



NE I-35 and Loop 410 Area Regional Center Virtual Community Meeting

December 16, 2021



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

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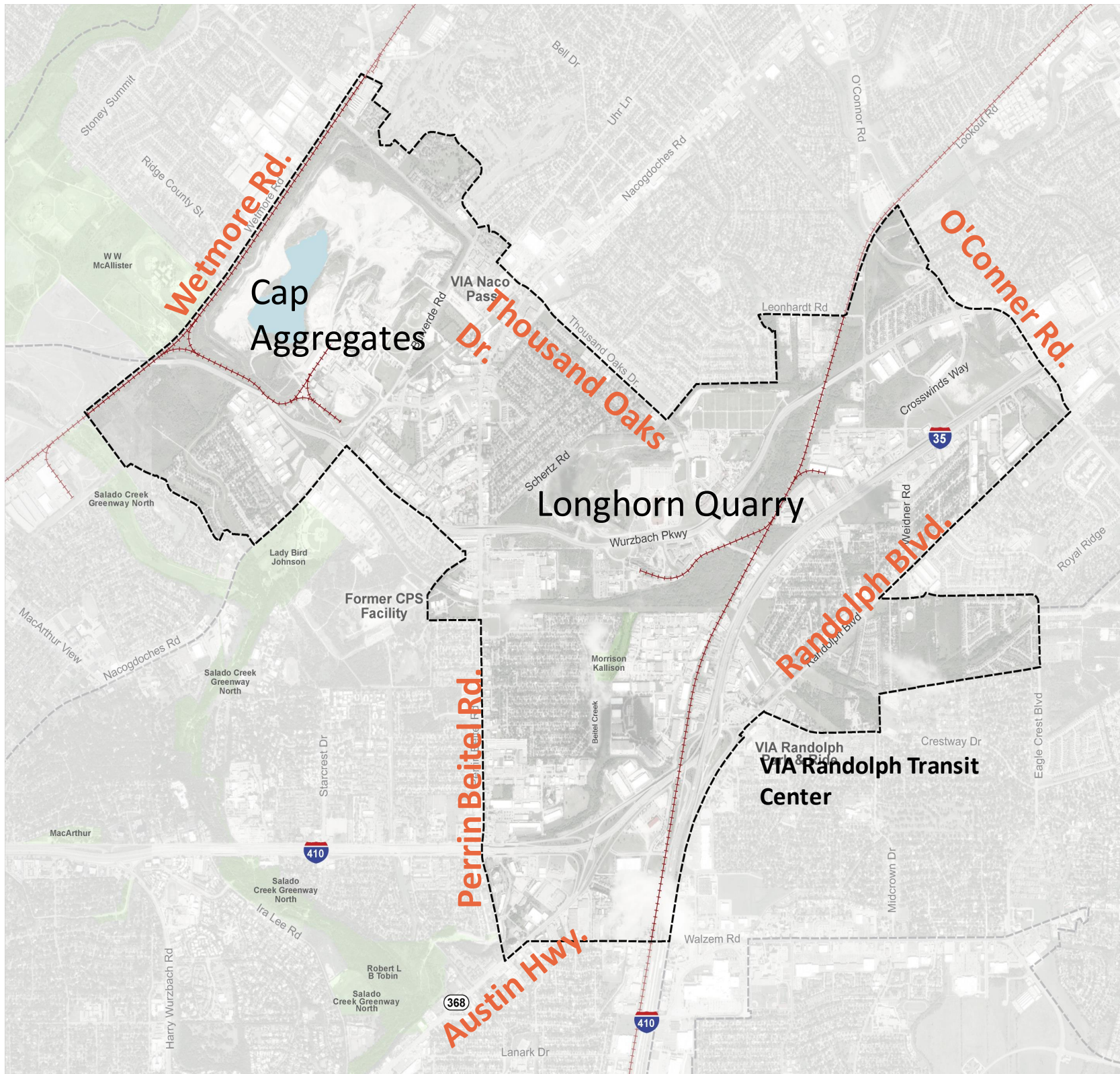
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Meeting Agenda

