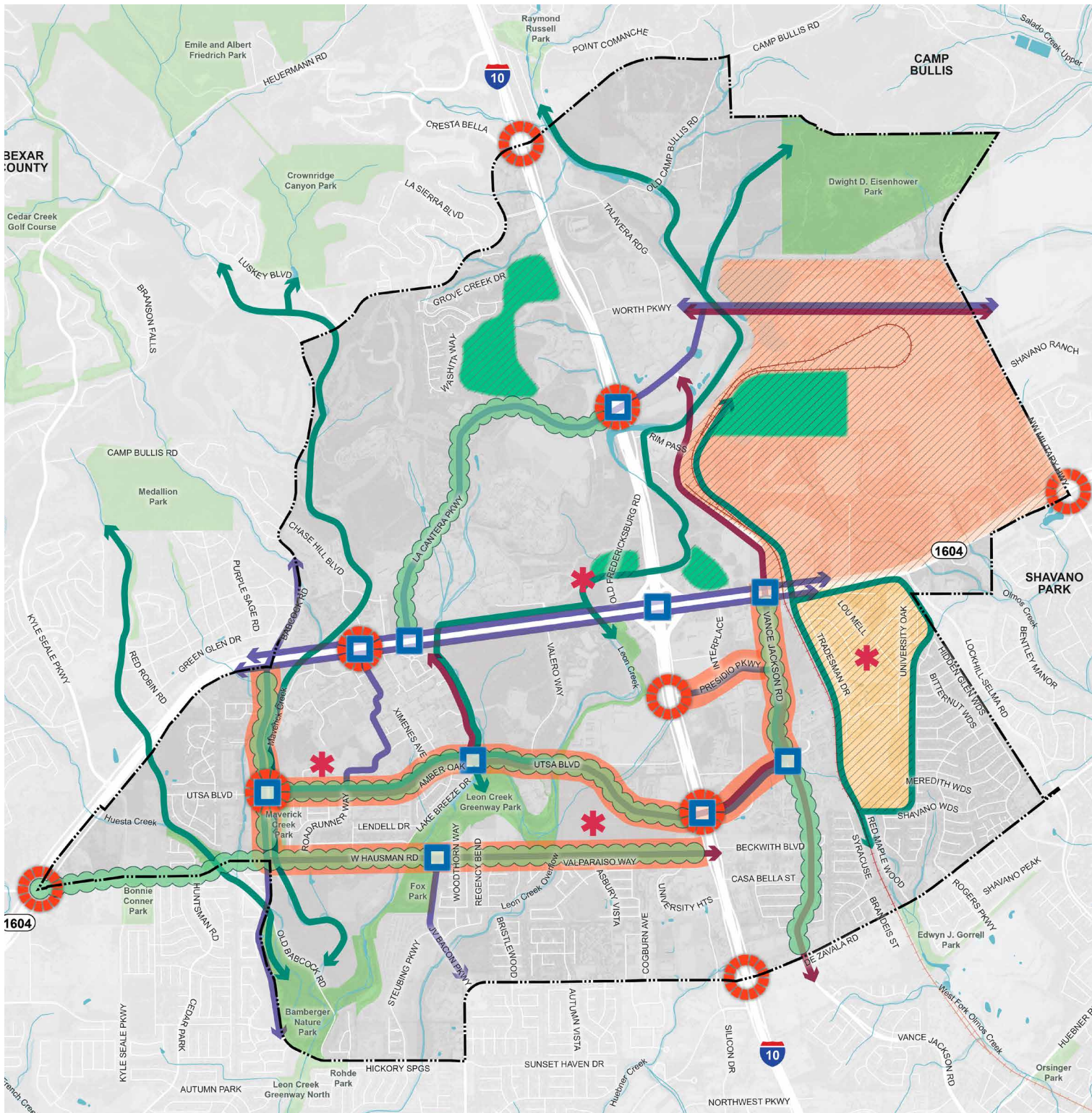




executive summary
UTSA Area Regional Center Plan

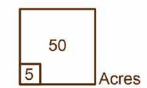


SA UTSA
Regional
TOMORROW Center Area

PLAN FRAMEWORK

LEGEND

- UTSA Regional Center Area Boundary
- City Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- Park, Open Space and Recreation Opportunity
- Investment Area w/ Mixed-Use Focus
- Priority Transit Route
- Priority Trail
- Priority Bicycle Route
- Other Mixed-Use Corridor
- Priority Pedestrian Streetscape
- Intersection Improvements
- Gateway Opportunity
- Approximate Plaza Location



UTSA Area Regional Center Plan Overview

The UTSA Area Regional Center Plan is part of a series of Sub-Area Plans that implement the SA Tomorrow Comprehensive Plan, which was adopted in 2016. Sub-Area Plans will be completed for 30 geographies across the city to provide for more equitable planning and the development of one citywide land use map. The UTSA Area Regional Center is centered on the interchange of N Loop 1604 and I-10, and is located in City Council District 8.

Anchored by the University of Texas at San Antonio, the UTSA Area Regional Center is the center of entertainment and retail for the northern portion of the City. Major destinations in the area include Six Flags Fiesta Texas, The Rim Shopping Center, and The Shops at La Cantera. The Regional Center has a significant student population, and is one of the fastest growing areas of the City.

The long-range planning effort was led by a very dedicated Planning Team made up of representatives from neighborhoods, institutions, property owners, and employers from the area as well as partner agencies including UTSA, the Edwards Aquifer Authority, the San Antonio River Authority, VIA, and various City departments.

Throughout the two-year planning process, the Planning Department facilitated ten planning team meetings, conducted three community meetings, and reached out to the community through focus groups, neighborhood coalition meetings, and attending community events. Social media and a project website were also utilized.

Plan Framework

Most of the Plan is organized around the Plan Framework, which outlines key improvements and concepts that will shape development in the UTSA Area.

Each element was studied in order to understand the history, development, and existing conditions of the area. The Planning Team shared their input regarding area assets, opportunities, and challenges to develop a more nuanced understanding of the Regional Center and to identify the community's values and priorities. City staff also conducted additional stakeholder and public outreach to capture input from UTSA Area residents. Throughout the process, City staff and the Planning Team worked to build the framework, identify key priorities, improvements, and strategies to guide growth, development, and investment in the UTSA Area.

