

Transit-Oriented Policy Framework

City Council A Session

December 19, 2024

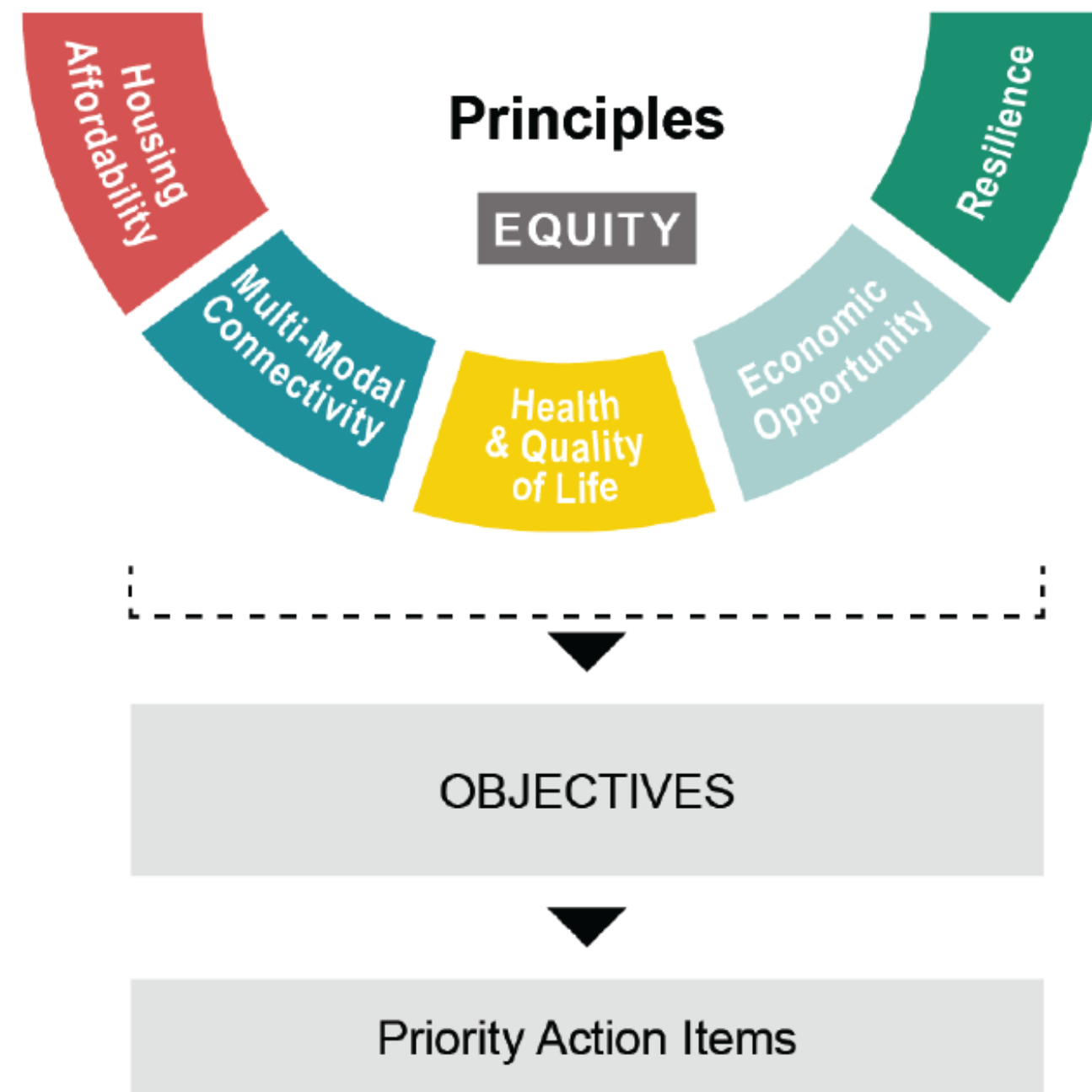




Overview

- 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

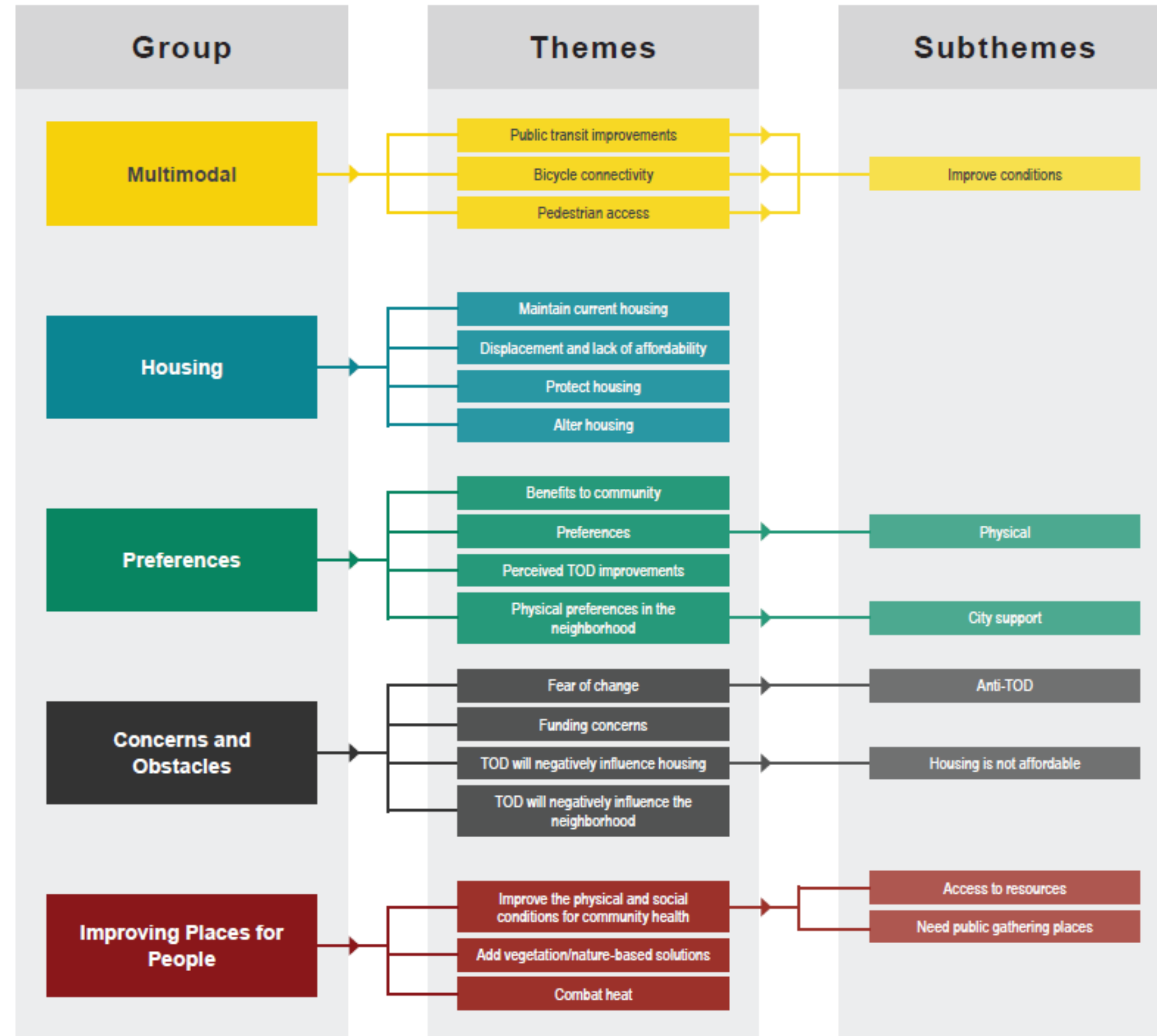
- **Resilience**

- 4 objectives, 10 actions

61 Action Items

Public Comment

Reflections on Transit-Oriented Development



Public Comment Themes



- 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



- 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](https://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



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



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



- 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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