



NE I-35 And Loop 410 Area Planning Team

Meeting #2

Existing Conditions/Visioning and Goals

Thursday, March 21, 2019

Wayland Baptist University Campus



Auxiliary Marketing Services

Bowtie

7:45 AM – 9:45 AM Cambridge Systematics, Inc.

Economic & Planning Systems, Inc.

Mosaic Planning and Development Services

Ximenes & Associates

SA



TOMORROW

introductions

NE I-35 and Loop 410 Project Team

- Heather Yost, Project Manger
City of San Antonio, Planning Department
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Mukul Malhotra, Principal
MIG, Inc.

Meeting Objectives

- Review existing conditions findings and maps
- Review survey results
- Discussion of assets, opportunities, and challenges
- Identify a vision for NE I-35 and Loop 410 Area

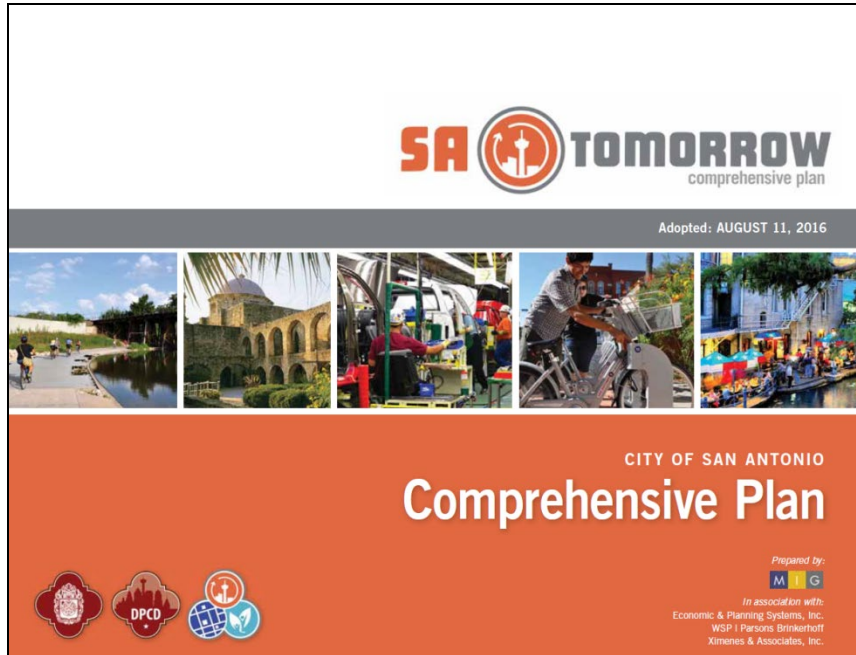
SA



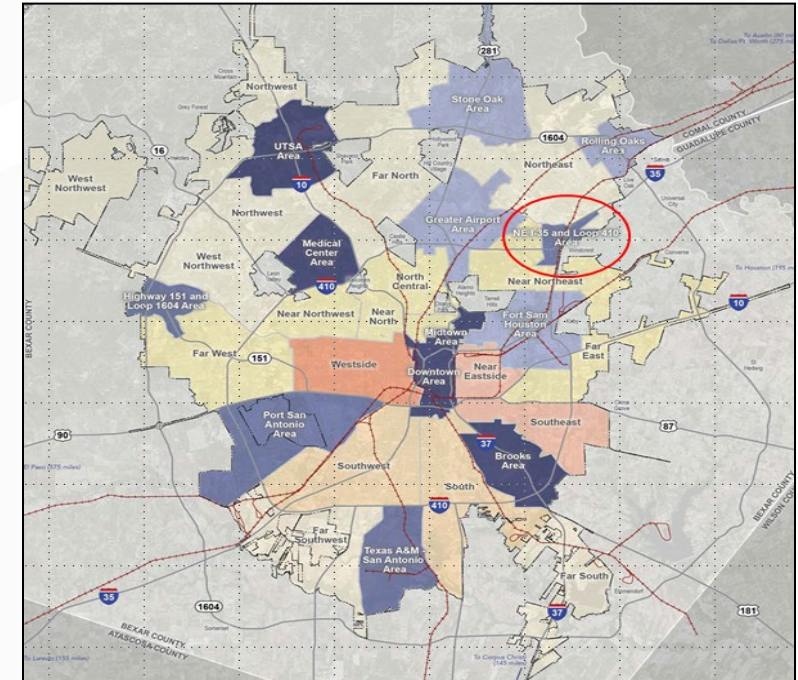
TOMORROW

process & schedule

NE I-35 and Loop 410 Regional Center Plan



The Comprehensive Plan is City's overarching, long-range policy document that guides decision-making on future growth, development, land use, infrastructure, public services, etc.



Regional Center Plans cover many of the same topics as the Comp Plan, but at a much greater level of detail in regards to land use, public and park space, mobility, economic development, housing, etc.

