



Stone Oak Area Regional Center Planning Team

Meeting #5

Thursday, December 1, 2022

Zoom

2:00 – 4:00 PM



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

Stone Oak Area Project Team

- **City of San Antonio, Planning Department**
 - Channary Gould, Project Manager
- **MIG**
 - Jay Renkens, Principal
 - Krystin Ramirez, Project Manager
- **Economic & Planning Systems (EPS)**
 - Matt Prosser, Executive Vice President
- **Mosaic**
 - Carissa Cox, Principal Planner



Timeline of Meetings



Meeting Objectives

- Overview of Community Meeting #2
- Discuss Housing & Economic Development Recommendations
- Review Future Land Use Map
 - Discuss Areas of Change
 - Discuss Housing Case Studies



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Vision & Goals

Draft Vision

The Stone Oak Area Regional Center maintains its natural integrity with ample natural parks and trails, open space, and trees and is well-served with local shops, restaurants, employment and entertainment organized into walkable community hubs supported with resilient infrastructure and connected by a multi-modal roadway and trail network that respects the area's natural systems and topography.

Draft Goals

- Promote development, programming and design that encourages walkability in key areas and is compatible with existing neighborhoods and the natural landscape of the area.
- Facilitate development patterns that include local employment and entertainment opportunities in highly walkable and connected activity centers with a variety of amenities catering to different lifestyles.
- Increase the number and diversity of housing opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options.
- Ensure transportation and other infrastructure is designed to minimize impacts on the natural landscape and implemented prior to or concurrently with new development.
- Increase equitable access to parks, open space, trails and diverse recreational amenities throughout the Regional Center.
- Create housing, employment, goods and services that serve, support and are accessible to youth, families and older adults.
- Incorporate environmentally friendly and sustainable development practices to accommodate growth while preserving natural resources such as groundwater conservation and natural landscaping.
- Create a business-friendly environment that attracts corporations of varying sizes and higher education facilities to locate in the Stone Oak Area Regional Center so that there are diverse employment and educational opportunities.



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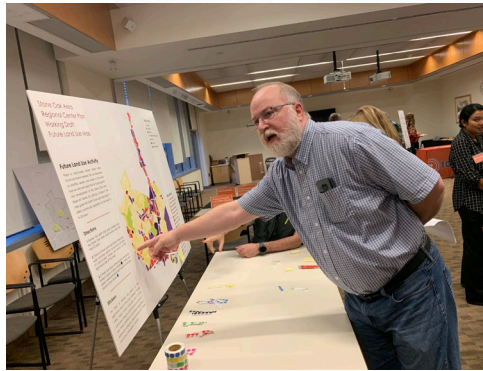
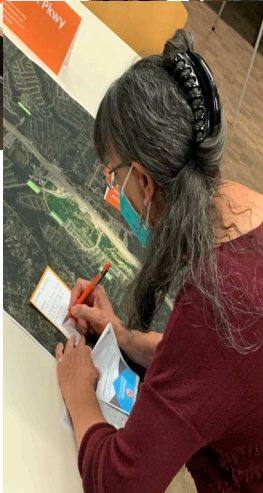


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Overview of Community Meeting #2



Community Meeting #2



Community Meeting #2

Draft Goals / Borrador de los Objetivos

DRAFT GOAL 1
"Promote development, programming and design that encourages walkability and is compatible with existing neighborhoods and the natural landscape of the area."

BORRADOR DE EL OBJETIVO 1
"Promover el desarrollo, la programación y el diseño que promuevan la transitabilidad y sea compatible con los vecindarios existentes y el paisaje natural del área."

DRAFT GOAL 2
"Facilitate development patterns that include employment and entertainment opportunities, highly walkable and connected activity centers with a variety of amenities and services that cater to different lifestyles and ages."

BORRADOR DE EL OBJETIVO 2
"Facilitar patrones de desarrollo que incluyan empleo local y oportunidades de entretenimiento y recreación de actividades altamente transitables y conectadas con una variedad de servicios que atraigan a diferentes estilos de vida."

DRAFT GOAL 3
"Increase the number and diversity of housing opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options."

BORRADOR DE EL OBJETIVO 3
"Aumentar la cantidad y diversidad de oportunidades de vivienda mientras se preservan parques naturales y mejorados y espacios abiertos intercalados en toda el área para crear conectividad para opciones de transporte multimodal."

DRAFT GOAL 4
"Improve transportation and offer opportunities to be designed to increase options in the selected landscape and implemented prior to its connectivity with new development."

BORRADOR DE EL OBJETIVO 4
"Mejorar que el transporte y la infraestructura sean diseñados para aumentar las opciones en el paisaje natural y que se implementen antes de su conectividad con el nuevo desarrollo."

