

MEETING SUMMARY

Meeting: UTSA Area Planning Team Meeting #5
Date: February 22, 2018
Time: 2:00 – 4:00 pm
Location: John Igo Branch Library

Invited/Accepted/Attended

Colleen Waguespack, Northside Neighborhoods for Organized Development (NNOD)
Ashley Farrimond, Kaufman | Killen
Ernest Haffner, Facilities Planning & Development - UTSA
Santiago Jaramillo, VIA Metropolitan Transit
Karen Bishop, San Antonio River Authority
Benjamin Perry, Facilities Planning & Development – UTSA

Invited/Could not attend

James Griffin, Brown & Ortiz, P.C.
Teri Bilby, San Antonio Apartment Association
Al Philippus, Valero
Mark Johnson, North San Antonio Chamber of Commerce
Pegy Brimhall, American Institute of Architects
Nicholas Mohat, Cedar Point Homeowners Association
Michelle E. Garza, San Antonio River Authority
Marcus Thomas, Student Government Association - UTSA
Brent Doty, Edwards Aquifer Authority
Darcie Schipull, TXDOT

Invited Organizations

Woodland Park HOA
Oakland Heights HOA
The Woods of Shavano Community Association
Ridgehaven Volunteer HOA
College Park Neighborhood Association
Cantera Village HOA

Meeting Purpose

The fifth meeting of the UTSA Area Planning Team aimed to accomplish the following objectives:

- Review Input from Community Meeting #2
- Review and Discuss Refined Draft Focus Areas
 - Catalytic Sites
- Review and Discuss Housing Challenges and Opportunities
- Review and Discuss Economic Development Challenges and Opportunities

Meeting Format

Brenda Valadez, City of San Antonio Project Manager for the SA Tomorrow UTSA Area Regional Center Project, provided an update on the planning process as well as an overview of the input received at Community Meeting #2 and introduced the revised draft Focus Areas and Mixed Use Corridors for consideration. MIG, Inc. Project Manager Mark De La Torre presented information on Catalytic Sites, and then facilitated a group discussion. Next, Economic & Planning Systems Vice President Matthew Prosser presented information on both housing and economic development opportunities and challenges and facilitated a group discussion.

Community Meeting #2 Input

On January 29, 2018 the City of San Antonio Planning Department hosted the second UTSA Area/Medical Center Area Community Meeting. The meeting consisted of an open house gallery of activities that provided information and invited attendees to share their perspectives and priorities with the Planning Department. Approximately 40 stakeholders attended the meeting to offer their ideas and perspectives.

Community Vision

The draft UTSA Area vision and goals were displayed for participants to review and wall graphic paper was placed out on a table for participants to write comments upon with markers.

Result: Overall, participants supported the vision and goals as written.

Mobility: System Priorities

The draft mobility framework was displayed with associated photos of the framework’s primary transportation corridors. Participants were invited to assign a mode (bike, transit, pedestrian) priority to each of the corridors.

Results:

<u>Corridor</u>	<u>Priority Indicated by Participants</u>
Vance Jackson Road	Transit, Pedestrian
Babcock Road	Bike, Transit
UTSA Blvd	Transit
West Hausman Road	Transit, Bike
La Cantera Parkway	Transit, Pedestrian, Bike
Loop 1604	Transit

Focus Areas and Mixed Use Corridors

A map and photographs of the focus areas and mixed use corridors as well as the Planning Team’s comments on the intended future purpose, character, and building heights for each area were displayed. Participants were invited to write and discuss their intentions for the future purpose, character, and building heights for each of the draft focus areas and mixed use corridors.



