



Eastside Planning Team

Meeting #2

Existing Conditions/Visioning and Goals

Wednesday, March 20, 2019

St. Philip's College, Heritage room

6:00PM – 8:00PM



Auxiliary Marketing Services
Bowtie
Cambridge Systematics, Inc.
Economic & Planning Systems, Inc.
Mosaic Planning and Development Services
Ximenes & Associates



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introductions

Eastside Area Project Team

- Garrett Phillips, Project Manager
City of San Antonio, Planning Department
- Andy Rutz, Project Manager
MIG, Inc.
- Mukul Malhotra, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Assoc.
MIG, Inc.



Meeting Objectives

- Review existing conditions findings and maps
- Review survey results
- Continue discussion of assets, opportunities, and challenges
- Identify a vision for the Eastside Community Area



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process & schedule

Plan Elements

- Land Use
- Parks, Public Space and Recreation
- Mobility and Access Improvement
- Infrastructure and Amenities Improvement
- Catalytic Site Concepts and Placemaking
- Economic Development and Housing
- Neighborhood Priorities

Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

2019

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

2019 - 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

2020



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existing conditions preview

Existing Conditions Atlas

- <https://eastside.sacompplan.com/about/>

Previously Adopted Plans



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The Eastside Choice Neighborhood Transformation Plan (2012) is a “roadmap to reinvigoration and activities that will result in a neighborhood that is dynamic, vibrant, and respectful of the area’s assets.” The plan pertains to the Eastside Choice Neighborhood, between I-35, Martin Luther King Drive, New Braunfels Avenue, and the rail road tracks. This area overlaps portions of Denver Heights, Jefferson Heights, and Harvard Place-Eastlawn neighborhoods. In addition to focusing on programming to improve educational, economic and other social outcomes, the plan identifies development goals and priority infrastructure improvements.

In the public and infrastructure realm, the plan prioritized and mapped locations for complete streets, sidewalk improvements, bicycle routes, tree canopy, public art, and small neighborhood parks. The plan emphasized that commercial development should be pedestrian oriented, and called for design guidelines to be created for retail areas. In neighborhoods, the plan emphasized the importance of owner occupied assistance programs to ensure that existing residents continue participating in and benefiting from area improvements.

St. Philip’s College Master Plan

The St. Philip’s College Master Plan identified several future residential and academic building sites on the existing campus, primarily where existing surface parking surrounds primary campus buildings. During the Eastside Community Area Planning process, St. Philip’s College is expected to begin construction on the new Tourism, Hospitality, and Culinary Arts building at the corner of Montana and Walters Streets. The building is expected to serve over 1,000 students, staff, faculty and diners at a café, pastry shop, and restaurant that promises to offer impressive views west to the Downtown skyline.

The Old San Antonio City Cemeteries Historic District Master Plan (1990) recommended revitalization and improvements to the eastside cemeteries complex and surrounding areas. The plan considered the cemeteries a cultural asset for local communities, and a potential historical resource destination, open space amenity, and catalyst for neighborhood revitalization.

The plan included land use recommendations for surrounding areas, including development of retail and services on Commerce Street between the cemeteries and St. Paul Square, a mix of uses at the Friedrich Refrigeration site, and pedestrian oriented commercial development on the east side of New Braunfels, between Center and Dakota Streets. The plan map recommended improvements to sidewalks and walkways, pedestrian crossings, decorative and security lighting, walls, and fences. The map identified planting locations for hundreds of shade trees to line the cemeteries’ edges to make walking more comfortable in the heat, and increase the number of pedestrians using the area in order to deter crime. The plan went further to make specific recommendations for each individual cemetery, to provide design details for lighting, walls, and paving, to offer landscaping guidelines with plant lists and maintenance schedules.

The plan concluded that in order to implement its goals, the City of San Antonio should form a Cemetery District Administration that would be guided by a Board of Directors comprised of the cemetery owners. The Cemetery District Administration would form a Perpetual Care Trust to pool financial resources for cemetery improvements and rehabilitation, managing cemetery security, public education and advocacy. A Cemetery Foundation would raise funds from external sources.

