

Westside Community Area Plan



Planning Team Meeting

Frank Garrett Center
February 5, 2020



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

Overview

- Introductions
- Planning 101
- SA Tomorrow and Sub-Area Plans
- Land Use Overview
- Questions and Discussion

Planning Department Staff

- Chris Ryerson, Planning Administrator
- Ana Villarreal, Senior Planner



SA



TOMORROW

Planning 101

*“If you fail to plan, what
you are actually doing is
planning to fail...”*

What is Urban Planning?

“Design and regulation of the uses of space that focus on the physical form, economic functions, and social impacts of the urban environment and on the location of different activities within it.”

– Encyclopedia Britannica

Sustainable Development is:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

– UN World Commission on Environment and Development, *Our Common Future* (1987)

COSA Planning Department

The mission of the Planning Department is to work collaboratively to guide growth and development, protect our history and resources, and promote an equitable and sustainable city accessible to all San Antonians.



The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

2.8 million

2040



Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.

This means $\frac{1}{2}$ million new housing units and $\frac{1}{2}$ million new jobs.



Adopted: AUGUST 11, 2016



CITY OF SAN ANTONIO
Comprehensive Plan



Prepared by
Economic & Planning Systems, Inc.
WSP / Parsons Brinckerhoff
Johnson & Associates, Inc.



City of San Antonio
Sustainability Plan



San Antonio launched its SA Tomorrow planning effort to guide the City toward smart, sustainable growth as it prepares for a million more people by 2040.

Adopted by the City of San Antonio City Council
August 11, 2016



August 2016

What is a Comprehensive Plan?

An adopted, long-range planning document that provides a strategic direction for the city's policy vision and future growth.

- 1997 Master Plan Policies (May 29, 1997)
- SA 2020: community-wide visioning effort that provided a significant foundation for the Comprehensive Plan
- SA Tomorrow Comprehensive Plan (August 11, 2016)
 - SA Tomorrow Sub-Area Plans (2017-2024)

Why is the Comprehensive Plan Important?

- Helps define the community's **vision for the future**
- Identifies **key challenges**
- Sets **goals and policies** to address challenges and achieve the vision
- Provides a **land use framework to guide development**
- Prioritizes **projects, investments, and programs**

Land use decisions impact:

- Community identity
- Housing options and choices
- Transportation options and choices
- Infrastructure
- Public services
- Economic Development
- Zoning

Who uses the Comprehensive Plan?

- **Residents and Businesses**
 - To understand and evaluate development and zoning proposals
 - To advocate for recommended investments, improvements, and programs
- **City Staff**
 - To understand and evaluate development, land use, and zoning proposals and recommendations to Planning Commission and Zoning Commission
- **Planning Commission and Zoning Commission**
 - To provide policy recommendations to City Council
- **City Council**
 - To enforce and amend land use and zoning regulations

General Planning Process



9 Comprehensive Plan Elements



Growth and City Form



Transportation and Connectivity



Housing



Jobs and Economic Competitiveness



Community Health and Wellness



Public Facilities and Community Safety



Natural Resources and
Environmental Sustainability



Historic Preservation and
Cultural Heritage



Military

- Identified Key Issues
- Established Citywide Goals
- Developed Policy Theme Areas

Goals and Policies Example

Goals and Policies were developed for each Comprehensive Plan Element.

Goals are broad statements of the community's desired long-term direction and describe ideal future conditions.

Example Goal from the *Transportation and Connectivity* Plan Element:

- *TC Goal 5: San Antonio provides a range of convenient, safe, and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking, and transit.*

Policies are statements that identify the community's preferred actions toward achieving related Goals.

Example Policy from the *Transportation and Connectivity* Plan Element:

- *TC P9: Continue to encourage and implement programs and projects that make the City's bicycle network more accessible, direct and continuous in order to increase bicycling safety and opportunities for daily bicycle travel for riders of all levels and abilities. (See also CHW P24).*

SA



TOMORROW

SA Tomorrow Sub-Area Plans

Challenges with the Previous Planning Program

- Planning Geographies were too small or too big:
 - Impossible to create / update **neighborhood-scale plans** for 340+ neighborhoods
 - Registered neighborhood associations and plans do not cover all residents of the City
 - **Sector Plans** covered enormous areas – not specific to a meaningful geography
- Not informed by up-to-date projections of household and employment growth
- Inconsistent land use categories



Adopted Plans in the Westside Community Area

- Guadalupe/ Westside Community Plan
- Nogalitos/South Zarzamora Community Plan
- Lonestar Community Plan
- West-Southwest Sector Plan



Why Sub-Area Plans?

- **Effective and equitable planning for the entire city.** In regards to neighborhoods, we recognize that we need to plan for three types of areas:
 1. Registered neighborhoods that are within an adopted land use plan
 2. Registered neighborhoods that are not within any adopted plan
 3. Neighborhoods that are not part of a registered association or within an adopted plan area
- Identify and develop **realistic strategies and recommendations** that address both citywide goals and specific needs of each Sub-Area.
- Create a **comprehensive and consistent land use map for the entire city.**

Implementation
Sub-Area Planning

Sub-Area Plans

Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. Existing and future neighborhood planning will be integrated into the planning for regional centers and community planning areas. Neighborhoods will become integral sub-geographies of these sub-areas while also receiving special attention through chapters and/or sections reflecting specific opportunities, challenges, recommendations and priorities from each participating neighborhood. Neighborhood and community plans should be respected, as appropriate, as they are integrated into the sub-area plans. Following are the three categories of Sub-Area Plans which include: Regional Center Plans; Corridor Plans; and Community Plans.

SA Tomorrow Comprehensive Plan, page 17.10

San Antonio's New Planning Framework



- **Community Plans** – develop actionable strategies for complete neighborhoods at a manageable and implementable scale.



