

# San Antonio Transit-Oriented Policy





# TOD & San Antonio

- Average San Antonio household spends 23% of their income on transportation
- TOD aims to bring down housing and transportation costs
- Policy changes are needed to enable TOD

# Engagement Activities

**Over 75**

Meetings & Events to date

**1,073**

Community Survey Participants

**Over 23,000**

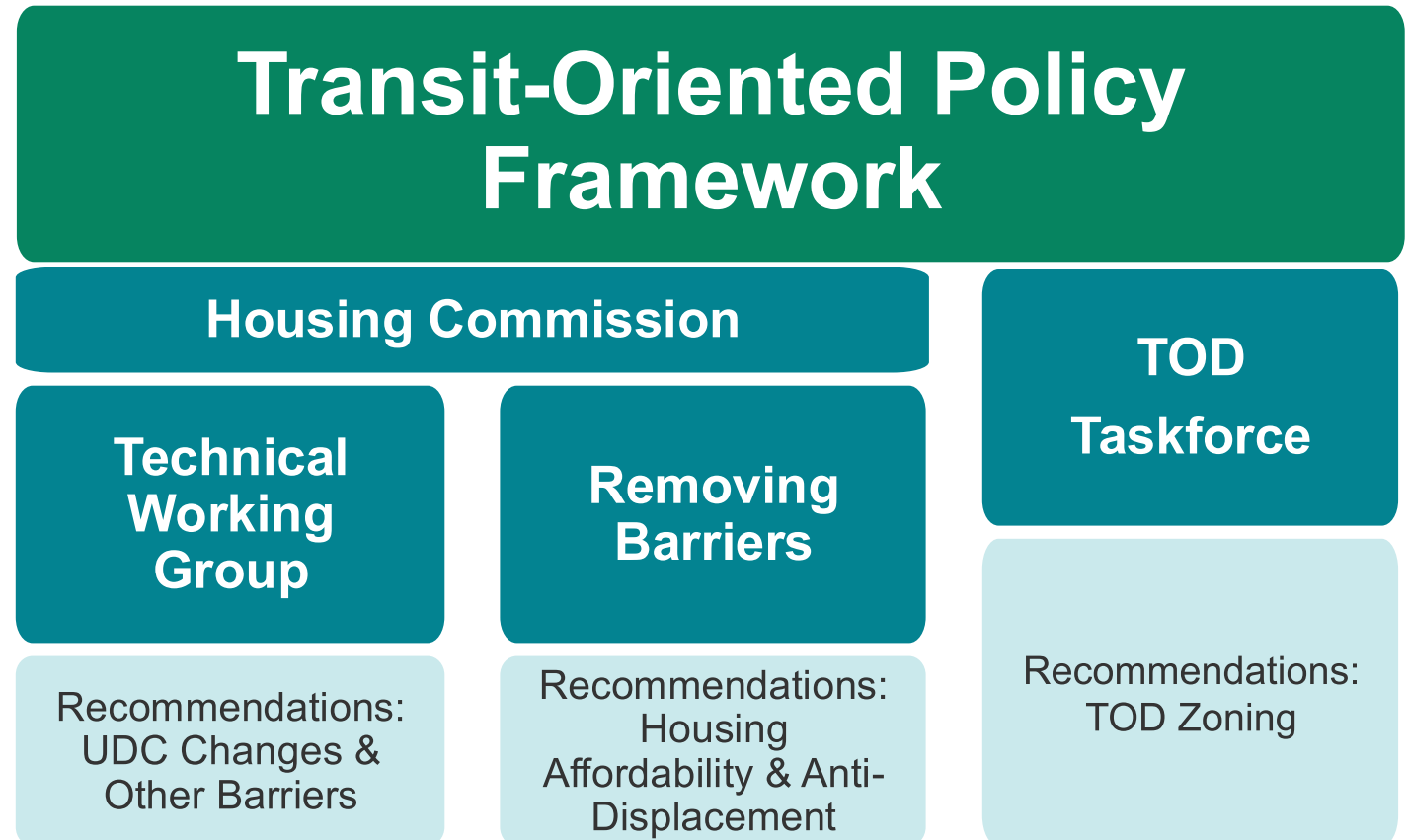
Visits to [SASpeakUp.com/TOD](https://saspeakup.com/TOD)