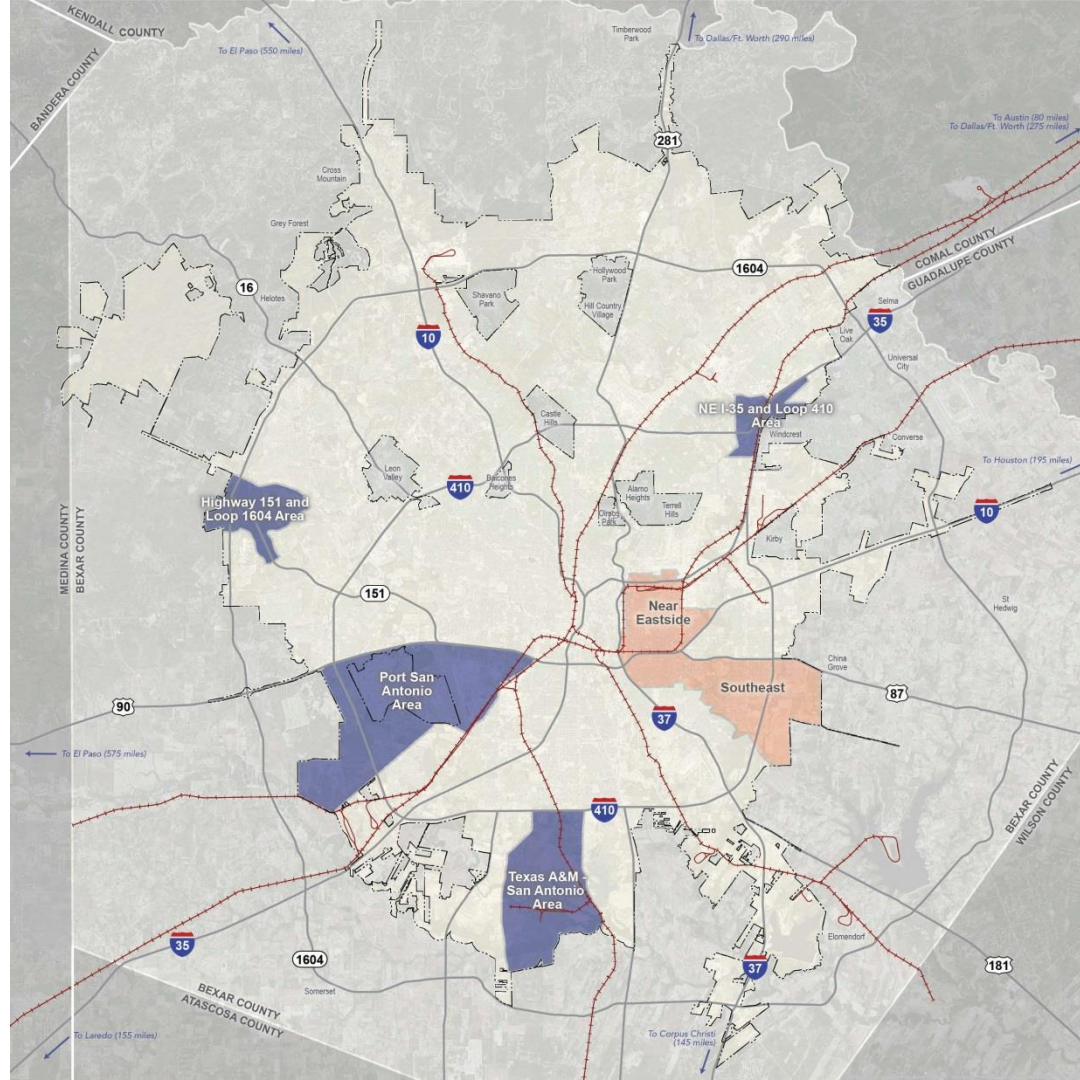
Regional Plans with Recommendations for the Eastside Area

The VIA Vision 2040 Long Range Plan (2016) is a regional plan that identifies future rapid transit corridors, including one that would connect the Eastside and AT&T Center with Downtown and Westside neighborhoods, and one that would connect the Brooks Area Regional Center with the Midtown Regional Center, passing through the Eastside Community Area.

The SA Tomorrow Multi-modal Transportation Plan (2016) included long term multimodal improvement alternatives for Houston Street from Downtown to AT&T Center, and for New Braunfels Avenue from Government Hill neighborhood to Military Drive. The plan also included short term recommendations for both streets.

The SA Corridors Strategic Framework Plan (2018) included a Station Area Concept for the area around the intersection of Houston Street and New Braunfels Avenue, where future premium VIA transit service routes may intersect. The concept recommended sidewalk improvements for both streets within a quarter mile of the intersection and preservation and production of affordable housing.