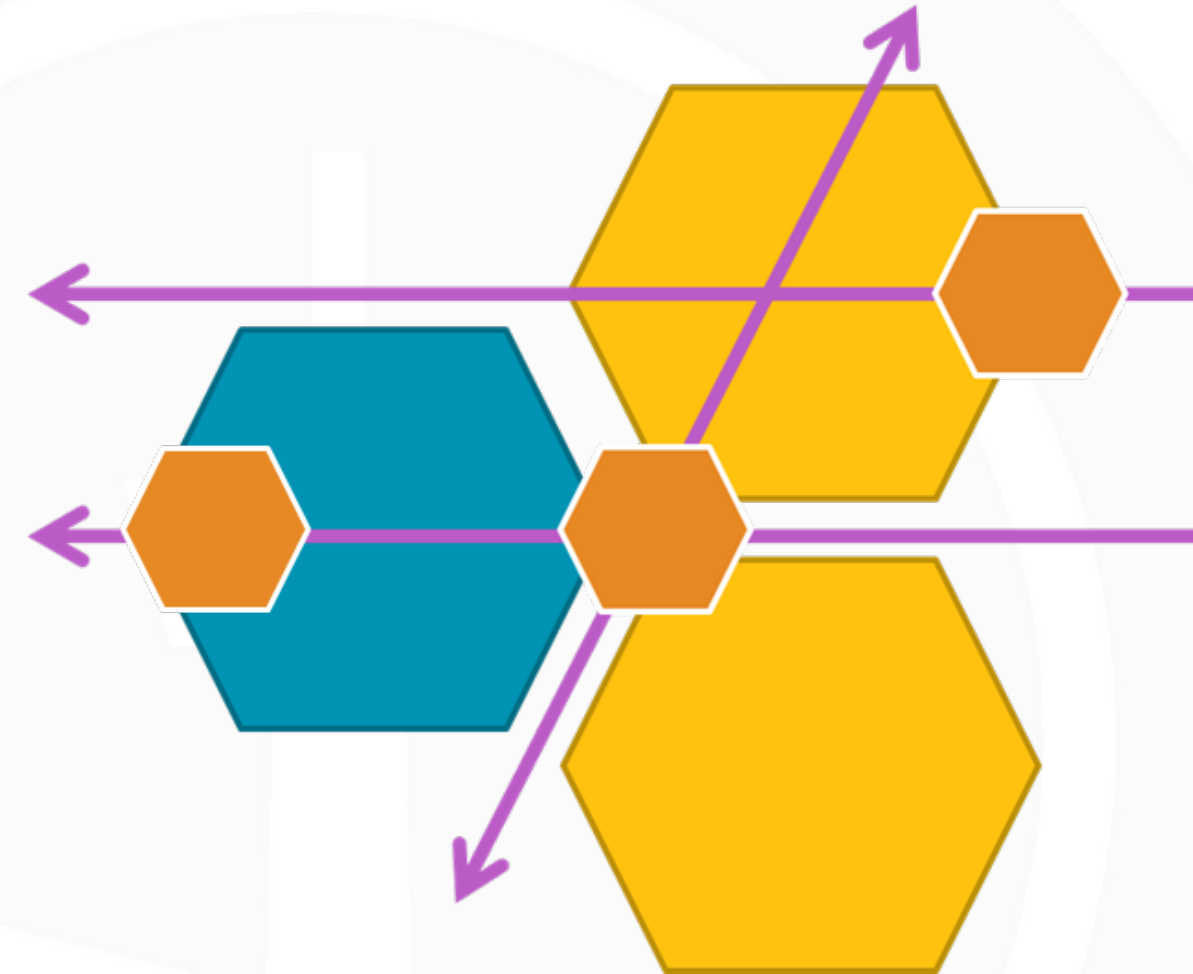
- **Urban Centers** – Central nodes of activity that will be addressed in either Regional Center Plans or Community Plans.



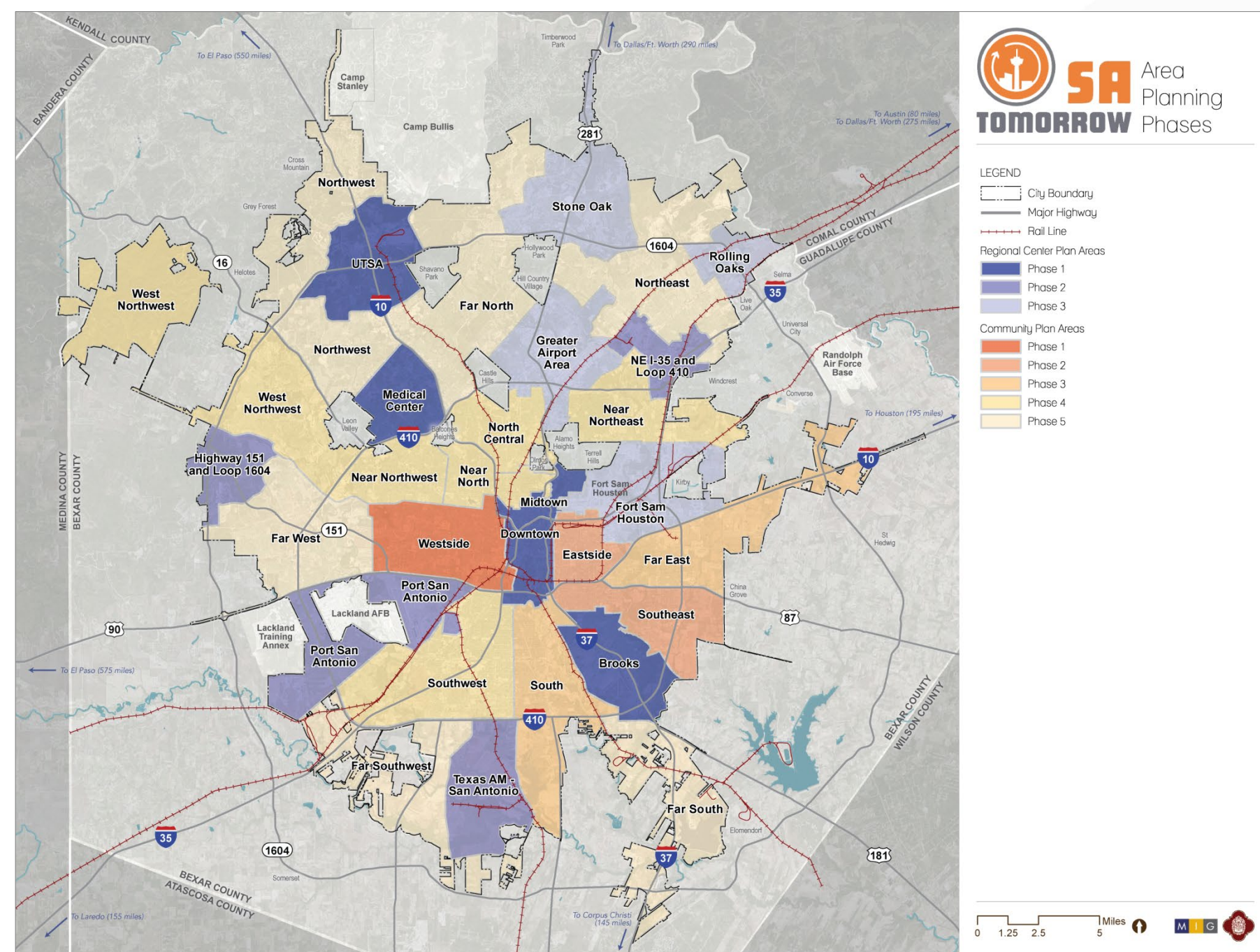
- **Regional Center Plans** – plans for major activity and employment centers in San Antonio.



