



# Far East Community Area Planning Team

Digital Design Charrette

Monday, April 10, 2023

Zoom

9 AM – 12 PM



Cambridge Systematics, Inc.  
BowTie

Economic & Planning Systems, Inc.  
Auxiliary Marketing Services

Mosaic Planning and Development Services  
Worldwide Languages

Able City  
WSP

# Far East Community Area Project Team



## City of San Antonio, Planning Department

David Powell, Project Manager

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## MIG

Jay Renkens, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate

Evan Lanning, Senior Project Associate

# Meeting Objectives

The Digital Design Charrette is a collaborative work session where key stakeholders and staff are invited to help envision the future of selected sites in the plan area.

We will look at two sites that entail a higher level of planning consideration. The exercise will look at land use, building orientation, height, and massing, and will focus on specific built improvements that can be teed up for implementation through conceptual design.



**SA TOMORROW**  
For East  
COMMUNITY  
AREA PLAN

**FOCUS AREA 6:  
EAST LOOP 410**

LEGEND  
Community Plan Area  
Boundary  
Adjacent Regional Center or  
Community Area

Focus Area

0 200 400 Feet



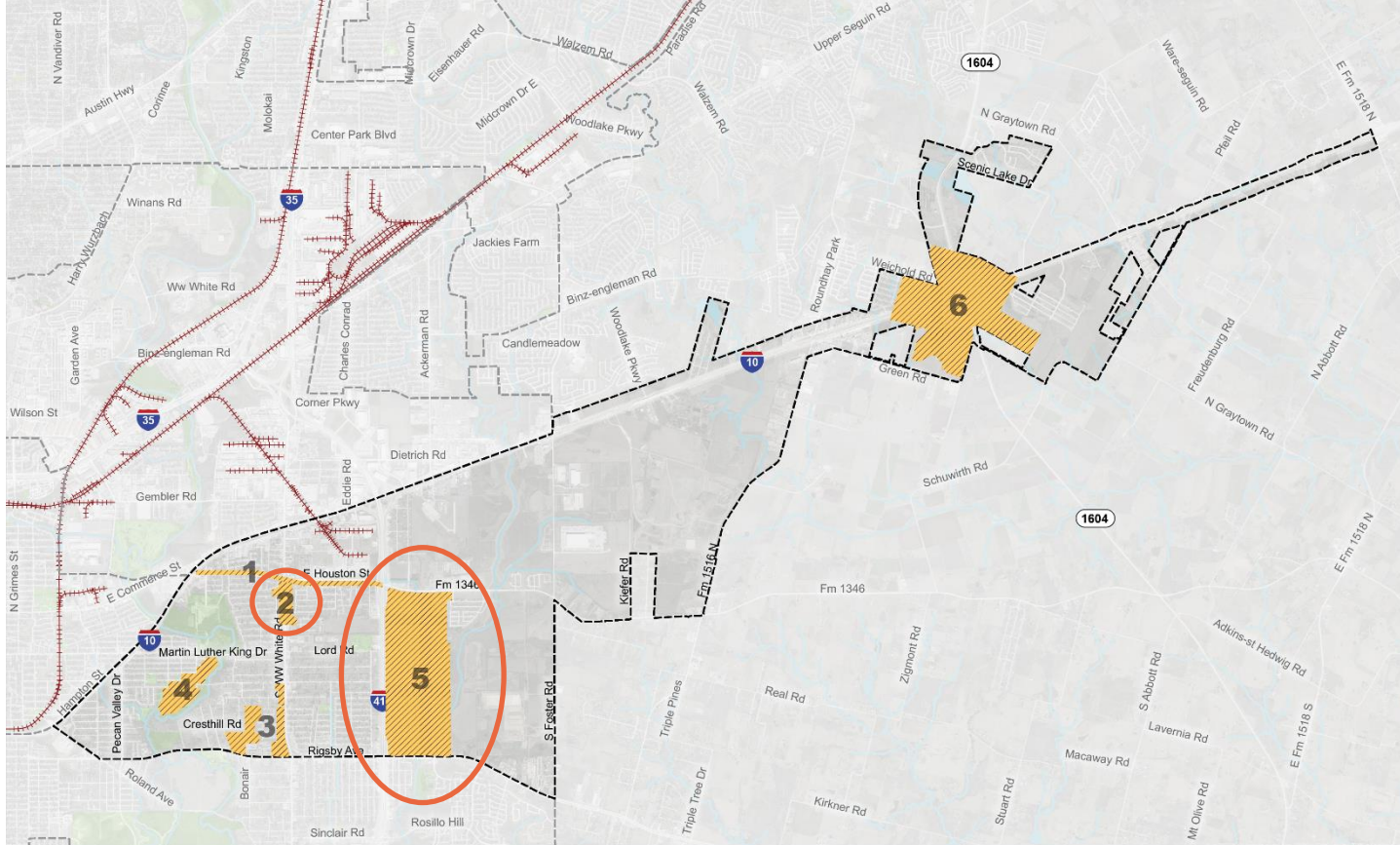
**SA TOMORROW**  
For East  
COMMUNITY  
AREA PLAN

