



A GUIDE TO A  
**Livable and Sustainable**  
**San Antonio**

# What is SA Tomorrow?

SA Tomorrow is an innovative effort to guide the planning of a livable and sustainable city. The SA Tomorrow approach includes everyone, especially you. It addresses issues of importance to the entire community including transportation, jobs, housing, air and water quality. This Community Guide summarizes how the Comprehensive Plan will help us achieve our city's vision.



By 2040, projected growth is expected to bring

- 1.1 million new residents
- 500,000 new jobs

## What is a Comprehensive Plan?

The Comprehensive Plan is San Antonio's official, long-range planning document that provides a policy framework for **future growth, development, land use, infrastructure and services**. The Comprehensive Plan sets out specific goals and policies through nine interrelated but distinct elements or chapters. To keep current, the plan will require periodic updates to account for the changing context and needs of the city.



Above: A wide array of participants at Siclovía.

## Guiding Principles

The development of the Comprehensive Plan was based on extensive input from a variety of stakeholders and community groups. The following principles emerged to guide the Plan:

**Neighborhood Character:** Maintain the character and integrity of existing neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive corridors with high performing transit service

**Access:** Ensure that existing and new neighborhoods have safe and convenient access to amenities and basic services, including great parks, strong schools, convenient shopping and nearby regional centers

**Connectivity:** Connect safe and stable mixed income neighborhoods with a system of walkable and bikeable streets, trails and pathways to link natural greenways and drainage ways

**Equity:** Ensure an inclusive city by providing housing and transportation choices and affordability throughout the city

**Spaces for Opportunity:** Encourage a variety of amenity rich places with a balance of live, work and play opportunities

**Stewardship:** Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space

**Stewardship:** Conserve, protect and manage natural resources and open space

**Innovative Planning:** Provide a detailed planning and design framework for regional centers, corridors and neighborhoods with opportunities for participation and partnerships, prioritization, and performance measurement



## Planning For San Antonio's Expected Growth

To truly address the long-term issues facing San Antonio, the Comprehensive Plan must rigorously assess the city's challenges and make necessary choices to achieve the community's vision for the future. San Antonio's dynamic growth in the next decades will test the resiliency of city's infrastructure and neighborhood systems. Pivotal questions will need to be resolved along the way. Primarily, how can the city grow responsibly with improved ways to connect between and within neighborhoods? How can it ensure equal access to healthy environments as a means towards positive economic and social outcomes like job creation and a range of housing options? And finally, how can focusing growth into designated regional job centers and key transit corridors leverage the city's investments to promote livable and sustainable opportunities for employment, housing, transportation, and recreation?

## Fostering Healthy, Safe Communities

The Comprehensive Plan proposes strategies that support San Antonio as a healthy city for all people, regardless of income. These include expanding active transportation options, fortifying support for accessible health care, promoting affordable housing options, ensuring clean air and water for

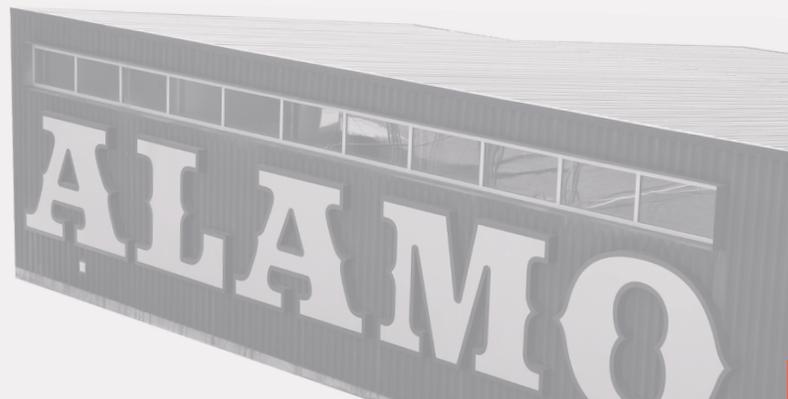
Top: Hays Street Bridge, a former railroad bridge adapted as bicycle and pedestrian route.

