



Eastside Community Area Plan

Planning Team Meeting #6

Wednesday, August 28, 2019

4:30 PM

St. Philip's College



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

Eastside Community Area Plan Project Team

- Garrett Phillips, Project Manager
City of San Antonio
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Vice President
Economic & Planning Systems



Meeting Objectives

- Process Update
- **Housing and Economic Development Discussion**
- Next Steps



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Project Process and Schedule



M I G

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

Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Late 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



Coming Up...

Planning Team Meeting #7:

Housing and Economic Development Strategies

Community Meeting and Online Questionnaire:

Future Land Use

Housing and Economic Development Strategies

Mobility

Planning Team Meeting #8:

Mobility



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Vision and Goals



Goals most related to today's discussion

- Diverse housing options will be available for current and future generations.
- Residents will feel comfortable and able to afford to remain in their neighborhoods throughout all stages of life.
- There will be more employment and entrepreneurial opportunities easily accessible by local residents in the Eastside Community area.
- Negative side effects of economic growth, such as rental housing affordability issues will be proactively minimized and mitigated.



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Housing and Economic Development



M I G

Housing Overview

Total Population (2018) | **33,423**

Total Households (2018) | **10,784**



Average Household Size

3.04 persons

2.71 City of San Antonio Average



29% one-person households

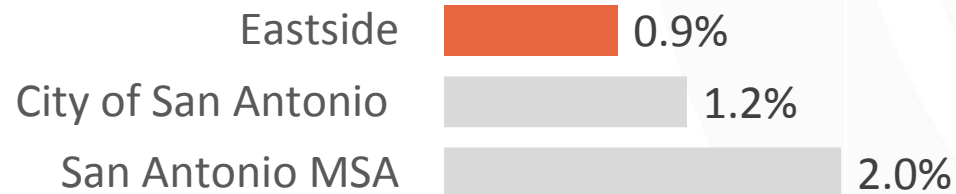
29% City of San Antonio Average

34% non-family households

35% City of San Antonio Average



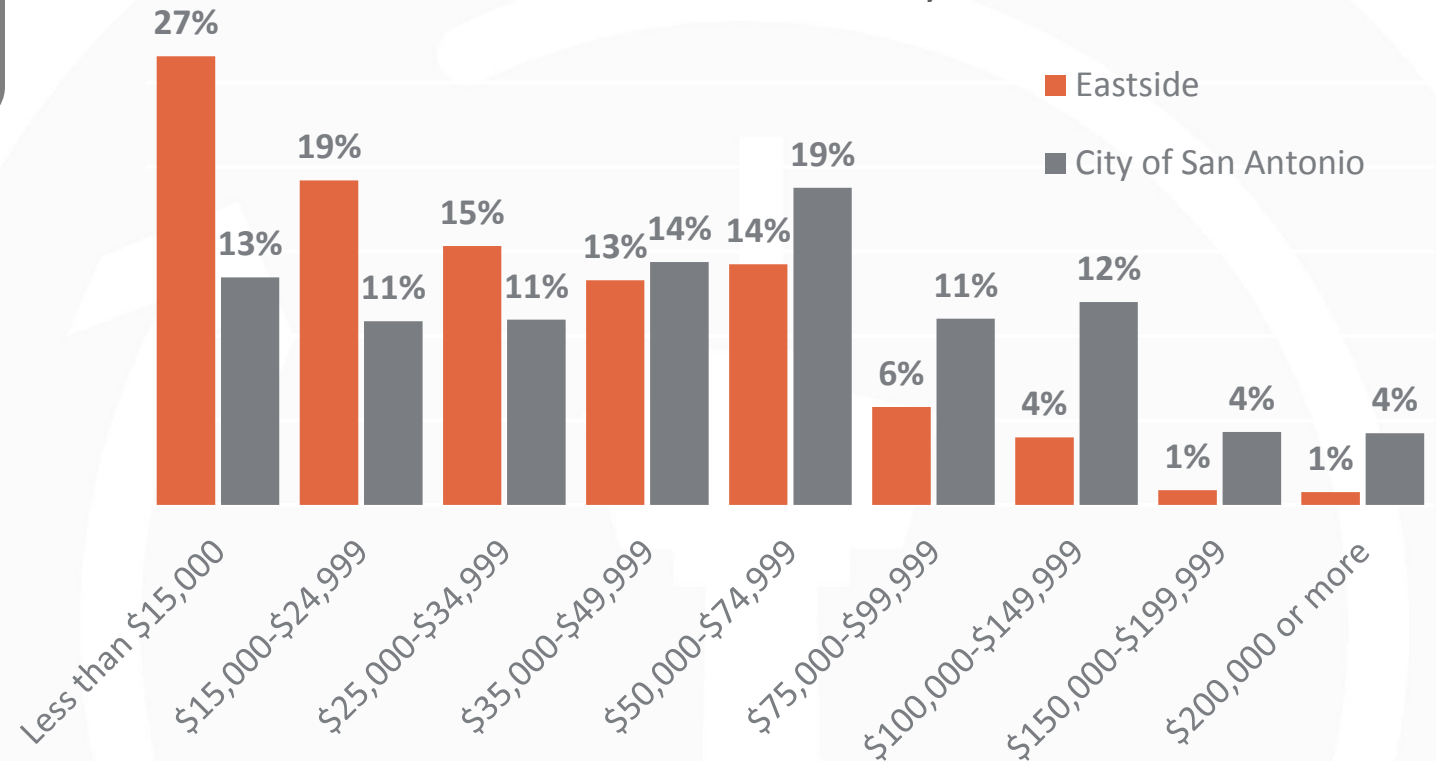
Annual Household Growth | 2010-2018



Household Income

Average HH income is **\$38,600**

45% lower than City of San Antonio

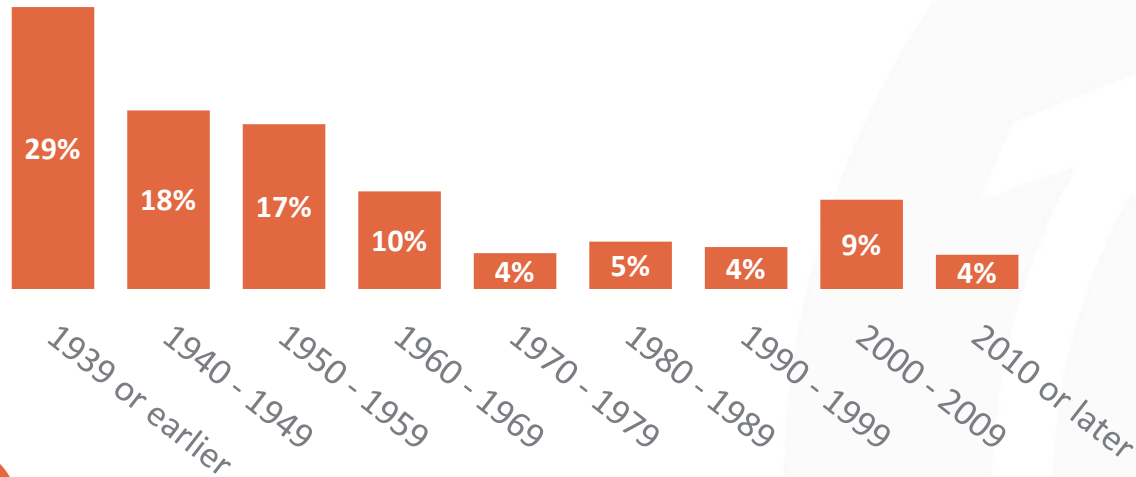


Eastside has the **larger than average household sizes** than the City, and households have **lower household incomes** than the City overall