Phase Two Plan Areas



SA Area
Planning
Phases

LEGEND

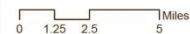
- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

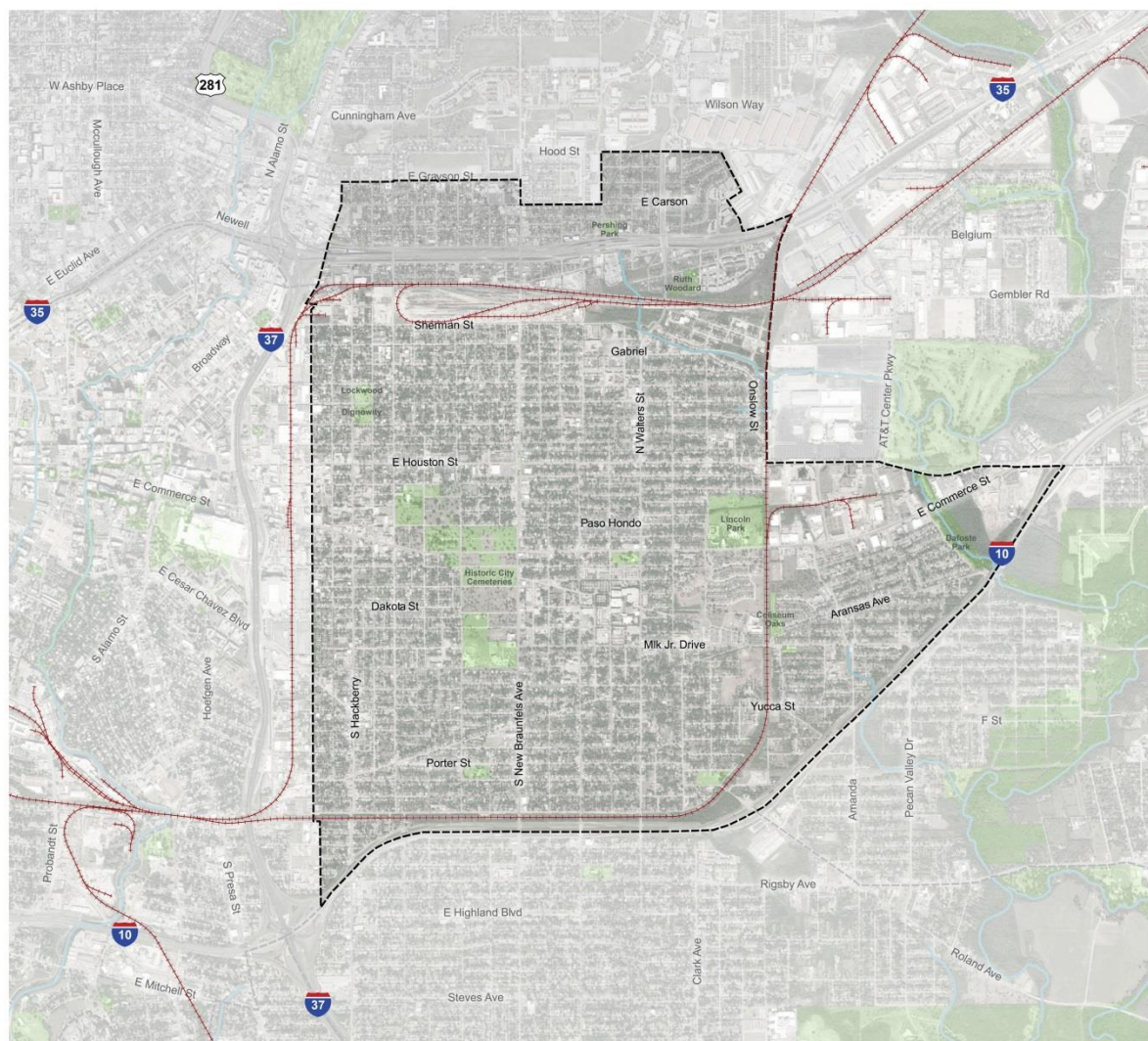
- Phase 1
- Phase 2
- Phase 3

