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City of Austin | Planning and Development Review Department
December 10, 2013

Linking Land Use & Transportation

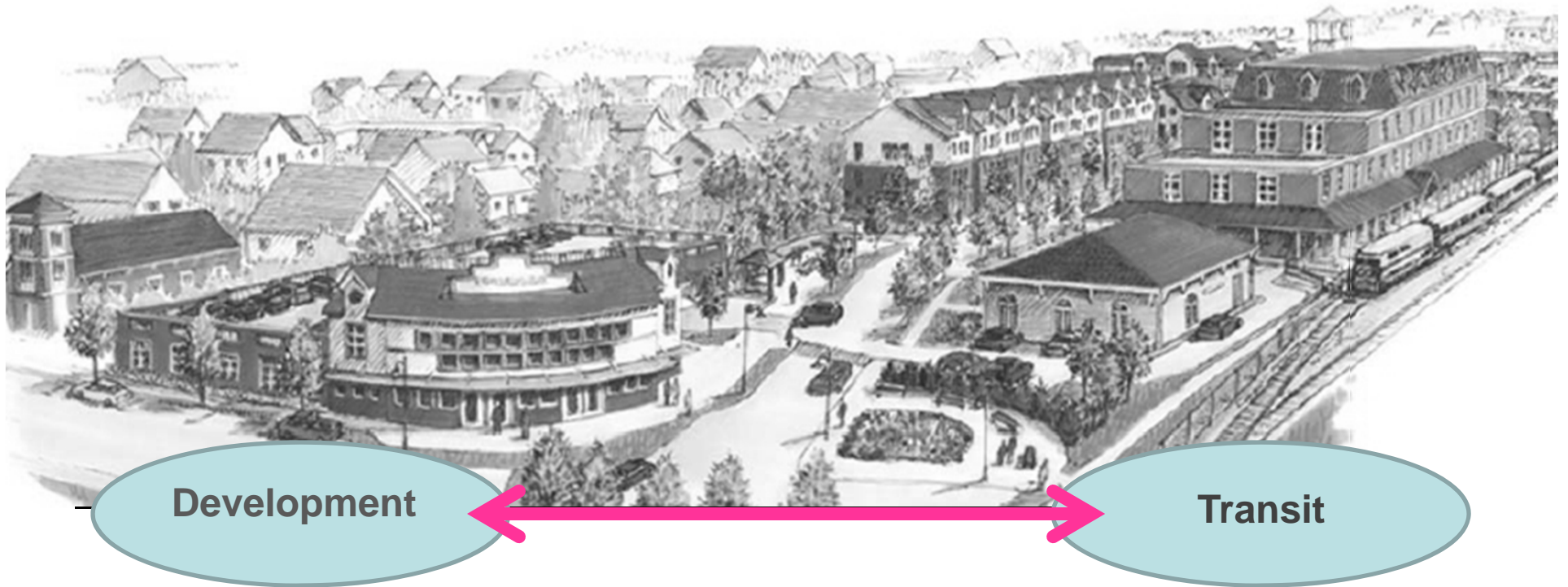
“The heart of shaping a region’s urban form is the.....

interdependent relationship
between land use and
transportation.

The nature of land development, its density and location
influence travel patterns and,.....

by creating greater access to land,
the transportation system
influences its use.”

