

EXHIBIT F
CONTEXTUAL INFORMATION

Centering Equity as the Guiding Principle

Resolution No. 20201112-043 directing staff to develop a scope and planning process to create a long-range comprehensive plan for the District included several guiding principles to center equity.

- Land use practices centering equity require that the overall vision, plan, and implementation includes local communities' assets, aspirations, and potential. They aim to keep current residents in the area and develop projects that promote people's health, well-being, and prosperity.
- Equitable transportation practices integrate transit into walkable, livable, and affordable land use practices to enhance healthy living within underserved communities.
- Equitable housing practices provide families of all income levels access to housing that costs no more than 30% of their household income.
- Anti-displacement Strategies and Equitable Transit Oriented Development (ETOD) are tools to enable all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. These tools will elevate and prioritize investments and policies that close the socioeconomic gaps between neighborhoods that are comprised of underrepresented populations and those more affluent neighborhoods. When centered on racial inclusion and community wealth building, anti-displacement strategies and ETOD, this plan can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region. To ensure the success of ETODs programmatic and statutory approaches are needed to maintain long-term residential and commercial space affordability.

Centering a planning process and subsequent plan on racial equity and community wealth building can drive the evolution for a more prosperous, sustainable, and resilient community. The process and plan can also champion the NEAD's business needs and its entrepreneurs. By centering equity, the planning process' approach will build upon communities' strengths and needs. This focus will help create a plan that supports local businesses, improves the quality of life of current and future residents, and for underserved populations—especially existing communities of color. The approach requires the planning process to be grounded in current market conditions with an understanding of market opportunities for future residential and commercial development that minimizes displacement of current community members and businesses. Once an inclusive planning approach and a market strategy are combined with strategies for zoning, financing, and capital investments, opportunities can be created that lead to resilient and equitable outcomes.

The Northeast Austin District Planning Area and the Eastern Crescent

The Northeast Austin District (NEAD) Planning Area (the District) is in Austin's Eastern Crescent. This is a large swath of parts of north Austin, far eastern Austin and eastern Travis, and southeast Austin County generally stretching from the North Lamar and St. John neighborhoods in the north central and northeast, arching south and east to south of the Colorado River to encompass the Montopolis and Dove Springs and surrounding neighborhoods in the southeast (see Exhibit D). The Many of the communities of in the Eastern Crescent have been subject to systemic inequities and institutional racism.

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These have that have resulted in negative consequences such as higher rates of poverty and increased negative health outcomes. Many of these communities lack ready access to goods and services such as financial and health services, full-service grocery stores and general retail opportunities, and healthy food. Despite decades of adversity, the Eastern Crescent is home to intergenerational communities and vital cultural assets.

As noted in the University of Texas' *Austin Uprooted Report*

(<https://sites.utexas.edu/gentrificationproject/>), as residents of traditional African American and Hispanic/Latinx neighborhoods became displaced due to gentrification pressures, many moved east to more affordable communities within the Crescent to join long-time residents; however, this may only provide temporary relief. As Austin's population continues to grow, some of these communities may come under threat of gentrification and displacement as the real estate industry looks further east for less expensive and undeveloped or more easily redeveloped land to meet the extreme market demand for more housing.

The eastern crescent has come to be known as the new geographic pattern of social disadvantage in Austin...Living in and near the urban core has become strikingly sought after by advantaged populations in Austin: homeowners, the educated, the high-income, and whites. The implications for the near future are easy to predict: It seems logical that the next furthest ring of census tracts—surrounding those in the urban core that have already experienced demographic change—will be next to experience such change...As with concentrations of vulnerable people, housing market change in Austin has generally followed the eastern crescent spatial pattern. Many of the same neighborhoods that are disproportionately home to vulnerable populations are experiencing or have experienced substantial housing price appreciation or lie adjacent to a neighborhood that already has appreciated. (Austin Uprooted Report p. 4-5)

As Austin housing becomes increasingly more expensive, the District will face increased gentrification pressures, including potential displacement of longtime residents and businesses. The recently constructed Tesla Gigafactory, located two miles away, will likely accelerate these pressures. This could also change the demographic and cultural characteristics of the area. An analysis of Project Connect's planned transit expansion areas within a mile of a high-capacity rail or bus line were categorized based on the current displacement threat

(<https://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=799dbd68b43a4d9d8c0292befe8c9b34>).

