



NE I-35 and Loop 410 Regional Center Planning Team Meeting #5

Thursday, 11 July 2019

7:45 AM



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

NE Loop 410 and I-35 Regional Center Project Team

- Heather Yost McAllister, Project Manager
City of San Antonio
- Jay Renkens, Principal
MIG, Inc.
- Carissa Cox, Principal Planner
MOSAIC



Meeting Objectives

- Overview of **Vision & Goals** and **Housing & Jobs**
- Review the Updated **Future Land Use Map**
- Next Steps

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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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Review of Vision and Goals

Preliminary Vision

The NE Loop 410 and I-35 Regional Center is a place where neighborhoods and businesses thrive and whose **unique** recreational, educational, and institutional assets draw residents and visitors alike. Its well-connected transportation networks integrate options for automobile, public transit, bicycle, and pedestrian travel allowing efficient access to everything the area has to offer – from entertainment, to parks and hike/bike trails, to businesses that meet day-to-day needs. The Regional Center supports its traditional industrial base, embraces ~~positive change~~ **economic development that fosters a balanced mix of live, work, and play options**, and evolves in a way that sustains and protects its natural systems and environment.

Preliminary Goals

Goal 1: Encourage economic development and business diversity that nurture positive community identity. *(A specific reference to supporting a mix of workforce housing options will be included in the strategies for Goal 1)*

Goal 2: Create a connected transportation network that integrates multiple modes of transportation - including automobile, public transit, bicycle, and pedestrian - to efficiently serve the needs of ~~residents and commuters~~ **multiple audiences including area residents, workforce commuters, commerce and trade, and visitors.** *(A specific reference to transportation demand management (TDM) approaches to managing traffic will be included in the strategies for Goal 2)*

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

Goal 4: Promote community well-being and safety.

Goal 5: Support sustainable development practices that encourage stewardship of the natural environment, create healthy neighborhoods, and minimize the risk of flooding.

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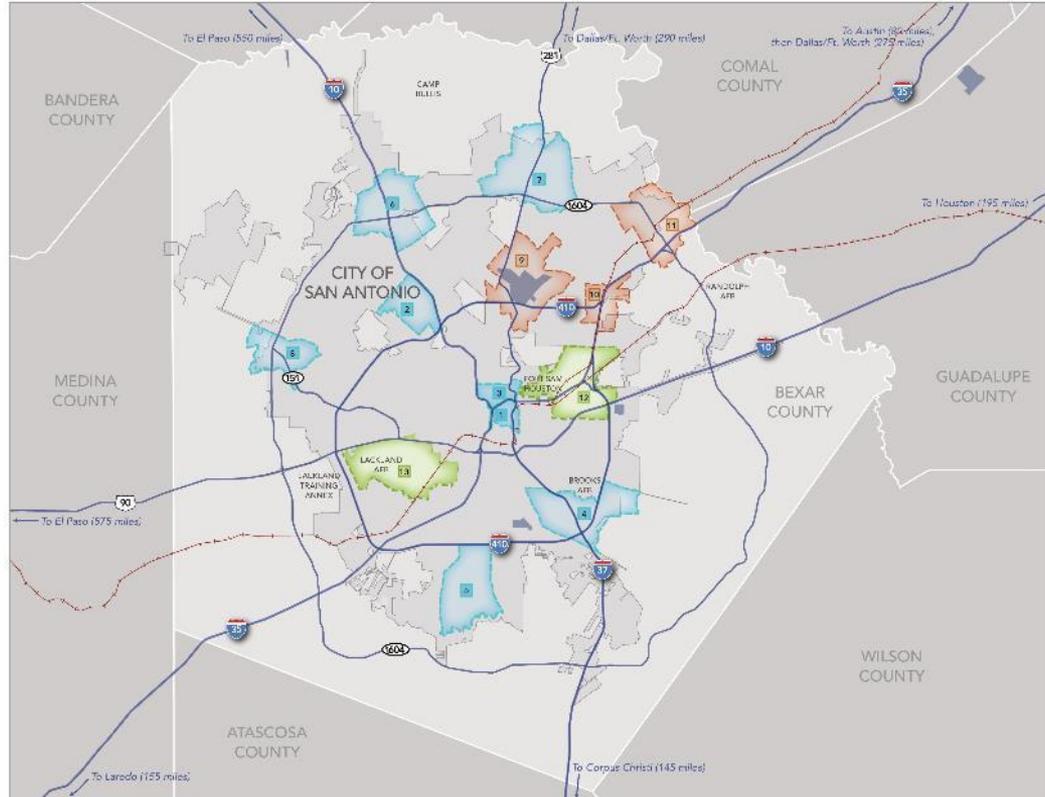


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Review of Housing and Jobs Projections



Regional Center Types



Legend

- City of San Antonio
- County
- Water
- Airport
- Military Land
- Major Highway
- Rail
- Rail Station

Regional Center Types

Activity Centers

- Central Business District
- Medical Center
- Mictown
- Brooks
- Texas A&M - San Antonio
- University of Texas - San Antonio
- Stone Oak
- Highway 151 and Loop 1604

