

PRINCIPLES AND OBJECTIVES

Objectives are essential for outlining the policy recommendations and path forward that will direct the development process within this framework. They serve as a roadmap, providing clear guidance on how to implement the principles and goals of the transit-oriented policy framework. By defining objectives, identifying stakeholders can ensure that development is aligned with the framework's objectives, promoting sustainable growth, equitable access to resources, and improved quality of life for all community members. Objectives also help in identifying specific actions, timelines, and responsible parties, making the implementation process more structured and effective.

Reading the Recommendations

In the subsequent pages, each principle is presented with a concise description, emphasizing the specific objective directions associated with it. Each principle is accompanied by a key that illustrates how it contributes to at least one of the overall goals established for this framework. Additionally, relevant citywide plans are highlighted to show their role in the development of each principle. These elements are represented by icons and a brief explanation.

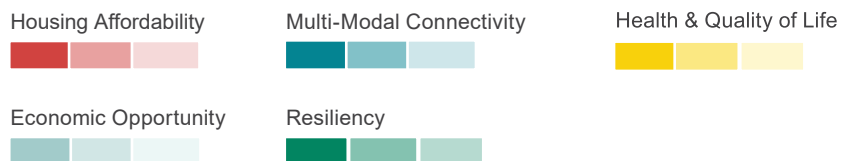
The diagram below serves as a visual guide to help readers understand and navigate the components of each of the five principles to ensure that readers can easily grasp the connections between the principles, objectives, goals, and supporting citywide plans, facilitating a comprehensive understanding of the framework's structure and objectives.

Step 1: Principle Name & Definition



- Housing Affordability
- Multi-Modal Connectivity
- Health & Quality of Life
- Economic Opportunity
- Resiliency

Step 2: Objectives



Step 3: Synergy with Citywide Plans

- SA Tomorrow-Comprehensive
- SA Tomorrow - Multimodal
- SA Tomorrow-Sustainability
- Bike Network Plan
- San Antonio Forward
- Strategic Housing Implementation Plan
- SA Climate Ready
- SA Corridors
- Complete Streets Policy
- Smart Cities Roadmap
- Vision Zero Action Plan
- Economic Development Strategic Framework
- VIA's Keep SA Moving
- Housing Policy Framework

Step 4: Implementation Goals Achieved

- Support transit ridership located within easy walking distance of transit stops
- Support development strategies that accommodate multiple modes of travel
- Encourage active and livable places along ART routes that serve residents' daily needs
- Encourage a variety of housing choices near transit facilities
- Incorporate retail and small businesses into development
- Reduce barriers to mixed use development along the ART corridor
- Take steps to ensure a return on the City's prior investment in the ART
- Be compatible with COSA Master Plan, the SHIP, and other COSA adopted plans
- Encourage community ownership and placemaking for neighborhoods along ART routes



PRINCIPLE 1:

HOUSING AFFORDABILITY AND LIVABILITY

Transit improvements and the development that it spurs will impact the affordability of existing housing as well as create new housing opportunities. Communities in the urban core that have been historically and systematically disinvested in for generations are most likely to be impacted by negative effects of gentrification, especially when faced with major investments like the proposed rapid transit lines. These communities also house many of our City's low-income households who are most at-risk for displacement, which impacts communities for generations.

The TOP framework provides strategies not only to prevent displacement but to maintain stability and grow opportunities so everyone has a place to thrive. These strategies explain how to protect low-income community members from being priced out of their neighborhoods and how to generate affordable housing development. This two-pronged approach will make sure all residents, regardless of their economic status or identity, have the opportunity to live in safe, affordable, accessible and stable communities. This holistic approach ultimately supports the city's goal of building a resilient and inclusive community for all.

Proposed Objectives

Protect and Support Current Residents: Ensure existing residents can remain in their homes and communities by safeguarding affordable housing options against displacement and loss of affordability, especially the most vulnerable populations.

Produce More Affordable Housing Near Rapid Transit: Encourage development of new affordable housing units in proximity to rapid transit systems and enhance accessibility by reducing commuting costs for residents.

Balance Production and Preservation: Strike a balance between building new affordable housing and preserving the existing affordable housing stock in ART areas.

Synergy with Other Citywide Plans:

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Goals Achieved

- Encourage active and livable places along ART routes that serve residents' daily needs
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PRINCIPLE 2:

MULTIMODAL CONNECTIVITY

The multimodal connectivity principle ensures that an integrated transportation network connects employment, residential, and retail hubs along ART corridors. This principle seeks to improve access to transit stations for pedestrians and cyclists while still accommodating vehicular traffic. The principle strengthens connectivity, providing residents easier access to jobs, services, and amenities across the region.

This principle is beneficial for stations in both rapidly developing areas and existing neighborhoods. As each station extends its reach into the broader community, it enhances access to the region's economy, making it easier for residents to connect with job opportunities, services, and amenities. By fostering a well-connected, multimodal transportation system along ART corridors, we can improve overall mobility, reduce reliance on single-occupancy vehicles, and support sustainable urban growth.