**Creation  
of a  
Technical  
Working  
Group**

**CCR:  
Create  
TOD Plan**



# Transit-Oriented Policy and Implementation Timeline

## Phase 1 - Now

Development of  
Transit-Oriented  
Policy Framework

TOD Zoning  
Code updates

Framework &  
Zoning Code

December 2024

City Council  
Approval

City Council

## Phase 2 – 2025 - 2026

Development of  
Transit-Oriented  
Strategic  
Implementation Plan

Implementation  
Plan

# Policy Framework – Phase 1

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- Development of a “roadmap” that provides recommendations to address issues such as connectivity, economic opportunities, walkability, and quality of life.
  - Includes recommendations from the Technical Working Group
- Includes strategies for Affordable Housing as highlighted in the SHIP
  - Includes recommendations from the Removing Barriers Subcommittee

# Policy Framework Document



- Outline

- Introduction to TOD
- Existing Conditions
- Community Engagement
- Shaping the Future
  - Core Collaborators
  - **Policy Development & Implementation**
- Road Map to Implementation
  - TOD Zoning Code
  - Housing Policy Document

# Policy Development - Principles

Economic Development Strategic Framework

Housing Policy Framework

Keep SA Moving

SA Climate Ready

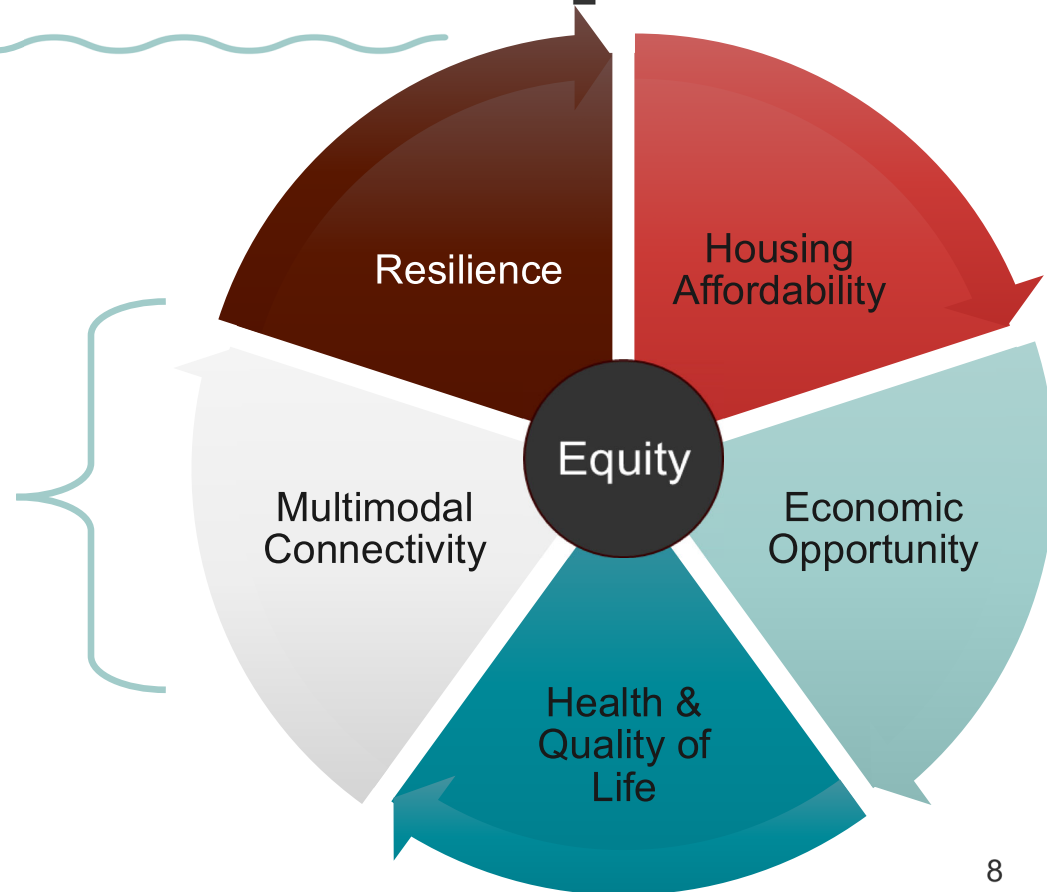
SA Corridors

SA Forward

SA Tomorrow

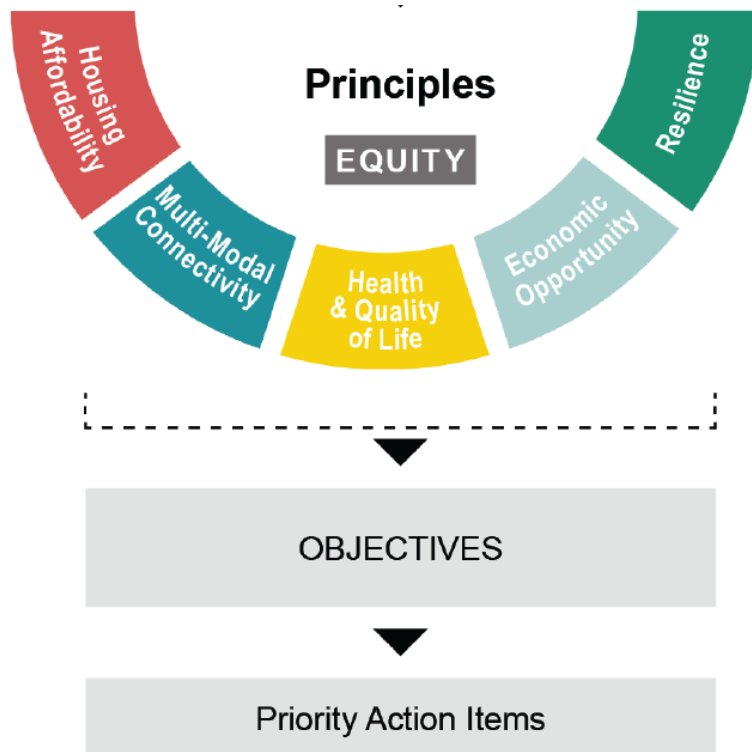
SHIP

Smart Cities Roadmap





# Policy Development



## • Objectives & Actions

### • Economic Opportunity

- 3 objectives
- 11 actions

### • Multimodal Connectivity

- 3 objectives
- 10 actions

### • Health & Quality of Life

- 3 objectives
- 8 actions

### • Resilience

- 4 objectives
- 10 actions

### • Affordable Housing

- 3 objectives
- 22 actions

# Economic Opportunity

Objective	Actions (Examples)
Help bolster both new and existing businesses, while supporting the retention of small businesses.	Provide additional support to small businesses along the ART corridors
Leverage existing incentive programs to fill financing gaps for place-based development.	Foster collaboration between the public and private sectors to advance TOD projects
Utilize City's tools to incentivize developments that benefit the community at large.	Initiate the Creation of a TOD Funding Plan