Logistics/Services Centers

- Greater Airport Area
- Northeast I-35 and Loop 410
- Rolling Oaks

Special Purpose Centers

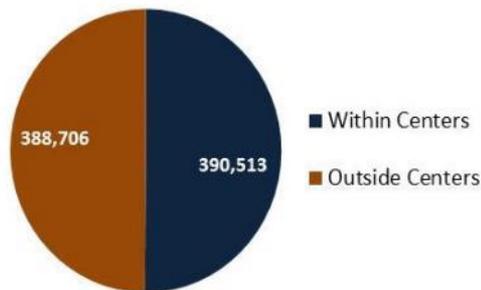
- Fort Sam Houston
- Lackland AFB/Port San Antonio

Regional Center Types



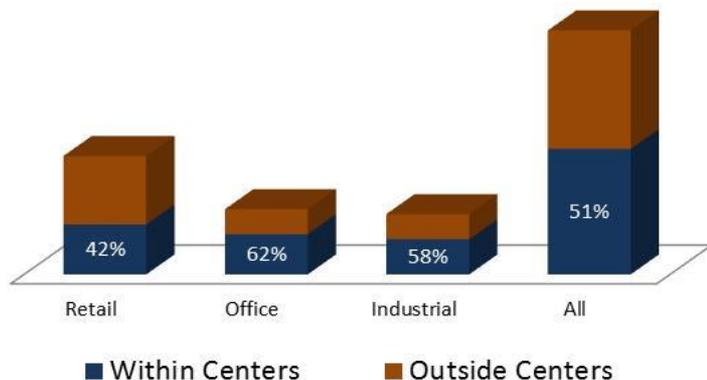
Historic Employment Capture

Existing Employment



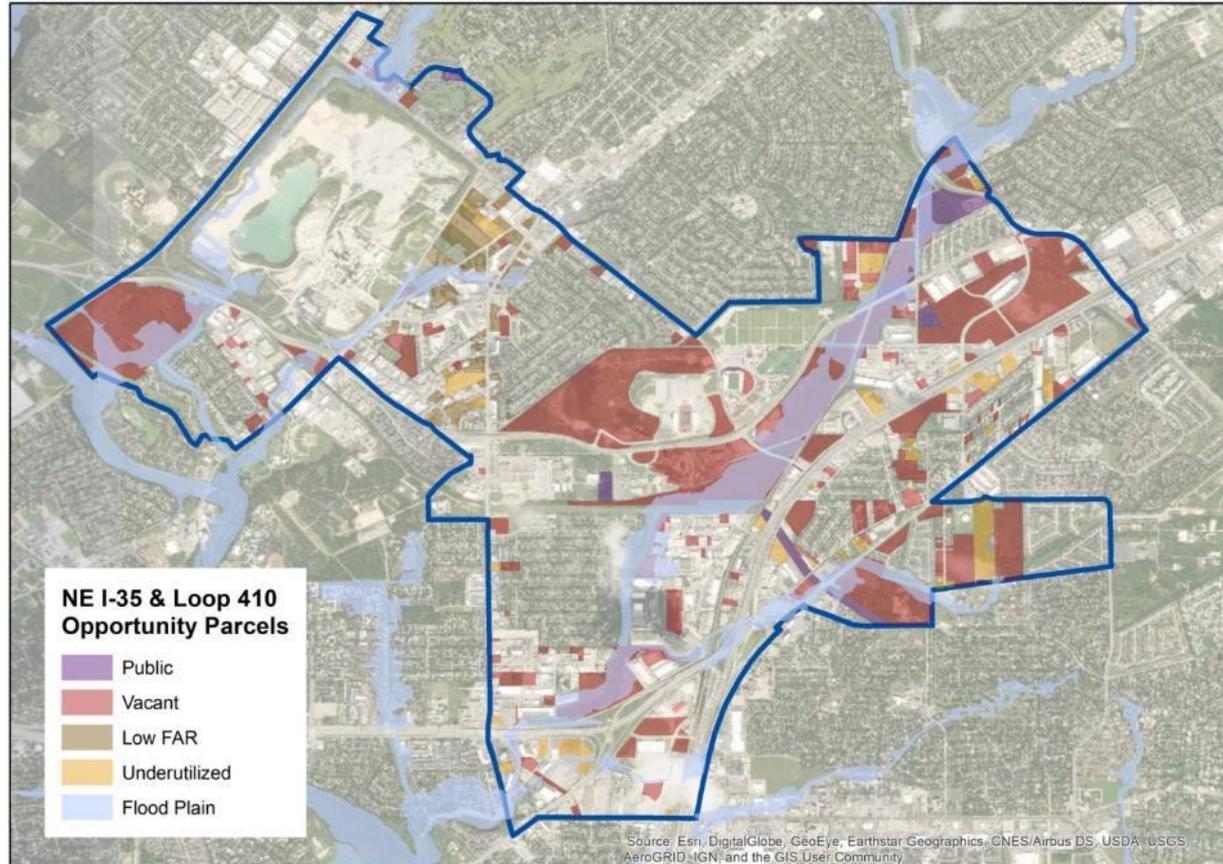
- 50% of jobs in Bexar County are in the 13 identified Activity Centers

Square Feet of Development since 2000



- Over 50% of recent commercial and industrial developed space has been within the Activity Centers

Growth Capacity



NE I-35 and Loop 410 Attributes

- Major sports recreation and entertainment destination
- Anchor venues and businesses
- Variety of uses in **multiple nodes**
- Mixture of new uses and older employment uses
 - Some older uses are thriving
 - Some are outdated



