

#62-73

TOD Station Area Planning  
 City Council Meeting October 23, 2008  
 Station Area Plan Cases (Items 62-65) and Neighborhood Plan Amendment cases (Items 63-64, 66-69, 71-73)

STATION AREA PLANS REGULATING PLANS AND CODE AMENDMENTS		AGENDA ITEM	VOTING
Adopt the <u>Lamar/Justin</u> Station Area Plan and Station Area Regulating Plan in accord with the identified staff recommendations (See supplement on the following pages for a summary of staff recommendations regarding Council first reading action)		Item 62	2nd reading only = 4 votes 2nd & 3rd readings = 5 votes
Adopt the <u>Plaza Saltillo</u> Station Area Plan and Station Area Regulating Plan in accord with the identified staff recommendations (See supplement on the following pages for a summary of staff recommendations regarding Council first reading action)		Item 70	""
<u>Potential code amendment</u> Council directive is requested to amend the TOD Ordinance in the LDC in order to allow the height bonuses proposed in the Plaza Saltillo Station Area Plan. The Plan allows for a height bonus on the 11-acre Capital Metro property and a select number of properties around the station. The amendment would eliminate the provision that does not allow for a height increase in the TOD apart from on the Capital Metro property.		N/A	""
<u>Potential code amendment</u> Council directive is requested to amend the TOD Ordinance in the LDC in order to allow the height bonus strategy developed in the MLK & Plaza Saltillo Station Area Plans. The amendment would state that height may be increased (according to the Plans) with less than a 25% affordability requirements if the City is unable to finance the gap to reach the TOD Ordinance affordability goal.		N/A	""
Adopt the <u>MLK</u> Station Area Plan and Station Area Regulating Plan in accord with the identified staff recommendations (See supplement on the following pages for a summary of staff recommendations regarding Council first reading action)		Item 65	2nd reading only = 4 votes 2nd & 3rd readings = 6 votes
Valid petition at 2900 Manor Road <i>The owner objects to Council first reading action that specified two things</i> 1) Applied a Medium Density Residential subdistrict to the portion of the property that abuts single family homes on Randolph Road (The Medium Density Residential subdistrict does not permit non-residential uses. The owner wants entire property to be in the TOD Mixed Use subdistrict, which more closely resembles the mix of uses allowed under site's current CS zoning), and 2) Established a 200-foot compatibility area from adjacent single family homes on Randolph Road			
NEIGHBORHOOD PLAN AMENDMENTS		AGENDA ITEM	VOTING
Approve plan amendments to the Brentwood/Highland and Crestview/Wooten Neighborhood Plans to include the main chapters of the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area		Items 63 & 64	2nd reading only = 4 votes 2nd & 3rd readings = 5 votes
Approve plan amendments to the Central East Austin, East Cesar Chavez, and Holly Neighborhood Plans to include the main chapters of the Plaza Saltillo Station Area Plan and change the future land use map to "TOD" for properties in the Station Area		Items 71-73	""
Approve plan amendments to the Chestnut, MLK, Rosewood, and Upper Boggy Creek Neighborhood Plans to include the main chapters of the MLK Station Area Plan and change the future land use map to "TOD" for properties in the Station Area		Items 66-69	""

ignore

ignore

ignore

Amend TOD. put back compatibility. 2nd reading only Cole/MPT 7-0  
 Morrison - FA compatibility not waived for 1st 100'. Accepted by Cole if neighbors O.K.  
 French litigation would not trigger compatibility  
 Single family use