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Proposed Objectives

Elevate TOD Prioritization: Integrate TOD as a key focus within COSA's organizational structure.

Improve First/Last Mile Connectivity: Strengthen coordination and implement targeted infrastructure improvements to enhance first and last mile connections.

Adopt Transportation Demand Management: Implement transportation demand management programs to expand mobility options and reduce reliance on single-occupancy vehicles.

Goals Achieved

- Encourage active and livable places along ART routes that serve residents' daily needs
- Encourage community ownership and placemaking for neighborhoods along ART routes
- Be compatible with COSA Master Plan, the SHIP, and other COSA adopted plans
- Support development strategies that accommodate multiple modes of travel
- Support transit ridership located within easy walking distance of transit stops



PRINCIPLE 3:

HEALTH AND QUALITY OF LIFE

The purpose of the health and quality of life principle is to enhance the health and well-being of residents along the ART corridors. This principle aims to transform transit routes into vibrant, engaging spaces where people can stop, linger, converse, and enjoy life. By designing public spaces that are easily accessible and visually appealing, the city can encourage more community-based activities. Ultimately, the principle is expected to not only foster a sense of safety and belonging, but also make the streets more inviting for pedestrians. When public spaces are activated and become lively destinations, they significantly contribute to the overall livability and attractiveness of the community.

Moreover, creating such vibrant public spaces along the ART corridors can have broader social and economic benefits. Active public areas can stimulate local businesses by attracting more foot traffic and encouraging people to spend more time in these neighborhoods. This can lead to a stronger sense of community and increased access to amenities. Additionally, well-designed public spaces can improve mental and physical health by providing residents with opportunities for recreation and social interaction.

Proposed Objectives

Promote Equitable Access: Ensure that all residents have equitable access to vibrant, people-centered public spaces.

Strengthen Placemaking: Preserve the character and integrity of existing neighborhoods by aligning new developments with the community's identity and history.

Cultivate Healthy Communities: Support the development of healthy, vibrant communities by expanding access to healthcare services, improving air quality, and creating programs that promote mental health and well-being around ART corridors.

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PRINCIPLE 4: ECONOMIC OPPORTUNITY

Economic opportunity along transit corridor means strengthening all neighborhoods to promote inclusive growth and investment. By leveraging this TOP framework, we can create communities that are socially and economically vibrant and environmentally sustainable. This principle emphasizes the importance of public-private partnerships, small business support, and place-based development. These elements work together to reduce reliance on single-mode transportation, create jobs, and drive investment in public and private amenities.

Implementing the TOP framework will revitalize various areas of San Antonio by expanding the customer base for existing businesses and creating new markets for growth along the transit corridor. This approach attracts creative entrepreneurs and high-wage companies, drawn by the urban living amenities and the opportunity to work in dynamic, culturally rich environments. By focusing on sustainable development and innovative thinking, San Antonio can ensure that economic growth benefits all residents, making the city a leader in building healthy, equitable communities.

Proposed Objectives

Protect and Support Small Businesses: Prevent the displacement of small businesses and actively promote the growth and sustainability of both new and existing small enterprises.








Maximize Financing Opportunities: Use existing incentive programs to address financing gaps for place-based development projects.

Leverage City Resources: Apply the City's tools and resources to encourage developments that provide broad benefits to the community.

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Goals Achieved

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PRINCIPLE 5: RESILIENCY

Building resilient communities within the TOP framework involves developing strategies that empower individuals, neighborhoods, institutions, and systems along transit corridors to thrive despite natural, technological, or human-caused challenges. This principle aims to ensure that all sectors within these corridors can adapt and flourish, even in the face of everyday pressures and unexpected disruptions. It integrates urban planning, emergency preparedness, and community support systems to create a comprehensive foundation for resiliency.

By promoting a balanced mix of land uses and activities within close proximity, we can enhance livability, enabling residents to meet their needs through walking, biking, or public transit. This mix keeps our streets active, reduces crime, reduces reliance on fossil fuels, and helps ensure long-term resilience in the face of environmental and social challenges.

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Proposed Objectives

Design for Heat Relief: Ensure that public spaces within TOD zones incorporate heat relief strategies in both design and operations, prioritizing the needs of the most vulnerable populations.

Enhance Green Spaces: Preserve and expand green spaces while implementing nature-based solutions to manage stormwater and reduce extreme heat.

Adopt a Resilient Communities Approach: Develop and promote a comprehensive Resilient Communities strategy that supports individuals, households, and the broader community through enhanced connectivity, resilient social and economic systems, and robust support mechanisms for addressing disruptions.

Boost Climate Resilience: Advance climate resilience by adopting renewable energy sources, developing microgrids, improving resource efficiency, and fostering cross-sector collaboration and self-reliance.

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