- Overview of the Plan
- Q & A Session
- Next Steps



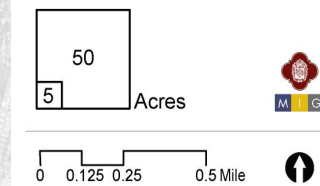


SA TOMORROW

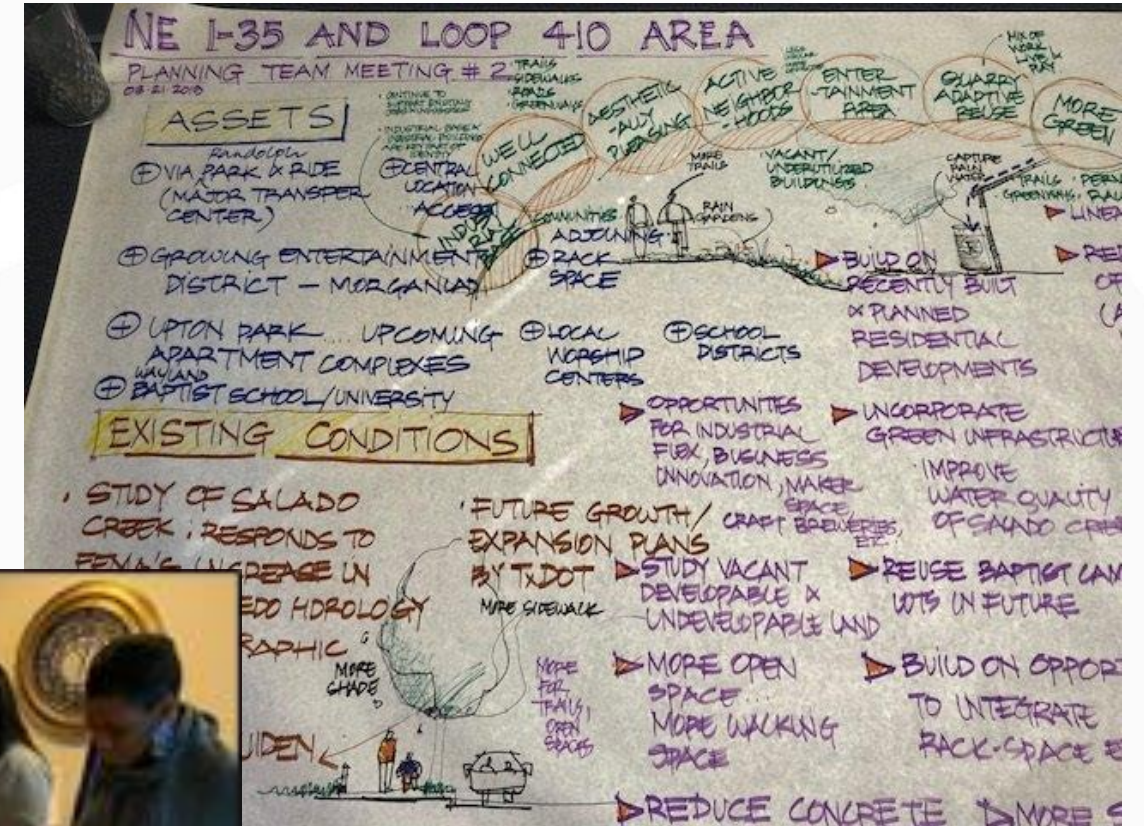
Northeast I-35 and Loop 410 REGIONAL CENTER

STUDY AREA

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line



Planning Team



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

Early 2020-Mid 2021

4

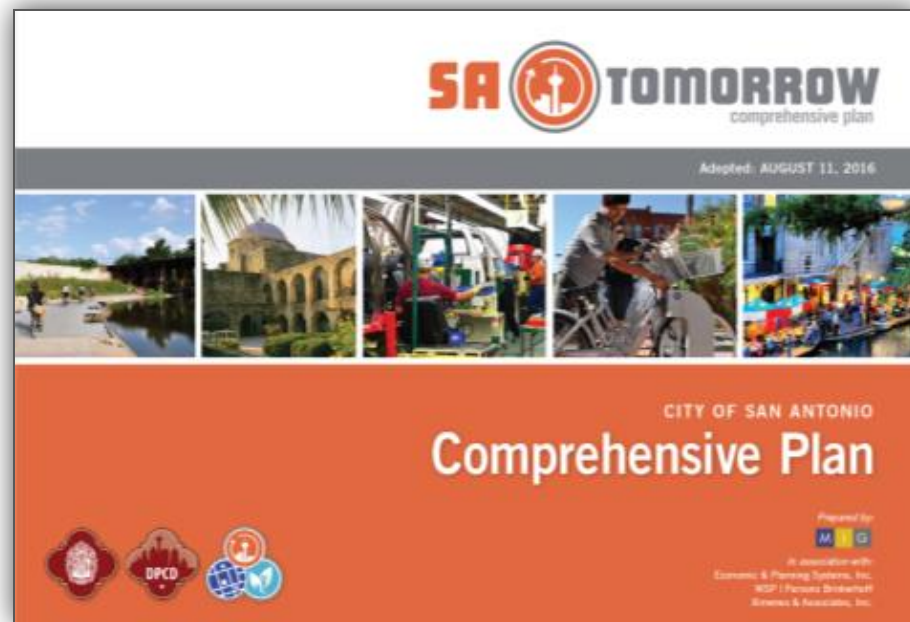
Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Mid-Late 2021



Background: The SA Tomorrow Plans



Comprehensive Plan

- Is the overarching planning document for the whole City
- Sets long-range policy direction on several topics