DRAFT GOAL 5
"Increase equitable access to parks, open spaces, trails and diverse recreational amenities throughout the Regional Center."

BORRADOR DE EL OBJETIVO 5
"Aumentar el acceso equitativo a parques, espacios abiertos, senderos y diversas amenidades recreativas en todo el Centro Regional."

DRAFT GOAL 6
"Create housing, employment, goods and services that serve, support and are accessible to youth, families and older adults."

BORRADOR DE EL OBJETIVO 6
"Crear vivienda, empleo, bienes y servicios que sirvan, apoyen y sean accesibles para jóvenes, familias y adultos mayores."

DRAFT GOAL 7
"Increase environmentally friendly and sustainable development practices to accommodate growth while preserving natural resources such as groundwater, riparian areas and natural landscaping."

BORRADOR DE EL OBJETIVO 7
"Incrementar prácticas de desarrollo ambientalmente amigables y sostenibles para acomodar el crecimiento mientras se preservan recursos naturales como la zona acuática, áreas riparias y paisajismo natural."

DRAFT GOAL 8
"Create a diverse, friendly environment that attracts corporations of varying size and higher education facilities to be part of the Stone Oak Area Regional Center so that there are diverse employment and educational opportunities."

BORRADOR DE EL OBJETIVO 8
"Crear un ambiente diverso y amigable que atraiga a corporaciones de diferentes tamaños y facilidades de educación superior para que sean parte del Centro Regional del Área Stone Oak para que haya diversas oportunidades de empleo y de educación."

DRAFT GOAL 3
"Increase the number and diversity of housing opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options."

BORRADOR DE EL OBJETIVO 3
"Aumentar la cantidad y diversidad de oportunidades de vivienda mientras se preservan parques naturales y mejorados y espacios abiertos intercalados en toda el área para crear conectividad para opciones de transporte multimodal."

Use a post-it note to share your thoughts on the Draft Goal /
Use una nota adhesiva para compartir sus comentarios sobre el borrador de los objetivos del plan

NO MORE APARTMENTS

No More Apts
No More Apts for Home

Stone Oak already overcrowded

No More Apartments the road network is being overloaded.

Apts. aren't the problem

Car-dependent transit is the problem

Meeting to remove some of the city is the problem

I like it but not apartment-TOWN

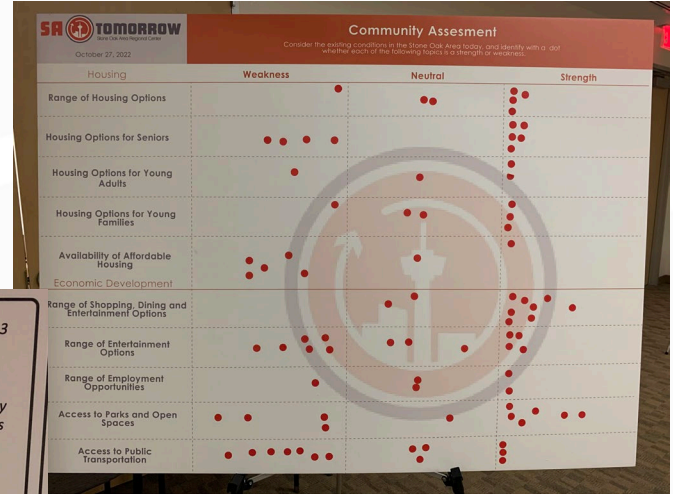
Crime has risen due to all the mixed income Apts

Roads Also overloaded

Draft 66
CRIME → **DRUG**
Higher density → **DRUG**
at → **DRUG**

DRAFT
"Increase the number and diversity of housing opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options."

BORRADOR DE EL OBJETIVO 7
"Incrementar prácticas de desarrollo sostenible y"





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Housing Recommendations



Factors for Stone Oak Area

Regional Center Growth Goals:

60% of Jobs
(forecast is 50%)

20% of Housing Units

50% of Multifamily Units



Household Growth | 2010-2040

16,500 new housing units

550 new units per year



New Housing Development

Approx. 1,000 single family units

and **4,948** apartment units built since 2010



Employment Growth | 2010-2040

31,900 new jobs

1,063 jobs per year



New Employment since 2010

11,535 new jobs (US Census LEHD

2010 to 2019)

