



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5638

**Type:** Staff Briefing - Without Ordinance

**In control:** Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods

**On agenda:** 10/10/2017

**Title:** Briefing on the SA Corridors Strategic Framework Plan as a component of the SA Tomorrow Comprehensive Plan

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** Citywide

### SUBJECT:

Briefing on the SA Corridors Strategic Framework Plan as a component of the SA Tomorrow Comprehensive Plan

### SUMMARY:

This item includes a staff briefing on the SA Corridors Strategic Framework Plan as a component of the SA Tomorrow Comprehensive Plan.

### BACKGROUND INFORMATION:

SA Corridors is a partnership with VIA Metropolitan Transit to study the twelve (12) primary transit corridors outlined in the SA Tomorrow Comprehensive Plan and in the VIA Vision 2040 Plan. This collaborative effort is one of the initial steps to implement the Transportation Element of the SA Tomorrow Comprehensive Plan by creating a framework that lays out the future urban form for San Antonio that is equitable, sustainable, and efficient.

On November 18, 2014 the VIA Metropolitan Transit Authority Board of Trustees authorized the use of \$250,000 to grant to the City's Planning Department to contribute to the development of the SA Tomorrow Comprehensive Plan. The funds were used to support the development of a transit-supportive land use plan for key arterial corridors and activity centers. Through City Council Ordinance No. 2018-05-19-0370, which was adopted on May 19, 2016, the City Council authorized the Planning Department to execute a professional services agreement with Fregonese Associates, Inc. for consultant services to conduct a citywide corridor land use planning study to optimize land use and transit investments to support implementation of SA Tomorrow and VIA Vision 2040 planning efforts.

The scope was developed in concert with VIA and was designed to implement both the SA Tomorrow Comprehensive Plan and the VIA Vision 2040 Plan. The SA Corridors project is guided by the following principles:

- Provide a clear path forward for achieving SA Tomorrow goals and objectives
- Clearly demonstrate implementation of SA Tomorrow
- Engage the public throughout the planning process
- Raise awareness of transit as an urban amenity

The Planning Department implemented a community support model that included:

- A Neighborhood Advisory Committee to provide high-level input on transit-supportive land use and to assist in spreading awareness of the value of transit, transit-supportive housing, and development.
- An Interagency Advisory Group to provide specialized technical input throughout the study.

Additionally, the Planning Department conducted an extensive public awareness and engagement campaign that included neighborhood association meetings, on-the-ground workshops (known as "walkshops"), community visioning sessions, SA Tomorrow and SA Corridors Open Houses, VIA Corridor Study workshops and Council District community meetings.

The growing partnership between the Planning Department and VIA demonstrates the high level of intergovernmental/interagency coordination and recognition of the need to accommodate a portion of the region's projected growth along high-capacity transit corridors. By taking this approach, VIA is supported by having access to additional market support for VIA's services. Through detailed scenario modeling, the SA Corridors Framework Plan contains comprehensive recommendations for future land use plans along the study corridors that support appropriate land use planning and the efficient use of transit.

The final Framework Plan includes profiles of each of the twelve (12) study corridors including information about existing land use, population and recommended future land use. It also includes recommendations for citywide strategies for how to encourage more transit-supportive development. The Framework Plan also contains sixteen (16) Station Area Concepts covering existing and future land use, recommended infrastructure improvements, zoning and affordable housing strategies, and renderings of potential future development patterns. The final component of the Framework Plan are two (2) detailed Station Area Plans that offer greater detail on affordable housing strategies and zoning recommendations needed in station areas.

## ISSUE:

Prior to the adoption of the SA Tomorrow Comprehensive Plan, the City did not have adopted policies proactively supporting development that accommodates projected growth and supports high-capacity transit

use. The SA Corridors Plan assists VIA by improving the competitiveness of its applications for federal funding for transit projects.

Through SA Tomorrow and VIA Vision 2040 the City is taking an important step toward a citywide future land use map by designating twelve (12) major corridors as areas where future growth should be concentrated, where appropriate, and that would serve to connect the City's employment centers. SA Corridors continues this work by developing a recommended future land use map and plan for the corridor areas that implements SA Tomorrow while considering the effects of growth on the surrounding community. The recommended future land use will guide current and future phases of the Comprehensive Planning program, as well as land use updates and amendments. Adoption of the SA Corridors Strategic Framework Plan will not amend existing adopted plans; however it will be consulted as a guide as land use is evaluated along the identified twelve (12) corridors.

In order to realize SA Tomorrow's vision for growth and economic development around VIA's transit investments, effective regulations and incentives will need to be in place. The Framework Plan recommends a toolbox of policies, incentives, and regulations with a particular emphasis on affordable housing. The recommendations include incentives necessary to encourage new private investment that is transit-supportive and meets a range of desires and incomes. Regulations, primarily implemented through zoning, define what the market is allowed to build. As part of the SA Corridors project, zoning within the 12 corridors was audited for its ability to deliver transit-supportive development. This audit showed that the appropriate zoning tools are not yet available in the Unified Development Code and, therefore, recommends a set of amendments to provide options for transit supportive/transit-oriented development.

#### **ALTERNATIVES:**

This item is for briefing purposes only.

#### **FISCAL IMPACT:**

This item is for briefing purposes only.

#### **RECOMMENDATION:**

This item includes a staff briefing on the SA Corridors Strategic Framework Plan as a component of the City's Comprehensive Plan.