

The logo features the letters 'SA' in a bold, orange, sans-serif font. To its right is a circular icon with a red border containing a white silhouette of the San Antonio skyline, including the Tower of the Americas. Further right, the word 'TOMORROW' is written in a large, bold, grey, sans-serif font. Below 'TOMORROW', the words 'sub area planning' are written in a smaller, orange, sans-serif font.

**SA**  **TOMORROW**  
sub area planning

# Phase 2 Planning Teams Kick-off and Orientation Meeting

City of San Antonio  
Planning Department  
SA Tomorrow Planning Initiatives

January 15, 2019



Auxiliary Marketing Services  
Bowtle  
Cambridge Systematics, Inc.  
Economic & Planning Systems, Inc.  
Mosaic Planning and Development Services  
Ximenes & Associates

# Meeting Overview

6:00 Welcome and Introductions

6:15 SA Tomorrow Background

SA Tomorrow Sub-Area Plans Overview

*Break and Planning Teams break out into individual areas*

7:30 Individual Plan Briefings

Planning Team Group Discussion

Next Steps

8:00 Meeting Close

# Planning Department Staff



- Bridgett White, Director
- Rudy Nino, Assistant Director
- Chris Ryerson, Planning Administrator
- Carlos Guerra, Senior Planner – Texas A&M SA Area Regional Center
- Channary Gould, Senior Planner – Port San Antonio Area Regional Center
- Garrett Phillips, Planning Coordinator – Eastside Community Area
- Heather Yost, Senior Planner – NE I-35 and Loop 410 Area Regional Center
- Sarah Serpas, Senior Planner – Hwy 151 and Loop 1604 Area Regional Center
- Shepard Beamon, Senior Planner, Southeast Community Area

# Mayor Nirenberg Video



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A MESSAGE FROM MAYOR RON NIRENBERG

# Consultant Team

Project Lead: Moore Iacofano Goltsman, Inc.



Sub-consultants (in alphabetical order):

- Auxiliary Marketing Services
- BowTie
- Cambridge Systematics, Inc.
- Economic & Planning Systems, Inc.
- MOSAIC Planning & Development Services
- Ximenes & Associates



ECONOMIC & PLANNING SYSTEMS



Facilitating Communication and Consensus Since 1984

**SA**



**TOMORROW**

SA Tomorrow Background



# SA 2020 Visioning

In **2010**, thousands of people in San Antonio gathered around tables to discuss and determine what the future of their city should look like. Together, they prioritized **11 Cause Areas** and created the **SA2020 Vision**:

*“Our residents are amongst the **healthiest** in the nation with access to **quality education and economic opportunity**. San Antonio is the **safest big city** in the U.S. and our neighborhoods are connected with residents that are engaged civically. The city is growing, but is sustaining its natural resources as a **respectful steward**. San Antonio has public transportation that is recognized as a model of efficiency, a **vibrant downtown**, a **diverse and thriving** creative community, and a local government that’s responsive and accountable. Our entire community takes responsibility for our **collective well-being**.”*



# The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

2.8 million

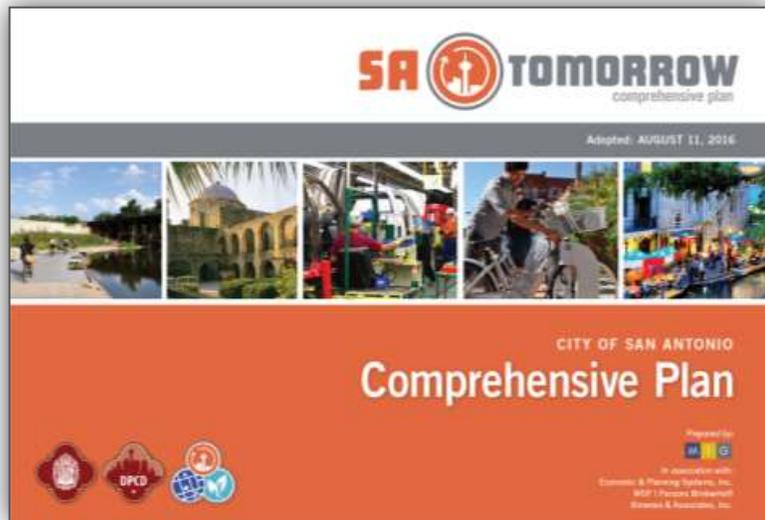
2040



Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.

This means  $\frac{1}{2}$  million new housing units and  $\frac{1}{2}$  million new jobs.



# Vision for 2040

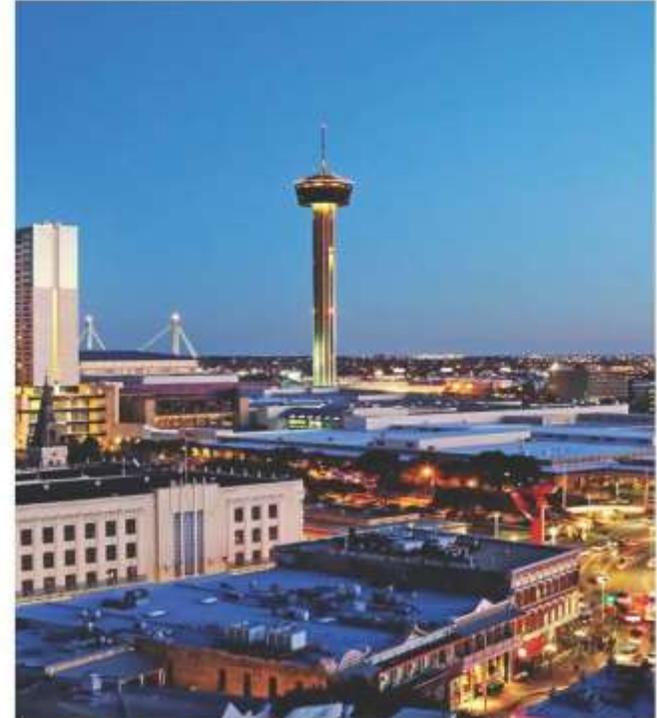
**SA Tomorrow is the story of a great American city.**

San Antonio is a **dynamic city with neighborhoods** that are complete with **unique places** that define their **character** and **celebrate our history**. Our **corridors unite our residents** and our **businesses**, using **cutting-edge multi-modal options** that **connect our neighborhoods to vibrant regional destinations**.

Our infrastructure supports a **healthy and safe** lifestyle while making **San Antonio an efficient, resilient city**. Our economy is the envy of the country, with a **thriving and ever expanding business sector**. San Antonio maintains an elite status in the country, **supporting the military missions** that keep our country safe while supporting the vast number of **military personnel** that call San Antonio **home**. We **nurture our future**, with a **thriving natural environment** as well as **quality education** and opportunities for all children... they will **inherit a truly great and sustainable city**.

San Antonio is a **diverse and thriving** community, with a local government that's **accountable, innovative and responsive**.

**This is the story of a great American city... SA Tomorrow.**



# 9 Plan Elements



Growth and City Form



Transportation and Connectivity



Housing



Jobs and Economic Competitiveness



Community Health and Wellness



Public Facilities and Community Safety



Natural Resources and Environmental Sustainability



Historic Preservation and Cultural Heritage



Military

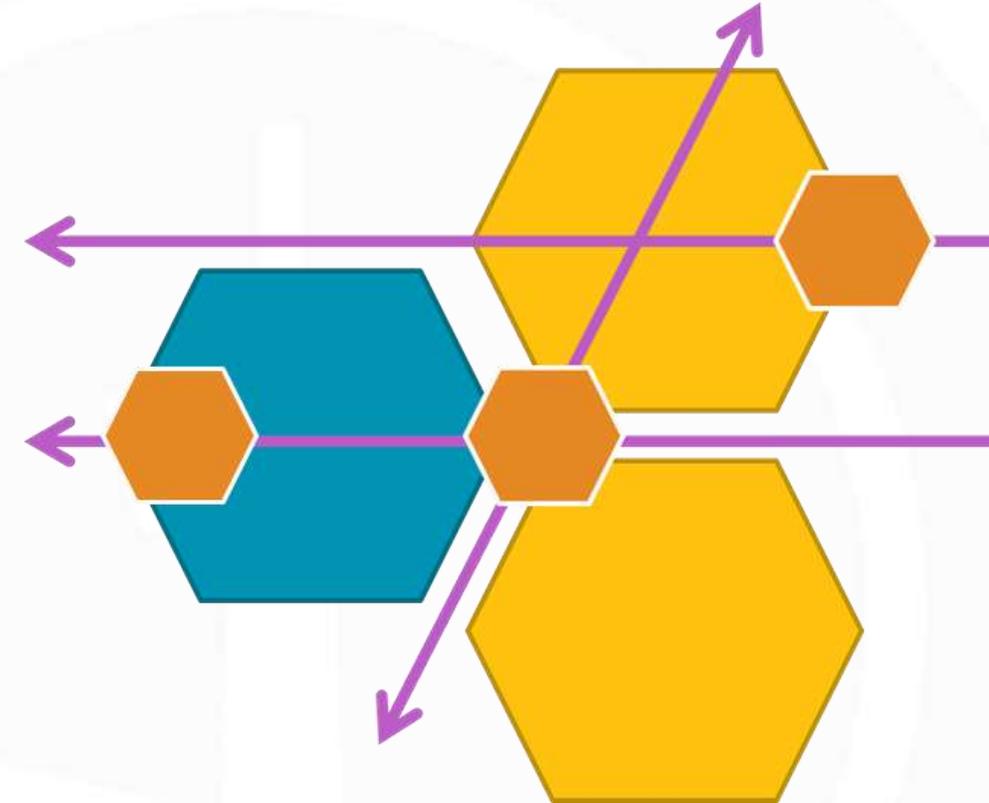
- Identified Key Issues
- Established Citywide Goals
- Developed Policy Theme Areas

# SA TOMORROW

## SA Tomorrow Planning Framework

# San Antonio's New Planning Framework

- **Community Plans** - develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.
- **Urban Centers** – Central nodes of activity that will be addressed in either Regional Center Plans or Community Plans.
- **Regional Center Plans** – plans for major activity and employment centers in San Antonio.
- **Corridor Plans** – should focus on establishing appropriate and compatible land use and zoning, and key infrastructure needs.