Employment Growth | 2010-2040

8,200 new jobs
273 jobs per year



New Employment since 2010

532,000 new industrial /
commercial square feet

2,690 new jobs (US Census LEHD
2010 to 2015)
Approx. 538 jobs per year

Share of Growth

Forecast Growth



Household Growth | 2010-2040

1,400 new housing units

47 new units per year

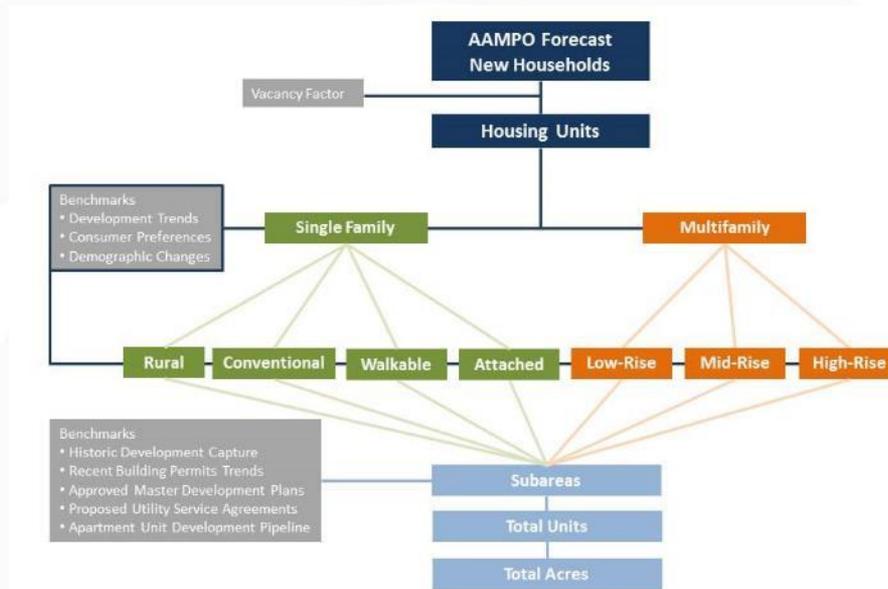
Progress Metrics



Housing Units since 2010

306 Apartment units

Approx. 38 units per year

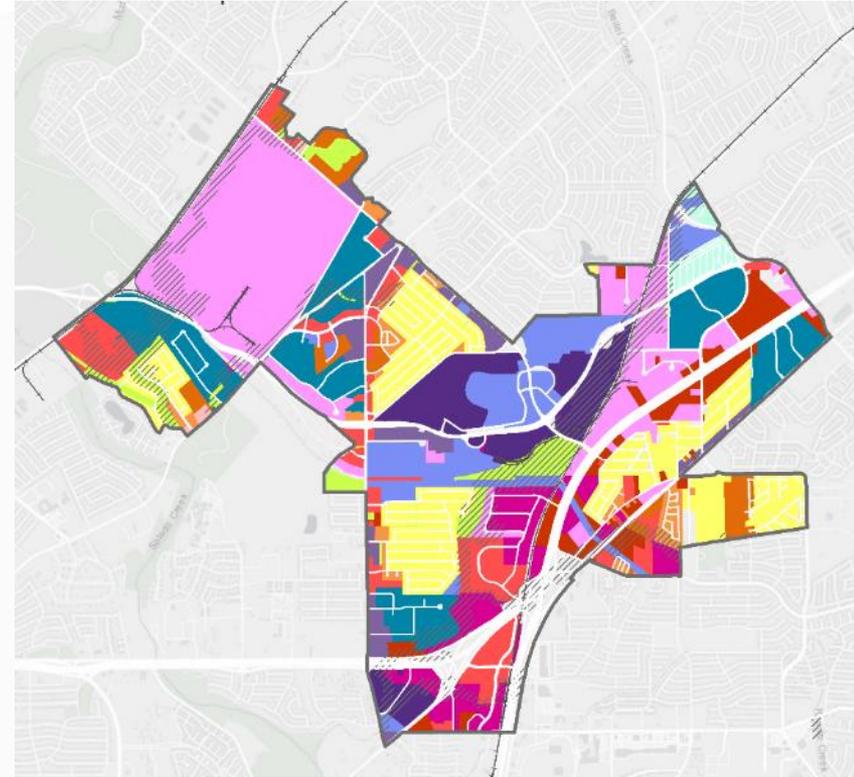
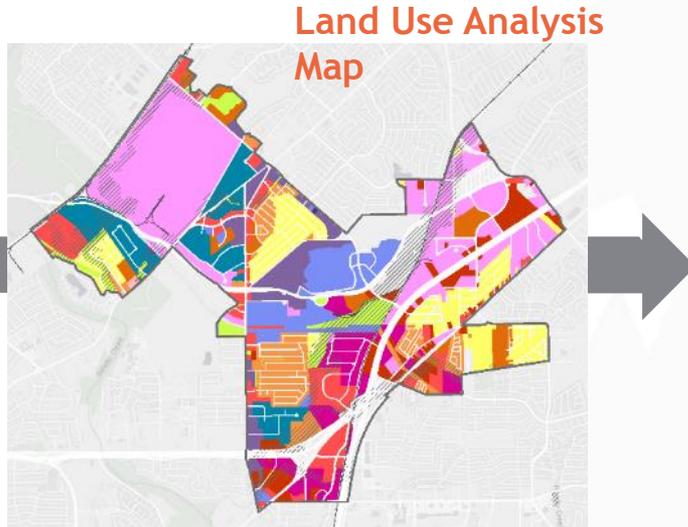
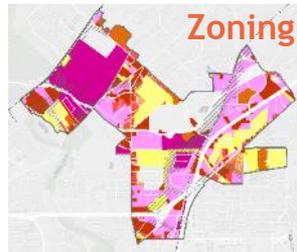
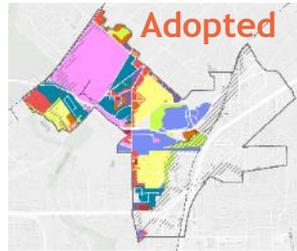
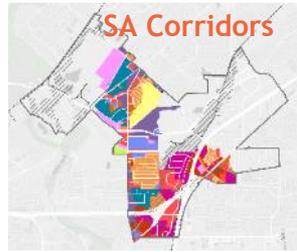