- **Land Use**
- **Focus Areas**
- **Mobility**
- **Amenities and Infrastructure**
- **Catalytic Projects**
- **Housing**
- **Economic Development**

Vision

One of the first tasks accomplished as part of the planning process was establishing a shared community vision. The Planning Team worked together to draft the vision that was then reviewed and refined at a community meeting. This vision sets the stage for the goals and strategies recommended later in the plan.

In 2040, the UTSA Area continues to be a premier destination to live, learn, work, and play. The area's institutions and corporate entities promote a thriving, diverse, and innovative economic environment that attracts jobs and talent. Housing options are varied and plentiful, meeting the changing needs of residents at every stage of life. A dynamic University district is connected to and engaged with the surrounding community, and educational and civic amenities serve the entire region. Corridors accommodate all forms of mobility and provide access to the UTSA Area's amenities and resources. High-quality public transit encourages movement throughout the area and connects to other regional destinations. The area stands out as a regional center known for environmental sustainability, with a focus on its various parks and trails, and new development that respects and enhances the region's waterways.



Goals

Based on community input, several themes emerged throughout the process and these are reflected in the ten goals noted on this page. These goals were developed and then refined by Planning Team members as well as participants at the second community meeting.

The goals focus on Housing, Neighborhood Character, Connectivity and Mobility, Recreation, Natural Resources, Public Facilities and Infrastructure, Jobs and Economic Development, Compatibility with Camp Bullis, UTSA as a Local Amenity, and Gateways.

- ◆ SUPPORT DIVERSE, AFFORDABLE, AND ABUNDANT HOUSING OPTIONS WITH AN EMPHASIS ON MIXED-USE DEVELOPMENT THAT IS SAFE, COMFORTABLE, AND ATTRACTIVE FOR CURRENT AND FUTURE RESIDENTS OF THE UTSA AREA.

- ◆ PROTECT SENSITIVE NATURAL RESOURCES WHILE ALLOWING FOR GROWTH AND DEVELOPMENT.

- ◆ MAINTAIN AND ENHANCE THE CHARACTER AND APPEAL OF ESTABLISHED RESIDENTIAL NEIGHBORHOODS WITHIN THE UTSA AREA WITH ATTRACTIVE STREETSAPES AND COMPATIBLE DEVELOPMENT AND DESIGN.

- ◆ PROVIDE ENHANCED CONNECTIVITY WITHIN THE UTSA AREA, WITH OPTIONS FOR MOBILITY BEYOND THE AUTOMOBILE, WHILE ADDRESSING CONGESTION MANAGEMENT AND TRAVEL EFFICIENCY THROUGHOUT THE AREA FOR ALL MODES AND USES.

- ◆ PROVIDE FIRST-RATE PUBLIC SERVICES, UTILITIES, AND INFRASTRUCTURE THAT ACCOMMODATE EXPECTED LEVELS OF GROWTH, SAFEGUARD PUBLIC HEALTH AND SECURITY, AND ENHANCE QUALITY OF LIFE.

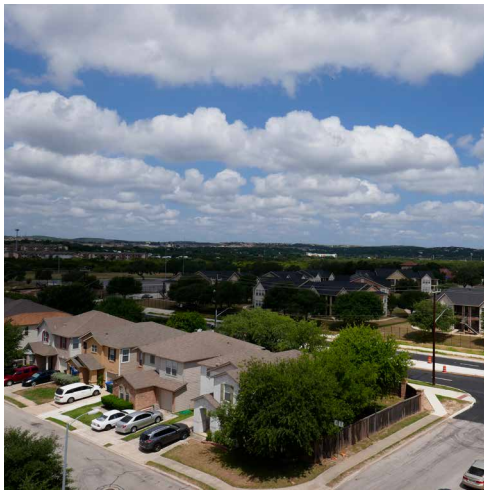
- ◆ PROTECT AND ENHANCE GATEWAY POINTS AND CORRIDORS.

- ◆ SUPPORT THE EXPANSION, DEVELOPMENT, AND RETENTION OF AN ARRAY OF BUSINESSES, TOURISM, AND ENTERTAINMENT OPTIONS IN ORDER TO PROVIDE JOB OPPORTUNITIES AND IMPROVED QUALITY OF LIFE THAT MEETS THE NEEDS FOR A GROWING DIVERSE COMMUNITY.

- ◆ PROMOTE AND ENCOURAGE COMPATIBLE LAND USES IN CLOSE PROXIMITY TO CAMP BULLIS.

- ◆ PROTECT AND ENHANCE THE UTSA CAMPUS' UNIQUE QUALITIES, WHICH COMBINE UNIVERSITY LIFE WITH LOCAL CULTURE AND AMENITIES FOR BOTH BUSINESSES AND RESIDENTS.

- ◆ PROVIDE A VARIETY OF ACCESSIBLE AND CONNECTED GATHERING PLACES, PARKS, RECREATION, AND ENTERTAINMENT OPPORTUNITIES FOR ALL AGES.



Land Use

The UTSA Area Regional Center Land Use Plan supports goals and policies from all three SA Tomorrow plans and draws from recommendations in the SA Corridors Strategic Framework Plan.

The future land use plan encourages growth and increased density at various scales in mixed-use centers and focus areas, and along key transit and community corridors. It provides opportunity for higher density, mixed-use development near the major highways, but also preserves the character and form of existing neighborhoods.

The five Land Use recommendations include improving access to housing options, especially for first time homebuyers, encouraging mixed-use development on and around the UTSA Campus, as well as ensuring that future land use and development is compatible with Camp Bullis base missions and operations. Additionally, the plan encourages transit-oriented development and complete streets for the identified mixed-use corridor focus areas and addressing quarries in terms of life cycle, as the use of these sites undergoes change over a number of years and at a very slow rate.

