



# Far East Community Area Plan Planning Team

Meeting #7

Monday, March 13, 2023

Zoom (virtual)

5:30 – 7:30 PM



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

# Far East Area Project Team



## City of San Antonio, Planning Department

Dave Powell, Project Manager

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## MIG

Jay Renkens, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate

# Timeline of Meetings



# Meeting Objectives

## 1. Amenities & Public Space Elements Overview

Build on Future Land Use and Mobility discussions to assess appropriate amenities & public space elements

## 2. Reintroduction to Equity Maps

Identify Equity Gaps outside Focus Area boundaries

## 3. Overview of Individual Focus Areas

Confirm vision and amenities & public space elements for focus areas and the total number of focus areas

# What We've Been Hearing

## *Amenities & Public Space Themes*

Walkability and managing green infrastructure as a means to alleviate drainage issues

Opportunity to engage youth

Opportunities to add greenery and public art

Connectivity to local assets

Community Gardens and other healthy food options

Opportunity for entertainment, restaurants, medical services

Enhanced VIA Bus access and stops

The creation of "districts" to enhance space and place within a centralized area or space

Identify areas for local public gathering points/hubs

# Vision

*The Far East Community Area is comprised of safe and inviting neighborhoods with diverse, quality, and affordable options for housing, dining, shopping, medical services, healthy food, and community gathering spaces, all organized around quality parks and the area's own walkable arts, entertainment and shopping district. Residents of all ages and incomes can get around easily using well-lit and well-maintained sidewalks, trails, bicycle facilities, and transit amenities lined with trees and landscaping, green stormwater treatments, and public art.*

# Goals (1/2)

1. Improve comfort and safety throughout the area with improved lighting, signage, and enhancement of parks, trails, sidewalks, and other community assets.
2. Increase access to healthy food and health care for all residents.
3. Facilitate development patterns that include local employment and entertainment opportunities in one or more mixed use urban centers or arts districts that are highly walkable and connected and serve as an area destination.
4. Increase equitable access to parks, open space, trails, community gathering facilities, and recreational amenities.

## Goals (2/2)

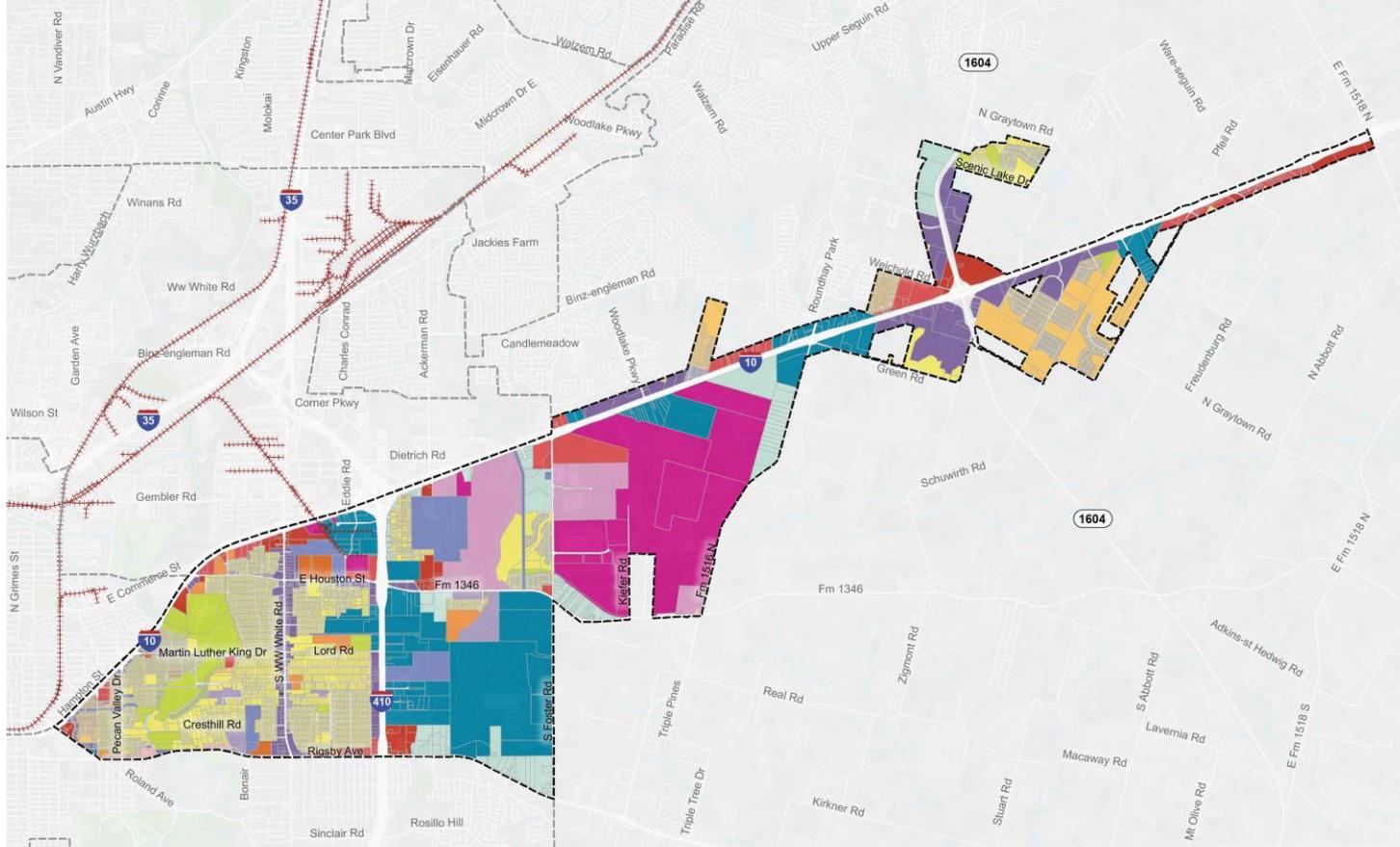
5. Create housing, employment, goods and services that serve, support and are accessible to a variety of income levels, age groups, and multi-generational households.
6. Encourage commercial development to be less auto-oriented and **more walkable** and provide a greater diversity of locally serving restaurant and retail options.
7. **Improve comfort, safety and aesthetics throughout the Far East Area with treelined streets, other urban greening, and integration of sustainable infrastructure.**
8. Expand the amount and variety of multi-modal networks throughout the Far East Area.

# SA TOMORROW

Overview of Amenities & Public  
Space Elements

# What makes Complete Neighborhoods?

- **Built Form, Land Use & Urban Design**
  - Define the character of a place
- **Mobility & Access**
  - Provide connections to and from places within the City
- **Amenities & Public Space**
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City



### FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Draft Focus Areas

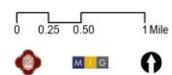
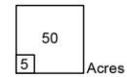
#### Land Uses

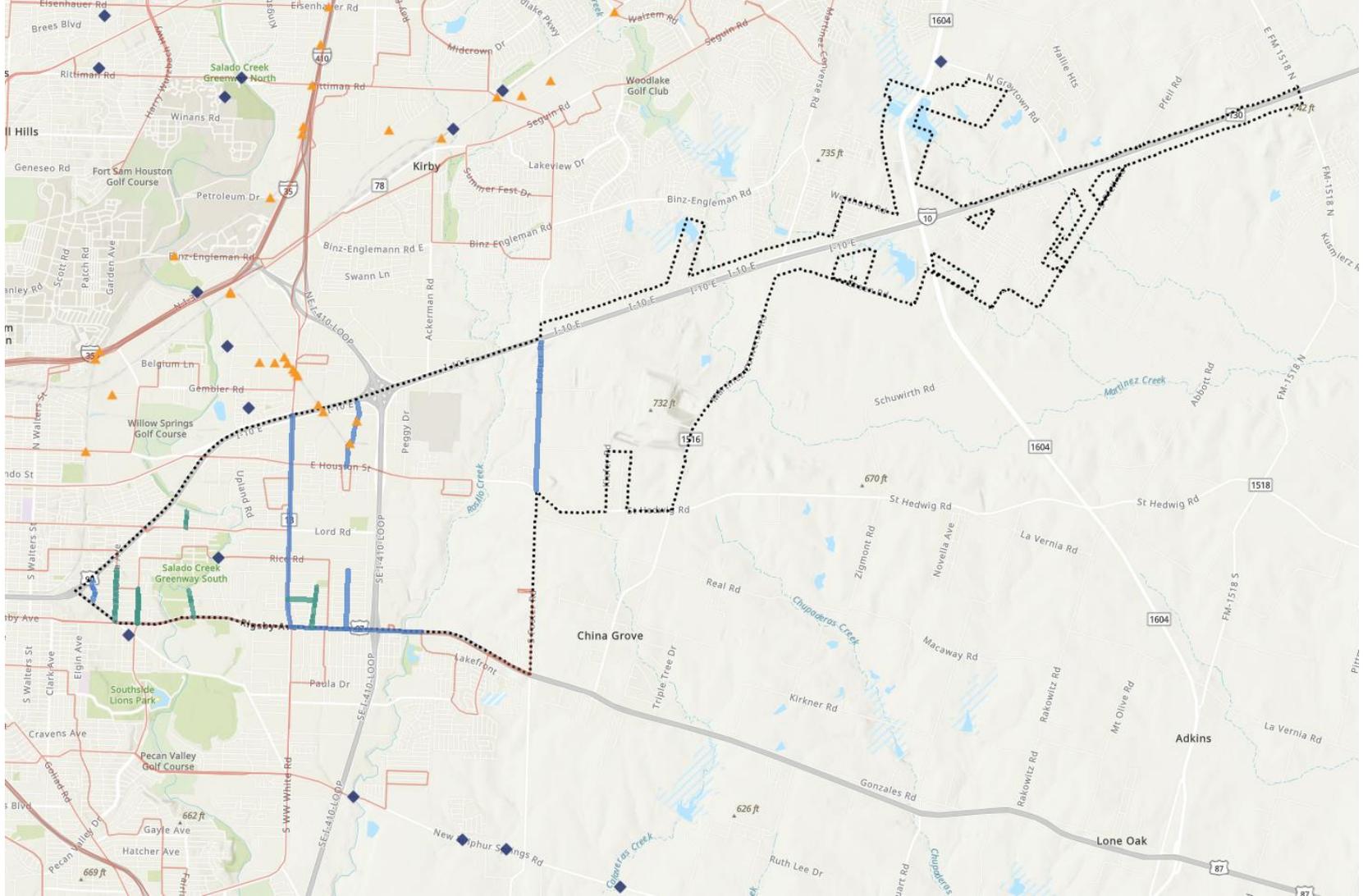
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space