Patricia Gordon, director
Sustainable Cities International Network



TOD Principles

Greater Density than Community Average

A Mix of Uses

Quality Pedestrian Environment

A Defined Center

Affordability

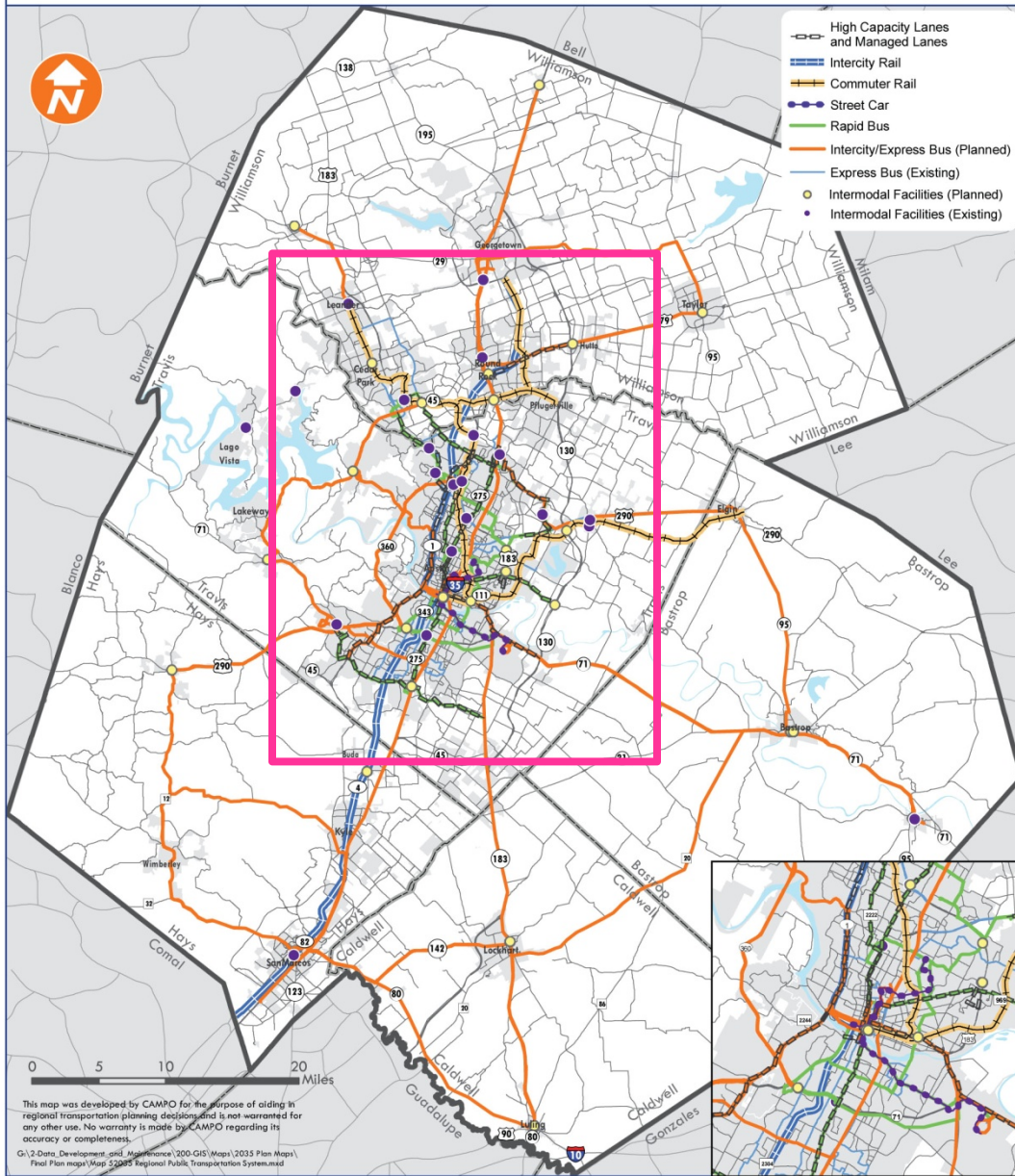
Transit



Map 5: 2035 Regional Public Transportation System

CAMPO Region

May 24, 2010

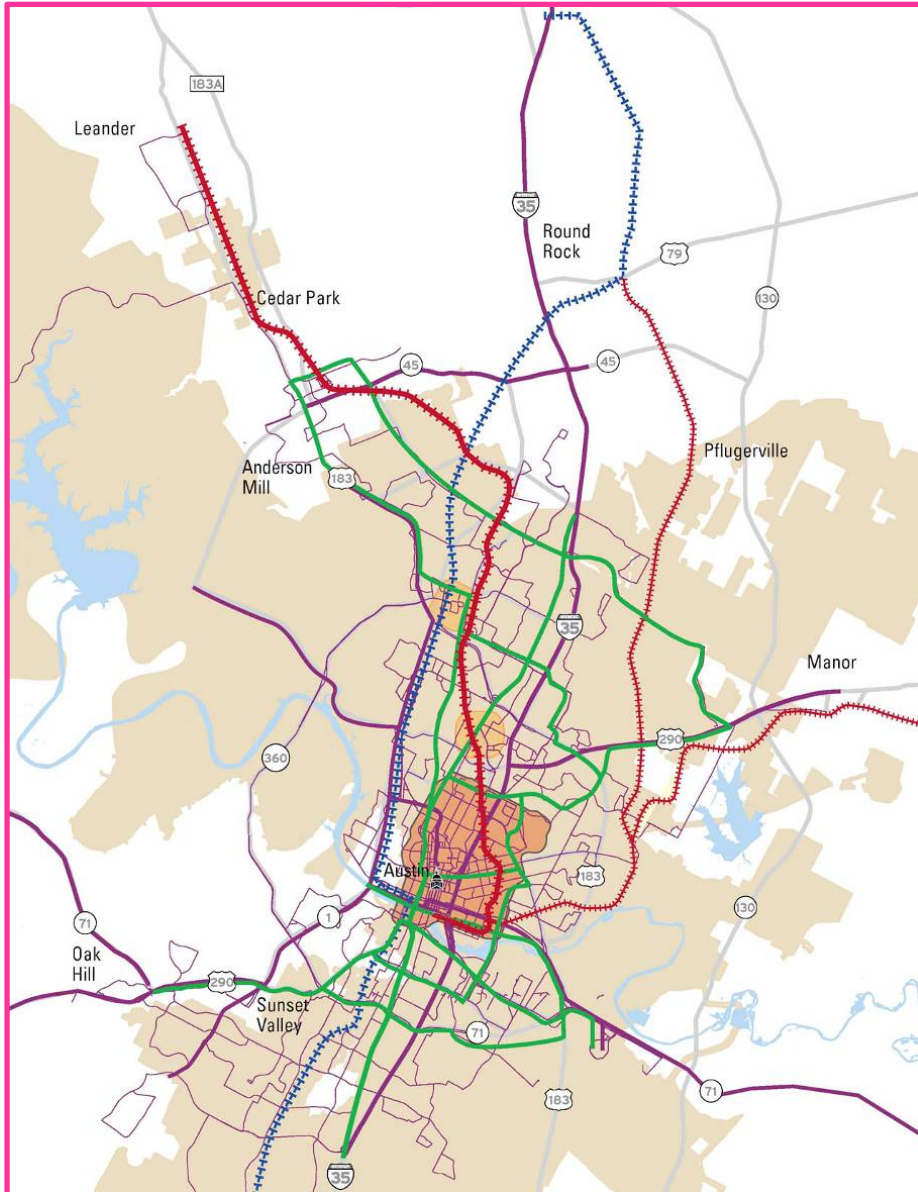


CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION

www.CAMPOTexas.org

The CAMPO 2035 Plan provides guidance for the development of a comprehensive, multimodal regional transportation system by the year 2035.

Capital Metro Long-Range Transit Plan



Local Bus Service

Express Bus

Rapid Bus

Commuter Rail

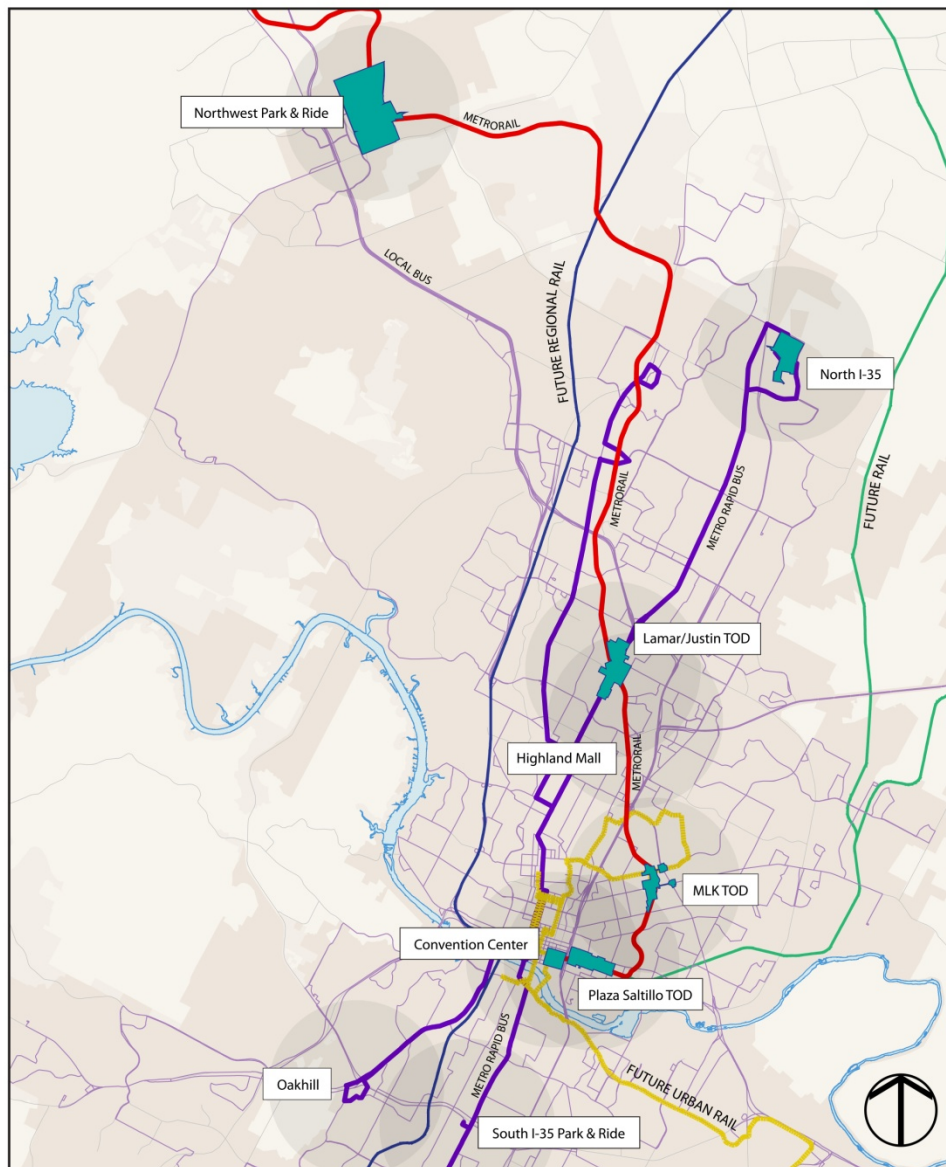
Potential Urban Service

Regional Service

Circulators



Where are the TODs?