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Land Use



Developing the Future Land Use Map

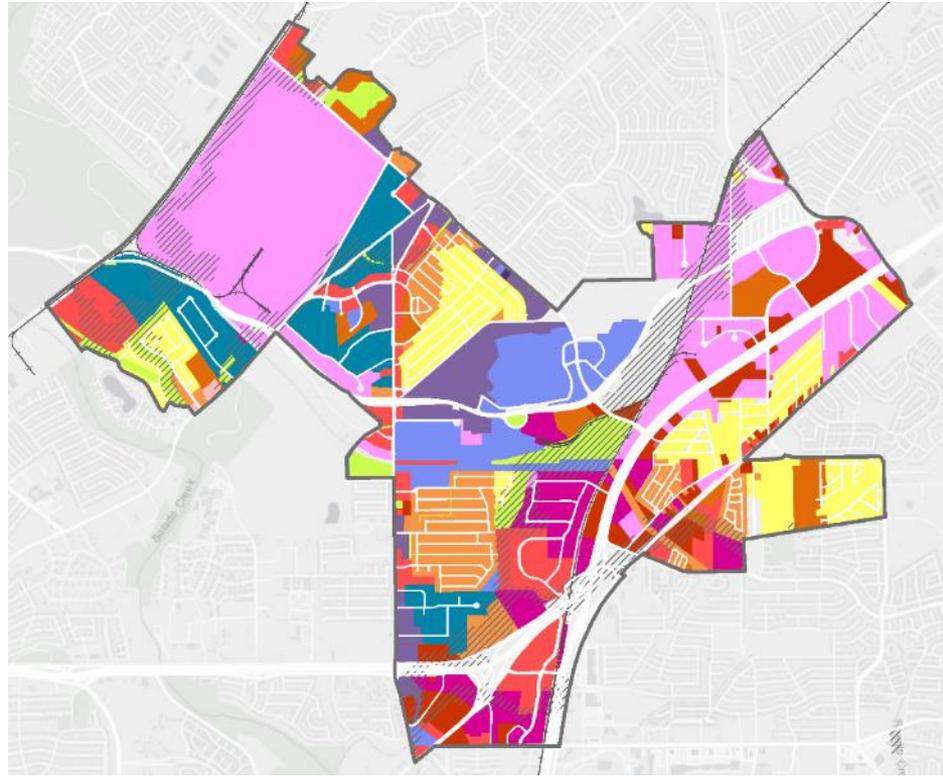


Inputs

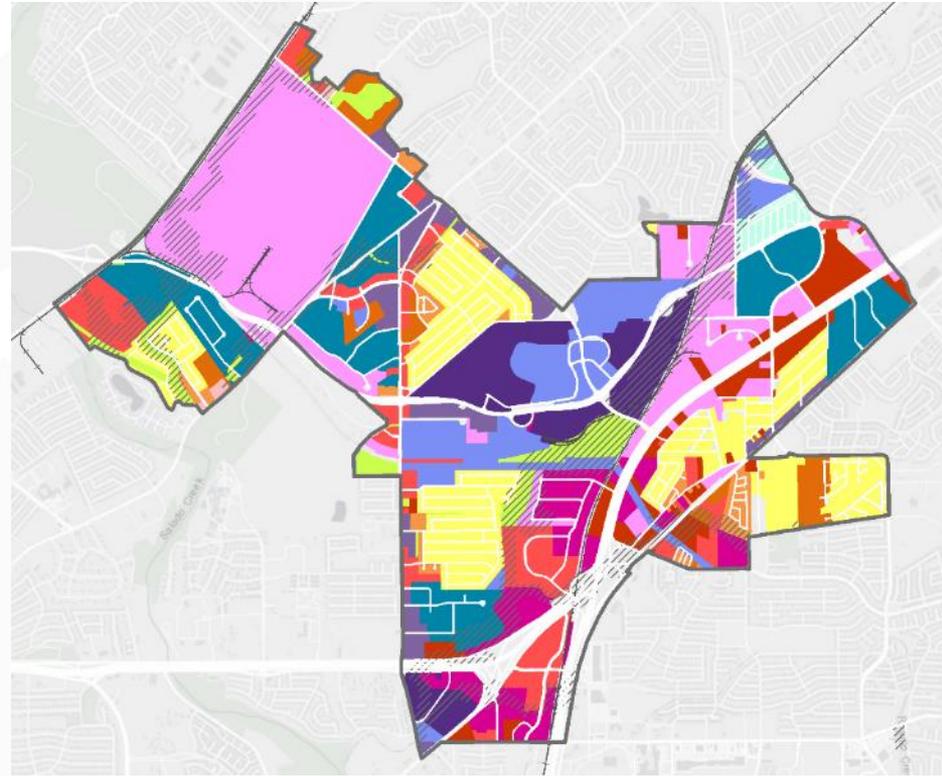
PT #4 Analysis Map

