# Equitable Transit-Oriented Development

ETOD Update

Community Advisory Committee - February 8, 2024
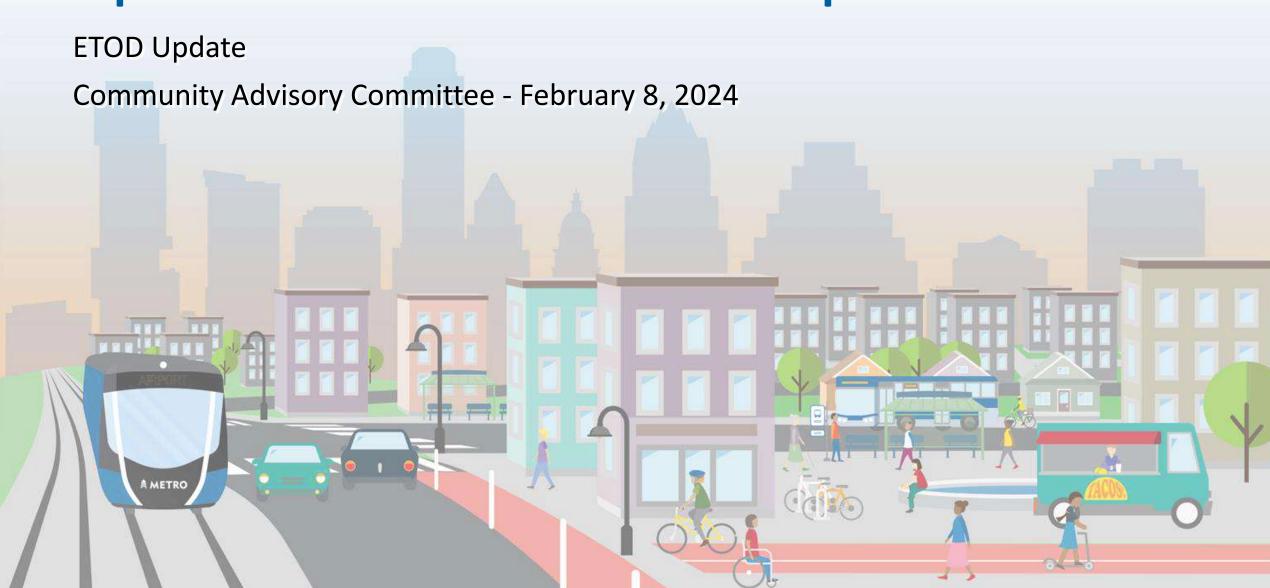
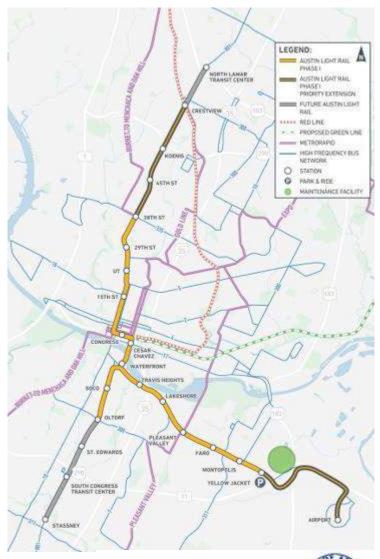# Upcoming City-led ETOD Implementation efforts

- 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
- NLTC and SCTC station area vision plans adoption by City Council

# ETOD Overlay – Phase 1 LRT + Priority Extensions

- Applies within **½ 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
  - Project Connect Community Advisory Committee coordination/input
- March:
  - Staff development of code amendment + internal review
- April/May:
  - Review and adoption process with Planning Commission & Council

- Website: publicinput.com/LDCupdates
- Email: LDCupdates@austintexas.gov

# Questions?

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