Multimodal Transportation Plan

- Guides future City investments in transportation and infrastructure



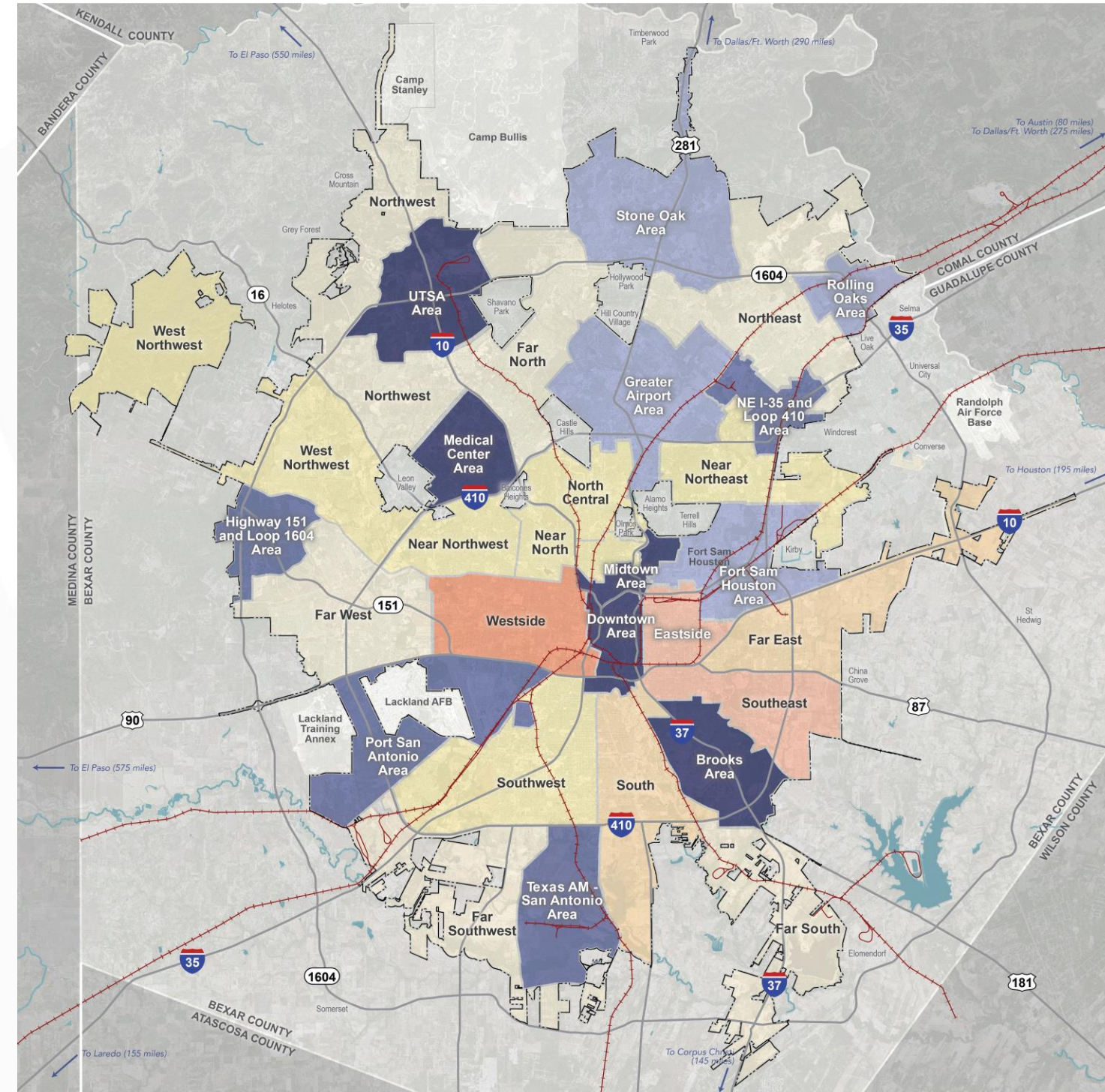
Sustainability Plan

- Leads growth in environmentally smart ways

SA Tomorrow Sub-areas

30 “Sub-areas:”

- **13 Regional Centers:**
major activity and employment centers in San Antonio
- **17 Community Plan Areas:**
areas outside Regional Centers that include several neighborhoods



The Vision

"The NE I-35 and Loop 410 Area Regional Center is a place where neighborhoods and businesses thrive and whose unique recreational, educational, and institutional assets draw residents and visitors alike. Its well-connected transportation networks integrate options for automobile, public transit, bicycle, and pedestrian travel allowing efficient access to everything the area has to offer – from entertainment, to parks and hike/bike trails, to businesses that meet day-to-day needs. The Regional Center supports its traditional industrial base, embraces economic development that fosters a balanced mix of live, work, and play options, and evolves in a way that sustains and protects its natural systems and environment."

Goals

Goal 1: Encourage economic development and business diversity that nurture positive community identity.

Goal 2: Promote community well-being and safety.

Goal 3: Create a connected transportation network that integrates multiple modes of transportation - including automobile, public transit, bicycle, and pedestrian - to efficiently serve the needs of multiple audiences including area residents, workforce commuters, commerce and trade, and visitors.

Goal 4: Expand and connect greenspace, parks, and trails.

Goal 5: Support sustainable development practices that encourage stewardship of the natural environment, create healthy neighborhoods, and minimize the risk of flooding.

