Adopt the Lamar/Justin Station Area Plan as recommended by staff which includes the following major elements:

A. Zoning, development bonuses, and urban design regulations
   - A Regulating Plan that establishes site development and urban design standards for properties within the TOD

B. Infrastructure
   - A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD
   - A recommendation to implement short-term and evaluate long-term improvements to the Lamar/Airport intersection
   - Recommendations to improve east-west mobility across Lamar (evaluation of east to west access on Morrow and Anderson Lane corridor study)
   - A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD

C. Parks and open space
   - A park acquisition strategy that supports the provision of on-site land dedication as properties in the TOD redevelop, use of fees-in-lieu to construct park facilities and/or acquire parkland, and proactively engaging in parkland acquisition (the AEX site is a prime candidate for both open space and affordable housing when redeveloped)

D. Affordable housing and development bonuses
   - A development bonus strategy intended to achieve a minimum of 10-15% affordability from the private sector with City cost participation to reach the 25% affordability goal

E. Funding options
   - Hiring a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to evaluating other funding tools

On October 23, 2008 the City Council directed staff to amend the TOD Ordinance to remove the provision which states that compatibility standards is not triggered by single family properties inside the TOD once a Station Area Plan is adopted.