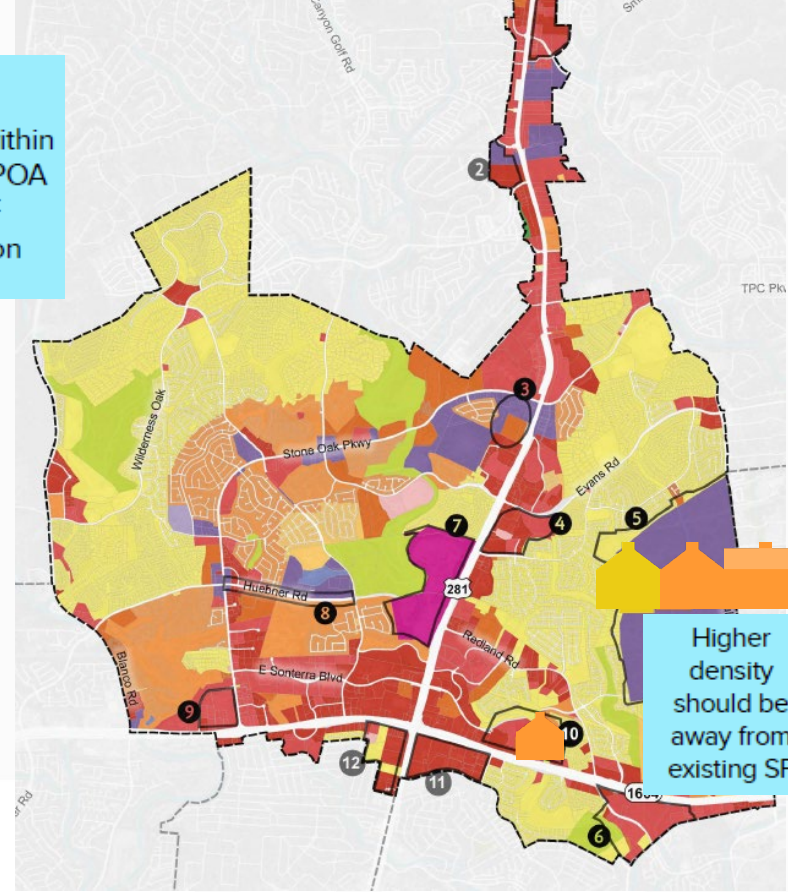
Approx. 1,282 jobs per year

Summary of Housing Allocation Activity

1. Many existing vacant properties slated for multifamily already
2. Focus higher density housing near major transportation routes
3. Mixture of housing options in remaining development areas
4. Allowance for greater density if impervious cover isn't increased and existing neighborhoods are not impacted

Vacant
Properties within
Stone Oak POA
have MF
designation

Higher
density
should be
away from
existing SF



* Icons only enlarged for visibility in presentation

Housing Issues and Opportunities

Challenges:

- Transitions/encroachment on existing neighborhoods
- Aquifer protection/limiting impervious cover

1. What existing housing is an asset in the Stone Oak Area?

Stone Oak POA has architectural committee

Architectural standards created common aesthetic throughout area

Standards include fencing, landscaping, material requirements

Emerald Forest: businesses do not encroach neighborhood.

Natural creeks and open space around neighborhoods

2. What housing types are we missing in the Stone Oak Area?

Affordable Housing: how can it be incentivized to be built in area

Townhomes or clustered housing: prioritize preservation of green space in those developments

Garden Homes: Emerald Forest model includes larger lot homes and garden homes

3. What housing challenges do we face in the Stone Oak Area?

High land costs discourages/ restricts affordable housing market in this area

City can use tax abatement incentives to encourage development

Keep built environment in mind as area develops - ensure consistency

Protecting the equifer recharge areas that dominate this area. Impervious limits with support amenities such as bike trails to support alternative transportation and access to parks.

Concern about traffic multi-family generates (lets discuss this more in our Mobility Meetings!)

Stone Oak POA can determine # of housing units for multi-family

Development of public transit is difficult with current development pattern because of gated communities

What desired housing types are most appropriate for the area? Where would we like to see them?

Apartments (affordable or market rate) aren't desired near Emerald Forest because of fear of encroachment & eliminating privacy

Champions Ridge: neighborhood includes 30 acre greenbelt in the center of the development (privatized and not public)

Housing Issues and Opportunities

Opportunities

- Greater diversity of housing options
- Continue common architectural aesthetic
- Value of natural areas and open spaces

1. What existing housing is an asset in the Stone Oak Area?

Stone Oak POA has architectural committee	Architectural standards created common aesthetic throughout area	Standards include fencing, landscaping, material requirements	Emerald Forest: businesses do not encroach neighborhood.	Natural creeks and open space around neighborhoods
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2. What housing types are we missing in the Stone Oak Area?

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Where would we like to see them?