Regional Center 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



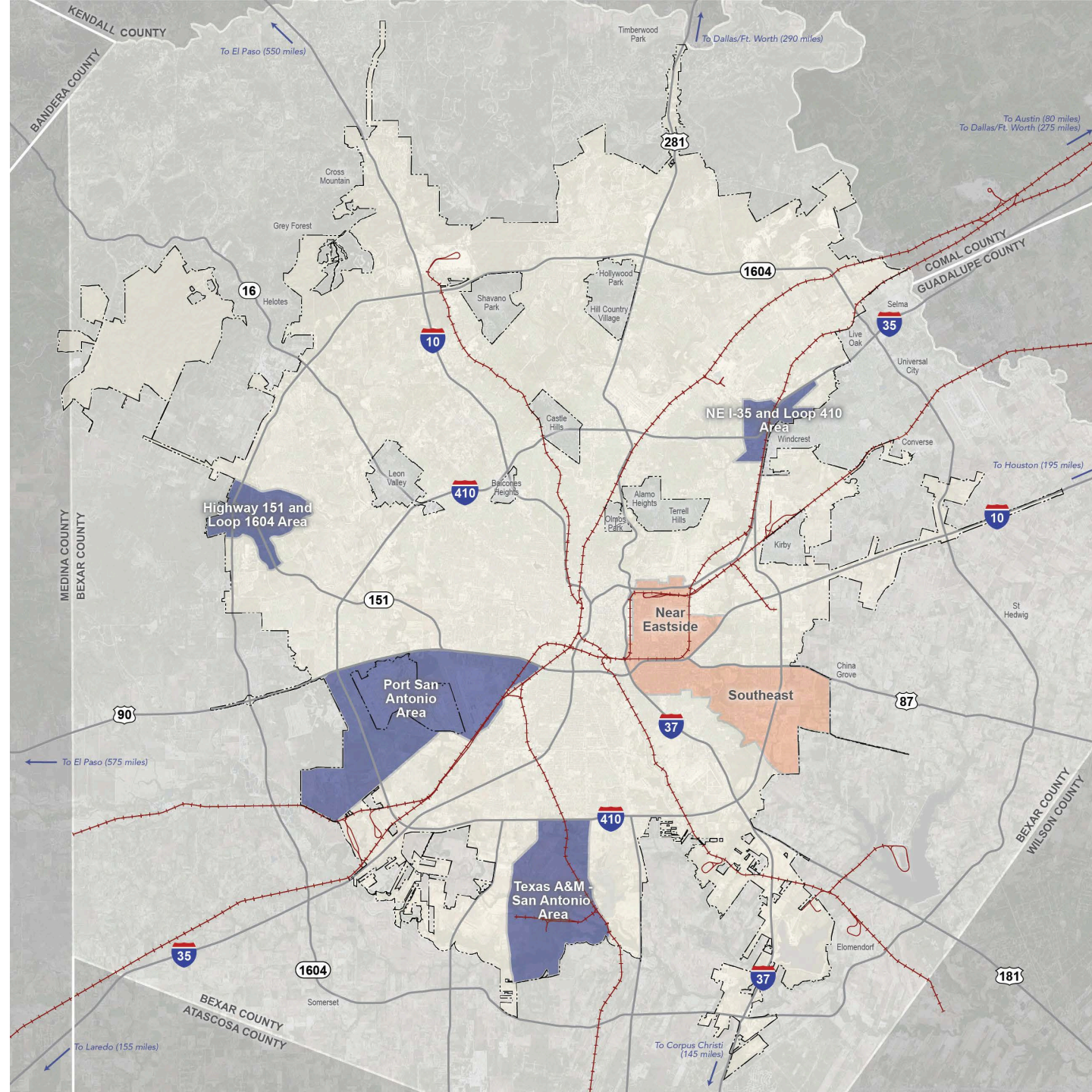
SA



TOMORROW

existing conditions review

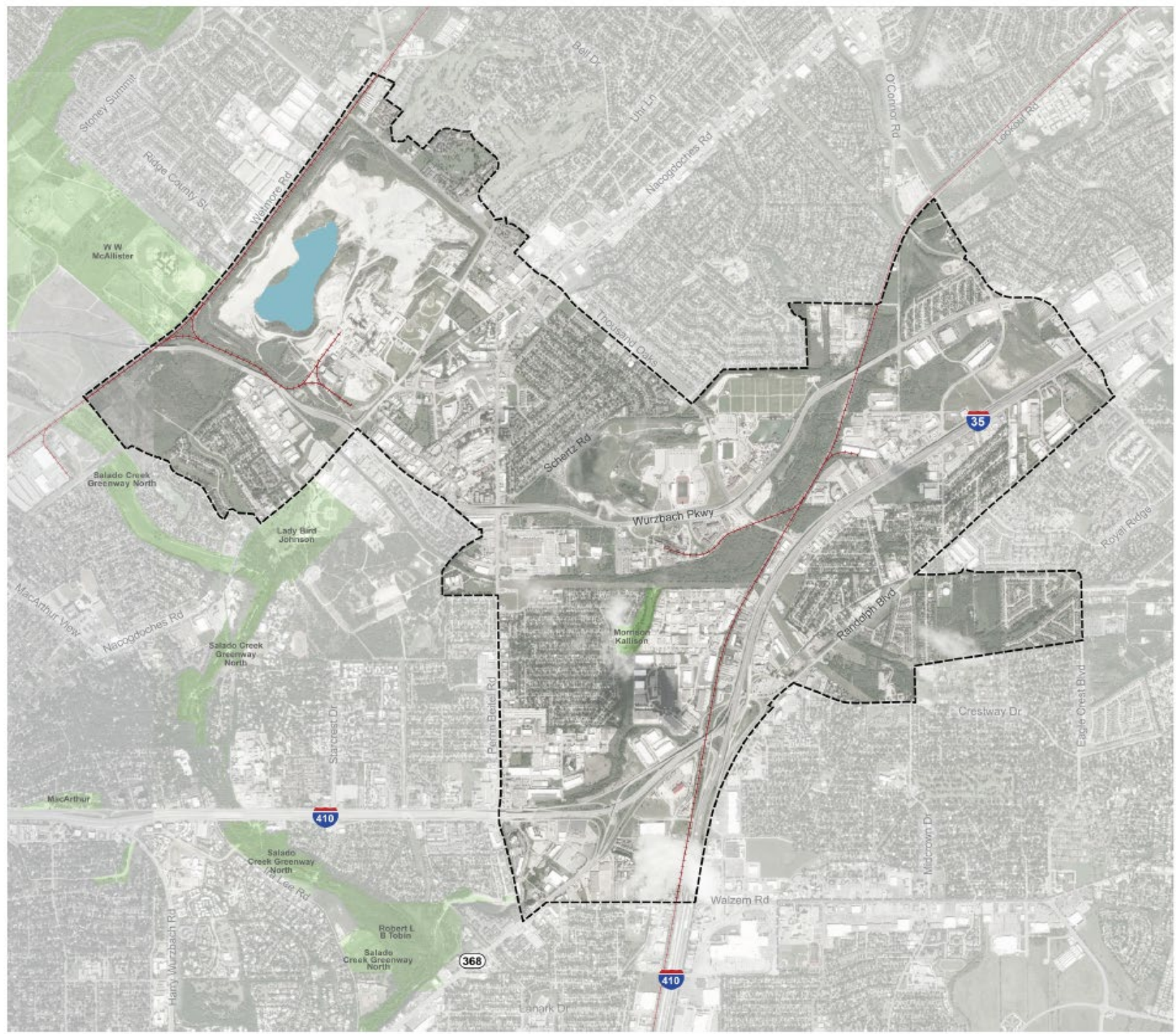
Phase Two Plan Areas



