



## PLAN ELEMENTS

Each of these nine elements was guided by a Plan Element Working Group (PEWG) composed of community leaders and representatives of relevant City departments, partner organizations, utility companies, colleges and universities, neighborhoods and advocacy groups.

Although many of these elements are routinely addressed in other cities' Comprehensive Plans, our Plan also needed to reflect our City's unique context and history. The inclusion of the Historic Preservation and Cultural Heritage and Military elements do just that.

For each of these nine elements a list of goals and policies was created to support the long term vision and desires of the community. The goals shown to the right are the broadest statements of the community's desired long term direction. They describe ideal end-state conditions in 2040 that will result when the Plan is successfully implemented. To support these goals, the Plan document also includes an average of 40 policies per element. Policies are statements that identify the community's preferred actions for achieving each of the stated goals.

Each element's goals and policies reflect and support the City's Vision and the Key Guiding Principles that characterize San Antonio's ambitions for the next 25 years.

## COMMUNITY INVOLVEMENT



Community involvement was critical when crafting this plan. This process was guided with input from:

- Comprehensive Plan Committee
- Comprehensive Plan Advisory Group
- Steering Committee
- Plan Element Working Groups

Engagement and outreach events with neighborhoods and the broader community helped add a critical dimension to the Comprehensive Plan. Neighborhood workshops were instrumental in the development and refinement of place types, regional centers, corridors and neighborhood preservation and enhancement strategies.

Thank you to everyone who attended the events and provided insight along the way!

## GROWTH AND CITY FORM (GCF)

San Antonio is the seventh largest city in the country, having surpassed Dallas as the second largest city in Texas in the early 2000s. With an estimated population of 1.44 million, our population and employment growth is expected to continue.

The City is proactively addressing the challenges and opportunities of growth. Some of the issues we face include changing demographic trends, effectively utilizing our land supply and development patterns to ensure we develop sustainably and remaining economically competitive so all of our residents may experience and benefit from a high quality of life.

- GCF Goal 1: Higher density uses are focused within the City's 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF Goal 3: Strategic annexation benefits existing and future City residents and does not burden the City fiscally.
- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Goal 6: Growth and city form support community health and wellness.
- GCF Goal 7: Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water quality, surface waterways, and air quality.
- GCF Goal 8: Students throughout San Antonio have enhanced educational access and perform at a high level. (See also PFCS Goal 4)



## TRANSPORTATION AND CONNECTIVITY (TC)

San Antonio has long enjoyed high quality of life complemented by a congestion-free network of roads and highways. Until recent years we all moved about our City with few impediments; new roads and ample parking were built in unison with the rapid outward expansion of development, particularly to the north and northwest parts of the city.

For a variety of environmental, economic, and community health reasons, we need a new approach to transportation planning. Expected congestion can no longer be managed simply by building new roads. Walking, bicycling and transit must be prioritized.

- TC Goal 1: San Antonio has a world class multimodal transportation system, providing safe and comfortable connectivity to residential, commercial, education, cultural, healthcare, and recreation opportunities.
- TC Goal 2: San Antonio's transportation system supports the City's competitiveness in the regional, national, and international economy.
- TC Goal 3: San Antonio's transportation and connectivity networks support a high quality of life and strong, healthy communities.
- TC Goal 4: San Antonio builds, manages and maintains its transportation and connectivity system cost-effectively in order to meet current and future needs and expectations.
- TC Goal 5: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit. (See also TC Goal 4)
- TC Goal 6: San Antonio utilizes technology and other innovative services and solutions to ensure predictable and reliable travel throughout the City.
- TC Goal 7: San Antonio's roadway system has managed congestion and is efficient for residents and businesses.
- TC Goal 8: San Antonio is a world leader in moving people and goods safely, efficiently and sustainably.



## HOUSING (H)

Our quality of life in San Antonio is very dependent on our housing and the neighborhoods we live in. It's relatively affordable to live here. The cost of living is below the national average, as is the average home price.

As 500,000 new households are formed in Bexar County by 2040, we will see demand for a wide range of housing types, including single-family detached, row homes, townhomes, condos, multifamily and live/work spaces. We can work together to address shifts in housing preferences, diversify our housing stock, expand the housing stock for buyers and renters at all price levels and meet our land use and economic objectives.

- H Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.
- H Goal 5: High density housing choices are available within the City's 13 regional centers and along its arterial and transit corridors.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the City center.



## JOBS AND ECONOMIC COMPETITIVENESS (JEC)

San Antonio is an attractive place to do business. We're business friendly, with an affordable tax environment and government supportive of new and developing businesses. There's no doubt that our City has strong assets and emerging economic opportunities.

