

AUSTIN STATION AREA PLANNING

## Plaza Saltillo Station Area

- Generally between I-35 & Chicon, E. 3<sup>rd</sup>/4<sup>th</sup> and E. 7<sup>th</sup>
- E. 7<sup>th</sup> provides primary access
- Variety of commercial, industrial & residential uses
- 11-acre Capital Metro site
- Plaza Saltillo Station at the center

A map of the Plaza Saltillo Station Area, showing the station site (a green circle) and surrounding areas. The map includes labels for "I-35", "Chicon", "E. 3<sup>rd</sup>/4<sup>th</sup>", "E. 7<sup>th</sup>", and "E. 12<sup>th</sup>". The station site is labeled "11-acre Capital Metro site".

## The Design Challenge

PILATES



*The Plaza Saltillo area is a diverse, culturally rich area with an eclectic mix of small businesses, artists, and new enterprises. How do we manage change while preserving character and affordability?*



## Four-Step Design Process

Citizen Plans



Two Alternatives



Blended Plan



Draft Plan





## Land Use Concept Plan

Linear strategy along east-west streets:



## Land Use Concept Plan

- TOD Mixed Use activity center
  - ▶ Along Comal and E. 5<sup>th</sup>/6<sup>th</sup> Street "arms" that lead to Plaza Saltillo and towards Downtown
  - ▶ Active edges on Comal, E. 5<sup>th</sup> / 6<sup>th</sup> Street
- Corridor Mixed Use
  - ▶ Along E. 7<sup>th</sup> along with east/west edges
  - ▶ Moderately more flexible on use



## Land Use Concept Plan

- Live/Work Flex as a transitional land use
  - ▶ Residential required
  - ▶ Limited non-residential uses
- Low Density Residential
  - ▶ On E. 3<sup>rd</sup> where homes face the TOD District



## Land Use Concept Plan

### *Affordable Housing*

- Development Bonuses proposed:
  - ▶ Density bonus in Mixed Use Subdistricts
  - ▶ Height bonus in TOD Mixed Use Subdistrict
- Affordable housing required in exchange
- To reach TOD goal level additional financing will be needed (Diana McIver housing analysis)



## Circulation Concept Plan

- Integrated street network
- Lance Armstrong Bikeway
- On-street bicycle facilities
- New pedestrian/bike connections (paseos)
- Potential new TOD Ped priority street



## Open Space Concept Plan

Existing Open Space:

- Comal Park
- Plaza Saltillo
- Pan-Am Recreation Center open space
- Velazquez Plaza



## Open Space Concept Plan

- Paseo parks
- Pocket park
- Enhanced Lance Armstrong Bikeway
- Comal Street-Lady Bird Lake Pathway



## Open Space Concept Plan

- Paseo parks
  - ▶ Attayac Street
  - ▶ Medina Street
  - ▶ Onion Street
- Pocket park
  - ▶ West of station
  - ▶ Link with other public spaces





## Implementation

### Key Action Items

- Open Space
  - ▶ New open space per current city parkland dedication requirements
  - ▶ Pocket parks – ½ acre minimum
  - ▶ Focus on paseo parks
  - ▶ Private open space on larger sites
  - ▶ Involve Parks Dept in open space provision



## Implementation

### Key Action Items

- Open Space
  - ▶ New open space per current city parkland dedication requirements
  - ▶ Pocket park west of station – ½ acre minimum
  - ▶ Paseo parks
  - ▶ Fee in lieu to finance parks in the SAP



## Regulating Plan Highlights

- *Article 1: General Provisions*
- *Article 2: Land Use & Building Density*
- *Article 3: Circulation, Connectivity & Streetscape*
- *Article 4 Site Development Standards*
- *Article 5: Building Design Standards*
- *Article 6: Definitions*