**ECONOMIC  
DEVELOPMENT**

# Multimodal Connectivity

Objective	Actions (Examples)
Prioritize TOD in the COSA organizational structure.	Utilize the standing Transportation Committee to oversee the implementation of the TOP Framework
Enhance first/last mile connectivity through coordination and targeted infrastructure improvements.	Work collaboratively to perform a walkshed survey within a half-mile of all advanced rapid transit stations
Implement transportation demand management programs to increase mobility options.	Encourage the implementation of TDM programs that assist riders with subsidized or free transit passes and help transit riders reach their nearest bus stop through a variety of services



**TRANSPORTATION**

# Health & Quality of Life

Objective	Actions (Examples)
Ensure equitable access to vibrant, people-oriented public spaces.	Encourage Public Gathering Spaces Around Transit Stations
Ensure new developments blend with surrounding neighborhoods, respecting their character and history to strengthen placemaking.	Generate design standards that encourage compatible development with established neighborhoods
Promote healthy communities by improving healthcare access, air quality, and mental health support programs.	Utilize Health and Equity Impact Assessments for each Transit-Oriented Policy



**METROPOLITAN  
HEALTH DISTRICT**





## SUSTAINABILITY

# Resilience

Objective	Actions (Examples)
Ensure public spaces consider heat relief in design with a focus on the most vulnerable populations.	Explore every opportunity to increase tree canopy coverage along ART corridors
Preserve and increase green spaces and utilize nature-based solutions that manage stormwater and mitigate extreme heat.	Encourage green infrastructure techniques to be used for cool benefits and stormwater runoff in TOD zones
Develop and support a holistic Resilient Communities.	Evaluate the creation of neighborhood-scale resilience hubs that are transit accessible
Maximize climate resilience through renewable energy, microgrids, and resource efficiency.	Encourage large commercial and industrial building owners to utilize sustainable and efficient design