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





# Type of Amenities & Public Spaces

- **PARKS**



- **PLAZAS**



- **CHARACTER DEFINING FEATURES**



# Type of Amenities & Public Spaces

- *SIGNAGE AND WAYFINDING* 



- *IMPROVED LIGHTING* 



- *PUBLIC ART* 



# Type of Amenities & Public Spaces

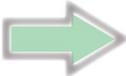
- *PEDESTRIAN CROSSINGS* 

- *PRIORITY CONNECTIONS* 



- *TRAILS*  / *TRAILHEADS* 



- *GREEN INFRASTRUCTURE* 



# Type of Amenities & Public Spaces

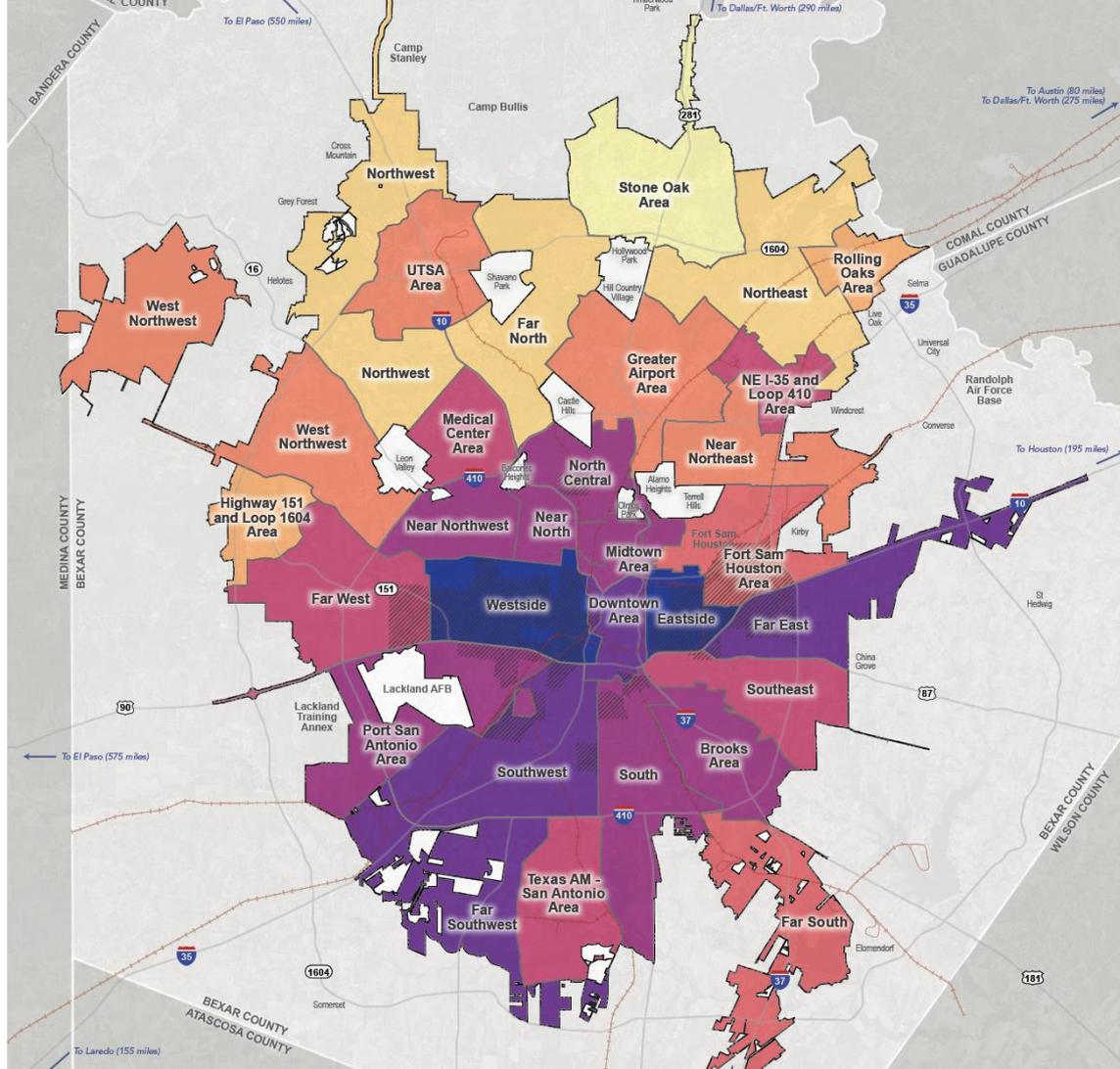
- **PARKS** 
- **PLAZAS** 
- **CHARACTER DEFINING FEATURES** 
- **SIGNAGE AND WAYFINDING** 
- **IMPROVED LIGHTING** 
- **PUBLIC ART** 
- **PEDESTRIAN CROSSINGS** 
- **PRIORITY CONNECTIONS** 
- **TRAILS**  / **TRAILHEADS** 
- **GREEN INFRASTRUCTURE** 

