

# SA CORRIDORS

**City Council A Session  
Agenda Item #18  
February 8, 2018**

**Bridgett White, AICP, Director**



**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT**

# SA Tomorrow Implementation

*“Incentivize Transit-Supportive development opportunities and incorporate Transit-Supportive infrastructure improvements to promote transit use.”*

*-SA Tomorrow Comprehensive Plan, Growth and City Form, Policy 24*



# SA Corridors Objectives

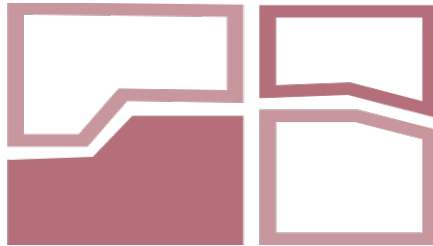
**01**

**GETTING OUR REGULATIONS  
AND INCENTIVES RIGHT**



**02**

**CREATING A UNIFIED  
FUTURE LAND USE PLAN**

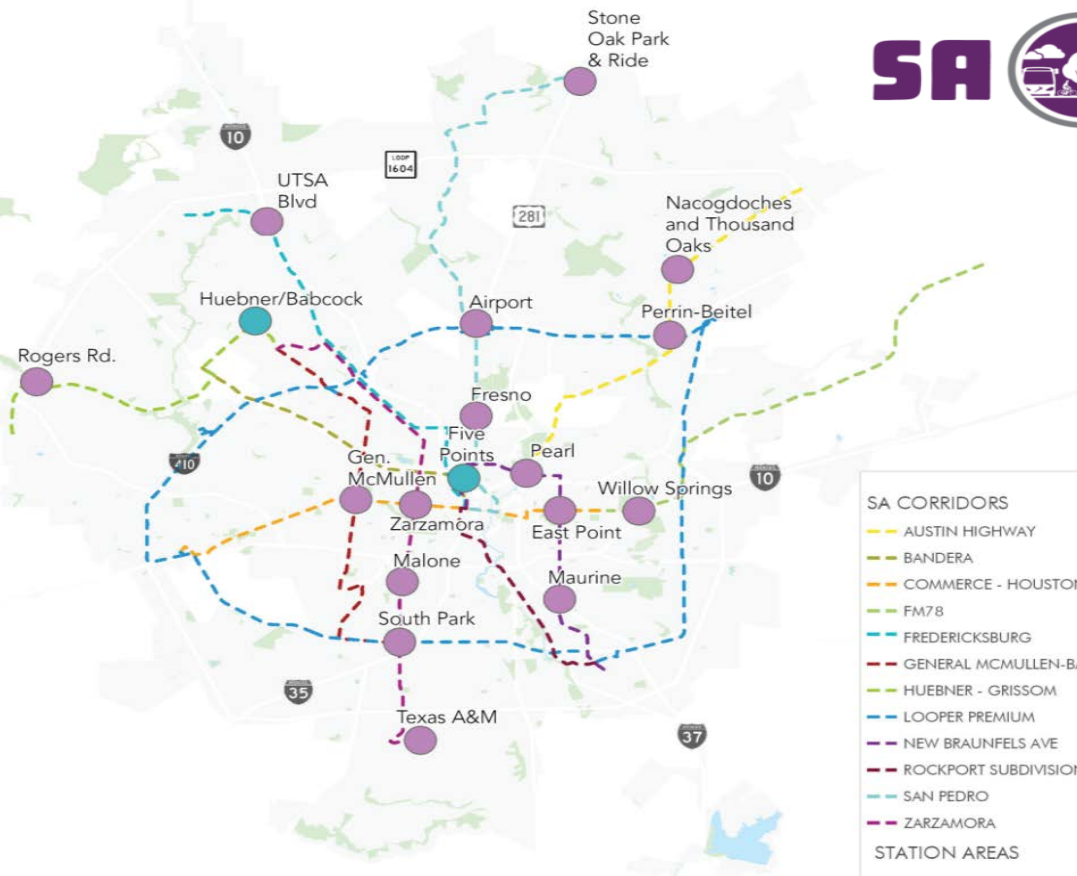


**03**

**PROMOTING GREATER  
INTER-AGENCY COORDINATION**



Study Area:  
 12 high capacity transit corridors and 18 conceptual station areas identified as part of VIA's Vision 2040 Plan.