Recommendations

- *Improve access to housing options, including options for first time homebuyers.*
- *Encourage mixed-use development on and around the UTSA Campus, including retail and denser housing which serves students and residents in the area.*
- *Ensure that future land use and development activity near the Camp Bullis military installation are compatible with base missions and operations.*
- *Encourage transit-oriented development and complete streets, particularly along UTSA Boulevard, Hausman Road, Babcock Road, and Vance Jackson Road.*
- *Anticipate life cycle impacts of quarries in the UTSA Area Regional Center.*

TARRANT COUNTY



SA UTSA
Regional
Center Area

FUTURE LAND USE

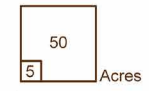
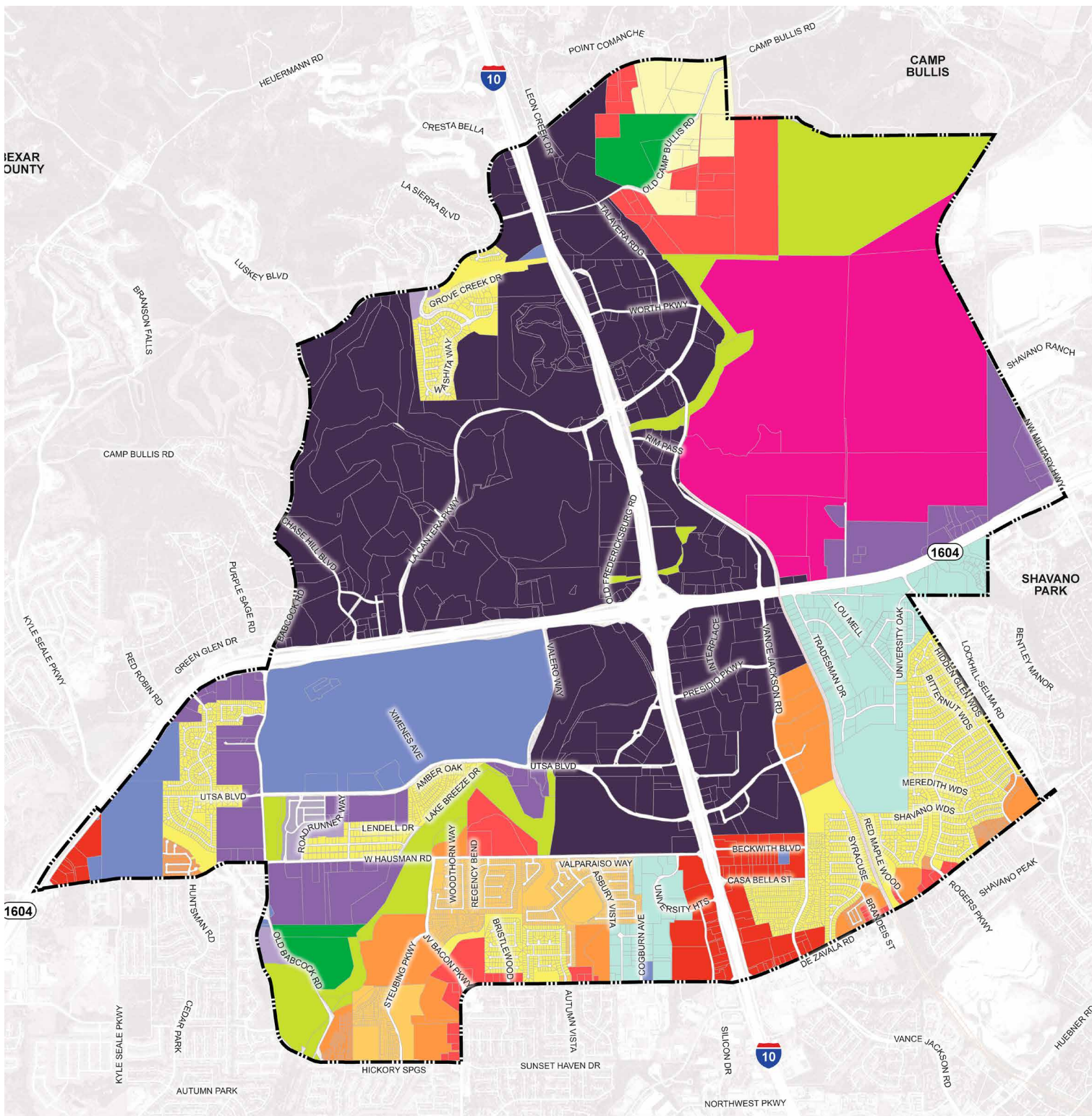
LEGEND

- UTSA Regional Center Area Boundary
- City Boundary
- Rights-of-Way

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- Community Commercial
- Regional Commercial
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Heavy Industrial
- City / State / Federal Government
- Parks and Open Space
- Agricultural

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





Babcock Rd. & W Hausman Rd.



Beckmann Quarry



Tradesman Quarry



UTSA Blvd. & Vance Jackson Rd.

