



Eastside Planning Team

Meeting #3

Thursday May 16, 2019

St. Philip's College, Heritage room
6:00PM – 8:00PM



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

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 Stakeholder Input, Vision and Goals
- Planning Framework
- SA Tomorrow Place Types
- Focus Areas and Corridors Discussion/Activity
- Introduction to Land Use and Zoning



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Project Process and Schedule



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

Mid 2019-Early 2020

3

Recommendations & Implementation

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

Late 2019-Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings in 2019

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





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Visioning Input



Planning Team Meeting #2 – 03/20/19

EASTSIDE AREA COMMUNITY PLAN

PLANNING TEAM MEETING #2
2019-03-20

ASSETS

- HISTORY ... FARMING LAND
- GRIDDED DEVELOPMENT PATTERN
- PARKS & CEMETERIES ON TOP OF HILLS
- CENTURY OLD BEAUTIFUL HOMES
- 3 HISTORIC DISTRICT
- HISTORIC TRADITIONAL NEIGHBORHOODS
- HOME OWNERS ASSOCIATIONS
- CULTURAL ASSETS

DIVERSE HOUSING
BETTER INFORMED

AFFORDABLE
BALANCED HOUSING APPROACH

VALUE HISTORIC CHARACTER

AGEING IN PLACE

HIGHER COMMERCIAL

SOCIAL CAPITAL

WALKABLE NEIGHBORHOODS

SAFE

OPPORTUNITIES

- FREEZE IN INCREASES FOR SENIORS
- DIVERSE HOUSING FOR ALL
- MORE AREA FOR COMMERCIAL USE: MORE THAN 4%

CHALLENGES

- INCREASING TAXATION FOR EXISTING RESIDENTS & CITIZENS; RATE OF GROWTH
- HOME MAINTENANCE LACK OF GROCERY STORE
- GENTRIFICATION THROUGH TAXATION
- SUB-DIVISION OF PARCELS
- LARGER HOMES ON SMALLER PARCELS
- STARTING ALL OVER AGAIN & AGAIN
- COMPLETE PROJECTS
- VACANT LOTS (12' CITY)
- MILION PEOPLE, GROWTH BY
- HIGHER UNEMPLOYMENT
- MAJOR TRANSITION
- NEED TO FIGHT FOR SERVICES
- TRAFFIC
- DECREASING PEOPLE OF COLOR (IN BUSINESS INDUSTRY)

EXISTING CONDITIONS

- UPDATE LAND USE MAP FOR EXISTING INDUSTRIAL TO MULTI-FAMILY
- UPDATE EMPLOYMENT

FOCUS AREAS

- KEY INTERSECTION, BLOCK
- HOUSTON & NEW BRAUNFELS
- NEW BRAUNFELS CORRIDOR
- AMERICAN ROOFING CO. (HISTORICAL LANDMARK)

ABILITY TO LIVE & WALK TO THE JOBS

PLAN FOR PEOPLE FOR EVERYONE INCLUDING PEOPLE OF COLOR

EDUCATION TO DEFEND HOMES WRT PROPERTY TAXES

GIVE BACK TO LOW INCOME, AFFORDABLE HOUSING, ETC.

STRENGTHEN HOME OWNER ASSOCIATIONS

DILUTION V/S DISPLACEMENT

NEW HOUSING FOR SENIORS ON VACANT LOTS

IMPROVE INFRASTRUCTURE WALKING WIDER SIDEWALKS

SUPPORT TRANSIT

WORK WITH OTHER NEIGHBORHOODS

BUILD ON PROMISE NEIGHBORHOODS

ECONOMIC DEVELOPMENT

HIRE LOCALLY

MORE ORGANIZATION... EXISTING & PROPOSED

NEED SPACE LARGE COMMERCIAL LIGHT INDUSTRIAL

"HAVING SOMETHING TO COME BACK TO"

GET IT RIGHT

① PINE & IOWA (KEY CIVIL RIGHTS, HISTORIC LANDMARK)
DRAW PEOPLE TO AREA
(S. CHERRY & MONTANA)

VALUE OF LAND

20-25%

VANISHING CULTURAL ASSETS (CHURCHES)

ADAPTIVE REUSE

DOG PARKS

HOUSING REFUGES COMING

MORE EXPENSE TO PRESERVE EX. HIGH

GROWTH BY

STRAY DOGS

UNSAFE FOR BICYCLISTS

PEOPLE OF COLOR

INDUSTRY

Community Meeting #1 - 5/7/19

Please Comment on the draft Eastside Vision

Vision

Eastside neighborhoods will be stable places where diverse communities of people can stay, participate, and grow together. Places of historical and cultural heritage will be preserved and valued. More living wage employment opportunities will be located in the area and available for local residents. Basic infrastructure will be complete and maintained, so that it is comfortable and safe to spend time outside, get exercise, travel, interact, and engage with neighbors.

Goals

Neighborhood Stability and Inclusion

- Neighborhood housing will be maintained, available, and affordable for a diverse population.
- Residents will feel comfortable and be able to afford staying in their neighborhood through all life stages.

Employment and Opportunity

- There will be more employment and entrepreneurial opportunity for local residents.
- Negative side effects of economic growth will be proactively minimized and mitigated.

Financial Literacy

First Financial firm

Education Related

Fix Streets

Historic and Cultural Heritage

- Unique culturally significant sites and buildings will be preserved, featured, and valued.
- The broader cultural landscape, comprised of buildings, business, public spaces, and natural features will be intact and familiar.

Art and Cultural options

Public and Gathering Places

- Public places will support interaction among people from diverse backgrounds. Public places will be accessible via a complete and maintained network of sidewalks.
- Diverse retail establishments and services will be available, including familiar and traditional businesses that are relevant to existing residents.

Connected neighborhoods

- Basic infrastructure such as sidewalks, lighting, and neighborhood trees will be complete and maintained.
- Infrastructure improvements will support multiple community goals, including facilitating social interaction and health, complementing cultural assets, and enhancing transportation choices.
- Pedestrian, bicycle, and transit connections between neighborhoods, employment options, Downtown, and other destinations will be safe, convenient, and comfortable.

The vision and goals will be used to guide the rest of the Eastside Plan

● This is important
● This should be reconsidered
● Add this

1. Use colored stickers to identify the following on the map:
● = assets ● = challenges ● = opportunities

2. Briefly, how would you describe this area and how it enhances or detracts from the community?
VACANT LOTS & PROPERTIES DETRACT FROM AREA

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?
AREA HISTORY HAS DEGRADED BY EVIDENCE OF EMPTY LOTS & PROPERTY MAINTENANCE

4. In the future, this area should be (check all that apply):
☒ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:
CONVERT AN AREA OF EMPTY LOTS FOR COMMUNITY

1. Use colored stickers to identify the following on the map:
● = assets ● = challenges ● = opportunities

2. Briefly, how would you describe this area and how it enhances or detracts from the community?
Under developed

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?
Free Market

4. In the future, this area should be (check all that apply):
☐ a place for more people to live.
☒ a place for more people to work, shop, or run errands.
☐ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:



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Preliminary Vision and Goals



Preliminary Vision and Goals

See Handout of Revised Vision and Goals



Preliminary Vision

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Fix streets



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Identifying Focus Areas and Mixed-use
Corridors