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

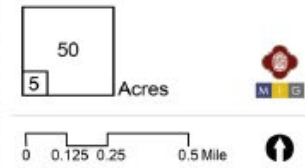
NE I-35 and Loop 410 Area Regional Center



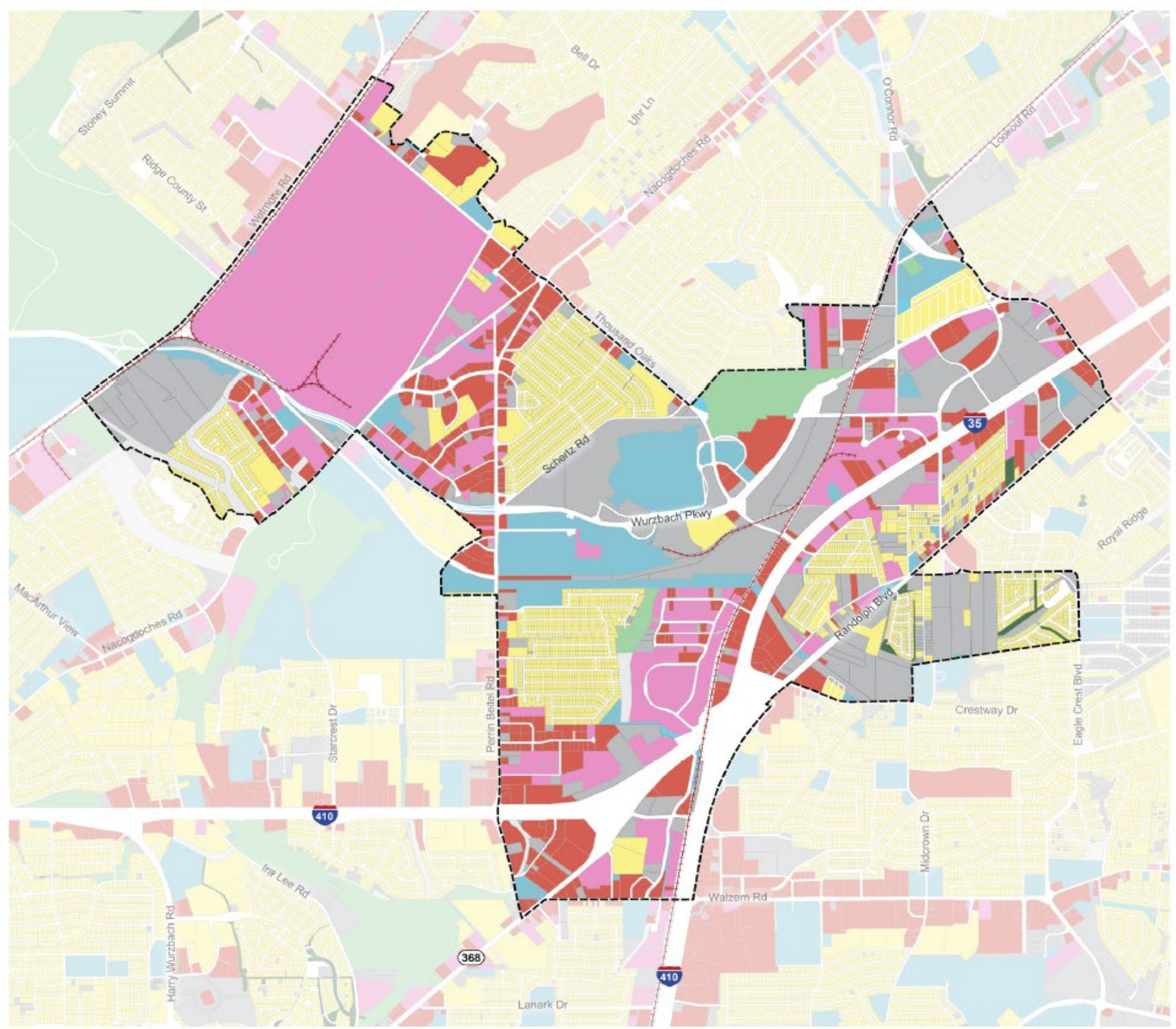
North East I-35 and Loop 410
REGIONAL CENTER