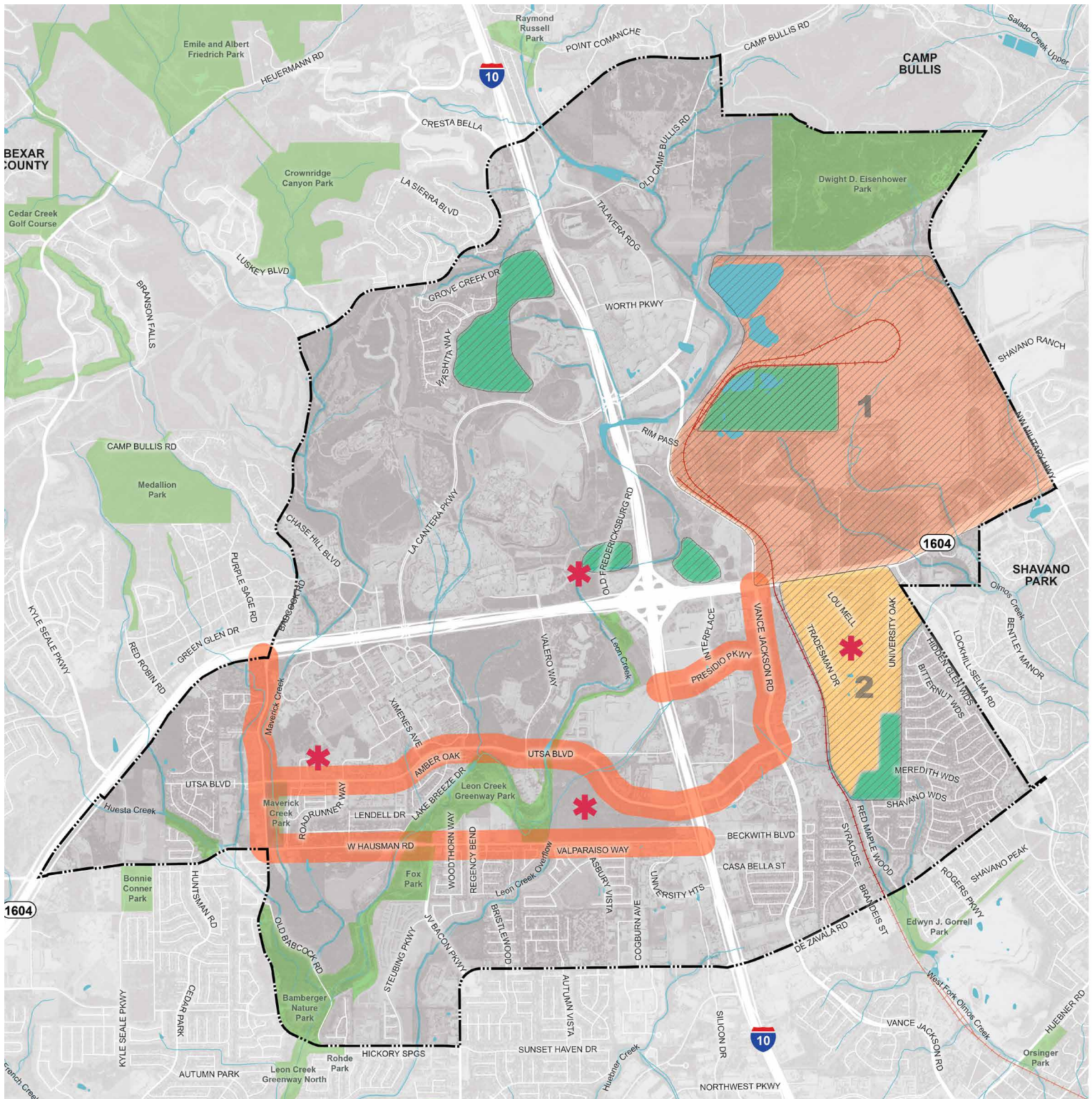
Focus Areas

The focus areas were identified by the community and project team as those most suited for growth and change in the UTSA Area Regional Center. While each identified area is unique, all present opportunities to take advantage of their strategic location to accommodate growth while furthering the SA Tomorrow goals of creating compact walkable places where San Antonio residents can live, work and play. The areas identified range from corridors such as the UTSA Boulevard, Vance Jackson Road, and Presidio Parkway Mixed-Use Corridor to larger areas that currently have considerable areas of undeveloped space such as the Beckman Quarry.












The recommendations formulated focus on providing mixed-use destinations that are safe and easily accessible by various modes of transportation. They also speak to ensuring new development contains a mixture of uses as well as increasing opportunities for and access to recreational spaces.

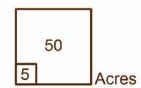
Recommendations

- *Update zoning and design standards to support the unique vision for each focus area and mixed-use corridor, create high-quality places, support transportation choices, and avoid impacts to sensitive natural features.*
- *Ensure focus areas, mixed-use corridors, and area amenities are easily and safely accessible by all modes of travel, including pedestrian, bicycle, and transit options.*
- *Ensure that new and infill development is organized around existing and proposed open space and trail systems to preserve green space, increase recreational opportunities, and increase connectivity within the trail system.*
- *Encourage new development and infill projects to contain a mix of uses that will serve as residential, commercial, and entertainment destinations.*



FOCUS AREAS

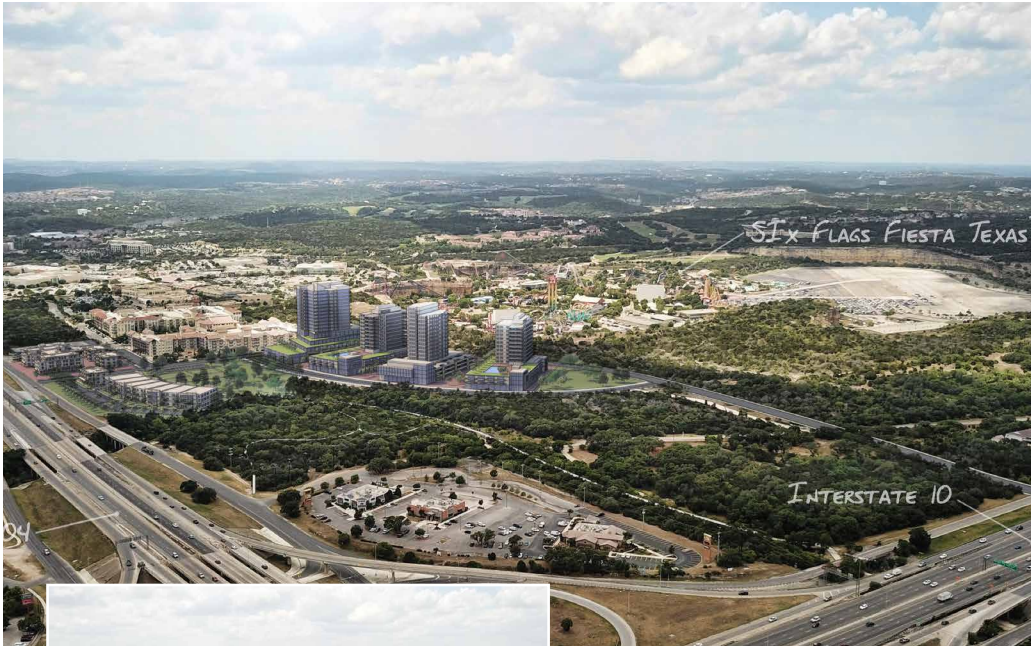
- LEGEND**
-  UTSA Regional Center Area Boundary
 -  City Boundary
 -  Rail Line
 -  Park or Open Space
 -  Stream, Creek or River
 -  Body of Water
 -  Focus Area
 -  Park, Open Space and Recreation Opportunity
 -  Investment Area w/ Mixed-Use Focus
 -  Other Mixed-Use Corridor
 -  Approximate Plaza Location



Catalytic Projects

Two catalytic sites were identified in the UTSA Area Regional Center and selected for more detailed conceptual designs. If implemented in the future, the development concepts depicted in the following images will help achieve a number of goals, including the creation of compact, walkable, mixed-use places; a wider variety of housing options for area residents; and revitalization of key corridors.