Housing Conditions

Total Housing Units (2018) | **12,767**

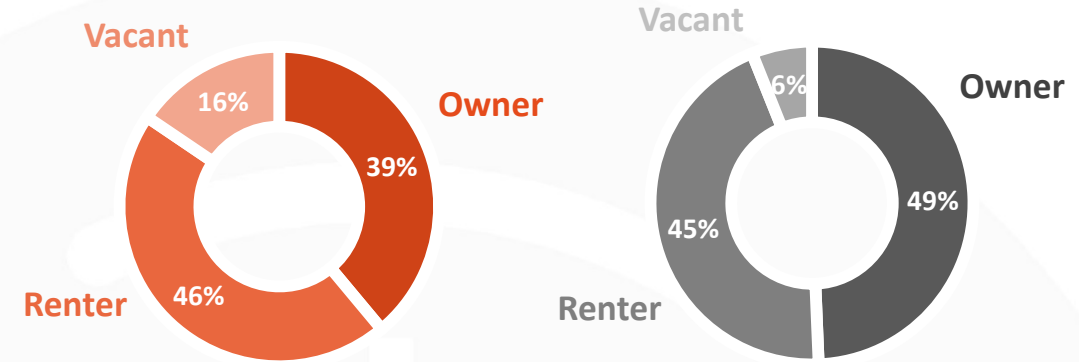
Age of Housing Stock



New Development

436 Housing units built since 2010

Tenure



54% of **occupied** housing units are **rented**
47% City of San Antonio Average

The Eastside Community Plan Area has a higher vacancy rate than the City of San Antonio

Units in Structure

76% of all housing units are single-family homes
64% City of San Antonio average

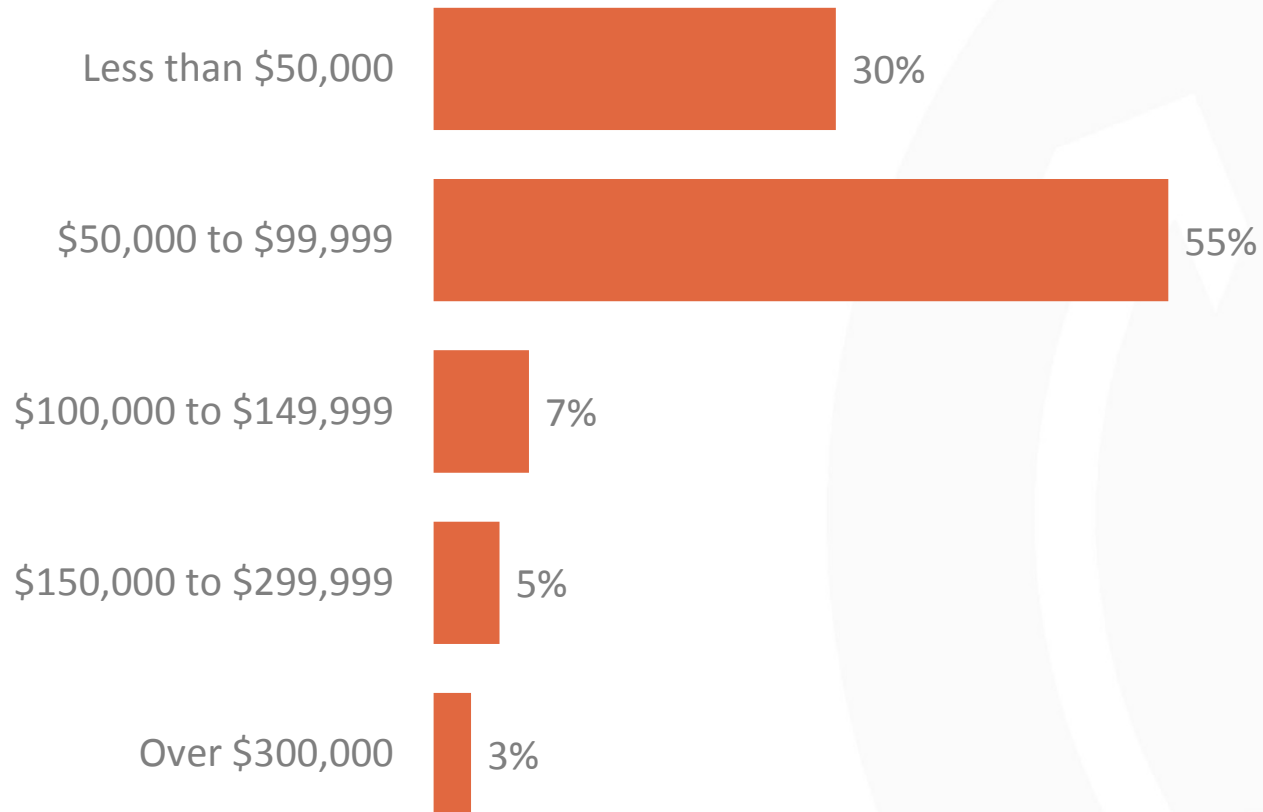
The housing stock is primarily single-family homes and some small apartment buildings