## Regulating Plan Highlights

### *Article 2: Land Use and Density*

Zone District	Uses	Minimum Density	Maximum Density
<b>TOD Mixed-Use</b>	Commercial, retail, office, residential and generally no auto-oriented uses	2 story building height	45 Units per acre
<b>Corridor Mixed-Use</b>	Commercial, retail, office, residential	None	45 units per acre
<b>Low Density Residential</b>	Residential only	9 units per acre	16 units per acre
<b>Live/Work Flex</b>	Residential plus small-scale commercial or employment uses	17 units per acre	45 units per acre



## Regulating Plan Highlights

### Sidewalk Standards

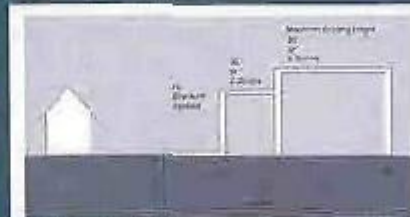
Street Type	Sidewalk Standards	Affected Streets
<b>TOD Core Transit Corridor</b>	Street Tree/Furniture Zone: Minimum 8 feet Clear Zone: Minimum 7 feet	7 <sup>th</sup> Street
<b>TOD Pedestrian Priority Street</b>	Street Tree/Furniture Zone: Minimum 7 feet Clear Zone: Minimum 5 feet	5 <sup>th</sup> , 6 <sup>th</sup> , Waller, Comal & Chicon Streets (potential Chalmers extension)
<b>TOD Local Street</b>	Street Tree/Furniture Zone: Minimum 5 feet Clear Zone: Minimum 5 feet	All remaining streets in the TOD District

## Regulating Plan Highlights

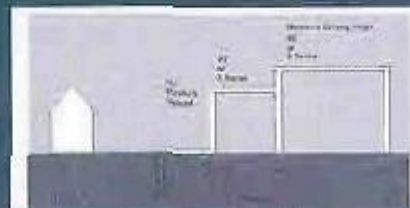
### Article 4: Site Development Standards

- Compatibility Transition Area

- Compatibility Standards apply to properties within 100 feet of SF
- Property inside the TOD doesn't trigger compatibility



For large sites



For small sites

## Regulating Plan Highlights

### Article 4: Site Development Standards

- Building Heights
  - ▶ Current entitlements in place, unless height bonus is utilized (TOD Mixed-use)
  - ▶ Max height: 60 ft



## Regulating Plan Highlights

### Article 4: Site Development Standards

- Development Bonuses
  - ▶ Density bonus
    - Allowed in Mixed Use Subdistricts
    - Similar to VMU – no max FAR or density
    - Ownership: 10% at 80% MFI
    - Rental: 10% at 60% MFI
  - ▶ Height bonus
    - Allowed in TOD Mixed Use Subdistrict when height is less than 60 feet
    - Ownership: 25% of bonus area at 60% MFI
    - Rental: 25% of bonus area at 50% MFI



## Regulating Plan Highlights

### Article 4: Site Development Standards

- Building placement requirements
- Off street parking



## Regulating Plan Highlights

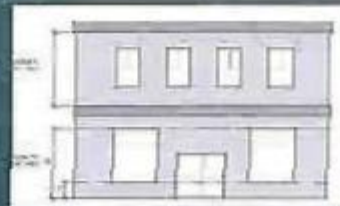
### Article 4: Site Development Standards

- Private Open Space
  - ▶ Private open space & pedestrian amenities for larger sites
- Public Open Space
  - ▶ Triggered by Parkland Dedication Ordinance
  - ▶ Consistency with Open Space and Trails Concept Plan

## Regulating Plan Highlights

### Article 5: Building Design Standards

- Building Entrances
- Window Glazing
- Shade & Shelter
- Building Façade Articulation
- Active edges



## Plaza Saltillo Station Area Plan Requests

1. Approve Station Area Plan (Zoning Case)
  - ▶ Land Use, Circulation, and Open Space Concept Plans
  - ▶ Implementation Plan
  - ▶ Regulating Plan
2. Approve Neighborhood Plan Amendments (Plan Amendment Cases)
  - ▶ ECC
  - ▶ Central East Austin
  - ▶ Holly