We're strategically located near the major sea ports of Houston and Corpus Christi and on the roadway and railway corridors that connect with Mexico, Canada, and the East and West Coasts. We must focus on opportunities and challenges that have been uncovered in an honest assessment of our City's economic competitiveness and the jobs available to our residents. Our economic geography lacks modern planning, the airport is constrained, our workforce lags behind in education and wages, college graduates are leaving the City and there's a lack of diversity in jobs and wage levels.

- JEC Goal 1: Employment is focused in the City's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
- JEC Goal 3: San Antonio's skilled and educated workforce supports the City's traditional and emerging growth industries.
- JEC Goal 4: San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.
- JEC Goal 5: San Antonio plays an important role in the regional, national, and international economy.



## COMMUNITY HEALTH AND WELLNESS (CHW)

Safe, healthy and well-educated citizens of all ages are the basis of a prosperous and high-quality city. Policies and programs that increase access to multimodal transportation, parks and open space, recreation activities, healthy foods, health care services and educational opportunities all enhance community health in San Antonio.

Healthcare is a major economic driver in Bexar County, and San Antonio residents have access to numerous high-quality healthcare resources. In spite of that, many in the San Antonio community face serious health challenges. In 2016, of 241 measured counties in Texas, Bexar County ranked 81st in overall health outcomes, 31st in health behaviors, 61st in length of life and 148th in quality of life. In 2014, almost 1 in 3 residents was obese, while 1 in 7 had diabetes. Health outcomes in San Antonio must improve.

- CHW Goal 1: Healthy food, health services, health literacy and proven education programs are easily accessible to all residents, regardless of location, income, age, race, ethnic background or ability level.
- CHW Goal 2: San Antonio residents are physically active and have safe and convenient access to recreation opportunities.
- CHW Goal 3: All San Antonio residents and businesses have access to sufficient clean, sustainable and affordable water during foreseeable conditions.
- CHW Goal 4: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit. (See also TC Goal 5)
- CHW Goal 5: San Antonio is a Vision Zero City that is committed to eliminating traffic fatalities and serious injuries.
- CHW Goal 6: All San Antonio residents enjoy a high level of safety, physical and mental health, and well being.
- CHW Goal 7: San Antonio's air quality is better than state and national standards. (See also NRES Goal 7)



## NATURAL RESOURCES AND ENVIRONMENTAL SUSTAINABILITY (NRES)

A sustainable community aligns its built environment and socioeconomic activities with nature's constraints and opportunities. Central to this concept is our present and future needs by balancing protection of the environment and ongoing prosperity of the local economy. The two components are interrelated and equally important—one component should not succeed at the expense of the other.

- NRES Goal 1: San Antonio protects the natural environment and ensures sustainable land use and development.
- NRES Goal 2: San Antonio balances environmental goals with business and community needs.
- NRES Goal 3: San Antonio maintains a sustainable balance between the conservation, use, and development of the City's energy and natural resources.
- NRES Goal 4: San Antonio has an adequate, diversified, high quality water supply and is a national leader in water conservation.
- NRES Goal 5: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses. (See also PFCS Goal 5)
- NRES Goal 6: San Antonio is a national leader in stormwater management best practices and low impact development (LID) design.
- NRES Goal 7: San Antonio's air quality is better than state and national standards. (See also CHW Goal 7)
- NRES Goal 8: San Antonio is a model for innovative recycling and solid waste diversion programs that deliver ongoing benefits to the community. (See also PFCS Goal 6)



## HISTORIC PRESERVATION AND CULTURAL HERITAGE (HPCH)

San Antonio's wealth of historic and cultural resources tell the 11,000-year story of our City's long and diverse past. We recognize the importance of this diverse and culturally significant history and want to ensure its continued preservation and celebration. To do so we must maintain and support our historic neighborhoods, reinvest in our historic buildings and sites, perpetuate our cultural heritage, and invest in our UNESCO World Heritage Site and buffer zone.

- HPCH Goal 1: San Antonio's zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
- HPCH Goal 2: Historic preservation policies, initiatives and incentives are regularly reviewed to enhance performance and effectiveness and are incorporated into elements of all City plans.
- HPCH Goal 3: San Antonio is a national leader in recognizing and protecting the tangible and intangible attributes of its diverse cultural heritage.
- HPCH Goal 4: Historic and cultural preservation is effectively used as a tool for economic development in San Antonio.
- HPCH Goal 5: Historic preservation policies and robust education and outreach programs actively engage the public in the appreciation and preservation of historic and cultural assets.
- HPCH Goal 6: San Antonio strategically incentivizes reinvestment in and reuse of landmark buildings and districts, to protect those historic resources in accordance with established zoning and design guidelines.
- HPCH Goal 7: The City uses innovative tools and approaches to protect the World Heritage designated San Antonio Missions.
- HPCH Goal 8: San Antonio should develop design guidelines for each historic district that reinforces their unique character.



