

#### Downtown Planning Team

Meeting #2

Tuesday, August 22, 2017

Central Library Auditorium 600 Soledad Street

12:00PM - 2:00PM



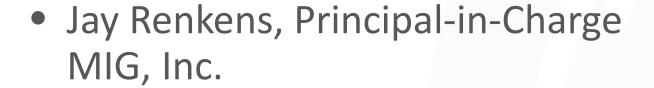
Cambridge Systematics, Inc Bowti

Economic & Planning Systems, Inc Auxiliary Marketing Service Saic Planning and Development Service

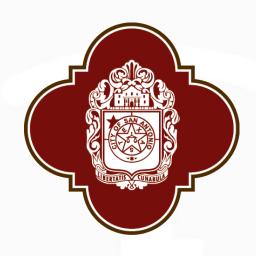
SJ PA

#### Downtown Project Team

Jacob Floyd, Project Manager
 City of San Antonio



 Andy Rutz, Co-Project Manager MIG, Inc.



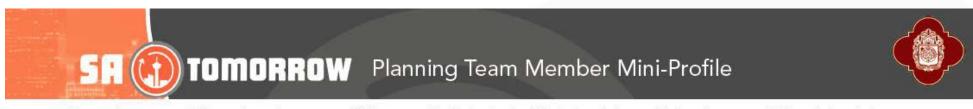


# Meeting Objectives

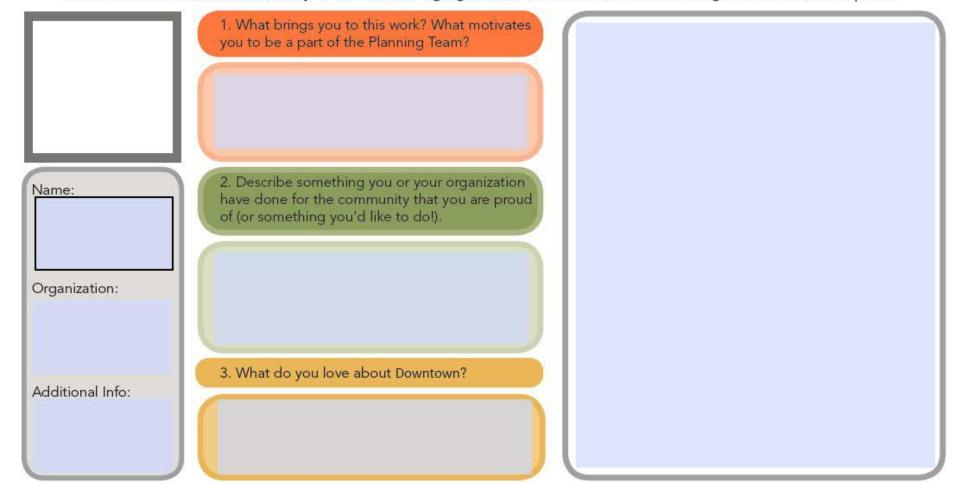
- Review existing conditions findings and maps
- Continue discussion of assets, opportunities, and challenges
- Identify a vision for Downtown



# Midtown Planning Team Introductions



Please share some information about yourself. Illustrate highlights in the blank box below with drawings or additional descriptions.









06/28/2017

PT = Planning Team SFG = Stakeholder Focus Groups

Phase 4: Recommendations and Phase 1: Project Chartering Phase 2: Analysis and Visioning Phase 5: Documentation and Adoption 444) Ongoing Coordination and Engagement -\*\* \*\* \*\* \*\* \*\*\* \*\* \*\*\* Planning Team (PT Kick-off Meeting # PT Meeting PT Meeting Project Team PT Meeting PT Meeting PT Meeting PT Meeting Kick-off Meeting #2 #3 #4 14-14 A 1 SFG Round #2 SFG Round #1 Community Community Community Meeting and Meeting and Meeting and Open House #1 Open House #2 Open House #3 \*\*\*\* \*\*\*\* Intercept/ Intercept/ Adoption Intercept/ Digital Design Plan Adoption Identification of op-Up Event Pop-Up Event Pop-Up Event Process Planning Team Opportunity Opportunity Begins Opportunity SA Parks and Recreation Strategic Streem Plan, SA Corridors, Community Health Improvement Plan Coordination with Next Steps Concurrent Plan Efforts Strategy Meeting Project Website On-Going Website Updates ePlan Launches Final ePlan Launches Neighborhood Public Review Executive Draft Vision and lan Framework, Concepts and Analysis Administrative Growth Themes Analysis Prioritized Implementation Action Summary Draft Plan Draft Plan Outreach Allocation Goals Recommendations Action Plan Strategies Land Use Plan Matrix and Phasing Document Summary Parks, Public Space and Recreation Plan Strategy Mobility and Access Improvement Plan Infrastructure and Amenities Improvement Plan Catalytic Site Concepts and Placemaking Community Economic Development and Housing Programming Existing Opportunity Strategy and Placemaking Conditions Areas Actions Matrix Analysis Atlas RECOMMENDATIONS 2017 2018 APR FEB MAR

#### Project Phases

2

#### **Analysis & Visioning**

Existing conditions research; vision/goals framework; stakeholder input; Community Meeting #1

Summer through early Fall 2017

3

#### **Plan Framework**

Opportunity areas; catalytic projects; develop Plan elements; stakeholder input; Community Meeting #2

Fall 2017 through Winter 2018

4

Recommendations & Implementation Strategies Action and phasing strategies; draft Plan elements; stakeholder input; Community Open House

Winter through Spring 2018

5

#### **Documentation & Adoption**

Public Hearings, adoption, final summary and ePlan

Spring through Summer 2018

#### Comprehensive Plan Technical Working Group

#### **City of San Antonio Departments**

- Arts and Culture
- Development Services (DSD)
- Human Services (DHS) (Senior Services)
- Economic Development (EDD)
- Neighborhood and Housing Services
- Office of Historic Preservation (OHP)

- Office of Military Affairs (GPA)
- Office of Sustainability
- Parks and Recreation
- SA Metro Health Departments
- Transportation and Capital Improvements (TCI)
- World Heritage Office (WHO)

#### Comprehensive Plan Technical Working Group

#### Other Agencies and Organizations

- AACOG
- AAMPO
- Big Red Dog
- Chamber of Commerce
- CPS Energy
- disABILITYsa
- Health Collaborative