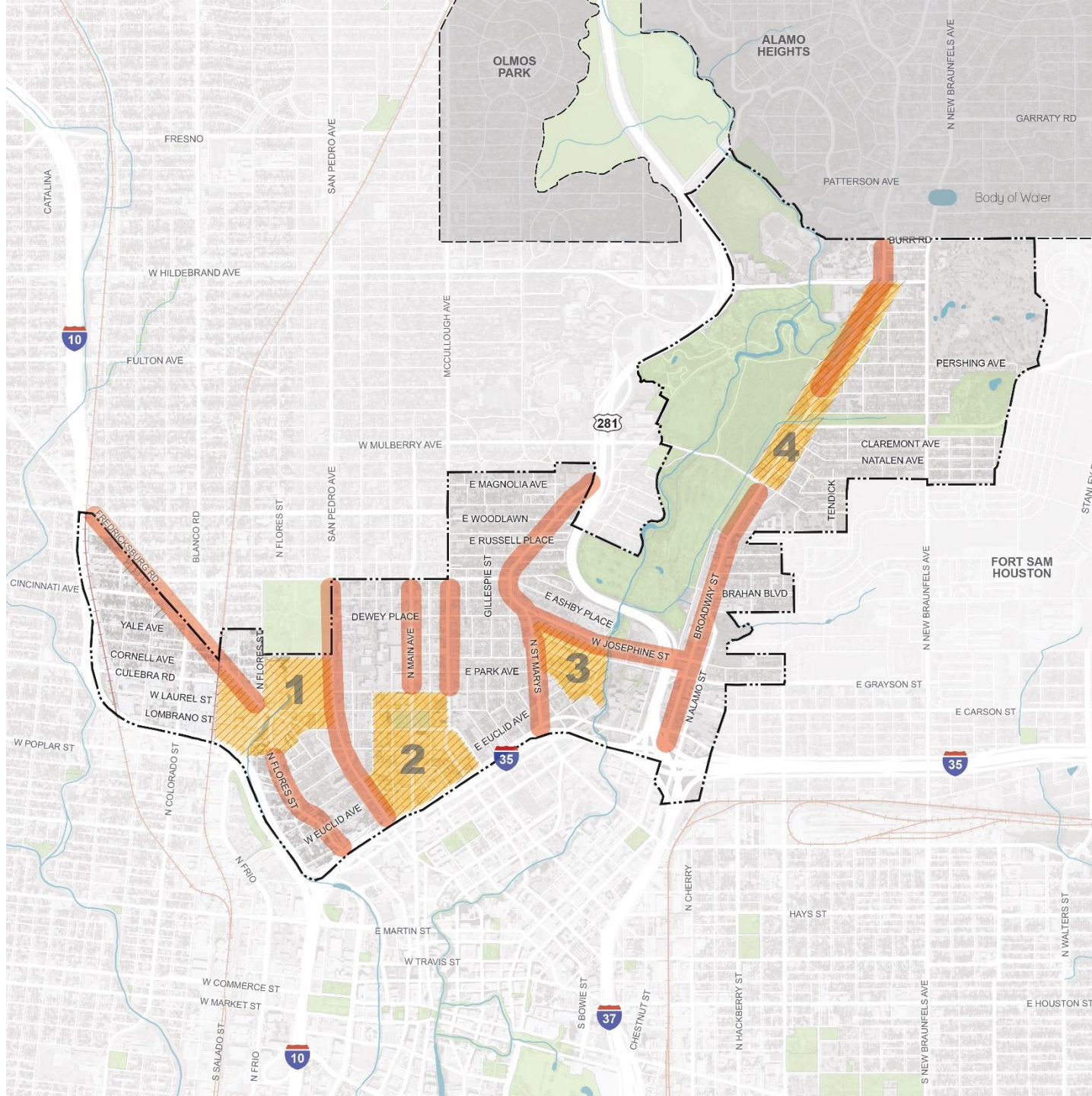


Focus Areas and Mixed-Use Corridors

Focus Areas are, or will be, special community places that should receive extra attention or public investment to achieve community goals. This may include preservation, enhancement, encouraging new development or public infrastructure.

Multimodal Mixed-Use Corridors will be:

- Roads that can support multiple modes of travel, including walking, biking, transit, and cars.
- Places where people can live, shop, work, play, or go to school.
- Places that accommodate s higher density housing for people to live

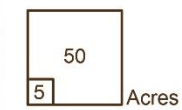


SA Tomorrow
Midtown
Regional
Center Area

FOCUS AREAS

LEGEND

- Midtown Regional Center Area Boundary
- City Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- Other Mixed-Use Corridor









Preliminary Opportunity Areas Analysis

- Three types of parcels:
 - **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
 - **Vacant:** Private parcels with no buildings
 - **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