Housing Accessibility and Affordability



Owner-Occupied

85% of homes are valued at less than \$100,000



Average home price is around **\$130,000**
Wide range between \$50,000 to \$500,000
City of San Antonio is around **\$300,000**

85% of households with a mortgage have housing costs that are affordable to a household earning the Citywide median income of **\$50,300**

60% of homeowners do not have a mortgage
37% Bexar County average

Housing Accessibility and Affordability



Renter-Occupied

Average rent for Eastside apartments is **10% less** than the County average (CoStar data)



Housing in the Eastside Community Plan Area is generally less expensive than the county-wide average

88% of rentals are **affordable** to a household earning the Citywide median income of **\$50,300** (Census data)

Since 2000, average monthly rents have increased by **\$253, 30% less** than the County overall

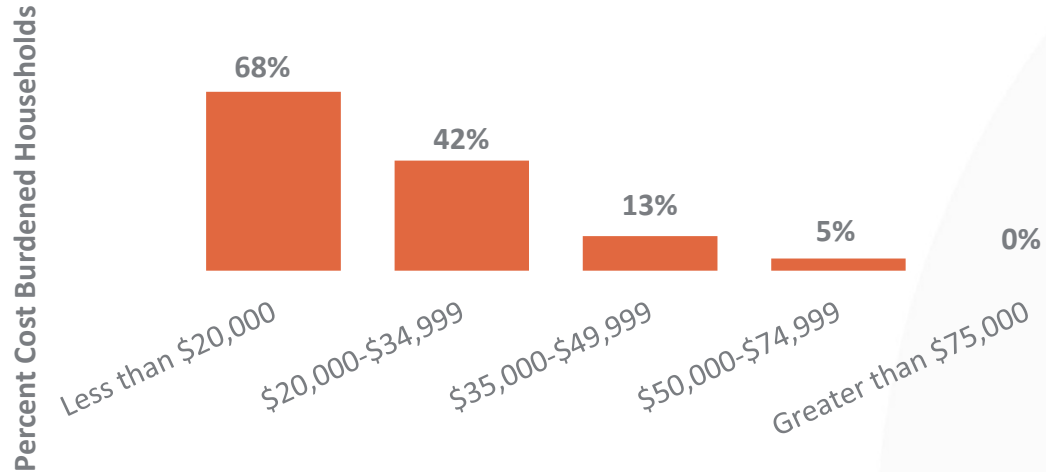
Average rent for new apartment units (built 2010-2018) is **\$1,136**