- JBSA Camp Bullis
- Pape Dawson
- San Antonio Housing Authority (SAHA)
- San Antonio Water System (SAWS)
- Potentially: TxDOT

#### Stakeholder Suggestions from PT Meeting #1

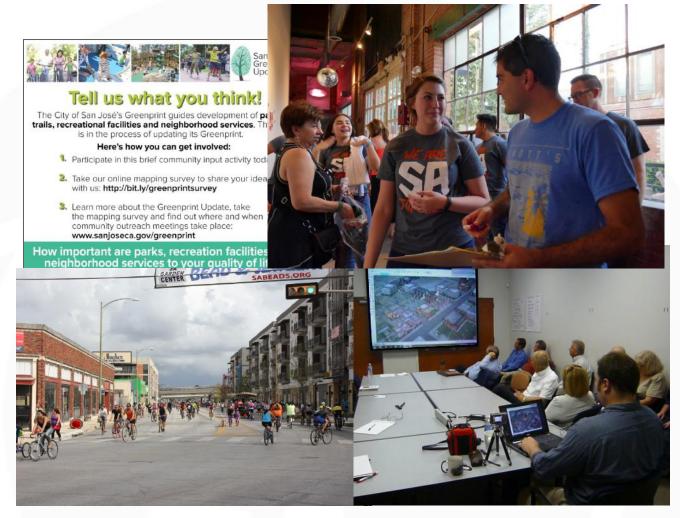
- Bexar County
- Arts Organizations
- Library
- Fiesta Commission
- Zoning Staff
- Union Pacific
- Tobin Center
- San Pedro Creek
- CPS Energy

- Hemisfair
- KIPP School
- Boys & Girls Club
- Alamo
- Churches
- Salvation Army
- GrayStreet Partners
- San Antonio Independent School District (SAISD)

Connect with these and other stakeholders in the following ways...

# Engagement

- Focus groups/interviews
  - By topic or interest area
- Intercept events
  - "Intercept" people at popular locations or events
  - Need you to assist at events!
- Community meetings and open houses
- Digital design charrettes
  - Work sessions using 3D modeling to explore ideas
- Social Media, Website, Online Surveys



**SA**TOMORROW
Downtown Plan Foundation

- SA Tomorrow's Phase 1 of the Sub-Area Planning is the continuation of work to date.
  - Neighborhood Plans
  - SA 2020
  - Corridor Plans and Master Plans
  - 2017 Bonds
  - SA Tomorrow Comprehensive Plan

Downtown Neighborhood Plan





















CITY OF SAN ANTONIO **Comprehensive Plan** 









# Why Plan Now?



POPULATION

+ 1.1 million

.7 million

2010

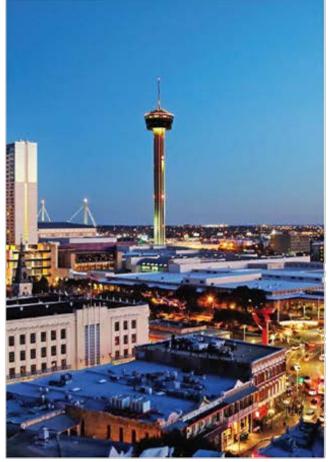
2.8 million

2040

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

This means 1/2 million new housing units and 1/2 million new jobs.

**Bexar County** 





# SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multimodal options that connect our neighborhoods to vibrant regional destinations. Our infrastructure supports a healthy and safe lifestyle while making San Antonio an efficient, resilient city. Our economy is the envy of the country, with a thriving and ever expanding business sector. San Antonio maintains an elite status in the country, supporting the military missions that keep our country safe while supporting the vast number of military personnel that call San Antonio home. We nurture our future, with a thriving natural environment as well as quality education and opportunities for all children...they will inherit a truly great and sustainable city.

San Antonio is a diverse and thriving community, with a local government that's accountable, innovative and responsive.

This is the story of a great American city...SA Tomorrow.

# SA Tomorrow Cross Cutting Themes











ECONOMIC VITALITY AIR QUALITY

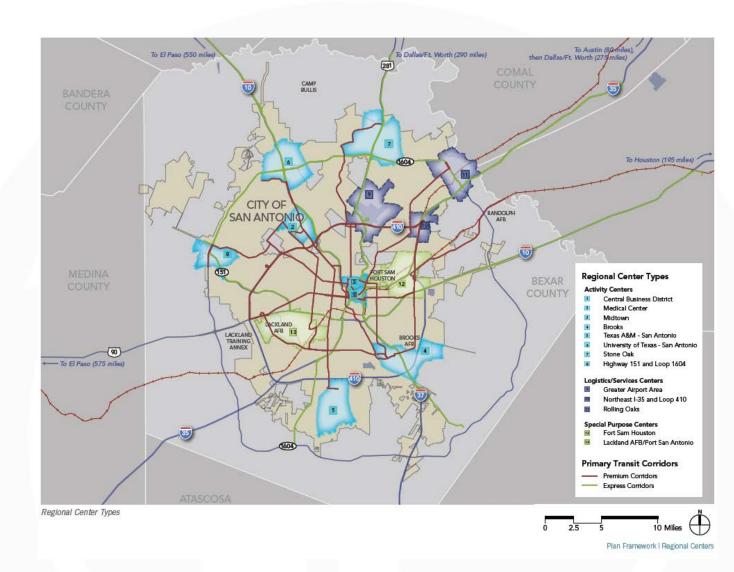
WATER RESOURCES

EQUITY

RESILIENCE

#### Plan Framework

- Building Blocks
  - Neighborhoods
  - Corridors
  - Urban Centers
  - Regional Centers