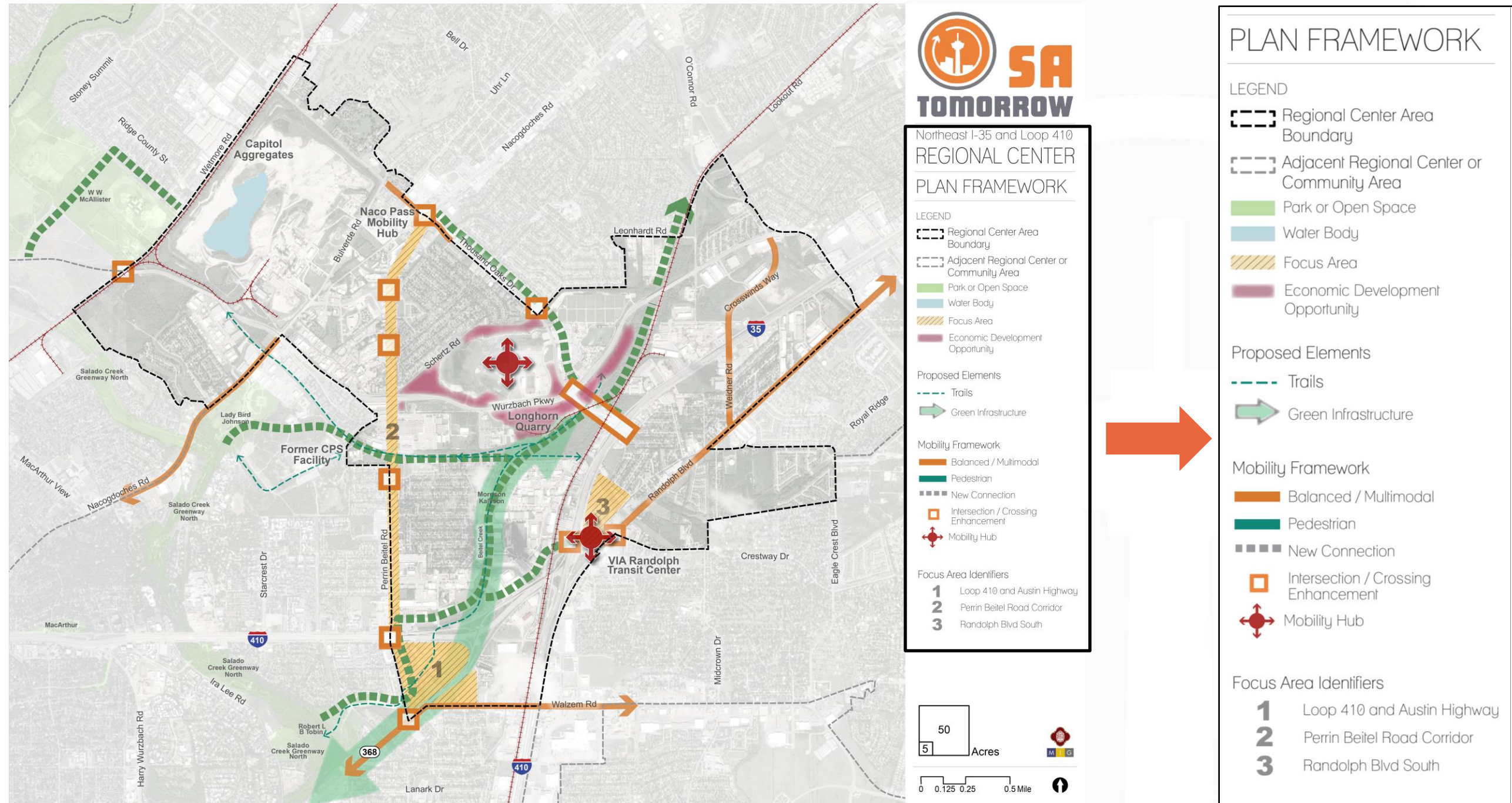
Plan Organization & Main Topics

- Existing Conditions
 - Review of Existing Plans
 - Assets, Challenges, and Opportunities
 - Data and Community Insights
- Vision and Goals
- **Plan Framework (6 main topics)** →
- Neighborhood Profile and Priorities
- Implementation

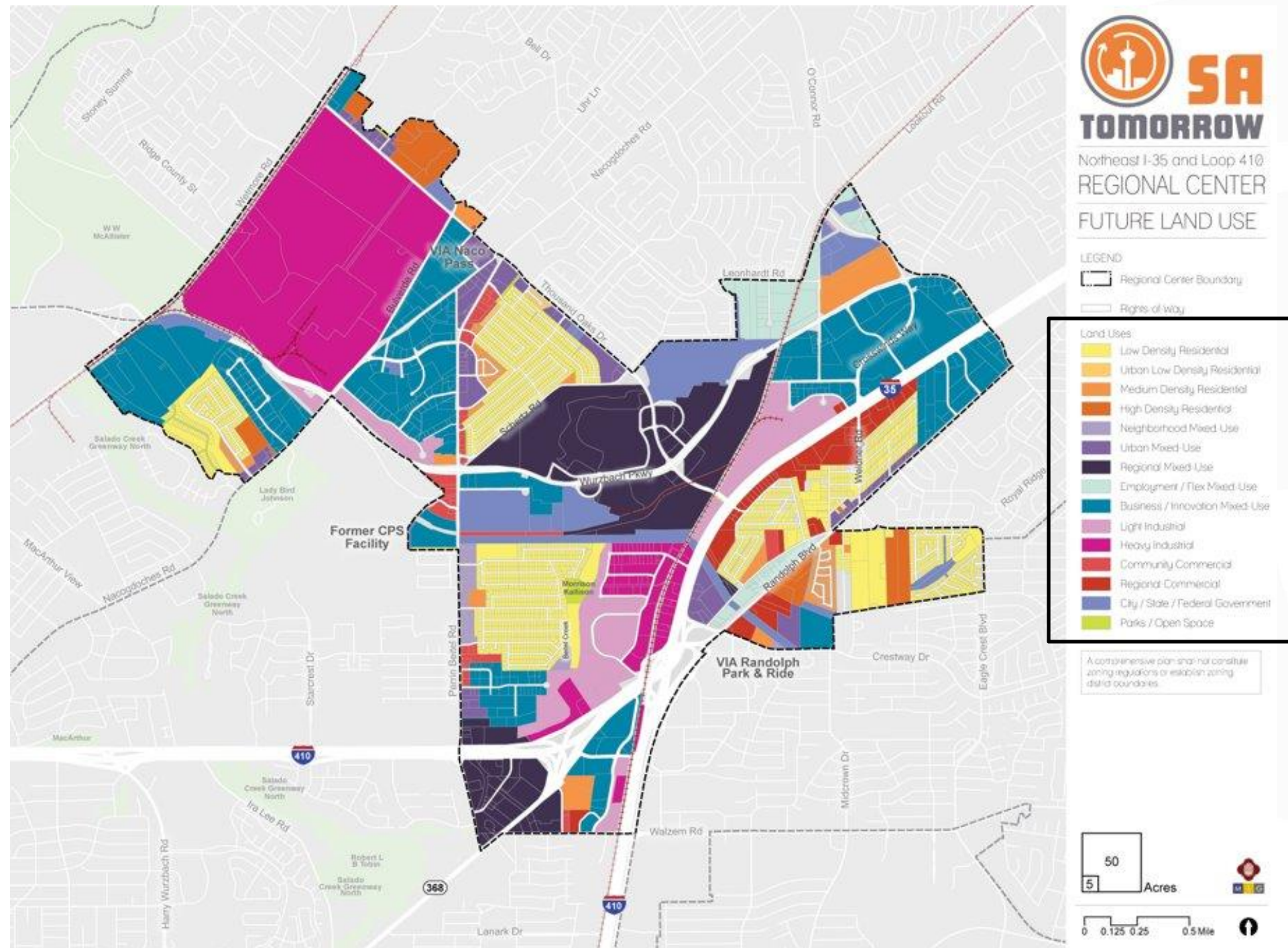
Plan Framework

1. Land Use
2. Focus Areas & Transformative Projects
3. Amenities & Public Space
4. Mobility
5. Housing
6. Economic Development

Implementation Priorities & Plan Framework Map



Implementation Priorities – Land Use



Recommendation 1: Support mixed-use redevelopment at a variety of scales in identified focus areas and transit corridors.