# San Antonio's New Planning Framework

Community  
Plans

Urban Centers

Regional  
Center Plans

Corridor Plans

- Generally should cover areas including at least two or three large neighborhoods and as many as ten or 11 small neighborhoods
- Should include diverse team of stakeholders and be community driven
- Updated approximately every 10 years



# Neighborhoods



# San Antonio's New Planning Framework

Community  
Plans

Urban Centers

Regional  
Center Plans

Corridor Plans

- Contain a mix of uses and daily goods and services including restaurants and retail
- Housing and offices not required, but most urban centers include housing and larger employment, transit access, and clusters of shopping/dining
- Urban Centers are addressed as part of the Community Plan Areas and Regional Centers they fall within.



# Urban Centers



# San Antonio's New Planning Framework

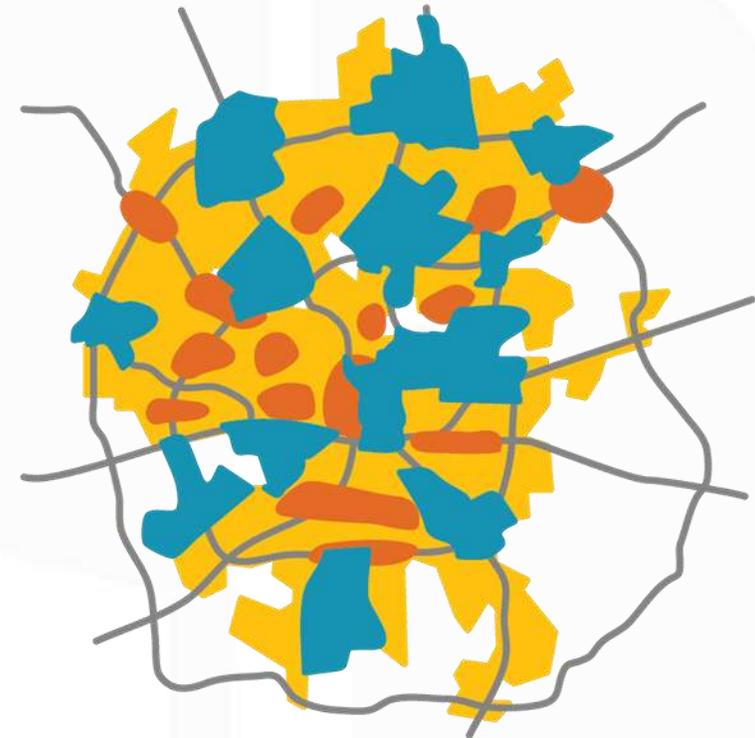
Community  
Plans

Urban Centers

Regional  
Center Plans

Corridor Plans

- 1.5 to 15 square miles in size
- Currently have or are planned to have at least 15,000 jobs
- Contain significant economic asset and/or major employers
- Contain major city-initiated redevelopment or specific project plans



# Regional Centers

## Three types

- Activity Centers
- Logistics Centers
- Special Purpose Centers

## Four tenants

- Focus Growth
- Walkable
- Connected by Transit
- Live, Work, Play



# San Antonio's New Planning Framework

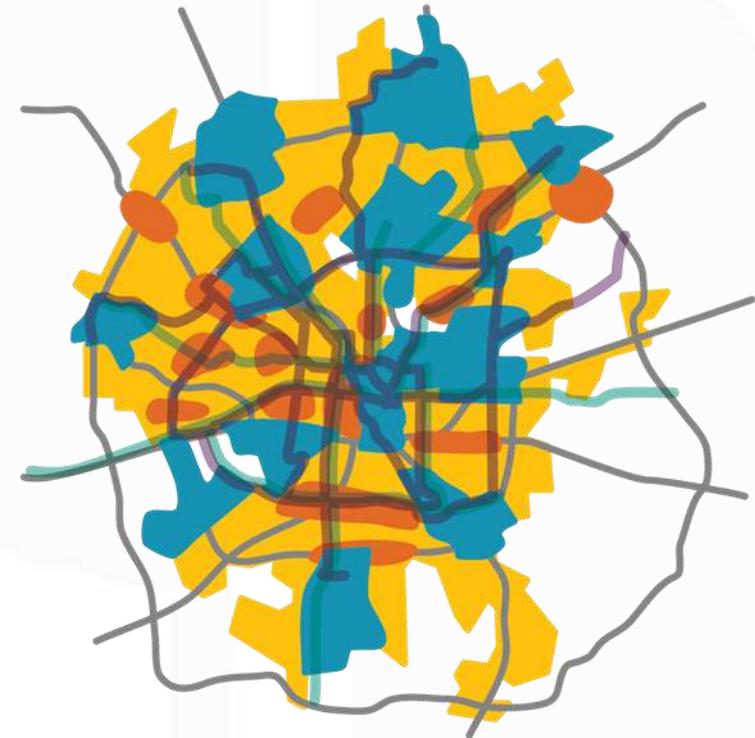
Community  
Plans

Urban Centers

Regional  
Center Plans

Corridor Plans

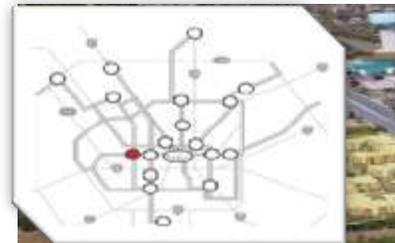
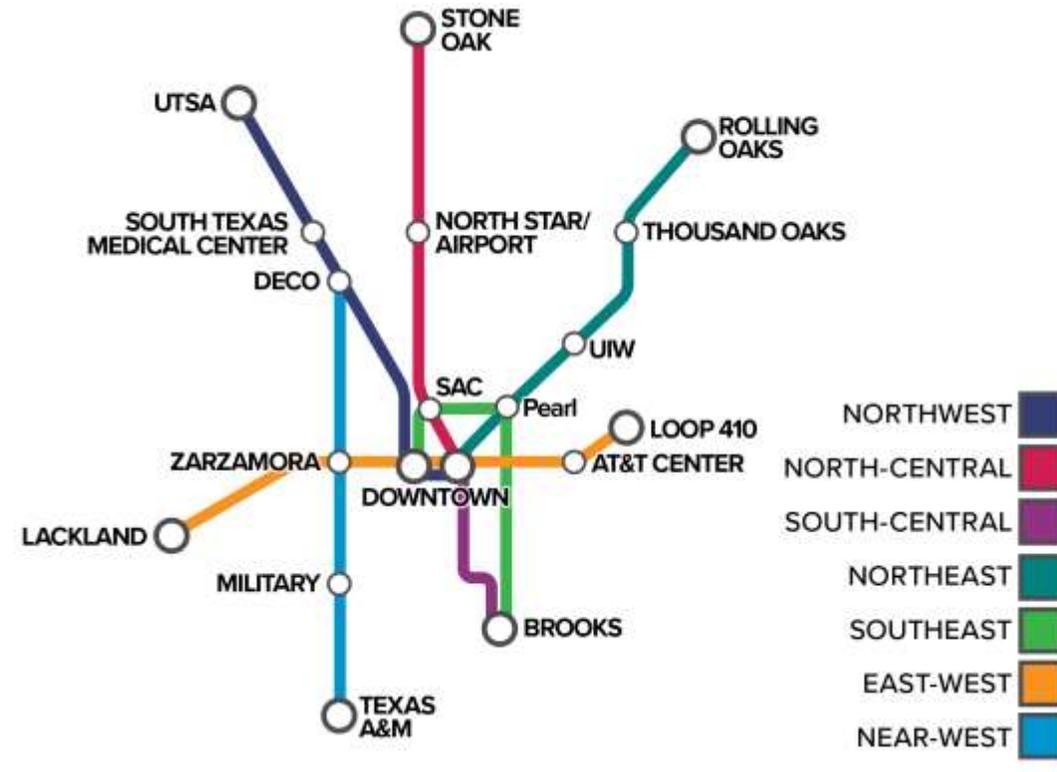
- Major arterials, especially those with existing or planned high capacity transit
- Study area of corridor plan should include area within  $\frac{1}{4}$  mile of the arterial, expanding to  $\frac{1}{2}$  mile around high-frequency transit stops/stations
- Based on CoSA and/or VIA investments



