

# **Transit-Oriented Policy Framework**

**City Council A Session**

**December 19, 2024**





# Overview

- October 16, 2024: B Session Briefing
- October thru December:
  - Feedback and Input on Draft Documents
  - Neighborhood Meetings
  - Community Meetings
  - Board / Commission Consideration

# Framework Development



- Objectives

- **Housing Affordability**

- 3 objectives, 22 actions

- **Multimodal Connectivity**

- 3 objectives, 9 actions

- **Health & Quality of Life**

- 3 objectives, 8 actions

- **Economic Opportunity**

- 3 objectives, 10 actions

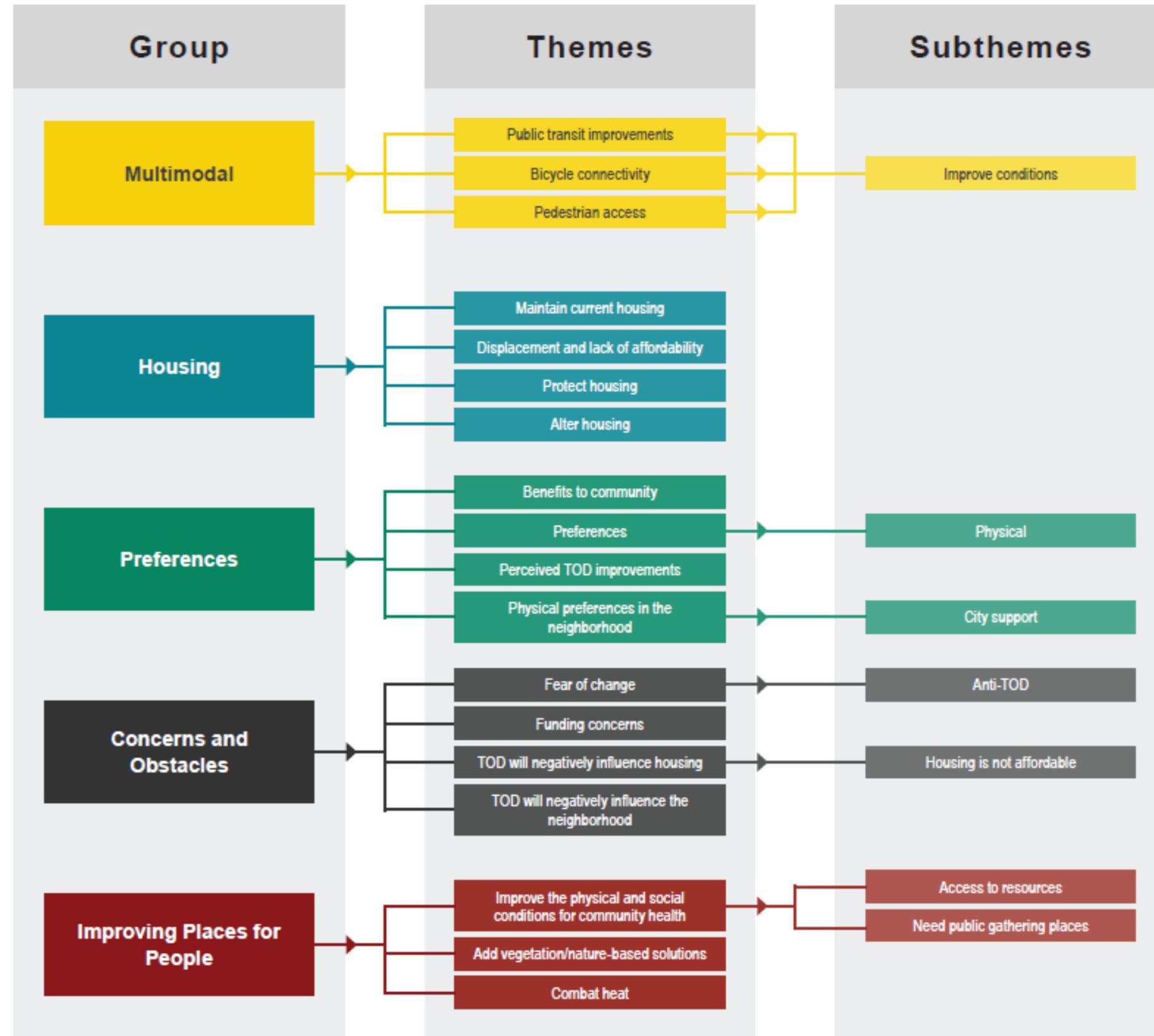
- **Resilience**

- 4 objectives, 10 actions

61 Action Items

# Public Comment

## Reflections on Transit-Oriented Development



# Public Comment Themes

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- **Housing Affordability**
  - Concerns over displacement and lack of affordability
  - Preserve existing housing



- **Multimodal Connectivity**
  - Improve Pedestrian access
  - Enhance bicycle connectivity



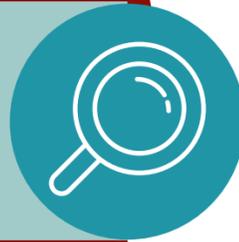
- **Resilience**
  - Add vegetation & nature-based solutions
  - Combat heat

# Next Steps: Phase 2

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- **Housing Affordability**
  - Exploration of TOD TIRZ & Density Bonuses
  - Strategic Property Acquisition



- **Economic Opportunity**
  - Commercial & Retail Needs Analysis



- **Multimodal Connectivity**
  - Development of Transportation Commission
  - Walkshed Analysis

# Engagement & Adoption Process

**100+** Meetings & Outreach Touchpoints to Date

**1,073+** Community Survey Respondents

**~29K** Visits to SASpeakUp.com/TOD

## OCTOBER

- OCT. 14: Planning Commission Technical Advisory Committee
- OCT. 16: City Council B Session Briefing
- OCT. 23: Planning Commission Briefing
- OCT. 24: TOD Task Force / RBSC / TWG Briefing

## NOVEMBER

- NOV. 5: Zoning Commission Briefing
- NOV. 6: Planning and Community Development Committee Briefing
- NOV. 12: VIA Board Briefing
- NOV. 13: Planning Commission Consideration
- NOV. 18: Board of Adjustment Informative Briefing