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
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space

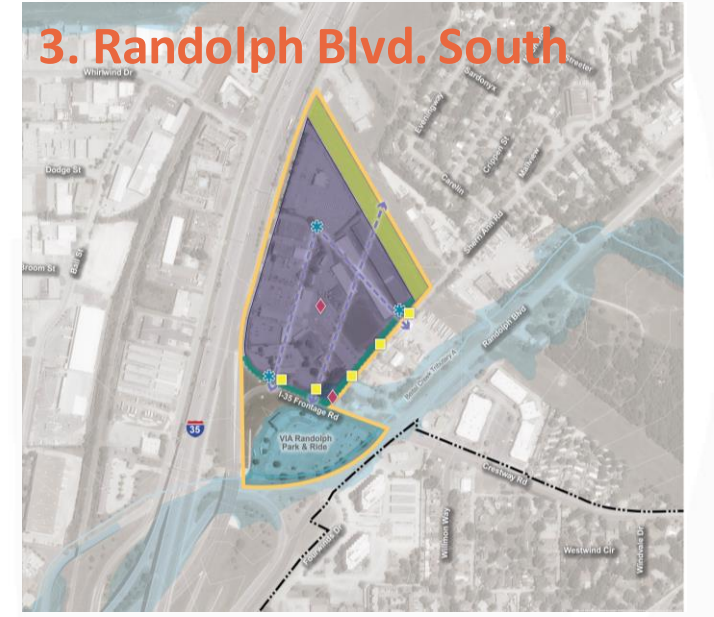
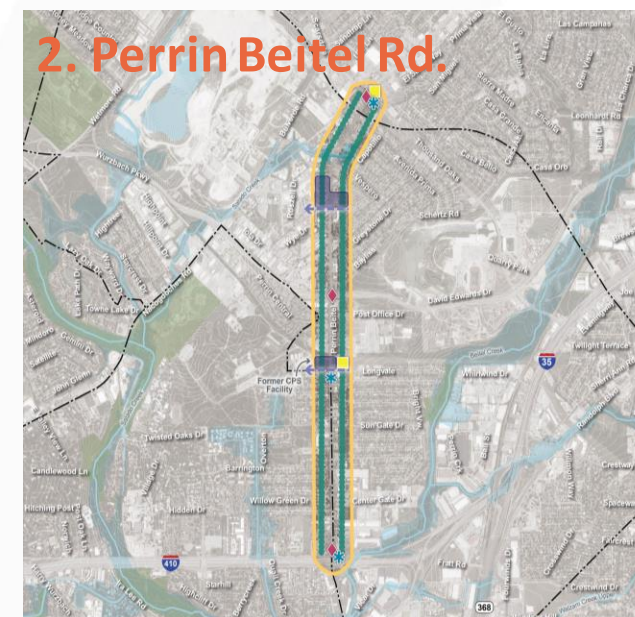
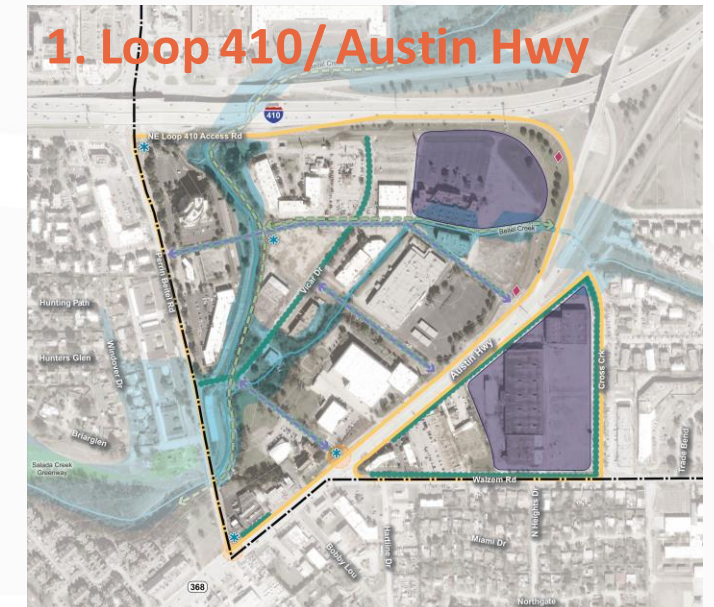
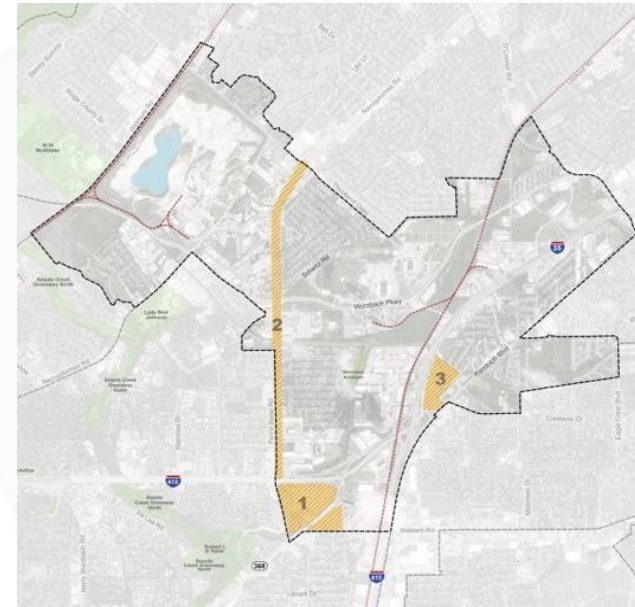
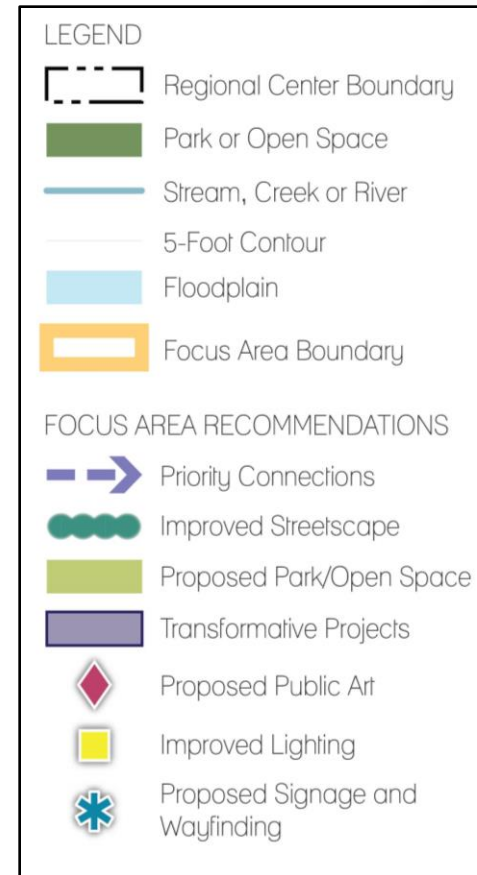
Implementation Priorities – Focus Areas