Draft Future LU Map

Developing the Future Land Use Map

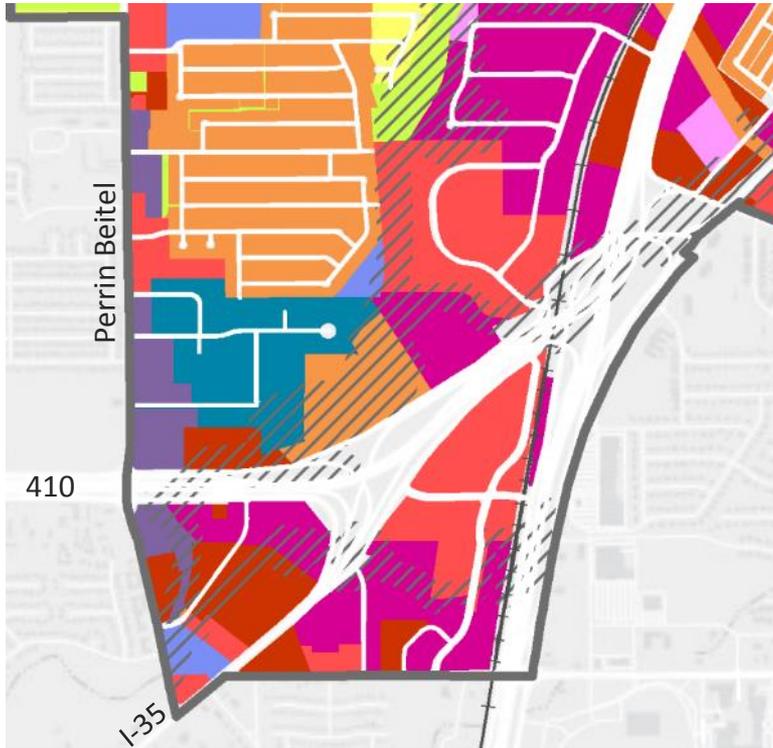


Analysis Map (PT #4)

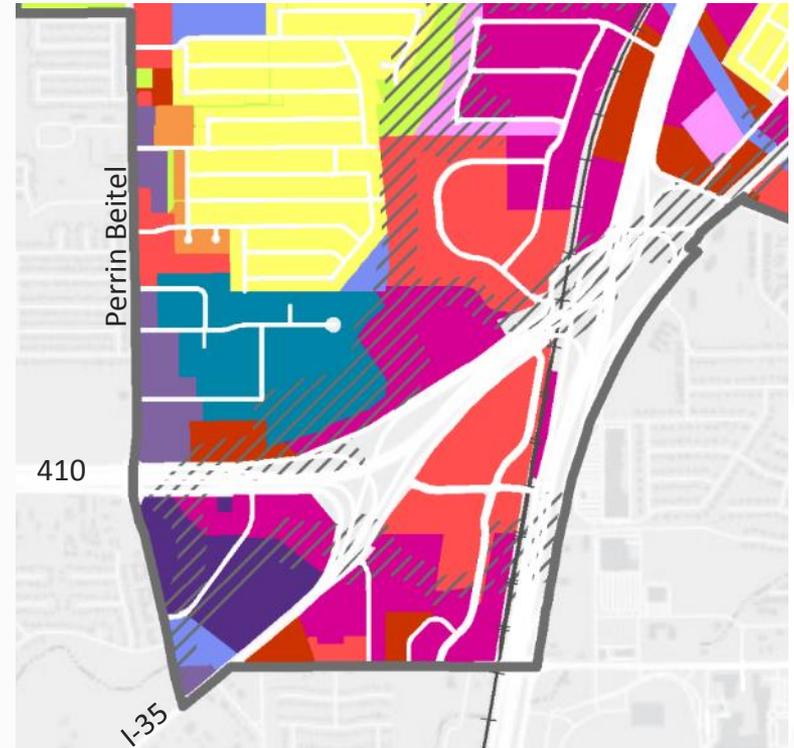


Draft Future LU Map (PT #5)