#1 SOUTHWEST CORNER OF UTSA CAMPUS NEAR UTSA BOULEVARD & BABCOCK ROAD



Existing Site

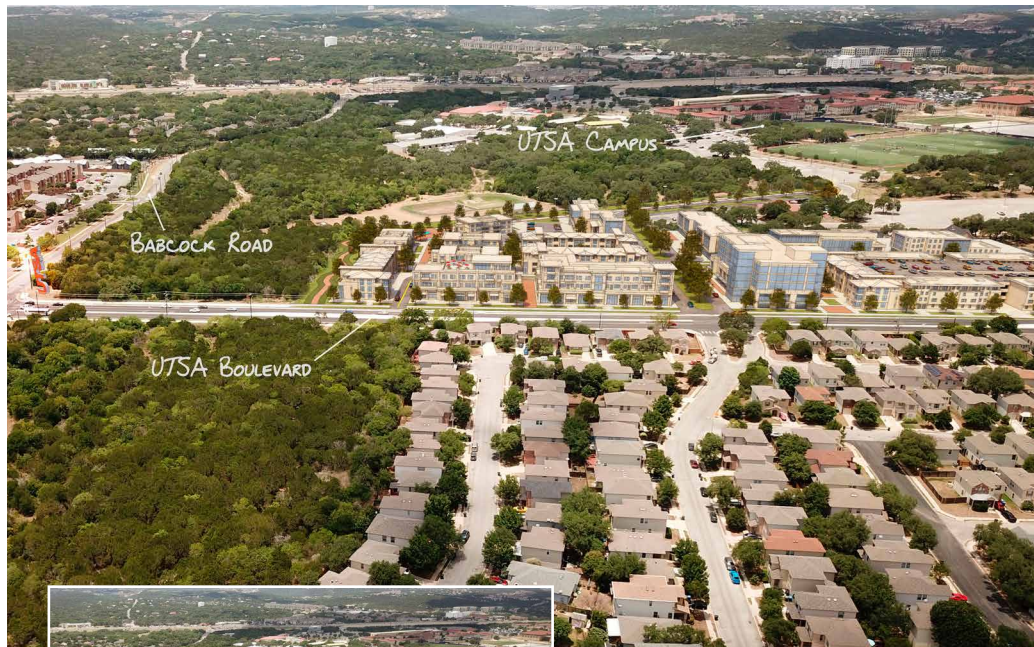
Recommendation

- *Support the establishment of a residential/retail/service mixed-use development and multi-use greenway trail on the southwest corner of the UTSA Campus.*

The first catalytic site is located at the southwest corner of the UTSA Campus near UTSA Boulevard and Babcock Road. This site, in combination with other nearby public and private investments, presents an opportunity to imagine an edge of the campus that serves students, faculty, and staff, as well as the larger UTSA Area Regional Center population. Development in this area should take advantage of natural greenway corridors and topography, build on the historic development pattern of the campus, and provide a host of public and private amenities.

To meet a growing demand for student housing on and near the UTSA Campus, development of a residential mixed-use project that provides some ground floor commercial space that can serve the campus and the surrounding neighborhoods would be ideal. Natural features should be preserved and enhanced with an outdoor learning space, multi-use pathway, and open space connections to the existing developed portions of the campus. The development should respond to its location, and incorporate art, signage, and architecture to celebrate the entrance to the campus.

#2 SOUTHEAST CORNER OF LA CANTERA



Existing Site

Recommendations

- *Support intensive mixed-use development with enhanced transportation, recreation, and natural system connectivity to the surrounding area at the southeast corner of La Cantera.*

The second catalytic site is at the southeast corner of La Cantera which is located at the intersection of I-10 and Loop 1604. This area presents both challenges and opportunities. In an exploration of what could be possible at the northwest portion of this intersection of freeways, stakeholders imagined new development that respects the natural landscape and floodplain, takes advantage of opportunities for height and views, links to existing development to the west, and creates new connections to the north and east.

The southeast corner of La Cantera is envisioned to include high intensity mixed-use development serving a local and regional audience. The area is imagined to be a vibrant mixed-use node where people can live, work, and play. Natural topography, vegetation, and drainage are preserved to a significant degree and development is focused on a relatively small footprint in the northwest portion of the area.