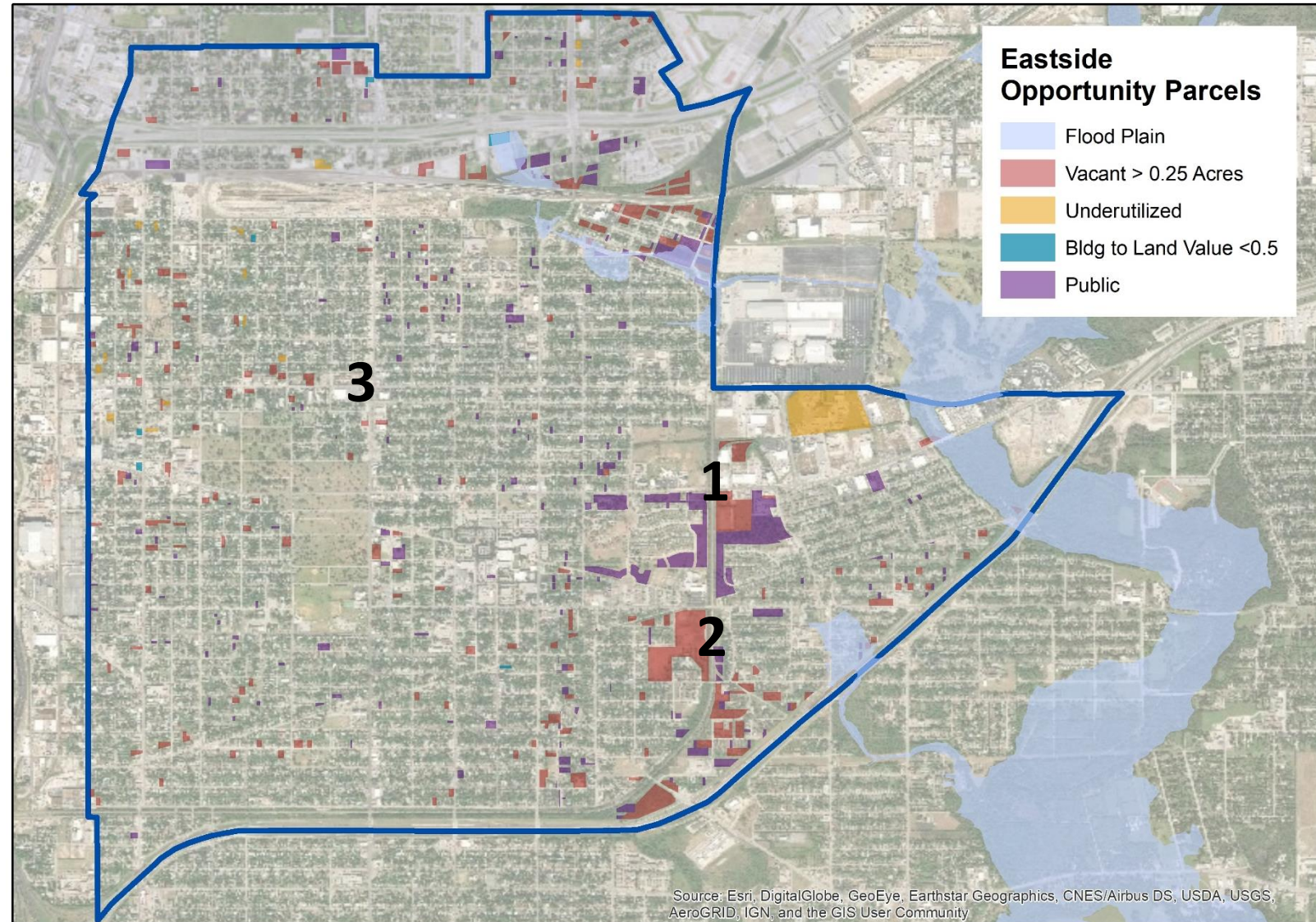
Eastside Opportunity Parcels



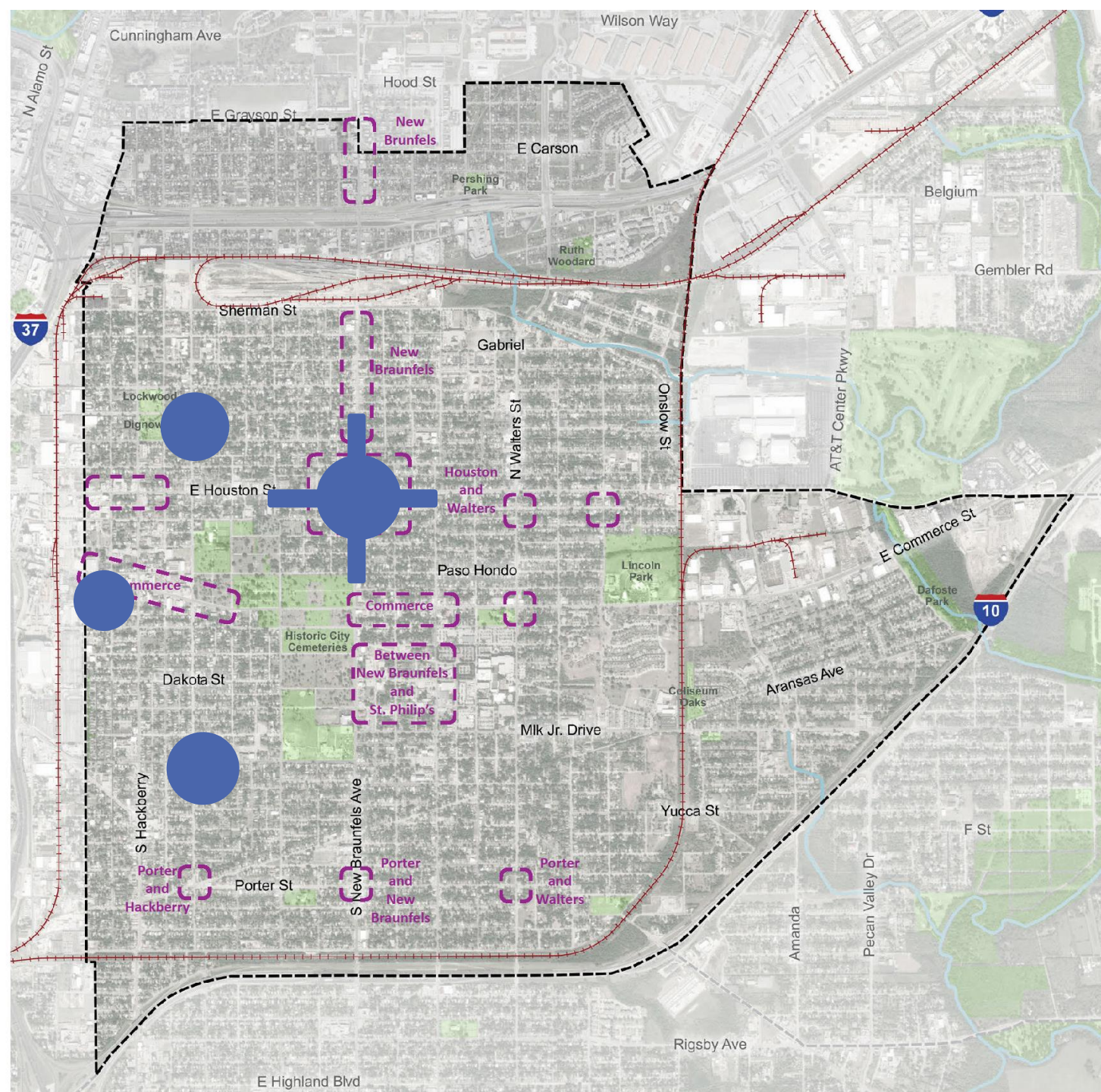
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