STUDY AREA

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



Existing Land Use



Northeast I-35 and Loop 410 REGIONAL CENTER

EXISTING LAND USE

- Regional Center 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

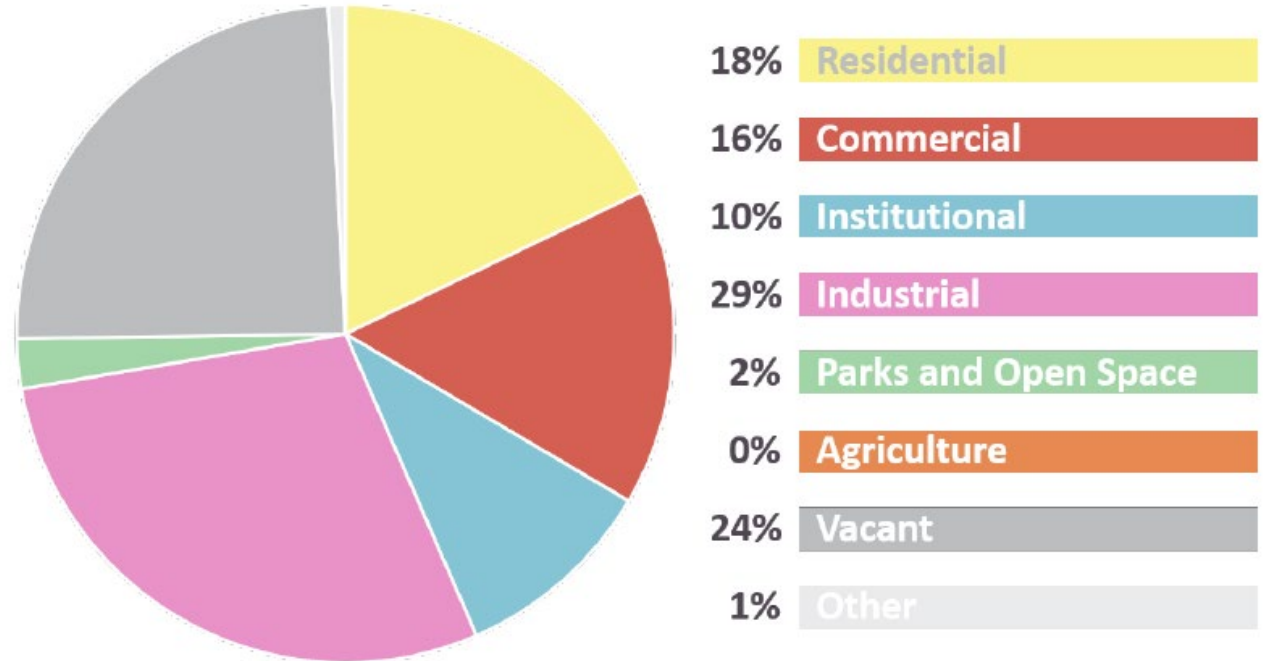


Existing Land Uses



Existing Land Uses

- Varied mixture of uses:
 - Nearly a third is industrial
 - Many large industrial users
 - Mostly single-family residential uses
 - Small amount of multi-family
 - Limited Commercial and Institutional uses
 - Vacant land for growth