**STATION AREA PLANNING CITY COUNCIL MOTION SHEET - SUPPLEMENTAL INFORMATION FROM 1ST READING ACTION**

<b>INFRASTRUCTURE - 1ST READING ACTION</b>		<b>ORIGIN</b>	<b>STATION AREA</b>	<b>STAFF RECOMMENDATIONS FOR COUNCIL ACTION</b>
<b>1</b>	Designate CIP funds to infrastructure improvement projects within and connecting to the TOD Districts	PC	All	Proceed with short term drainage improvements in the TODs as recommended by the Watershed Protection and Development Review Department and update CIP plans accordingly
<b>2</b>	Develop utility financing structure the same as the Austin Water Utility is doing for UNO	Council	All	Continue evaluation of water and wastewater needs in the TODs and update CIP plans to include improvements recommended by the Austin Water Utility
<b>3</b>	Direct staff to investigate methods of funding the proposed capital improvements to the Lamar Blvd /Airport Blvd intersection	PC	Lamar/Justin	Implement short term improvements to the intersection and evaluate funding and options for mid and long term improvements
<b>4</b>	Direct staff to come back on second reading with an analysis of and plan for traffic mitigation on the through streets Morrow, Easy Wind and Justin Lane	Council	Lamar/Justin	Complete Crestview traffic calming study and implement the study's traffic calming recommendations, apply traffic calming to new connector streets in the TODs, and monitor traffic patterns annually on streets around the TOD Districts
<b>5</b>	Direct staff to examine methods of improving overall east-west movement across Lamar Blvd between Koenig Lane and Anderson Lane with a goal of dispersing traffic load	PC	Lamar/Justin	Staff recommends 1) initiating a corridor study along Anderson Lane to evaluate ways to improve access, capacity, and pedestrian activity and 2) evaluating westbound access on Morrow across Lamar Blvd (maintaining the left turn prohibition from northbound Lamar Blvd to Morrow), with the results presented to appropriate boards and commissions for review and direction
<b>6</b>	Come up with interim implementation plan prior to 2nd reading regarding ROW acquisition for the Lance Armstrong Bikeway and implementation of the last paragraph of page 45 (of the Plaza Saltillo Station Area Plan) <i>"The Lance Armstrong Bikeway has been designated along E 4th and 5th Streets through the Plaza Saltillo TOD. The current improvement consists of signage. However, upon redevelopment of the land owned by Capital Metro, a more significant improvement is envisioned. The potential design could include a tree-lined dedicated space for the Lance Armstrong Bikeway that would parallel 4th Street."</i>	Council	Plaza Saltillo	Maintain the current on-street alignment of the LAB until the rail line is relocated or plans for relocation have been developed. Then identify the project for bicycle bond funding and implement the project in coordination with rail relocation plans
<b>7</b>	Direct staff to study the potential of a parking benefit district where on-street parking fees are used to fund future capital improvements to the intersection of Airport and Lamar Blvds.	PC	Lamar/Justin	Under existing conditions, a parking benefit district at this location is not deemed a viable activity
<b>PARKS 1ST READING ACTION</b>		<b>ORIGIN</b>	<b>STATION AREA</b>	<b>STAFF RECOMMENDATIONS FOR COUNCIL ACTION</b>
<b>a)</b>	Come up with interim implementation plan prior to 2nd reading - Identify specific parks acquisition sites - Do not up-zone the proposed park acquisition sites - Prepare park/trail/paseo acquisition plan for Council approval, and	a) Council	a) All	In accordance with the park locations identified in each of the Station Area Plans, upon redevelopment, require an on-site provision of park space equal to a minimum of 50% of the required amount of parkland dedication. In addition, PARD staff shall evaluate other opportunities for parks and trails in the TODs as subdivision and site plan applications are submitted. Fees-in-lieu collected from projects within a TOD shall be redirected back into that Station Area vicinity
<b>b)</b>	Consider the dedication of public open space on the Austin Energy site and that other parkland be provided in and/or near the TOD District through parkland dedication funds	b) PC	b) Lamar/Justin	