**SA**



**TOMORROW**

Equity Analysis

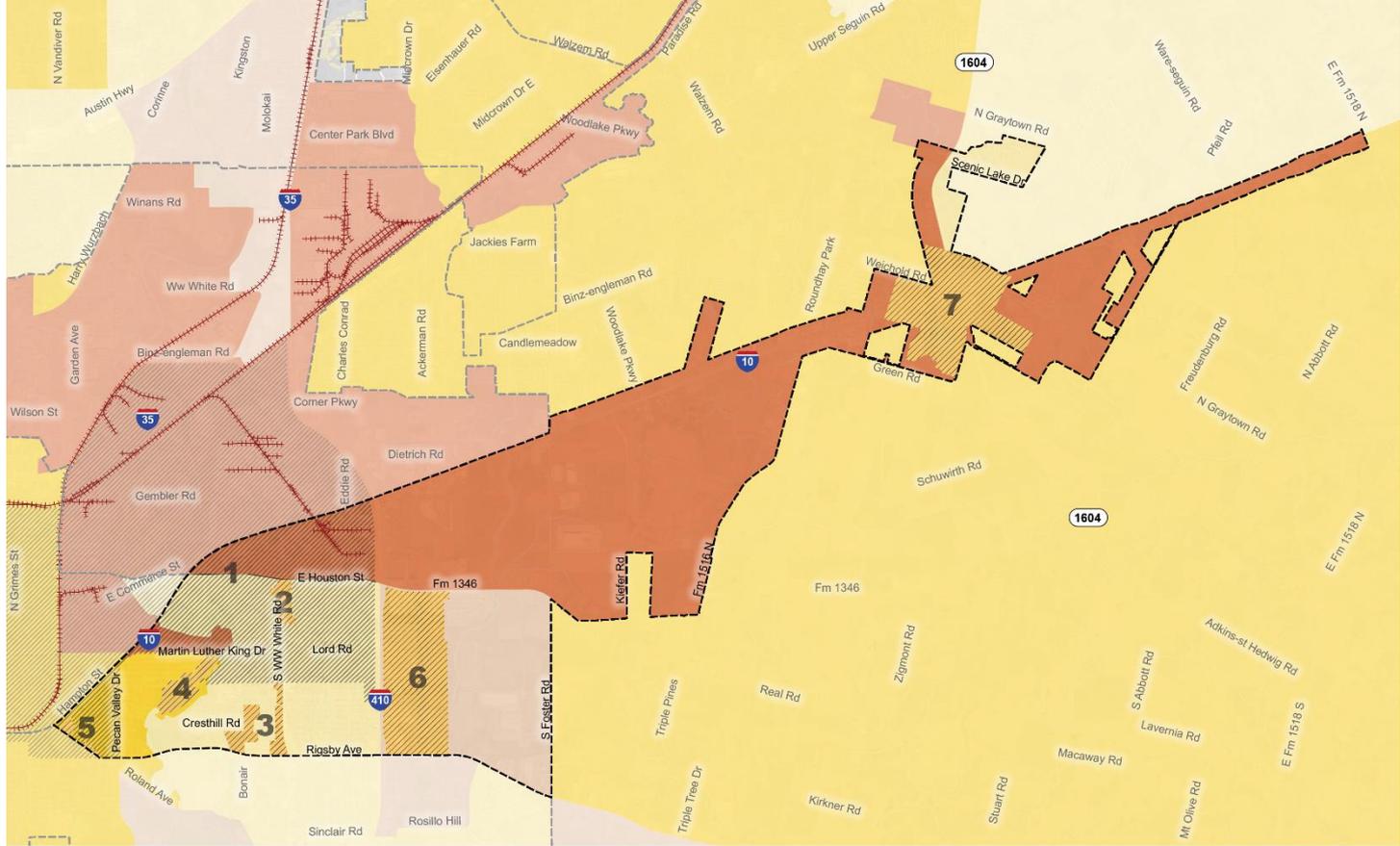


- LEGEND**
- City Boundary
  - Planning Sub-Area Boundary
  - Major Highway
  - Rail Line



Equity Score is determined by an assessment of Median Household Income and Percent of People of Color\* in each Planning Sub-Area.

\*Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



### EMPLOYMENT ACCESS

- Greater Airport Area Boundary
- Adjacent Regional Center or Community Area
- Railroad Line
- Focus Area

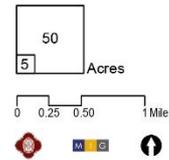
#### Employment Access

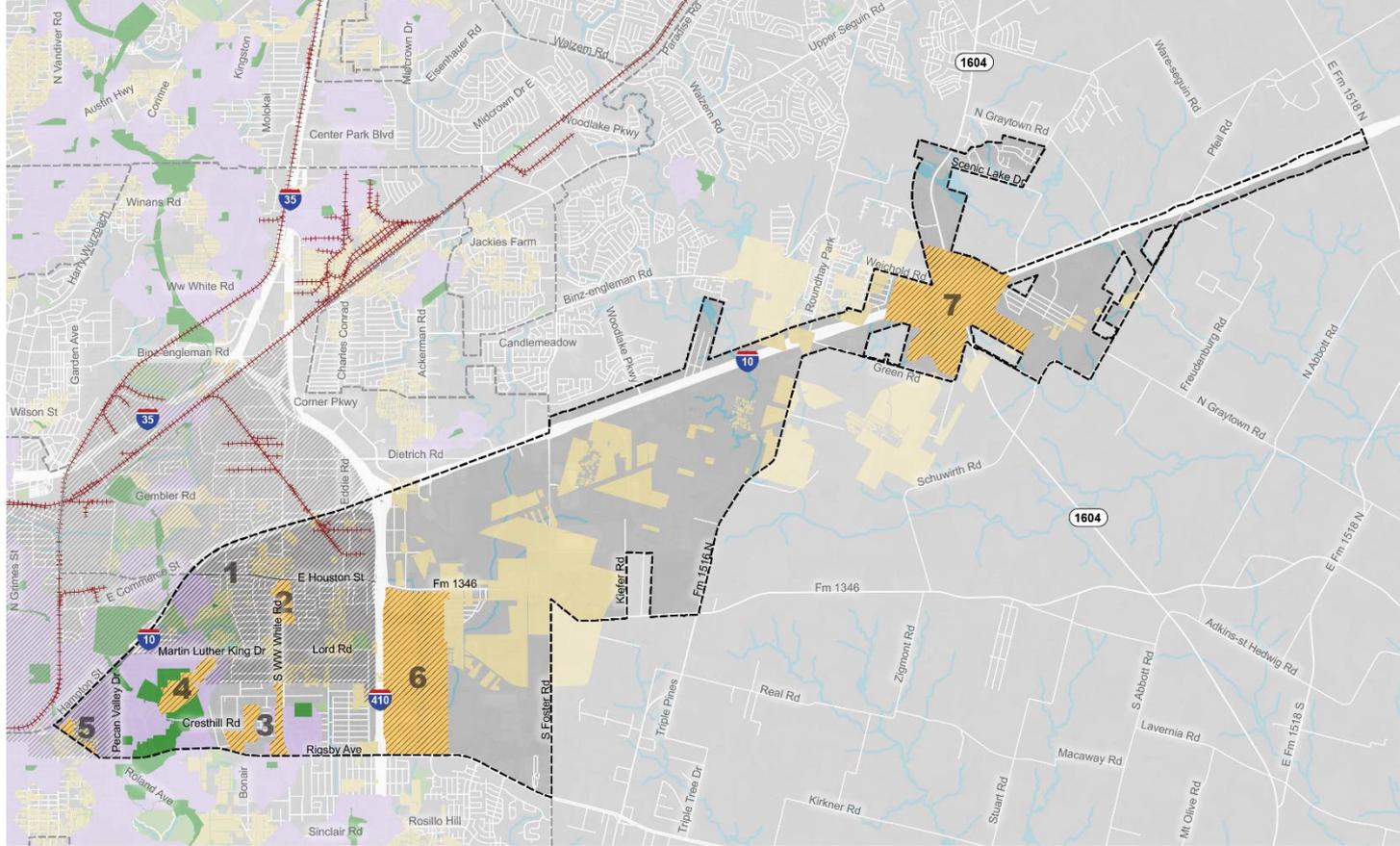
- More than 2 Jobs for every 1 Household (>2:1)
- Between 2 Jobs for every 1 Household and 1 Job for every 1 Household (2:1-1:2)

- Between 1 Job for every 1 Household and 1 Job for every 2 Households (1:1-1:2)
- Less than 1 Job for every 2 Households (<1:2)

- \* Lowest 20% Median Household Income and Highest 20% People of Color

\* includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.





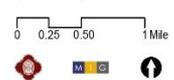
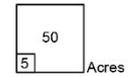
### PARK ACCESS

- Greater Airport Area Boundary
- Adjacent Regional Center or Community Area
- River or Stream
- Railroad Line
- Focus Area

#### Park Access

- Park Boundaries
- 0.5-Mile Walking Distance to a Park
- Residential Area Beyond 0.5-Mile Walking Distance to a Park
- \* Lowest 20% Median Household Income and Highest 20% People of Color

\* includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.