The Northeast Austin Planning Area and Project Connect

Authorized by voters in 2020, Project Connect is the ongoing effort to expand high-capacity, fixed guideway transit, expanded bus rapid transit, and improve bus service along current and future bus routes (<https://projectconnect.com>). Within the NEAD, the MetroRail Green Line is expected to have two to three stations as indicated on Exhibit B (<https://projectconnect.com/projects/green-line>). It is currently anticipated that the Green Line will begin operation near the end of this decade. The Expo MetroRapid Line will run down Loyola Lane to the Travis County Expo Center and will also serve the Colony Park Sustainable Community. Project Connect identifies a potential future expansion of the MLK MetroRapid line east of US 183 along FM 969.

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Northeast Austin Planning Area Jurisdictional Issues

Travis County

While the City of Austin has regulatory authority over most of the District, there are sizeable areas, particularly in the northern and southeastern parts of the planning area, that are in unincorporated Travis County and fall within the City's extraterritorial jurisdiction (ETJ). In these unincorporated areas, land use regulation is quite limited since counties in Texas do not have the authority to apply zoning regulations and city annexation authority is limited under State law. The City/County jurisdictional considerations involve annexations, public improvement districts (PID), infrastructure, and transportation. Within the unincorporated areas, *Travis County's Land, Water, and Transportation Plan* provides guidance for growth (<https://www.traviscountytx.gov/tnr/lwtp>). As the planning process moves forward, separate, but coordinated, analysis of the areas within the City of Austin and those in unincorporated areas will be needed due to the different level of services, amenities, and investment tools available in those areas.

Other Jurisdictional Issues

The northeastern corner of the planning area also abuts the City of Manor's extraterritorial jurisdiction. Other jurisdictional organizations also have a presence in the District: the Texas Department of Criminal Justice, Texas Department of Transportation, the Central Texas Regional Mobility Authority (CTRMA), and the Lower Colorado River Authority (LCRA).

Resolution No. 20201112-043 and Geographical Locations of Focus

Resolution No. 20201112-043 points out multiple locations within the NEAD that should inform and affect the planning process

Northeast Austin Planning Area and Planned Unit Developments

There are Planned Unit Developments (PUDs) within the district that will inform the planning process: Wildhorse Ranch PUD and Colony Park.

Former Freescale Site and Adjacent Area

A recent rezoning of the nearly 109.69-acre former Freescale Campus at 3443 Ed Bluestein Boulevard/US 183 now allows buildings ranging from 120' to 400' tall as compared to the previous maximum building height of 60'. Residential uses are not allowed due to a private restrictive covenant. There are currently multiple zoning cases and associated neighborhood plan amendment cases for land south of this site. If the requests for some of these zone changes are approved by the City Council, the entitlements could allow residential and/or mixed-use buildings as tall as 200 feet.

Walter E. Long Metropolitan Park

In October 2020, the City Council adopted the *Walter E. Long Metropolitan Park Vision Plan* for Austin's largest park (3,695 acres). The plan calls for improvements and amenities such as "enhanced trails, additional water-related recreation, fitness opportunities, camping, special event venues, and educational and cultural exhibits." https://www.austintexas.gov/sites/default/files/files/Parks/Planning_and_Development/WalterELong/Full_Draft_Walter_E._Long_Metropolitan_Park_Master_Plan_05-09-2019_optimized.pdf

Decker Creek Power Station

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Adjacent to Walter E. Long Metropolitan Park and located on Walter E. Long Lake is the Decker Creek Power Station. The Station's Unit 1 ceased operation in 2020 and Unit 2 is planned to cease operation at the end of March 2022. Other substation and transmission facilities will remain operational. This station may have future redevelopment potential; however, there may be a need for environmental mitigation.

Travis County Exposition Center

Also located adjacent to Walter E. Long Metropolitan Park is the 128-acre Travis County Exposition Center site. In 1983 voters approved the City of Austin to enter into a 50-year lease agreement with Travis County for the portion of land on which the Travis County Exposition Center was constructed. This lease agreement will expire in December 2033. <https://www.traviscountytx.gov/exposition-center>

John Treviño Jr. Metropolitan Park at Morrison Ranch

The Vision Plan for John Treviño Jr. Metropolitan Park at Morrison Ranch was adopted by Austin City Council on October 15, 2020. The park is approximately 330 acres and is undeveloped.