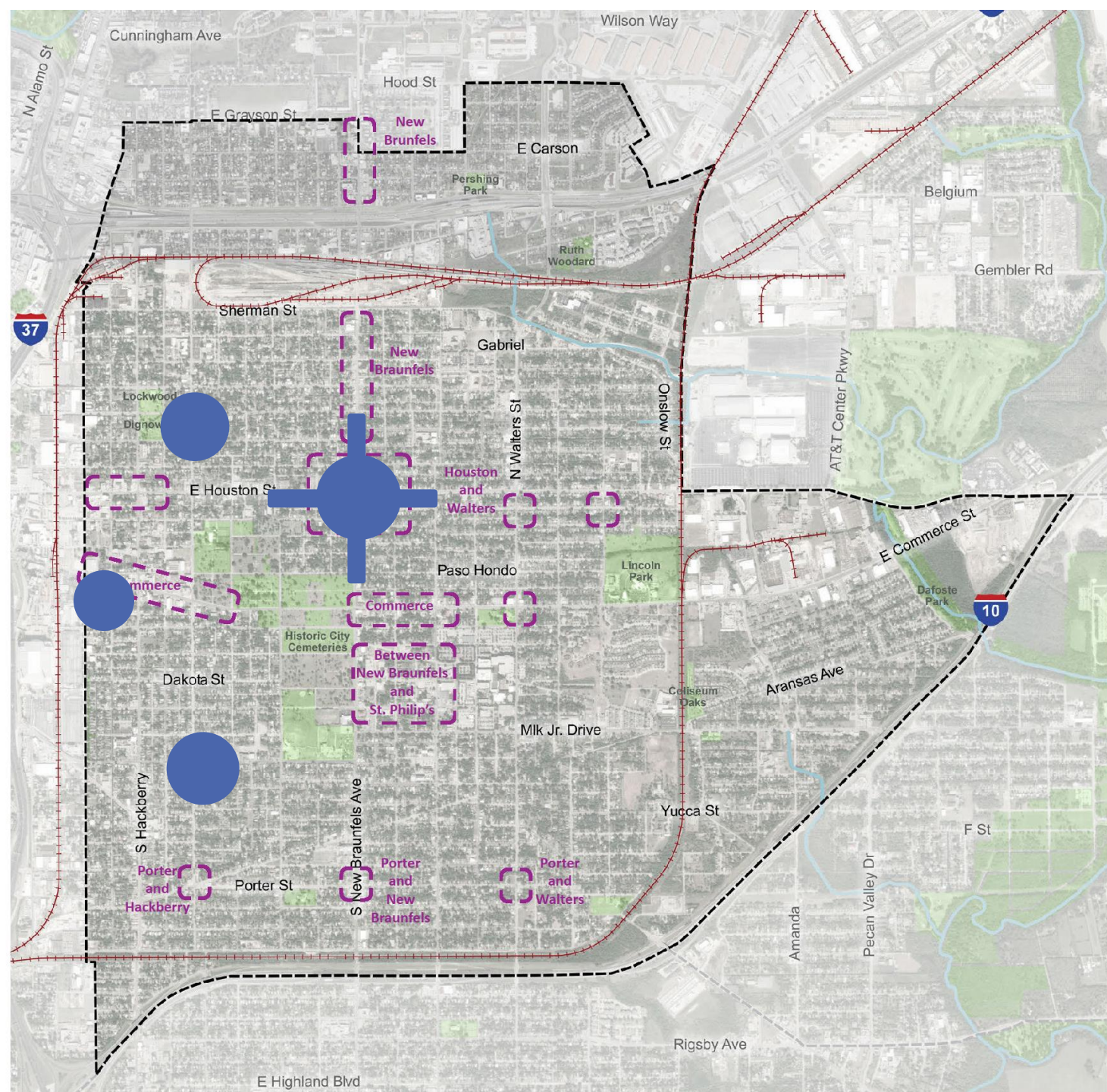
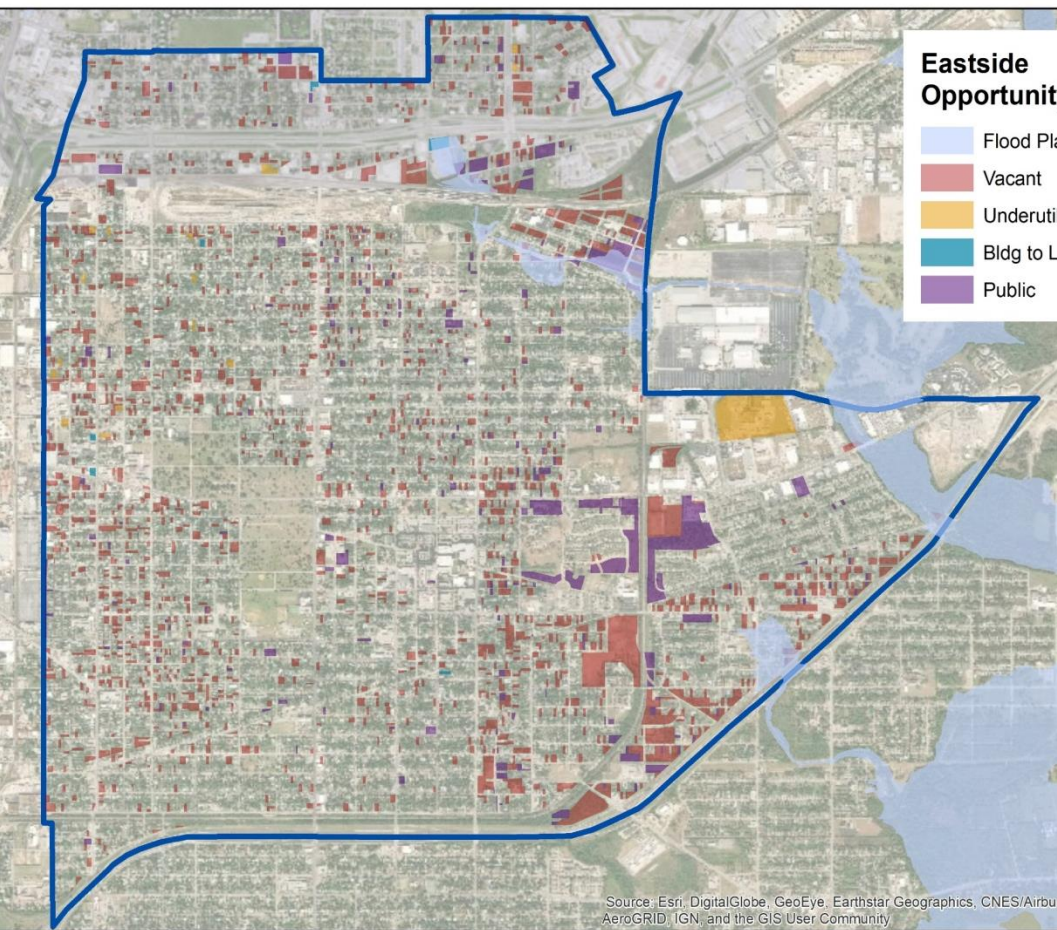
Potential Focus Areas and Corridors based on Opportunities Analysis

1. Commerce Street
2. MLK Drive
3. Houston and New Braunfels
4. Vacant, small lot infill



Potential Focus Areas and corridors based on Planning Team #2







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sub area planning

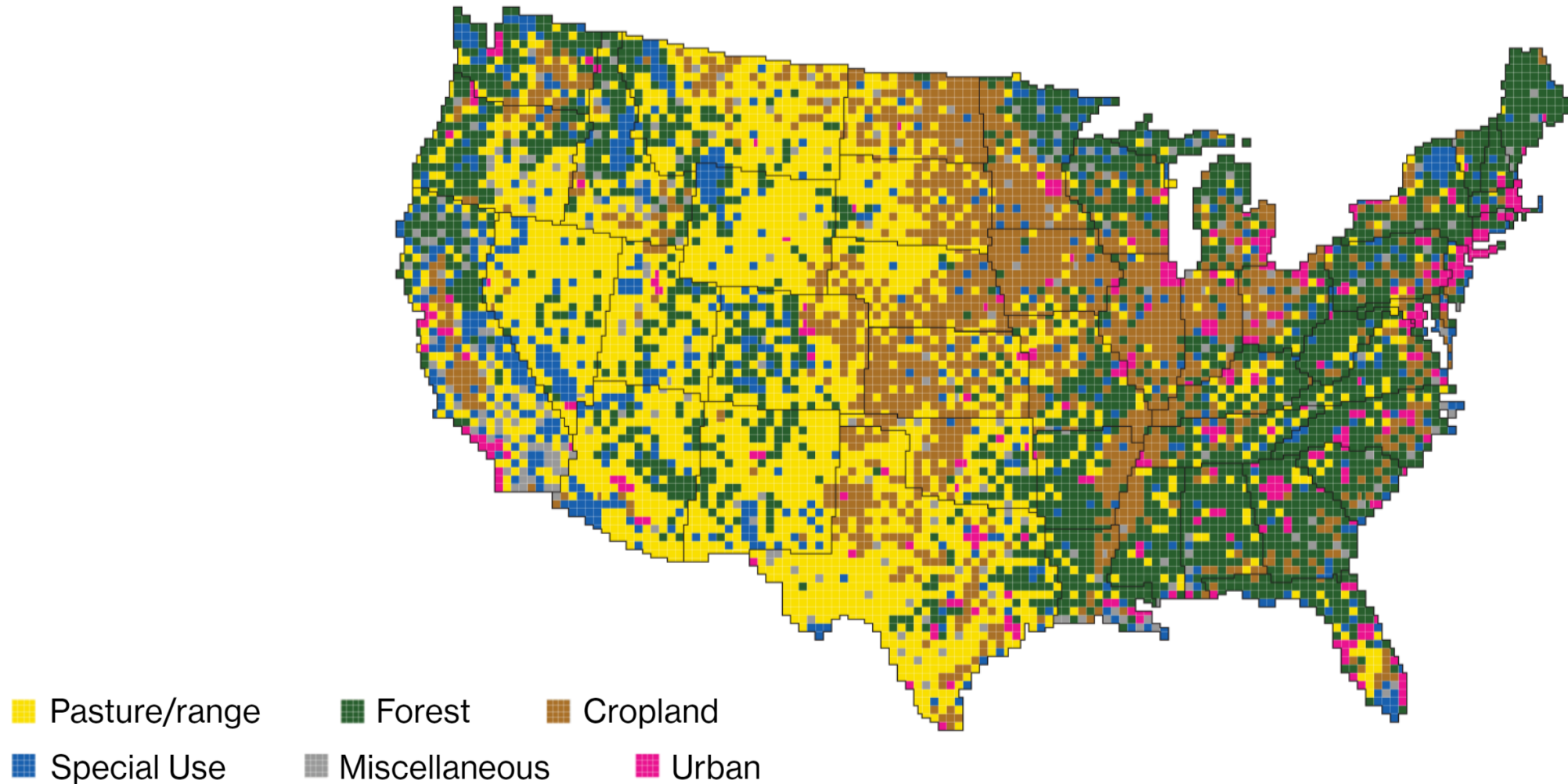
What is Land Use?