# Regional Centers

#### Three types

- Activity Centers
- Logistics Centers
- Special Purpose Centers

#### Four tenets

- Focus Growth
- Walkable
- Connected by Transit
- Live, Work, Play



#### Plan Elements



**Growth and City Form** 



**Jobs and Economic Competitiveness** 



Natural Resources and Environmental Sustainability



Transportation and Connectivity



**Community Health and Wellness** 



Historic Preservation and Cultural Heritage



Housing



**Public Facilities and Community Safety** 

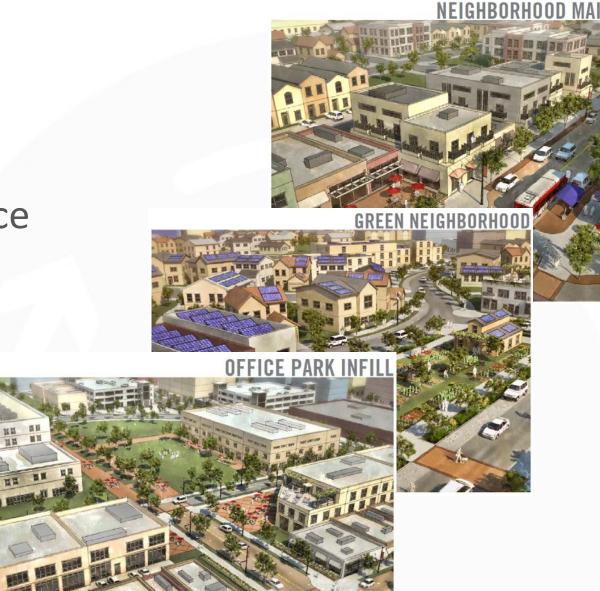


Military

- 9 Elements
- Identified Key Issues
- Goals
- Policy Theme Areas

#### Place Types

- Multimodal and Mixed-Use Place Types
- Trails, Parks, and Open Space Place Types
- Adaptive Re-Use Place Types

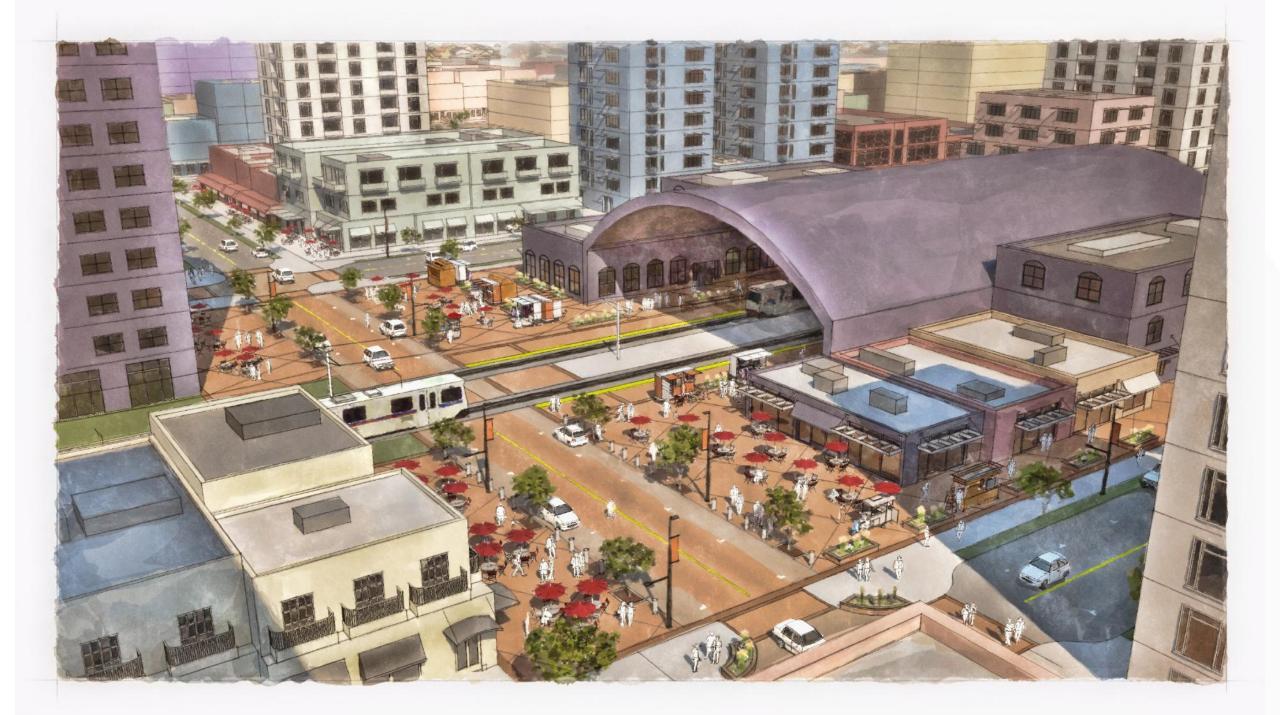












SA (1) TOMORROW

State of Downtown: Existing Conditions

# **Existing Conditions**

# **Existing Conditions Analysis ("Atlas")**

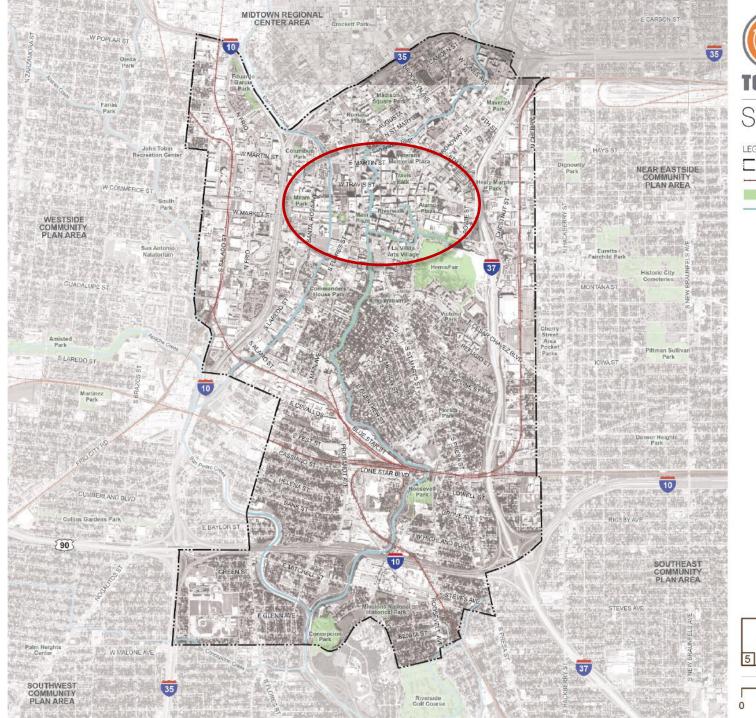
- Demographics and Employment
- Land use
- Transportation and mobility
- Amenities and access
- Natural systems