**SA CORRIDORS**

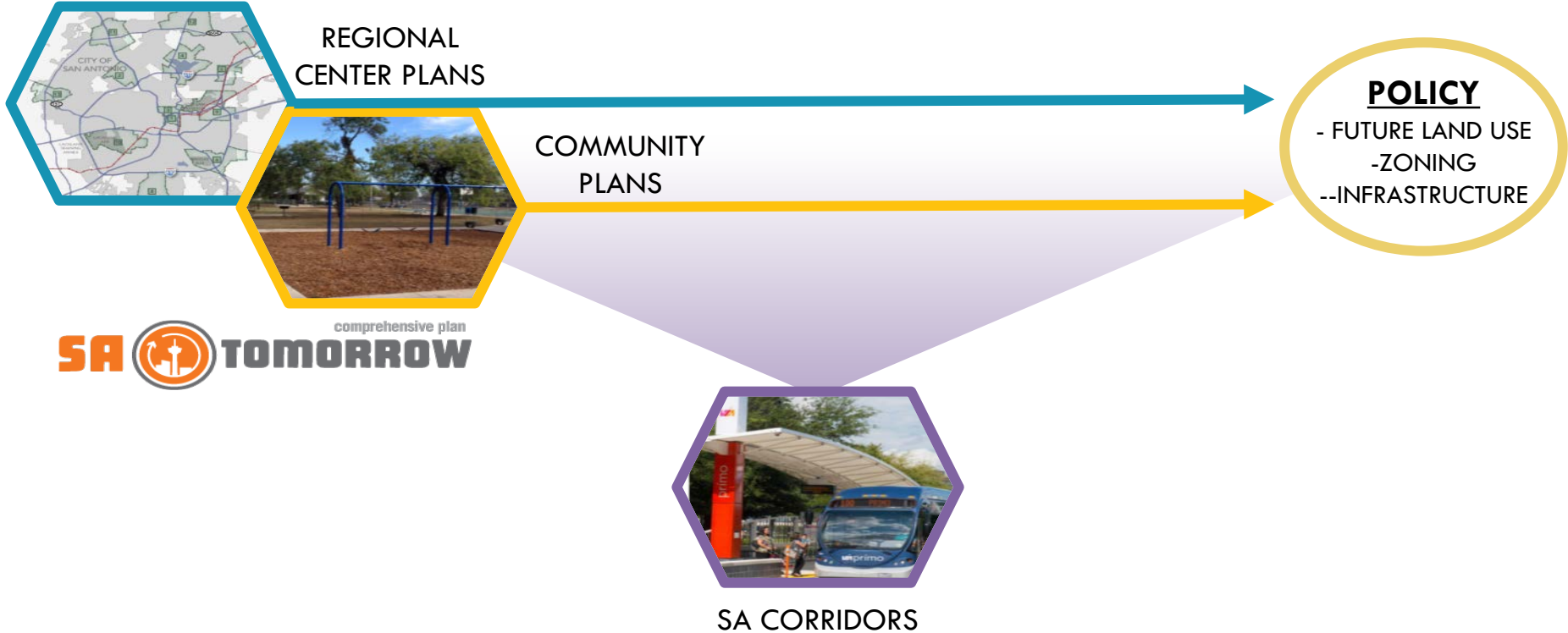
- AUSTIN HIGHWAY
- BANDERA
- COMMERCE - HOUSTON
- FM78
- FREDERICKSBURG
- GENERAL MCMULLEN-BABCOCK
- HUEBNER - GRISSOM
- LOOPER PREMIUM
- NEW BRAUNFELS AVE
- ROCKPORT SUBDIVISION
- SAN PEDRO
- ZARZAMORA