Cambridge Systematics, Inc.
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Mosaic Planning and Development Services
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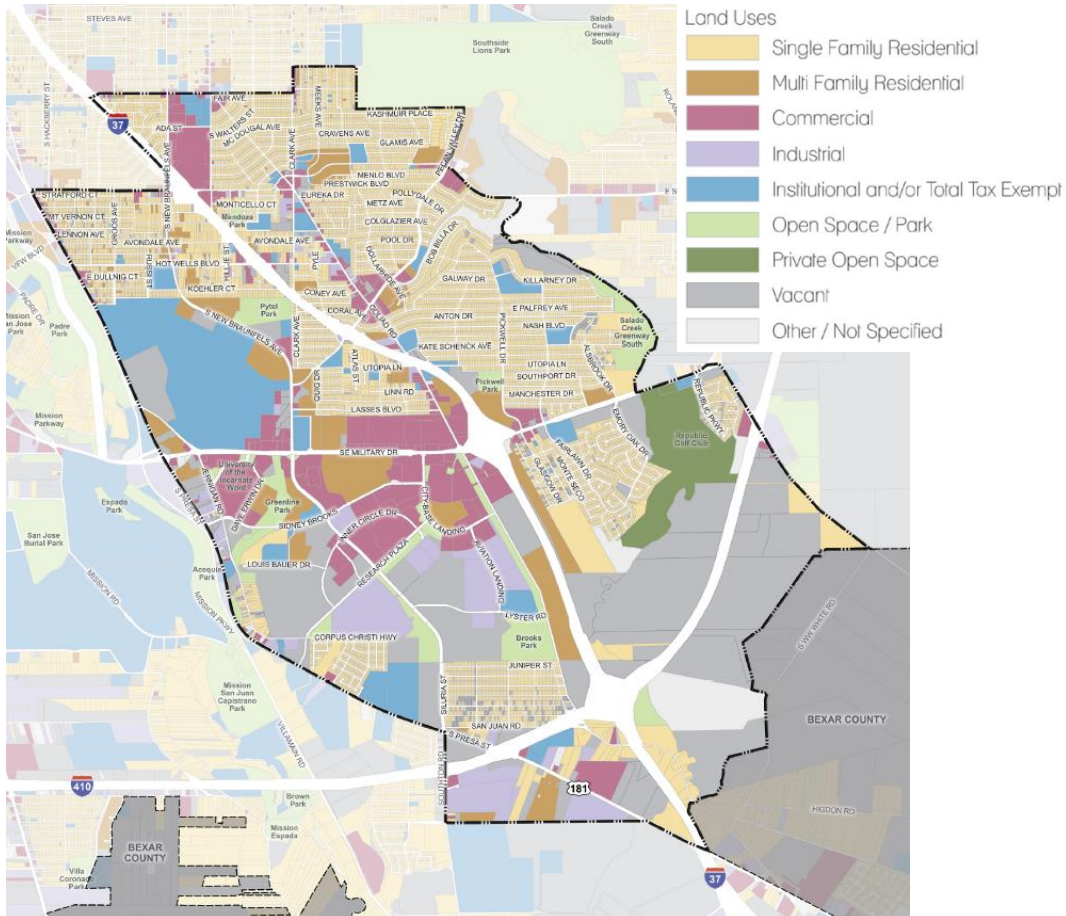
In simplest terms...

“Land Use” is how land is used.



Land Use is the foundation of this plan.

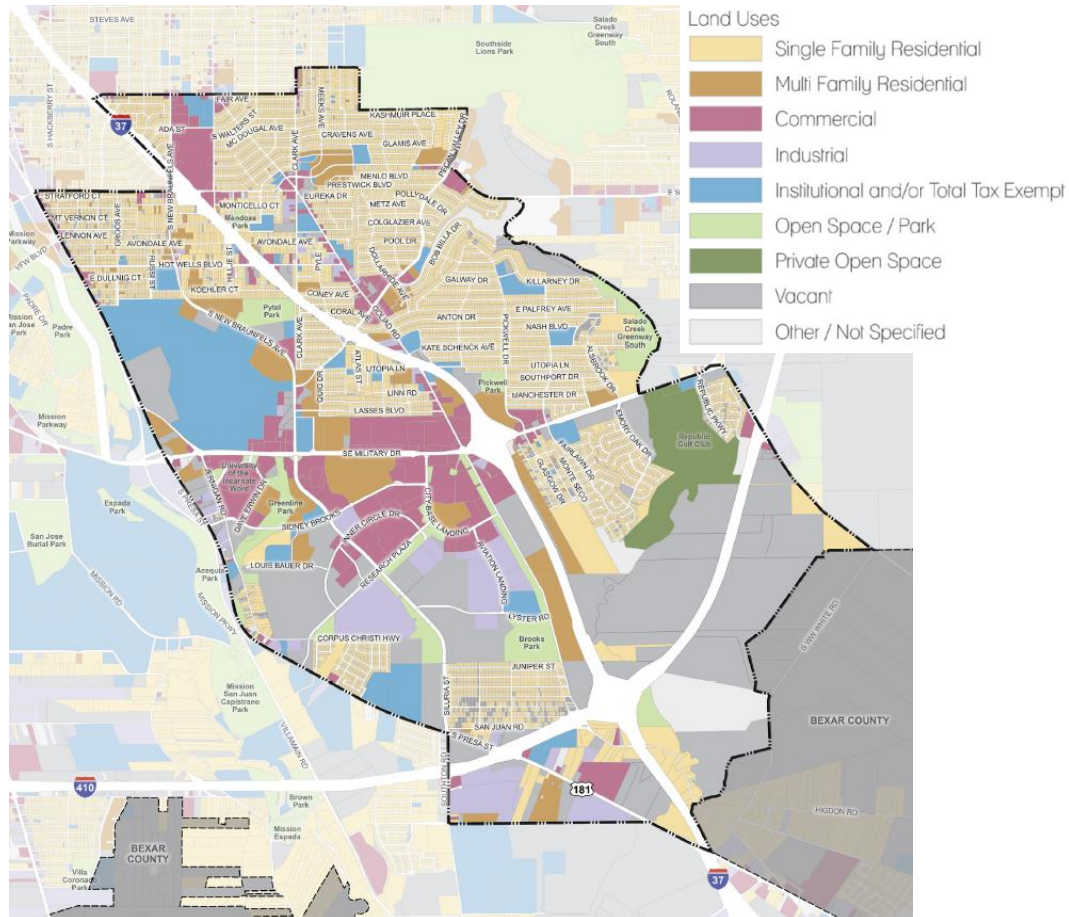
It is used to describe how land is currently used in the area...