#### Plan Elements ("Framework")

- Land Use
- Parks, Public Space, and Recreation
- Mobility and Access Improvement
- Infrastructure and Amenities Improvement
- Catalytic Site Concepts and Placemaking
- Economic Development and Housing

# Regional





#### STUDY AREA



Downtown Regional Center Area Boundary

Park or Open Space

---- Stream



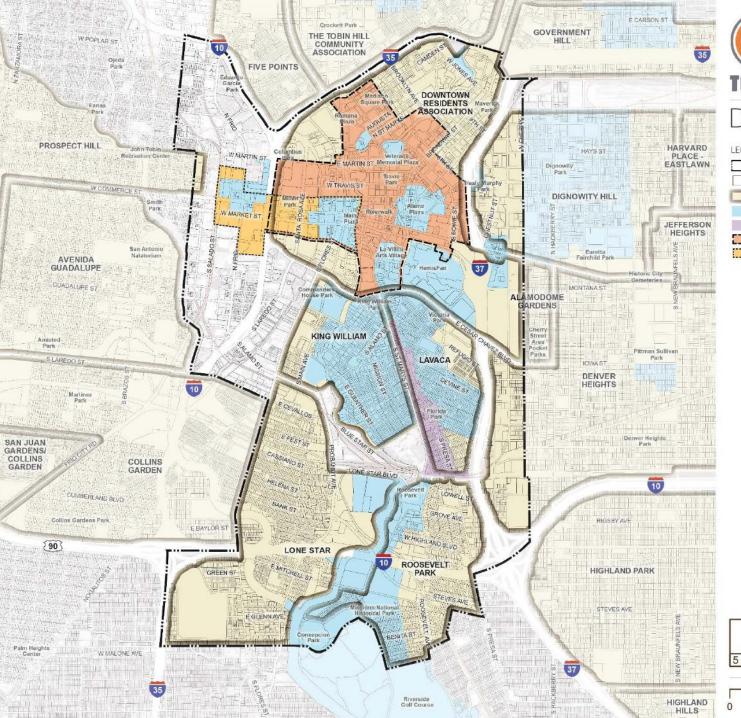
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0.5











#### DISTRICTS



Downtown Regional Center Area Boundary

Parcels

Neighborhood Association

Historic District

Neighborhood Conservation District

Centro PID

Zona Cultural Center









Existing Conditions:
Demographic & Employment
Overview

# Population and Housing

Total Population (2016) | **25,405**Total Households (2016) | **8,649** 

- The Downtown population is on average older than the City but has a higher concentration of millennials (age 25 to 34)
- Significant amount of residential development since 2010 with over 4,700 apartments recently built, underconstruction or proposed



# Population and Housing

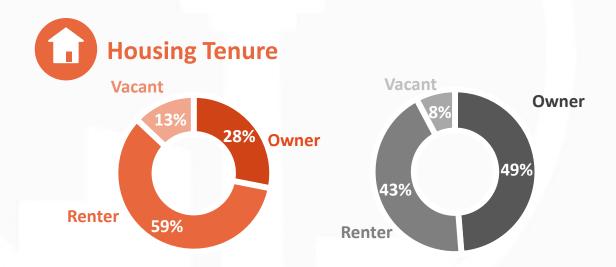
Total Population (2016) | **25,405**Total Households (2016) | **8,649** 

 The average households is smaller than the city with a greater concentration of nonfamily and 1-person households Average Household Size

2.20 persons

2.73 - City of San Antonio Average

- Higher than average housing vacancy (13%)



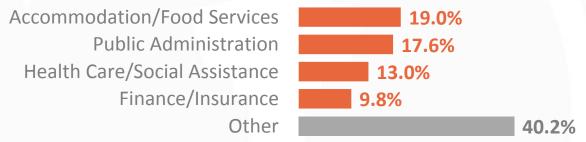
# **Employment**

Total Employment (2016) **83,828** 

 Economic base anchored by health care, tourism, and education

 Limited office development in recent past but major projects underway (Frost Bank and Hemisfair) will increase inventory





### **Employment**

Total Employment (2016) **83,828** 

Emerging hub for IT and professional services jobs

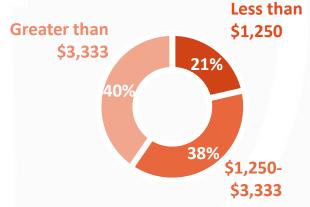
Education
55% of workers have some college or higher

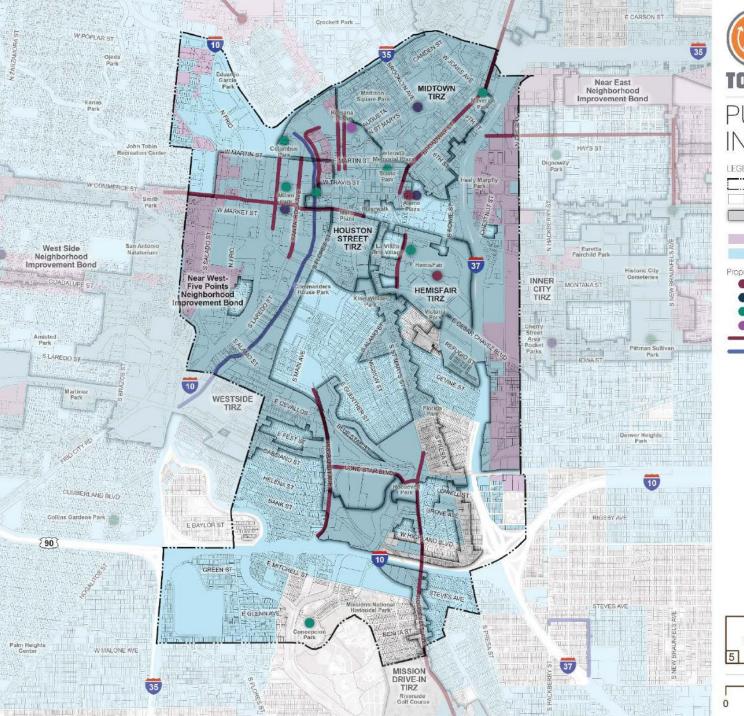
Less than high school
High school or equivalent, no college
Some college or Associate degree
Bachelor's degree or advanced degree

22%

 Center of entrepreneurship in City with several entities and organizations focused on start-up businesses









#### **PUBLIC** INVESTMENTS

LEGEND

Downtown Regional Center Area Boundary

Parcels

City Initiated Tax Increment Reinvestment Zone (TIRZ)

Neighborhood Improvement Bonds (2017)

Inner City Reinvestment Infill Policy (ICRIP)

Proposed 2017 Bond Program.