**SA**



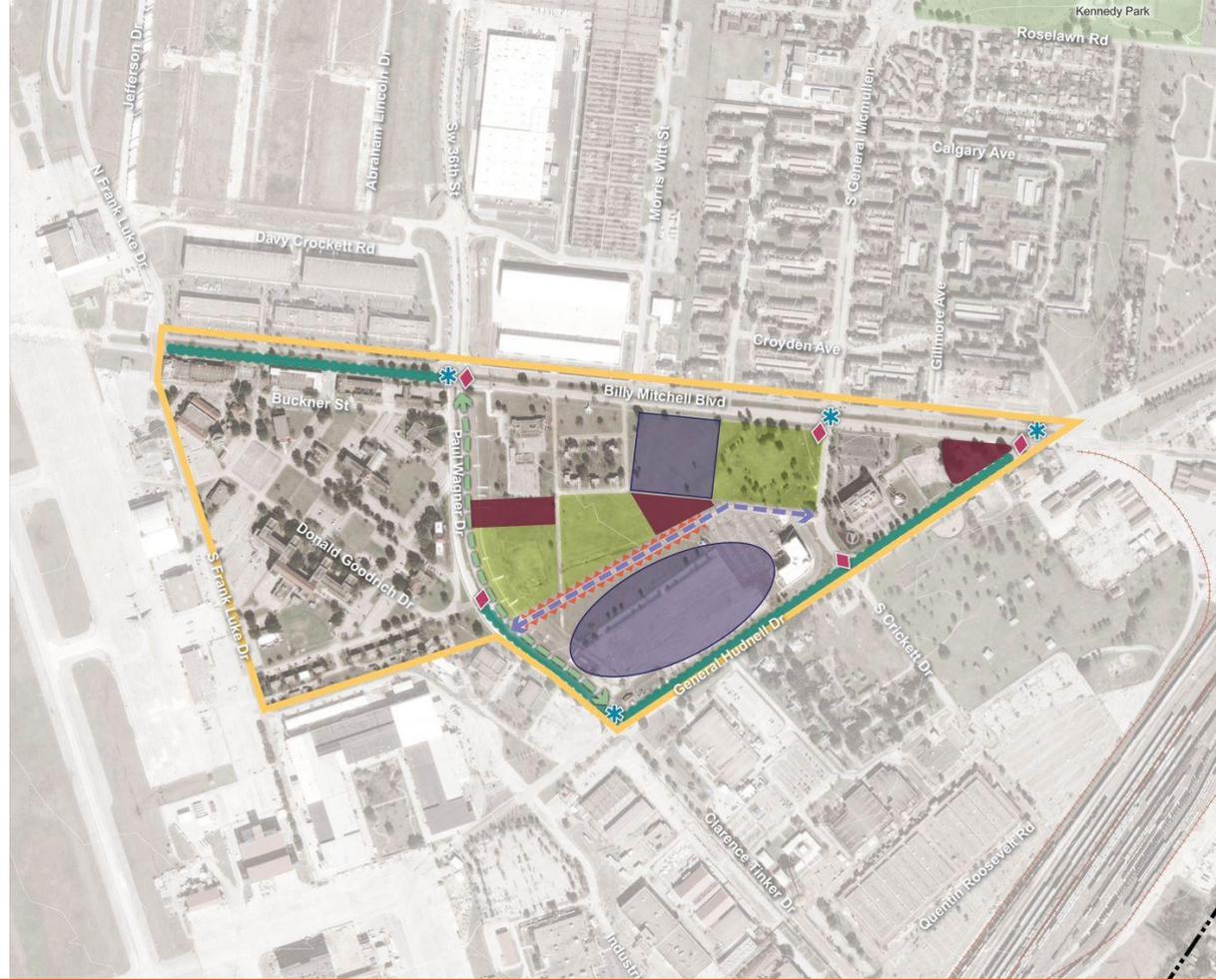
**TOMORROW**

Focus Areas

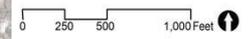
FOCUS AREA 3:  
Innovation Hub

- LEGEND
-  Regional Center Boundary
  -  Park or Open Space
  -  Stream, Creek or River
  -  5-Foot Contour
  -  Focus Area Boundary

- FOCUS AREA RECOMMENDATIONS
-  Priority Connections
  -  Proposed Trail
  -  Improved Streetscape
  -  Priority Street Frontage
  -  Proposed Plaza
  -  Proposed Park/Open Space
  -  Transformative Projects
  -  Proposed Public Art
  -  Proposed Signage and Wayfinding



Example Focus Area Map from Port San Antonio Area Regional Center Plan





### Vision for Goliad Corridor

The vision for Goliad Road north of SE Military is for a mixed-use corridor that is human-scaled, pedestrian-friendly, comfortable, safe, and visually pleasing. Land uses along the road will include single-family residential in the Highland Hills neighborhood with a mix of single and multi-family residential and a diverse range of commercial uses south of Southcross.

**Example Transformative Project from Brooks Area Regional Center Plan**

*Goliad Road and Hot Wells Blvd*



**Example Transformative Project from Brooks Area Regional Center Plan**

*Goliad Road and Hot Wells Blvd*



### Vision for Hackberry Street Corridor

This focus area focuses on retaining existing businesses, revitalizing the corridor to attract more businesses, and creating a walkable destination for nearby residents.

The corridor could be transformed with a mix of neighborhood-scaled uses, tree canopies and landscaping, and neighborhood branding.

Future development could include a grocery store, quality restaurants with outdoor dining, small shops and retailers, and public gathering spaces, such as a farmer's market, plazas, dog park, or community garden.

Building heights would range from one to two stories with ground floor commercial and offices or residences above...

**Example Transformative Project from Southeast Community Area Plan**



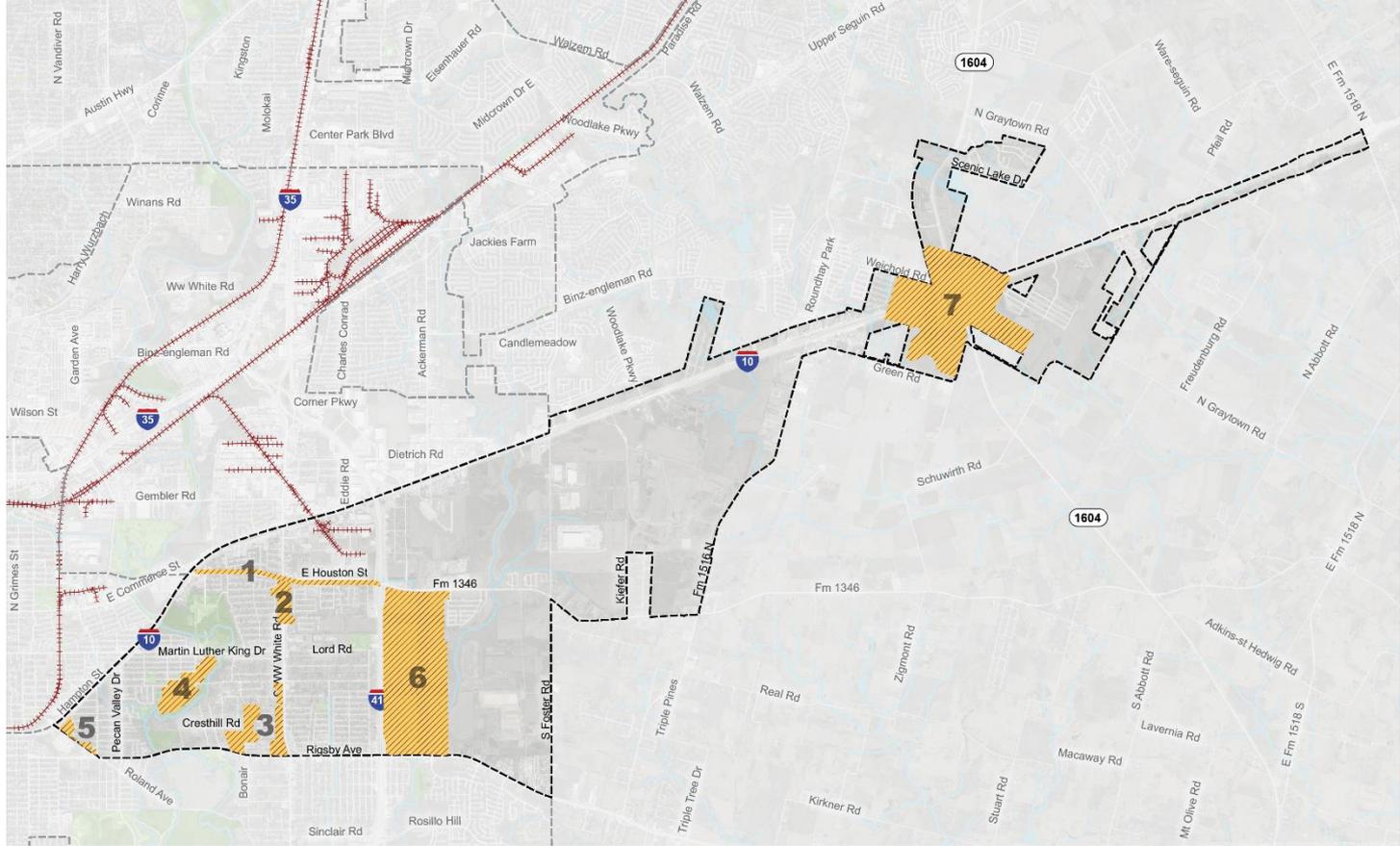
**Example Transformative Project from Southeast Community Area Plan**



*Frio Street Cultural Trail Bikeway*



*Frio Street Cultural Trail Bikeway*



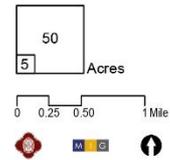
## STUDY AREA

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space

- River or Stream
- Railroad Line
- Focus Area

### FOCUS AREA IDENTIFIERS

- 1** East Houston Street Corridor
- 2** Old Ww White Elementary School
- 3** Ww White Rd. & Old Municipal Land Fill Site
- 4** Wheatley Heights
- 5** Roland Ave.
- 6** East Loop 418
- 7** Loop 1604 & IH-10