Recommendation 1:

Support land use and zoning that will encourage redevelopment and revitalization of aging, underutilized, and outdated commercial areas with spaces that meet the demands of modern markets and lifestyles.

Recommendation 2:

Examine options for using natural and mand-made features, such as floodplains, drainage ways, and utility easements, to expand greenspace, trail connections, and recreational opportunities as well mitigate flooding hazards.



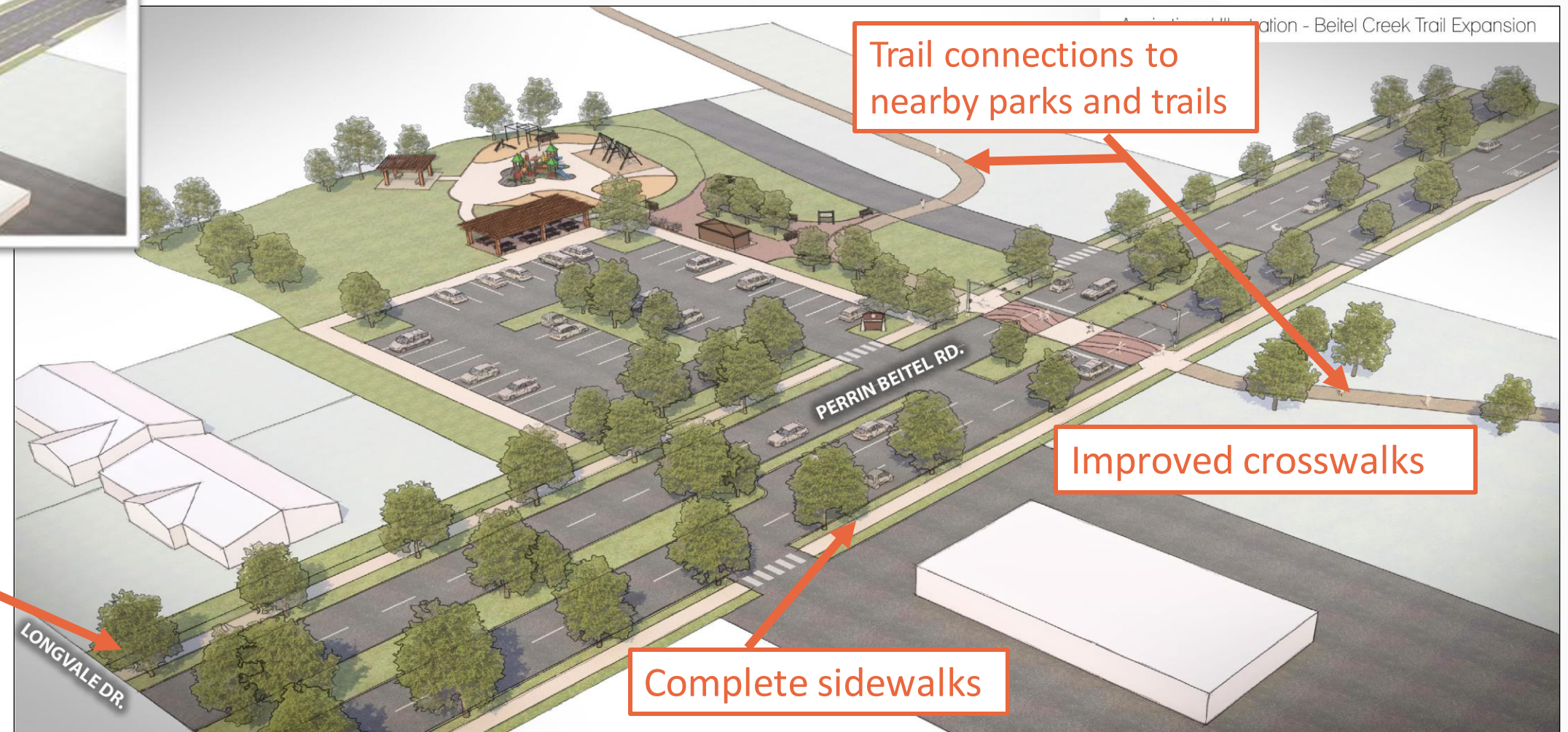
Implementation Priorities – Mobility

Strategy 2.2:

Implement on-road infrastructure and wayfinding projects to improve first/last mile connectivity to regionally significant trailheads such as the McAllister Park, Lady Bird Johnson Park, Tobin Park Trailhead, and Oakwell Trailhead Park.



Location: Perrin Beitel near Longvale Dr.



