

San Antonio Transit-Oriented Policy



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 Framework

Housing Commission

**Technical
Working
Group**

Recommendations:
UDC Changes &
Other Barriers

**Removing
Barriers**

Recommendations:
Housing
Affordability & Anti-
Displacement

**TOD
Taskforce**

Recommendations:
TOD Zoning

Transit-Oriented Policy and Implementation Timeline



Policy Framework – Phase 1

- 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

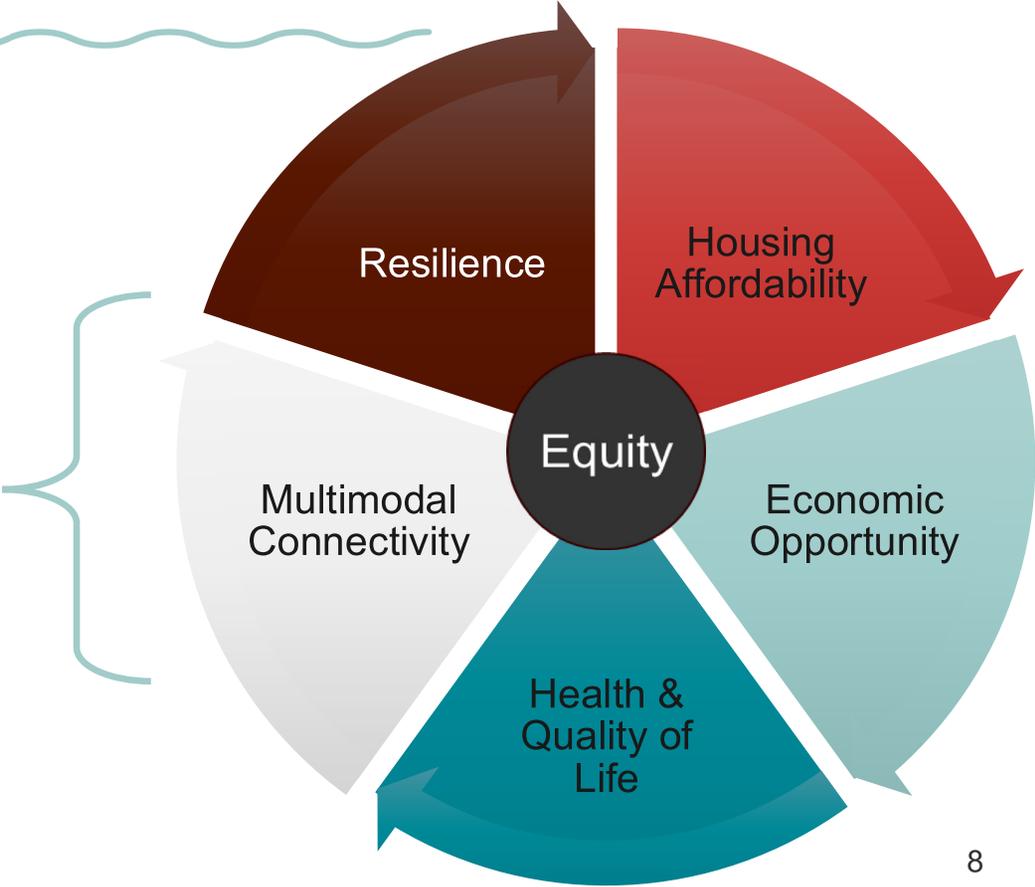


- Outline

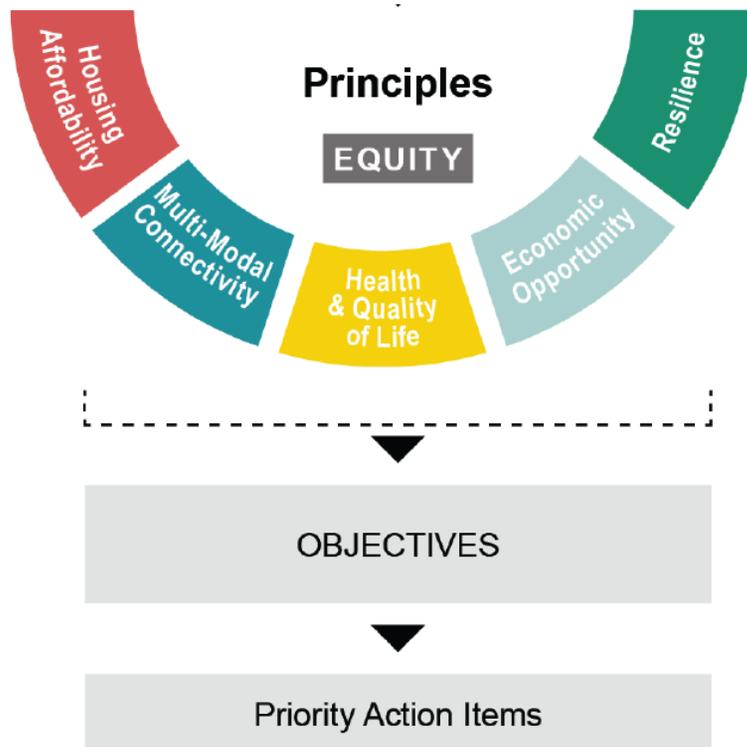
- Introduction to TOD
- Existing Conditions
- Community Engagement
- Shaping the Future
 - Core Collaborators
 - **Policy Development & Implementation**
- Road Map to Implementation
 - TOD Zoning Code
 - Housing Policy Document

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**

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



