



City of San Antonio

Agenda Memorandum

File Number:18-1425

Agenda Item Number: 18.

Agenda Date: 2/8/2018

In Control: City Council A Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Consideration of an Ordinance adopting the SA Corridors Strategic Framework Plan as a component of the City's Comprehensive Plan.

SUMMARY:

Consideration of an Ordinance adopting the SA Corridors Strategic Framework Plan, an implementation 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 City's 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 establishing a conceptual framework that lays out the future urban form around potential transit stations in San Antonio.

On November 18, 2014 the VIA Metropolitan Transit Authority Board of Trustees authorized a grant of \$250,000 to the City's Planning Department to contribute to the development of the SA Tomorrow Comprehensive Plan. The funds would be used to support the concept of developing 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 in planning and visioning
- Raise awareness of transit as an urban amenity

The Planning Department implemented a community support infrastructure that included:

- Neighborhood Advisory Committee to provide high-level input on transit-supportive land use concepts and to assist in spreading awareness of the value of transit, transit-supportive housing, and development.
- 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, walkshops, community charrettes, area workshops, SA Tomorrow and SA Corridor Open Houses, VIA Corridor Study Workshops and Council District Community meetings.

ISSUE:

The SA Corridors 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 city-wide 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 delve into greater detail on affordable housing strategies and zoning recommendations needed in station areas.

In order to realize SA Tomorrow's vision for growth and economic development around VIA's transit investments, the proper regulations and incentives will need to be in place. Thus, the Framework Plan recommends a toolbox of suggested policies, incentives, and regulations. The focus of the toolbox is on the necessary incentives that could bring private investment into community areas. Incentives also can encourage the development of new, more transit-supportive types of development that meet 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. Through this audit, it has been determined that the appropriate zoning tools are not yet available in the Unified Development Code; thus, requiring a set of amendments to provide options for transit supportive/oriented development.

The SA Corridors collaborative is a significant measure to support, and make more competitive, VIA's applications for federal funding for transit projects. Prior to the adoption of the SA Tomorrow Comprehensive Plan, the City did not have adopted policies proactively supporting development patterns that accommodate projected growth and support high-capacity transit use.

ALTERNATIVES:

The SA Corridors Strategic Framework Plan is a collaborative effort between VIA and the City of San Antonio to support the implementation of SA Tomorrow and the Vision 2040 long range plans. At this time, the two agencies have not established an alternative scenario/plan.

FISCAL IMPACT:

There is no direct fiscal impact to the City of San Antonio related to the adoption of this Framework Plan.

RECOMMENDATION:

At their September 27, 2017 Public Hearing, the Planning Commission unanimously recommended to City Council that the SA Corridors Strategic Framework Plan be adopted as a component of the City's Comprehensive Master Plan. Additionally, the Comprehensive Plan Committee was briefed on the Framework Plan on September 20 and October 18, 2017. The Comprehensive Plan Committee recommended forwarding the Framework Plan to the full Council for consideration and adoption at their January 25, 2018 meeting. The Comprehensive Plan Committee recommended forwarding the Plan to the full City Council for consideration of adoption.

Staff recommends adoption of the SA Corridors Strategic Framework Plan as a component of the City's Comprehensive Plan.