<https://www.austintexas.gov/department/john-trevino-jr-metropolitan-park-vision-plan>

Northeast Austin District and Previous Planning Efforts

East MLK Combined Neighborhood Plan

The far western portion of the NEAD falls within the boundaries of the almost 20-year-old *East MLK Combined Neighborhood Plan*. For this area, the existing plan's future land use map (FLUM) shows that the majority of the area is divided into "Recreation and Open Space" and "Industry" with a few small single-family neighborhoods intermixed. The southern part of this area includes the former Freescale site and adjacent land. East MLK Combined Neighborhood Plan.

https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/10_EastMLKCombined/emlk-np.pdf

Future Land Use Map (FLUM):

https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/10_EastMLKCombined/East_MLK_Combined.pdf

Small area plans such as the East MLK Neighborhood Plan are adopted as elements of the City's comprehensive plan, *Imagine Austin*. Per Austin's City Charter, Article X, Planning, the comprehensive plan contains the City Council's for growth and development:

Upon adoption of a comprehensive plan or element or portion thereof by the city council, all land development regulations including zoning and map, subdivision regulations, roadway plan, all public improvements, public facilities, public utilities projects and all city regulatory actions relating to land use, subdivision and development approval shall be consistent with the comprehensive plan, element or portion thereof as adopted.

A central goal of *Imagine Austin* is the establishment of complete communities across Austin:

Such communities are defined by amenities, transportation, services, and opportunities that fulfill all Austinites' material, social, and economic needs. They achieve these outcomes while protecting our important environmental resources and preserving our identity, culture, and sense of place. A complete community provides access to employment, shopping, learning, open space, recreation, and

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other amenities and services...These communities will be for Austinites of all ages. They will provide environments that support children at every stage of their development, young adults beginning their professional lives and families, and seniors aging gracefully in the neighborhoods where they raised their families. These places will be safe and affordable; promote physical activity, community engagement, and inclusion. (Imagine Austin p.88)

https://www.austintexas.gov/sites/default/files/files/Imagine_Austin/IACP_2018.pdf

The comprehensive plan's housing element, *The Austin Strategic Housing Blueprint*, contains the City's housing strategies and goals (<https://www.austintexas.gov/blueprint>).

Colony Park Sustainable Communities Initiative and Master Plan and Design Guidelines
The *Colony Park Sustainable Communities Initiatives Master Plan and Design Guidelines* was adopted in 2014 as an element of *Imagine Austin*. It covers a 208-acre site, the adjacent 93-acre Colony Park District Park, and provides general guidance for the surrounding five-census tracts. It was envisioned that the plan would have an outward "halo" effect for these census tracts which form the basis of the NEAD boundaries. The plan's vision statement sets forth the intent of the plan:

We seek to create a healthy, safe, and active community where families and neighbors enjoy an ever-improving quality of life supported and sustained through education; cultural enrichment; job growth and business opportunities; shared prosperity; mobility choices; neighborhood amenities and recreation. (p. 9)

The plan identified five key activities to address the needs in the five-census tract area:

- Promote high quality economic development within the five-Census Tracts
- Coordinate projects to build a complete trail and thoroughfare network
- Coordinate economic activity to align land uses with mobility assets.
- Identify the opportunities to enhance each project's "halo effect"
- List policy changes that would promote the goals above.

Along with the Master Plan, City Council also adopted an associated Planned Unit Development (PUD). The City of Austin is currently working with a master developer, Catellus, to negotiate a master developer agreement for the site. <https://www.austintexas.gov/content/colony-park>

Spirit of East Austin

In 2015 the City of Austin, under the leadership of the Mayor's office, engaged Community Stakeholders in a discussion focused on breaking down barriers to jobs and opportunities East of IH35. The Spirit of East Austin initiative led to the identification of 243 potential improvements including programs and investments. More information can be found at: <https://www.austintexas.gov/content/spirit-east-austin>.

These recommendations should be reviewed as part of the planning process.