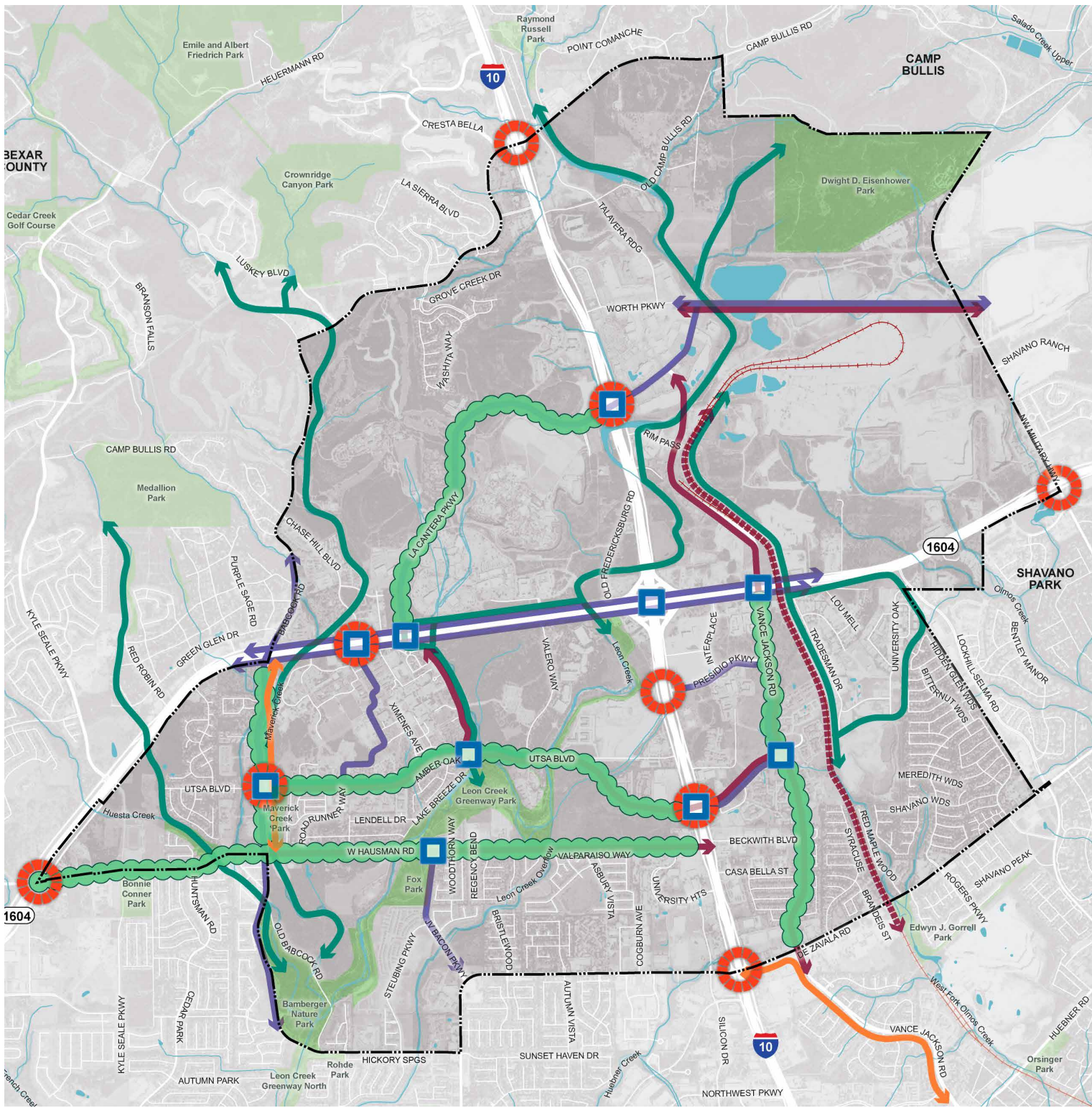
Mobility

The UTSA Area Regional Center has grown to become a critical economic and educational destination and is continuing to emerge as a center of activity, providing opportunity to emphasize access and mobility solutions.

Mobility recommendations focus on continued implementation of the City's Vision Zero Action Plan for pedestrian safety, creating more safe and comfortable mobility options throughout the area, and supporting enhanced transit services.

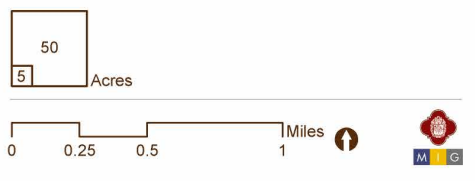
Recommendations

- *Continue implementing the San Antonio Vision Zero Action Plan.*
- *Complete the multi-modal layered network and trail system and work with partners to establish new connections.*
- *Alleviate congestion with multimodal solutions including targeted interventions for more efficient transit operations.*
- *Support VIA Metropolitan Transit Rapid Transit Corridor service by prioritizing transit supportive policies and infrastructure near transit stations.*



MOBILITY

- LEGEND**
-  UTSA Regional Center Area Boundary
 -  City Boundary
 -  Rail Line
 -  Park or Open Space
 -  Stream, Creek or River
 -  Body of Water
 -  Priority Transit Route
 -  Priority Rail Transit Route
 -  Priority Trail
 -  Priority Bicycle Route
 -  Intersection Improvements
 -  Gateway Opportunity
 -  Current & Future Bond Projects





Amenities and Infrastructure

The community expressed a strong desire to ensure new development contributes to, and is well connected with, area amenities like recreation, open space, employment, and retail.

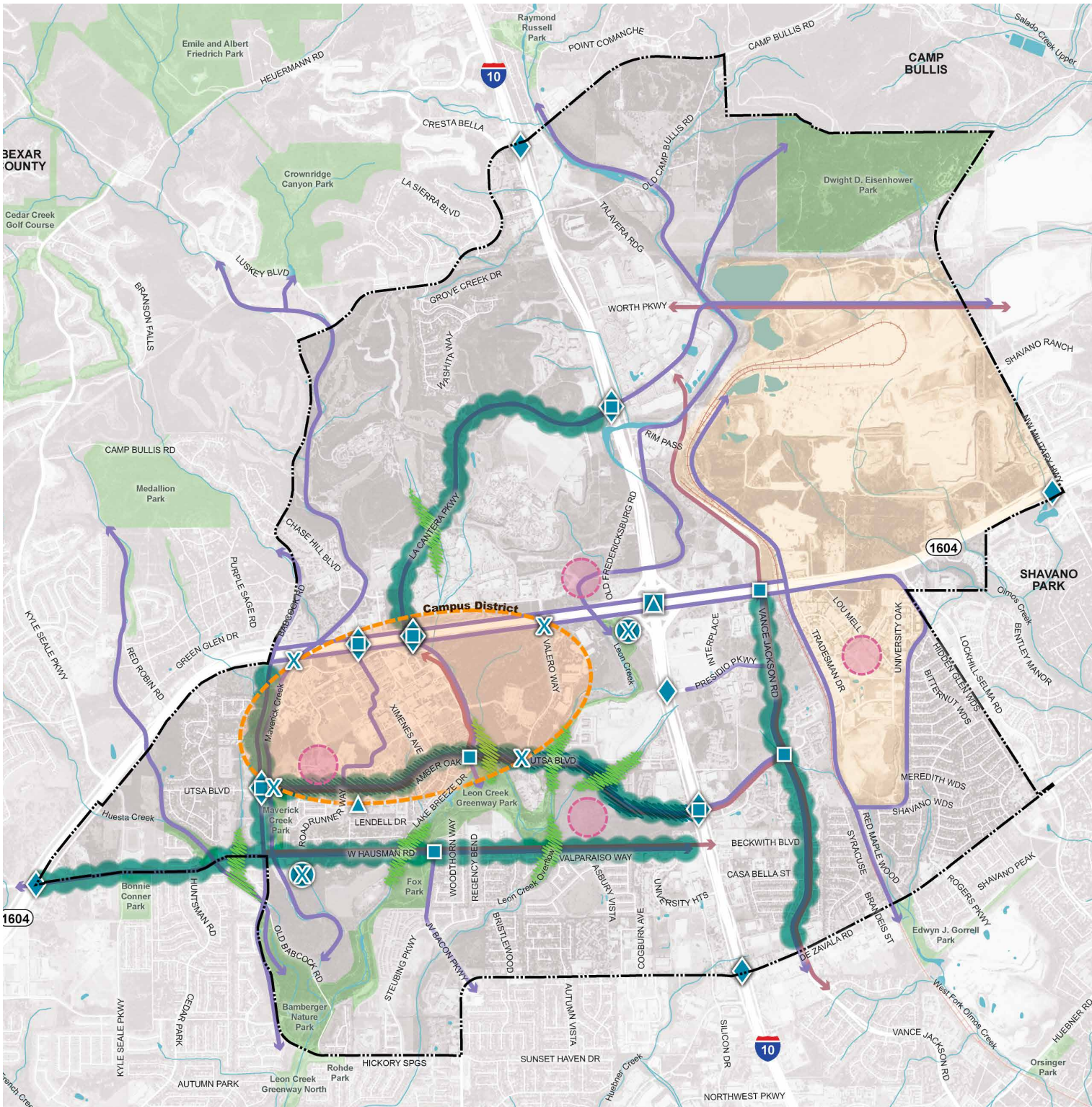
The Amenities and Infrastructure recommendations focus on three major components: Parks, Trails & Open Space; Arts and Cultural Amenities; and Green Infrastructure and Low Impact Development.