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Draft Housing Recommendations

- Encourage development of a **mixture of housing options** within larger remaining development sites
- Allow for **higher density housing** near **major transportation routes** with appropriate design measures to **transition** between multifamily and single-family development
- **Integrate open spaces and natural areas** within housing developments and neighborhoods
- Require housing projects to **decrease impervious cover** and **limit encroachment** on recharge areas
- Attract development of housing types that allow residents to remain in the area including **small scale** and **attached single family housing** and **senior housing**



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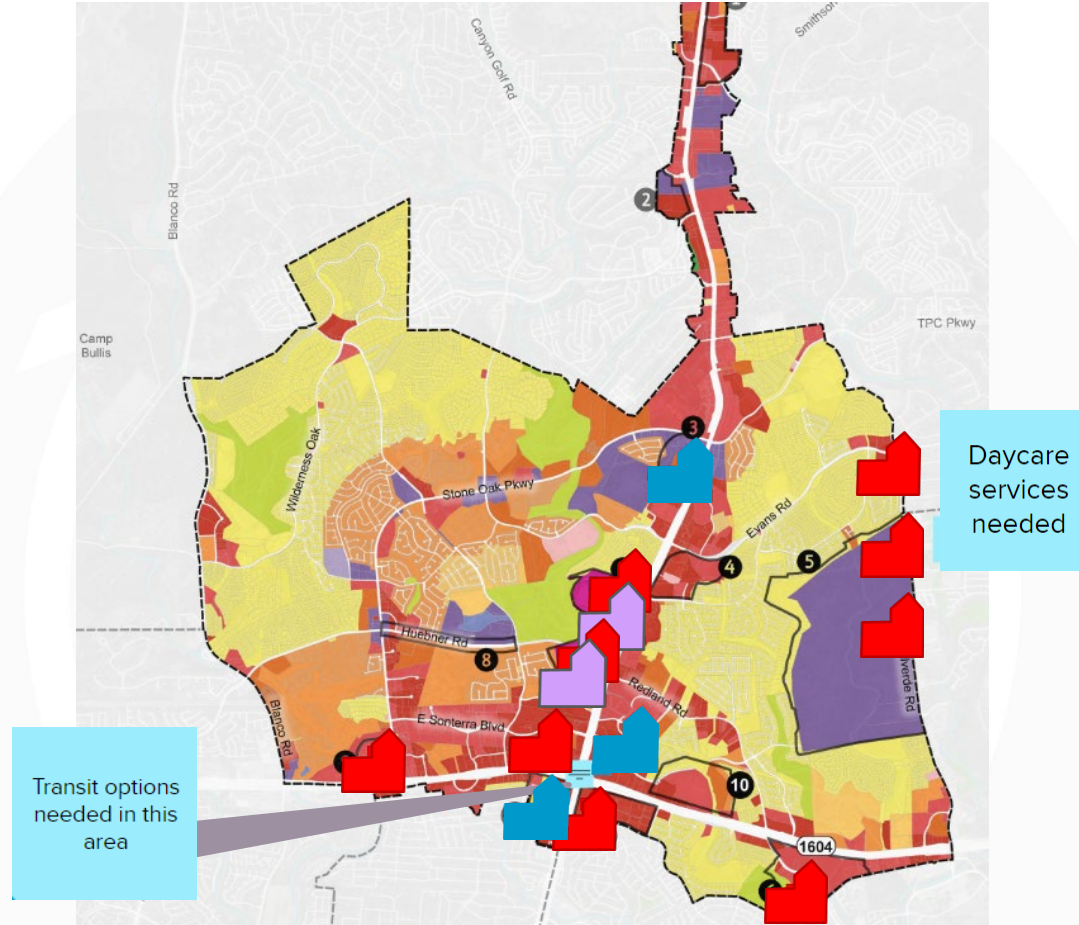
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Economic Development
Recommendations



Summary of Employment Allocation Activity

1. Focus of higher intensity uses near highways
2. Increase opportunities for entertainment, retail, and office uses
3. Connect nodes of activity with transit options
4. Plan for employment support services such as daycare



* Icons only enlarged for visibility in presentation

Economic Issues and Opportunities

Challenges:

- Lacking higher education presence
- Opportunities for smaller businesses
- Cost of development

1. What existing job types are assets in the Stone Oak Area?

Medical /
Healthcare
oriented jobs

3 large
hospitals in
the area

Food
service &
accommoda-
-tions

Parks &
Trails

2. What job types are we missing in the Stone Oak Area?

Attract
companies &
businesses of
different
sizes:

**Corporate
campus: e.g.
USAA**

Artist/flex
workspace:
maker
spaces
needed

Drawing
attraction for
innovation &
cyber security
jobs to area

Higher
education
missing in
the area

Higher
education
missing in
the area

3. What employment challenges do we face in the Stone Oak Area?

Cost of
development

Additional comments

Some
affordable
housing models
include work
space in lower
levels of
housing units

Alema Colleges
purchased large
property in area.
Along 281 and
Bulverde Rd (west
of 281)

Economic Issues and Opportunities

Opportunities:

- Medical/Health Care Destination
- High quality of life (housing, parks and recreation, schools)
- Land for corporate campuses

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The case study analysis revealed a few similar ingredients for the success of these projects and districts