# Corridors

VIA Rapid Transit Corridors

SA Corridors  
Strategic  
Framework Plan



**LEGEND**

- Proposed Station
- Access Management
- New Pedestrian Crossing
- Priority Pedestrian Crossing
- Sidewalk Needed
- Priority Complete Streets
- New Park / Green Space
- New Development

**SA**



**TOMORROW**

SA Tomorrow Place Types



# Place Types

## Trails, Parks and Open Space Place Types:

- Trail-Oriented Development
- Community/Regional Park
- Natural/Historic/Cultural Asset
- Green Neighborhood

TRAIL-ORIENTED  
DEVELOPMENT



COMMUNITY/REGIONAL PARK



GREEN NEIGHBORHOOD



# Place Types

## Adaptive Re-Use Place Types:

- Shopping Mall Retrofit
- Office Park Infill
- Industrial Site Reuse

SHOPPING MALL RETROFIT



OFFICE PARK INFILL



INDUSTRIAL SITE REUSE



# Place Types

## Multimodal, Mixed-Use Place Types:

- Regional/Commuter Rail
- High Capacity Transit Corridor
- Institutional/  
Campus Mixed Use
- Community Corridor
- Neighborhood Main Street

INSTITUTIONAL/CAMPUS  
MIXED-USE



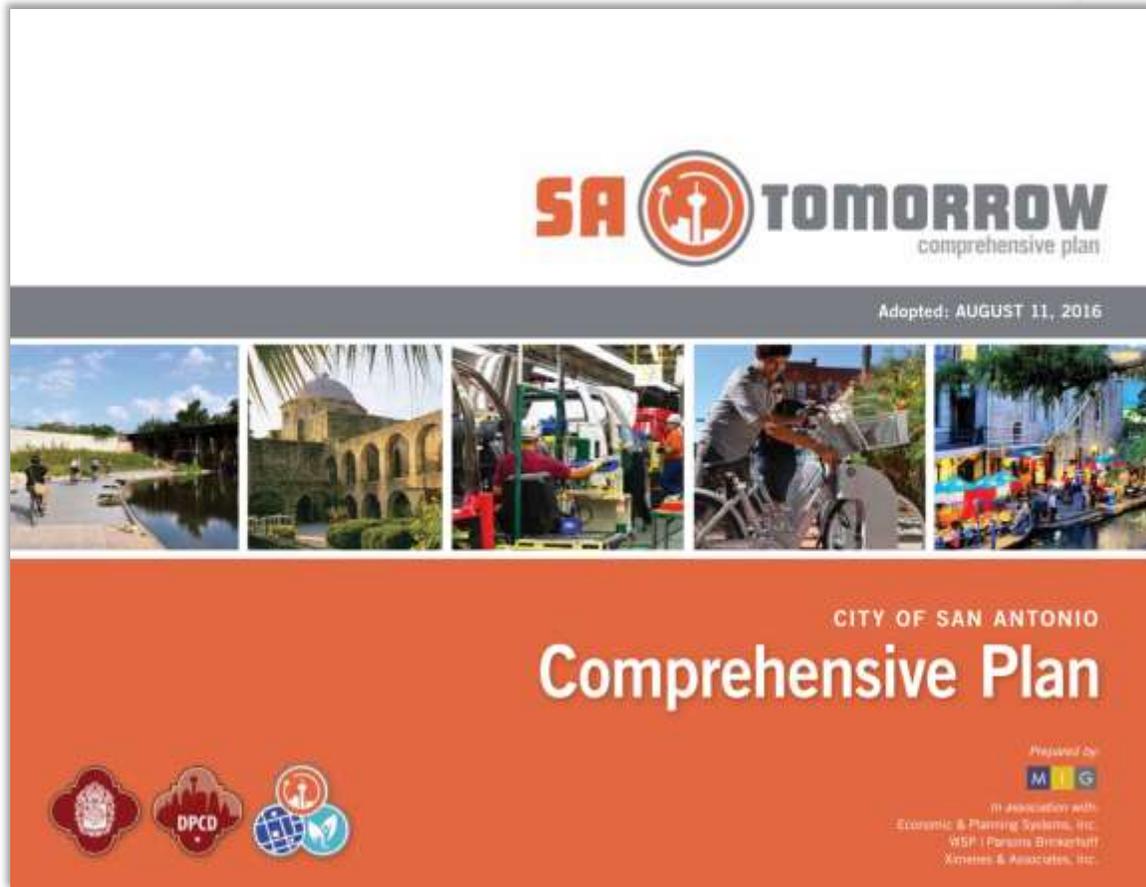
COMMUNITY CORRIDOR



NEIGHBORHOOD MAIN  
STREET



# Implementation



Collaboration

Community Awareness &  
Engagement

Sub-Area and Corridor  
Planning

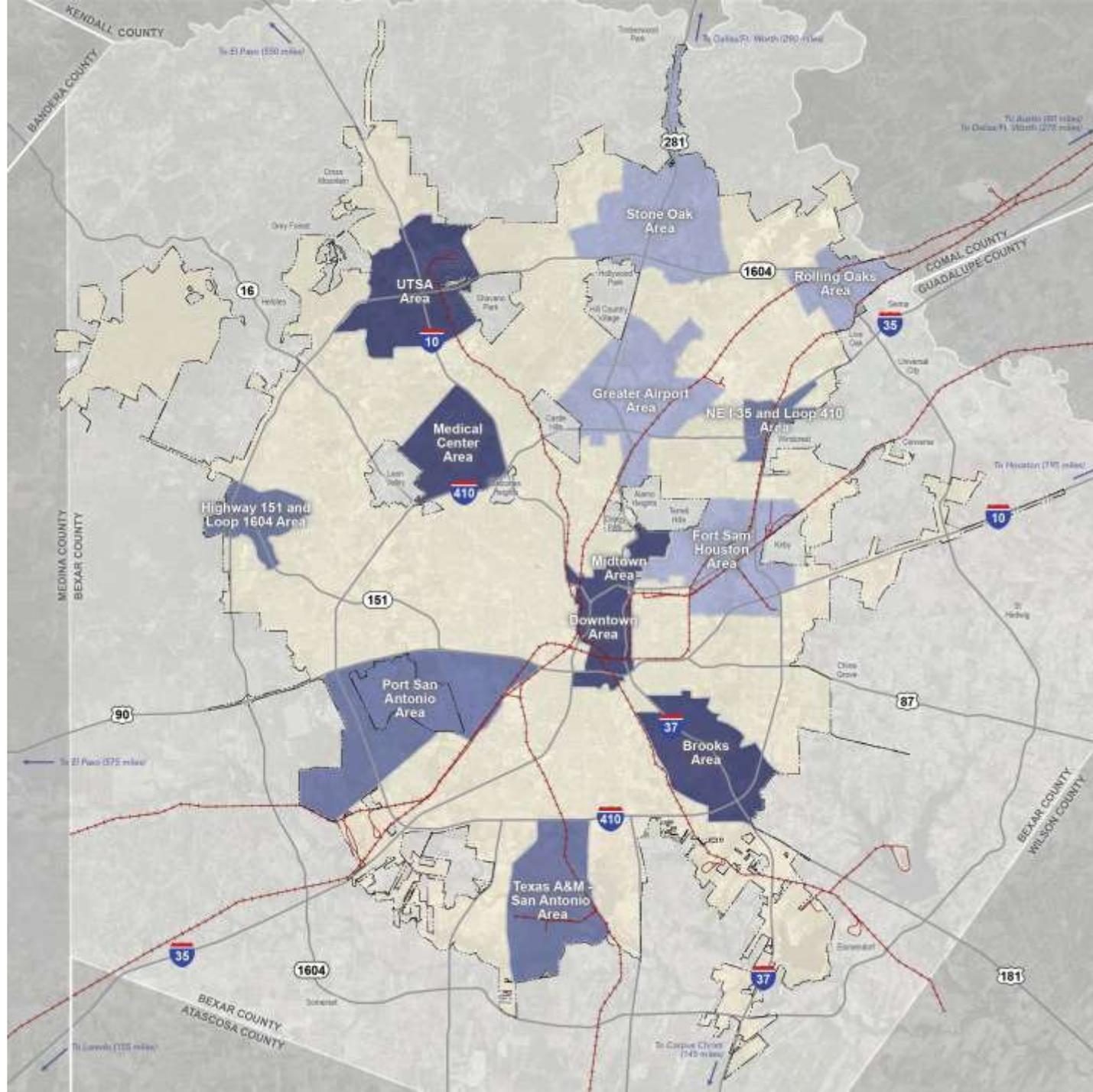
# SA TOMORROW

## SA Tomorrow Sub-Area Plans - Overview

# Regional Centers

City-wide Share in Regional Centers by 2040:

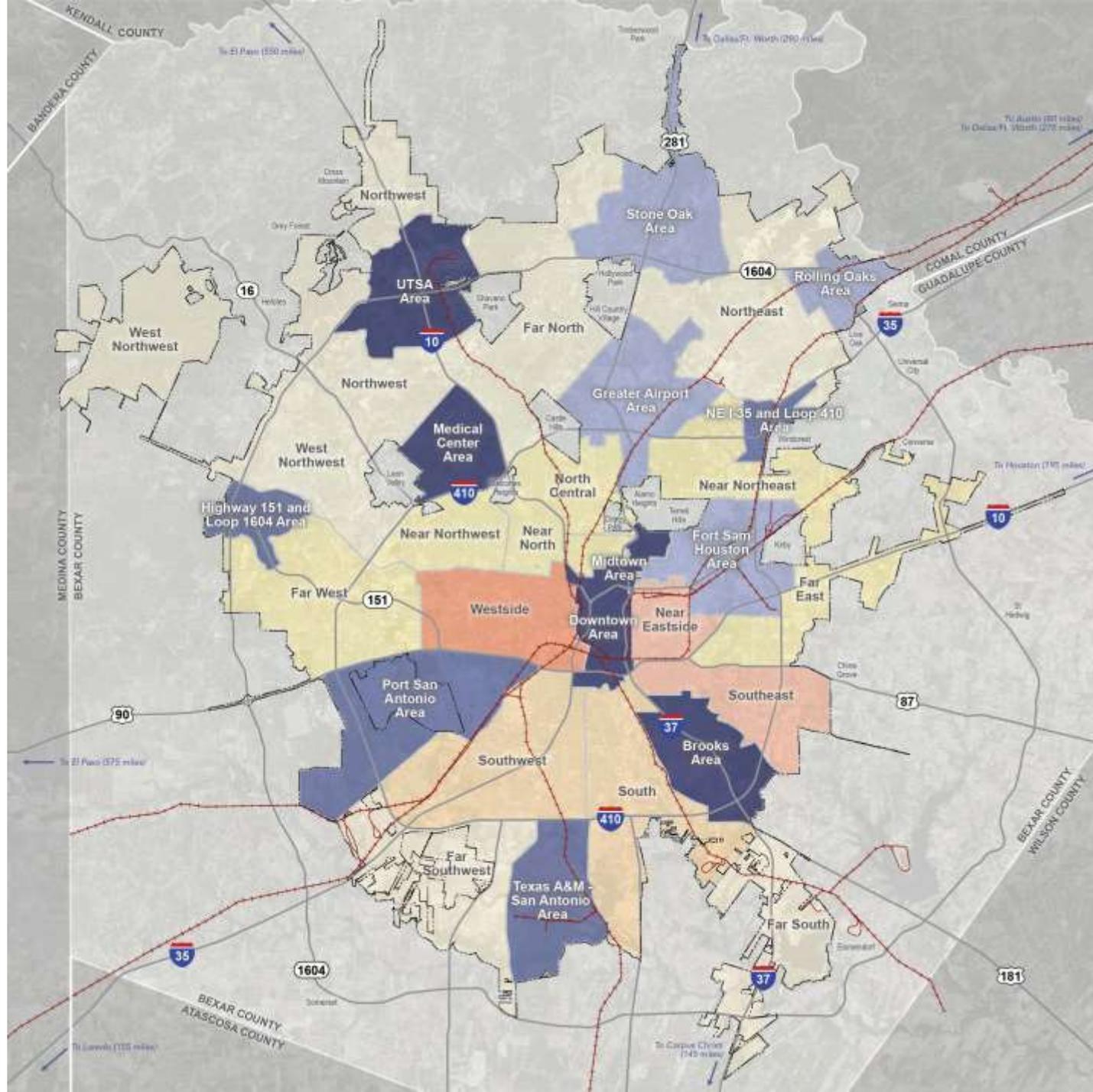
- **50%** of new jobs
- **20%** of new households



LEGEND

- City Boundary
- Major Highway
- Rail Line
- Regional Center Plan Areas
- Phase 1
- Phase 2
- Phase 3

# Regional Centers & Community Plan Areas



LEGEND

- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

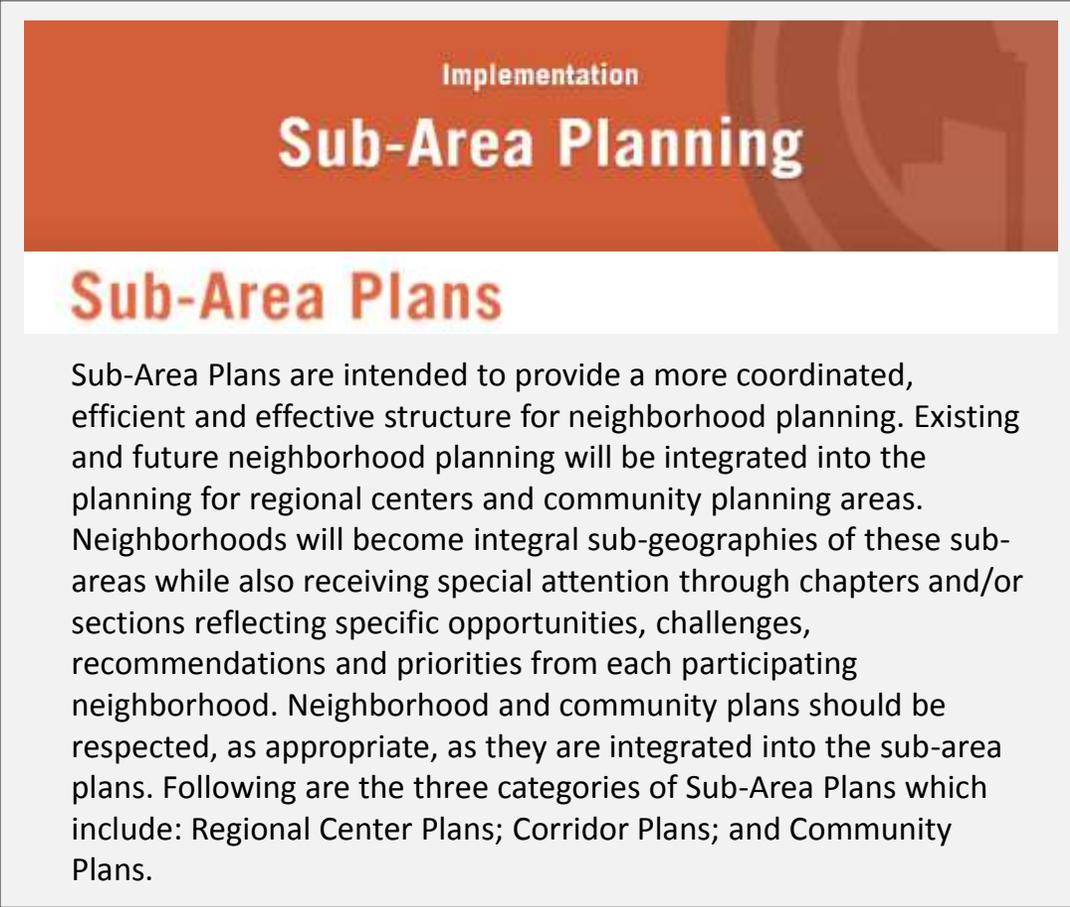
- Phase 1
- Phase 2
- Phase 3

Community Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

# Why Sub-Area Plans?

- **Effective and equitable planning for the entire city.** In regards to neighborhoods, we recognize that we need to plan for three types of areas:
  1. Registered neighborhoods that are within an adopted land use plan
  2. Registered neighborhoods that are not within any adopted plan
  3. Neighborhoods that are not part of a registered association or within an adopted plan area
- Create a **comprehensive and consistent land use map for the entire city.**



