

MEETING SUMMARY

NE Loop 410 and I-35 Regional Center Planning Team Meeting #6

Meeting Date: Thursday, 1 August 2019

Time: 7:45 – 9:45 AM

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

Attendees:

Amy Putney, NENA and Bexar County

Scott Walsh, Cap Aggregates

Krystin Ramirez, MIG

Daniel Worden, TXDOT

Shermeka Hudson, Toyota Field (SSE)

Steven Silver, CRIT

Christina Castano, VIA

David Rittenhouse, Bitterblue

Heather Yost, COSA

Andrew Rutz, MIG

Karen Bishop, SARA

Matt Prosser, EPS

Sidra Schimelpfening, COSA

Meeting Objective

The purpose of Planning Team Meeting #6 was to review the final draft of the Plan’s Vision and Goals, review revisions made to the working draft of the Future Land Use Map, provide an overview of housing and economic development information for the plan area, and have the Planning Team participate in a housing and employment allocation activity.

Meeting Format

Intro, Recap, and Overview of Growth Targets

Heather Yost, Project Manager for the NE Loop 410 and I-35 Regional Center, provided an overview of the project schedule and went over the most recent changes to the Plan’s Vision and Goals based on comments received from Planning Team members, and presented an updated working draft of the Future Land Use Plan to reflect input that was provided by the Planning Team during the previous planning team meeting. Matt Prosser provided an overview of the housing and economic development conditions for the Regional Center and provided comparisons between the data for the Regional Center and the entire San Antonio metropolitan statistical area. Statistical information was presented that were related to population, housing count, housing tenure, housing accessibility and affordability, rental rates and housing types in the plan area. Information related to employment for the Regional Center was also included, such as largest employment sectors, industries, and employers in the plan area, information about the workforce such as commuting patterns, wage distribution and education levels.

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Activity

The Planning Team provided input during a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise. Housing in the plan area was also discussed in terms of challenges, positive aspects, and what housing types are missing in the plan area. *(See outcomes in photos below)*

Employment and Housing Growth Allocation Activity (See outcomes in photos below)

After the SWOT exercise, Planning staff and consultants facilitated a growth allocation activity for employment and housing. The purpose of this activity was to identify where certain types of uses (retail, office, entertainment, residential, etc.) could develop within the Regional Center given the draft future



land use and growth targets. Planning Team members were asked to place **color-coded** game pieces, each representing a certain number of jobs or housing units on the draft future land use map.

Based on the growth targets for the NE Loop 410 and I-35 Regional Center, the allocation exercise included the following amount of game pieces:

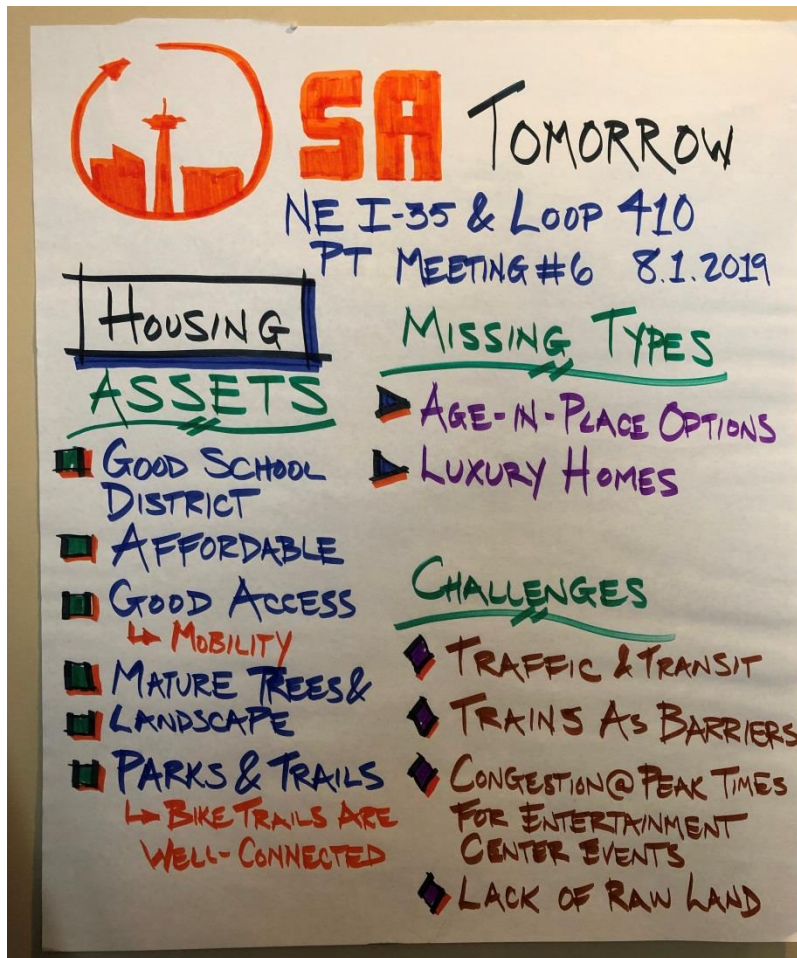
Residential (one piece = 50 units for all housing types)