# Housing Affordability

## Transit-Oriented Policy Framework

### Housing Commission

#### Technical Working Group

Recommendations:  
UDC Changes &  
Other Barriers

#### Removing Barriers

Recommendations:  
Housing Affordability  
& Anti-Displacement

#### TOD Taskforce

Recommendations:  
TOD Zoning

# Technical Working Group Recommendations

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- 1) **TOD eligibility:** Create a wider eligibility boundary in areas expected to see greater growth; narrower boundary in areas with less expected growth
- 2) **Context sensitivity:** Introduce TOD districts of varying scale and character to reflect the different station areas. Take into context historical precedent for TOD
- 3) **Support ‘missing middle’ housing in areas between TOD districts**
- 4) **Create balance by using form-based regulatory approaches**
- 5) **Affirm Neighborhood Conservation Districts (NCDs) and Historic Districts**
- 6) **Plan & Collaborate on Public Improvements** through station area planning
- 7) **Maximize Housing Affordability in TOD Areas** by exploring development bonuses along the corridor
- 8) **Reduce barriers to development along rapid transit corridors:** Additional transit-supportive UDC amendments (2027 UDC Update):



**NEIGHBORHOOD &  
HOUSING SERVICES**

# Removing Barriers Subcommittee Recommendations



Housing Creation & Preservation Recommendations +  
A framework to guide resources

## Equity Score + Disability prevalence

- City-developed scale, 1-10
- Measures proportion of people of color & people with low incomes
- 10 = high POC, high number of people with low incomes
- Include a measure of people with disabilities

## Land Capacity for Change

- Measures likelihood of land use to change over time
- Measures include factors like amount of vacant or underutilized land, station area typology, and future land use plans



**NEIGHBORHOOD &  
HOUSING SERVICES**



# Toolkits



Equity Score	Land Use Capacity	Focus	
High	Low	Protection	Protect and support current residents, especially the most vulnerable. Protect affordability of existing housing.
Low	High	Production	Invest in long-term, high-density housing opportunities. Focus on ways to increase affordability.
High	High	Protection & Production	Support affordability in new housing developments. Protect current residents from risk of displacement.
Low	Low	N/A	Focus resources on other areas to maximize the impact of limited resources

# Housing Affordability & Livability



**NEIGHBORHOOD &  
HOUSING SERVICES**

Objective	Action (examples)
Protection	<ul style="list-style-type: none"><li>• Support for community land trusts &amp; co-ops</li><li>• Education for renters &amp; homeowners for staying in place</li></ul>
Production	<ul style="list-style-type: none"><li>• Support &amp; incentives for housing affordability</li><li>• Increase density, including for missing middle housing</li></ul>
Protection + Production	<ul style="list-style-type: none"><li>• Home &amp; rental rehabilitation support</li><li>• Down payment assistance</li><li>• Strategic Property Acquisition</li></ul>

# Transit-Oriented Policy Framework

## Housing Commission

### Technical Working Group

Recommendations:  
UDC Changes &  
Other Barriers

### Removing Barriers

Recommendations:  
Housing  
Affordability & Anti-  
Displacement

## TOD Taskforce

Recommendations:  
TOD Zoning

# Phase 1 – TOD Zoning Code Update

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- Current TOD code written in 2001 and is underutilized (3 cases in 20 years)
- Currently is allowed anywhere within ½ mile of a bus stop
- This process updates the code ONLY to allow options for development **while respecting neighborhoods**
- This process DOES NOT rezone any property
- Applicants will STILL BE REQUIRED to go through rezoning process