Existing Land Use Map for Brooks Regional Center Plan

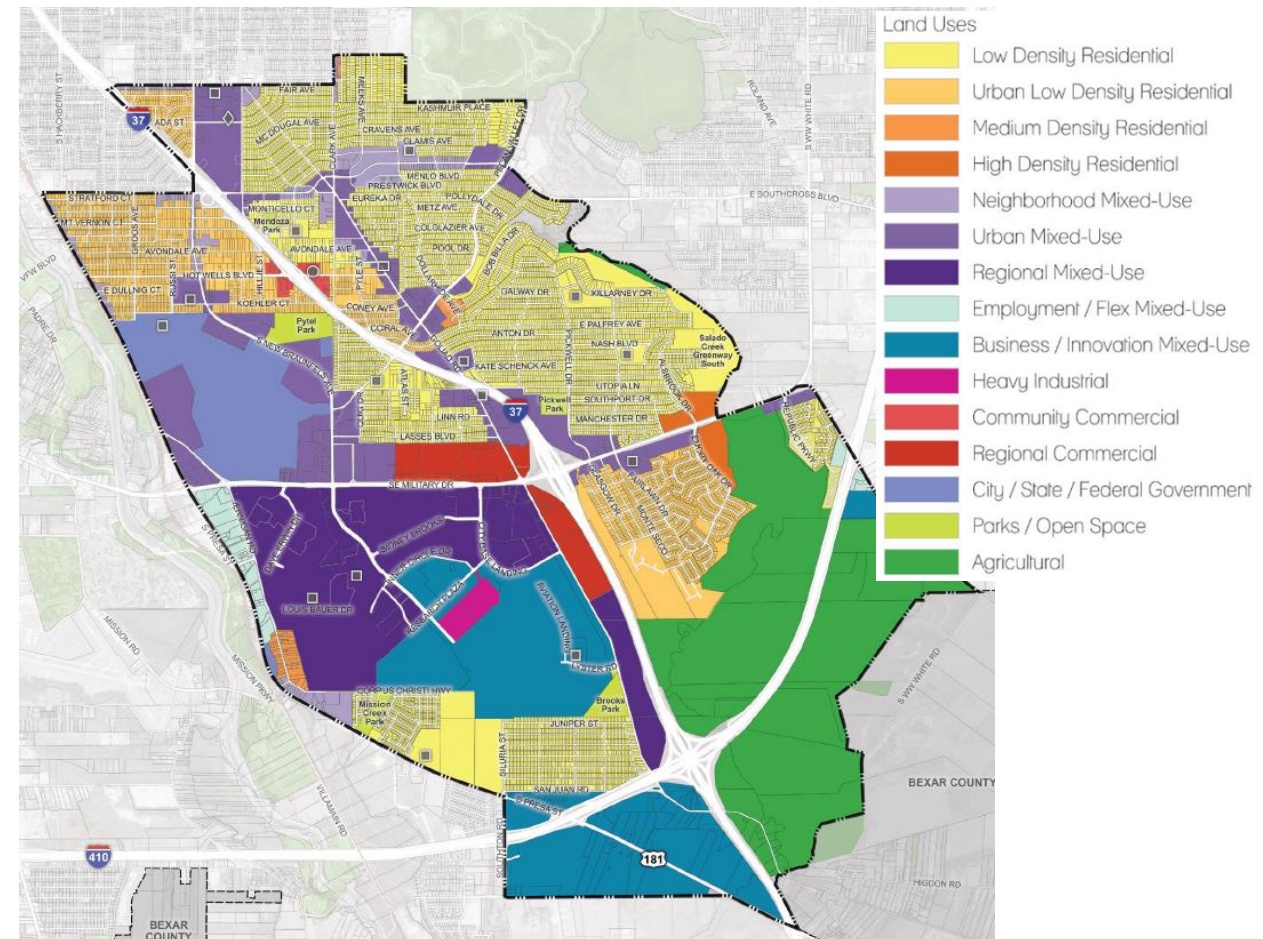
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Existing Land Use Map for Brooks Regional Center Plan

... AND how we want the land to be used in the future.



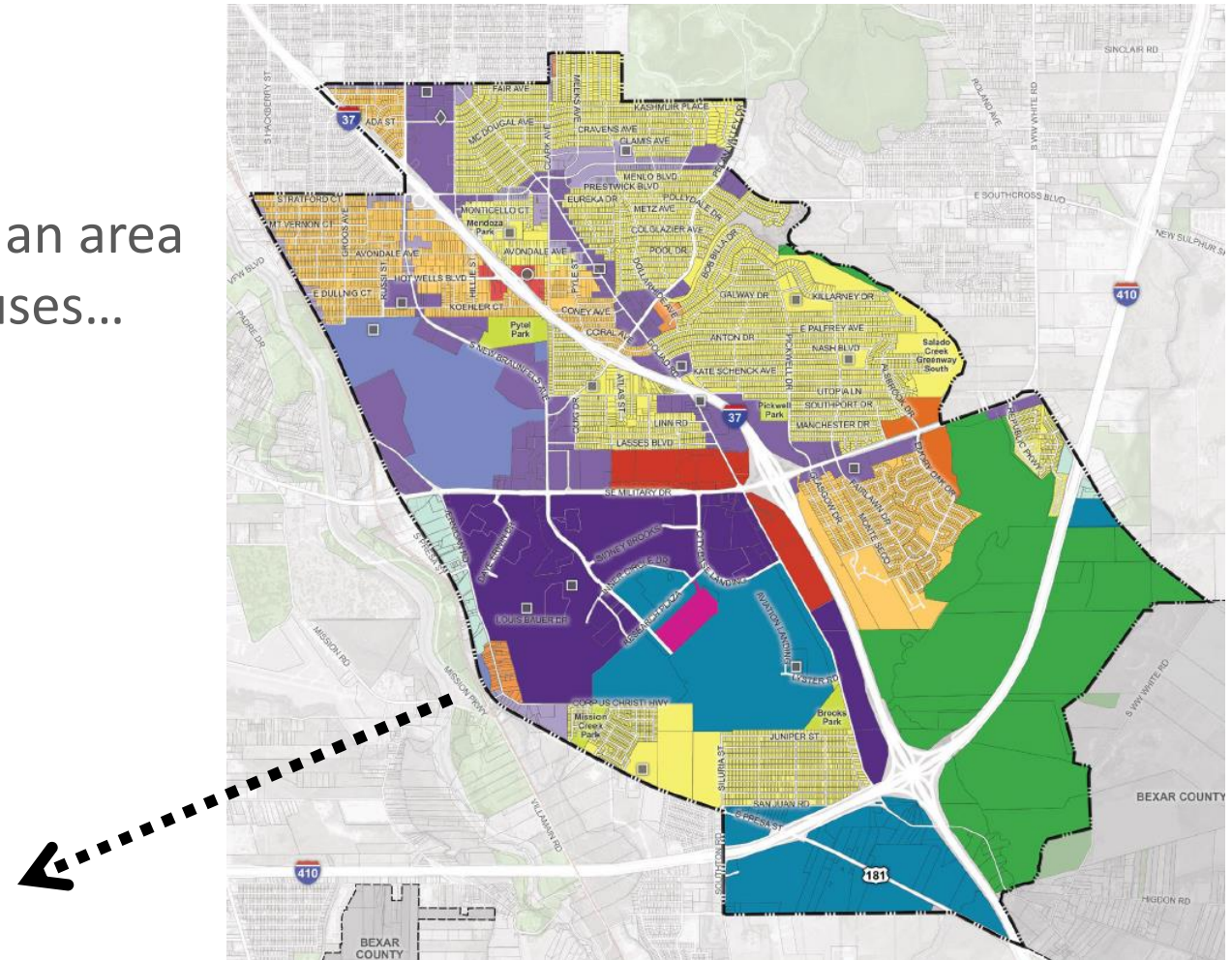
Future Land Use Map for Brooks Regional Center Plan