Facility

Library

Drainage

50







# Land Use in the Downtown Area

#### **SINGLE FAMILY RESIDENCES**

Houses and residential properties

#### **MULTI-FAMILY**

Apartments and condominiums

#### COMMERCIAL

Retail, office, restaurants and shopping areas

#### **INDUSTRIAL**

Warehouses, assembly, manufacturing

#### **INSTITUTIONAL AND/OR TOTAL TAX EXEMPT**

Schools, hospitals, public spaces

#### **OPEN SPACE/PARK**

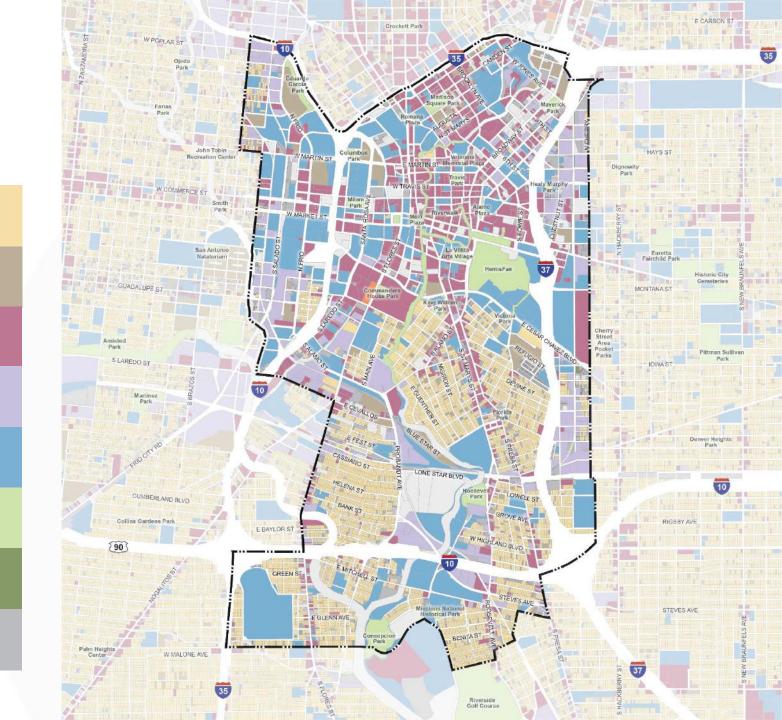
Greenbelts, natural areas

#### **PRIVATE OPEN SPACE**

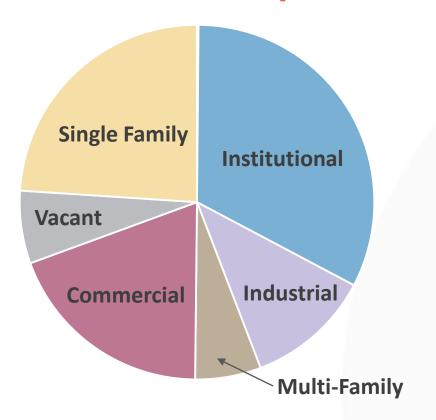
Private shared-use fields, golf course activities

