

## MEETING SUMMARY

### NE Loop 410 and I-35 Regional Center Planning Team Meeting #5

**Meeting Date:** July 11, 2019

**Time:** 7:45 – 9:45 AM

**Location:** Wayland Baptist University, 11550 I-35 Frontage Rd., SATX 78233

**Attendees:**

*Scott Wolston, Cap Aggregates*

*Karen Bishop, SARA*

*Jim Antenen, Wayland Baptist*

*Shermeka Hudson, Toyota Field*

*Steven Silver, CRIT*

*Amy Putney, NE Neighborhood Alliance*

*David Rittenhouse, Bitterblue*

*Sidra Schimelpfening, COSA*

*Edgar Olivas, NHSD*

*Christina Castano, VIA*

*Heather Yost, COSA*

*Samantha Wickwire, COSA D10*

*Carissa Cox, Mosaic*

*Jay Renkin, MIG*

**Meeting Objective**

The purpose of Planning Team Meeting #5 was to review the final draft of the Regional Center Plan Vision and Goals, review the housing and jobs projections that were presented during the last meeting, and discuss and review the working draft of the Future Land Use Map for the NE Loop 410 and I-35 Regional Center.

**Meeting Format**

The meeting consisted of a Powerpoint presentation reviewing the planning process, schedule, and goals for the meeting. The presentation also reviewed the revised Vision and Goals for the Regional Center and the housing and jobs projections from Planning Team Meeting #4. Carissa Cox provided an overview of how the composite Future Land Use Base Map was generated based off previous documents and current zoning of properties. Carissa and Heather then went over specific changes made to the Future Land Use Map to address comments provided by the Planning Team during the previous meeting and sought input from the Planning Team in order to continue to revise the Future Land Use Map.

**Comments Provided**

I. General Comments:

- Need to coordinate with Texas Department of Transportation (TXDOT) on how access to/from I-35 might be affected as a result of the NEX expansion project. Understanding TXDOT plans will help the Planning Team determine whether regional or local/neighborhood development is better suited for the NE 410/I-35 area. *UPDATE: Heather met with TXDOT representatives on Tuesday, July 23 and was able to clarify that the double-decking expansion project will not affect any of the existing highway entrances/exits.*
- Consider creating two “regional’ areas – one on each side of I-35. Longhorn Quarry and Rialto area (Rialto area dependent on TXDOT plans).
- Consider ways the Longhorn Quarry and other sites have the opportunity to be model for responsible floodplain development.



II. Focus Area Comments:

*NE 410 and I-35 Interchange*

- Need to coordinate with TXDOT about plans for double-decking and access. *See above comment about follow-up meeting with TXDOT reps on Tuesday, July 23.*
- If TXDOT plans make the area more of pass-through it might affect the ability for place-making and creating places where people stop and stay/destinations.

*Longhorn Quarry*

- Research whether City plans to purchase any of the open space around the quarry and creek for future park or trail development.
- The old silo structures at the quarry could be redeveloped for urban living in the long-term.

*Randolph Boulevard Area*

- Seek clarification about impact of TXDOT NEX project on area (specifically bridge placement). Randolph Road might become more crowded without access road.
- Not a lot of connectivity in the neighborhoods surrounding Randolph, making them hard to serve with transit. VIA is making improvements to the Randolph Park and Ride so people can park and commute between Austin and San Antonio.

*Capitol Aggregates Area*

- Base FLU category (light industrial) doesn't match current intensive use. Clarify future plans for the "triangle" formed by Bulverde, Nacogdoches, and Thousand Oaks Rd.

III. Land Use Narrative Comments

- Take TXDOT plans into consideration for #1 (Create opportunity for redevelopment of the focus area at Loop 410/I-35 interchange...)
- Add descriptive list of uses to #2 (Aggregate compatible uses as redevelopment continues around Longhorn Quarry...) such as medical, recreation, entertainment, etc. Could be medical center hub, etc.
- Have an understanding of how TXDOT timing/phasing will affect land uses near Wayland Baptist University and I-35.
- Move #7 (Encourage pedestrian oriented development along Randolph Blvd) up in the narrative list to after mention of Longhorn Quarry and Morgan's Wonderland.
- Expand on #6 (Use parks/open space for floodplain wherever possible) to say "use parks/open space for stormwater management." Add "respect and preserve" floodplain and "encourage LID" (keeping in mind that LID does not manage large volumes of water, it works to improve water quality.)
- Also add a bullet point for supporting connection of greenspace.

**NEXT STEPS:**

Planning staff will be reviewing and editing the Draft Future Land Use Map to reflect comments provided during the meeting and to possible categories that reflect the Regional Center Vision and Goals, and the identified focus areas and mixed use corridors. Planning Team Meeting #6 will include additional review and comment on the Revised Draft Future Land Use Map.

**Planning Team Meeting #6:** Thursday, 1 August 2019 from 7:45 – 9:45 AM at Wayland Baptist University



**Planning Team Meeting #7: TBD**

Meeting summaries and presentations will be available on the sub area plan website:

If you have any questions about the NE Loop 410 and I-35 Regional Center Plan, please contact the Project Manager: Heather Yost, City of San Antonio Planning Department

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