**STATION AREAS**

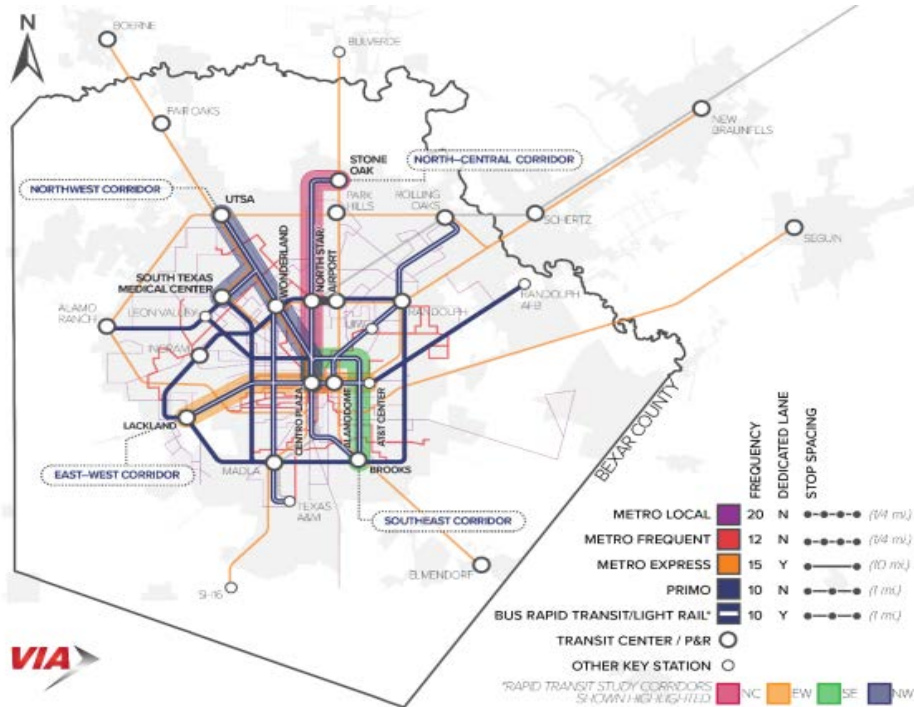
- STATION AREA CONCEPTS
- STATION AREA PLANS



# Inform the Sub-Area Planning Process



# Support VIA's Transit Investments



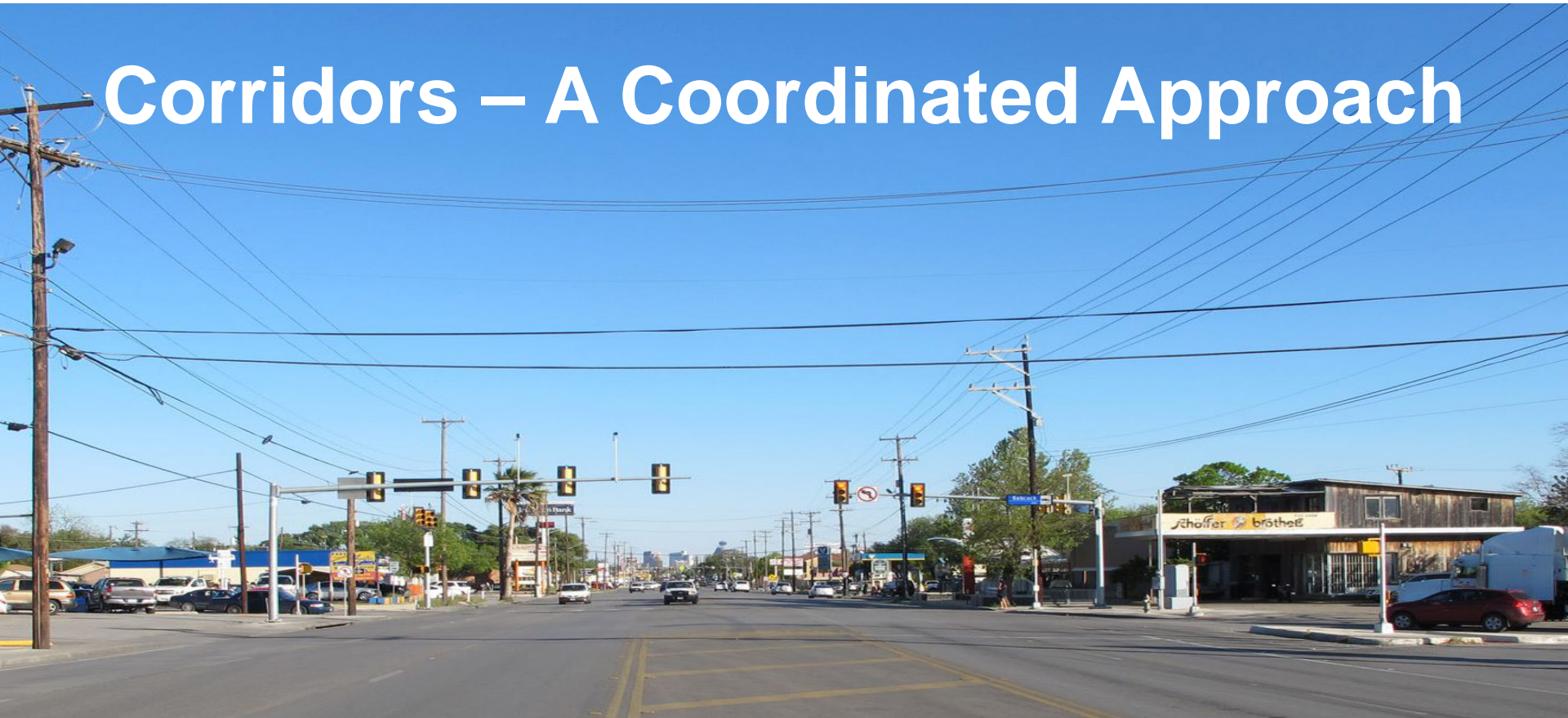
VIA selecting mode, alignment, and stations for next Rapid Transit line by end of 2018.