Cost Burden

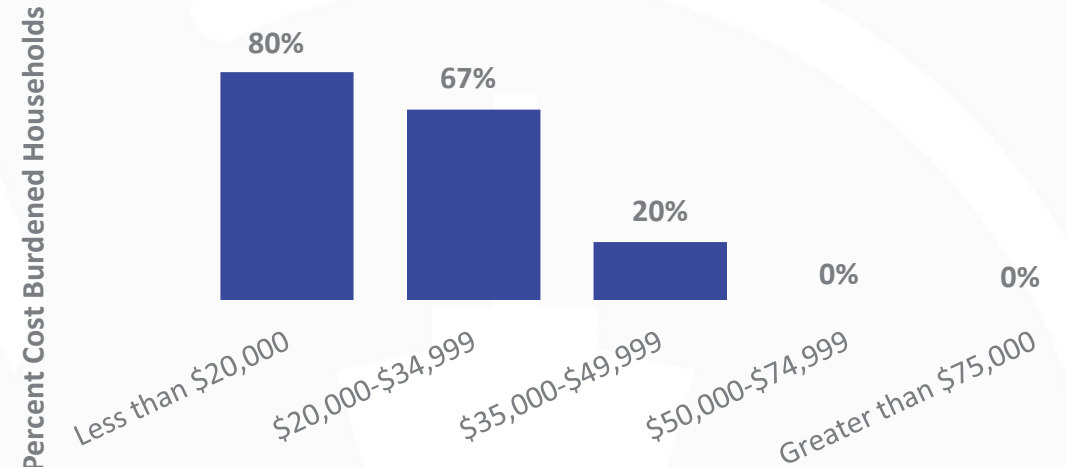
24% of homeowners and **56%** of renters are **cost burdened**, paying more than 30% of income towards housing



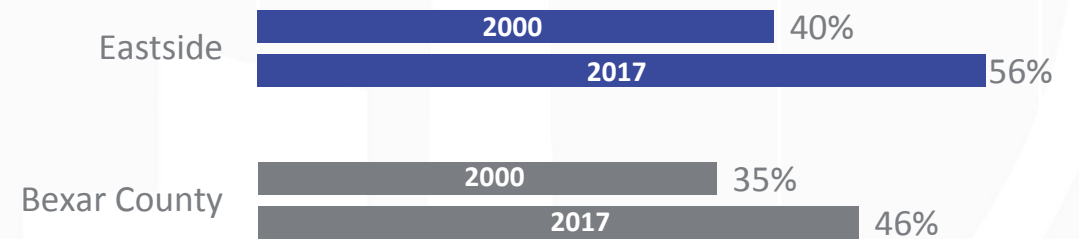
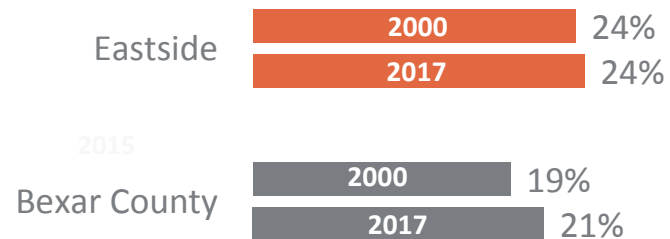
Owners



Renters



Cost Burden Change | 2000-2017



Housing Types and Affordability



Average Rental Rates for New Apartments = \$1,100 per month



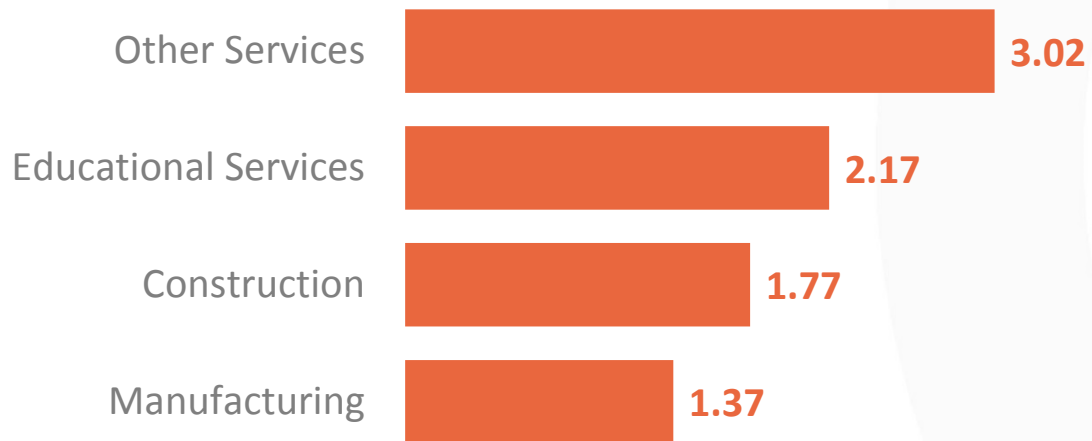
Average Home Price for New Home = \$262,000