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

LEGEND  
Community Plan Area  
Boundary  
Adjacent Regional Center or  
Community Area

Focus Area

0 200 400 Feet



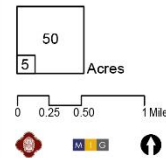
## STUDY AREA

- 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** East Loop 410
- 6** Loop 1604 & IH-10







### FUTURE LAND USE

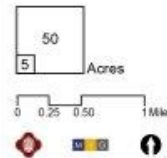
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Draft Focus Areas

- 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.



**SA**



**TOMORROW**

DDC Site #1





# DDC Site #1: E Loop 410 & Rosillo Creek

## Existing Conditions:

- Largely undeveloped
- Rosillo Creek
- Adjacent Industrial/Commercial Areas
- Nearby anchor institutions
- 180 Acres ~

**Draft FLU:** The proposed future land use for this area is designated as **Business Innovation Mixed-Use**.

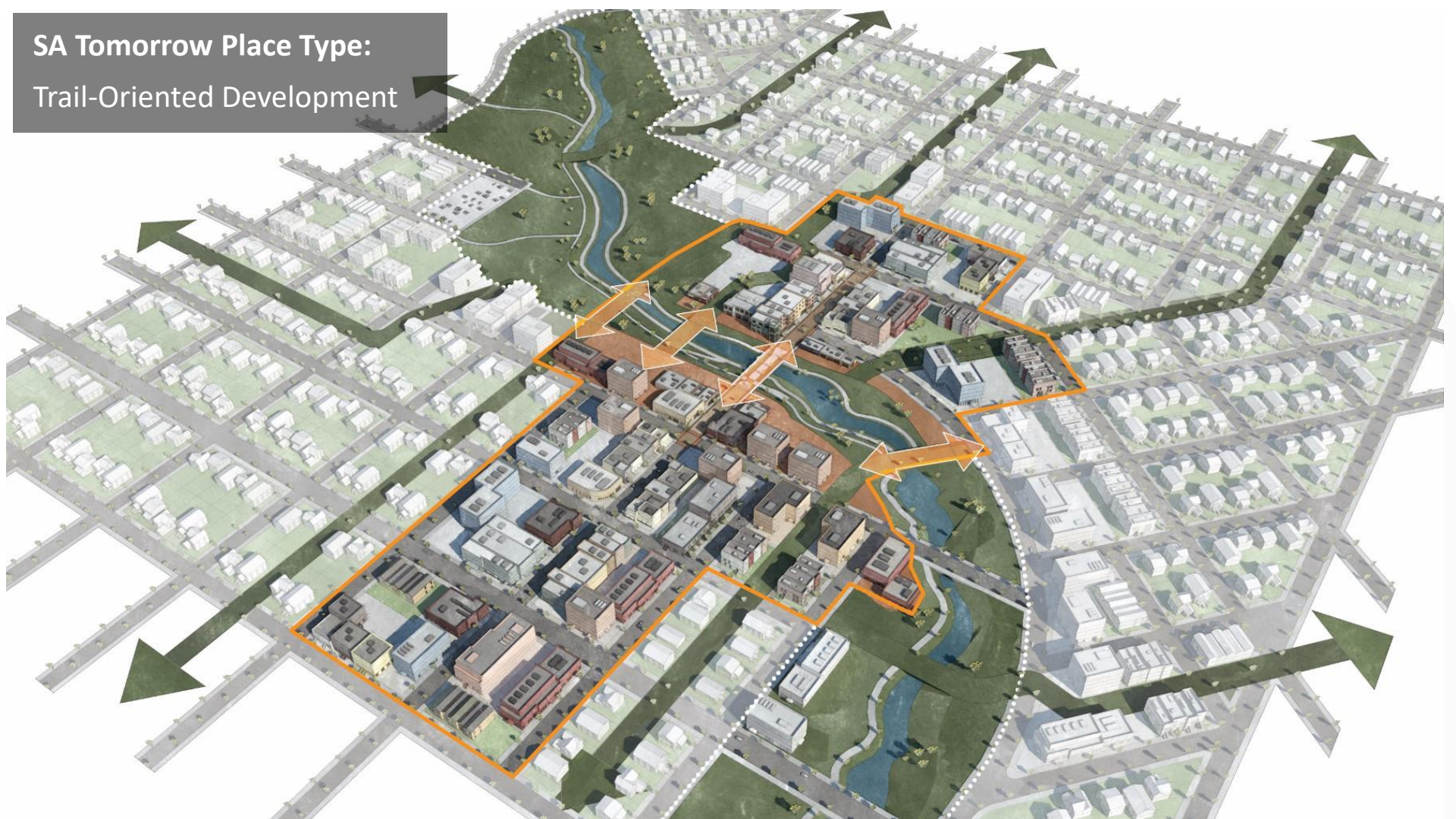
## Draft Vision:

*"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."*





SA Tomorrow Place Type:  
Trail-Oriented Development





# DDC Example





DDC Example



ROLAND AVE.

RIGGSBY AVE.

PECAN VALLEY DR.



Case Study Example:  
Lone Star Development





# Green Infrastructure



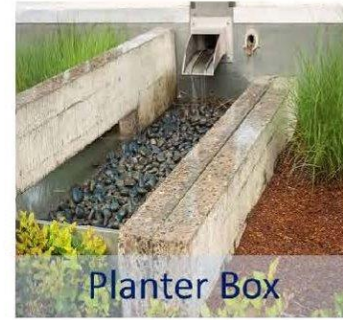
Bioretention

Photo: SVR Design Company



Green Roof

Photo: San Antonio Express News



Planter Box

Photo: <http://media-cache-ec0.pinimg.com>



Stream Buffers



Bioswale

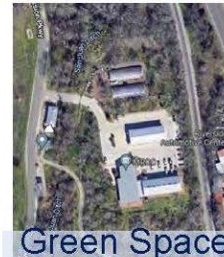


Stormwater Cisterns

<https://www.chescoplanning.org/MunicipalCorner/Tools/26-ClusterDev.cfm>



Cluster or Conservation Development



Green Space Preservation

The logo for 'SA TOMORROW' features the letters 'SA' in a bold, white, sans-serif font. To the right of 'SA' is a circular icon with a red border and a white background. Inside the circle, there is a stylized black silhouette of the Vancouver skyline, including the prominent tower of the Vancouver Convention Centre. A red circular arrow surrounds the skyline, indicating a cycle or process.

# SA TOMORROW

## DDC Site #1 Discussion



**SA**



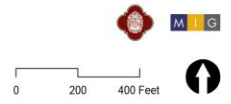
**TOMORROW**

DDC Site #2



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

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



## DDC Site #2: S. WW White Rd. & E. Houston St.

### Existing Conditions:

- Old WW White Elementary School
- Undeveloped Property in Area
- Strip Mall Development
- Established Businesses
- 17 Acres ~