Loop 410 and I-35 Interchange

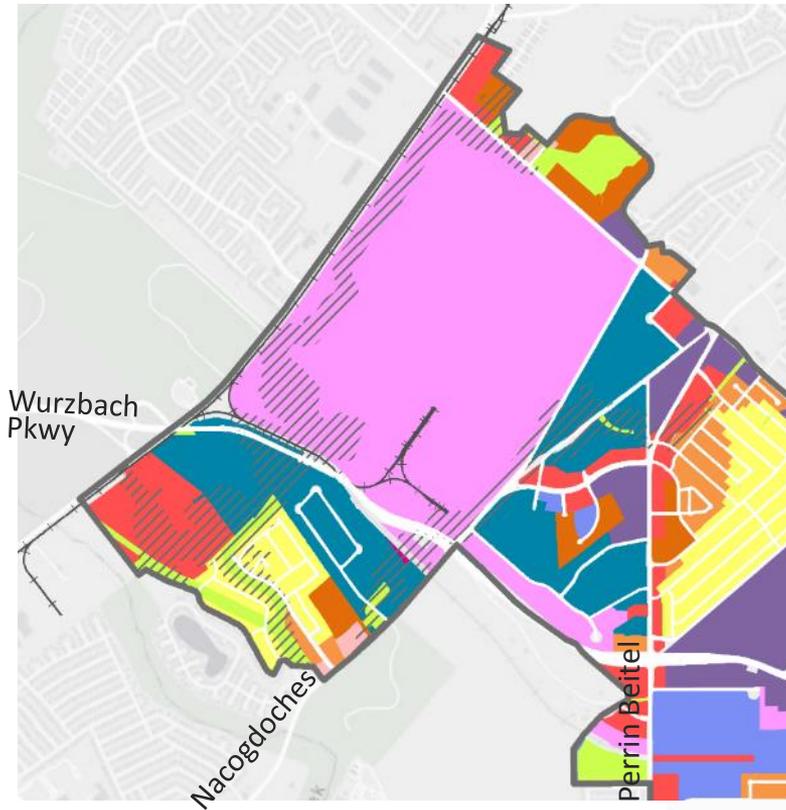


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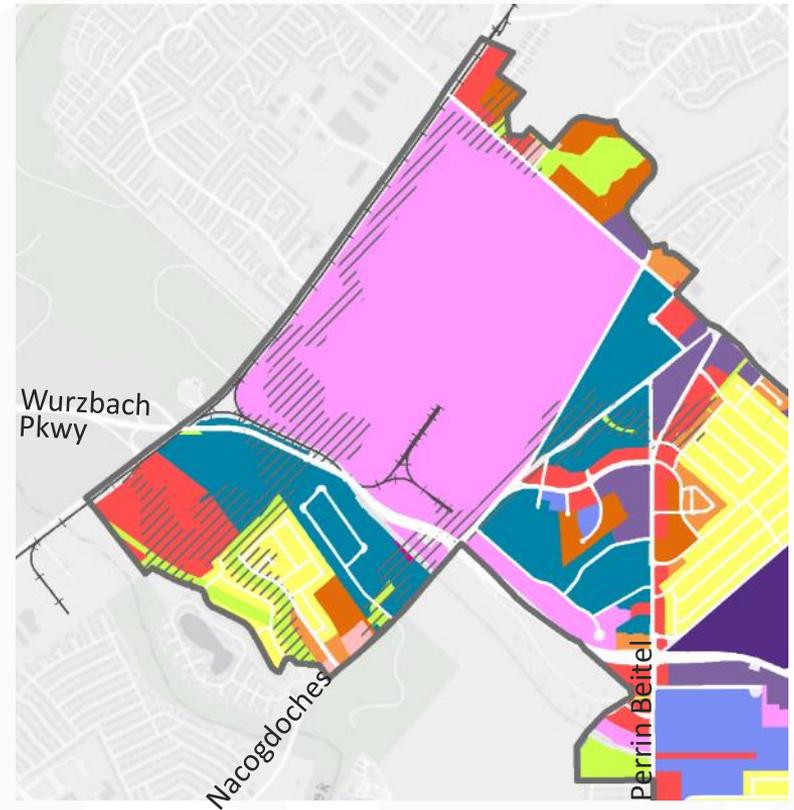


Draft Future LU Map (PT #5)

