

MEETING SUMMARY

NE Loop 410 and I-35 Regional Center Planning Team Meeting #3

Meeting Date: May 9, 2019

Time: 7:45 AM – 9:45 AM

Location: Wayland Baptist University, 11550 I-35 Frontage Rd., SATX 78233

Attendees:

Karen Bishop, SARA

Scott Wolston, Capitol Aggregates

Steven Silver, CRIT

Issac Bernal, EDD

David Rittenhouse, Bitterblue

Christina Castano, VIA

Rebecca Podowski, City Council D10

Jim Antenen, Wayland Baptist University

Heather Yost, COSA

Krystin Ramirez, MIG

Matt Prosser, EPS

I. Meeting Purpose

The purpose of Planning Team Meeting #3 was to confirm and/or edit the draft vision and goals for the NE Loop 410 and I-35 Regional Center, evaluate proposed focus and opportunity areas, review the planning framework and SA Tomorrow place types, and provide an introduction to land use and zoning in preparation for Planning Team Meeting #4.

II. Meeting Format and Summary

The meeting consisted of PowerPoint presentation and facilitated discussion led by the project manager, Heather Yost, and consultant team, Krystin Ramirez and Matt Prosser. A summary of each agenda item is presented below:

Vision and Goals - After introductions and a brief review of the project timeline, the Planning Team evaluated stakeholder and community input received by the Planning Department on the draft vision and goal statements for the NE Loop 410 and I-35 Regional Center. The *draft* vision statement presented to the community for input was:

The NE Loop 410 and I-35 Regional Center is a place where residents and visitors enjoy a range of well-connected mobility options that allow efficient access to everything the Regional Center and surrounding area has to offer – from entertainment, to parks and hike/bike trails, to businesses that meet day-to-day needs. The area supports its traditional industrial base while embracing change to create a more vibrant, diversified mix of uses that are attractive to residents and community-serving businesses.

Based on community input and Planning Team discussion, the following edits were suggested for the draft vision statement:

- Include reference to protection of natural areas and floodplains in order to prevent and/or mitigate flooding
- Restate the phrase “well-connected mobility options” in plain language
- Include specific reference to bike and pedestrian infrastructure in reference to mobility options



The *draft* goal statements presented to the community for input were:

Goal 1: Encourage economic development and business diversity that nurture positive community identity.

Goal 2: Create a connected, integrated multi-modal transportation system that efficiently serves the needs of residents and commuters.

Goal 3: Expand and connect greenspace, parks, and trails.

Goal 4: Promote community well-being and safety.

Based on community input and Planning Team discussion, the following edits were suggested for the draft goal statements:

- Make healthy and sustainable neighborhoods a goal (include mention of LEED or sustainable development)
- Promote well-being and safety to goal #1 or #2
- Include mention of institutions in reference to existing community assets (Wayland Baptist University, Children’s Rehabilitation Institute, Morgan’s Wonderland).

III. Planning Framework

After a discussion about the draft vision and goals, Matt Prosser from Economic Planning Systems (EPS) provided an overview of the SA Tomorrow Planning Framework and indicated that the NE Loop 410 and I-35 Regional Center “evolving” logistics/services center in terms of maturity (other Regional Center maturity categories are “emerging” and “specializing”). Redevelopment planning should focus on modernizing the built environment as well as investing in the infrastructure and amenities needed to support change.

IV. Place Types, Focus Areas and Mixed-Use Corridors

Matt Prosser of MIG provided an overview of the twelve SA Tomorrow Place Types as background information so that different place types could be discussed as the Planning Team reviewed the Focus Areas and Mixed Use Corridors to be included in the Plan. He presented the trail oriented development, neighborhood main street, regional/commuter rail, and institutional/campus mixed-use place types as being the four that may be applicable to the Regional Center.

Focus Areas and Opportunity Areas

The Planning Department presented three focus areas that were determined through community input and previous land use planning efforts. MIG presented five opportunity areas based on an analysis of market conditions. The goal of this portion of the meeting was to compare, evaluate, and determine whether focus areas should be edited based on market analysis.