Results:

	#1 Beckmann Quarry	#2 Tradesman Quarry & Industrial Park	#3 UTSA Blvd & Vance Jackson (from Babcock Rd. to Loop 1604)	#4 Babcock Rd and West Hausman (from Loop 1604 to IH-10 West)
Purpose	<p>PT Assessment: Mixed-Use around boundaries w/ unique places inside & natural areas that follow natural features.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • Mixed-use with green space, bike paths and trails to reduce traffic 	<p>PT Assessment: Mixed-use “downtown for existing surrounding neighborhoods. Uses complimentary to the existing regional center nodes. Development organized around a central open space/trail or surrounded by open space/trail that is recreational in nature.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • Mixed-use with green space, bike paths and trails to reduce traffic 	<p>PT Assessment: Mixed-use with complete/green streets along Vance Jackson and streetscape improvements along UTSA Blvd.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • More sidewalks, trails & paths for bikes as well as shopping 	<p>PT Assessment: Pocketed infill development along Hausman and Babcock. Decrease the use of Hausman as a short-cut for vehicles to avoid the 1604/IH-10 intersection.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • More sidewalks, trails & paths for bikes as well as shopping • Mixed use –Transit Oriented Development • Concurred with Planning Team Assessment
Character	<p>PT Assessment: Green/complete streets that have east/west connectivity and green buffers.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • Walking and biking trails where people can easily get around without cars to alleviate congestion 	<p>PT Assessment: Unique style that includes rail-oriented thematic elements in the development as a nod to the historic use of the rail in the quarries.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • Walking and biking trails where people can easily get around without cars to alleviate congestion • A new Finance or Business District 	<p>PT Assessment: Transit-oriented, with increased mobility and connectivity across IH-10.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • More connected to through the use of bike paths and sidewalks 	<p>PT Assessment: Increased mobility and connectivity, increased shade through structure or plantings, and increased landscaped elements.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • More connected to through the use of bike paths and sidewalks • Walkable with access to UTSA activities
Building Height	<p>PT Assessment: Shortest 2 stories; tallest 5-6 stories. Shorter buildings in the northern portion. Increasing building height and density along the southern and southwestern perimeters of the property, built with the topography.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • 1-3 stories • 2-3 stories 	<p>PT Assessment: Shortest no more than 2 stories, respecting the surrounding existing developments and neighborhoods; tallest buildings should be 3-5 stories high. Height and density concentrated toward the interior of the focus area.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • 2-3 stories • 5-11 stories (no limit) 	<p>PT Assessment: 2 stories tall east of Vance Jackson. Increasing building height and density between Vance Jackson and IH-10, and 3-5 stories along UTSA Blvd west of IH-10.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • 2-3 stories 	<p>PT Assessment: Shortest 1-2 stories tall, near existing single-family residences south of Hausman Road. Tallest buildings should be 3 stories high in closer proximity to Loop 1604.</p> <p>Community Meeting Responses:</p> <ul style="list-style-type: none"> • Concurred with Planning Team Assessment • 2-3 stories • 2-4 stories