## PUBLIC FACILITIES AND COMMUNITY SAFETY (PFCS)

The safety of the community must always be a priority. As the City continues to grow and develop, we will work to accommodate this growth sustainably so we always maintain a safe and healthy community.

Community services and facilities are vital to our economic prosperity and quality of life. Crime prevention, maintaining reliable energy supplies, schools, parks, flood protection and green infrastructure provide an essential foundation for stable, prosperous communities. Failing to plan for the impact of growth on our public facilities is not an option. Given that 1.1 million more people will live in the area by 2040, it's clear that "business as usual" can't be continued.

- PFCS Goal 1: San Antonio has a 21st century infrastructure that supports the existing and future growth of the City.
- PFCS Goal 2: The City has an environment of continuous quality improvement that ensures its facilities and services adequately support the existing and future growth of San Antonio.
- PFCS Goal 3: All San Antonio residents have the opportunity to live in safe and resilient neighborhoods.
- PFCS Goal 4: Students in San Antonio have access to quality education and perform at a high level. (See also GCF Goal 8)
- PFCS Goal 5: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses. (See also NRES Goal 5)
- PFCS Goal 6: San Antonio is a model for innovative recycling and solid waste diversion programs that deliver ongoing community benefits. (See also NRES Goal 6)
- PFCS Goal 7: All San Antonio residents have equitable quality of and access to a variety of park, trail and open space amenities.



## MILITARY (M)

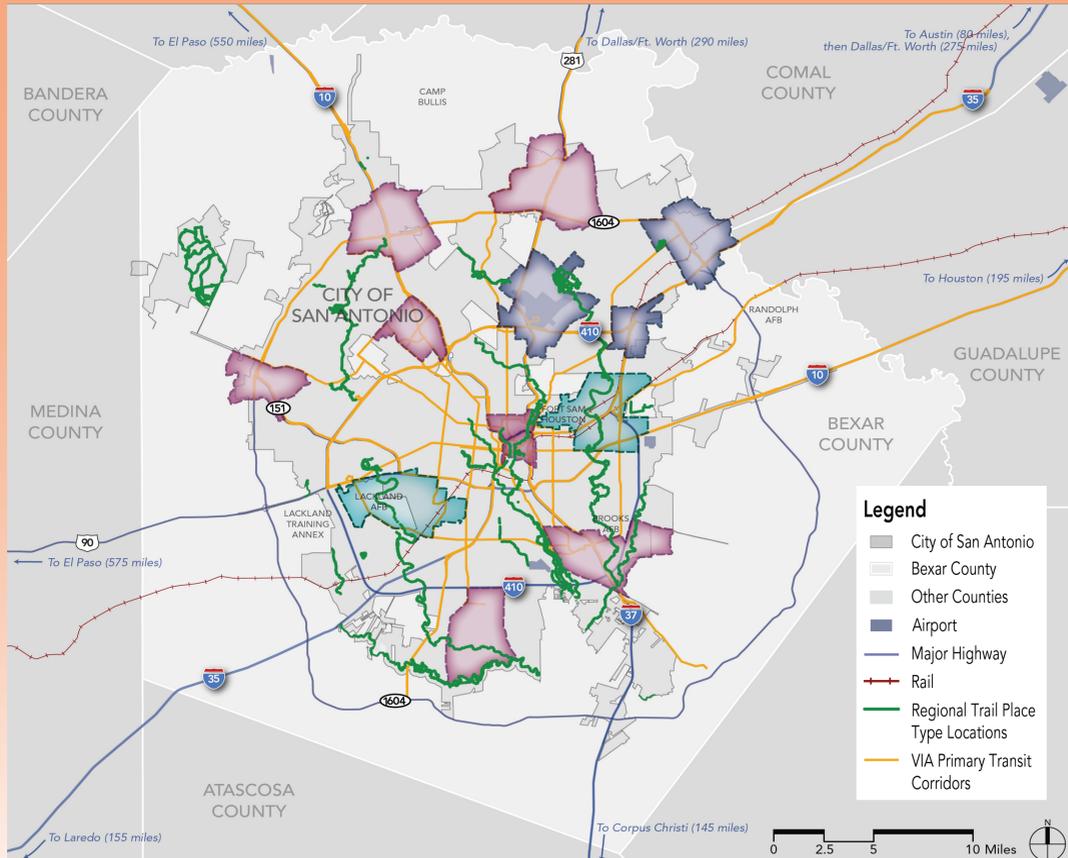
As a major employer and actor in the greater San Antonio-New Braunfels metropolitan area, the military and its multiple assets, including Joint Base San Antonio (JBSA) and Camp Stanley, provide important employment, economic and partnership opportunities for our city.