Case Study Matrix

BRAND

Brands are important to establish an identity, create cohesion, and market employment places. This is especially important for newer or less well-established places

ORGANIZATIONS/PARTNERSHIPS

Non-profit and public-private agencies support the creation and continued operation of employment places. These agencies include BIDs and Economic Development Corporations

ANCHOR INSTITUTIONS

Anchor institutions, such as universities and hospitals, need to be connected and integrated into the fabric and strategy of the place

URBAN DESIGN/PLANNING

Rezoning and design efforts allow for a more vibrant mix of land uses. Parks and transportation also help catalyze these places

TRANSPORTATION

Transit connectivity has been identified as one of the most important factors in the location decisions of firms and start-ups and is critical to the success of employment places

INVESTMENTS

Investments in parks and other amenities are important catalysts to help create identity and a sense of place in employment places

FINANCE/INCENTIVES

Improvement district tools like BIDs and TIF can help to finance capital projects as well as the operation and maintenance of the place

Components of an Economic Place

Strengths:

1. Stone Oak is a known brand
2. Large employers located in area

Weaknesses:

1. Lacks organization focused specifically on area
2. Limited connectivity between major employers or employment nodes
3. No cohesive coordination of development
4. Lack a central gathering location(s)

Brand:

Stone Oak

Organizations:

North San Antonio Chamber of Commerce,
Greater SATX

Anchor Institutions:

Methodist Healthcare, Baptist Health, Marathon
Petroleum, iHeart Media, JP Morgan Chase

Urban Design/Planning:

Large Campus

Transportation:

US 281 and Loop 1604, Regional Bus Park N Ride

Finance/Incentives

City-wide incentives

Draft Economic Development Recommendations

- Support development of **mixed-use employment nodes** through infill of existing areas and build-out of larger development sites
 - *Aids in attraction of larger corporate users*
 - *Creates potential for smaller scale/speculative office space development*
 - *Creates gathering places and entertainment locations attractive to workforce*
- Grow the **presence of higher education** in Stone Oak
- Encourage growth of **major health facilities** and support attraction of **additional medical related** uses around these facilities
- Create a **continuous connectivity corridor** between **employment nodes** east and west of Highway 281

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Case Studies



South I-25 Corridor Denver

- 8-mile-long corridor with several major office business parks and several Fortune 500 companies
- **Same amount of employment** as downtown Denver
- Most business parks are suburban style, campus parks with little mixture of uses
- Orienting future development in around **major highway interchanges** and **light rail stations** along the corridor
- Denver South is advocating for **change in development pattern** to ensure area remains competitive
- **Identifying investments** (streets, transit, mobility, smart-cities) that will facilitate shift
- *Example of retrofitting a suburban office park*

Brand:

Denver South

Organizations Involved:

Denver South Economic Development Partnership and Transportation Management Authority; City of Denver; City of Greenwood Village; City of Centennial; City of Lone Tree; Arapahoe County; Douglas County

Anchor Institutions:

Charles Schwab, Western Union, Arrow Electric, SkyRidge Medical Center; Kieser Permanente, Newmont Mining

Urban Design/Planning:

Mixed-use nodes at light rail stations

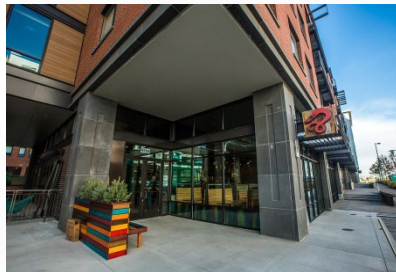
Transportation:

Light-rail, mobility hubs, regional trails, Smart-Cities and ITS solutions

Finance/Incentives

Area wide metro district used to seed projects

South I-25 Corridor



Bridge Street District

- 1,100-acre district around Scioto River
- **Phase 1:** Bridge Park is the mixed-use core
 - 150,000 sf office
 - 115,000 sf retail
 - 450 multi-family units
 - 151 room AC Hotel by Marriot
- **Public-Private Partnership** with Crawford Hoying and City of Dublin
- City of Dublin made major investments into amenities that would support the creation of an **urban center**:
 - *River-way path/improvements*
 - *Pedestrian bridge*
 - *Shared parking garage*



BRIDGE PARK

DUBLIN, OH

Brand:

Bridge Park

Organizations Involved:

City of Dublin, Crawford Hoying, Bridge Park New Community Authority (NCA)

Anchor Institutions:

None

Urban Design/Planning:

Mixed-use entertainment center around river trail and pedestrian bridge

Transportation:

Light-rail, mobility hubs, regional trails, Smart-Cities and ITS solutions

Finance/Incentives

Tax Abatement Incentives, Community Development Charge, Tax Increment Financing, Hotel Bed Tax