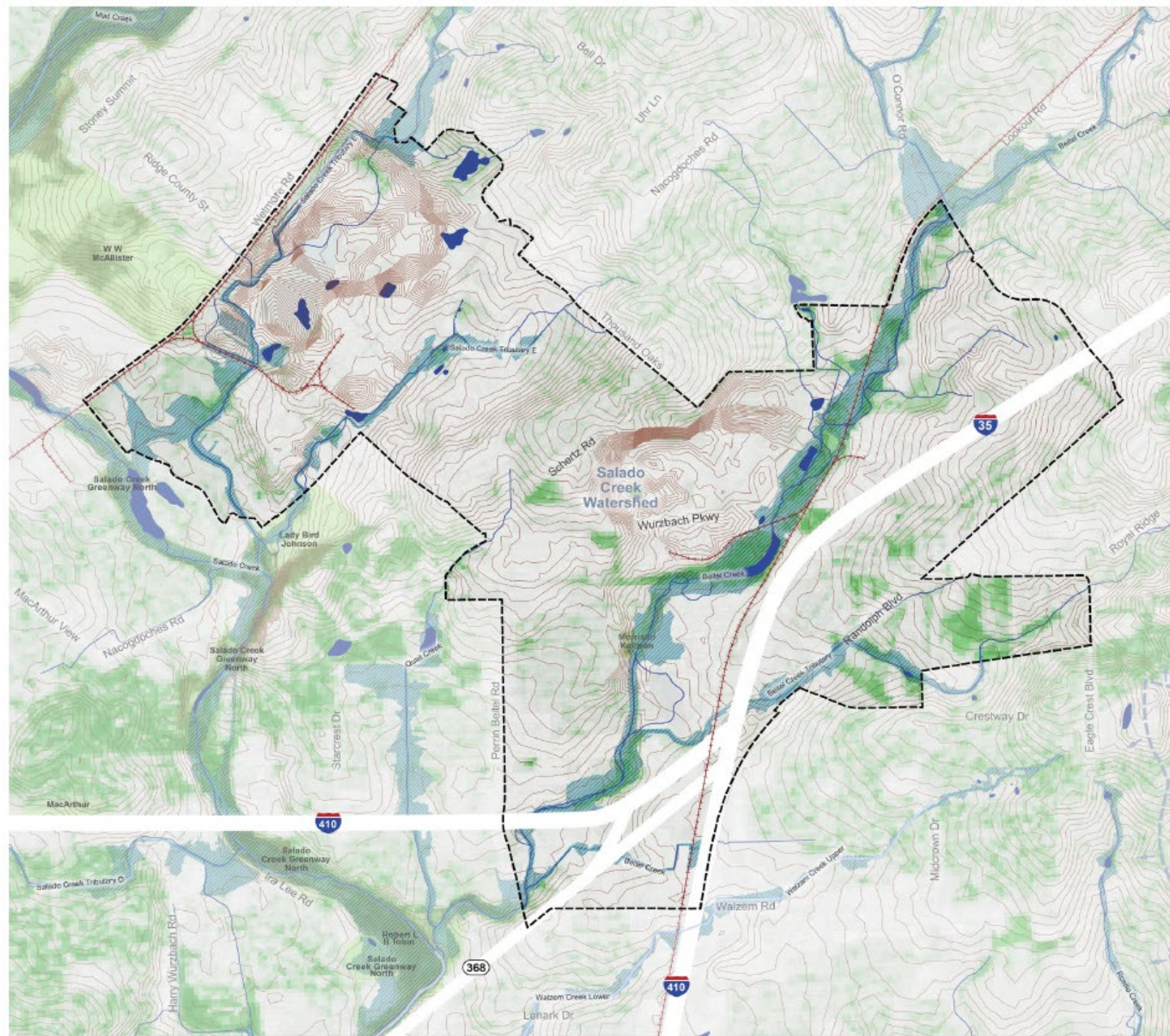


Transportation and Mobility

- Auto-oriented corridors
- Primary corridors
 - Loop 410
 - Interstate 35
 - Wurzbach Parkway
 - Thousand Oaks
 - Nacogdoches Road
 - Randolph Road
 - Wetmore Road
 - Austin Highway
 - Perrin Beitel Road
 - Walzem Road



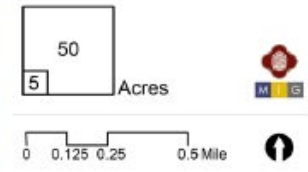
Natural Systems



Northeast I-35 and Loop 410
REGIONAL CENTER

NATURAL SYSTEMS

- Regional Center Area Boundary
 - Adjacent Regional Center or Community Area
 - Watershed Boundary
 - 5-foot Contour Lines
 - FEMA 100-year Floodplain
 - Tree Canopy
- WETLANDS
- Riverline
 - Freshwater Wetland
 - Lake/Freshwater Pond