Community Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



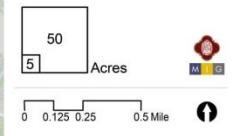
Eastside Area Community Plan



Eastside COMMUNITY AREA PLAN

STUDY AREA

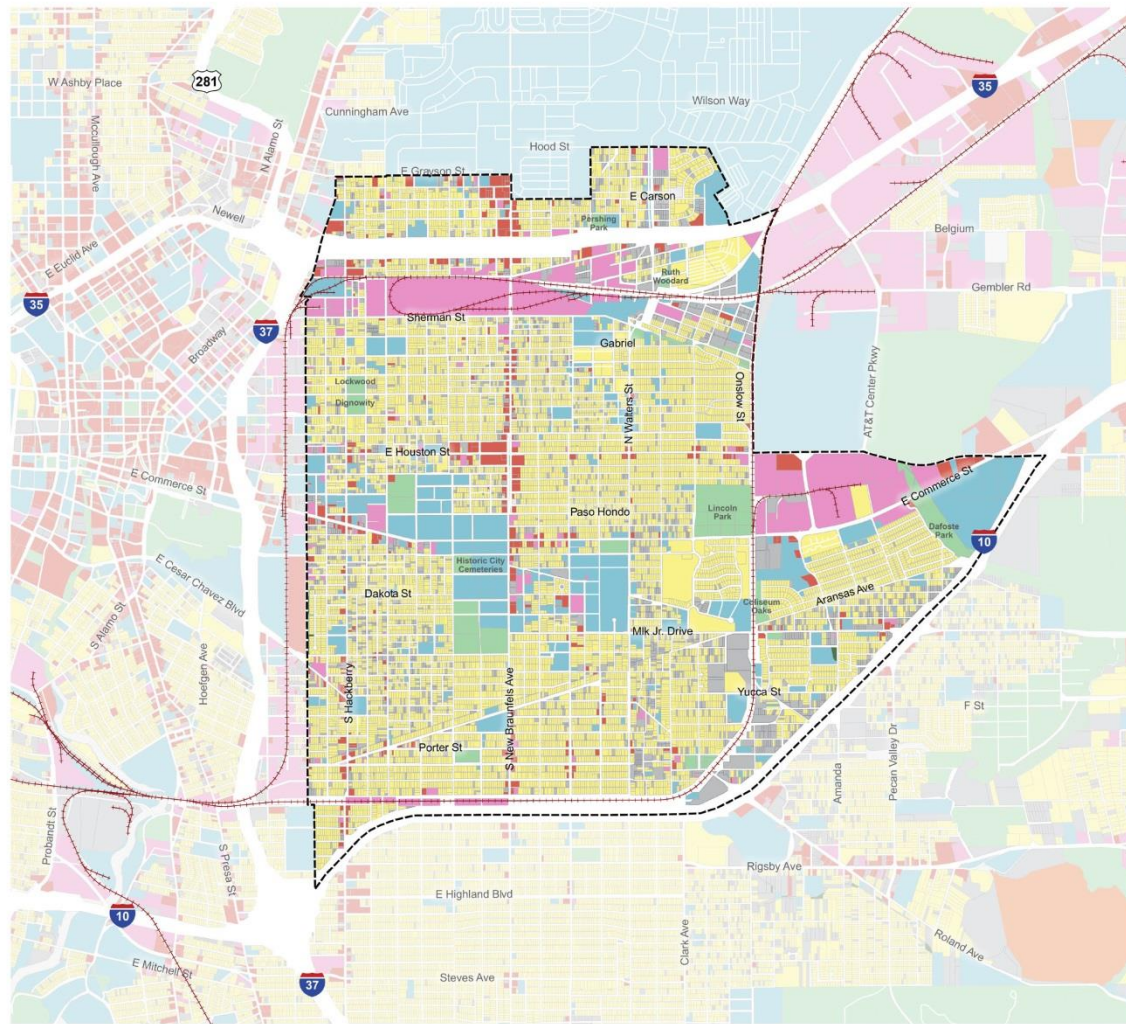
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line