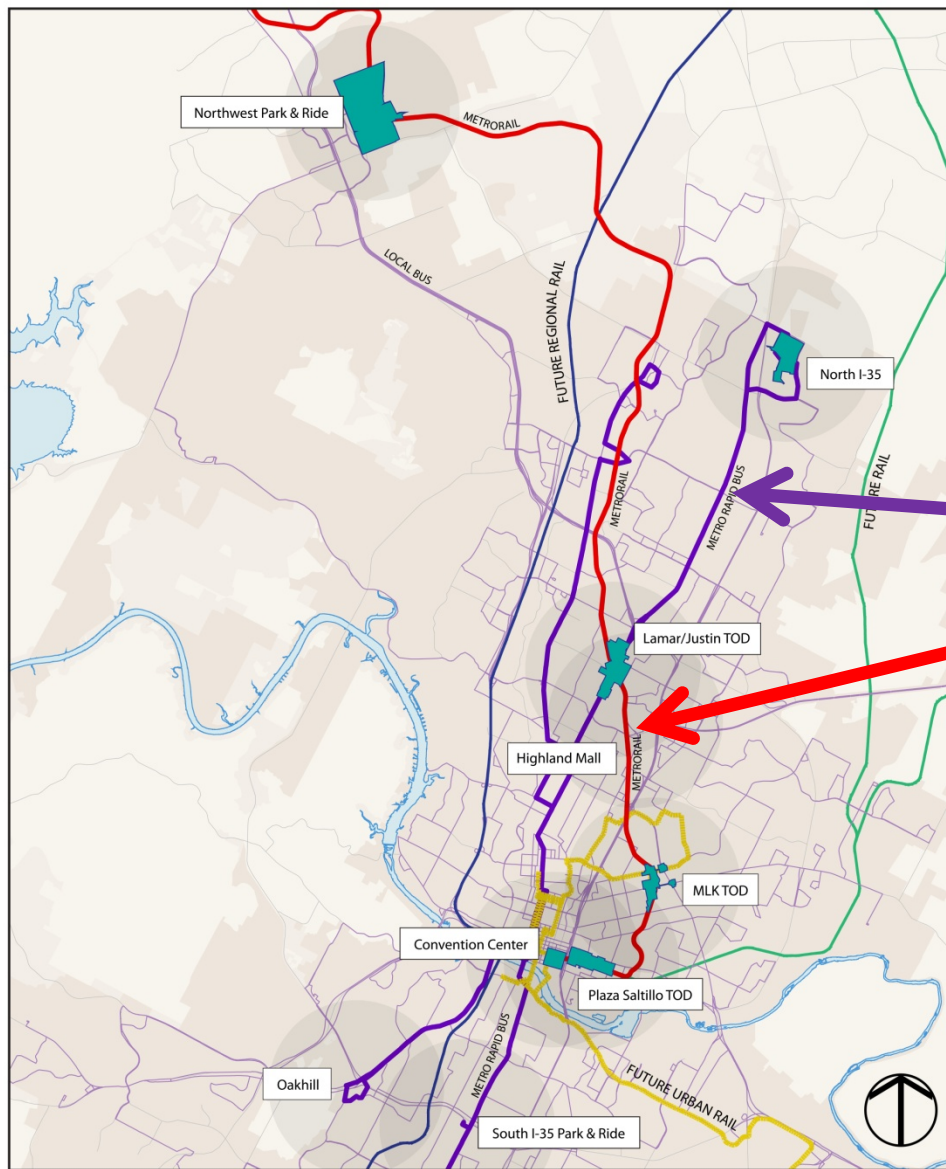
Scale: Not to Scale

In 2005, City Council adopted Ordinance No. 20050519-008 creating a new zoning category – TOD or Transit Oriented Development.

To date we have established 9 TOD Locations:

- North West Park & Ride
- North I-35
- Lamar/Justin TOD
- Highland Mall
- MLK TOD
- Plaza Saltillo
- Convention Center
- South I-35 Park & Ride
- Oak Hill

Transit Oriented Development (TOD) Boundary Locations



Scale: Not to Scale

The TOD locations correspond to key transit stops along:

- Future MetroRapid Bus (2014)

- Capital Metro MetroRail

Transit Oriented Development (TOD) Boundary Locations

The 2005 TOD Ordinance laid out a 2 Phase process
for creating a TOD in Austin.