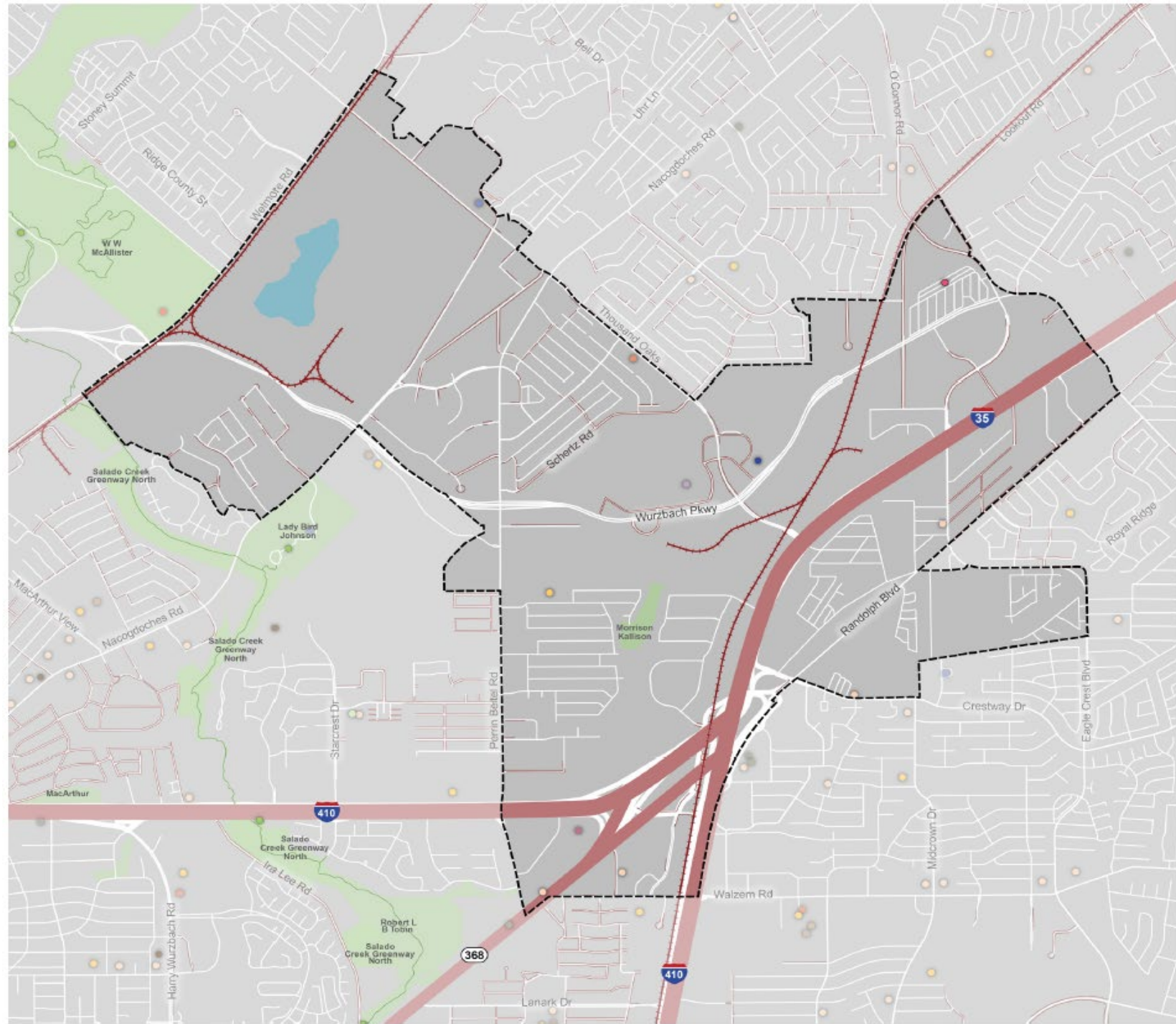


Natural Systems

- Salado Creek Watershed
 - Salado Creek Tributary E
- Beitel Creek
 - Beitel Creek Tributary



Amenities and Access



Northeast I-35 and Loop 410
REGIONAL CENTER

AMENITIES AND ACCESS

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Block
- Park or Open Space
- Stream
- Greenway
- Public School
- Private School
- Charter School
- Magner School
- Place of Worship
- Library
- Museum
- Community Center
- Amusement Park
- Community Garden
- Trailhead
- Movie Theater or Planetarium
- Stadium or Arena
- Physical Barriers
- Major Road
- Rail Line
- Incomplete Sidewalks



Amenities and Access

- Toyota Field
- Morgan's Wonderland
- Clear Spring Elementary
- Thousand Oaks Library
- Morrison Kallison Park





SA



TOMORROW

discussion: initial community input

Community Engagement

- Visioning Questionnaire
 - January to March 2019
 - 42 respondents
- All Residents Meeting
 - February 21, 2019
 - About 50 attendees

1. What do you like most about this area? Please limit answers to no more than 5 words for each entry.

A.

B.

C.

2. What is missing from this area? Please limit answers to no more than 5 words for each entry.

A.

B.

C.

3. What about the community would you want to see be different so that it will remain an attractive place for future generations? Please limit answers to no more than 5 words for each entry.

A.

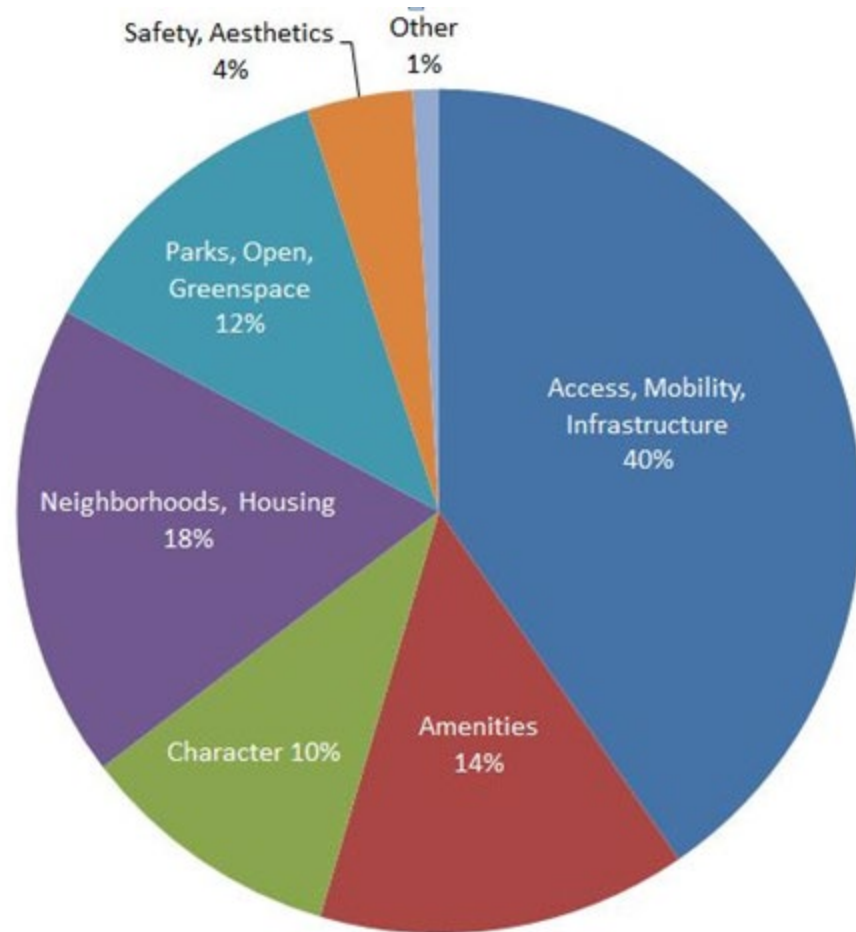
B.