Existing Land Uses



Existing Land Use



EXISTING LAND USE

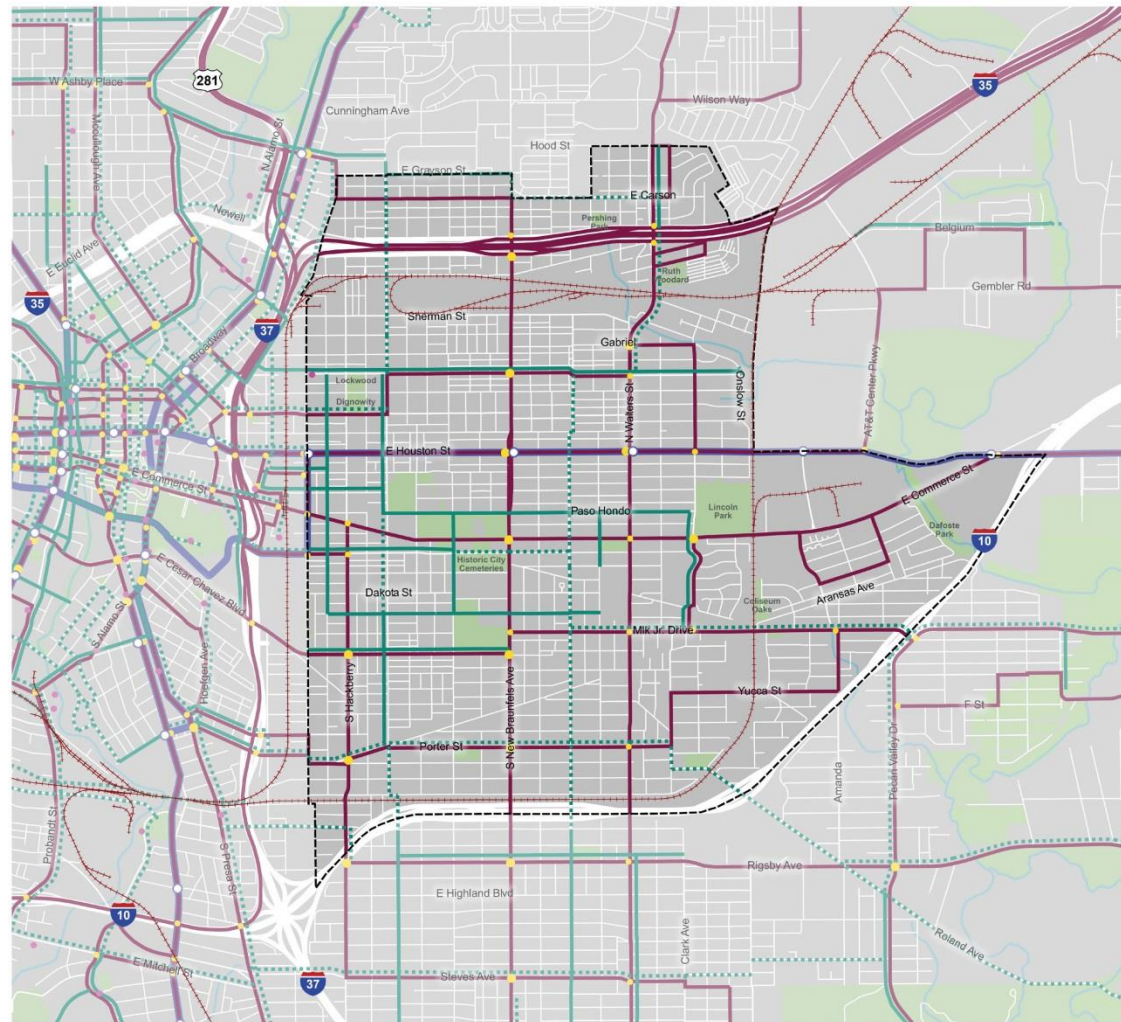
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Institutional and/or Total Tax Exempt
- Industrial
- Commercial
- Agriculture
- Residential
- Open Space / Park
- Private Open Space
- Vacant
- Other / Not Specified

Transportation and Mobility

- Grid street pattern
- Pattern of principal Streets and transit routes
- Auto-oriented



Transportation and Mobility



Eastside COMMUNITY AREA PLAN

MOBILITY MAP

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Block
- Rail Line
- Park or Open Space
- Stream
- VIA Bus Route
- VIA Bus Stop (less than 3 stops)
- VIA Bus Stop (more than 3 stops)
- Proposed LRCTP Route
- Proposed LRCTP Stop
- Existing Bicycle Trail, Lane or Route
- Proposed Bicycle Trail, Lane or Route*
- B-Cycle Location