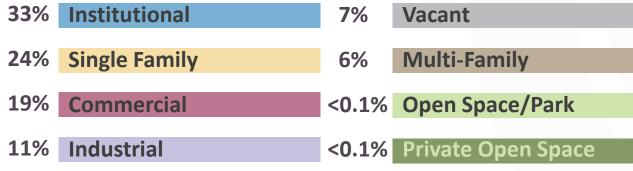
#### **VACANT**

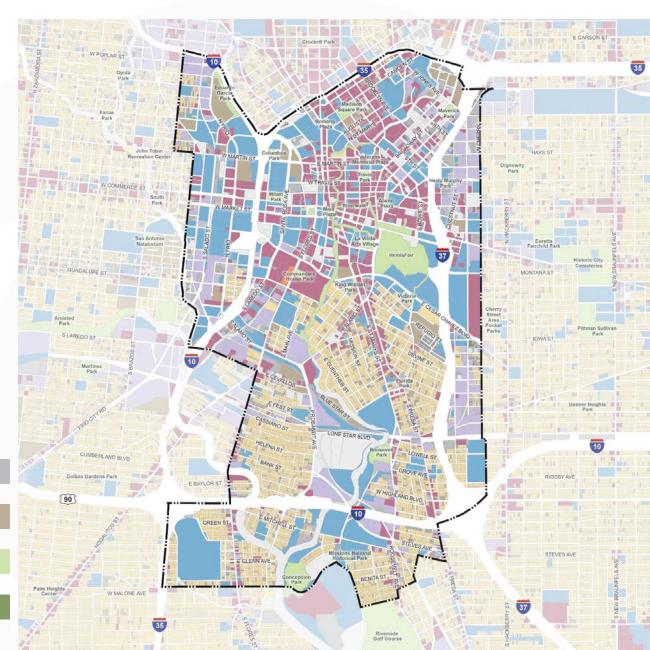
Includes buildable and unbuildable land



## Land Use Composition

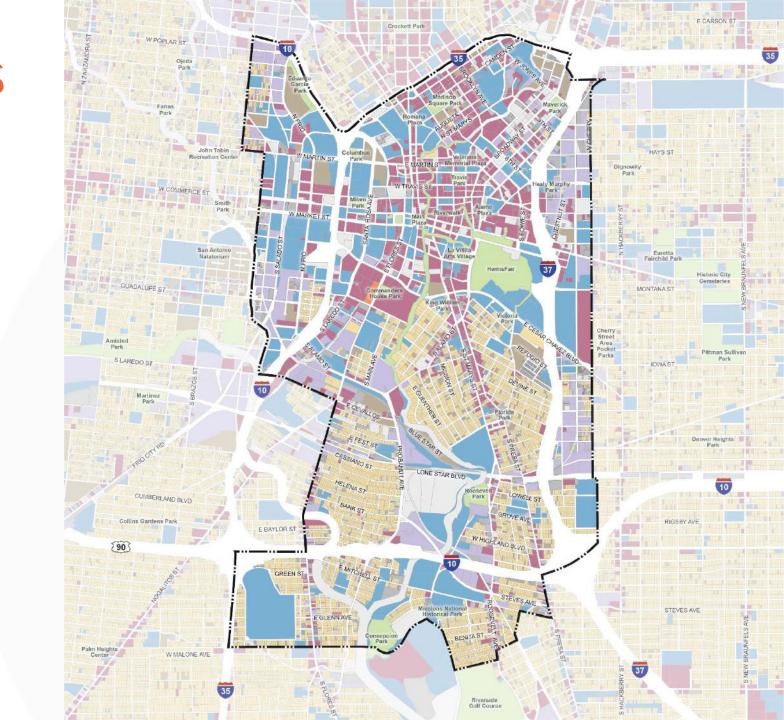






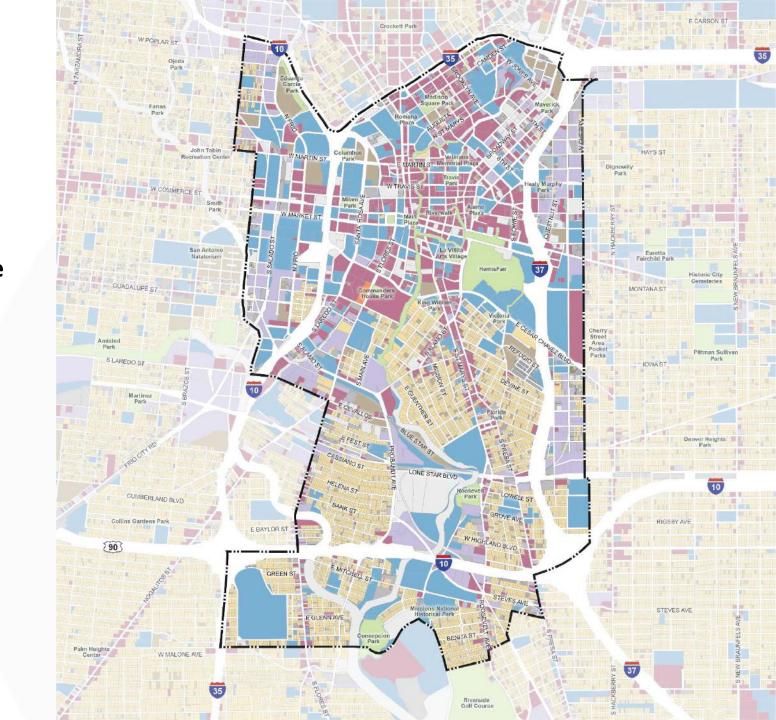
# Predominant Uses and Locations

- Commercial and institutional uses
   (especially hospitality) are most
   prominent in the core of downtown.
- Other than open space, multi-family makes up the smallest percentage of overall land use in this area (6%).
- Downtown commercial and residential uses are segregated.



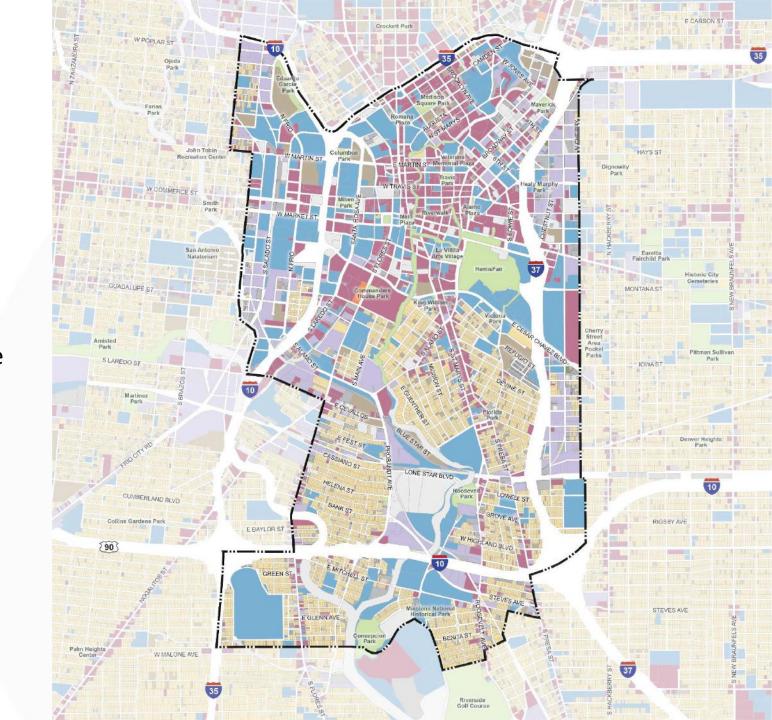
## Residential Neighborhoods

- Although single family residential accounts for 24% of the overall land use in this area, most is concentrated south of Caesar Chavez Blvd.
- Historic districts and neighborhood conservation districts have been successfully employed in this area to encourage both preservation and reinvestment.