For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural



For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

...and the map has corresponding text to describe what types of uses should be allowed in each shaded area.

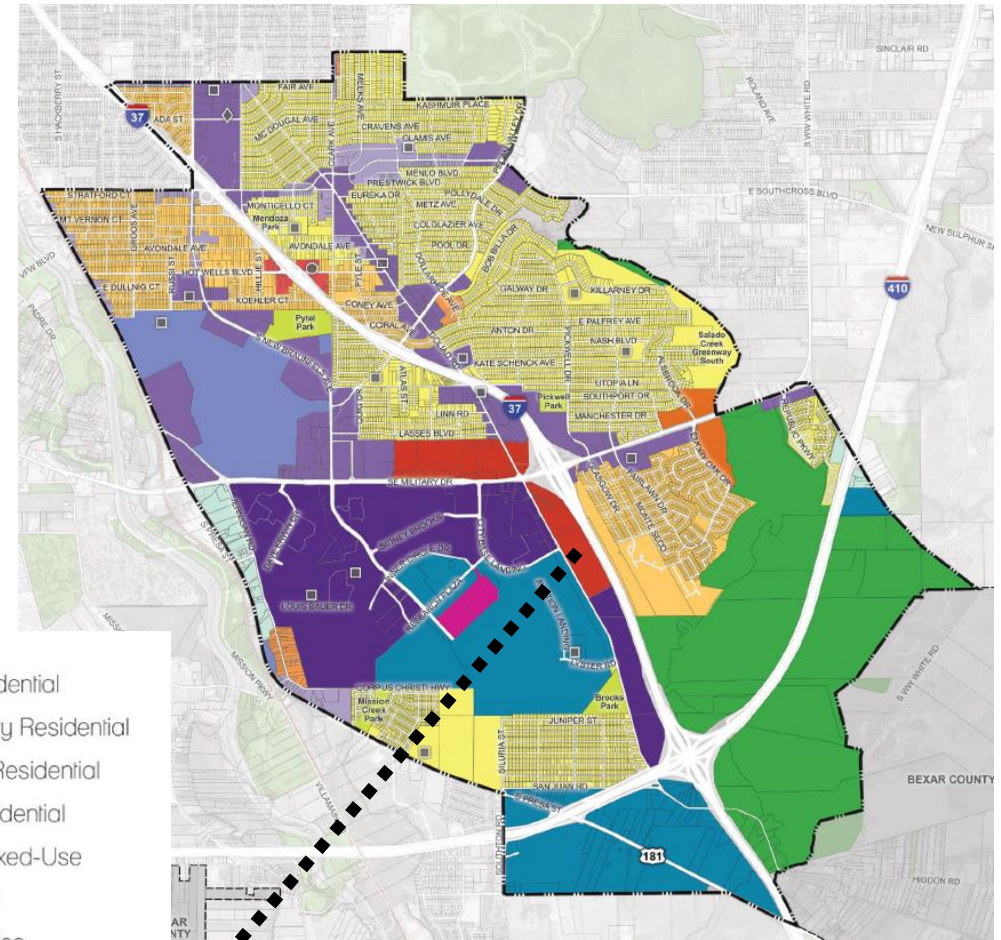


REGIONAL COMMERCIAL

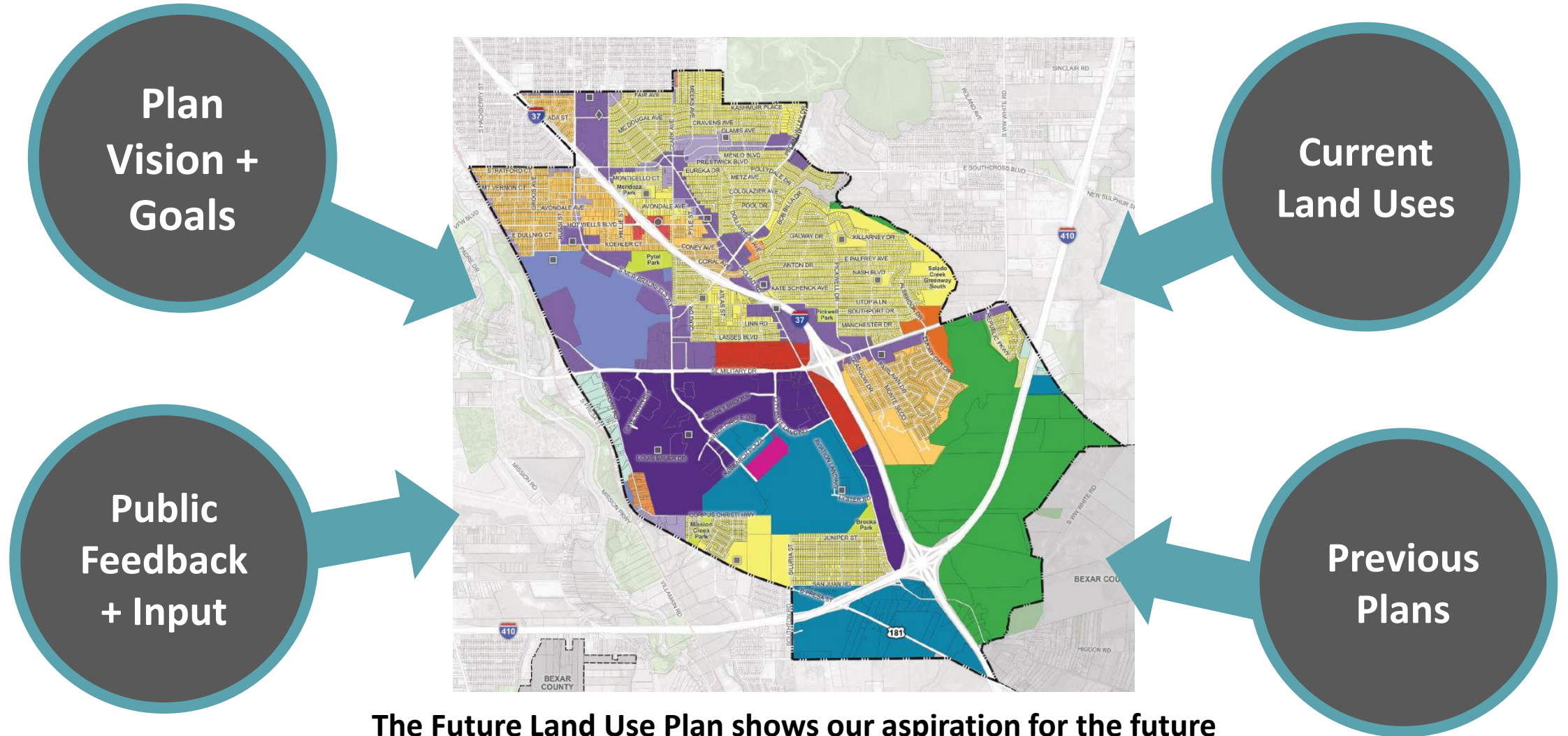
DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