- 6 pieces for **single-family detached (yellow small)** x 50 units = 300 units
- 3 pieces for **attached/townhomes (orange small)** x 50 units = 150 units
- 10 pieces for **garden multifamily (yellow large)** x 50 units = 500 units
- 3 pieces for **urban multifamily (orange large)** x 50 units = 150 units

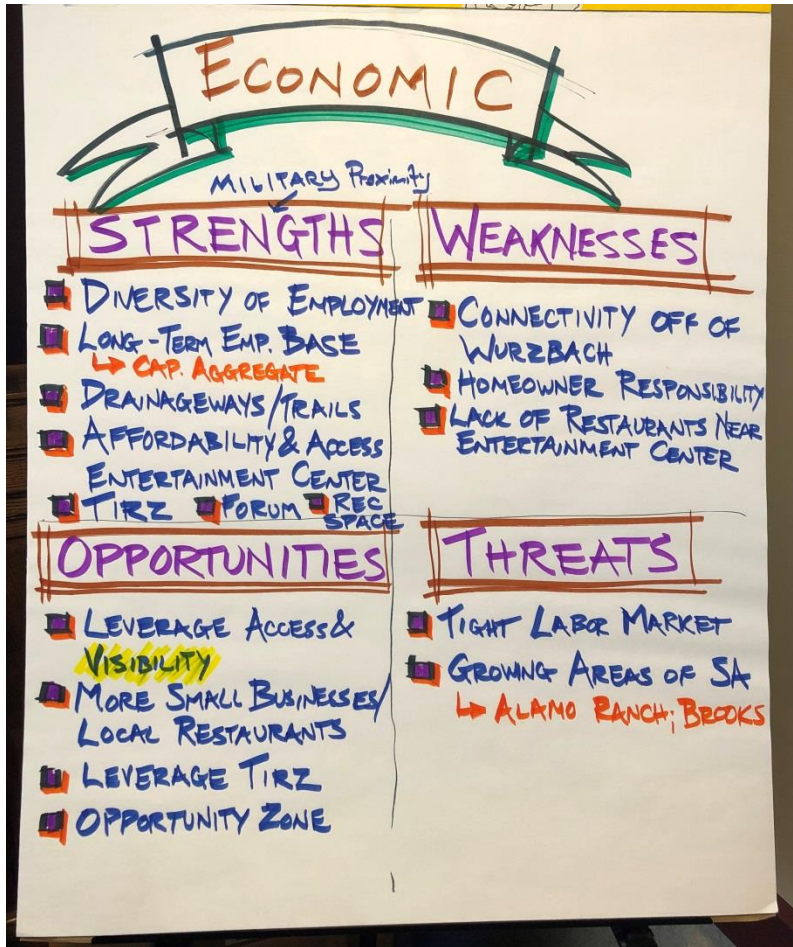
Employment (one piece = 250 jobs for all job types)

- 3 pieces for **retail** x 250 jobs = 750 jobs
- 10 pieces for **industrial/flex** x 250 jobs = 2,500 jobs
- 6 pieces for **office/education/health** x 250 jobs = 1,500 jobs
- 3 pieces **hospitality/entertainment** x 250 jobs = 750 jobs

Outcomes – Housing SWOT (Assets, Missing Types, and Challenges)



Outcomes – Jobs/Economic SWOT



Outcomes – Allocation Activity



NEXT STEPS:

Planning staff will be reviewing the results of the allocation exercise and comparing to the working draft land use map to determine whether the allocations would be feasible or if they need to be revised. Planning Team Meeting #7 will continue the team's discussion on housing and economic development strategies.

Planning Team Meeting #7: Wednesday, 28 August 2019

Community Open House: Thursday, 19 September 2019 from 5:30 – 7:30 PM at the Tool Yard

Planning Team Meeting #8: TBD (October)

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

<https://nei35.sacompplan.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.

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