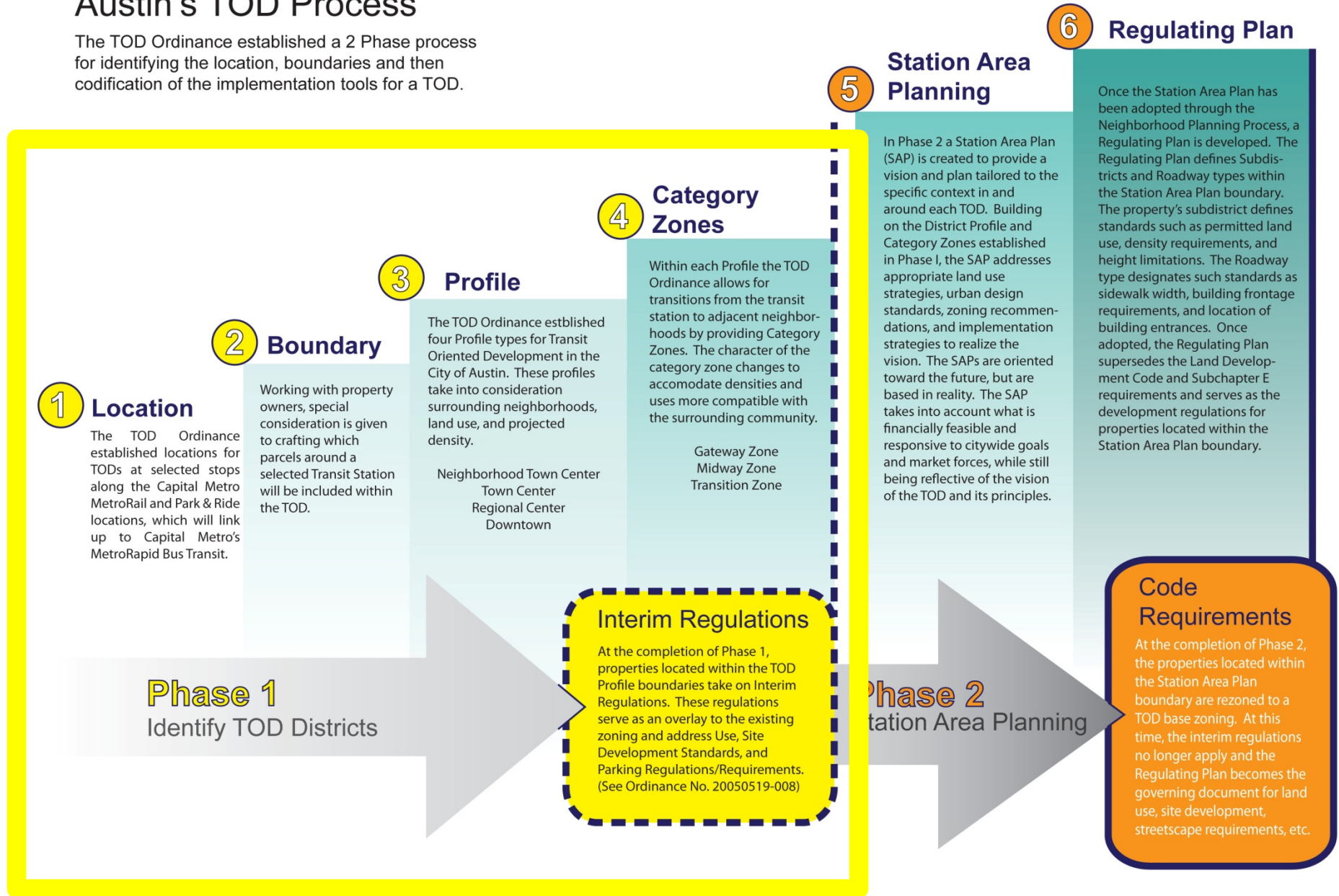
2 Phase Approach

Phase 1

Identifying TOD Districts

Austin's TOD Process

The TOD Ordinance established a 2 Phase process for identifying the location, boundaries and then codification of the implementation tools for a TOD.



Districts & Character Zones

Once a location and boundary for a TOD has been established, the TOD is further refined with a District designation that is broken down into Character Zones. The diagram below helps illustrate how Districts relate to Character Zones.

Category Zones

Transition Zone

The area at the periphery of the TOD district boundary, which abuts adjacent neighborhoods.

Midway Zone

The area between a gateway zone and a transition zone.

Gateway Zone

The area immediately surrounding the station platform where passengers enter or exit transit vehicles; typically 300-500 feet from the edge of the station.

Adjacent
Neighborhood

Transit Route

Transit
Station

District Boundary

The district boundary defines the edges of the Transit Oriented Development District and which properties will be included in the development of the Station Area Plan and subsequent Regulating Plan. The City of Austin defines four different district types:

Neighborhood Center TOD, located at the commercial center of a neighborhood, it contains the lowest density of the District profiles.

Town Center TOD, located at a major commercial, employment, or civic center, it contains moderate densities relative to other District profiles.

Regional Center TOD, located at the juncture of regional transportation lines or at a major commuter or employment center, it contains greater densities relative to other District Profiles but less than in a downtown TOD.

Downtown TOD, located in a highly urbanized area, it supports the highest density of all District Profiles and is intended for high-rise development.