* Acquired from the 2011 Bicycle Master Plan



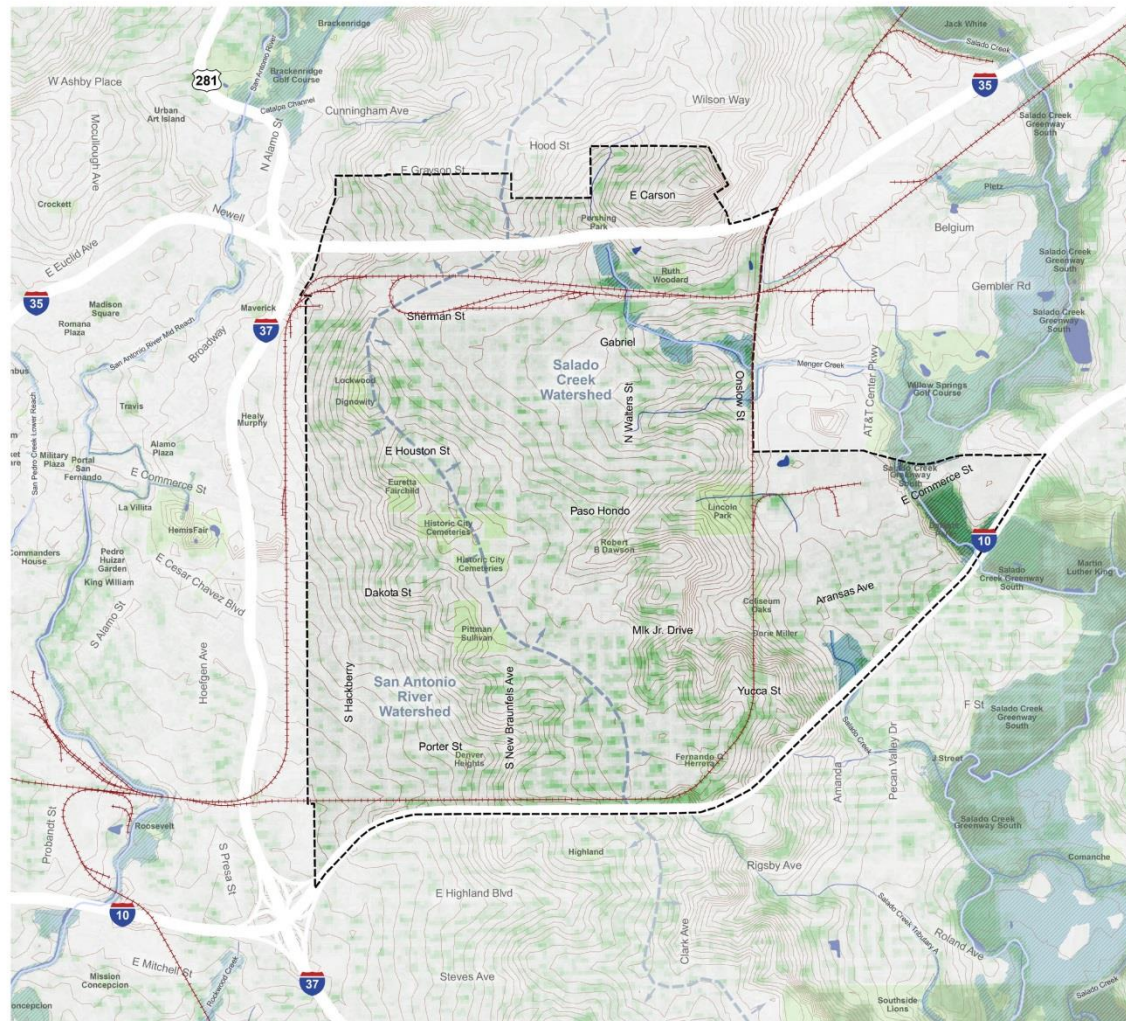
0 0.125 0.25 0.5 Mile

Natural Systems

- Neighborhood forest
- San Antonio River and Salado Creek Watersheds
- Topographic diversity