Street trees for shade

Trail connections to nearby parks and trails

Improved crosswalks

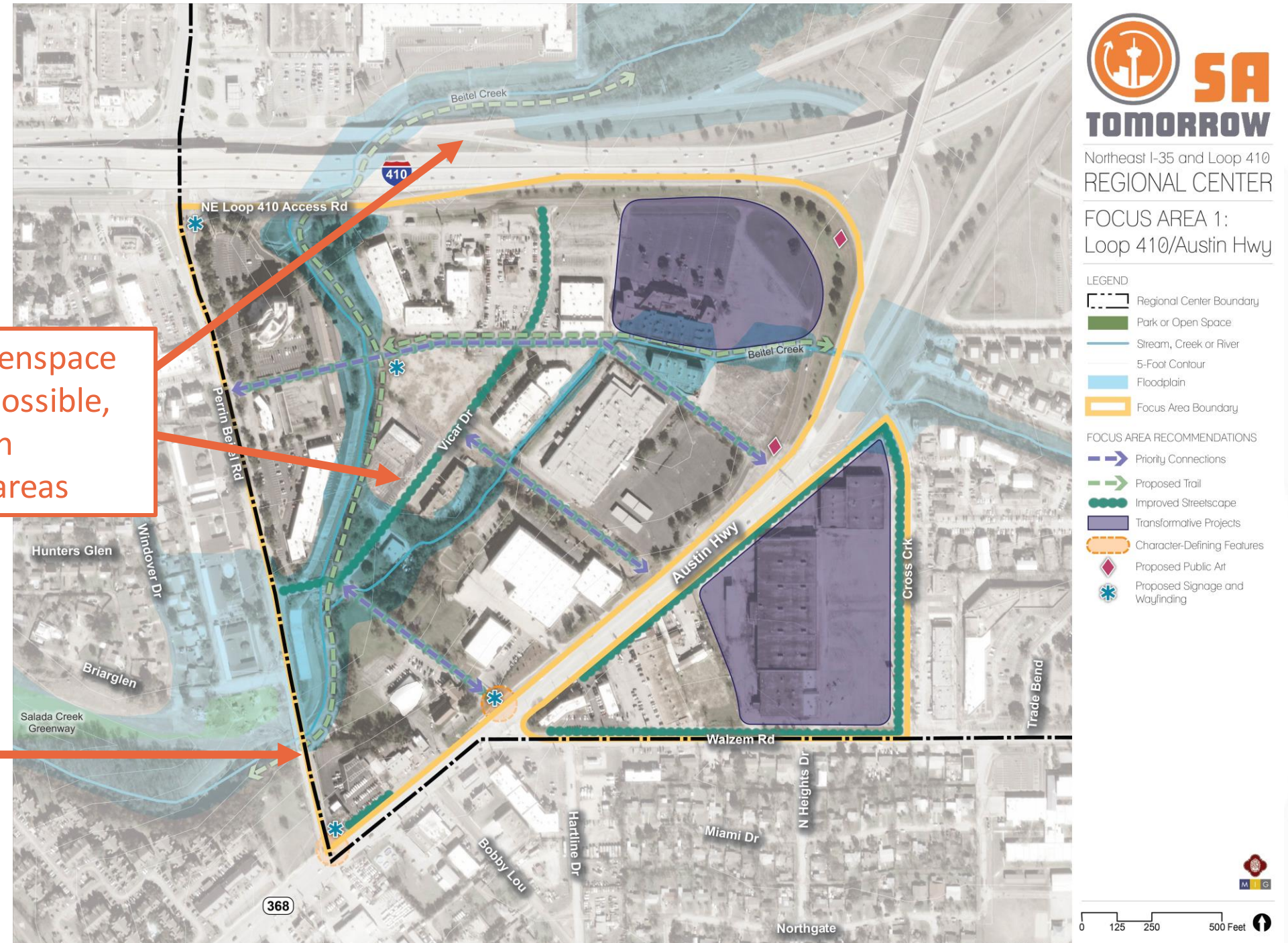
Complete sidewalks

Implementation Priorities – Amenities & Public Space

Recommendation 1: Leverage floodplain areas and public easements within the Regional Center to expand green space and create direct connections to nearby parks and greenway trails.

Expand greenspace wherever possible, especially in floodplain areas

Direct connection to Salado Creek Greenway Trail



Implementation Priorities - Housing

Recommendation 3: Connect and orient neighborhoods and housing to area parks, greenways, and open spaces.



Location: Perrin Oaks Plaza, Perrin Beitel at Thousand Oaks Dr.



New parks and green areas

Redeveloped center with shops and restaurants easily accessible to the community where people can gather