Successful federal grant applications (FTA/USDOT) need to show strong land use component.

Focusing higher density around transit will improve the performance of VIA's investments.

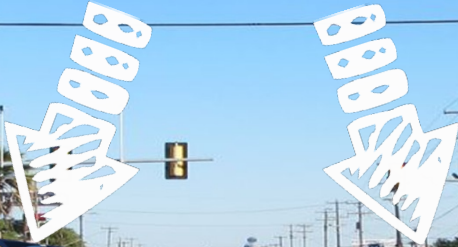


# Corridors – A Coordinated Approach



# Corridors – A Coordinated Approach

TRANSIT





# Corridors – A Coordinated Approach

**INFRASTRUCTURE**  
SIDEWALKS, BIKE LANES, CROSSWALKS...



# Corridors – A Coordinated Approach

**ACTIVITY**

RESIDENTS, WORKERS AND BUSINESSES...



# Transit Supportive Land Use (TSLU)



TSLU is:

- Buildings with less parking
- A mix of uses
- High quality infrastructure for pedestrians and bicyclists
- Dense where appropriate



TSLU is not:

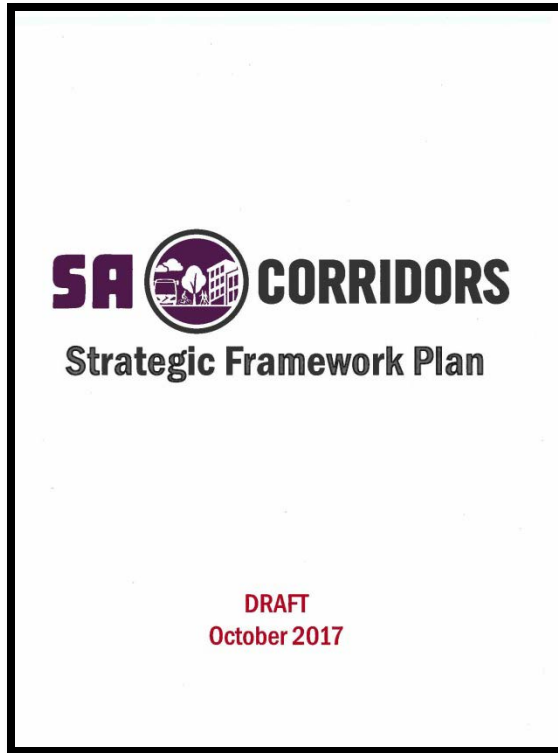
- Large amounts of surface parking
- Homogeneous
- Lacking in sidewalks and safe crossings
- Low density

# SA Corridors Strategic Framework Plan

1. **Development Incentives** – extending tools outside the central city.
2. **Infrastructure** – aligning future projects with VIA's Rapid Transit lines.
3. **Station Area Planning** – zoning, development standards, and permitting
4. **Affordable Housing** – strategies to preserve and promote new affordable housing.



# SA Corridors Strategic Framework Plan



## October 2017 Draft

- Planning Commission Hearing – September 27, 2017
- Comprehensive Plan Committee – October 18, 2017
- Additional Community Meetings – December 2017

# Proposed Revisions (February 8, 2018 Document)

- **Context for implementation/how the framework concepts could be used.**
- **TOD Clarity:**
  - TOD zoning will require a zoning change.
  - Will not be applied to entire half-mile area.
  - Context sensitive development.
- **Clarification language related to land banking and fee in-lieu usage**
- **Traffic Impact Analysis (TIA)**
  - Any future amendments should consider transit.
- **Definitions & Context**
  - E.g., Transfer of Development Rights (TDR), Floor Area Ratio (FAR), Memorandum of Understanding (MOU).
- **Clarification of affordable housing rent and income amounts.**

# Staff Recommendation

Staff recommends approval of the October 2017 draft of the SA Corridors Strategic Framework Plan along with the proposed revisions outlined in the attached February 8, 2018 supplemental document.