- **Corridor Plans** – should focus on establishing appropriate and compatible land use and zoning, and key infrastructure needs.



SA Tomorrow Comprehensive Planning Program

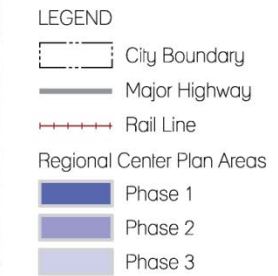
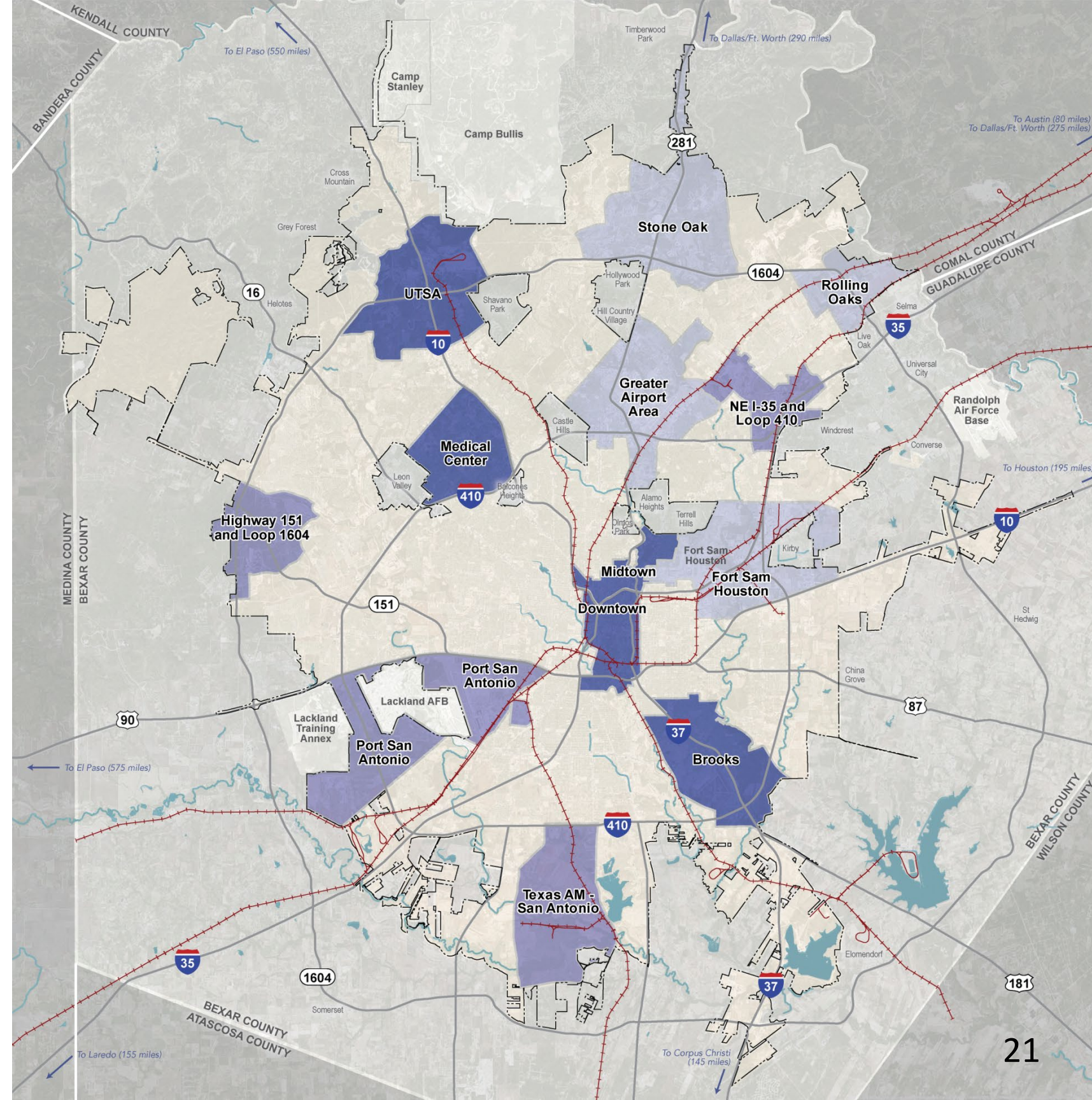