Employment

Total Employment (2018) | **6,330**

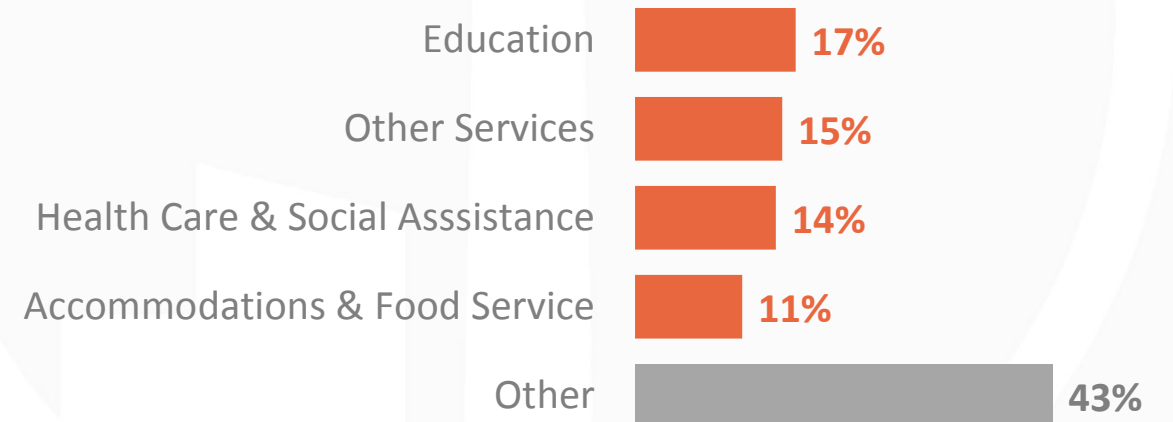
Number of firms (2018) | **563**

Industries Location Quotient



Largest Employment Sectors

Education, Other Services and Health Care & Social Assistance

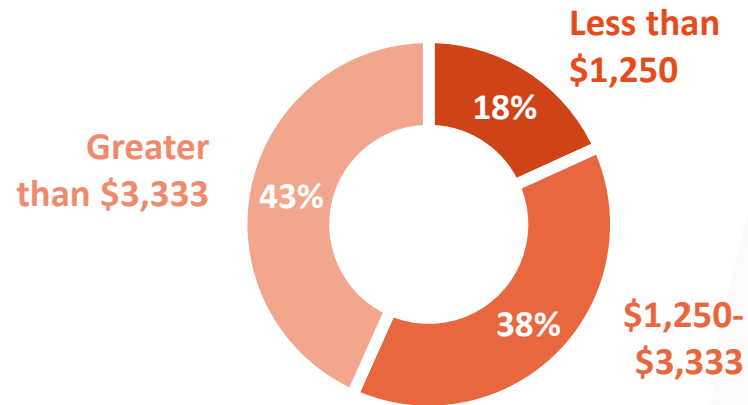


Workforce



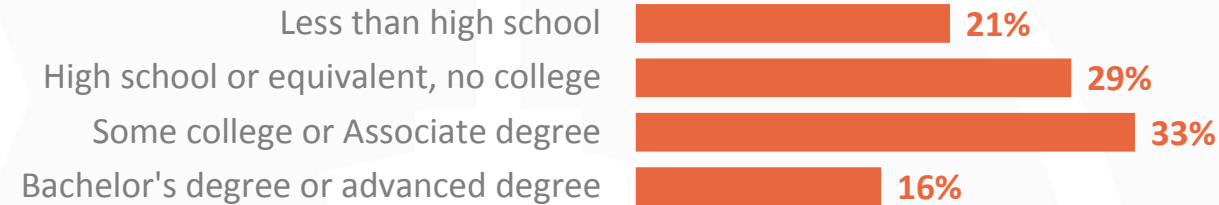
Wage Distribution

43% of workers earn more than \$3,333 per month (\$40,000 annually)