STATION AREA PLANNING CITY COUNCIL MOTION SHEET - SUPPLEMENTAL INFORMATION FROM 1ST READING ACTION			
AFFORDABLE HOUSING - 1ST READING ACTION	ORIGIN	STATION AREA	STAFF RECOMMENDATIONS FOR COUNCIL ACTION
<p>9) Come up with interim implementation plan prior to 2nd reading regarding financial subsidies on housing, and</p> <p>2) Establish a clear and firm plan to help developers achieve the 25% affordability goal in the TOD Ordinance using the tools presented by the affordable housing consultant, Diana McIver and Associates (DMA)</p>	<p>1) Council</p> <p>2) PC</p>	All	Support the following strategies to work toward achieving the TOD affordable housing goal and add information on these strategies in the Implementation Chapter of each of the Station Area Plans: development bonuses, gap financing with General Obligation Bonds and other sources, tax credit developments, use of fee-in-lieu funds, and a catalyst project on city-owned land
10) Consider amending the scoring process for the allocation of affordable housing bond funds so that projects in TOD Districts are prioritized	PC	All	Staff has amended the G O bond fund scoring process to give additional points to projects in TODs
11) No fee-in-lieu (for affordable housing) on residential projects without Council waiver	Council	All	Revise the draft Station Area Regulating Plans so that only projects meeting defined criteria may seek fee-in-lieu administratively, for all other projects a fee in-lieu of providing affordable housing on-site requires City Council approval
12) Prioritize fee-in-lieu funds generated (for affordable housing) from a development bonus in the TOD District for future expenditure within the TOD	PC	MLK & Lamar/Justin	Revise the draft Station Area Regulating Plans to focus affordable housing fee-in-lieu funds back into the Station Areas
13) In order for a project that wishes to take advantage of a development bonus to be approved for the fee-in-lieu option, the Director of the Neighborhood Housing and Community Development Department should work with the Community Development Commission to determine if a fee-in-lieu should be approved	PC	MLK & Lamar/Justin	Revise the draft Station Area Regulating Plans so that only projects meeting defined criteria may seek fee-in-lieu administratively, for all other projects a fee in-lieu of providing affordable housing on site requires City Council approval (see recommendation for Item 11)
14) Allow for alternative compliance to the provision of affordable housing required in exchange for a development bonus	Council & PC	MLK	Revise the draft MLK Station Area Regulating Plan to allow for alternative compliance to a density bonus affordable housing requirement
15) Explore the impact that decreased transportation costs have on the budget for housing	PC	MLK	There is no action required since the SMART Housing Program already allows a higher percentage of household income to be spent on housing if homebuyer counseling is received
DEVELOPMENT BONUSES & COMPATIBILITY STANDARDS - 1ST READING ACTION	ORIGIN	STATION AREA	STAFF RECOMMENDATIONS FOR COUNCIL ACTION
16) Change 10% to 25% for the affordability required for density bonus eligibility	Council	All	Revise the draft Station Area Regulating Plans to specify that 25% affordability is required in exchange for receiving a development bonus and include a provision that if the City is unable to provide funding to meet the goal of 25%, that the development still be entitled to utilize the development bonuses, with the property owner responsible for providing a required percentage of affordable square footage (10% for a density bonus and 15% for a density and height bonus) This approach would result in the provision of some affordable housing versus achieving none if the density bonus were not granted, and would be more likely to encourage appropriate levels of transit-supporting density within TOD areas
17) Only single family homes should trigger compatibility (first reading discussion item)	CM Martinez	All	Revise the draft Station Area Regulating Plans to limit the uses that trigger compatibility to single-family and single-family related uses

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DEVELOPMENT BONUSES & COMPATIBILITY STANDARDS - 1ST READING ACTION		ORIGIN	STATION AREA	STAFF RECOMMENDATIONS FOR COUNCIL ACTION
18	Don't waive compatibility standards—make part of affordable housing density bonuses	Council	All	Revise the development bonus section of the draft Station Area Regulating Plans to include a waiver of compatibility standards if the affordable housing requirement is met. In accord with previous Council action, Compatibility Standards waivers shall not be available for properties on the north side of E 7th Street (Plaza Saltillo) and for a specific portion of the former Value Sky Park site (MLK)
19	2900 Manor Road (Former Value Sky Park site) (Increase the proposed) 100-foot zone for compatibility to 200 feet (adjacent to the homes facing Randolph Road)	Council	MLK	Revise the draft MLK Station Area Regulating Plan to establish a 200-foot compatibility transition area adjacent to the single family homes facing Randolph Road (i.e. where compatibility standards shall apply)
20	Development bonuses, including a waiver of compatibility standards as proposed in the draft Plaza Saltillo Station Area Plan, should not be permitted for the list of properties submitted by the East Cesar Chavez Neighborhood Planning Team	PC	Plaza Saltillo	Staff recommends that all properties eligible for a development bonus according the draft Plaza Saltillo Regulating Plan continue to have this option so that if redeveloped, there is an incentive to provide affordable housing and greater density in the TOD. Many properties on the list have a medium to high potential for landmark designation or priority for preservation. However, this does not eliminate the potential for redevelopment and does not indicate that properties are not appropriate for development bonuses, it only identifies buildings with historical significance which should be adaptively re-used and incorporated into the overall design scheme for the redevelopment of the corridor
CATALYST PROJECTS - 1ST READING ACTION		ORIGIN	STATION AREA	STAFF RECOMMENDATIONS FOR COUNCIL ACTION
21	a) Initiate catalyst project (on city-owned land), and b) The City of Austin property at 2001 E 5th Street (a.k.a. 411 Chicon) is recommended to go into a Community Land Trust so that it provides affordable housing meeting or exceeding 25% affordability at 80% MFI for home ownership and 60% MFI for rental	a) Council b) PC	a) Plaza Saltillo & Lamar/Justin b) Plaza Saltillo	Building Services (for the 411 Chicon site in the Plaza Saltillo TOD) and Austin Energy staff (for the 910 Justin Lane site in the Lamar/Justin TOD) shall examine the costs and impacts of replacing existing City buildings and relocating existing City services, availability of space at other sites, potential funding sources, redevelopment options, and present the findings back to Council for further discussion
TAX INCREMENT FINANCE (TIF) - 1ST READING ACTION		ORIGIN	STATION AREA	STAFF RECOMMENDATIONS FOR COUNCIL ACTION
22	Direct staff to initiate the creation of a TIF to fund public responsibilities for Council consideration	Council	All	Hire a consultant to prepare a financial feasibility assessment for each TOD to assess the viability of funding TOD projects through a TIF. Present the findings and a staff recommendation to the Council