Open space opportunities for residents and workers

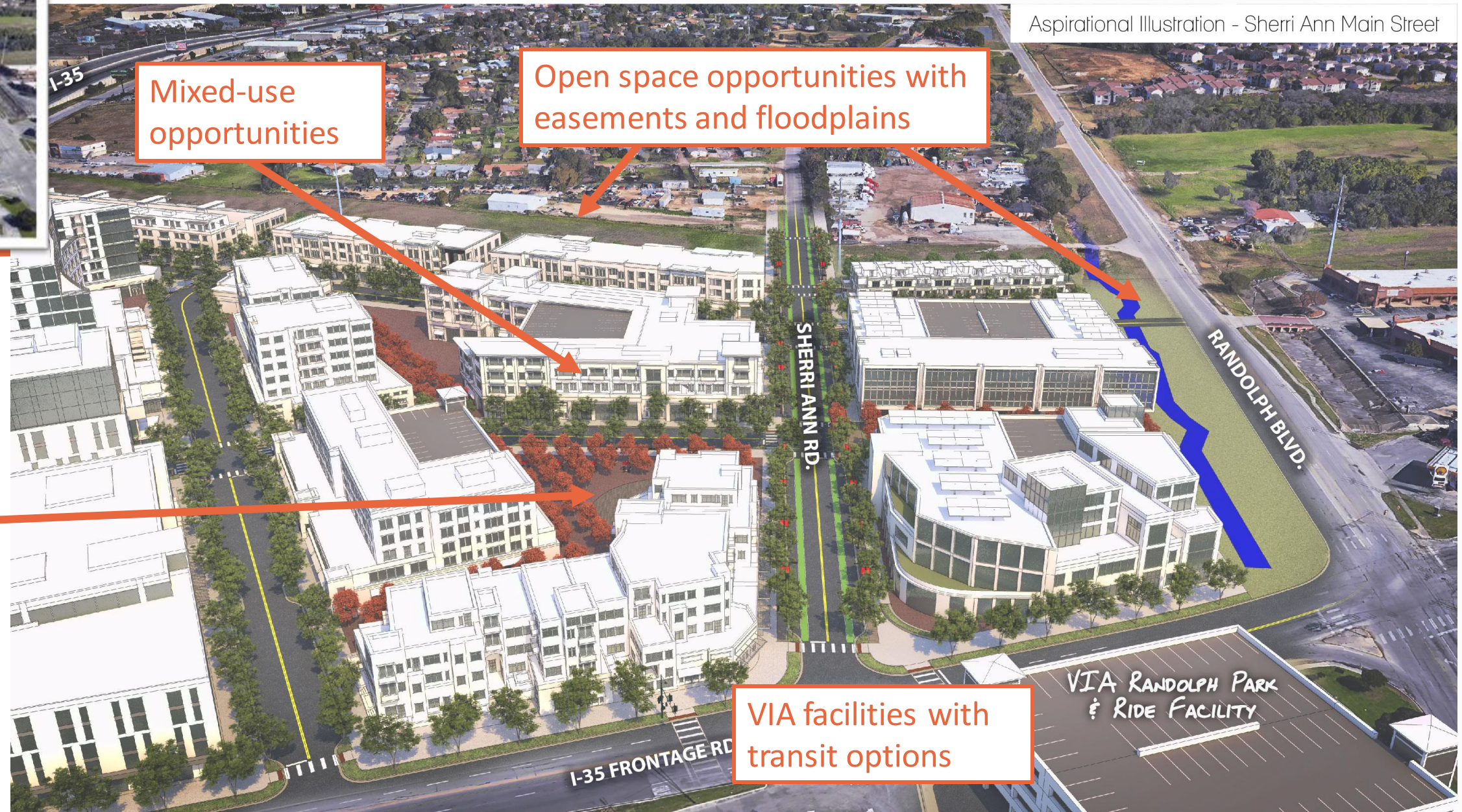
Implementation Priorities – Economic Development

Recommendation 2: Invest in and support revitalization of existing commercial and industrial areas.



Location: VIA Randolph Transit Center at Sherri Ann Rd.

New development with live, work, and play options in a cohesive, easily-accessible environment



VIA facilities with transit options

Aspirational Illustration - Sherri Ann Main Street

VIA RANDOLPH PARK
& RIDE FACILITY

Q&A Live Session

Heather Yost

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Chris Ryerson, AICP

Planning Administrator

City of San Antonio Planning Department

Rudy Niño, AICP

Assistant Director

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Q&A

Why are you planning for the NE I-35 and Loop 410 Area?

Q&A

Does this mean the City will rezone my property?

Q&A

How will these improvements and projects be paid for?

Q&A Live Session

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The public draft of the NE I-35 and Loop 410 Area Regional Center Plan is available for review and comment. Comments are due by Sunday, January 30, 2022. Please submit comments directly through the website by filling out the form at the bottom of the webpage, or by emailing Heather Yost, Project Manager for the NE I-35 and Loop 410 Area Regional Center Plan at: Heather.Yost@cityofsantonia.com.


[To read a PDF of the public draft plan, click here.](#)

SA TOMORROW
NE 410 and I-35 Regional Center


Option #1 – Download PDF

Option #2 – View Plan Content Online

Home Vision & Goals Draft Plan ▾ About ▾ Library ▾

 CITY OF
SAN ANTONIO

**SA Tomorrow
NE Loop 410 and I-35
Regional Center**



Additional Resources

<https://nei35.sacompplan.com/documents/>

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SA TOMORROW
NE 410 and I-35 Regional Center


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Documents Library


Community Meetings Planning Team SA Tomorrow Background All


 **Planning Team Meeting 1 Presentation**
Orientation to SA Tomorrow and Regional Center Planning for Planning Team Members (15 January 2019)
[Download](#)


 **Planning Team Meeting 1 Summary**
Summary of Planning Team Meeting 1 - Orientation to SA Tomorrow and Regional Center Planning (15 January 2019)
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 **Planning Team Meeting 2 Presentation**
Presentation from Planning Team Meeting 2 - Opportunities, Goals, and Visioning (21 March 2019)
[Download](#)

Planning Team Meeting 2 Summary
Summary of Planning Team Meeting 2 - Opportunities, Goals, and Visioning (21 March 2019)
[Download](#)

 **Planning Team Meeting 3 Presentation**
Presentation from Planning Team Meeting 3 - Draft Vision, Goals, Focus Areas, and Land Use 101 (9 May 2019)
[Download](#)

 **Planning Team Meeting 3 Summary**
Summary of Planning Team Meeting 3 - Draft Vision, Goals, Focus Areas, and Land Use 101 (9 May 2019)
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 **Planning Team Meeting 4 Presentation**
Presentation from Planning Team Meeting 4 - Housing and Job Projections, Future Land Use Part I (5 June 2019)
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 **Planning Team Meeting 4 Summary**
Summary of Planning Team Meeting 4 - Housing and Job Projections, Future Land Use Part I (5 June 2019)
[Download](#)

How to submit comments online

We'd love to hear your feedback.

Type of Feedback

- General Plan Framework Comments
- Focus Areas
- Mobility
- Amenities and Infrastructure
- Land Use
- Housing
- Economic Development
- Other

Feedback

Leave your suggestions...

Name*

Name

Zipcode*

Zipcode

Email

Email

* indicates a required field.

Submit

**Comment Submission Deadline:
Sunday, January 30, 2022**

Heather Yost, Project Manager
Email: Heather.Yost@sanantonio.gov
Phone: 210.207.7919



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Thank you!



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