Bridge Park





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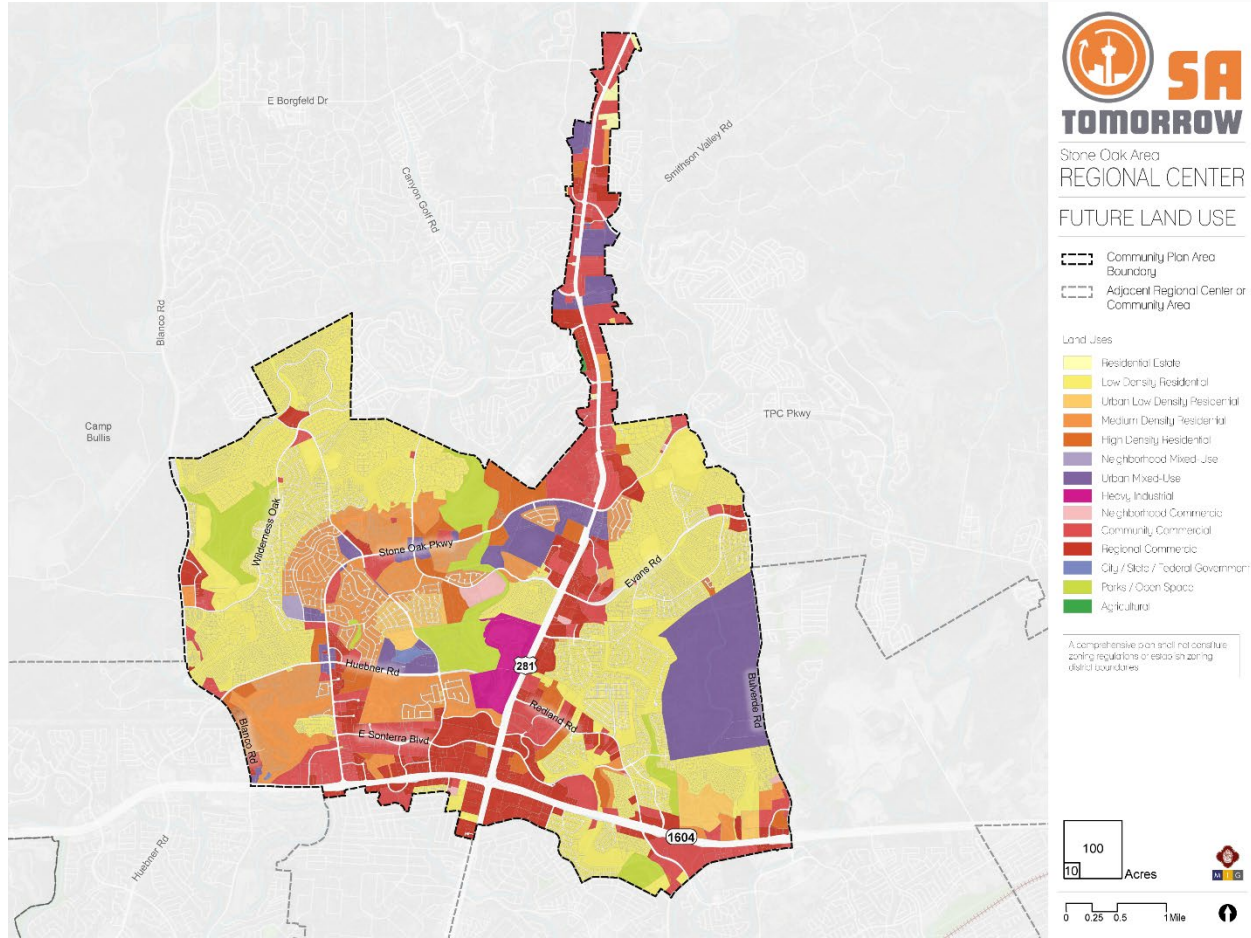