<b>STATION AREA PLANNING CITY COUNCIL MOTION SHEET - SUPPLEMENTAL INFORMATION FROM 1ST READING ACTION</b>			
<b>DEVELOPMENT STANDARDS - 1ST READING ACTION</b>	<b>ORIGIN</b>	<b>STATION AREA</b>	<b>STAFF RECOMMENDATIONS FOR COUNCIL ACTION</b>
21. Require mixed use in TOD mixed use and Corridor mixed use zones	Council	All	Revise the draft Station Area Regulating Plans to require a non-residential ground floor use for properties located along an active edge (i.e. along key streets and intersections in the TOD Mixed Use subdistrict) as these are the areas where active uses are most viable and desirable
22. Develop sustainable landscape standards, including Green Infrastructure standards (present proposal to make Appendix E of the Station Area Plans mandatory)	Council	All	Revise the draft Station Area Regulating Plans to include a minimum Green Infrastructure requirement
23. 2900 Manor Road (Former Value Sky Park site) That (a portion of) this property be limited to Medium Density Residential even though the owner wants it to be changed to TOD Mixed Use	Council	MLK	Revise the MLK Station Area Plan Land Use Concept so that the western portion of 2900 Manor Rd. is changed from TOD Mixed Use to Medium Density Residential, excluding the portion of the property that fronts onto Manor Rd., which will continue to show as TOD Mixed Use
26. 2900 Manor Road (Former Value Sky Park site) That Alexander Street be extended through and connect to Clarkson	Council	MLK	Appropriate roadway alignment shall be determined via the standard City development review process. The roadway and any buildings on the site should be planned concurrently so that they relate appropriately and the street functions properly in the development context. Since a development plan has not been submitted by the property owner, it is not possible to conclude at this time what an appropriate, safe, and realistic alignment might be.
27. Do not rezone Cap Metro site from P zoning	Council	Plaza Saltillo	This site currently has commercial mixed use zoning (except for the station itself), staff recommends that TOD zoning with development bonus eligibility be approved to promote increased density and affordable housing
28. Recommend including the TOD Districts language from the University Neighborhood Overlay (UNO) Ordinance that speaks to de-coupling rent from the leasing of a parking space	PC	All	In the Off-Street Parking section of each of the Station Area Regulating Plans include language that incentivizes parking spaces to be leased/sold separately from the development
29. If any utility or city department imposes requirements that alter this plan (including criteria manual requirements, etc), they have to come to Council with a waiver application within 45 days	Council	All	Staff from NPZD, Public Works, and Austin Energy shall identify streetscape and urban design standards that conflict with existing or proposed criteria or code requirements or standards, and propose recommendations to resolve these conflicts. Once developed, staff will present these recommendations to the City Council
<b>SUPPLEMENTATION - 1ST READING ACTION</b>	<b>ORIGIN</b>	<b>STATION AREA</b>	<b>STAFF RECOMMENDATIONS FOR COUNCIL ACTION</b>
30. Establish a Working Group to implement the Station Area Plan as soon as possible	PC	Lamar/Justin	Due to current staff limitations, in order for continued work to be done on Station Area Plan implementation a new FTE position should be introduced into the NPZD FY 2008-09 budget to implement all Station Area Plans
<b>CAPITOL METRO - 1ST READING ACTION</b>	<b>ORIGIN</b>	<b>STATION AREA</b>	<b>STAFF RECOMMENDATIONS FOR COUNCIL ACTION</b>
Identify a commuter rail stop at Manor Road	Council	MLK	(CMTA response) A general location has been identified north of Manor Road in rail right-of-way, an exact location will be determined if and when streetcar service is approved and funded
Evaluate whether or not enough ROW is reserved for double tracking	Council	MLK	(CMTA response) CMTA has around 50 feet of ROW, which is enough to double track the line through this area