SUSTAINABILITY



**NEIGHBORHOOD &
HOUSING SERVICES**

Housing Affordability

Transit-Oriented Policy Framework

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TOD Taskforce

Recommendations:
TOD Zoning

Technical Working Group Recommendations

- 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

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



**NEIGHBORHOOD &
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Phase 1 – TOD Zoning Code Update

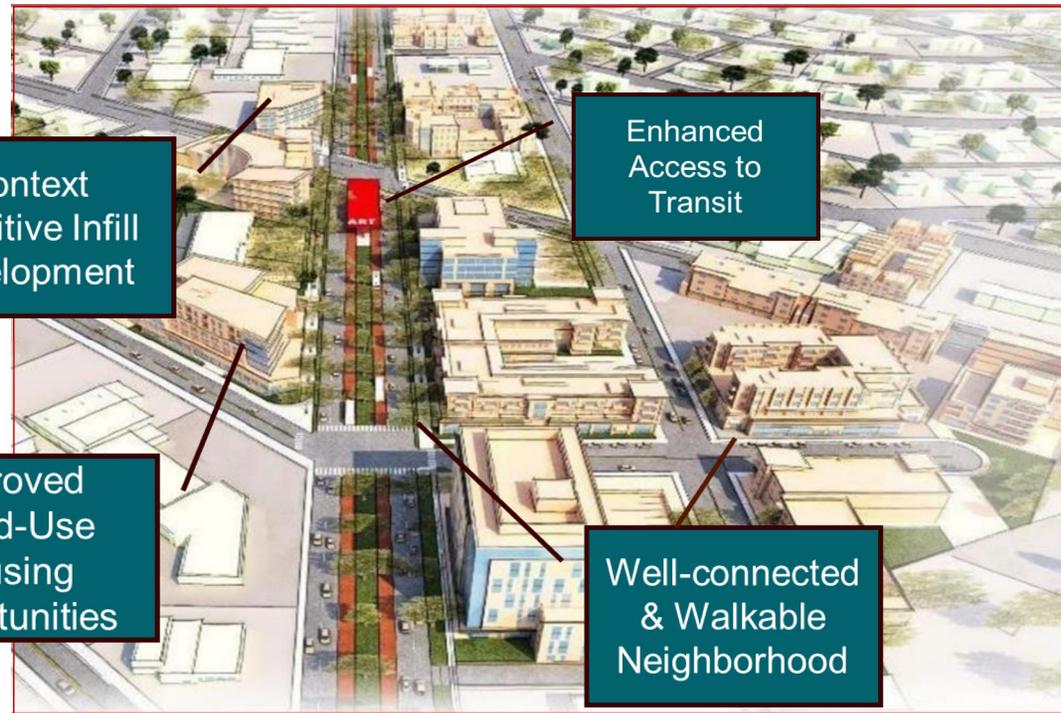
- Current TOD code written in 2001 and is underutilized (3 cases in 20 years)
- Currently is allowed anywhere within ½ mile of a bus stop
- This process updates the code ONLY to allow options for development **while respecting neighborhoods**
- This process DOES NOT rezone any property
- Applicants will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