# Focus Area #1:

## E. Houston St. Corridor

### Existing Conditions:

- Future VIA ART Line in study
- Future VIA Park & Ride station
- Home to Sam Houston HS and Davis MS
- Wide variety of uses ranging from institutional, commercial, and lower density residential
- Current draft future land uses include Urban Mixed-Use, low density residential, community commercial, and high density residential

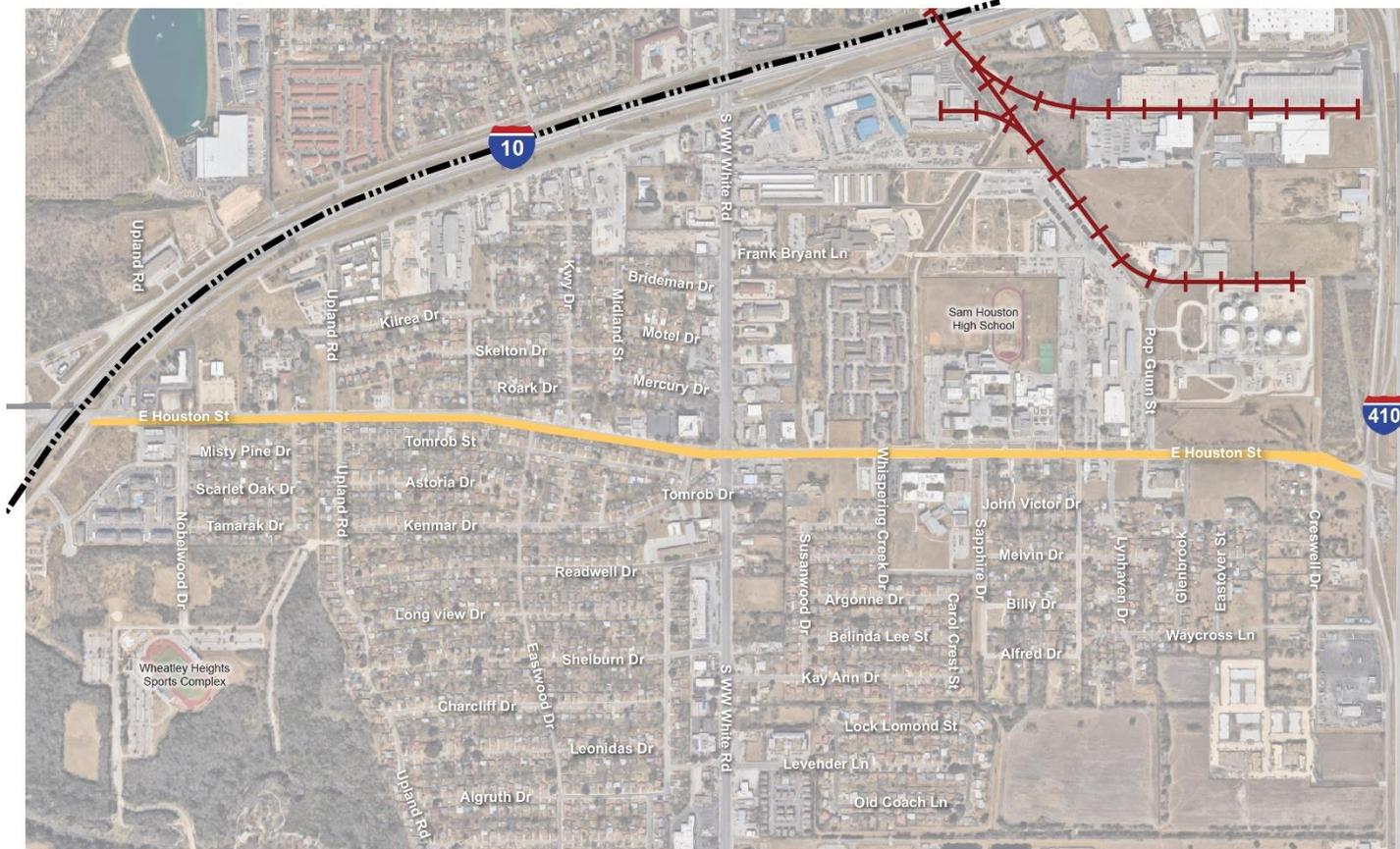
### Draft Vision:

*“East Houston Street is a safe, inviting, accessible, and walkable community corridor that capitalizes on the integration of residential-scaled multimodal and mixed-use development that benefits the VIA Transit Advance Rapid Transit Line and area neighborhoods.”*

### Google Maps Locator:

<https://www.google.com/maps/@29.4229606,-98.4050506,2512m/data=!3m1!1e3>

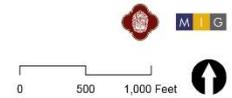




**FOCUS AREA 1:  
EAST HOUSTON  
STREET CORRIDOR**

**LEGEND**

- Community Plan Area Boundary
- Focus Area
- Railroad Line
- Adjacent Regional Center or Community Area



## Focus Area #2: Old WW White Elementary School

### Existing Conditions:

- Relatively small scale auto-oriented commercial use corridor
- Old WW White Elementary School
- Identified as appropriate for Urban Mixed-use development on draft future land use map
- Some undeveloped land
- Charles Williams Place
- Strip Mall Development

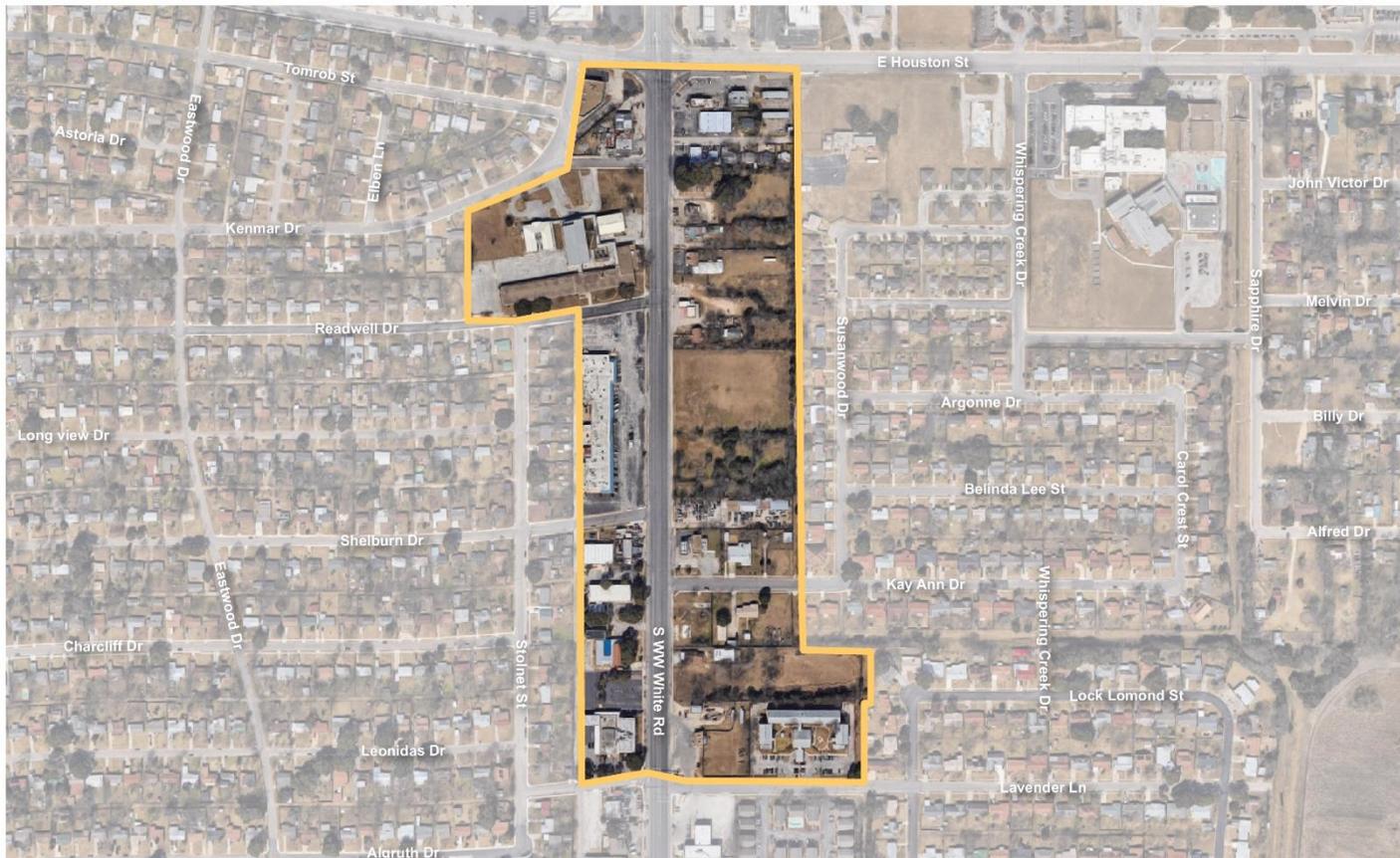
### Draft Vision:

*"Mixed-use Main Street that is walkable and highlights public spaces, includes diverse and quality retail, medical services, and grocer options that supports area residents, and promotes a diversity of housing options at scale with existing residential areas."*

### Google Maps Locator:

<https://www.google.com/maps/@29.4206708,-98.4057701,1256m/data=!3m1!1e3>

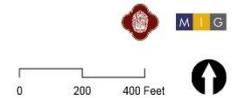




**FOCUS AREA 2:**  
**OLD WW WHITE**  
**ELEMENTARY SCHOOL**

**LEGEND**

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area
-  Focus Area
-  Railroad Line



# Focus Area #7:

## Loop 1604 & IH-10

### Existing Conditions:

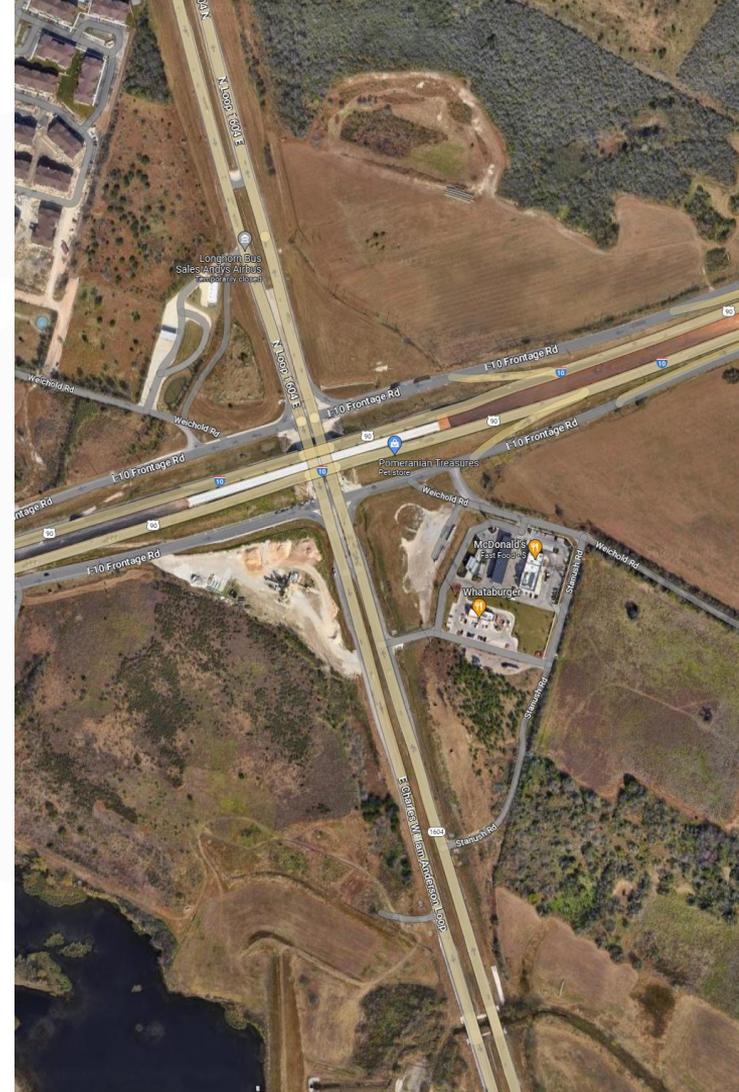
- Major intersection with auto-oriented commercial uses
- Large amount of undeveloped land
- Identified as appropriate for Urban Mixed-use and commercial development on the draft future land use map
- Residential areas northwest and southeast
- Constraints to local access of basic amenities
- Access to Loop 1604 and IH-10

### Draft Vision:

*"A Complete Neighborhood that provides public spaces, amenities, and diverse residential and commercial options that is safe, walkable, accessible for pedestrians, cyclists, transit users, and those traveling along major corridors."*

### Google Maps Locator:

<https://www.google.com/maps/@29.4626298,-98.292257,2511m/data=!3m1!1e3>

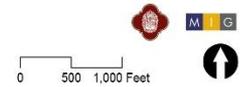




**FOCUS AREA 7:**  
 LOOP 1604  
 AND IH-10

**LEGEND**

-  Community Plan Area Boundary
-  Focus Area
-  Adjacent Regional Center or Community Area



## Focus Area #3: Old Municipal Landfill Site

### Existing Conditions:

- Old Municipal Landfill Site
- Some undeveloped land
- Identified as appropriate for Neighborhood Mixed-Use, and Urban Mixed-Use on draft future land use map
- Established businesses along WW White Rd.
- Connectivity constraints
- Variety of existing uses ranging from auto-oriented, restaurant, and storage uses
- Bulky Waste Station

### Draft Vision:

*"A locally serving community park that leverages community corridors and provides accessible, safe, green, and well-lit walkable mixed-use, residential, and commercial areas which are appropriate at scale to adjacent neighborhoods."*

### Google Maps Locator:

<https://www.google.com/maps/@29.4027715,-98.412154,3075m/data=!3m1!1e3>

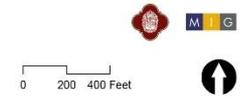




**FOCUS AREA 3:**  
**WW WHITE RD**  
 & OLD MUNICIPAL LAND FILL SITE

**LEGEND**

-  Community Plan Area Boundary
-  Focus Area
-  Adjacent Regional Center or Community Area



# Focus Area #6: East Loop 410

## Existing Conditions:

- Mix of industrial, commercial, and business park uses
- Called out as Regional Commercial, Employment Flex Mixed-Use, and Business Innovation Mixed-Use on draft future land use map
- Access to Loop 410
- Campus and/or Innovation Hub Opportunity
- Residential based uses on southern portion of Focus Area

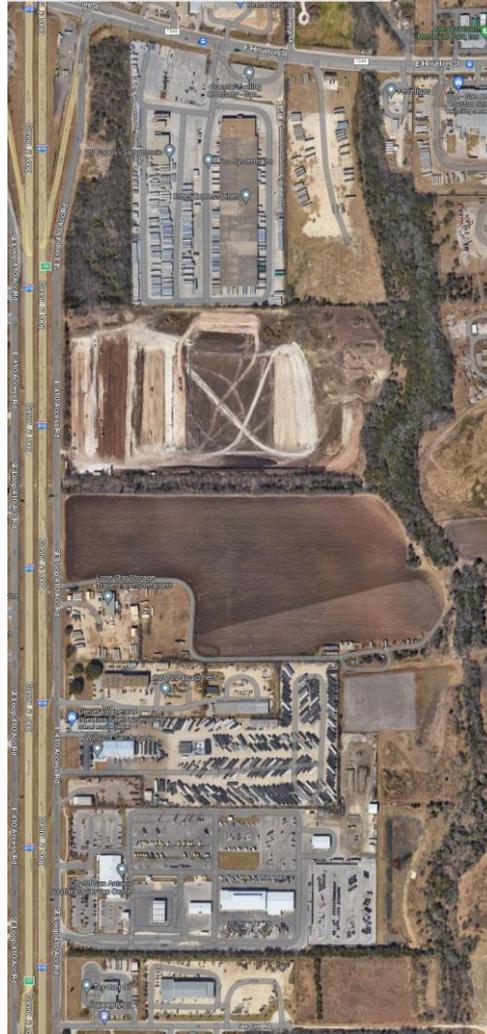
## Draft Vision:

*"Campus style mixed-use area accessible and inviting to area workforce, residents, and visitors, that includes medical services, innovative development, and diverse residential options that is compatible in scale with Military Overlay Districts."*

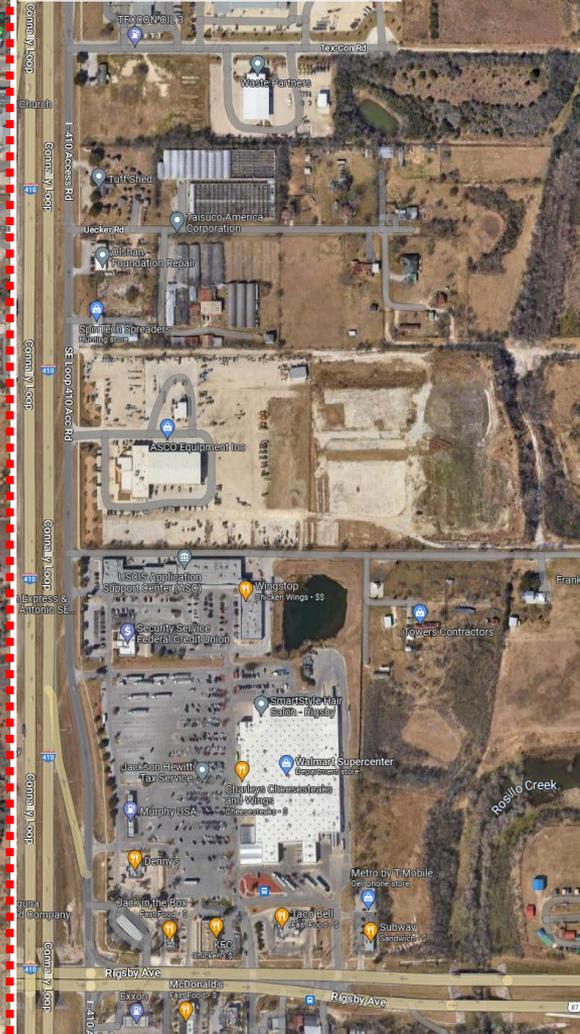
## Google Maps Locator:

<https://www.google.com/maps/@29.4041758,-98.384918,6150m/data=!3m1!1e3>

North Part of Focus Area



South Part of Focus Area

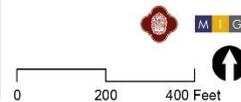




FOCUS AREA 6:  
EAST LOOP 410

LEGEND

-  Community Plan Area Boundary
-  Focus Area
-  Adjacent Regional Center or Community Area



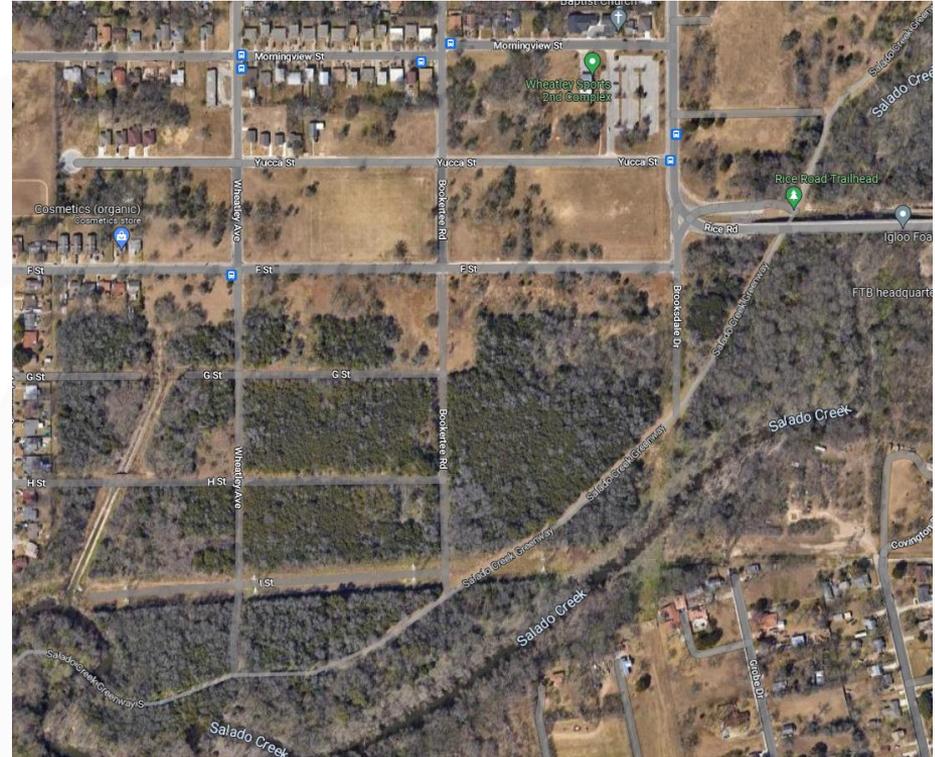
# Focus Area #4: Wheatley Heights

## Existing Conditions:

- Former neighborhood, bought by city due to 1998 flood
- Within 100-year floodplain
- Access to Salado Creek greenway trail and other park areas
- Opportunity for additional recreational uses
- Adjacent to nearby residential areas

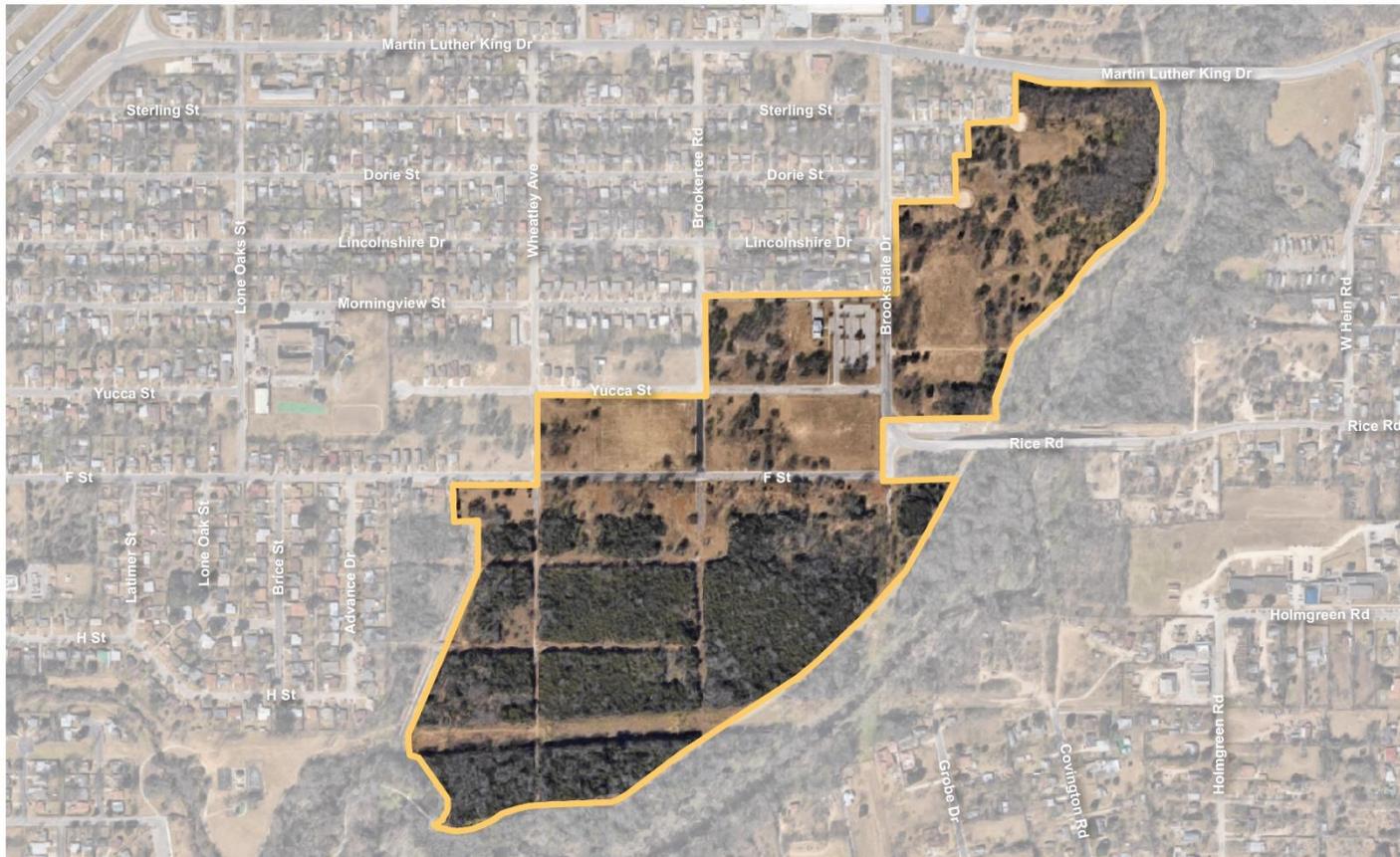
## Draft Vision:

*"A trail-oriented development that provides a variety of recreational, park, and community services that is supportive of local residents and regional visitors and minimizes development impacted by a 100-Year Floodplain zone."*



## Google Maps Locator:

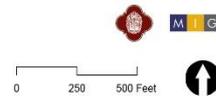
<https://www.google.com/maps/@29.4099356,-98.420897,6149m/data=!3m1!1e3>



**FOCUS AREA 4:  
WHEATLEY  
HEIGHTS**

**LEGEND**

-  Community Plan Area Boundary
-  Focus Area
-  Adjacent Regional Center or Community Area



