

To: CapMetro Board of Directors  
 From: Sharmila Mukherjee, EVP, Chief Strategic Planning & Development Officer  
 Date: August 5, 2025  
 Re: Transit-Oriented Development (TOD) Next Steps for FY25-FY26

This is a follow-up to our January Board memo on ongoing TOD efforts with progress updates and upcoming milestones. Our four major projects include:

	Fall 2025	Winter 2025	Spring 2025	Summer 2025	Fall 2025	Winter 2026	Spring 2026	Summer 2026	Fall 2026
1. Board-Approved TOD Policy + TOD Guidebook									
2. Transit Development Guidelines									
3. TOD Site Assessments									
4. Crestview Station Multimodal Hub and Mobility Study									

*If interested, we are happy to provide briefings on any of these workstreams.*

## Project 1 Board-Approved TOD Policy + TOD Guidebook & Project 3 TOD Site Assessments

Project 1 formalizes TOD Policy updates and flows into Project 3, which begins to implement the Policy framework. The overlap across the two projects allows us to fine-tune the framework during an early due diligence phase.

**Project 1: The TOD Policy and TOD Guidebook** provide robust refreshes to the [2013 Board-approved TOD policy](#) and the [2016 TOD Guide](#). The Policy—a framework for CapMetro’s TOD Program—will go to the Board for approval this fall. We will share a final draft of the Policy with the Board and invite feedback or briefing requests ahead of time. The Guidebook, which will reflect and expand upon the essential components of the Policy, will be released upon Board approval of the Policy. External partners, including City of Austin staff, ATP staff, Project Connect’s Community Advisory Council, CAMPO, and transit advocacy group Movability were invited to provide feedback on a draft of the Guidebook in July; their feedback on the Guidebook was also considered when drafting the Policy. We will notify our CSAC and Access groups of the Policy update and forthcoming Guidebook when the Board packet is posted.

*Funding: 2022 FTA TOD Planning Grant*

**Project 3: Site Assessments** applies the TOD Policy framework to the assessments of five CapMetro-owned sites:

1. Leander Red Line Station Park & Ride
2. Tech Ridge Park & Ride
3. North Lamar Transit Center (NLTC)
4. South Congress Transit Center (SCTC)
5. Loyola Lane and Johnny Morris Road property

NLTC and SCTC are both located in active growth corridors. Austin City Council approved station area vision plans for both in May 2025. Leander and Tech Ridge Park & Rides are also in growing areas with underutilized parking lots and green space earmarked for potential TODs. The Loyola-Johnny Morris property has received unsolicited developer interest over the past couple of years and is adjacent to CapMetro-owned rail slated for future Green Line development.

The site assessments will provide us with a detailed understanding of the risks and opportunities of pursuing TOD across all five sites. Project funds allow us to progress with up to two sites (cost-dependent) for next steps including phase 1 environmental, ALTA and tree surveys, geotechnical analysis, and any other relevant technical due diligence. CapMetro leadership will provide guidance to determine which site(s) to select for this next phase.

We expect to complete site assessments and select the site(s) for next steps by winter 2026. If CapMetro were to pursue a TOD project immediately following technical due diligence without pause, 2029 is the soonest we could expect to reach the construction phase.

*Funding: 2022 FTA TOD Planning Grant and USDOT Innovative Finance and Asset Concession Grant*

## Project 2: Transit Development Guidelines

The **Transit Development Guidelines (TDG)** document will clarify priorities and processes for developers working on non-CapMetro projects that interact with existing or planned CapMetro service corridors, amenities, facilities, or other infrastructure. The TDG builds upon the TOD Guidebook, which focuses more heavily on the development of CapMetro-owned land. The TDG will establish standards for developers to incorporate transit-supportive amenities such as bus bays, touchdown pads, shelters, and Bikeshare docks, tailored to unique project scales. We will email the final TDG document to the Board when it is completed in early fall 2025.

*Funding: 2022 FTA TOD Planning Grant*

## Project 4: Crestview Station Multimodal Hub and Mobility Study

**Crestview Station** will be CapMetro's only multimodal hub integrating commuter and freight rail, bus, and eventual light rail and micro-transit. This study will prepare us for short-term (15% design) and long-term (10% design) scenarios in the rapidly changing station area context. We will consider transit integration, placemaking, mobility, connectivity, safety, and stakeholder coordination to move Crestview Station towards a more cohesive transit-oriented development. We will work closely with the Austin Affordable Housing Corporation and Affordable Housing Finance Corporation. Design work will focus on CapMetro right-of-way plus coordination with interested adjacent property owners for station area improvement opportunities.

This year-long project begins in August and will include at least one mid-project Board update.

*Funding: 2023 FTA TOD Planning Grant*