Housing

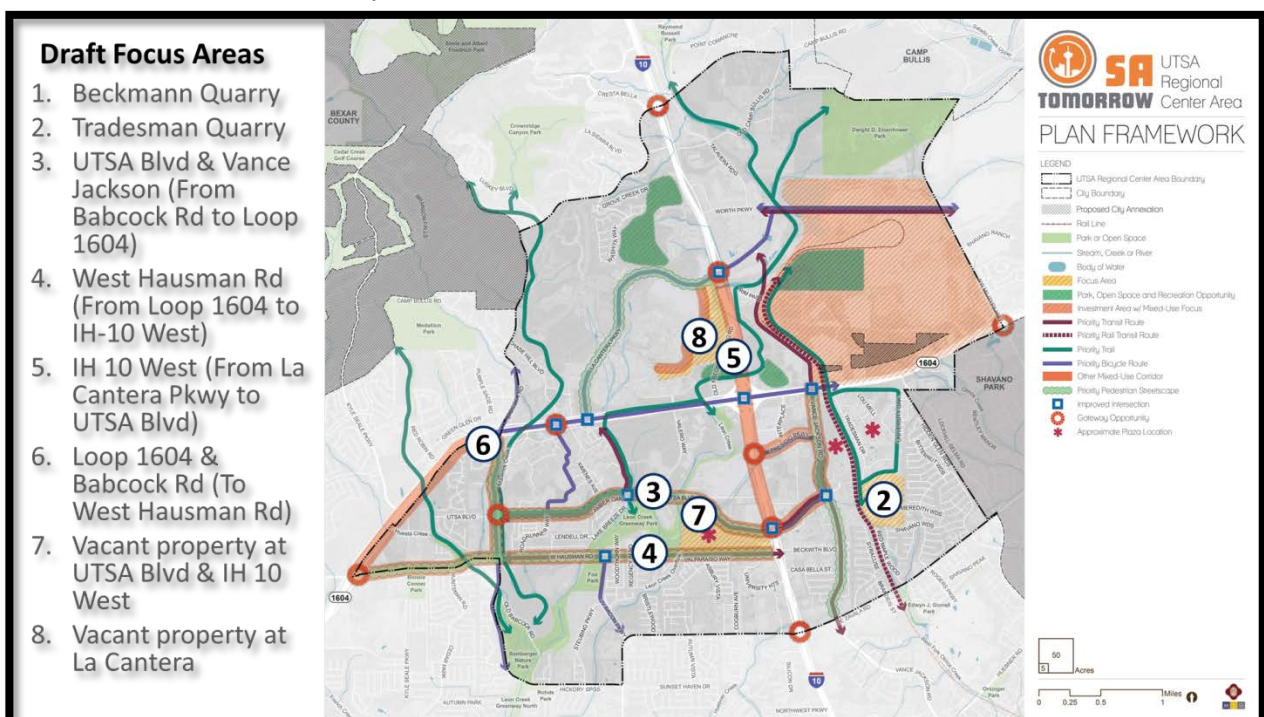
Participants were invited to review information on area demographic and economic characteristics, area housing and transportation costs, and a comparison of area incomes to area dwelling rental costs. Participants were then invited to review images of a range of dwelling types, and identify which types of dwellings would be appropriate in neighborhoods and which would be appropriate in mixed use corridors and focus areas.

Results:

<u>Housing Type</u>	<u>In Neighborhoods?</u>	<u>In Focus Areas & Mixed Use Corridors?</u>
Duplex	1	0
Triplex / Fourplex	2	0
Courtyard Apartments	3	2
Bungalow Courts	1	1
Townhomes	1	1
Multiplexes	2	4
Live / Work	1	3

Revised Draft Focus Areas and Mixed Use Corridors

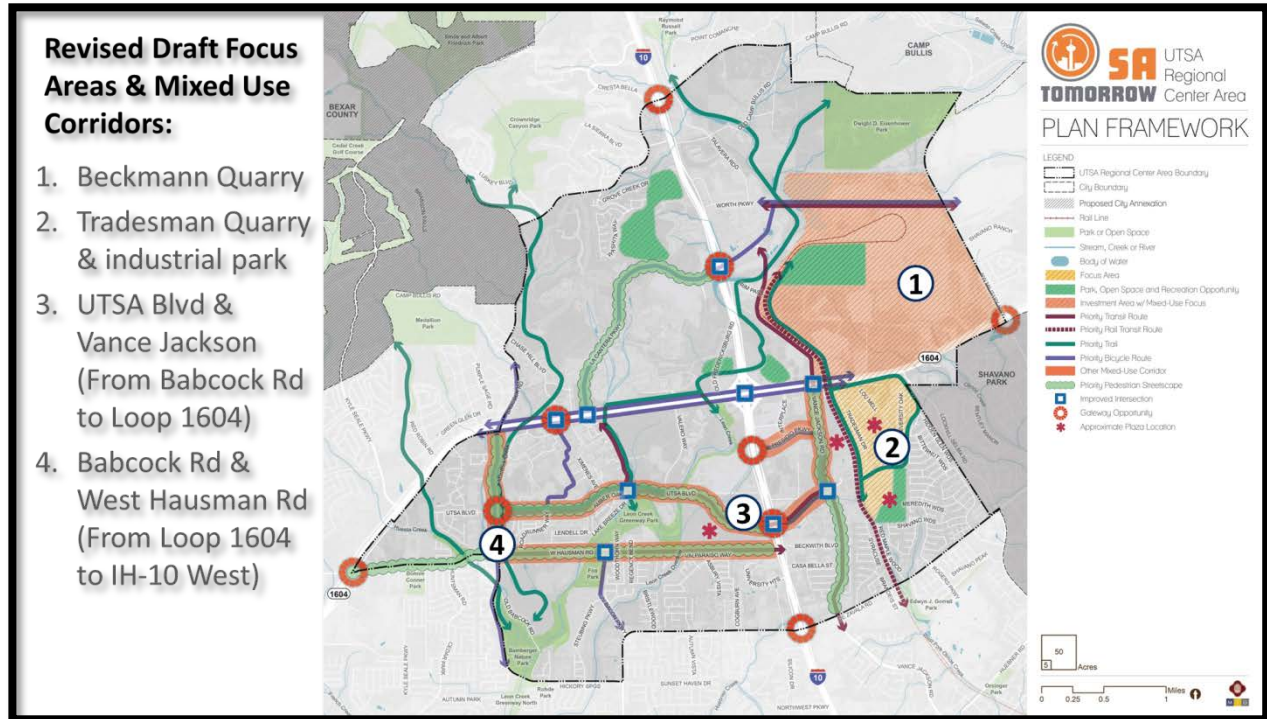
The Plan Framework will comprise the bulk of the UTSA Area Regional Center Plan document, including the catalytic sites, land use, mobility, open space, housing, and economic development elements. A draft plan framework map was created during Planning Team Meeting #3. During this activity, the Planning Team members were asked to identify preliminary focus areas, mixed-use corridors, priority streetscape improvements, gateway opportunities, pedestrian crossings, and priority mobility routes. The map below is the end result of that activity.