# Focus Area #5: Roland Rd.

## Existing Conditions:

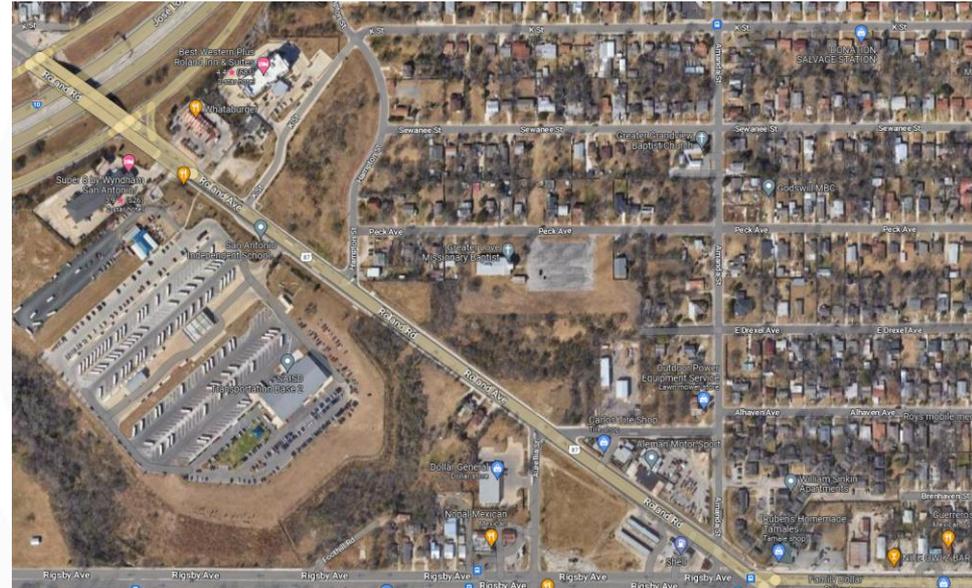
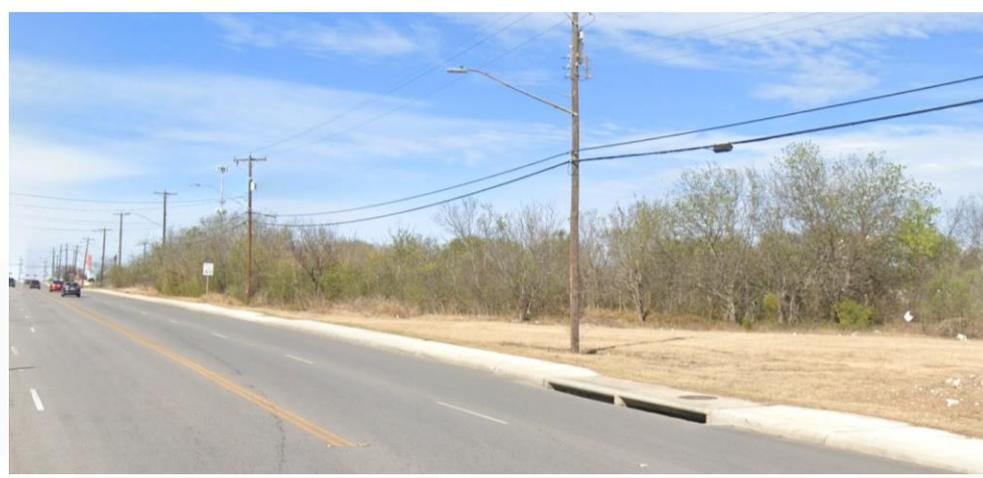
- Mix of commercial and residential uses
- Called out as Urban Mixed-Use, Urban Low Density Residential, and Employment Flex Mixed-Use on the draft future land use map
- Access to IH-10
- Undeveloped land availability
- Residential areas to the north of area

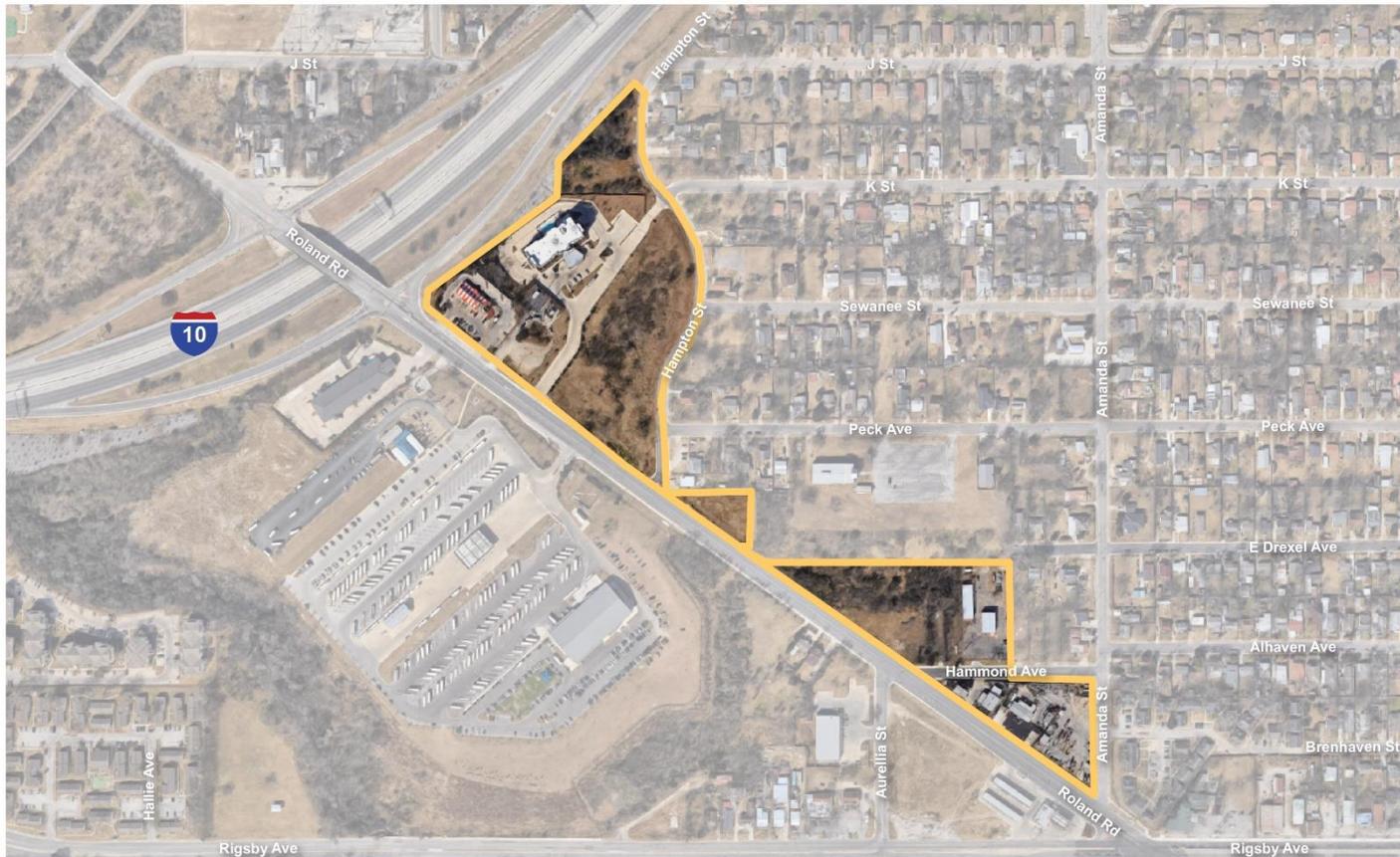
## Draft Vision:

*"A Mixed-use and community corridor area with a focus on local and small businesses that includes diverse housing options for the area workforce and residents with a full set of well-connected transportation options and green spaces."*

## Google Maps Locator:

<https://www.google.com/maps/@29.4033592,-98.4400232,3075m/data=!3m1!1e3>

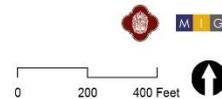




## FOCUS AREA 5: ROLAND AVE.

### LEGEND

-  Community Plan Area Boundary
-  Focus Area
-  Adjacent Regional Center or Community Area



**SA**



**TOMORROW**

Next Steps

# Next Steps

- Next Planning Team Meeting(s):
  - Digital Design Charrette – Monday, April 10, 2023 from 9:00 AM to 12:00 PM
  - *Far East Planning Team Mixer (Optional) – Thursday, May 4, 2023 from 6:00 PM to 8:00 PM @ Local Restaurant*
  - Community Meeting #3 – Tuesday, May 23, 2023 at 5:30 PM
  - Planning Team Meeting #8 – Monday, June 20, 2023 from 3:30 PM to 5:30 PM
- Questions?
  - Dave Powell, City of San Antonio
  - [David.Powell@sanantonio.gov](mailto:David.Powell@sanantonio.gov)
  - (210) 207-0244



# Far East Community Area Plan Planning Team

Meeting #7

Monday, March 13, 2023

Zoom (virtual)

5:30 – 7:30 PM



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