C.

4. What is your vision or what are your "big ideas" for the future of this area? Please limit answers to no more than 5 words for each entry.



1. What do you like about the area?



Access, Mobility, Infrastructure

- LOCATION and proximity to major roads, convenient

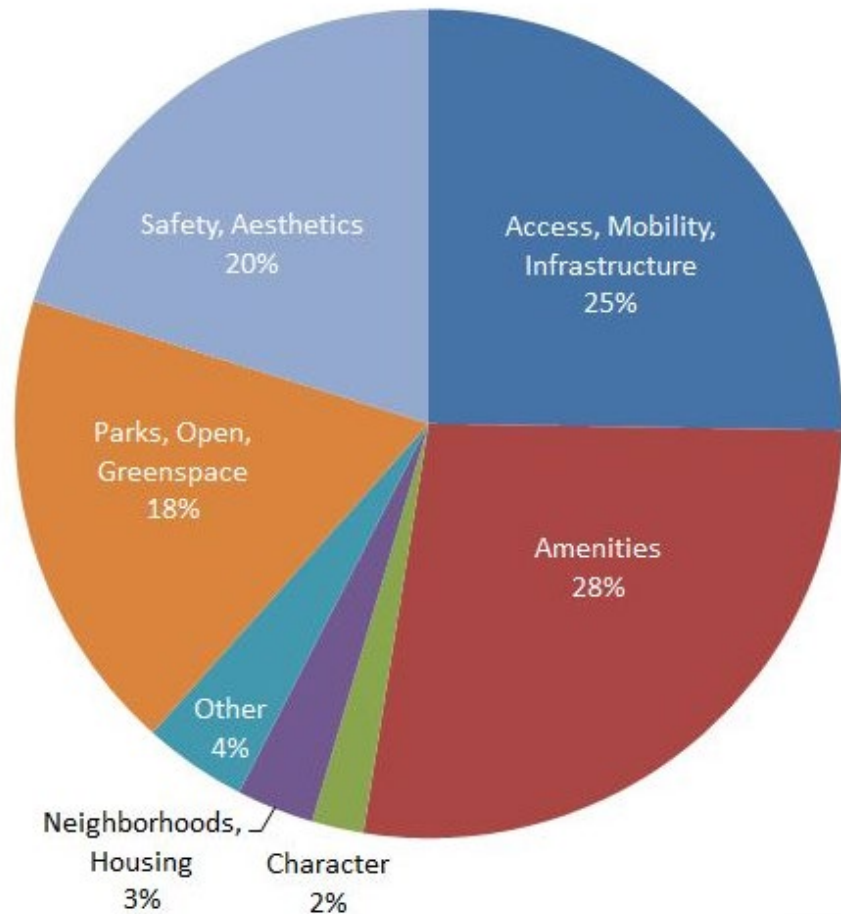
Existing amenities & greenspace

- Toyota Field, Morgan's Wonderland, available shopping
- Green neighborhoods, Kallison Park, remaining open spaces

Neighborhoods, Housing

- Schools, lot sizes, neighbors

2. What is missing from the area?



Amenities

- Public and private – restaurants, entertainment destinations, more retail options