Right: Alamo Brewery, craft beer, food, and events space.

residents and wildlife, and enhancing public safety facilities and services. In addition, the Plan proposes a variety of community types that generate complete neighborhoods that have a range of accessible amenities, options, and opportunities.

## Supporting the San Antonio Identity

San Antonio has a rich and celebrated history and culture that defines the city's unique image and shapes a proud shared identity for its residents. The Comprehensive Plan treats this history as a cultural and economic asset and strongly supports preservation of natural, historic, and cultural resources for current and future generations. It features community types that celebrate and enhance these important assets, while protecting established neighborhoods by channeling growth toward regional job centers.



# Leading Policy Recommendations by Plan Topic



## Growth and City Form

Incentivize the development of housing and employment uses in the City's regional centers and key corridors.



## Transportation and Connectivity

Prioritize transportation improvements that will provide connections between and incorporate multiple modes of travel, including light rail.



## Public Facilities and Community Safety

Orient new neighborhoods and new development around parks, schools, and public facilities including libraries.



## Military

Develop strategies that apply land use and development tools to mitigate encroachment and compatibility issues that pre-date the 2015 Joint Land Use Study (JLUS).



## Historic and Cultural Preservation

Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.



## Housing

Develop specific land use and action plans for regional centers and transit corridors that support housing, a mix of uses and higher density development, and that discourage lower density uses.



## Community Health and Wellness

Develop a system of safe routes to schools and other public activity areas; create partnerships with businesses, schools, and other organizations to establish the system and to promote the program.



## Jobs and Economic Competitiveness

Target and incent job growth within the City's target industries, including: Healthcare, biosciences, life sciences and scientific R&D; Information technology and cyber security; Aerospace; Advanced manufacturing; Energy; and Cultural and Creative Industries.



## Natural Resources and Environmental Sustainability

Require or incentivize new development to manage storm water using best practices and green techniques such as clustered and low-impact development (LID).

A full set of goals and policies can be found at [sacomplan.com](http://sacomplan.com)

Right: Historic Pearl Brewery, now reimagined with shops, hotels, eateries.



# Implementing the Comprehensive Plan

The Comprehensive Plan addresses wide ranging and interconnected issues from regional to neighborhood level. As a long range vision for San Antonio that extends 20 to 25 years, implementation of the Comprehensive Plan will require ongoing and strategic coordination of policies and directives at these various levels. The following describes the planning platform through which policies and strategies will be implemented.

## Regional Planning

- Ensures an active role for City of San Antonio planners in the regional growth plan.
- Provides a platform for effective coordination with other proximate jurisdictions, the Alamo Area Council of Governments (AACOG), the Alamo Area Metropolitan Planning Organization (MPO), San Antonio Water System (SAWS), CPS Energy, and VIA Metropolitan Transit.
- Aligns planning, budgeting and priorities with state- and federal-level directives and actions.
- Interfaces with the Comprehensive Plan to manage the Annexation policy and to coordinate Extraterritorial Jurisdiction (ETJ) Plans that include cooperative community-led land use planning in the ETJ and the County.



## Regional Centers Planning

- Targets core areas within 13 Regional Centers identified in the Comprehensive Plan for higher density development and high capacity transit investments to accommodate expected growth in the City.
- Addresses goals and needs of neighborhood within and adjacent to Regional Center Boundaries with neighborhood-specific subsections.

## Corridor Plans

- Focus on key transportation and mobility corridors identified by VIA for high capacity frequent transit or as major thoroughfares.
- Analyze appropriate and compatible land uses along San Antonio's major corridors and on transitions to surrounding neighborhoods.
- Highlight zoning decisions and infrastructure investments that will impact the effectiveness of the corridor.

## Community Plans

- Encompass multiple adjacent neighborhoods, each treated with its own subsection, that share common assets and challenges.
- Include implementation sections with zoning updates, key investments, and neighborhood action plans.

Left: Souvenir shopping in San Antonio.