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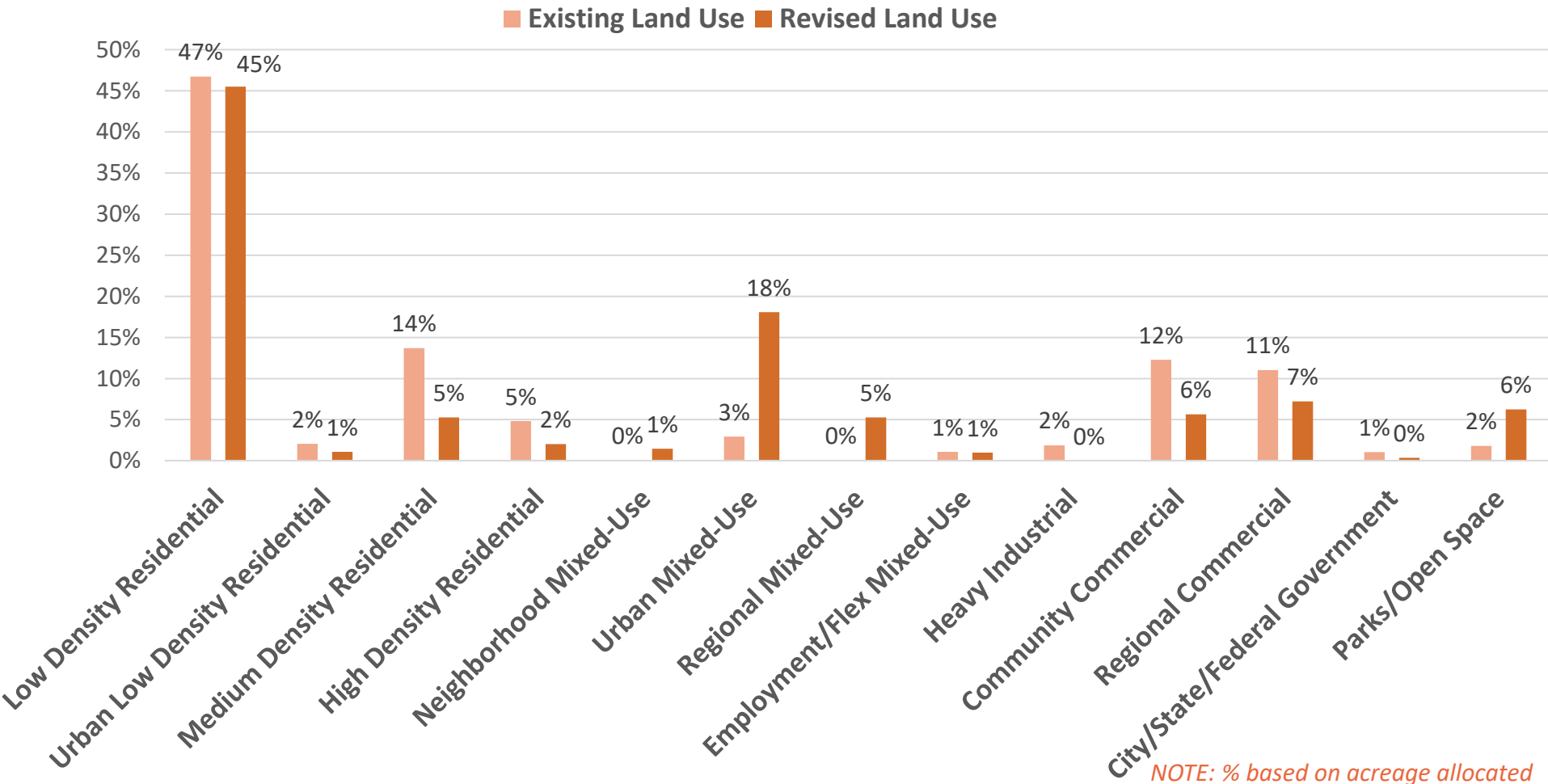
Future Land Use Review