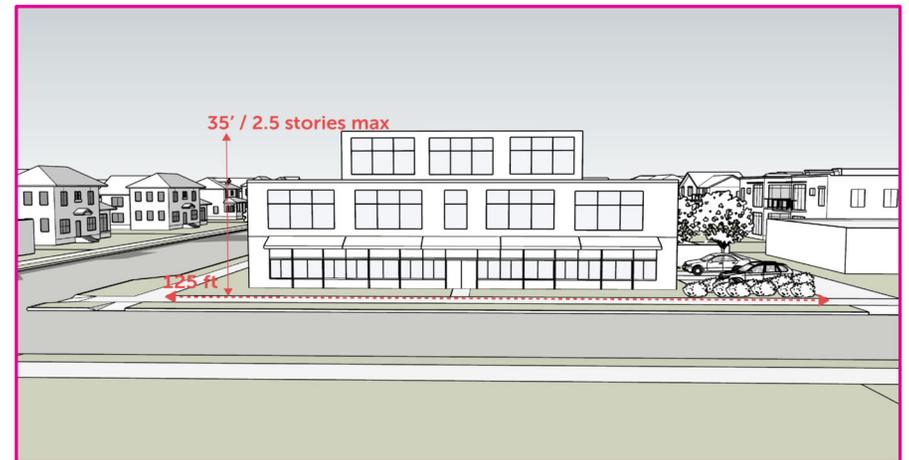
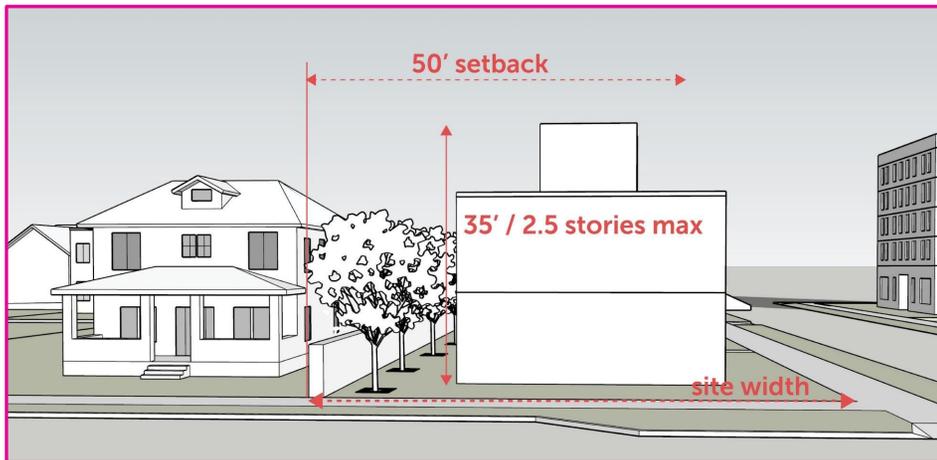
Taskforce Representation