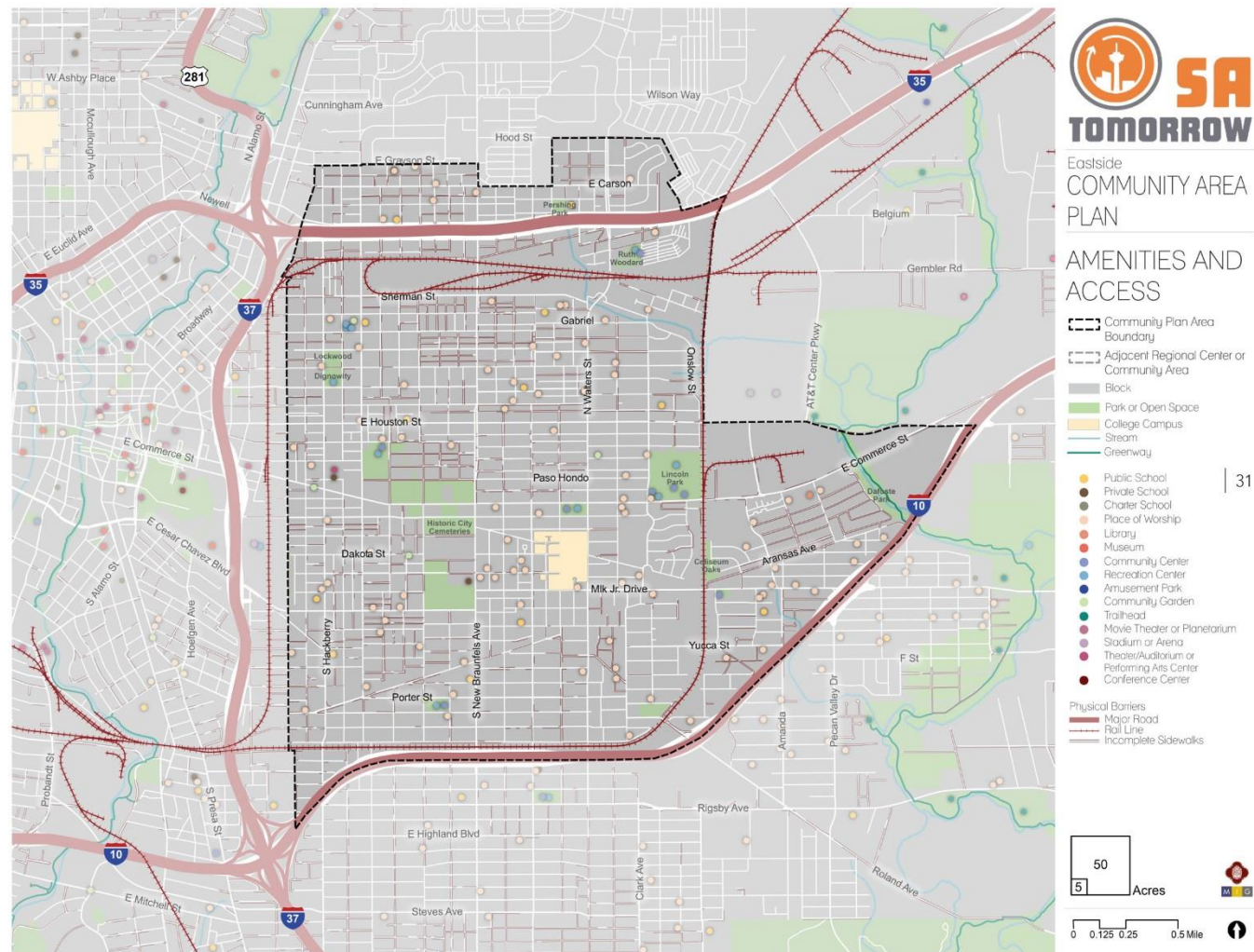


Natural Systems



NATURAL SYSTEMS

Amenities and Access



Amenities





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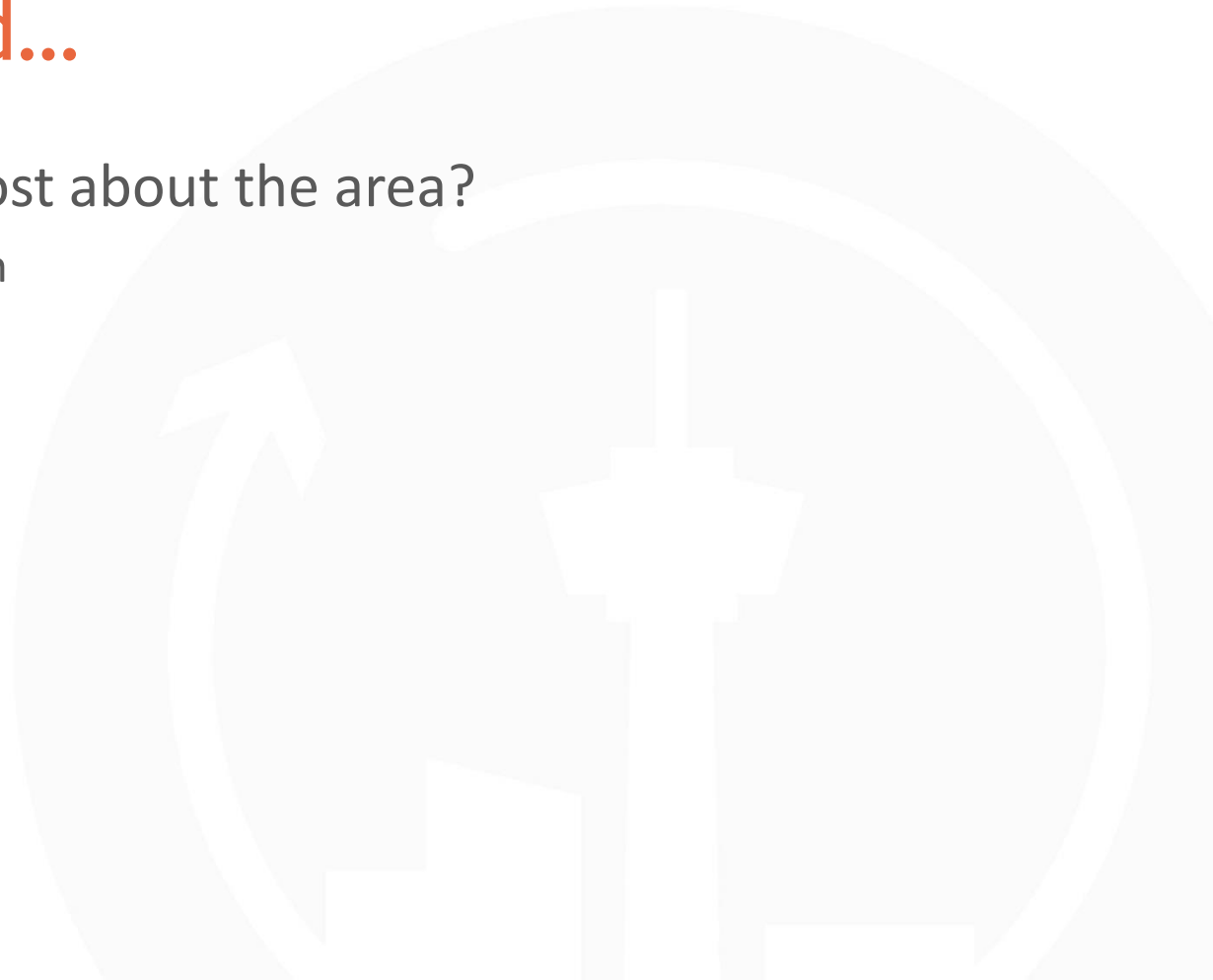
Initial Public Involvement Results

Venues and Opportunities

- Public Meeting
- Online Questionnaire
- Neighborhood Association Visits
- Neighborhood Plan Advisory Team (Dignowity Hill)

What we heard...