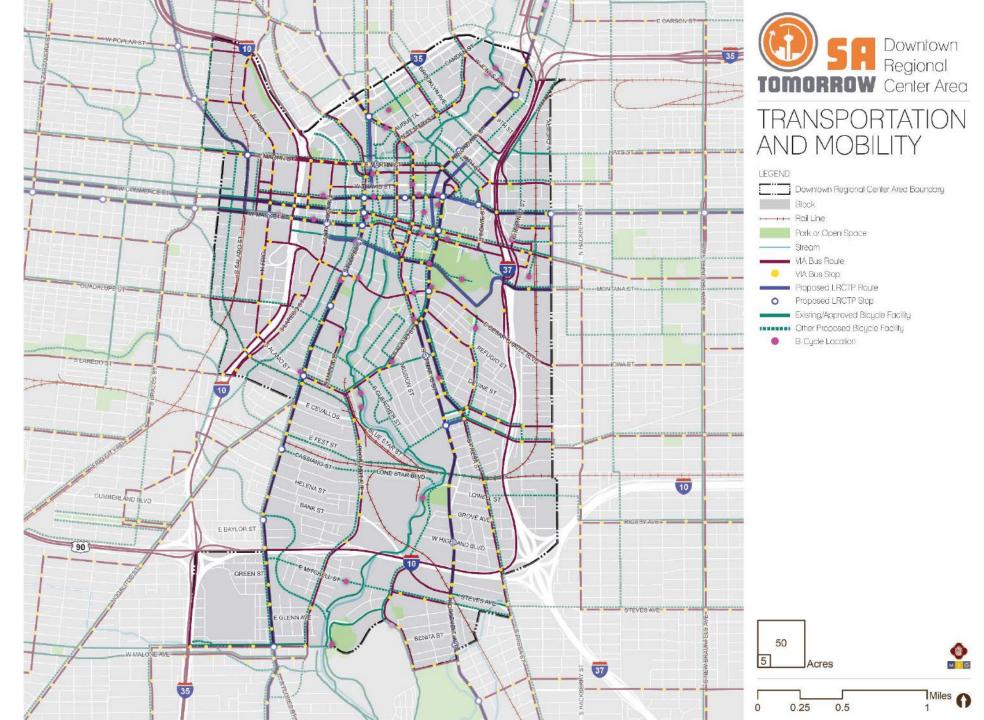
## Industrial Uses and Vacant Land

- Nearly one-fifth of the study area is vacant (7%) or industrial (11%).
- Majority of vacant and industrial uses are along freeways at the edge of the study area.





Existing Conditions:
Transportation & Mobility



## Pedestrians

- Walkable environment
  - SA's most walkable area
  - Central Business District
  - King William
  - Lavaca
- Poor sidewalk connectivity
  - Narrow
  - Gaps
  - Obstacles
- Little access to services



## Bicyclists

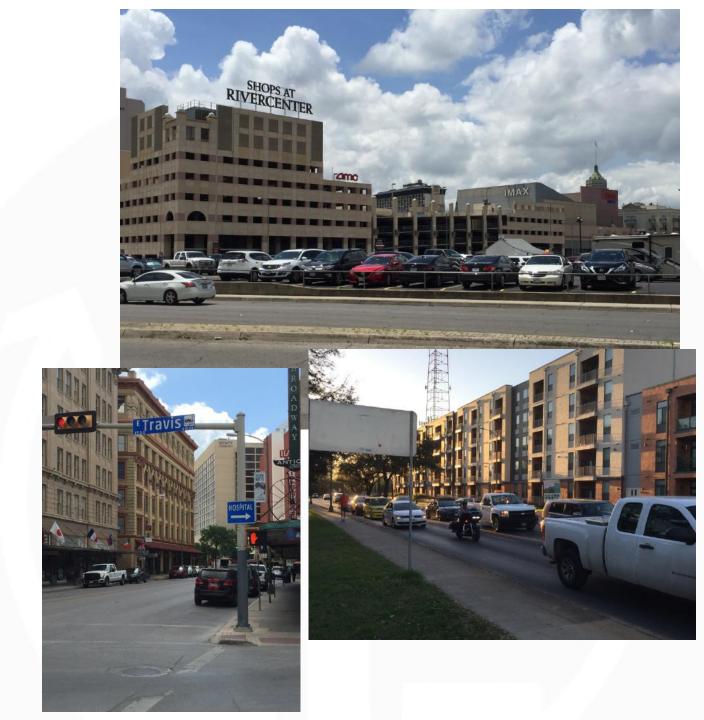
- Incomplete network of bicycle facilities
- Few lanes and marked routes
  - Main
  - S. Flores
  - St. Mary's
  - Carolina/Florida
  - Avenue B
  - River Trails
- Focuses on recreational cycling
- Majority of B-Cycle stations



#### **Motorists**

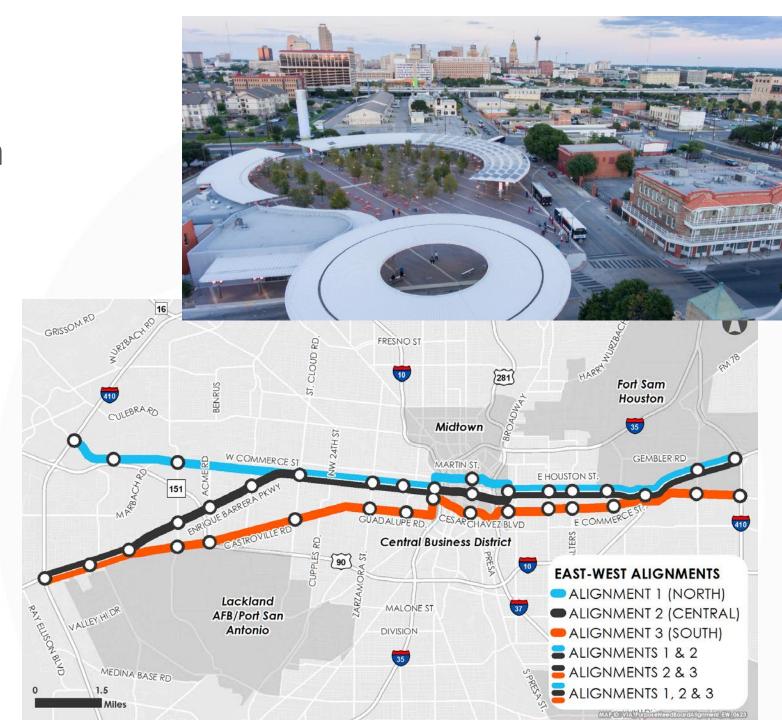
 Significant amount of surface parking & garages

 Roadway conditions analysis shows most "nearing capacity"