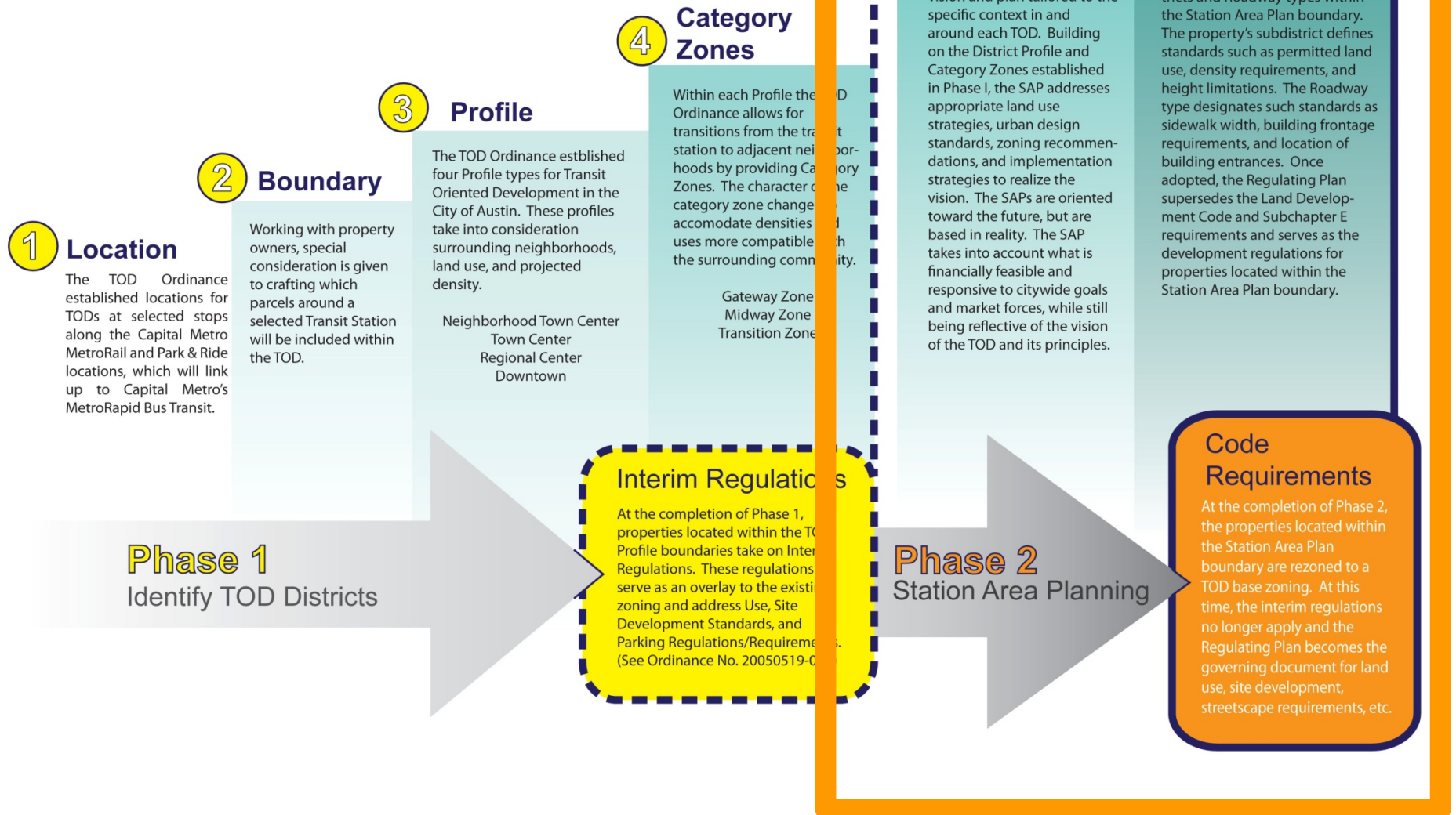
Transit Route

Phase 2

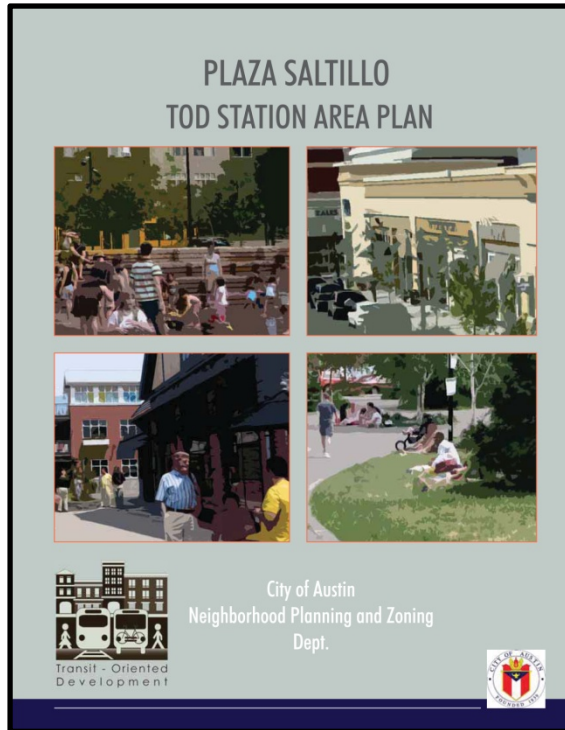
Station Area Planning & Regulating Plan

Austin's TOD Process

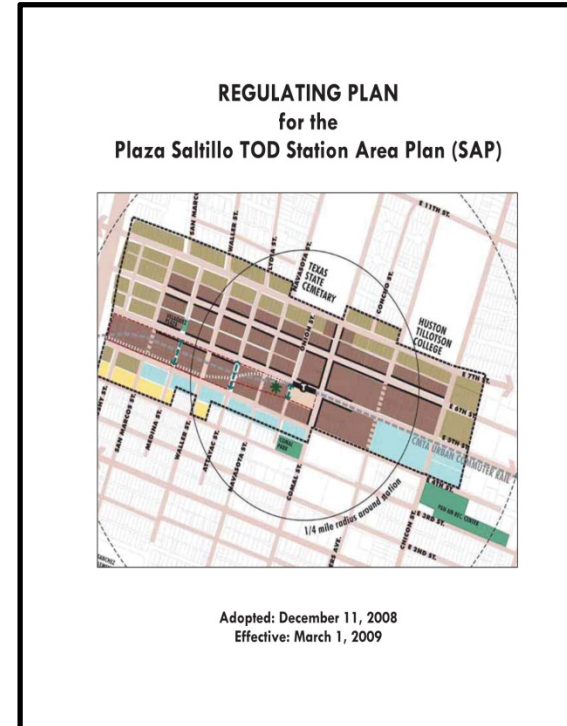
The TOD Ordinance established a 2 Phase process for identifying the location, boundaries and then codification of the implementation tools for a TOD.



Phase 2



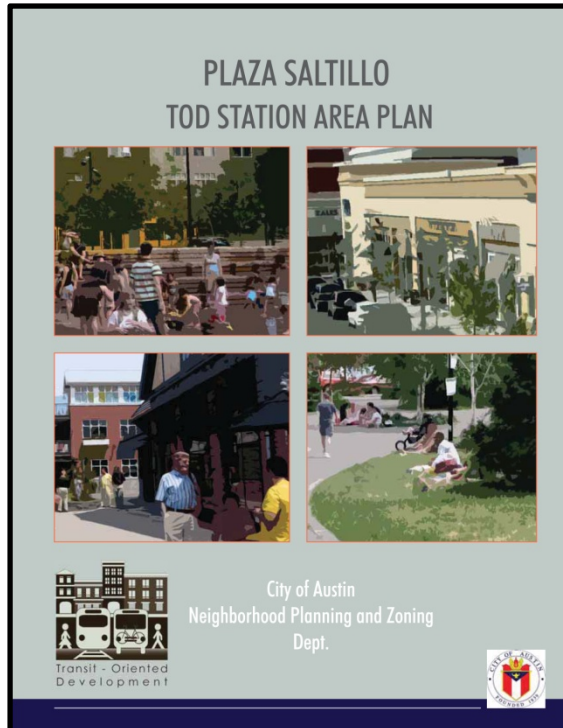
Station Area Planning



Regulating Plan

The Station Area Plan

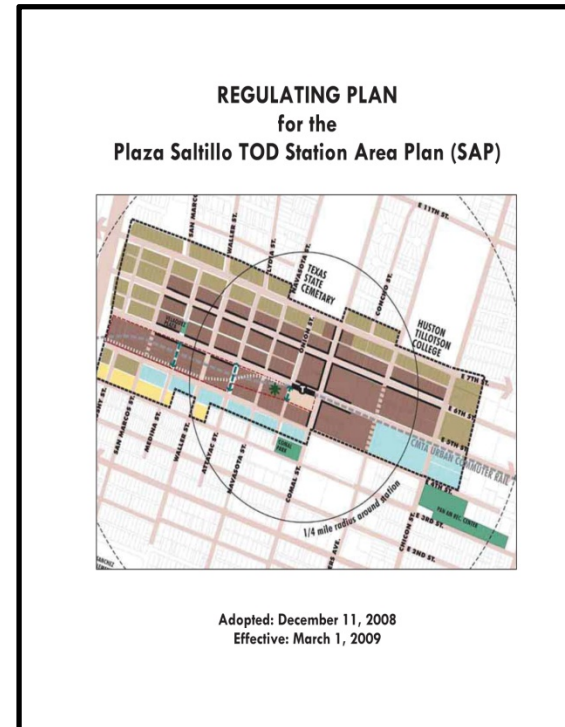
- Provides a Vision and Plan tailored to the specific context around each TOD.
- Builds on Phase I of the TOD process to address land use standards, zoning recommendations, urban design standards, and implementation strategies.
- Takes into account what is financially feasible and is responsive to citywide goals and market forces while still being reflective of the TOD vision.