- Updated Comprehensive Planning Program (CPP) of 30 Sub-Area Plans:
 - ❑ **13 Regional Centers** – large employment and economic activity hubs
 - ❑ **17 Community Areas** – encompass all of the City not located within a **Regional Center**; identified based on community and neighborhood association input
- **3-phase work plan** for the 13 Regional Centers; **5-phase work plan** for the 17 Community Area Plans
- **12 Priority Corridors**
- **Comprehensive Rezoning Process**

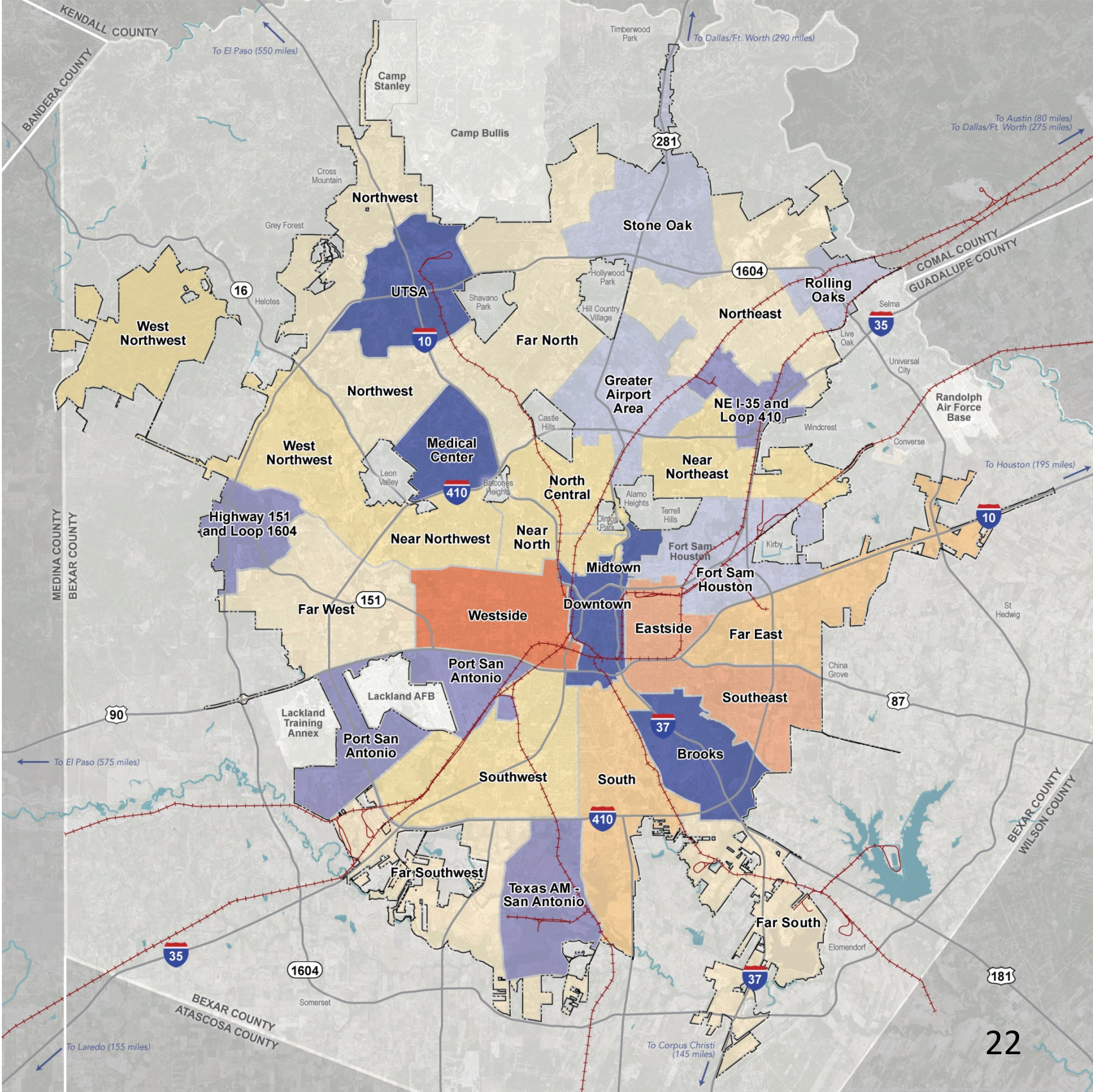
Regional Centers

City-wide Share in Regional Centers by 2040:

- **50%** of new jobs
- **20%** of new households

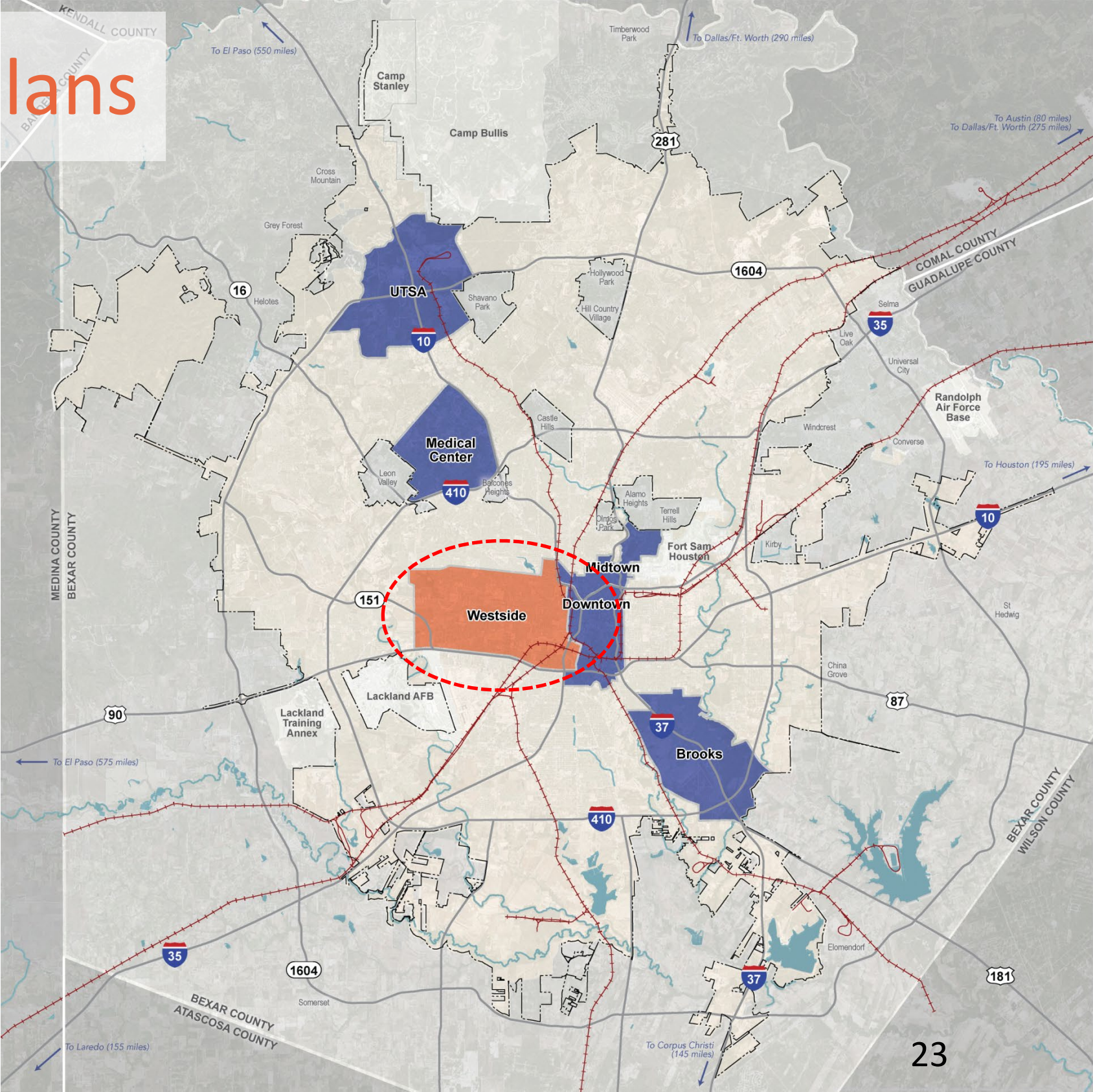




Regional Centers & Community Plan Areas



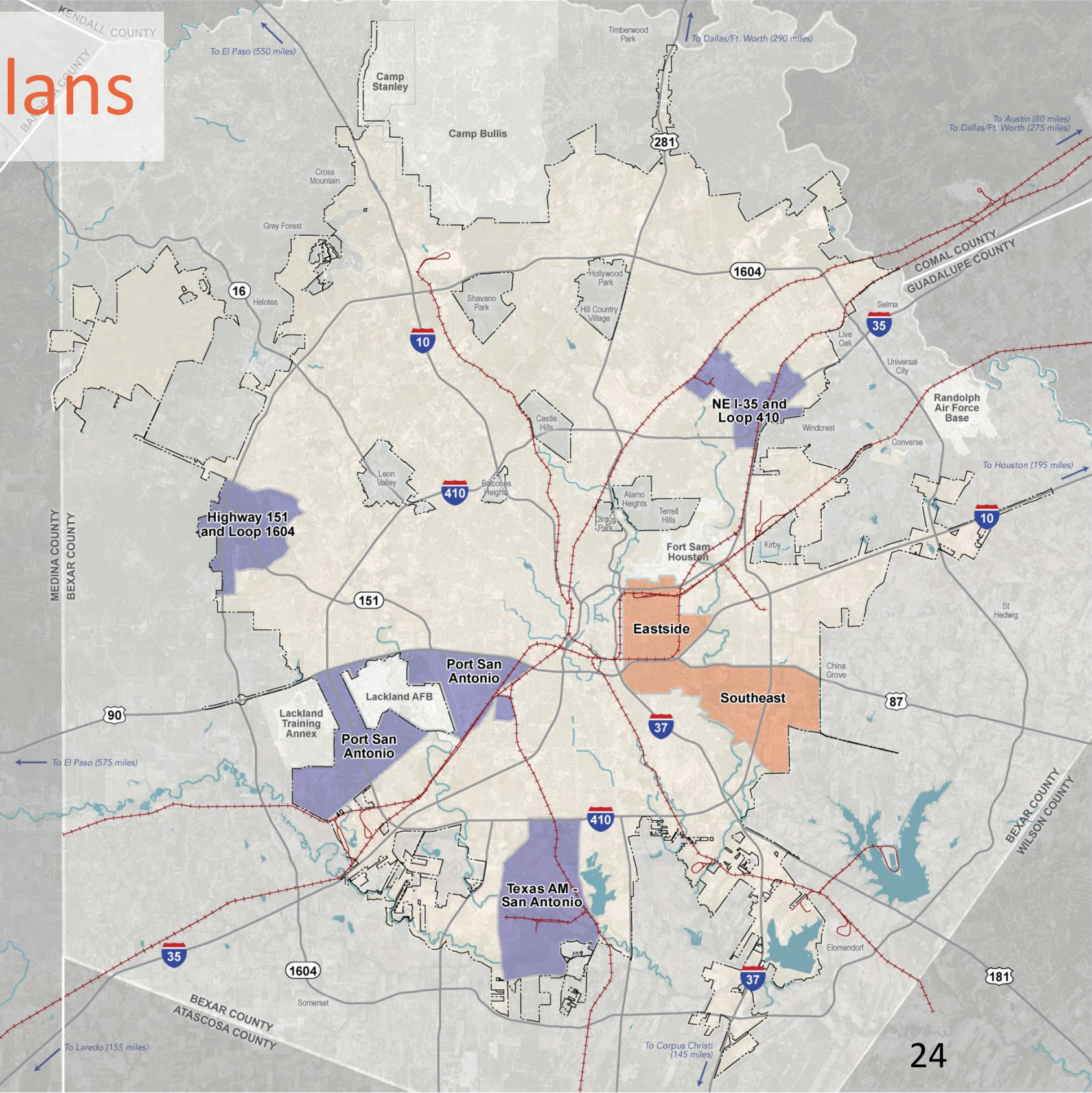
- LEGEND
- City Boundary
 - Major Highway
 - Rail Line
- Regional Center Plan Areas
- Phase 1
 - Phase 2
 - Phase 3
- Community Plan Areas
- Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5