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	

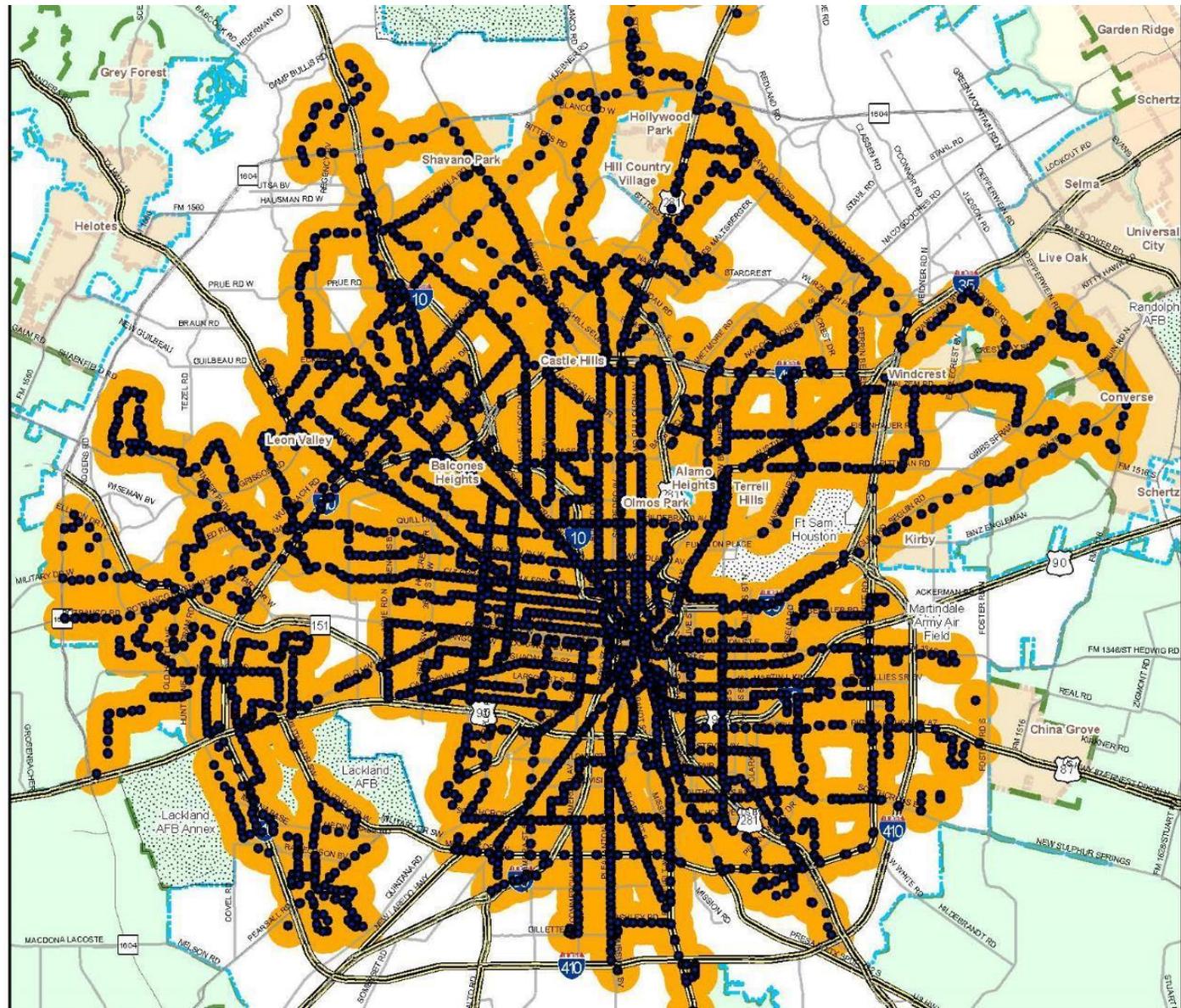
- 13 Neighborhood Associations and Council District Representation
- 13 residents representing organizations with expertise in development, housing, transit and agencies
- Began meeting February 2024 to review code