- What do you like most about the area?
 - Proximity to downtown
 - History and culture
 - Sense of community
 - Housing affordability
 - Recent improvements



What we heard...

- What is missing from the area, and what would you like to be different for future generations?

Small business growth, including revitalizing existing commercial areas, job growth for local residents, and more diverse retail, restaurant, and grocery options.

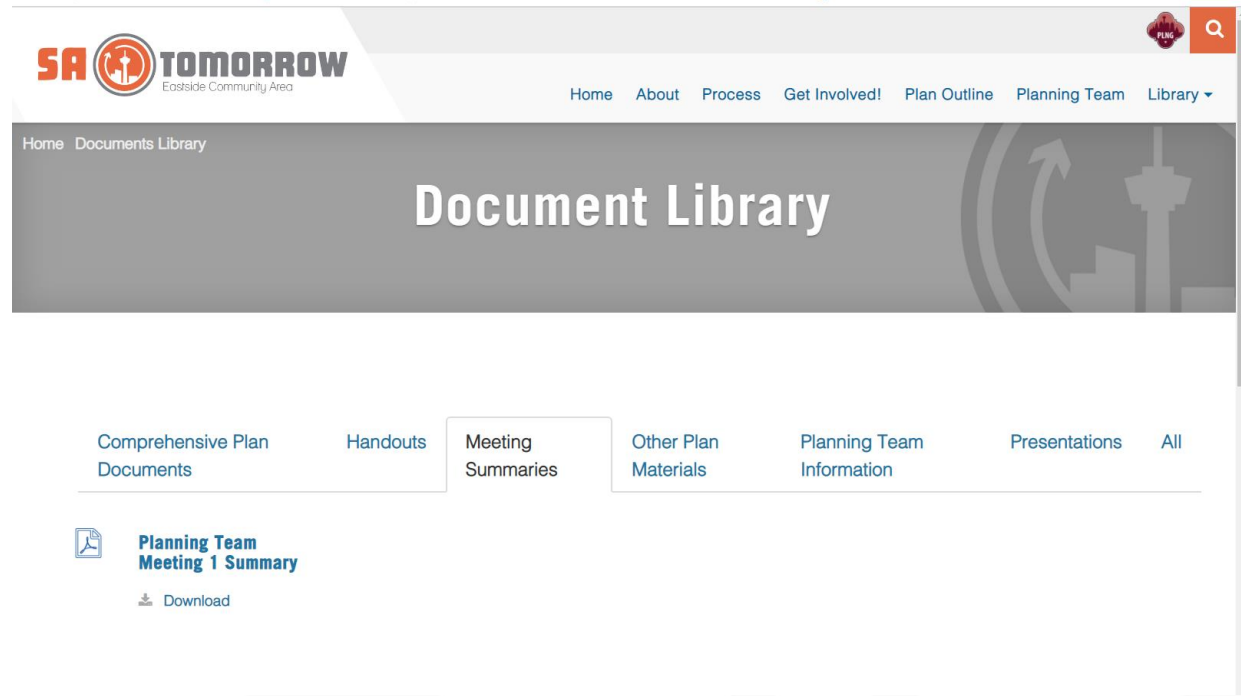
Housing affordability, mitigating gentrification, home maintenance and rehabilitation, and encouraging new housing including small apartments.

Park and trail improvements and access, including connecting existing parks to the cemeteries, connecting neighborhoods to Salado Creek Greenway, and an urban plaza activated for families and socializing at night.

Basic infrastructure maintenance and improvements, including street maintenance, neighborhood sidewalks, bicycle lanes, street trees, and lighting.

What we heard...

- <https://eastside.sacompplan.com/documents/>





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discussion: challenges and opportunities

Discussion Questions

- Assets to protect and connect?
 - Challenges?
 - Opportunities for improvement?
-
- What would you like the Eastside to be like 20 years from now?



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discussion: focus areas

Focus Areas

- A place with the opportunity to fulfill multiple community goals through extra attention and investment:
 - Vacant or underused commercial, industrial or parking areas area near existing assets and neighbors.
 - Concentrations of historic buildings or culturally significant assets.



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next steps

Next Steps

- Next Public Meeting: Week of May 6th
- Planning Team Meetings on Thursdays, 1st or 4th Mondays
- Next Planning Team Meeting(s):

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210.207.5441



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