The three focus areas selected by the Planning Department are as follows (map of areas follows at end of this document):

1. Perrin Beitel to Thousand Oaks corridor
2. The area bounded by Walzem Rd., the Austin Hwy., Perrin Beitel, and NE Loop 410
3. Randolph Rd. corridor



The five opportunity areas selected by the consultant (EPS) are as follows (map of areas follows at end of this document):

1. Tech Com Drive
2. Longhorn Quarry/Toyota Field
3. Wurzbach Pkwy/Wetmore Rd.
4. Takas Windcrest City Park Area (note that park is not within City of San Antonio)
5. Perrin Beitel/Nacogdoches corridor

There was overlap between the focus and opportunity areas along the Perrin Beitel Rd. corridors and the Randolph Rd. area (near the VIA station and Takas Windcrest City Park). Key points discussed by the Planning Team in relation to the focus and opportunity areas included:

- *Perrin Beitel* will be considered as a mixed-use corridor and continue the work of the NEC Revitalization Plan.
- *The Walzem, Perrin Beitel, Austin Hwy.* focus area needs an anchor. Discussed tying in to the Salado Creek greenway extension; construction on Beitel Creek is already underway as a Bexar County project.
- *Randolph Rd. and area around Takas City Park* - VIA is adding two new 64' bus bays to its Randolph Rd. station in case it becomes a terminus for the BRT (bus rapid transit). Could tie into "Looper" bus service and the station could be used as a mode of transfer rather than its current park and ride. VIA has brought these improvements to TXDOT's attention. The unsafe pedestrian crossing under I-35 and floodplains surrounding the VIA station and the southern portion of Randolph Rd. continue to be a concern.
- *The Longhorn Quarry* was discussed as a focus area, but because redevelopment is already occurring there as part of a master development plan and entertainment district, it was decided that focus should be placed on areas more in need of coordinated efforts.
- *Tech Com Drive* - The area around Tech Com drive can be looked at as part of a future connection of Wurzbach Pkwy. and I-35. It was also suggested to consider the impact the Live Oak Town Center (anchored by IKEA) may have on the on the future development of the I-35 and Wurzbach Pkwy area. Because so much of this area is floodplain, good floodplain management practices and low-impact development (LID) should be integrated into new development ("mitigated development")

V. Use and Zoning

Krystin Ramirez with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site's zoning. She informed the team that the next Planning Team meeting in June will delve into land use in more detail.

NEXT STEPS: Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in June for review and editing.

Planning Team Meeting #4: Wednesday, June 5 from 7:45 – 9:45 AM at Wayland Baptist University.

Planning Team Meeting #5: TBD (will be held the week of July 8th)

Meeting summaries and presentations will be available on the sub area plan website:



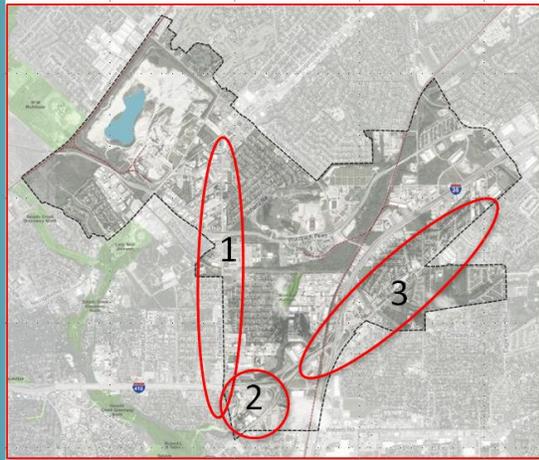
<https://nei35.sacomplan.com/>

If you have any questions about the NE Loop 410 and I-35 Regional Center Plan, please contact the Project Manager: Heather Yost, City of San Antonio Planning Department.

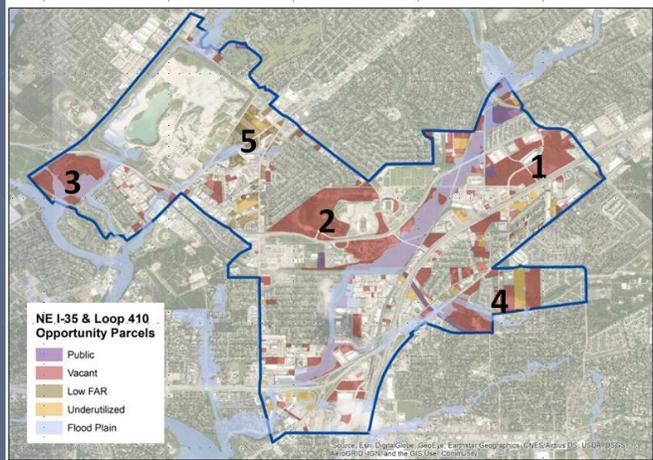
Email: heather.yost@sanantonio.gov

Phone: (210) 207-7919

Potential Focus Areas Compared



Identified by Planning Dept for
Community Meeting



Identified by "opportunity parcel" calculations and
market analysis