Access, Mobility, Infrastructure

- Wurzbach Pkwy/I-35 connection, multi-modal transport options

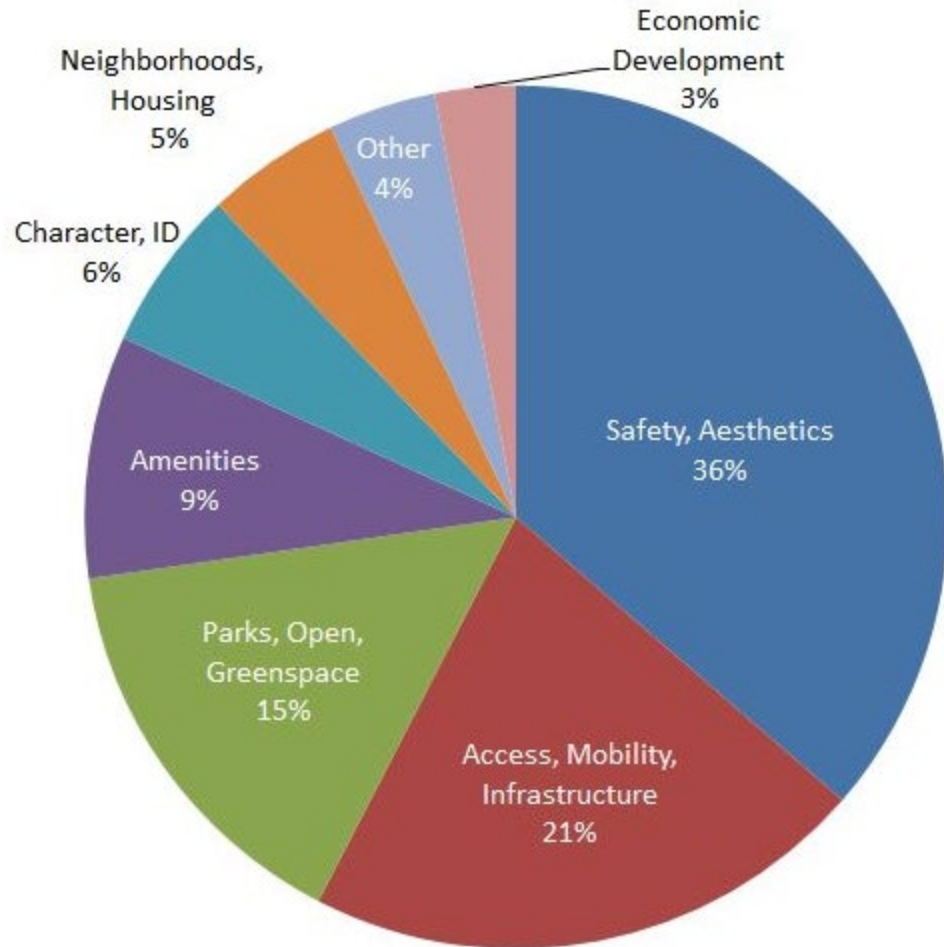
Safety, Aesthetics

- More police, code compliance, more green in commercial areas

Character, Identity

- Not just a place to pass through

3. What would you like to be different?



Safety, Aesthetics

- Design standards for businesses, clean neighborhoods and vacant lots, patrols

Access, Infrastructure, Mobility

- Multi-modal options and connectivity with bike trails/lanes, sidewalks

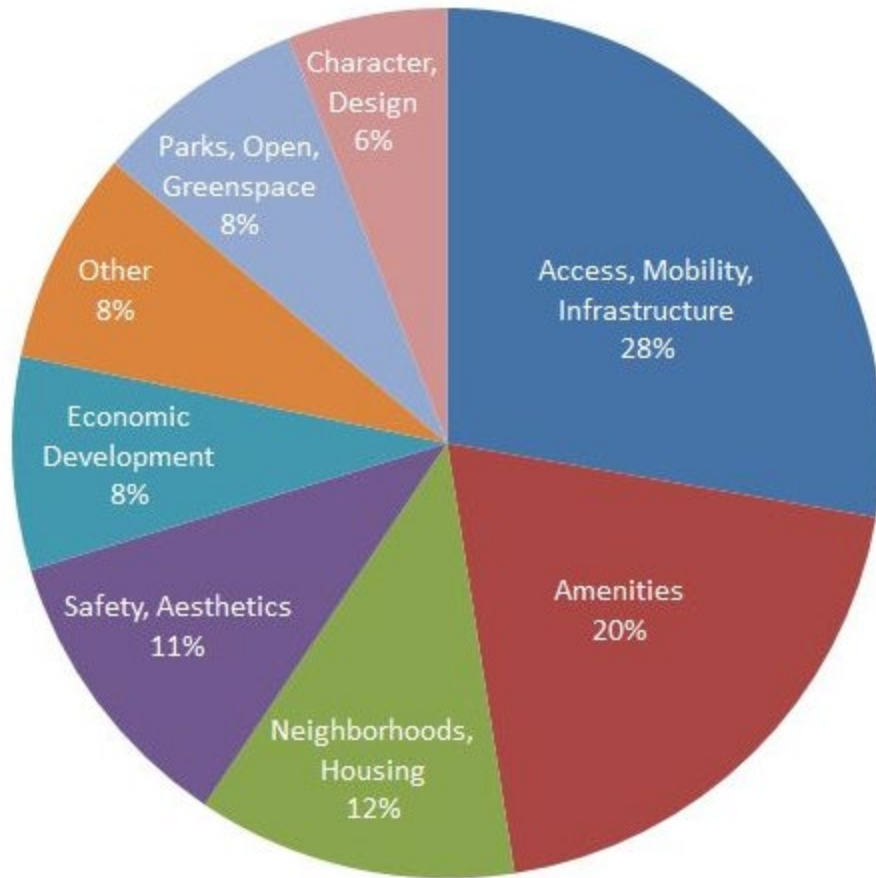
Parks, Open Greenspace

- More green EVERYWHERE, more parks and open spaces

Character

- Not crowded, play up defining features

4. What is your “Big Idea” for the area?



Access, Mobility, Infrastructure

- Wurzbach/I-35 interchange, less congestion, manage traffic

Amenities

- Mix of uses, destination areas, restaurants, shopping

Neighborhoods, Housing

- Options for seniors, living close to work

Economic Development

- Revitalize vacant areas, new development, variety of businesses

Parks, Open, Greenspace

- Connected park and trail systems



SA



TOMORROW

discussion: assets, challenges and opportunities

Discussion Questions

- What are the assets of the area we need to protect and leverage?
- What are the challenges in the area?
- What are the opportunities for change/improvements?
- What would you like the NE 410 and I-35 area to be like 20 years from now?



SA



TOMORROW

next steps

Next Steps

- Keep questionnaire open for more feedback?
- Next Community Meeting: April 11th from 6:00-8:00 PM
- Next Planning Team Meeting(s):
 - Meeting #3: Week of May 6th
 - Meeting #4: Week of June 3rd
- Questions?

Heather Yost, City of San Antonio
heather.yost@sanantonio.gov
210.207.7919





NE Loop 410 and I035 - San Antonio Area Planning Team

Meeting #2

Existing Conditions/Visioning and Goals

Thursday, March 21, 2019

Wayland Baptist University Campus



Auxiliary Marketing Services

Bowtie

7:45AM – 9:45 AM Cambridge Systematics, Inc.

Economic & Planning Systems, Inc.

Mosaic Planning and Development Services

Ximenes & Associates