We have a long and distinguished history as "Military City, USA" and continue to engage active service members and veterans in city decisions. Our commitment to work with the military and support service members, veterans, and their families will contribute substantially to not only the economic success of our city, but also the health and wellbeing of all its current and future residents.

- M Goal 1: Incompatible land uses in the vicinity of Joint Base San Antonio (JBSA) locations are minimized in order to safeguard operational mission requirements.
- M Goal 2: City policies and investments position San Antonio to retain its military installations and attract expanded missions due to realignments and base closures in other areas.
- M Goal 3: Communication and coordination between San Antonio, adjacent jurisdictions, and the military engender a strong regional approach to compatibility issues.
- M Goal 4: San Antonio supports quality of life and wellness initiatives for, and the integration of, military service members, veterans and their families.
- M Goal 5: The City's investments and partnerships leverage and maximize the economic impacts of the military on San Antonio.
- M Goal 6: San Antonio invests and coordinates with the military to minimize potential future impacts that could be created as a result of sequestration or base closure or realignment initiatives.



# REGIONAL CENTERS



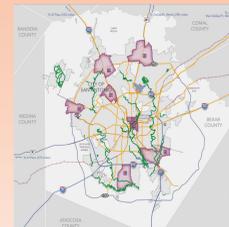
## SAN ANTONIO'S 13 EXISTING REGIONAL CENTERS

The 13 regional centers are grouped in three categories based on analysis of their existing conditions, unique traits and potential growth capabilities. It is important to note that they are not homogenous places. Although they cover large areas, each one includes multiple place types, urban forms and land uses. Future plans for regional center need to refine each center's boundaries, identify areas of change and stability, and develop a detailed land use plan that prioritizes infrastructure, policy and program improvements. While these centers should promote higher density, mixed-use development, not all areas within a regional center are recommended for this type of growth.



### ACTIVITY CENTERS

These areas have high concentrations of people and jobs in a mixed-use environment. They should be highly walkable and well connected by multiple types of transportation and transit. They should have an even mixture of jobs and housing and contain amenities that support residents, workers and employers within the centers and also throughout the City. Many are home to our educational, entertainment and cultural institutions.

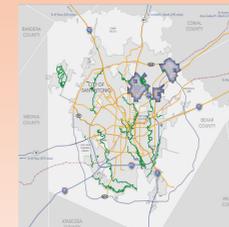


- SAN ANTONIO'S 8 EXISTING ACTIVITY CENTERS ARE:
- 1.) CENTRAL BUSINESS DISTRICT (DOWNTOWN)
  - 2.) MEDICAL CENTER
  - 3.) MIDTOWN
  - 4.) BROOKS
  - 5.) TEXAS A&M UNIVERSITY - SAN ANTONIO / TOYOTA
  - 6.) UTSA
  - 7.) STONE OAK
  - 8.) HIGHWAY 151 AND LOOP 1604



### LOGISTICS/SERVICES CENTERS

These areas have superior connectivity for the movement of goods and people including air, freight/rail and roadway transportation. This positions them as launching points for the City's exports and imports. These centers have large, coordinated areas of single uses, and concentrated nodes of mixed-use, with more jobs than residents. Additionally, they provide goods and service to support businesses and residents adjacent to the center.

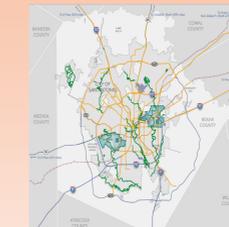


- SAN ANTONIO'S 3 EXISTING LOGISTICS AND SERVICE CENTERS ARE:
- 1.) GREATER AIRPORT AREA
  - 2.) NORTHEAST I-35 AND LOOP 410
  - 3.) ROLLING OAKS



### SPECIAL PURPOSE CENTERS

These areas have large employers, institutions and/or concentrations of similar types of employment. These centers typically require a barrier or buffer to separate their specialized activities from surrounding areas. They mostly contain primary employers and supportive services and amenities.



- SAN ANTONIO'S 2 EXISTING SPECIAL PURPOSE CENTERS ARE:
- 1.) FORT SAM HOUSTON
  - 2.) JBSA-LACKLAND / PORT SAN ANTONIO