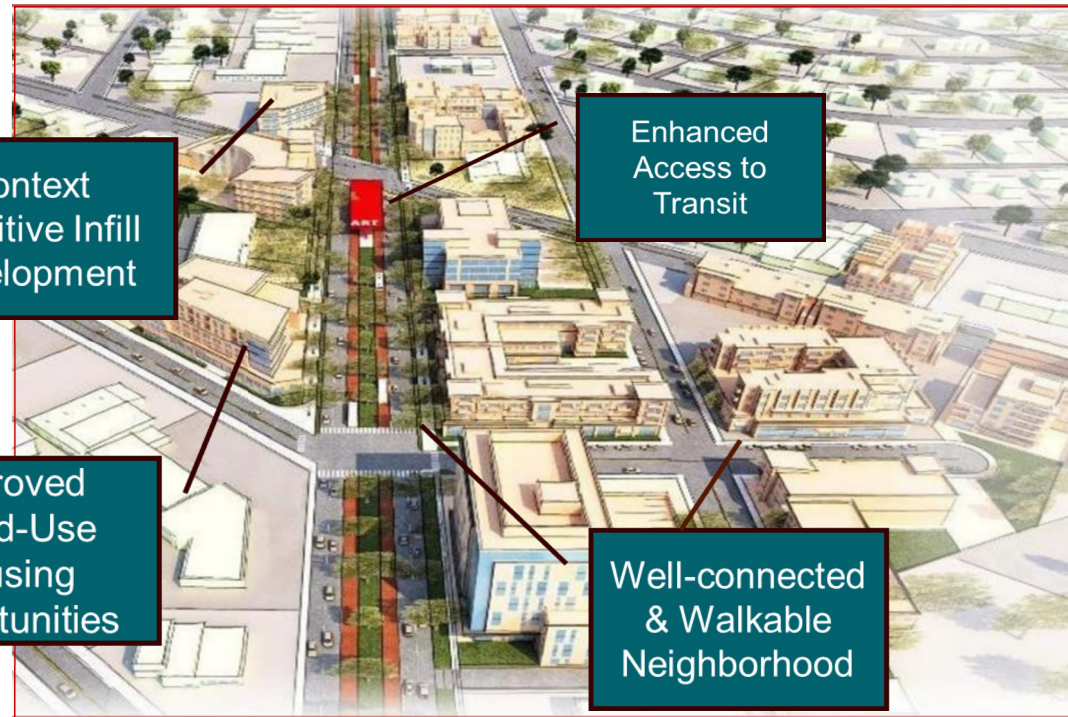




*Existing Conditions*



*Planned Transit Improvements*



*Future Development Opportunity*

Context  
Sensitive Infill  
Development

Improved  
Mixed-Use  
Housing  
Opportunities

Enhanced  
Access to  
Transit

Well-connected  
& Walkable  
Neighborhood

## TOD Benefits

- Compact, livable & walkable neighborhoods
- Multimodal transportation access
- Strengthens established neighborhoods

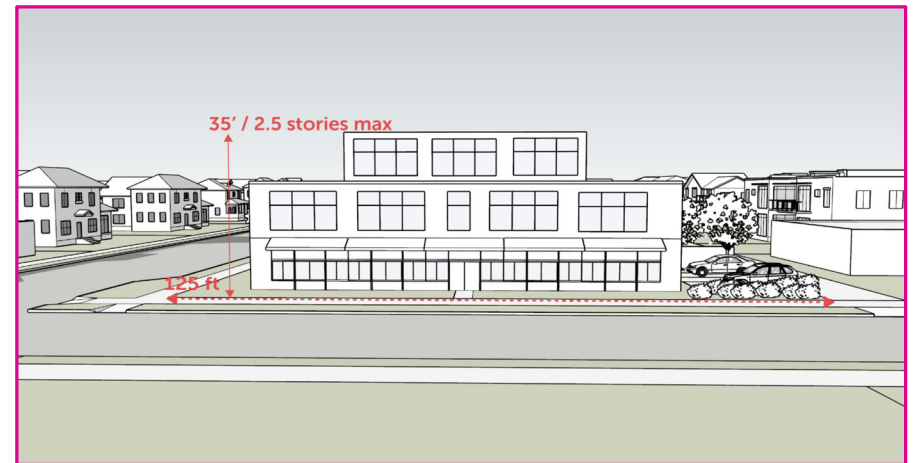
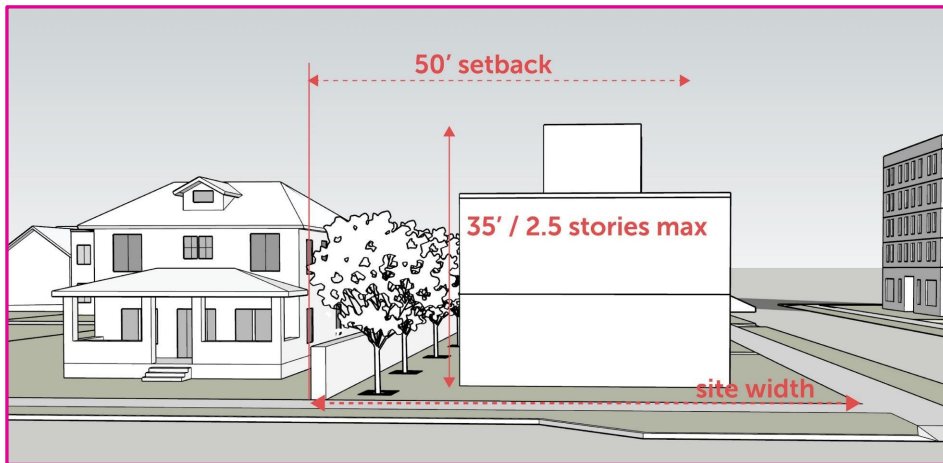
# Taskforce Representation