### **Transit**

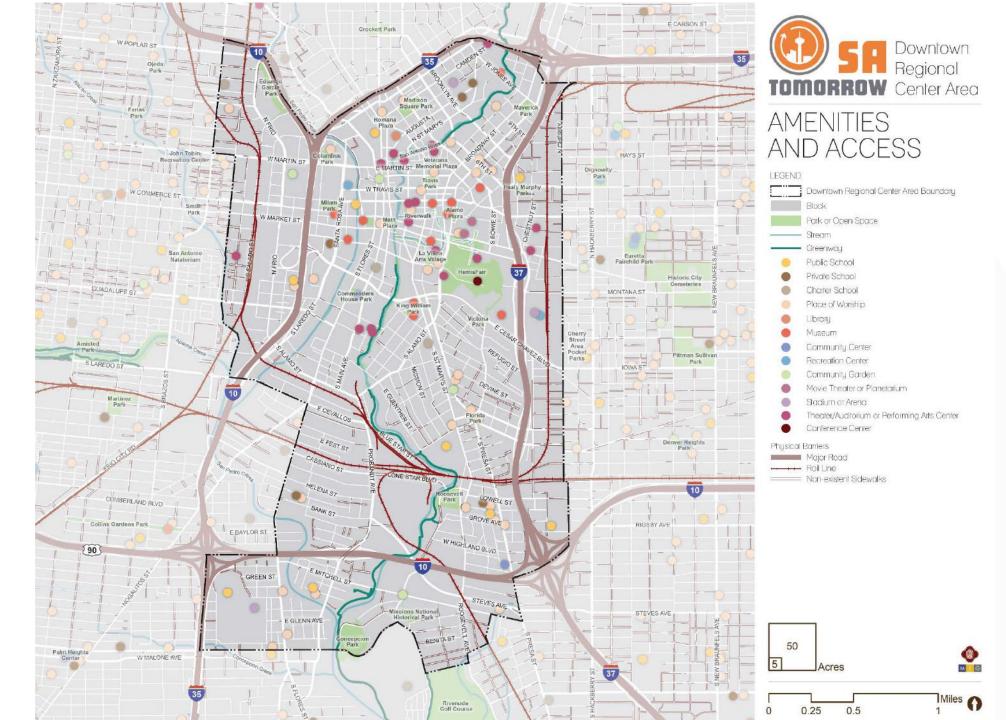
- Transit reliability is a key need
  - VIA evaluating rapid transit options and regular service improvements
- Pedestrians and riders compete for space





Existing Conditions: Amenities & Access

# Amenities



## Civic Amenities

- Regional destinations
- Local destinations









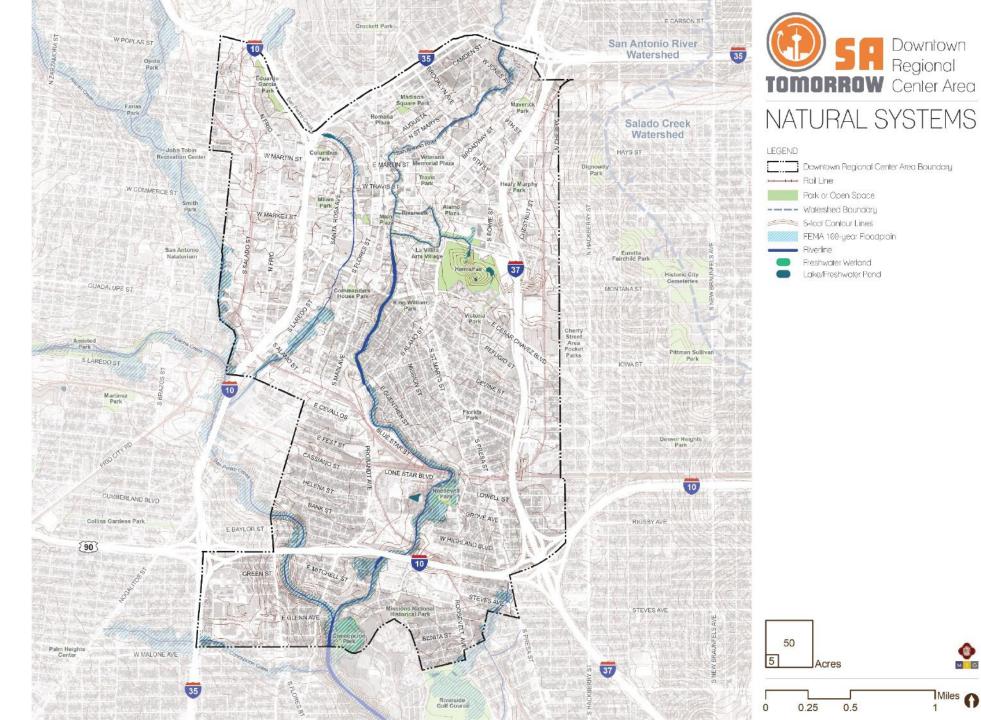
## Parks and Open Space











Downtown

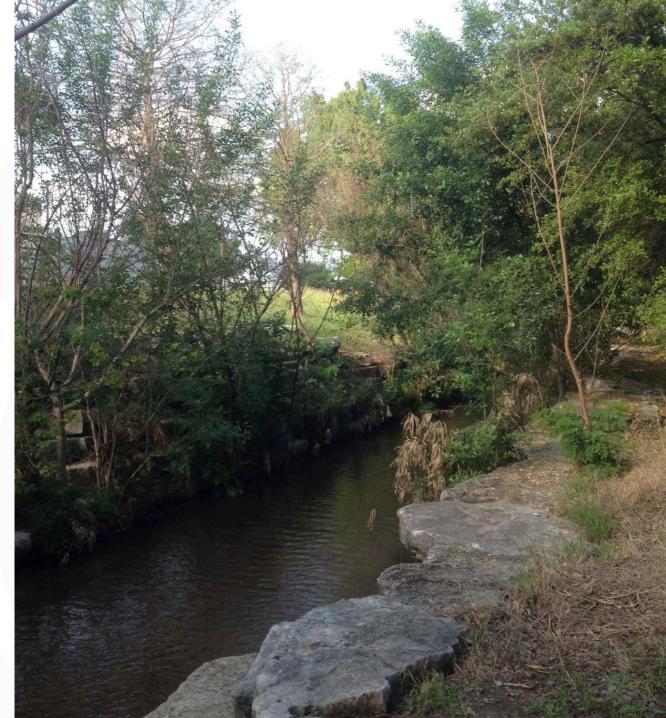
Miles ()

Regional

## Natural Systems

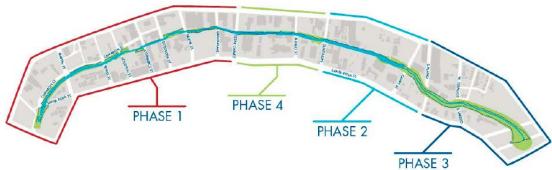
- San Antonio River & Riverwalk
  - Cherished resource
  - Important part of City's history





## Natural Systems













## Discussion

#### Vision:

What would you like
 Downtown to be like
 20 years from now?



## Coming up...

- Submit vision video or audio recordings
   Ongoing
- First FridaySeptember 4
- Other intercepts and focus groups TBA/Ongoing
- Community Meeting
   September 12, 6:30-9:00 pm
   La Orilla del Rio Ballroom
- Next Planning Team Meeting November - TBD



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