Education

49% of workers have some college or higher



35% of residents have some college or higher

Workplaces



4% of workers also live in the area

Largest Employers

Bimbo Bakeries USA

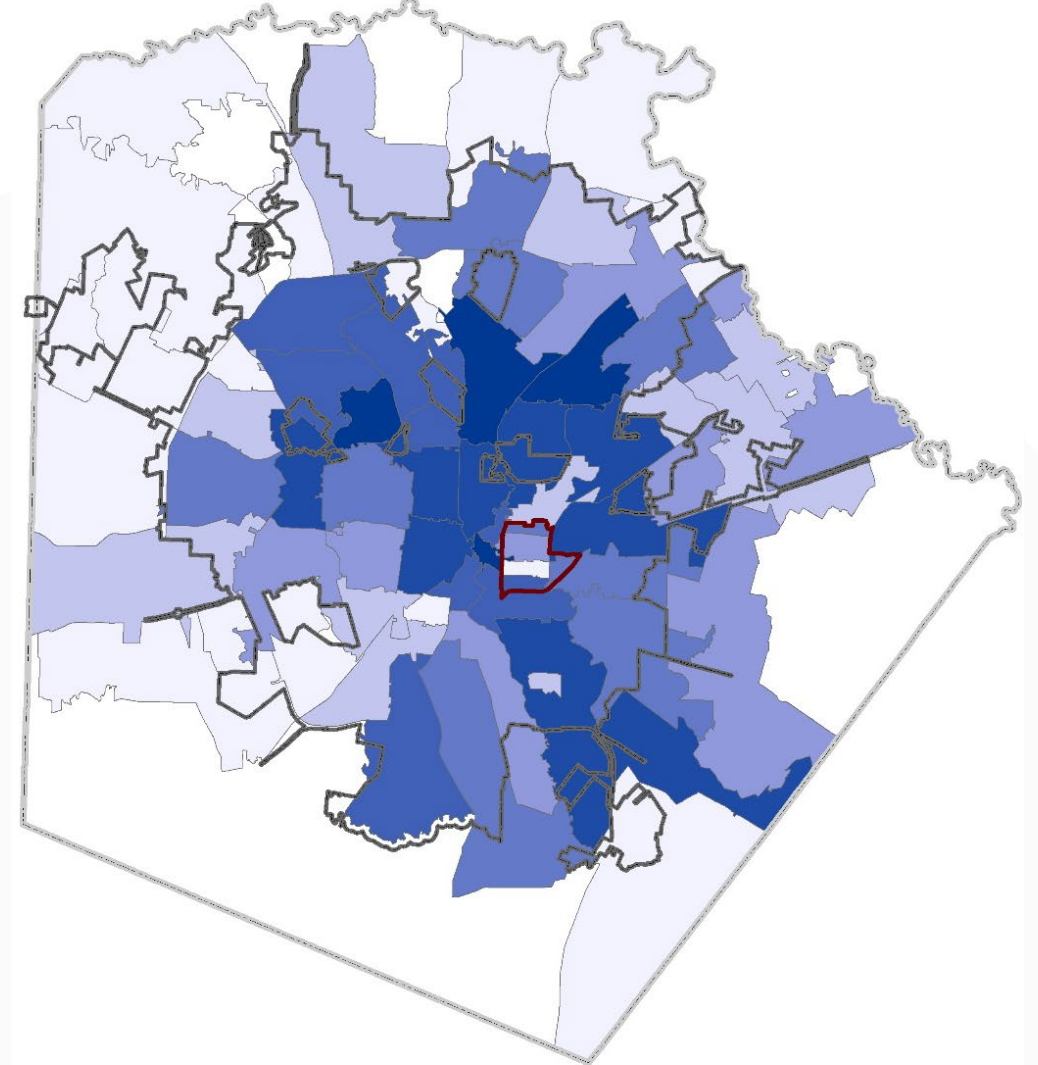
Dr. Frank Bryant Health Center

Judson Independent School District

Claude Black Community Center

HEB Foods

Unifirst Holdings Inc.