Recommendations

- *Increase the amount and connectivity of natural and built green infrastructure in a manner which increases active and passive recreational opportunities.*
- *Improve identity and wayfinding with gateways, public art, signage, and unique landscaping and architectural design treatments.*
- *Improve opportunities to grow, purchase, and share healthy foods.*
- *Promote more active and diverse employment and residential areas with new community gathering spaces.*





AMENITIES AND INFRASTRUCTURE

- LEGEND**
- UTSA Regional Center Area Boundary
 - City Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus or Investment Area*
 - Priority Pedestrian Infrastructure**
 - Priority Transit Route***
 - Enhanced Tree Canopy and Landscaping
 - Enhanced Stormwater Management
 - Low Impact Development (LID) Techniques
 - Enhanced Pedestrian Safety and Lighting
 - Public Art
 - Active Recreation Opportunity
 - Healthy Food Access
 - Signage and Wayfinding
 - Social Gathering Space
 - Character-Defining Features

* Refer to the Focus Area Framework for more information.
 ** This layer combines Priority Trails, Priority Bicycle Routes and Priority Streetscape Improvements from the Mobility Framework Map. Refer to the Mobility Framework for more details.
 *** Refer to the Mobility Framework for more information.





Housing

The UTSA Area Regional Center is growing quickly and is attracting a variety of housing developments. However, the majority are either single-family homes or large multi-family apartment projects, leaving out options that might appeal to or be affordable for a wider range of households. The three main challenges identified by community stakeholders are: integrating housing with commercial and employment areas; diversifying housing options; and integrating student housing into the surrounding neighborhoods and mixed-use areas.



Recommendations

- *Increase the diversity of housing options within the UTSA Area Regional Center to support a more diverse population.*
- *Integrate student housing in the surrounding community to support commercial areas and mitigate impacts of student populations by decreasing dependence on automobiles to access campus and commercial areas.*



Economic Development

The Economic Development recommendations focus on addressing noted challenges including diversifying the types and size of employers; establishing mixed-use nodes to provide more attractive and modern environments and workspaces in the UTSA Area; and supporting UTSA Campus growth in order to achieve greater connectivity between the private business areas and the University to better leverage the research activities on campus and to connect students to job opportunities.

Recommendations

- *Continue to invest in infrastructure and amenities that support the development of mixed-use centers and corridors in the UTSA Area.*
- *Develop a strategy for attracting and retaining small and mid-sized businesses and business support services to the UTSA Area.*
- *Support the growth of the UTSA Campus and leverage the University's programs, research, and students to generate and attract economic activity*



Neighborhood Priorities

The UTSA Area does not encompass any areas that have previous Neighborhood or Community Plans so the planning approach was adjusted. At the time the UTSA Area Regional Center Plan was developed, the plan area included over 20 single-family residential subdivisions, a handful of duplex and condo developments, and more than 35 apartment complexes of varying sizes. Only seven neighborhood, homeowner, or condo associations within the plan area were registered with the City. Although all registered associations were invited to participate in the planning process, most were unable to participate directly in the development of the plan. One group that did participate throughout the process was Northside Neighborhoods for Organized Development (NNOD), a broad coalition of neighborhoods that represent groups throughout the north side of San Antonio. They were able to help summarize strengths, opportunities, challenges, and priorities for neighborhoods and residents across the plan area.

The Neighborhood Priorities include preserving neighborhood character, environmental resiliency, housing choice and affordability, a connected and safe transportation system as well as increasing neighborhood representation.

Neighborhood Character

Preserve the character of neighborhoods through the use of buffers, setbacks, and appropriate transitions between different zoning districts.

Environmental Resiliency

Protect the environment by planning for water usage and the impact of stormwater runoff, maintaining and improving the tree canopy, and encouraging private use of renewable energy sources such as residential solar panels.

Housing Choice and Affordability

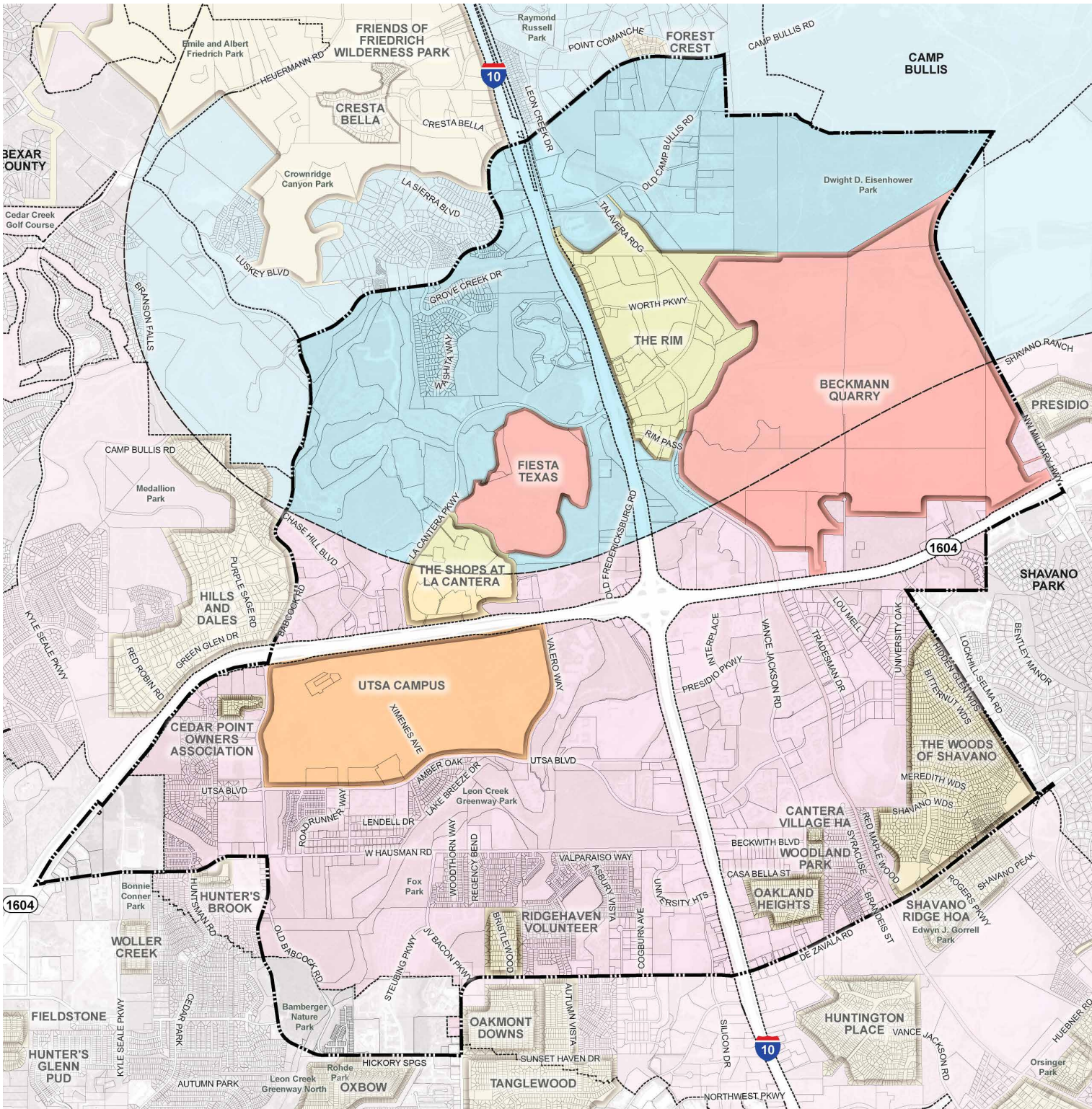
Provide housing opportunities and affordability through the development of a variety of housing types and increased acceptance of housing assistance programs.