Implementation

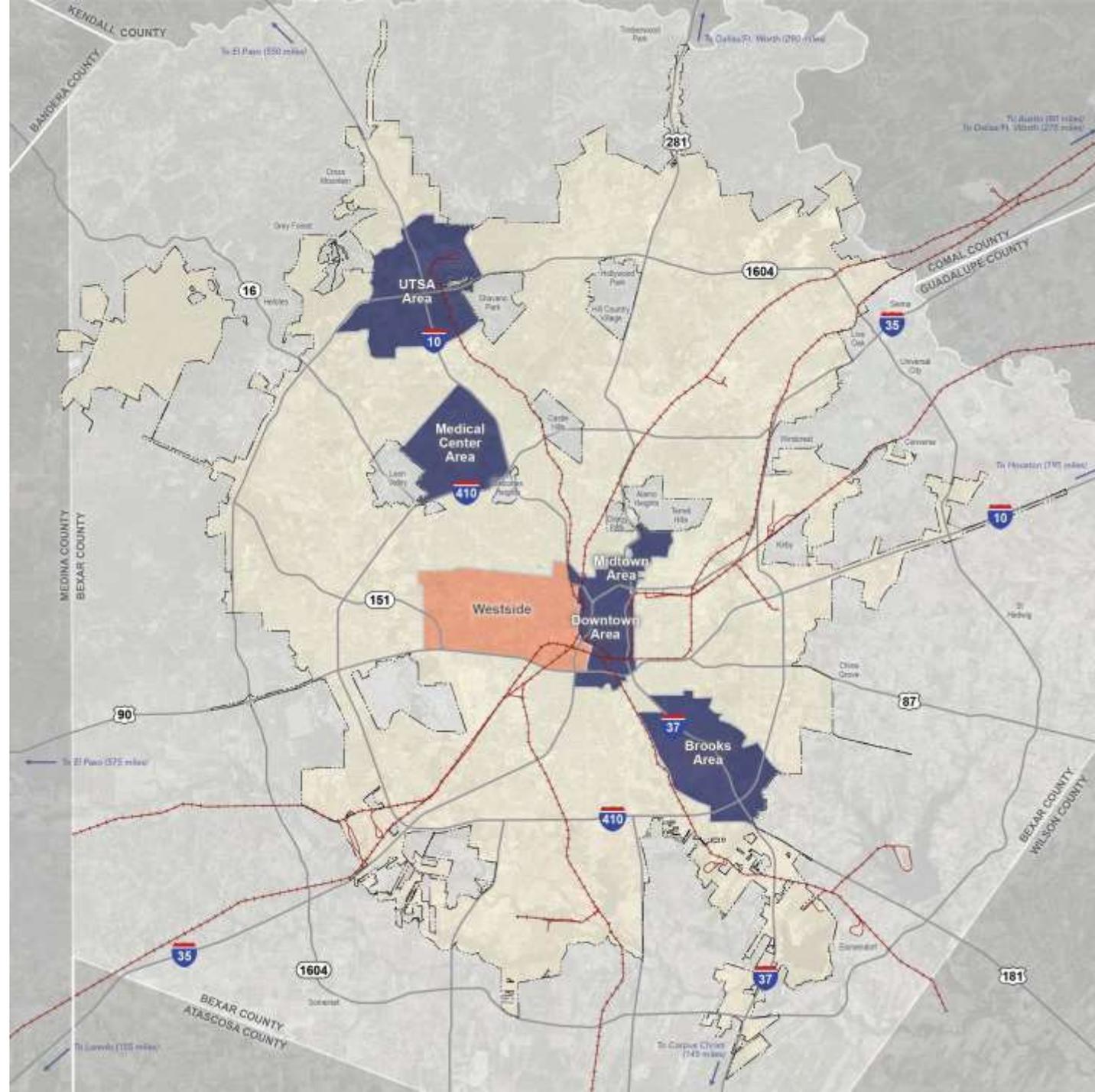
## Sub-Area Planning

### Sub-Area Plans

Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. Existing and future neighborhood planning will be integrated into the planning for regional centers and community planning areas. Neighborhoods will become integral sub-geographies of these sub-areas while also receiving special attention through chapters and/or sections reflecting specific opportunities, challenges, recommendations and priorities from each participating neighborhood. Neighborhood and community plans should be respected, as appropriate, as they are integrated into the sub-area plans. Following are the three categories of Sub-Area Plans which include: Regional Center Plans; Corridor Plans; and Community Plans.

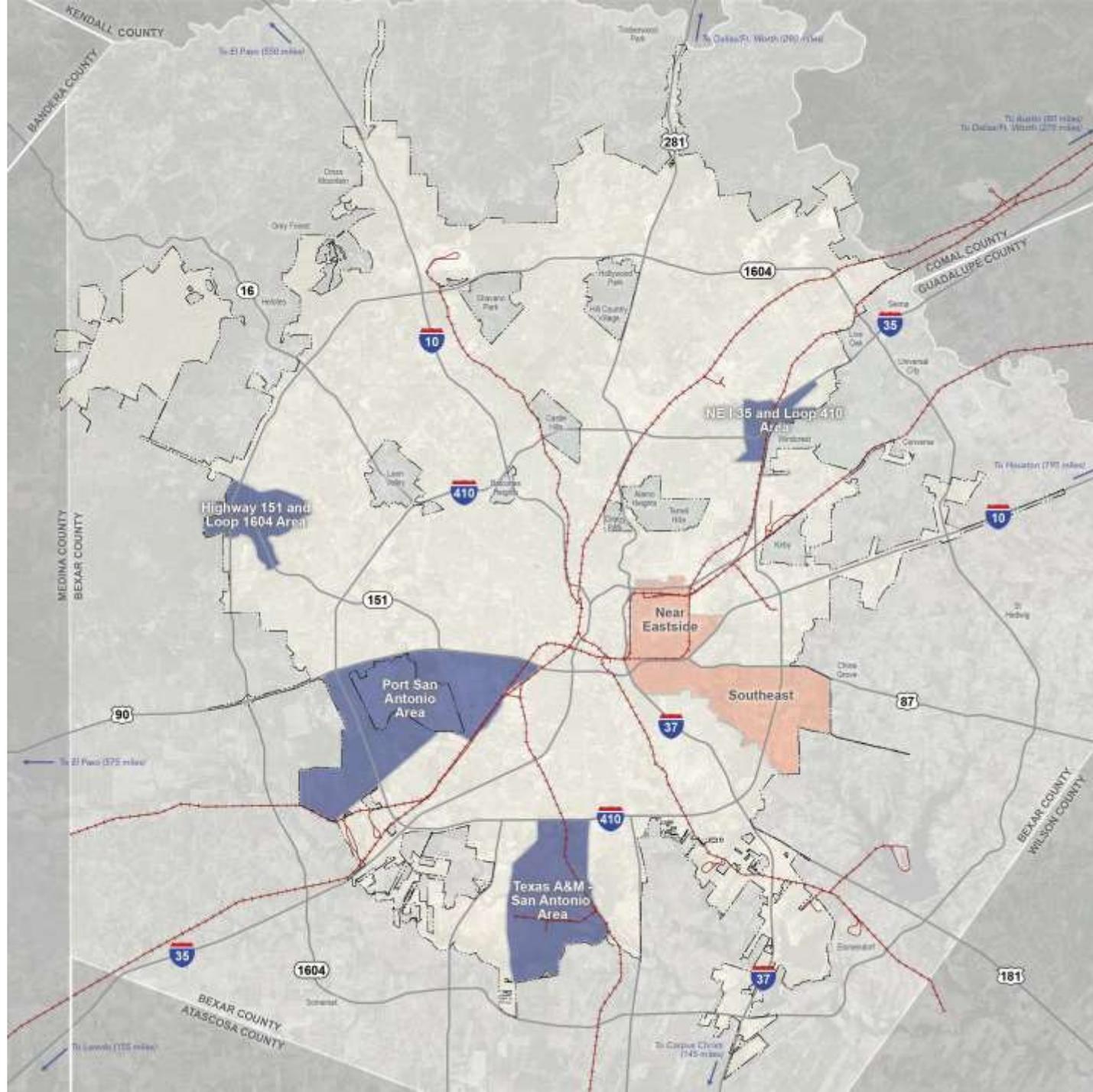
*SA Tomorrow Comprehensive Plan, page 17.10*

# Phase One Plan Areas



- LEGEND
- City Boundary
  - Major Highway
  - Rail Line
  - Regional Center Plan Areas
  - Phase 1
- Community Plan Areas
- Phase 1