Phase One Plans



- LEGEND
-  City Boundary
 -  Major Highway
 -  Rail Line
 -  Phase 1 Regional Center Plan Areas
 -  Phase 1 Community Plan Area

Phase Two Plans



- LEGEND
-  City Boundary
 -  Major Highway
 -  Rail Line
 -  Phase 2 Regional Center Plan Areas
 -  Phase 2 Community Plan Areas

Phase Three Plans

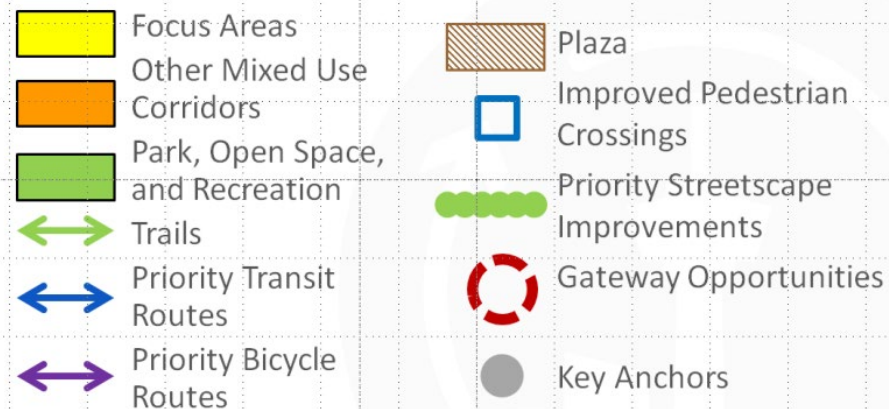


- LEGEND
-  City Boundary
 -  Major Highway
 -  Rail Line
 -  Phase 3 Regional Center Plan Areas
 -  Phase 3 Community Plan Areas

Plan Topics

- Informed by **existing conditions analysis** and **community vision and goals**
- Helps identify and organize key **physical concepts and strategies**
- Complemented by other plan strategies:
 - Housing
 - Economic Development
 - Neighborhood Profiles and Priorities

Plan Elements “Framework”



Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects

Land Use

- The foundation of Sub-Area Plans
- Desired future **development patterns**
- Regulatory guide and decision making tool
- Facilitates **complementary transitions** to reduce conflicts between adjacent uses
- Land Use **map + text** description and policy direction

Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects

Transportation and Mobility

- How do we move around our City?
- Provide **choices and options**
- **Connect places** that are important to us
- Safety and comfort

Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects



Parks, Public Space, Recreation

- Parks, trails, recreation facilities, and open spaces
- Various sizes, amenities, and character
- Accessible to all San Antonians

Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects



Amenities, Public Space, and Infrastructure

- Infrastructure to support existing areas and future growth
- Tangible and intangible things that contribute to quality of life

Plan Topics

Land Use

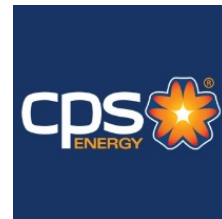
Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

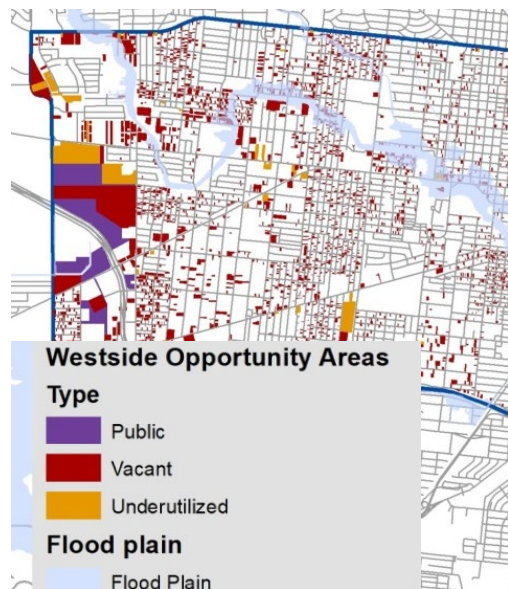
Focus Areas / Corridors

Transformative Projects



Focus Areas and Corridors

- Important areas of opportunity to direct future investments, support, or improvements.
- Focus areas are identified as places we want to preserve, places we want to enhance, or both. This includes strengthening important community places and encouraging development opportunities in targeted areas that help fulfill community and citywide goals.



Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects

Transformative Projects

- A development, public improvement, or program to positively change or enhance an area that is important to the community.
- A transformative project can enhance the use, function, or appearance of a certain area, and could be located within an identified focus area or key corridor.



Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects



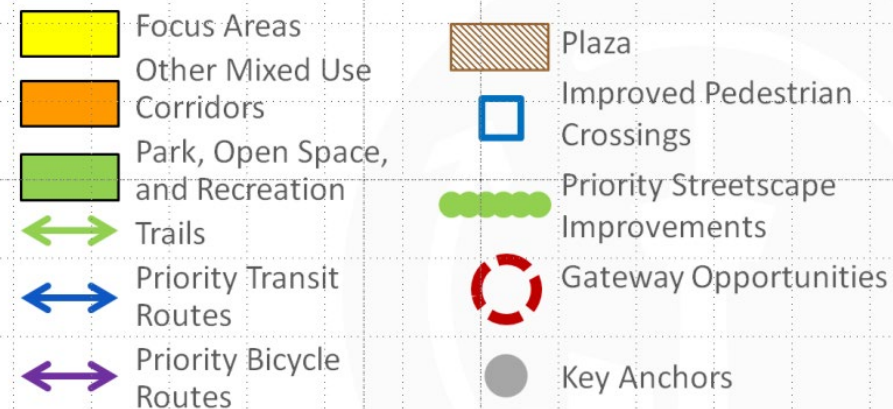
Intersection of Goliad Road and Hot Wells Blvd



Other Plan Topics

- Informed by existing conditions analysis and community vision and goals
- Helps identify and organize key **physical concepts and strategies**
- **Complemented by other plan strategies:**
 - Housing
 - Economic Development
 - Neighborhood Profiles and Priorities

Plan Elements “Framework”



Plan Topics

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Amenities and Infrastructure

Focus Areas / Corridors

Transformative Projects

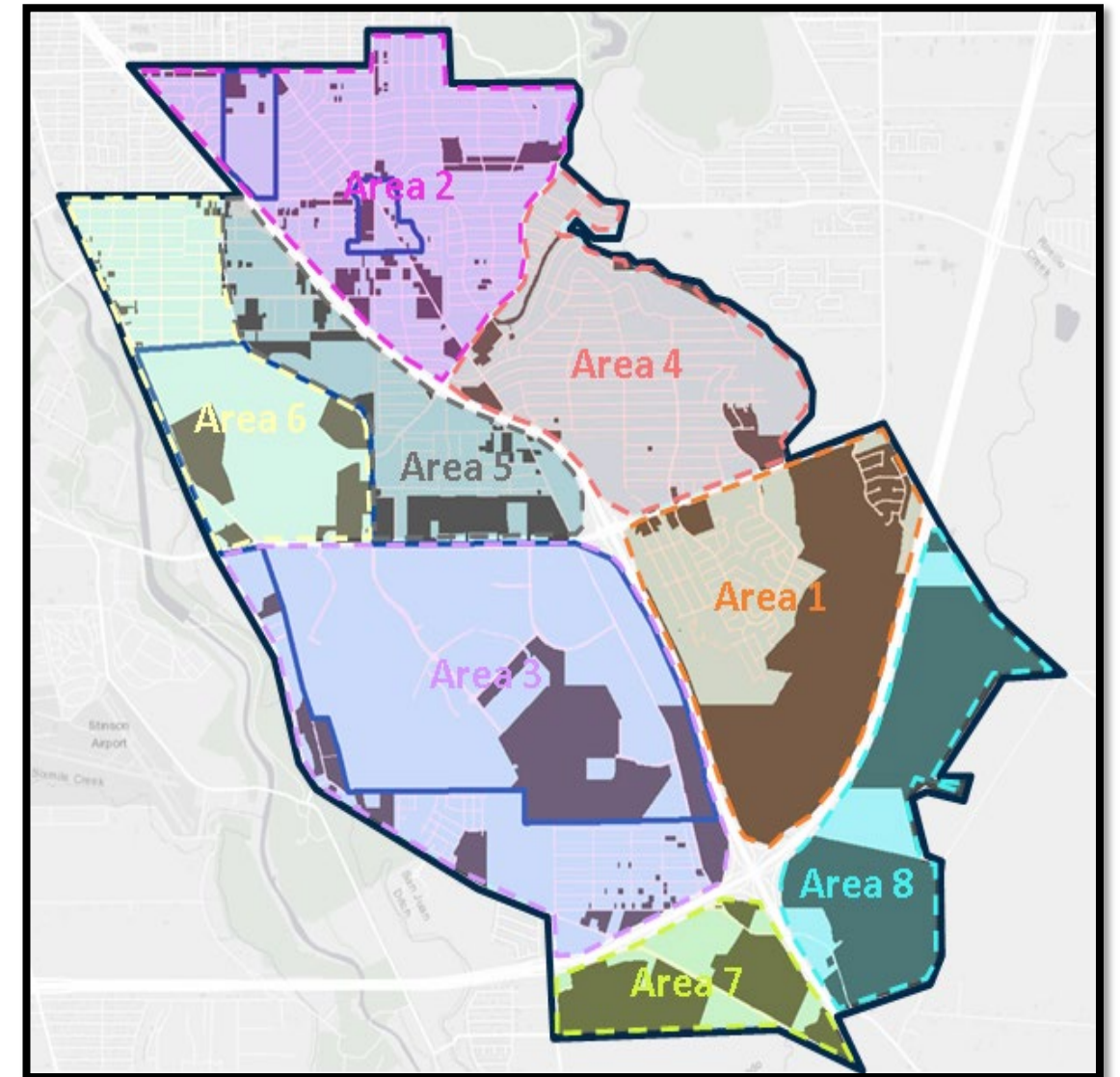
Implementation: Comprehensive Rezoning

As each SA Tomorrow Sub-Area Plan is completed, Rezoning staff will embark on a comprehensive rezoning process in order to **align the zoning of the area with the adopted land use plan, as needed.**

Examples of needing to align zoning to adopted land use include:

- Neighborhood stabilization;
- Application of new zoning districts; or
- Designated mixed-use areas or rapid transit station areas.