Connected and Safe Transportation System

Improve transportation options for vehicles, cyclists, and pedestrians by facilitating long-term planning and development of transportation systems, including connections to trailways and connectivity across highways.

Neighborhood Representation

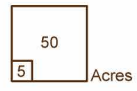
Increase neighborhood participation and support a sense of community identity and ownership by empowering residents to create an active organization or association that will advocate for neighborhood interests. The City should support such an effort and recognize these groups for notices and other City business.



SA UTSA
Regional
Center Area

DISTRICTS

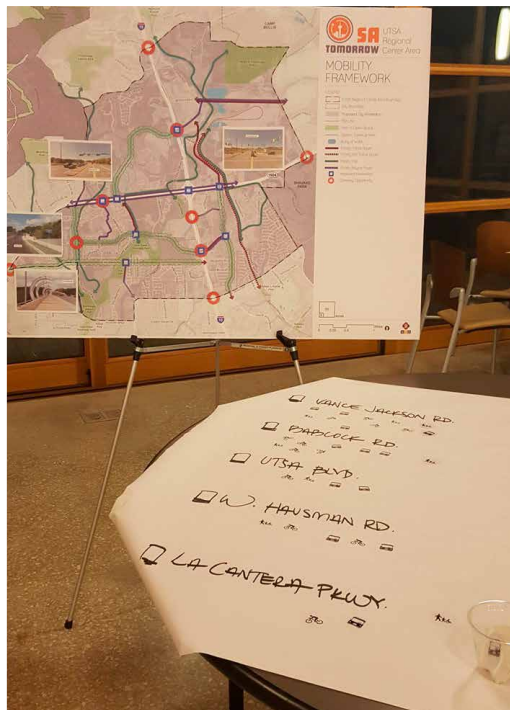
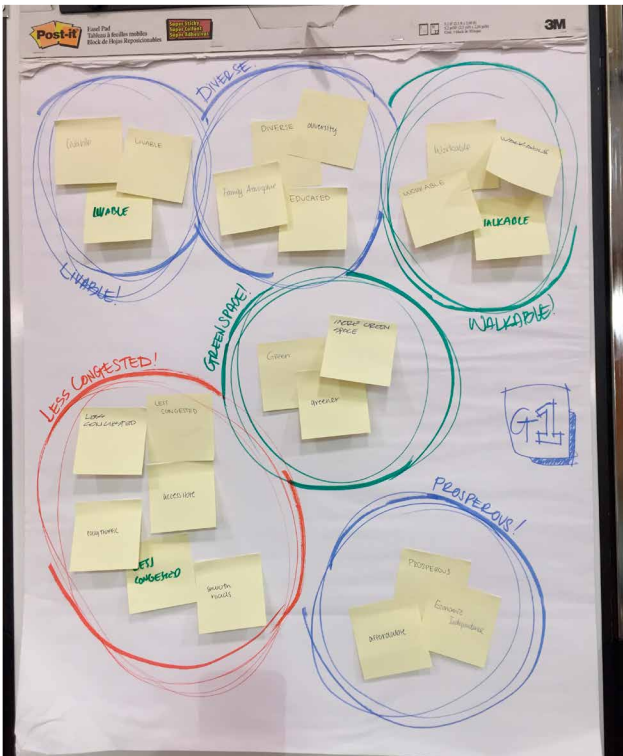
- LEGEND**
- UTSA Regional Center Area Boundary
 - City Boundary
 - Parcels
 - Campuses, Centers and Other Significant Areas
 - Military Lighting Overlay District
 - Military Sound Attenuation Overlay District
 - Neighborhood Association



Implementation

The UTSA Area Regional Center Plan is an implementation component of the City's SA Tomorrow Comprehensive Plan. It proposes a mid-term vision with recommendations and strategies for improving and developing the Regional Center over the next ten years. The Implementation section of the Plan lists the Recommendations by topic, followed by Strategies formulated to achieve each Recommendation and thus work towards the area's developed Vision.

In looking ahead to next steps after Plan adoption, the Department is working with partner agencies, organizations and City departments to develop an Implementation Matrix tool that will help guide follow-up efforts. The matrix will identify each plan recommendation and its associated strategies, which include whether it is a Regulatory and Policy Strategy, a Partnership-related Strategy or a Strategy that may require some form of Investment. The matrix will also identify potential funding sources that currently exist, partners, an anticipated timeframe, as well as indicate alignment with other major plans and initiatives. The Matrix will not be a component of the Plan but will be used by staff in following up with implementation of the Plan. An annual review and update regarding the status of Plan recommendations and strategies is anticipated.





M I G