# Phase Two Plan Areas



LEGEND

- City Boundary
- Major Highway
- Rail Line

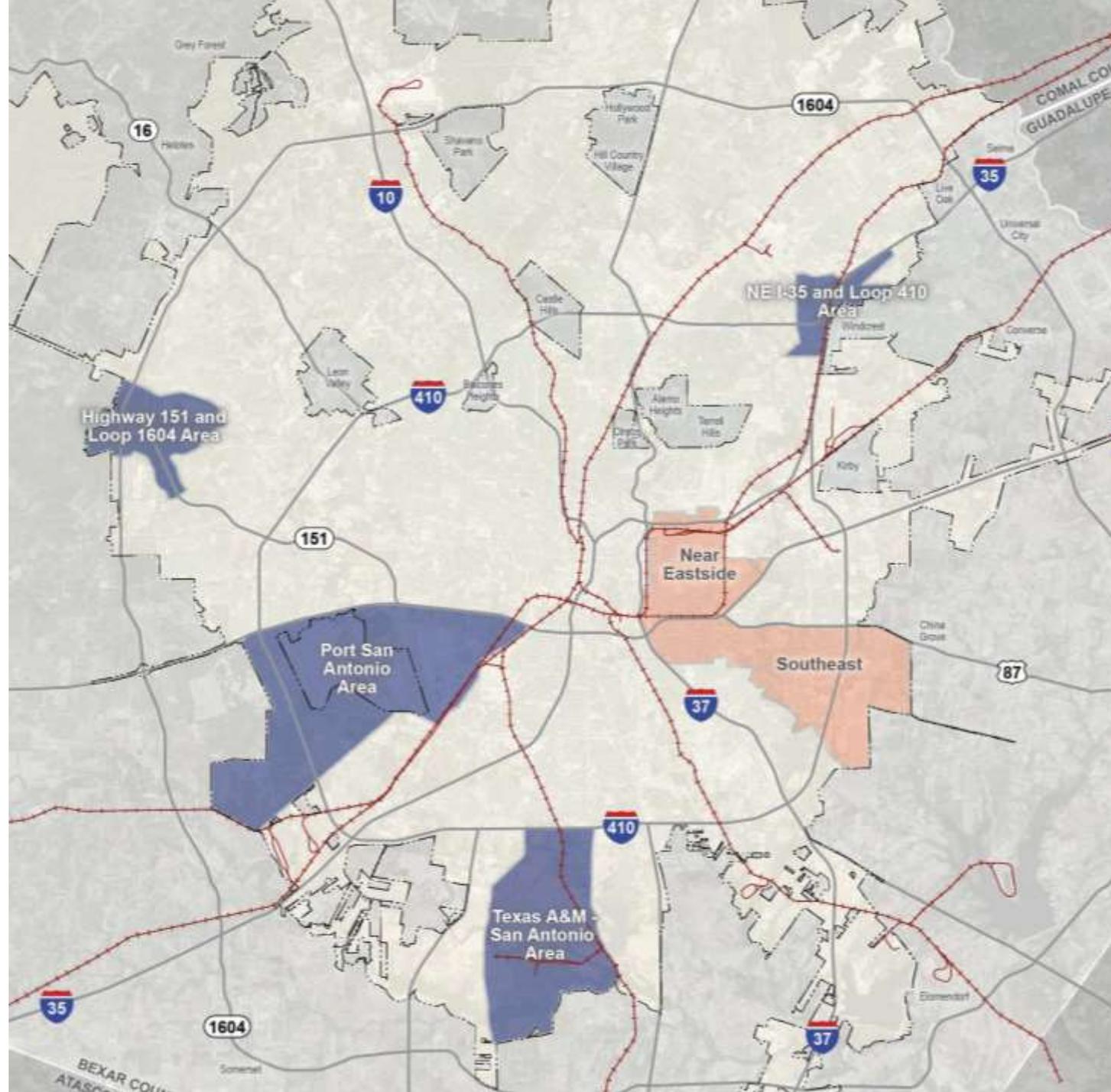
Regional Center Plan Areas

- Phase 1
- Phase 2
- Phase 3

Community Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

# Phase Two Plan Areas



# 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

# SA TOMORROW

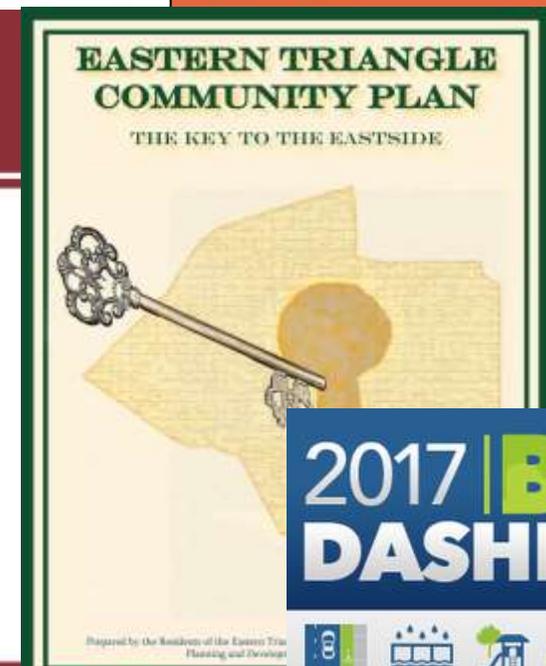
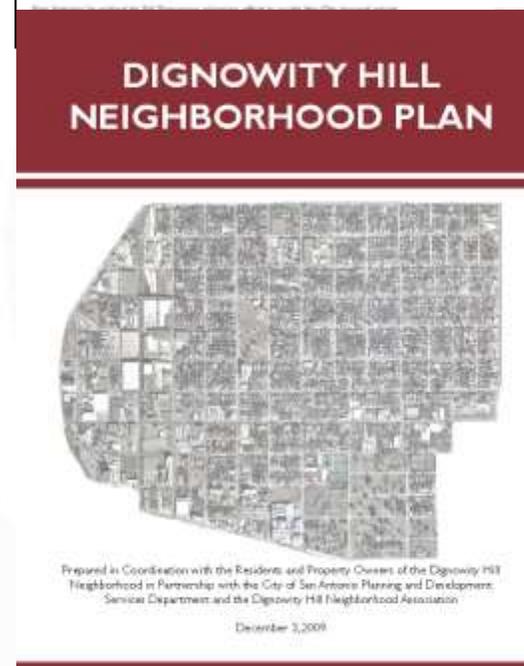
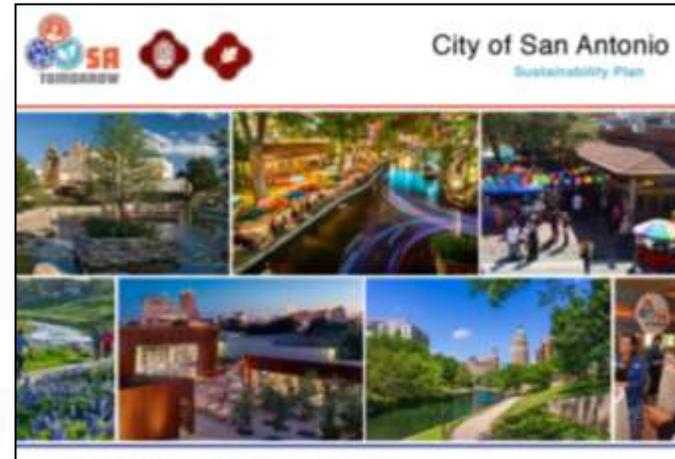
## SA Tomorrow Sub-Area Plans - Components

# Building on Previous Success



SA Tomorrow's Sub-Area Planning builds on and is the continuation of much work to date:

- Neighborhood and Community Plans
- SA 2020
- Corridor Plans and Master Plans
- 2012 and 2017 Bonds
- SA Tomorrow Comprehensive Plan, Sustainability Plan, Multimodal Transportation Plan



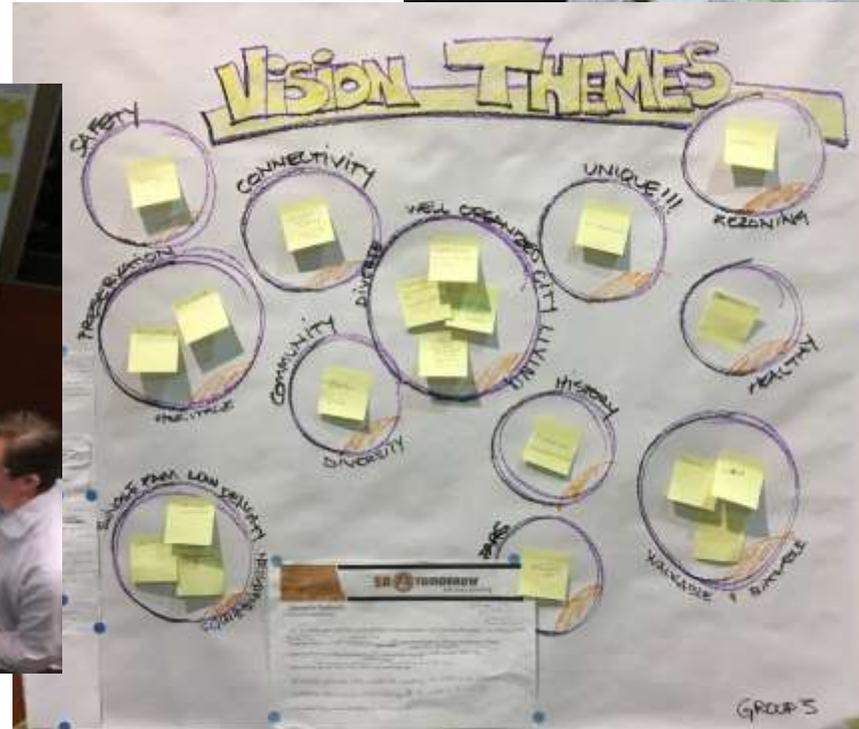
2017 | **BOND DASHBOARD**





# Vision And Goals

- **Vision:** describes the desired state of your community in the future



## EMERGING VISION FOR MIDTOWN

The following vision statement distills community aspirations and common themes into a description of what Midtown could be like in the future.

*In 2040, Midtown will reflect the diversity of San Antonio's people and families. Historic neighborhoods, rooted communities, iconic waterways and parks, and places of culture and learning will continue to characterize the area.*

*Unique destinations will each include an abundance of places to live, work, learn and enjoy, yet each will have a distinct character, featuring—and growing from—local culture and landscape.*

*Midtown's neighborhoods will continue to convey historic character, and will have affordable homes and apartments for a diverse population. People of all ages and circumstances will be able to choose, stay, and call Midtown home.*

*Midtown's multiple-purpose streets, trails, and public places will offer comfortable and convenient choices in walking, biking and transit riding, and make it easy to get exercise, socialize, and experience nature in a healthy environment.*

## 1. Preserve and Enhance Downtown's Authenticity

- Grow and evolve in meaningful ways to encourage attachment between people and place
- Respect historic and culturally significant buildings and streets
- Preserve and protect World Heritage sites and other historical sites ensuring compatibility

### Goal 4: Foster an innovative economic environment

- Leverage world class medical services, education, and research institutions to attract high quality talent and investment



# Plan Framework

- Informed by existing conditions analysis and community vision and goals
- Helps identify and organize key **physical concepts and strategies**
- Complemented by other plan strategies:
  - Housing
  - Economic Development
  - Neighborhood Profiles and Priorities



## Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects

# Land Use

- The foundation of Sub-Area Plans
- Desired future **development patterns**
- Regulatory guide and decision making tool
- Facilitates **complementary transitions** to reduce conflicts between adjacent uses
- Land Use **map + text** description and policy direction