**Draft FLU:** The proposed future land use for the area is designated as **Urban Mixed-Use (UMU)**.

### 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."*





# DDC Example





DDC Example

Aspirational Illustration - Houston St. & Hackberry





# Case Study Example:

## Campus 805



LONE GOOSE

STONE EVENT CENTER

STRONG BODY

A

Spirit

SIGMA GAMMA RHO

APE KITCHEN

HUNTSVILLE S.R. BUTLER GREEN

Fringe

WISH YOU WERE BEER

WINESOUTH

X GOLF

ROCK n ROLL SUSHI

Earth and Stone

WINE

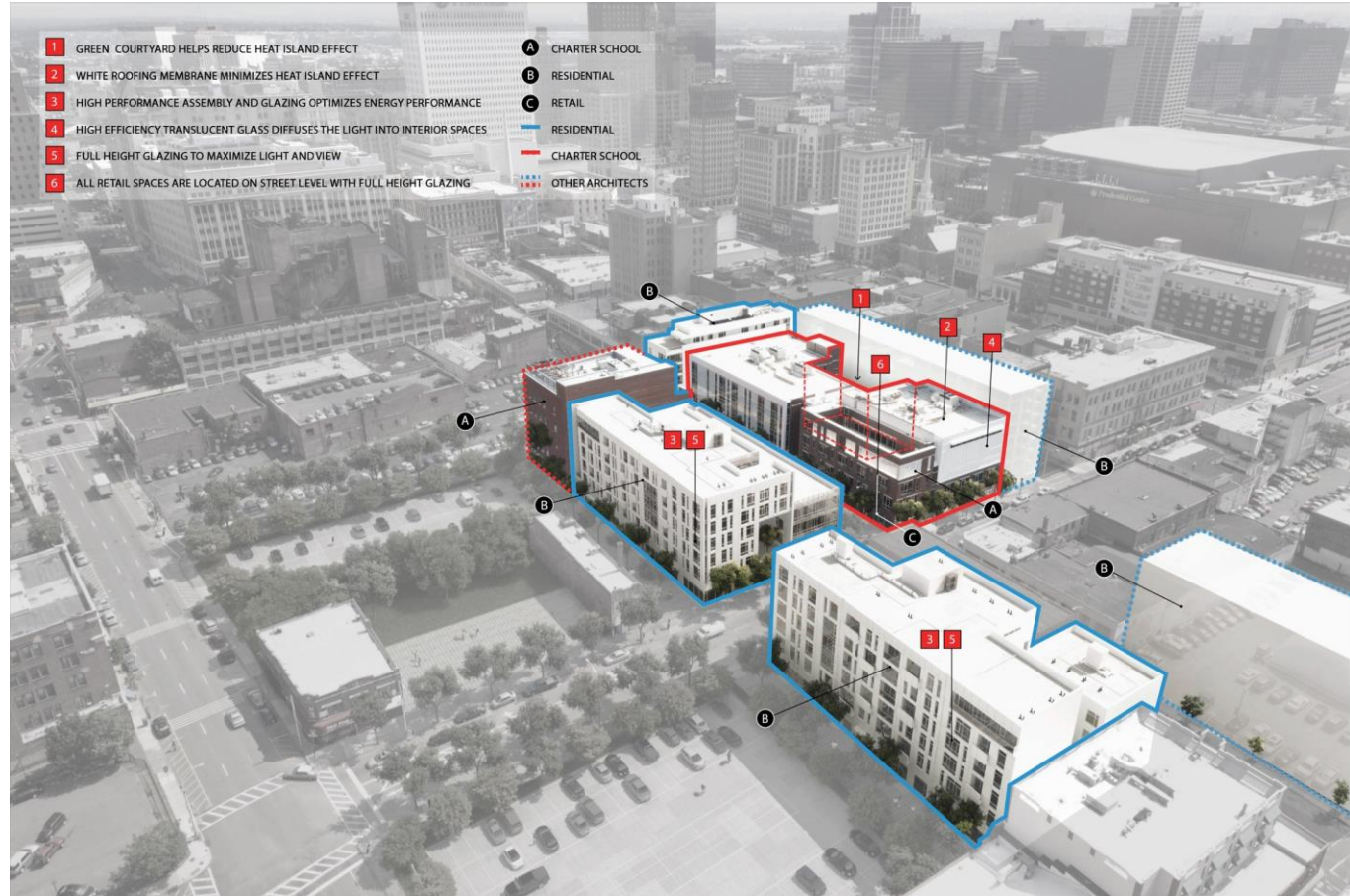
CAMPUS 805



## Case Study Example: Teachers Village Newark, New Jersey

### Key Project Elements:

- Affordable Housing for Teachers and Educators
- LEED Certified Development
- 3 Charter Schools
- Day Care Center
- Fitness Center
- Shopping
- Restaurants
- Open Space



Case Study Example:  
Los Altos Civic Center





# SA TOMORROW

## DDC Site #2 Discussion



The graphic features a dark grey background with a large, faint, stylized circular arrow and a central tower silhouette. On the left, an orange vertical band contains a city skyline. A white curved line separates the orange band from the grey background. The text 'SA TOMORROW' is in large white bold letters, with 'SA' inside a red circular icon containing a white tower and a circular arrow. Below it, 'Next Steps' is written in a smaller white font.

# SA TOMORROW

Next Steps

# Next Steps

## ***NEXT MEETINGS:***

- Far East Planning Team Mixer – Thursday, May 11, 2023 6:00 PM – 8:00 PM (Location?)
- Community Meeting #3 – Tuesday, May 23, 2023 (Copernicus Community Center at 5:30 PM)
- Planning Team Meeting #8 – Tuesday, June 20, 2023 (Zoom at 3:30 PM)

## ***QUESTIONS?***

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