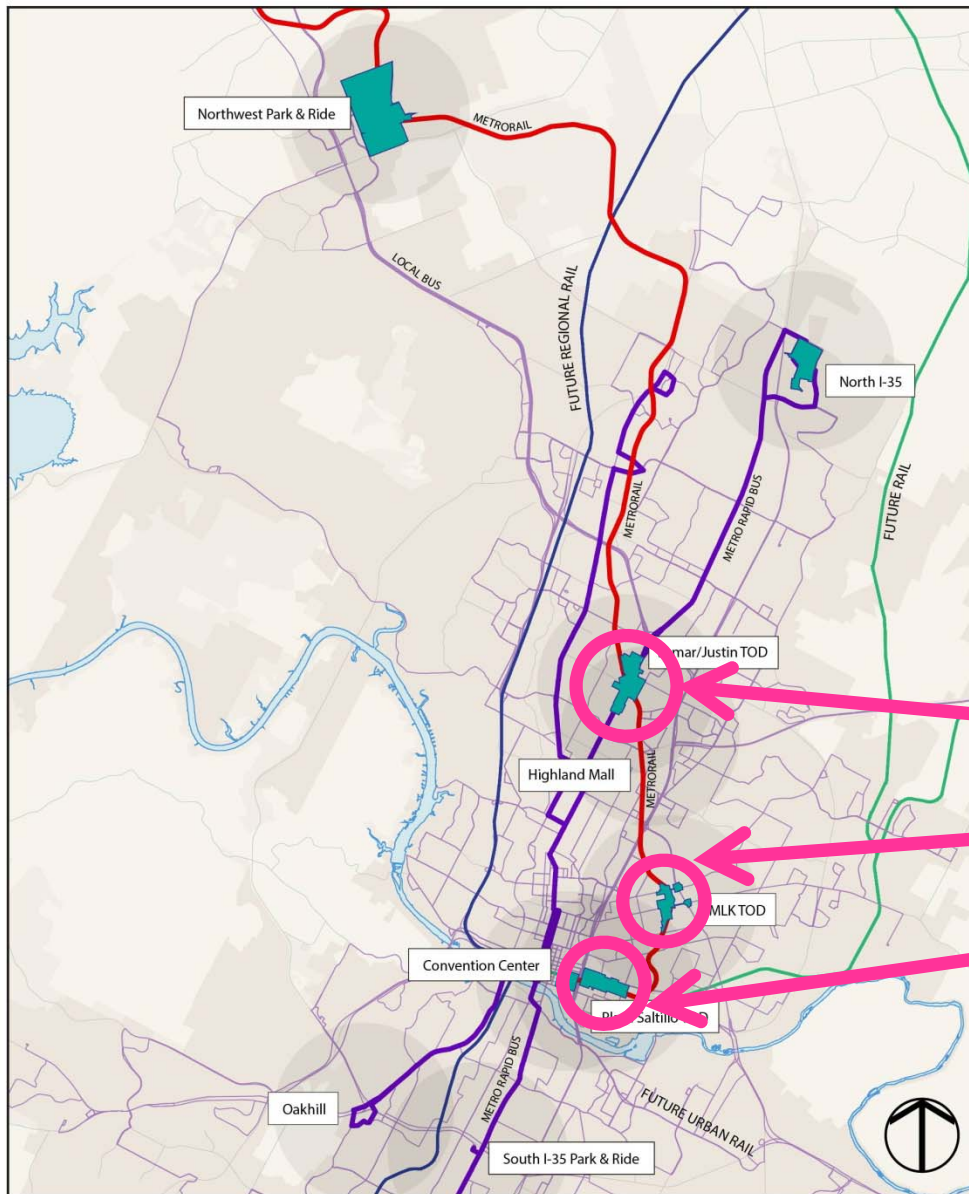
Station Area Planning

The Regulating Plan

- Defines Subdistricts and Roadway Categories.
- Addresses land use requirements, density, and height.
- Regulates sidewalk width, building frontage requirements, streetscaping amenities, utility placements and the location of building entrances.
- **Once adopted, the Regulating Plan replaces Chapter 25-2 of Austin's Land Development Code for properties located within that TOD boundary.**



Regulating Plan



Scale: Not to Scale

To date, 3 TOD locations have completed both Phases of the TOD process and have an adopted Station Area Plan as well as an adopted Regulating Plan.

- Lamar/Justin TOD
- MLK TOD
- Plaza Saltillo

Transit Oriented Development (TOD) Boundary Locations

TODs & Affordability

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Article 4: Site Development Standards

- Defines affordability:
- “If the household is required to spend no more than 30% of its gross monthly income on mortgage or rental payments for the unit, or up to 35% of the its gross income on mortgage if a household member received City approved homebuyer counseling, in addition to meeting the requirements of the Density Bonus.”

Density Bonus



Plaza Saltillo				
	Waiver	Percentage	Owner - Occupied	Rental
Density Bonus: Waiver of Site Development Standards	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) 	25% of the entire SqFt of the development: 10% = Applicant 15% = City of Austin	99 years at 80% MFI	40 years at 60% MFI
Density & Height Bonus: Site Development Standards and Height	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) Height Limit up to 60' 	25% of the entire SqFt of the development: 15% = Applicant 10% = City of Austin	99 years at 60% MFI	40 years at 50% MFI

Plaza Saltillo TOD



MLK TOD

MLK				
Bonus Type	Waiver	Percentage	Owner - Occupied	Rental
Density Bonus: Waiver of Site Development Standards	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) 	25%: 10%=applicant 15%=COA	99 years 80% MFI	40 years 60% MFI
Density & Height Bonus: Site Development Standards and Height	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) Height Limit up to 60' 	25%: 15%=applicant 10%=COA	(South of Manor - inside CP&R Zone) 99 years 60% MFI	(South of Manor - inside CP&R Zone) 40 years 50% MFI
			(North of Manor- outside CP&R Zone) 99 years 80% MFI	(North of Manor- outside CP&R Zone) 40 years 60% MFI



Lamar – Justin				
	Waiver	Percentage	Owner - Occupied	Rental
Density Bonus: Waiver of Site Development Standards	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) 	25% of the entire SF of the development: 10% = Applicant 15% = City of Austin	99 years at 80% MFI	40 years at 60% MFI
Density & Height Bonus: Site Development Standards and Height	<ul style="list-style-type: none"> Max. Density Requirements Max. FAR (2:1) 25-2 Sub-Chapter C (Compatibility Standards) Height Limit up to 60' 	25% of the entire SF of the development: 15%= Applicant 10%= City of Austin	99 years at 80% MFI	40 years at 60% MFI

Lamar – Justin TOD

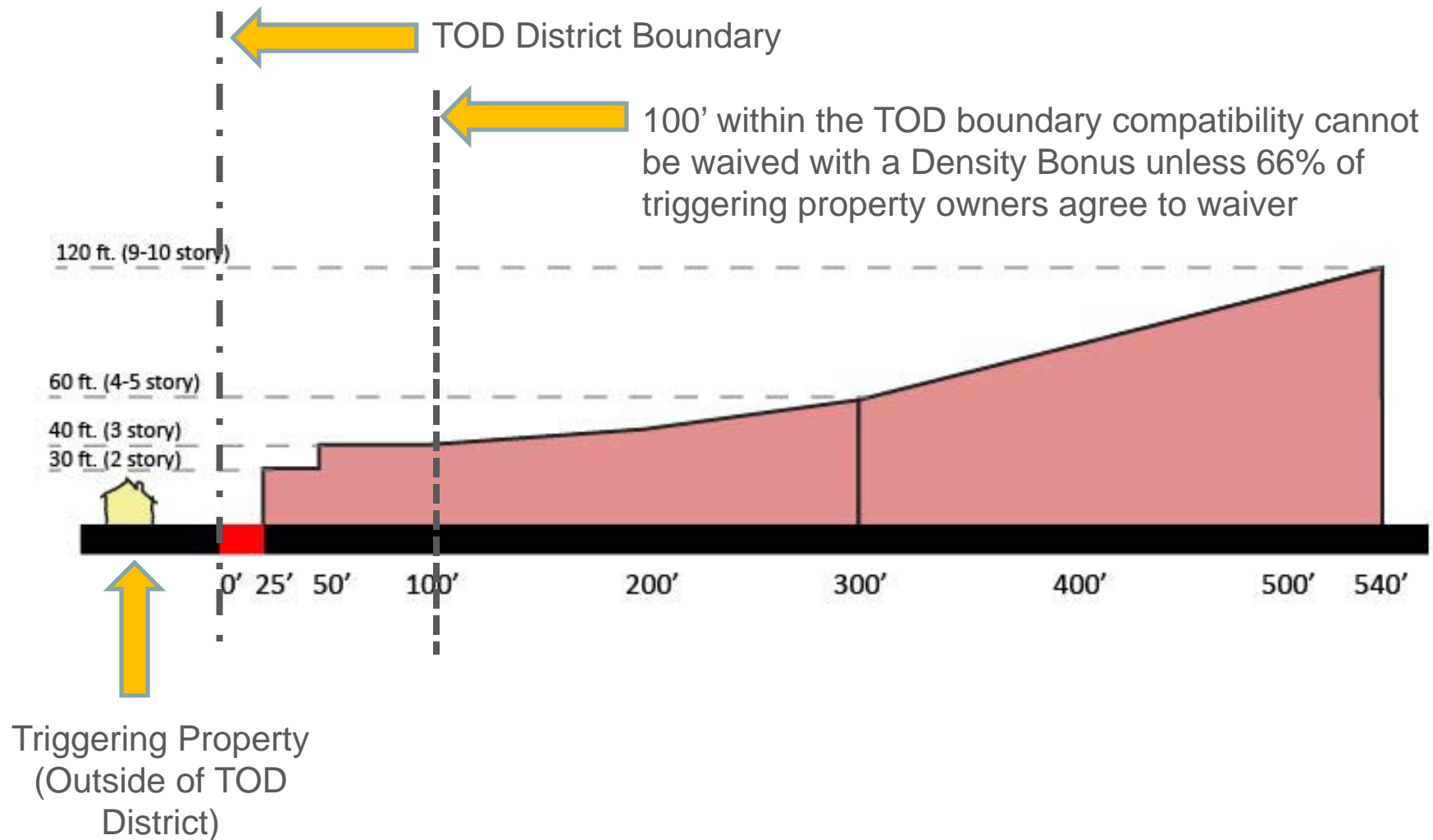
Fee-in-lieu

Fee = 10\$ per Square Foot of Bonus Area

Determined as the greater of:

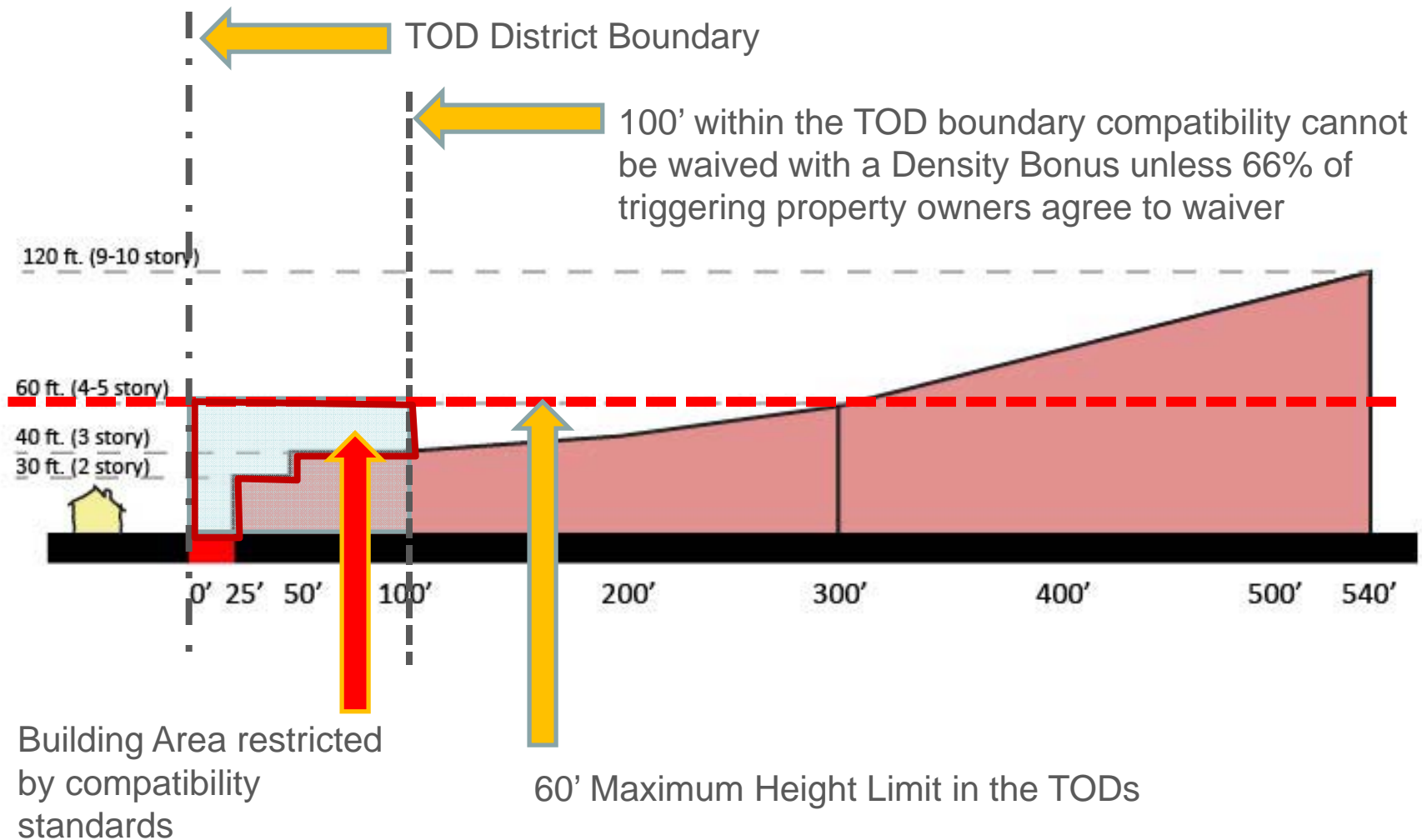
1. Increase above the maximum Floor-to-Area ratio or FAR. (2:1)
2. Number of additional dwelling units above that established by the Subdistrict **X** Average Unit Square Footage of the entire development seeking the development bonus
3. The amount of gross building area constructed within a space previously restricted by compatibility standards.

Compatibility “Tent”:



- 3.** The amount of gross building area constructed within a space previously restricted by compatibility standards.

Compatibility “Tent”:

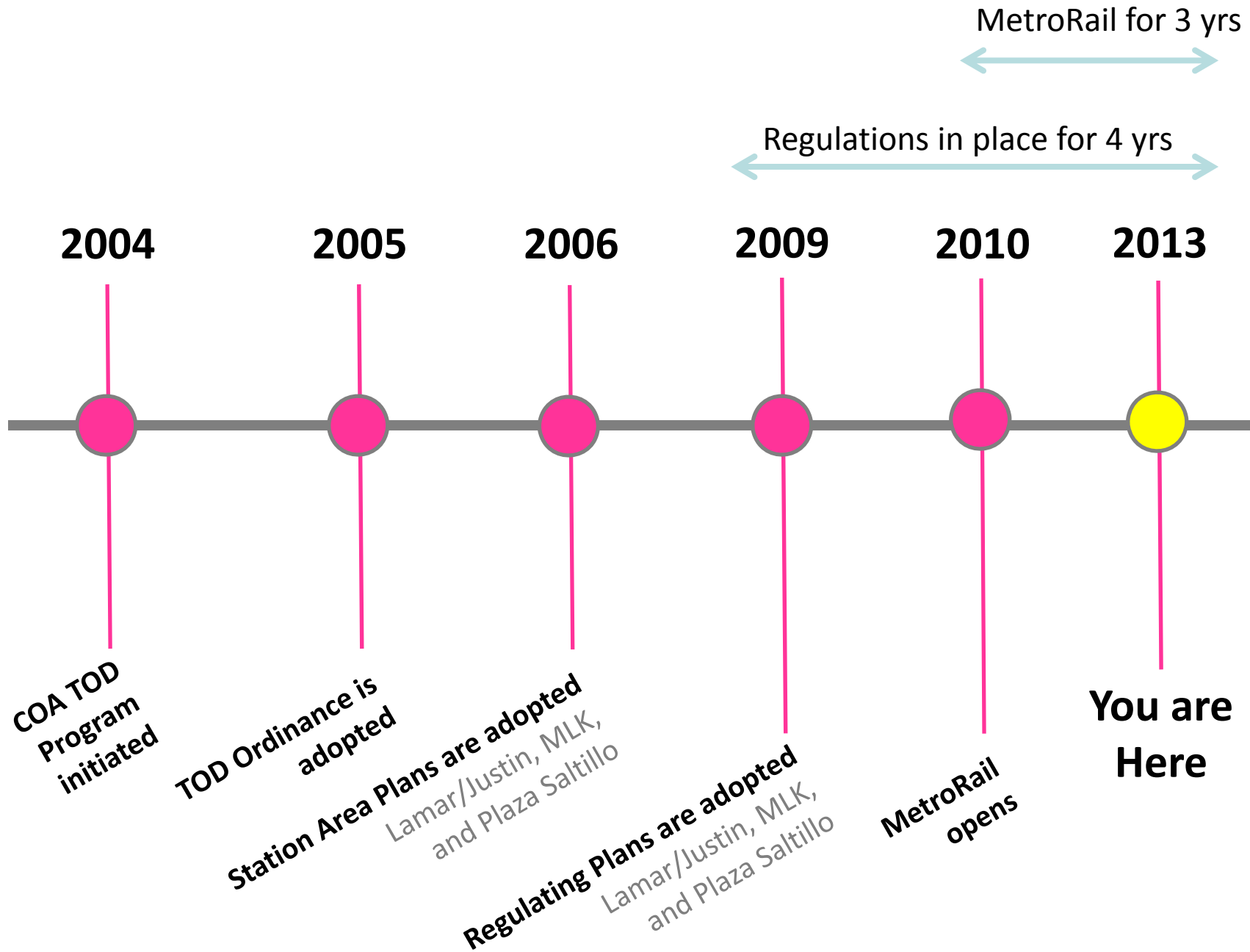


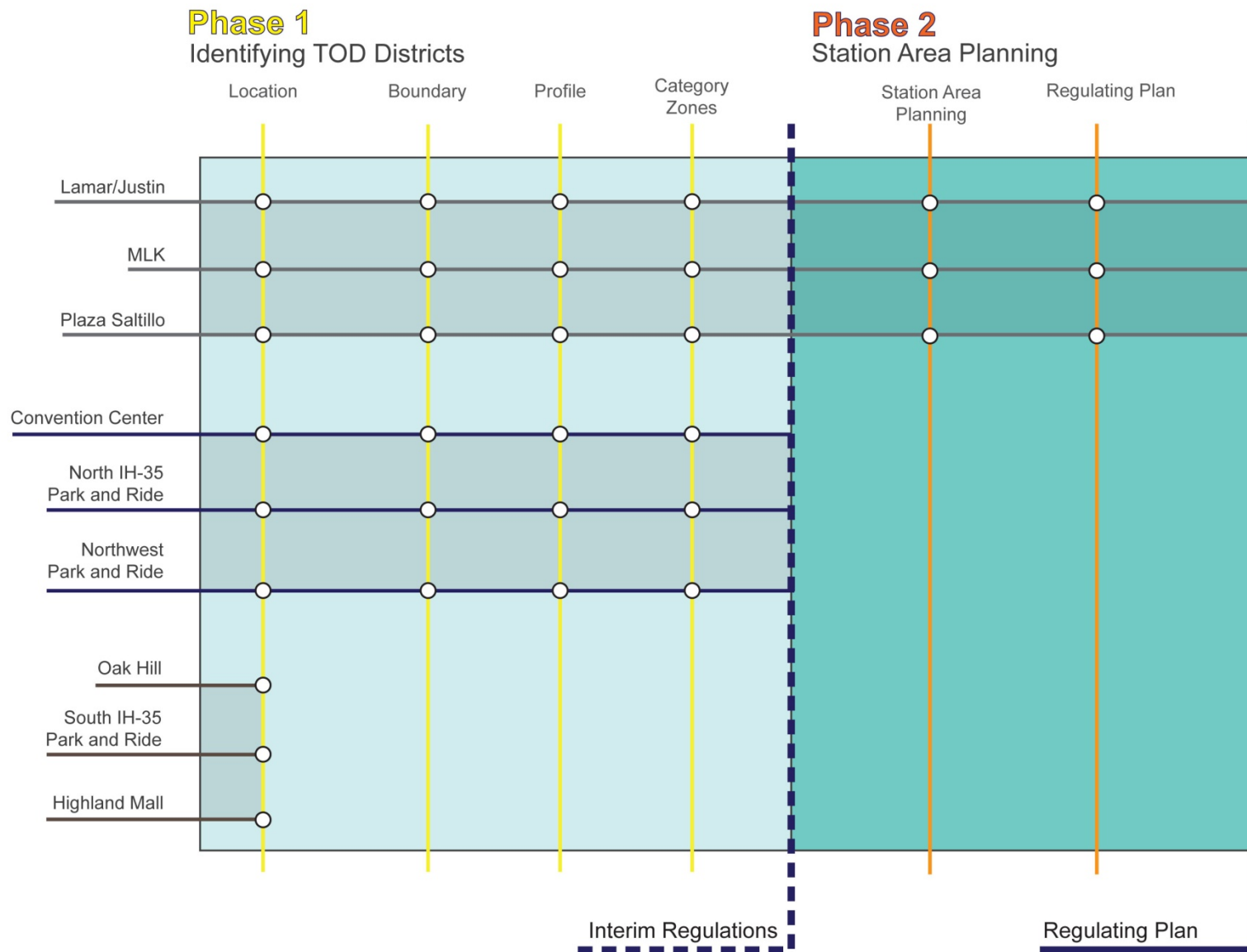
- 3.** The amount of gross building area constructed within a space previously restricted by compatibility standards.

Additional Considerations:

- Approval subject to City Council
- Fee is adjusted annually (In accordance with the Consumer Price Index all Urban Consumers, US City Average)
- The City Manager shall annually determine the new fee amounts for every fiscal year, beginning October 1, 2008 and report the new fee amounts to the City Council.
- The Director of NHCD may:
 - Allocate money limited to those developments located within the TOD area or in an area within ½ mile o the TOD area.
- The Developments must meet:
 - Owner-occupied units: 99 years at 80% MFI
 - Rental Units: 40 years at 60% MFI

You are Here





Austin's TOD Locations

Not all TOD locations have completed the 2 Phase process for establishing a TOD in Austin. Above is a diagram illustrating where each location is currently within the process.

	TOD	Location	Total Units	Afford	MFI	Term	Note
Corazon	Plaza Saltillo	1000 East 5th Street	**	35	60%	40 yrs	25,664 sq. feet equals 35 units
JCI Residential-E. 4th St. Apts.	Plaza Saltillo	1401 E 4th Street	27	3	60%	40 yrs	1969 sq feet equals 3 units
Flournoy Development-Salttillo station	Plaza Saltillo	1700 E. 4th Street	**	51	50%	40 yrs	38,807 sq. feet equals 51 units
Foundation Communities-M Station	MLK	2609 E. MLK Blvd	150	143	15 at 30%MFI; 75 at 50 MFI; 45 at 60%; 8 at 80%MFI	40 yrs	SMART Housing

Total	232
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Lessons Learned so far.....

Resources

Transit Oriented Development in Austin

<http://www.austintexas.gov/department/transit-oriented-development>

Capital Metro

<http://www.capmetro.org/>

Specific Regulating Districts

<http://www.austintexas.gov/department/specific-area-regulations>

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