Land Uses

- Low Density Residential
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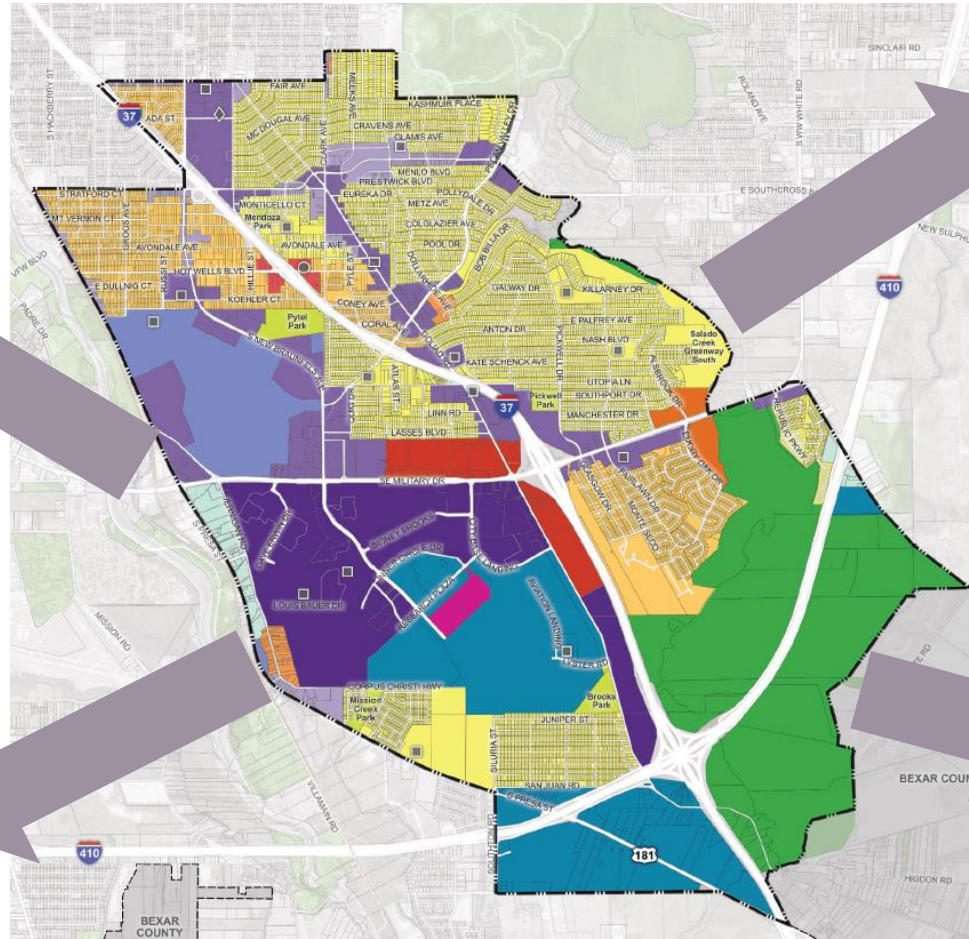


Developing a Future Land Use Plan

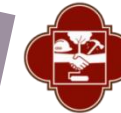


The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

Who uses the Land Use Plan?



City Staff + Other Agencies



CITY OF SAN ANTONIO
**DEVELOPMENT SERVICES
DEPARTMENT**



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



The Future Land Use Plan informs public and private decision-making and investments.

Differences Between Land Use and Zoning

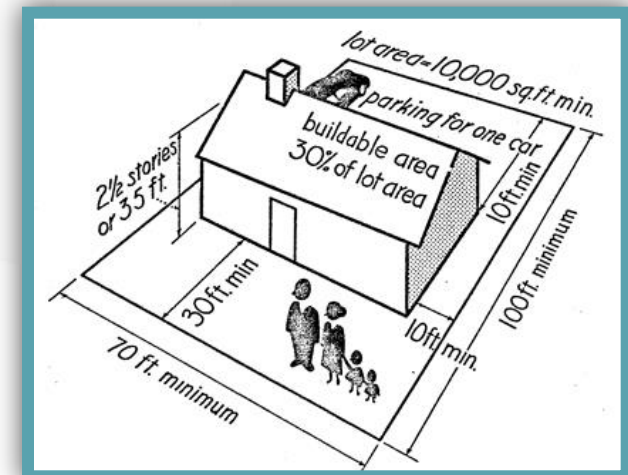
	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.

Differences Between Land Use and Zoning

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PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



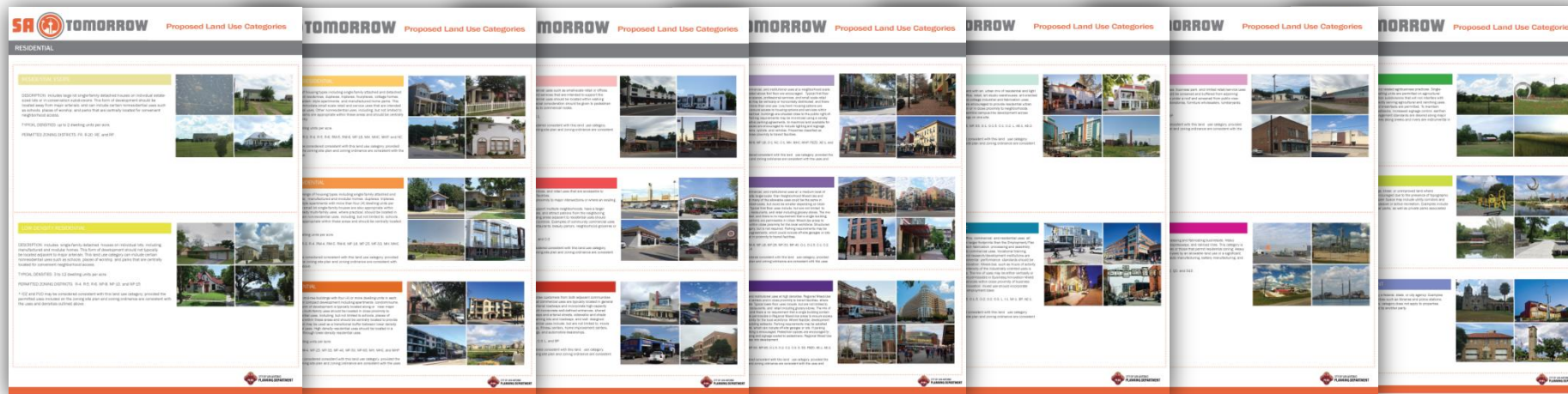
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POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process.	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.

Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a Draft Land Use Map
 - Created with existing land use, current zoning, SA Corridors Recommendations, and previous plans





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Next Steps



Coming Up...

- Next Planning Team Meeting #4

Thursday, May 30, 2019

St. Philip's College, Heritage Room

Topic: Land Use (1 of 2)



Eastside Planning Team

Meeting #3

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