Where Eastside Residents Work by Zip Code



Real Estate Conditions

- Almost no commercial and industrial development in recent past
- Low vacancy rates for retail and industrial indicate demand or at least desirability of existing buildings
- Accommodations is only employment use spilling over from Downtown

Commercial and Industrial Development



Office |

336K sq. ft.

No growth since 2005

14% vacancy rate

9.4% Bexar County average



Retail |

1.35 million sq. ft. **0.9%**

No growth since 2005

vacancy rate

4.3% Bexar County average



Industrial |

3.1 million sq. ft.

8,400 net new since 2005

0.6% vacancy rate

4.8% Bexar County average



Hotel |

11 hotel/motel properties

Desired Housing Future

- What are the attractive/positive attributes about housing in the Eastside Plan Area?
- What housing types are missing?
- What housing challenges exist?

Economic SWOT Discussion

STRENGTHS	OPPORTUNITIES
WEAKNESSES	THREATS



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Housing Allocation

Housing Allocation

- Pick the housing types that are **appropriate** in the Eastside Community Plan Area
- Place each housing types in **locations that are best suited** for each type of housing





Smaller-Scale Multi-Family



Townhomes



Walk-Up Multi-Family



Mixed-Use Multi-Family

Employment Areas: Urban Centers

- Urban Centers are Community destinations and employment nodes for multiple nearby neighborhoods.
 - They are walkable, mixed-use destinations that are generally smaller in scale than a regional center, but could have the potential to become a future regional centers. Key to the development of these areas is increased multimodal connectivity, linking them to surrounding residential areas and other urban and regional centers.

Employment Areas: Place Types

HIGH-CAPACITY TRANSIT CORRIDOR



PERFORMANCE STANDARDS

Height: 4 to 8-story development or 55 to 110 feet

Massing and Density: 16 to 40 housing units per acre and 2.5:1 to 5:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 60%; transparency along side street of 25%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 150 intersections per square mile

Public Space: Plazas and park spaces totaling 15 acres per 1,000 residents

Parking: On-street and off-street parking (most in structures)

Employment Areas: Place Types

INDUSTRIAL SITE ADAPTIVE REUSE



Legend

						
Institutional	Office	Mixed-Use	Multi-Family Residential	Single-Family Residential	Parking	Park / Open Space

PERFORMANCE STANDARDS

Height: 2 to 8-story development or 35 to 110 feet

Massing and Density: 15 to 40 housing units per acre and 2:1 to 5:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 40%; transparency along side street of 15%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 10 acres per 1,000 residents

Parking: On-street and off-street parking

Employment Areas: Place Types

NEIGHBORHOOD MAIN STREET



Legend

						
Institutional	Office	Mixed-Use	Multi-Family Residential	Single-Family Residential	Parking	Park / Open Space

PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet

Massing and Density: 15 to 20 housing units per acre and 1:1 to 3:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 50%; transparency along side street of 25%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 10 acres per 1,000 residents

Parking: On-street and off-street parking

Employment Areas: Place Types

INSTITUTIONAL/CAMPUS MIXED-USE



Legend

						
Institutional	Office	Mixed-Use	Multi-Family Residential	Single-Family Residential	Parking	Park / Open Space

PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet

Massing and Density: 5 to 20 housing units per acre and 0.25:1 to 2:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 50%; transparency along side street of 20%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 20 acres per 1,000 residents

Parking: On-street and off-street parking

Jobs/Employment Allocation

- Is there a location that makes sense for an Urban Center?
- What Place Types are desirable and where could they be applied?
 - What types of jobs/businesses are we trying to attract to these place types?



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