The purpose of the Plan Framework Mapping Activity during Planning Team Meeting #4 was to inform the intended purpose and character of the focus areas and mixed-use corridors.

The revised draft focus areas and mixed-use corridors shown on the map below were presented to the planning team. The Team indicated that the revised draft reflected their feedback from Planning Team Meeting #4, and discussed the following concept

- Need to designate a shared path on UTSA Boulevard as well as adjust the priority rail alignment.



Catalytic Sites

MIG Co-Project Manager, Mark De La Torre presented information on Catalytic Sites, and then facilitated a group discussion. The planning team discussed the Leon Creek Trailway connectivity as potential catalytic sites to foster Trail-Oriented Development (TOD). These potential catalytic sites will be given detailed consideration in the UTSA Area regional Center Plan through a digital design charrette. These charrettes will explore design and planning scenarios and provide a more detailed vision and understanding of obstacles and opportunities.

The following are highlights from the Planning Team’s discussion on potential catalytic sites.

- Need to consider the funding mechanisms for trail connections.
- Discourage building in the floodplain by filling.
- Need to look at housing and jobs in the southeast quadrant of the plan area. Need businesses to spur growth in this area i.e. grocery store (service node).
- Need to consider what is already in place and how we can use/build upon that.

Housing

Vice President of Economic and Planning Systems, Matthew Prosser presented information on housing conditions, accessibility and affordability, as well as challenges and opportunities.

The following are highlights from the Planning Team’s discussion on housing.

- Need to look at housing cost/choice versus the types and wages of jobs available.

- There are 75+ housing communities for UTSA students with transit access; however there is an on-campus housing deficit.
- Service industry and high-end housing – need more variety and balance.
- Discourage gated communities.
- How can we address/ accommodate culture?
 - Affordable housing label
 - Community desires
 - Stigma – rebrand to attainable or mixed income housing
- Research communities with similar culture to San Antonio and find a hybrid

Economic Development

The following are highlights from the Planning Team’s discussion on Economic Development strengths weaknesses, opportunities and challenges in the UTSA Area.

- Focus on retention of great employers
- Public shuttle connection between nodes i.e The Rim and La Cantera. Bus routes already exist in this area.

NEXT STEPS:

The sixth Planning Team Meeting will be held in April 2018. A preliminary objective for this meeting will be to solicit input on the UTSA Area’s future land use policy.

If you have questions about the UTSA Area planning project, please contact Project Manager Brenda Valadez, City of San Antonio Planning Department.

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