Western Segment of Wurzbach Parkway

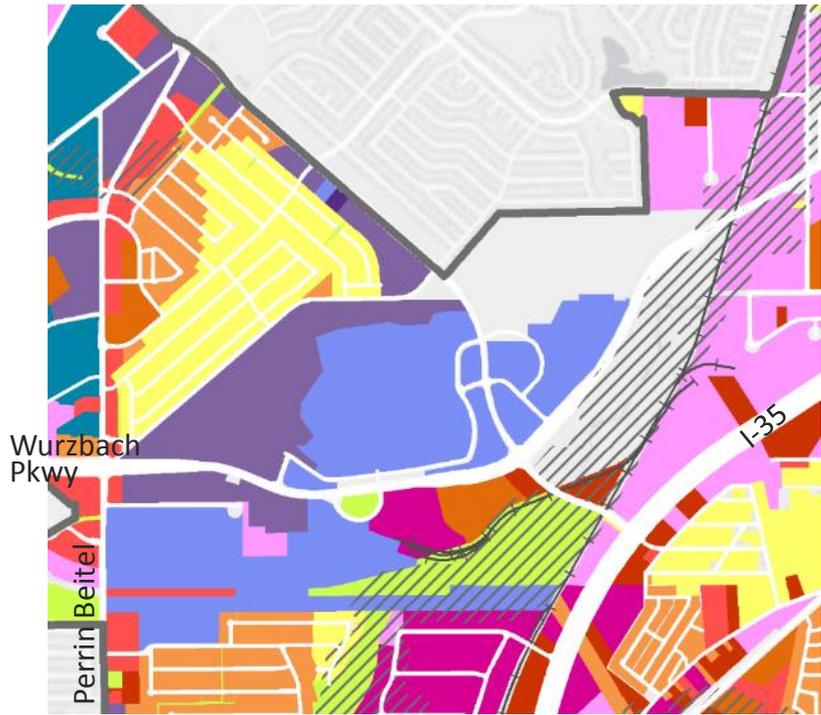


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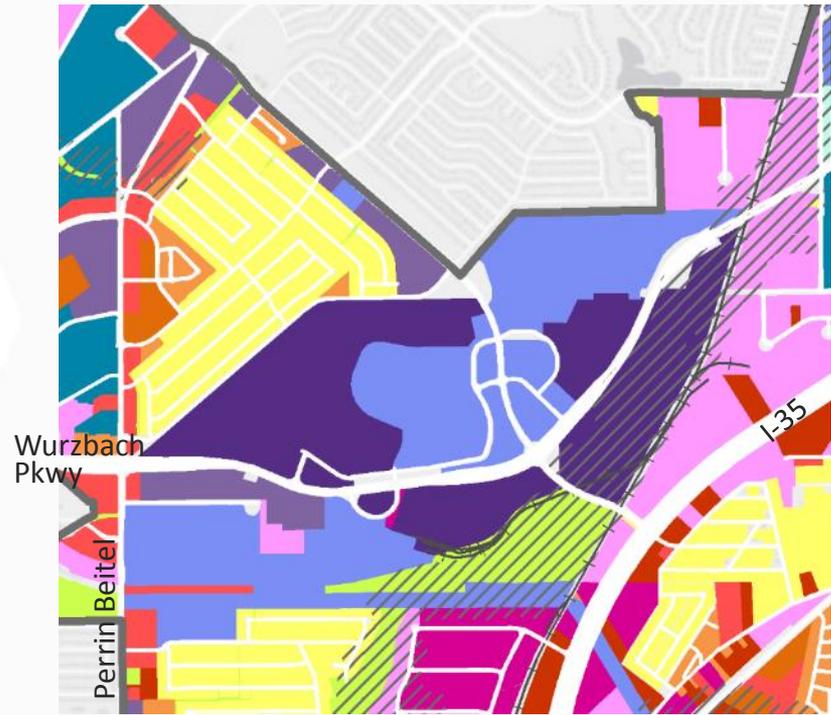


Draft Future LU Map (PT #5)

Wurzbach Parkway and I-35

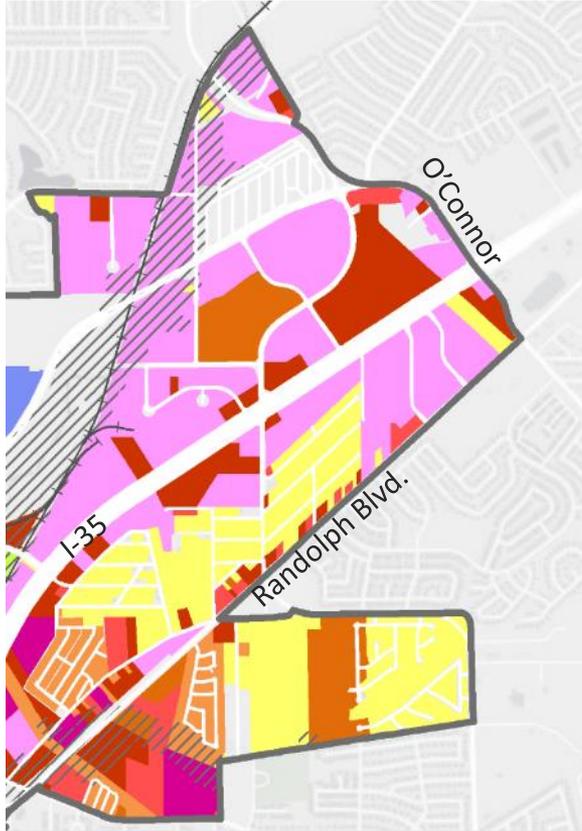


Analysis Map (PT #4)

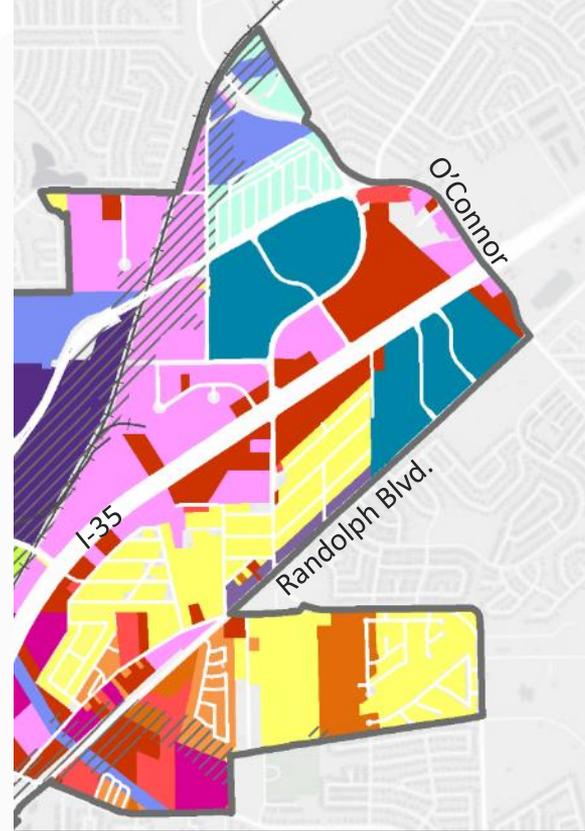


Draft Future LU Map (PT #5)