Plan Framework

Land Use

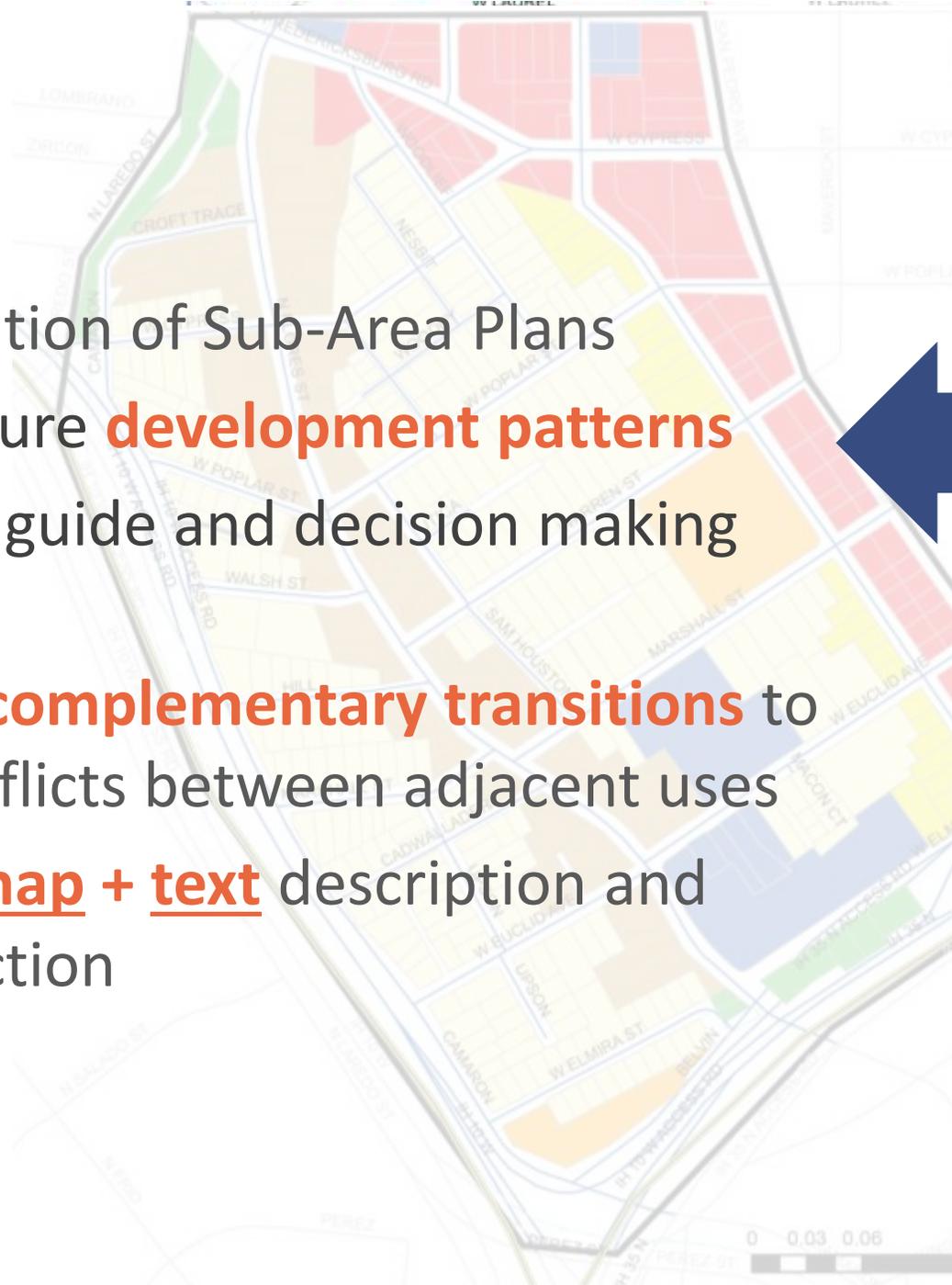
Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects



# Transportation and Mobility

- How do we move around our City?
- Provide **choices and options**
- **Connect places** that are important to us
- Safety and comfort

Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects



# Parks, Public Space, Recreation

- Parks, trails, recreation facilities, and open spaces
- Various sizes, amenities, and character
- Accessible to all San Antonians

Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and  
Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects



# Infrastructure and Amenities

- Infrastructure to support existing areas and future growth
- Tangible and intangible things that contribute to quality of life

Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

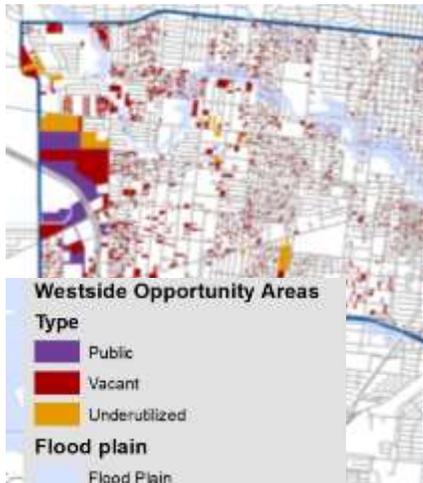
Focus Areas / Corridors

Transformative Projects



# Focus Areas and Corridors

- Opportunity areas ready for revitalization or good locations for new development
- Active corridors that support our communities and make great transit a reality
- Data-driven and community insight



Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

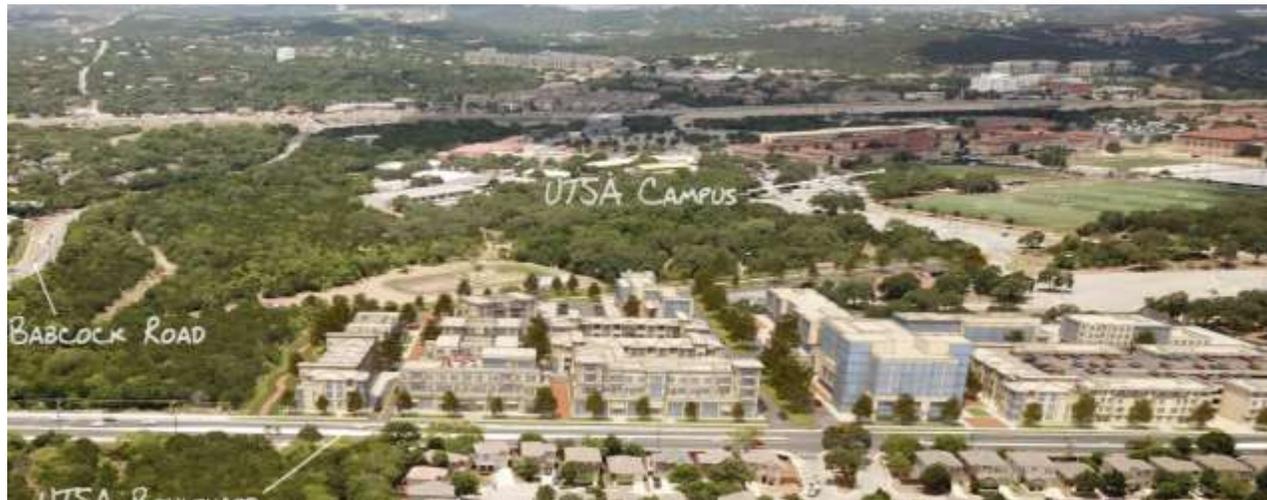
Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects

# Transformative Projects

- Priority development projects, public improvements, or programs to positively change the area
- Strategic direction to help protect or change the status quo
- Example projects to inspire quality infrastructure and development



Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects



**THE DOOR**  
CHRISTIAN FELLOWSHIP CHURCH

TEMPLE HILL

RESTAURANT

CRISPER

RESTAURANT















# Always and Sometimes Topics

- **Always Topics:** All plans will touch on certain topics for consistency and coordinated citywide direction
  - e.g., safety, access to recreation, neighborhood character and identity, etc.
- **Sometimes Topics:** Some topics will be unique to one or a small number of plans because they aren't significant everywhere
  - e.g., flood mitigation, access to healthy food, promotion of local businesses, etc.