Brooks Area: Rezoning Subject Areas



Unified Development Code Diagnostic



August 2019

**Stakeholder Interviews
Focus Topic Groups Input**

1st Round Input Meetings

November/December 2019

**Stakeholder Interviews
Focus Topic Groups Input**

**2nd Round Input
Meetings**

March 2020

**Stakeholder Interviews
Focus Topic Groups Input**

**3rd Round Input
Meetings**

May 2020

Presentation of the UDC

November 2019-March 2020

Online Public Survey

English: <https://www.surveymonkey.com/r/BLX6H8B>
Spanish: <https://es.surveymonkey.com/r/X33C237>

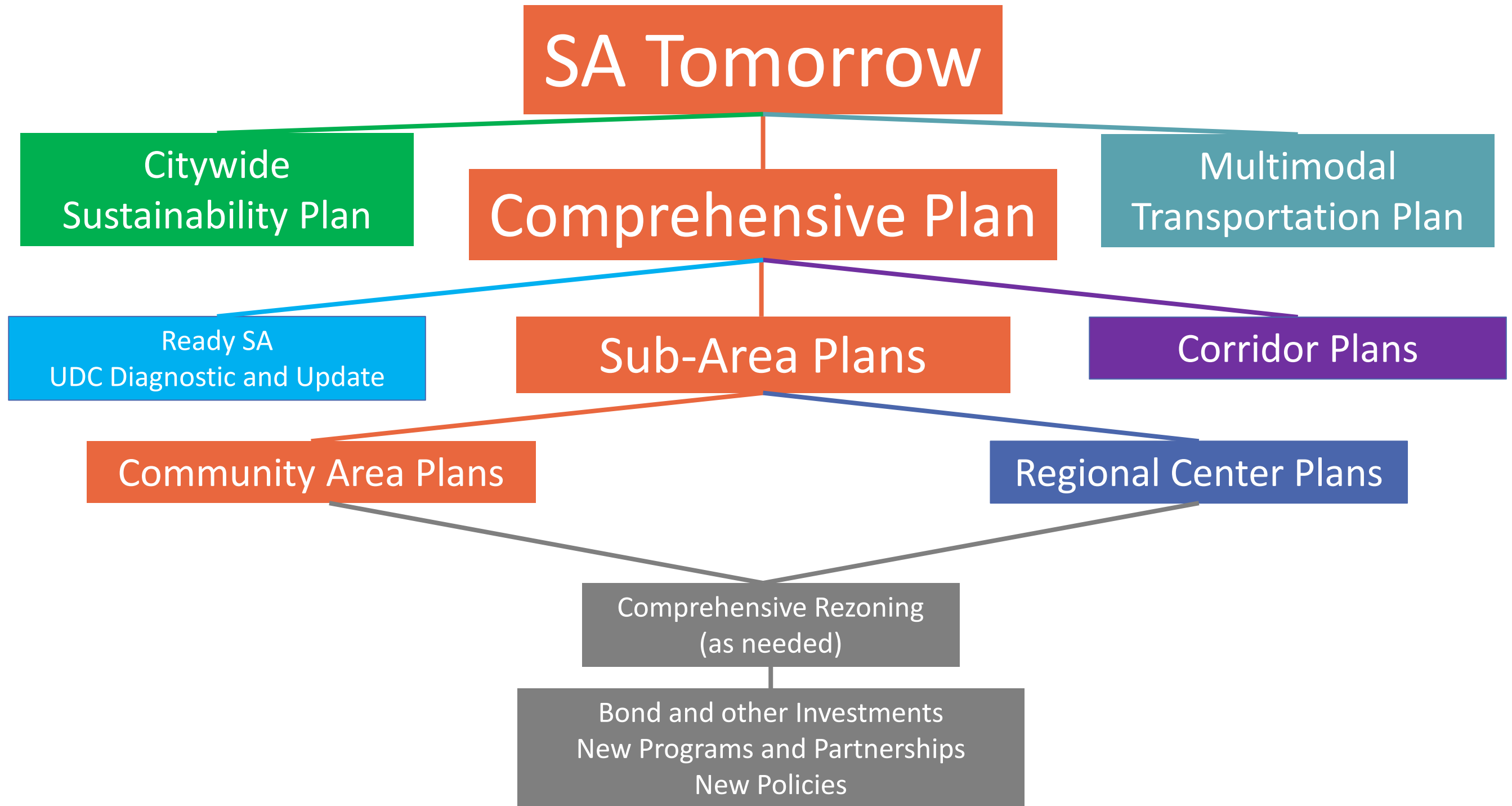


Lasting Impacts

- Sub-Area Plans are intended to:
 - **Be aspirational - think big and long-term!**
 - Address Near-, Medium-, and Long-Term projects and programs
 - Guide both:
 - City projects (require funding, planning, design and construction)
 - Private investment (require financing, design, approvals and construction)



Basic Planning Structure for San Antonio



SA TOMORROW

Planning Team
Roles and Responsibilities

Why You're Here

- Key role in your community
- Unique and diverse perspectives
- Representative for geographic area and/or organizations within the Project Area
- Common goal: make your area the best place to **live, work and play!**



Roles and Responsibilities

- **Support the implementation** of the SA Tomorrow Comprehensive Plan
- **Provide advice and guidance** on the planning process
- **Provide input and feedback** on draft products
- **Serve as an ambassador** for the SA Tomorrow Sub-Area project
- **Summarize input** and feedback from others, for the Planning Team
- **Contribute to at least one formal outreach event**
- **Distribute** information through your community/organization

Rules of Decorum

- Meetings **begin and end at announced times**
- **Unanticipated alternative topics** typically wait for the next meeting
- **Open for public attendance** but designed as a work session
- **Basic Principles:**
 - Presence
 - Mutual respect
 - Empathy
 - Learning
- **Communicate** any ideas and concerns first **with your Project Manager**

SA TOMORROW

Resources

Resources

- www.satomorrow.com
- www.sacompplan.com
- www.sacorridors.com
- www.sanantonio.gov/planning



My Commitments to You:

- I am always available to listen and/or provide information – please don't be shy about calling or emailing!
- Meeting Summaries and PPTs emailed and posted to Website

Questions & Comments

Chris Ryerson

City of San Antonio

Planning Department

chris.ryerson@sanantonio.gov

(210) 207-7833



Westside Community Area Plan



Planning Team Meeting

Frank Garrett Center
February 5, 2020



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