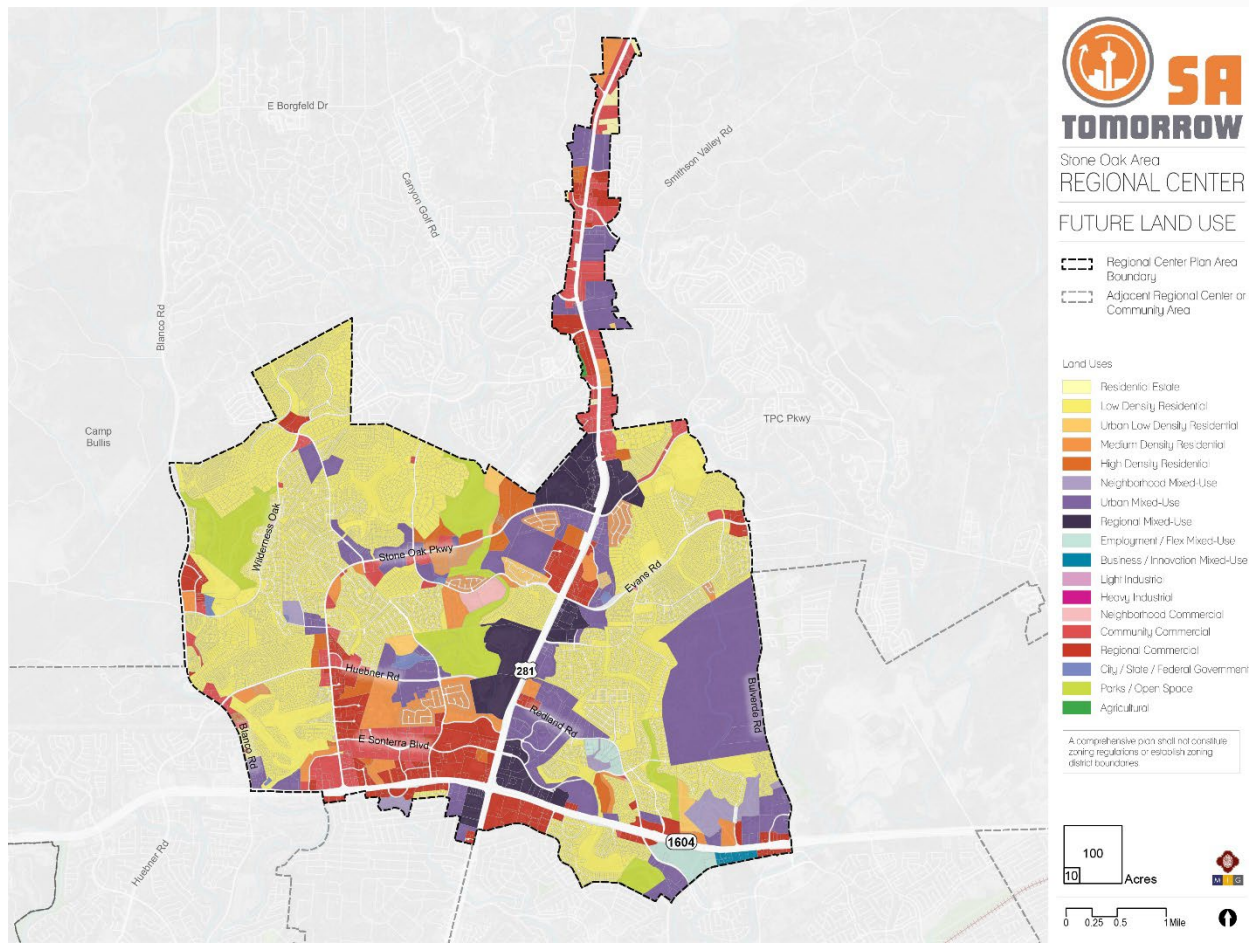
Original Future Land Use Map



Stone Oak Area Regional Center: Future Land Use Changes



Revised Future Land Use Map



Land Use Recommendations

- Buffer existing neighborhoods with **appropriate transitional uses**, such as Neighborhood Mixed-Use, Neighborhood Commercial, Medium Density Residential, and Employment-Flex Mixed-Use.
- Promote **transit-supportive land use at major nodes**, particularly at the intersections of Hwy 281 and Loop 1604 and Hwy 281 and Stone Oak Parkway/TPC Parkway
- After current mining operations cease, restore and redevelop the Martin Marietta quarry along Hwy 281 for **regional scale mixed-use** that incorporates a **walkable, pedestrian-friendly design**. Suitable uses would include an entertainment venue, high density residential, vertical mixed-use development and regional commercial. Multiple entries are likely, however a major entry at Redland Road would be desirable.

Land Use Recommendations

- **Aggregate density/development at key intersections**, particularly those served by transit, including Hwy 281/Loop 1604 intersection and the Hwy 281/Stone Oak Parkway and TPC Parkway intersection.
- Ensure that the **future land use map allows for AE zoning** where appropriate to create more Arts and Entertainment.
- Create more **walkable, destination-oriented development**: particularly mixed-use projects including retail and residential uses.
- Industrial uses are generally not appropriate for this area.

Land Use Recommendations

- Utilize parkland dedication revenues to **develop a regional park**, and new developments should provide **adequate buffers for riparian areas** and publicly accessible parks to service residents of the area.
- Ensure **variety of housing options** in this plan area with differentiation of residential land uses, where appropriate and realistic. Attention should be given to adjacent conditions and appropriate land use transitions.
- Existing neighborhoods need to be **preserved in terms of value and community identity**.

The graphic features a split background. The left side is orange with a faint city skyline. The right side is dark grey with a large, faint circular arrow and a stylized tower silhouette. A white curved line separates the two halves. The title 'SA TOMORROW' is in large white letters, with 'SA' inside a red circular icon containing a tower and a circular arrow. Below it, 'Next Steps' is written in a smaller white font.

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Next Steps



Next Steps

- Next Planning Team Meeting(s):
 - Planning Team Meeting #6 – Thursday, January 19, 2023 from 2 PM-4 PM
 - Planning Team Meeting #7 – Thursday, February 23, 2023 from 2 PM-4 PM
 - Digital Design Charrette – TBD, week of March 20th-23rd
- Questions?
 - Channary Gould, City of San Antonio
 - channary.gould2@sanantonio.gov
 - (210) 207-5446



Stone Oak Area Regional Center Planning Team

Meeting #5

Thursday, December 1, 2022

Zoom

2:00 – 4:00 PM



Cambridge Systematics, Inc.
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