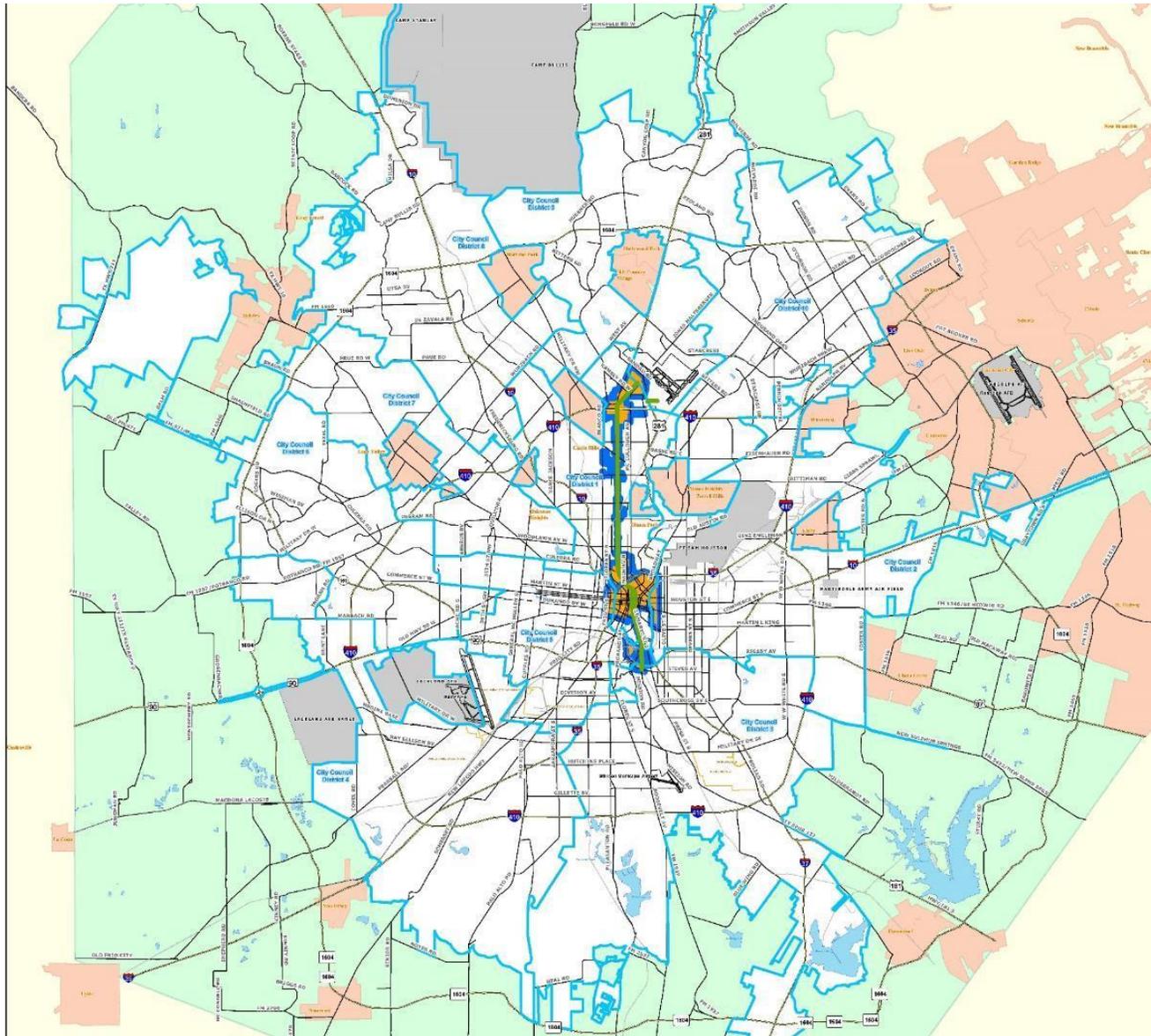
Zoning Code Update

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



Current “TOD” zoning applicability

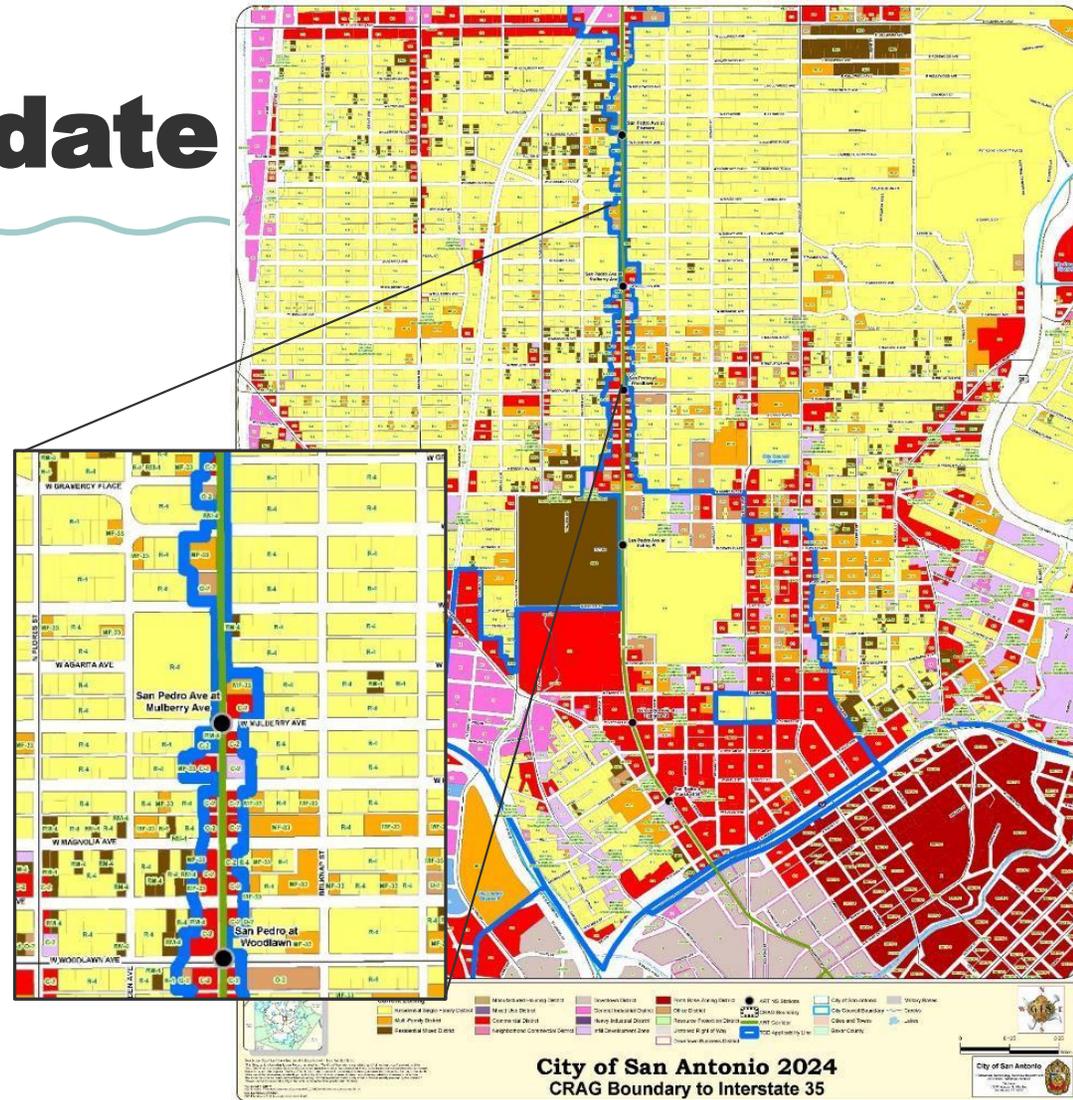




Future “TOD” zoning applicability

Zoning Code Update

- Taskforce recommended boundaries to identify applicability for public input
- Provides opportunities for TOD development
- Sensitive to areas already built out with established neighborhoods



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 to find maps, read draft documents, and register to attend!



Register to attend and share your feedback!

SASpeakUp.com/TOD



For special accommodations, call 855-925-2801 and use code 10222, or email us at 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 para encontrar mapas, leer borradores de documentos y registrarse para asistir.



¡Regístrese para asistir y compartir sus comentarios en 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.

Adoption Process – Next Steps

Month	Transit Oriented Policy Framework – Phase 1	Zoning Code Update – Phase 1
October	<p>B Session for presentation of Policy Framework</p> <p>Community Engagement Events Provide updates to Housing Commission Community Meeting</p>	<p>PCTAC; Planning Commission Briefing Planning Commission Consideration Zoning Commission Briefing Community Meeting</p>
November	<p>Community Meeting Housing Commission Recommendation on Policy Framework</p>	<p>Community Meeting Zoning Commission Consideration HDRC and BOA Briefings</p>
December	City Council Consideration	City Council Consideration

Phase 2 – 2025-2026: Begin work on Strategic Implementation Plan

Phase 2: Implementation Plan

- 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

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