Downtown	Oak Park Northwood
Five Points	District 7
Shearer	Transit Professionals
Hills/Ridgeview	Housing Professionals
Monte Vista	Development
Roosevelt	Community
Lavaca	VIA
Jefferson Heights	Centro
Dignowity Hill	AAMPO
Historic Westside	
Residents	
Prospect Hill	
Alta Vista	

- 13 Neighborhood Associations and Council District Representation
- 13 residents representing organizations with expertise in development, housing, transit and agencies
- Began meeting February 2024 to review code

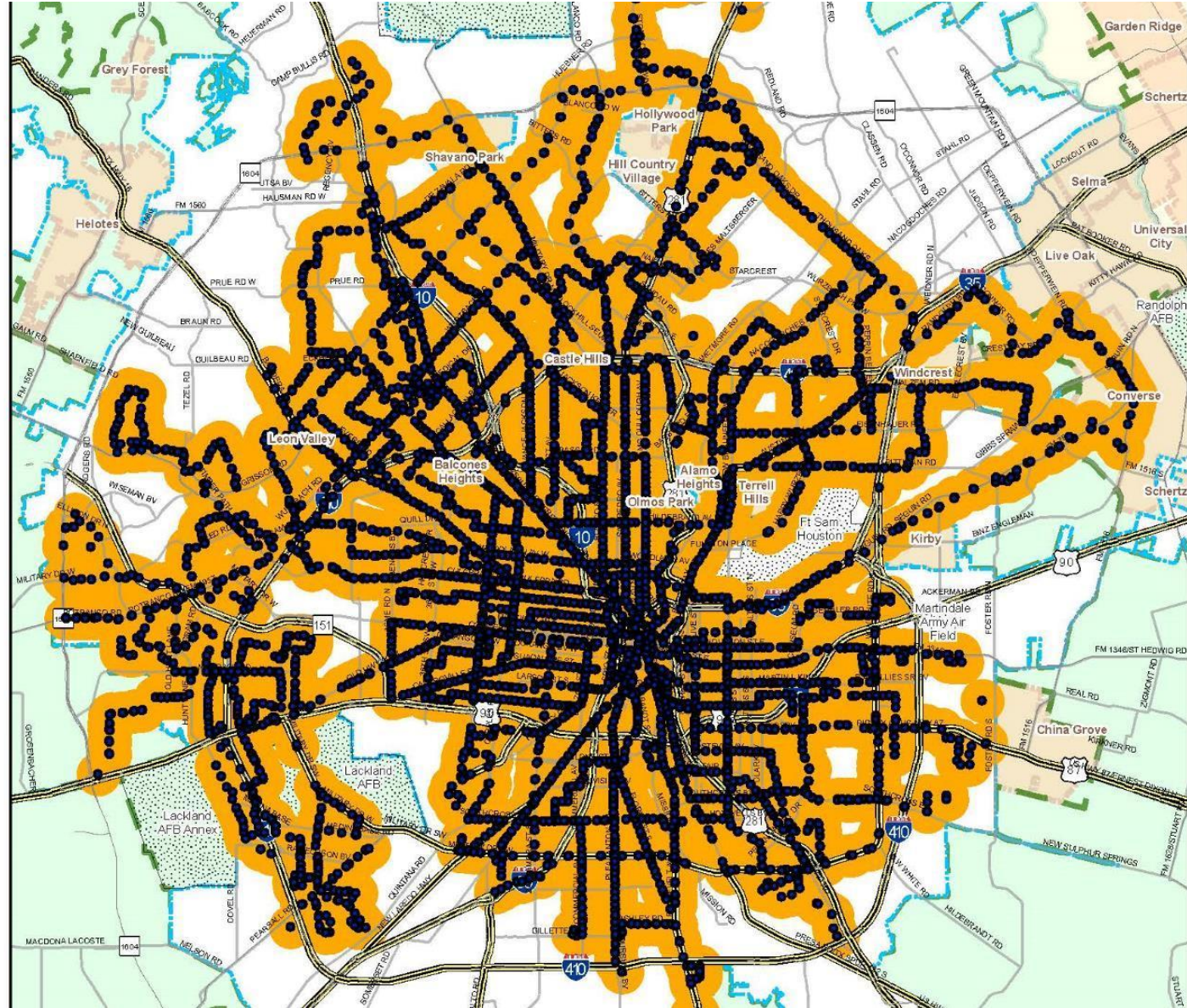
# Zoning Code Update

- Updated standards protect residential neighborhoods from incompatible development
- Updated standards include unique characteristics to create pedestrian environments

