignment	Support. Modify Connectivity and Open Space Maps to include feasible new connections, and add note.









Planning Commission Recommendations General Recommendations

#	General Recommendation	Staff Comment
WG1	Expand NLTC FLUM Neighborhood Transition	Do not support; would require renotice
WG3	Request staff provide an update within 6 months to share zoning next steps	Support
WG5	Expand SCTC FLUM TOD Mixed Use	Do not support; would require renotice
WG6	Expand SCTC FLUM Neighborhood Transition	Do not support; would require renotice
Maxwell	Apply Urban Design Guidelines to projects within Station Area Plans	Coordinate with Urban Design Guidelines update
Azhar	Ensure that future maps include mobile homes, income restricted affordable housing, and places of worship	Support









Adoption Actions

- Adopt North Lamar Transit Center Station Area Vision Plan as an Attachment to Imagine Austin
- Adopt South Congress Transit Center Station Area Vision Plan as an Attachment to Imagine Austin
- Amend Land Development Code to Specify an Amendment Process for Area Plans including Station Area Vision Plans
- Amend 9 Neighborhood Plans (NPs) to Remove Parcels from Neighborhood Plan FLUMs:
 - NACA NP
 - Brentwood Highland Combined (Highland NP)
 - North Lamar Combined (Georgian Acres NP)
 - Crestview/Wooten Combined (Crestview NP)
 - Crestview/Wooten Combined (Wooten NP)

- Dawson Neighborhood Plan
- Greater South River City (St. Edwards NP)
- South Congress Combined (East Congress NP)
- South Congress Combined (West Congress NP)









Implementation

Regulations

- Possible future application of DBETOD (Phase 2) zoning
- Possible future application of new zones
- Infrastructure and Investments
 - CapMetro redevelopment of Transit Center
 - Austin Strategic Mobility Plan amendment
 - Affordable housing (subsidized and incentivized units)

Programs

 Citywide ETOD Toolkit, including workforce development, economic partnerships, healthcare investments, housing programs, etc.









Resources

ETOD Station Area Vision Plans Website:

https://speakupaustin.org/etodstationareas

- North Lamar and South Congress Transit Center 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://speakupaustin.org/etod

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











Thanks!

Reach out with questions!

Email: ETOD@austintexas.gov

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

Please check out the project page:

www.SpeakUpAustin.org/etodstationareas