- NOV. 19: Zoning Commission Consideration
- NOV. 20: Housing Commission Consideration
- NOV. 20: HDRC Briefing

## DECEMBER

- DEC. 6: Building-Related and Fire Code Appeals and Advisory Board Consideration
- DEC. 19: City Council Consideration

# Community Feedback

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- Support for:
  - Excluding single-family zoned lots
  - Developing customized maps
- Concerns over:
  - Parking requirements
  - Permitted Uses – Alcohol
  - Walkability within the TOD boundaries

An aerial photograph of a parking lot with several rows of cars parked in designated spaces. The cars are of various colors, including white, blue, red, and black. The parking spaces are marked with white lines. The image is used as a background for the slide.

# Parking Provisions

- Parking Space average costs:
  - Structured Parking Space: approx. \$30,000 - \$35,000
  - Surface Parking Space: approx. \$3,000 - \$3,500
- UDC code for minimum parking requirements were adopted in 1965 with no update since its adoption.
- Parking minimums can force the use of land inefficiently, decreasing walkability.
- Reducing parking minimums promotes greater social equity in a community.
- Parking requirements raise rent prices and inhibit the development of affordable housing.
- The parking costs increase for smaller infill lots.

# Commission Recommendations

- Planning Commission
  - Approval with the following:
    - All Single Family zoned lots with single family uses within the CRAG are excluded from TOD zoning
    - Traffic circulation study for schools
- Zoning Commission
  - Approval with the following:
    - 75% Parking Requirement Reduction in TOD-MX districts
    - Maps approved with staff amendments
- Housing Commission
  - Approval with no changes

# Recommendation

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- Staff recommends:
  - Adoption of the Transit-Oriented Policy Framework
  - Approving proposed amendments to “TOD” Zoning Code
  - Approving new boundary maps as presented

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