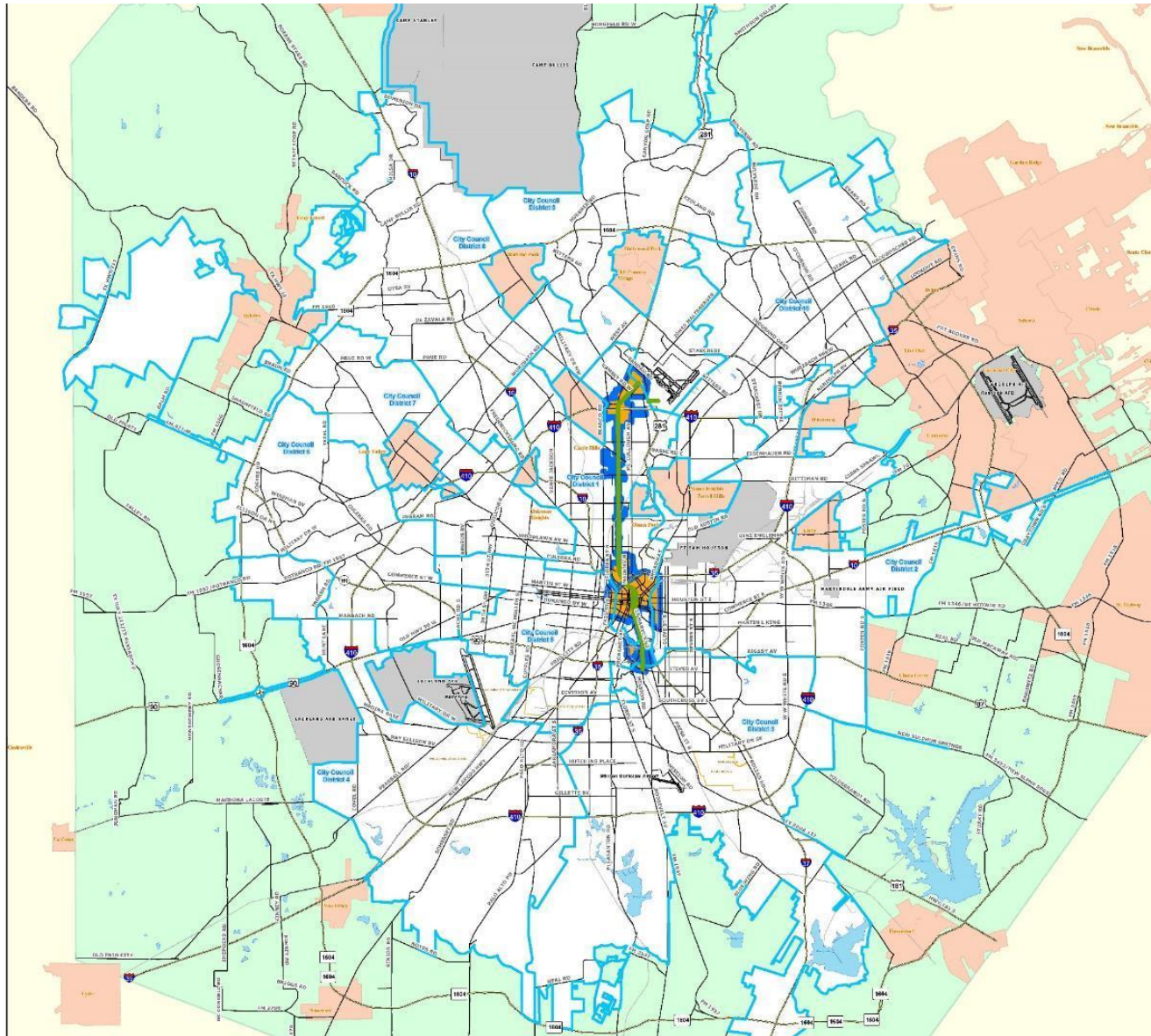




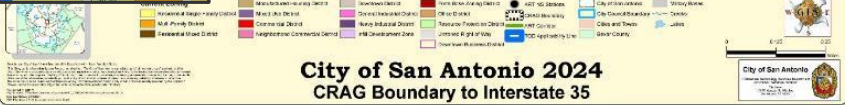
# Current “TOD” zoning applicability







Future  
“TOD”  
zoning  
applicability





# Upcoming Engagement

**OCT. 22:** Transit-Oriented Policy Community Meeting  
@ Central Library from 6 – 8 PM

**NOV. 2:** Transit-Oriented Policy Community Meeting  
@ Woodlawn Lake Gym from 9 – 11 AM

**Over 10,700**

Mailers sent out to community members within ½ mile of the Green Line

## Join us!

We're hosting two community meetings on **Transit-Oriented Policy** near you!

**OCT 22** 6 – 8 PM **Central Library**, 600 Soledad St.  
Near VIA route #3, 4, 90, 95, 96

**NOV 2** 9 – 11 AM **Woodlawn Lake Gym**, 1103 Cincinnati Ave.  
Near VIA route #82, 88, 90, 282, 288

Attend an upcoming event to learn more about our plans to:

- **Enhance** public transportation
- **Update** zoning codes that determine what can be built around new transit lines
- **Preserve** neighborhoods
- **Reduce** barriers to development that enhances a community

Want more information? Visit [SASpeakUp.com/TOD](https://saspeakup.com/TOD) to find maps, read draft documents, and register to attend!



**Register to attend and share your feedback!**

[SASpeakUp.com/TOD](https://saspeakup.com/TOD)



For special accommodations, call 855-925-2801 and use code 10222, or email us at [TOD@PublicInput.com](mailto:TOD@PublicInput.com).

## ¡Acompáñanos!



¡Estamos organizando dos reuniones comunitarias sobre el **Política Orientada al Tránsito** público cerca de usted!

**OCT 22** 6 - 8 PM **Biblioteca Central**, 600 Soledad St.  
Cerca de rutas de VIA #3, 4, 90, 95, 96

**NOV 2** 9 - 11 AM **Gimnasio Woodlawn Lake**, 1103 Cincinnati Ave.  
Cerca de rutas de VIA #82, 88, 90, 282, 288