# Key Sub-Area Plan Topics

- Existing Conditions
  - Review of Existing Plans
  - Assets, Challenges, and Opportunities
  - Data and Community Insights
- Vision and Goals
- Plan Framework
- **Economic Development and Housing Strategies**

# Key Sub-Area Plan Topics

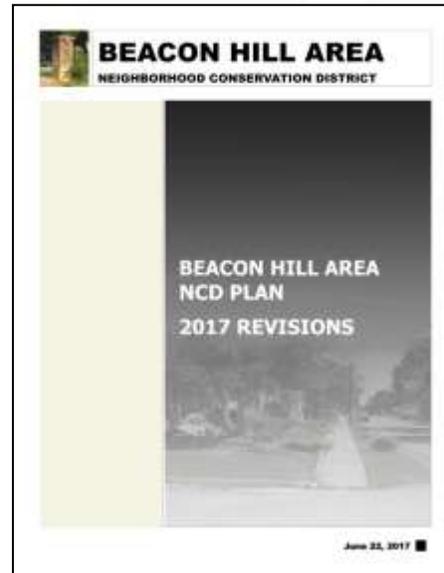
- Existing Conditions
  - Review of Existing Plans
  - Assets, Challenges, and Opportunities
  - Data and Community Insights
- Vision and Goals
- Plan Framework
- Economic Development and Housing Strategies
- **Neighborhood Chapters**

# Key Sub-Area Plan Topics

- Existing Conditions
  - Review of Existing Plans
  - Assets, Challenges, and Opportunities
  - Data and Community Insights
- Vision and Goals
- Plan Framework
- Economic Development and Housing Strategies
- Neighborhood Chapters
- **Implementation Plan**

# Sub-Area Plans do not affect or change:

- **Historic District** designation/s or design standards
- **Neighborhood Conservation District (NCD)** designation/s or design standards



# Lasting Impacts

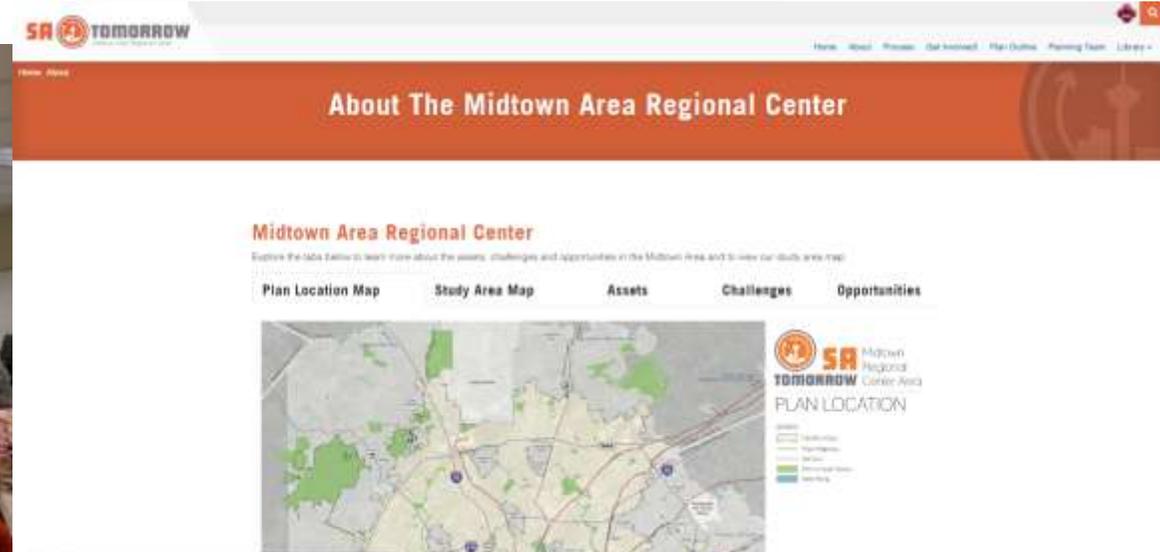
- Sub-Area Plans are intended to:
  - Be **aspirational** and about **thinking big and long-term!**
  - Address Near-, Medium-, and Long-Term projects and programs
  - Guide both:
    - City projects (require funding, planning, design and construction)
    - Private investment (require financing, design, approvals and construction)



# SA TOMORROW

SA Tomorrow Sub-Area Plans  
- Community Engagement

# Community Engagement Strategy



# Community Engagement Strategy

## High Touch

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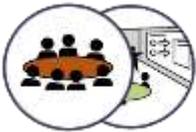
Planning Team Meetings



Neighborhood Group



Outreach  
Community Workshops /  
Open Houses



Stakeholder Focus Groups



Intercept Event Collateral



Planning Commission and  
City Council

## High Tech

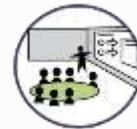
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ePlan Website for each  
Sub-Area



Online Review and  
Comment of Draft Plan  
Content



Digital Design Charrettes



Social Media Presence

# SA TOMORROW

Planning Team  
Roles and Responsibilities

# Why You're Here

- Key role in your community
- Unique and diverse perspectives
- Representative for geographic area and/or organizations within the Project Area
- Common goal: make your area the best place to **live, work and play!**



# Roles and Responsibilities

- **Support the implementation** of the SA Tomorrow Comprehensive Plan
- **Provide advice and guidance** on the planning process
- **Provide input and feedback** on draft products
- **Serve as an ambassador** for the SA Tomorrow Sub-Area project
- **Summarize input** and feedback from others, for the Planning Team
- **Contribute to at least one formal outreach event**
- **Distribute** information through your community/organization

# Time Commitment

- Total of approximately 13 Planning Team Meetings
- Meetings every four to six weeks on average
- Typically 1.5- to 2-hour meetings
- Meeting location always in your Sub-Area
- We will schedule meetings as far in advance as possible
- We will send meeting materials as far in advance as possible

# Rules of Decorum

- Meetings **begin and end at announced times**
- **Unanticipated alternative topics** typically wait for the next meeting
- **Open for public attendance** but designed as a work session
- **Basic Principles:**
  - Presence
  - Mutual respect
  - Empathy
  - Learning
- **Communicate** any ideas and concerns first **with your Project Manager**

**SA**



**TOMORROW**

Resources



# Resources

- [www.satomorrow.com](http://www.satomorrow.com)
- [www.sacompplan.com](http://www.sacompplan.com)
- [www.sacorridors.com](http://www.sacorridors.com)
- [www.sanantonio.gov/planning](http://www.sanantonio.gov/planning)



# 3 Steps to look up a Neighborhood or Community Plan:

1

<https://www.sanantonio.gov/Planning>

CITY OF SAN ANTONIO  
RESIDENTS VISITORS  
PLANNING DEPARTMENT  
sa.Gov Home > Planning Department  
PLANNING DEPARTMENT

2

ADOPTED CITY PLANS

CITY OF SAN ANTONIO  
RESIDENTS VISITORS BUSINESS YOUR GOVERNMENT GET CONNECTED  
Google Custom Search  
PLANNING DEPARTMENT  
sa.Gov Home > Planning Department > Adopted City Plans  
ADOPTED CITY PLANS

PLANNING HOME

ABOUT >

NEWS & EVENTS

ADOPTED CITY PLANS

PLANNING RESOURCES >

SA.GOV RELATED SITES

PARKS

SUSTAINABILITY

TCI

HELPFUL LINKS

A-F

- [Alamodome Neighborhood Plan \(1993\)\(PDF\)](#)
- [Arena District/ Eastside Community Plan \(2003\)\(PDF\)](#)
- [Camelot 1 Neighborhood Plan \(2004\)\(PDF\)](#)
- [Camelot 1 Neighborhood Plan \(2010\)\(PDF\)](#)
- [City South Community Plan \(2003\)\(PDF\)](#)
- [Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan \(2009\)\(PDF\)](#)
- [Downtown Neighborhood Plan \(1999\)\(PDF\)](#)
- [Downtown West Neighborhood Plan \(2009\)\(PDF\)](#)
- [Eastern Triangle Community Plan \(2009\)\(PDF\)](#)
- [Five Points Neighborhood Plan \(2000\)\(PDF\)](#)
- [Five Points Neighborhood Plan \(2009\)\(PDF\)](#)

G-I

- [Government Hill Neighborhood Plan \(2001\)\(PDF\)](#)
- [Government Hill Neighborhood Plan \(2010\)\(PDF\)](#)

3

COMMUNITY DEVELOPMENT PLANS

COMMUNITY & NEIGHBORHOOD PLANS

MASTER PLAN

POLICIES & SPECIAL STUDIES

SECTOR PLANS

# Questions & Comments

Contact your Project Manager

Or

Chris Ryerson, City of San Antonio

[chris.ryerson@sanantonio.gov](mailto:chris.ryerson@sanantonio.gov)

(210) 207-7833



# Break Out Areas

*Front / screens*

Port San  
Antonio Area  
Regional Center  
Channary Gould

Hwy 151 and  
Loop 1604 Area  
Regional Center  
Sarah Serpas

Eastside  
Community Area  
Garrett Phillips

Texas A&M SA  
Area Regional  
Center  
Carlos Guerra

NE I-35 and  
Loop 410 Area  
Regional Center  
Heather Yost

Southeast  
Community Area  
Shepard Beamon

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**SA**  **TOMORROW**  
sub area planning

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SA Tomorrow Planning Initiatives

January 15, 2019



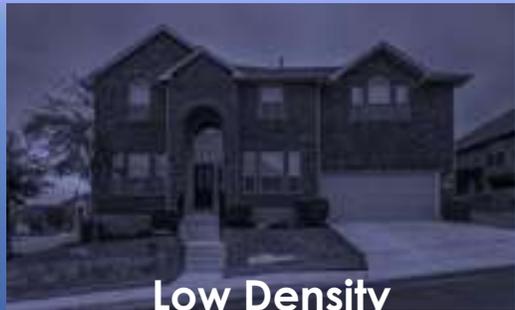
Auxiliary Marketing Services  
Bowtle  
Cambridge Systematics, Inc.  
Economic & Planning Systems, Inc.  
Mosaic Planning and Development Services  
Ximenes & Associates



# Corridors

## Identifying a range of options

DENSITY



Low Density  
Residential & Employment



VANPOOL



Medium Density  
Residential & Employment



METRO LOCAL



Medium to High Density  
Residential & Employment



PRIMO



High Density  
Residential & Employment



BRT/LRT

FREQUENCY