I-35 and Randolph Boulevard

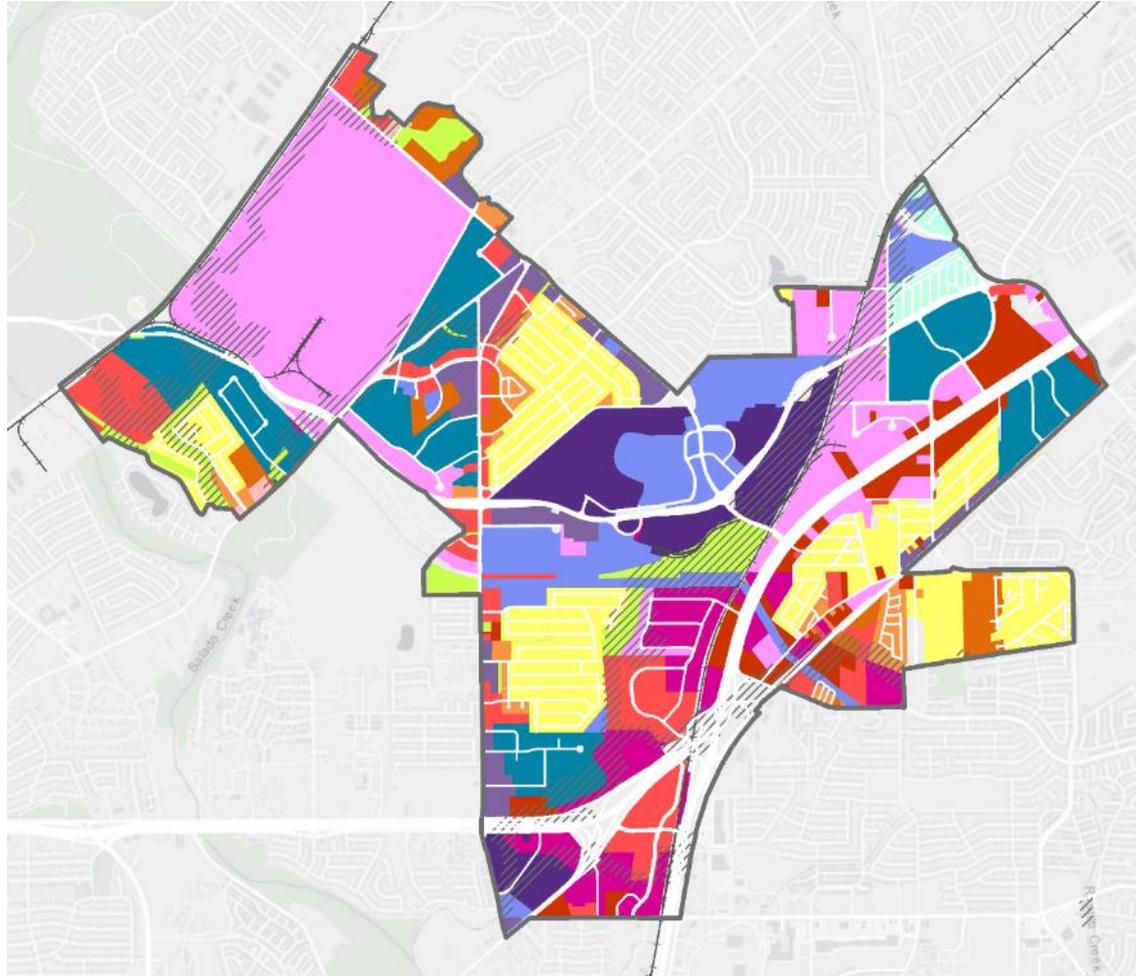


Analysis Map (PT #4)



Draft Future LU Map (PT #5)

Draft Future Land Use Map



General Land Use Categories

-  Residential Estate
-  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
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  City/State/Federal Government
-  Parks and Open Spaces
-  Agricultural
-  Light Industrial
-  Heavy Industrial

Land Use Narrative for the Plan

- ❑ Create opportunity for redevelopment of the focus area at the Loop 410 / I-35 interchange that is regional in scale, with a mixture of uses that includes residential, regional commercial, offices and recreational opportunities.
- ❑ Aggregate compatible uses as redevelopment continues around the Longhorn Quarry and Morgan's Wonderland area to increase visitorship and foster duration of stay for this destination.
- ❑ Encourage mixed-use development around the Wayland Baptist University campus that is compatible with neighboring industrial uses.
- ❑ Use Parks/Open Space for floodplain wherever possible.
- ❑ Where development in floodplain does occur, encourage low-impact development and building practices that respect the environment.
- ❑ Preserve and enhance the character of established neighborhoods, paying attention to adjacent uses and transitions to industrial and commercial areas.
- ❑ Encourage pedestrian-oriented, mixed-use development along Randolph Boulevard.
- ❑ Promote transit-supportive land use near existing and planned transit station areas and key transit corridors.

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Next Steps



Coming Up...

Planning Team Meeting #6:

Housing and Economic Development Strategies

Thursday, August 1st at 7:45 AM?



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