Asista a un próximo evento para conocer más sobre nuestros planes para: mejorar el transporte público; actualizar los códigos de zonificación que determinan lo que se puede construir alrededor de las nuevas líneas de transporte; preservar barrios; y reducir las barreras al desarrollo que mejore una comunidad.

¿Quieres más información? Visita [SASpeakUp.com/TOD](https://saspeakup.com/TOD) para encontrar mapas, leer borradores de documentos y registrarse para asistir.



**¡Regístrese para asistir y compartir sus comentarios en [SASpeakUp.com/TOD](https://saspeakup.com/TOD)!**

Para adaptaciones especiales, llame al 855-925-2801 y use el código 10222, o envíenos un correo electrónico a [TOD@PublicInput.com](mailto:TOD@PublicInput.com).

# Adoption Process – Next Steps

Month	Transit Oriented Policy Framework – Phase 1	Zoning Code Update – Phase 1
October	<b>B Session for presentation of Policy Framework</b> Community Engagement Events Provide updates to Housing Commission Community Meeting	PCTAC; Planning Commission Briefing Planning Commission Consideration Zoning Commission Briefing Community Meeting
November	Community Meeting Housing Commission Recommendation on Policy Framework	Community Meeting Zoning Commission Consideration HDRC and BOA Briefings
December	<b>City Council Consideration</b>	<b>City Council Consideration</b>
Phase 2 – 2025-2026: Begin work on Strategic Implementation Plan		

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## **Phase 2: Implementation Plan**

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- Development of toolkits to implement recommendations
  - Creation of the Housing Toolkits
  - Creation of Economic Incentives Toolkit
  - Capital investment plan for infrastructure (e.g. sidewalk improvements, midblock crosswalks, trees, green infrastructure)
  - Coordinate with VIA on station area planning to align toolkits

# San Antonio Transit-Oriented Policy

