

**CapMetro**

**Transit-Oriented Development  
(TOD) Implementation  
Policy Update**

August 25, 2025

# TOD Implementation Policy

**Legal authority:** Texas Transportation Code Chapter 451, Subchapter D

## Purpose

- Establish framework for TOD implementation
- Outline Board guidance for TOD projects on CapMetro or third-party land and related partnerships
- Enhance mobility and connectivity, support local regional economic development goals, reduce vehicular congestion and air pollution, and build thriving, accessible, lasting communities

# PLAZA SALTILLO

An aerial photograph of the Plaza Saltillo development in San Antonio, Texas. The image shows a mix of modern, multi-story buildings with glass facades and brick accents, interspersed with lush green trees. In the foreground, a red and silver CapMetro light rail train is traveling along a track. To the left, a large white building with a glass facade is visible. In the background, more residential-style buildings and a clear blue sky are seen. The overall scene depicts a vibrant, transit-oriented urban environment.

## **2013 TOD Policy**

- Goals
- Strategies for CapMetro Property
- Strategies for Transit Station
- Financial Strategies
- Joint Development Project Selection Guidelines

# TOD Program Overview

- **Accomplishments 2021-2025**
  - 2023 ETOD Study
  - 2023 ETOD Policy Plan
  - 2025 Station Area Vision Plans – North Lamar Transit Center & South Congress Transit Center
  - East Riverside Corridor Vision Plan and Regulating Plan Update
- **FTA & DOT Success**
  - 5 grants in 4 years, **\$4.75 million total**
  - Nationally recognized
  - Engagement success

# Equitable Transit-Oriented Development Policy Plan



City of Austin

*Final Draft Accepted by Council March 2023*



# WHY NOW

## New TOD Projects

## Increased Site Complexity

- More mature in TOD process
- New funding Opportunities
- Changing market conditions

## Evolving Partnerships

- Public Agencies
- Private Developers
- Community-Based Organizations

# 2025 TOD Implementation Policy

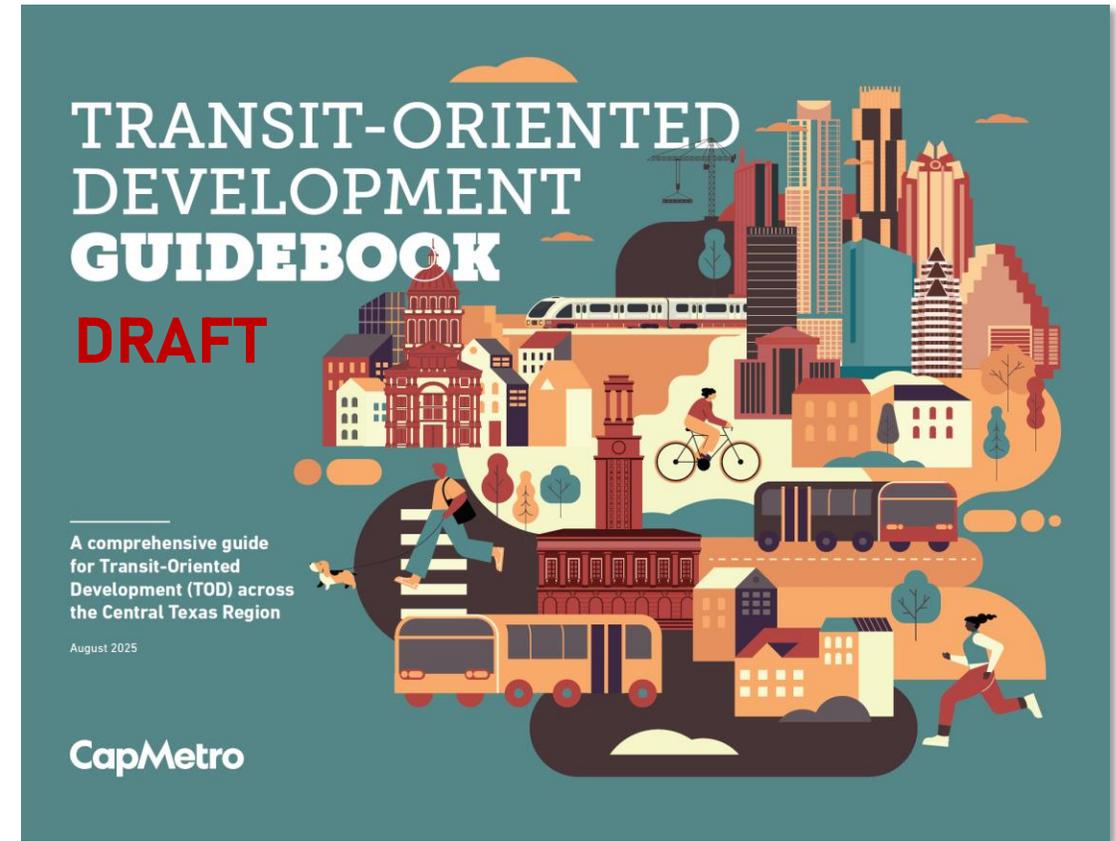
- Aligns with new policy format
- Expands policy and purpose for TOD implementation
- Builds upon 2013 TOD Policy's Joint Development Guidelines, including clarification on unsolicited proposals
- Addresses CapMetro's role in TOD outcomes on Third-Party-owned land where we still have an interest
- Connects TOD to ridership growth
- Defines Board responsibilities and sets expectations for President/CEO to carry out the policy's activities and procedures

# Upcoming Grant-Funded Projects

## 1. TOD Guidebook

Guidelines for joint development on CapMetro properties and TOD alignment on non CapMetro-owned land.

- Vision and Values
- Community Benefits
- Solicitation Process
- Deal Structures
- Evaluating TOD Impact



**Final Report - Fall 2025**

# Upcoming Grant-Funded Projects

## 2. Transit Development Guidelines (TDG)

Companion to the TOD Guidebook explaining how to integrate transit-supportive amenities into developments, especially on non-CapMetro-owned land.

**Final Report – Fall 2025**

## 3. Site Assessment

Review CapMetro real estate assets for TOD development potential.

**Final Report – Winter 2026**

# Upcoming Grant-Funded Projects



## 4. Crestview Station Multimodal Study

Reimagines Crestview Station as a key multimodal hub in Austin's transit network, uniting emerging development and transit into a cohesive, safe, and connected urban space.

**Commenced – August 2025**

**CapMetro**

**Thank you!**