

## MEETING SUMMARY

### NE Loop 410 and I-35 Regional Center Planning Team Meeting #7

**Meeting Date:** 28 August 2019

**Time:** 7:45 – 9:45 AM

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

**Attendees:**

*James Antenen, Wayland Baptist University*

*Jordan Schaefer, Real Estate Council of San Antonio (RECSA)*

*Shermeka Hudson, Toyota Field*

*Karen Bishop, San Antonio River Authority (SARA)*

*Edgar Olivas, COSA – Neighborhood and Housing Services Department*

*Lindsay Helsel, COSA – Neighborhood and Housing Services Department*

*Heather Yost, COSA – Planning Department*

*Sidra Schimelpfening, COSA – Planning Department*

*Makul Mahotra, MIG*

*Krystin Ramirez, MIG*

*Matt Prosser, MIG*

#### **Meeting Objective**

The purpose of Planning Team Meeting #7 was to continue the discussion related to housing and economic development. A summary of the issues and opportunities discussed during Meeting #6 was provided, along with an overview of the allocation activity and initial preliminary capacity analysis. The Planning Team reviewed case studies along with draft recommendations for housing and economic development.

#### **Meeting Format**

Heather Yost, Project Manager for the NE Loop 410 and I-35 Regional Center, provided an overview of the project schedule. Matt Prosser summarized the issues and opportunities that the Planning Team discussed during Meeting #6 and provided an overview of the results of the allocation activity, including a recap of the initial preliminary capacity analysis that guided the allocation activity. Matt Prosser presented case studies related to housing and economic development, draft recommendations for both housing and economic development and requested input from the Planning Team so that Planning staff and consultants could refine the recommendations and incorporate comments from the Planning Team. The team discussed each recommendation and provided feedback on the recommendations and mentioned additional case studies to research.

#### **I. Initial/Preliminary Capacity Analysis, Growth Capacity, and Allocation Activity from Planning Team Meeting #6**

##### **Review:**

The estimated acre *demand* for residential uses is 95 acres and employment uses is 325 acres for a total of 420 acres. The estimated acres *supply* is 540 acres (this number does not count acreage with flood impacts).

The following items were mentioned as takeaway items from Planning Team Meeting #6:

1. There are limited areas in the NE Loop 410 and I-35 Regional Center for lower-density housing (e.g. single-family detached homes)
2. Longhorn Quarry is a major opportunity for reinvestment and new development.
3. Potential future Wurzbach Parkway connection will impact future land use pattern.



## II. Housing and Economic Issues and Opportunities Review from Planning Team Meeting #6

### Housing:

- Opportunities: Regional Center is a good place to live due to its central location, goods schools (NEISD), and proximity to parks and trails.
- Challenges: traffic, transportation, train barriers, lack of areas for growth, impact of I-35 expansion on businesses (decreased visibility, bypass of business), age of existing housing stock and lack of grocery store options, lack of awareness of attractions in area, incompatible zoning with industrial and residential areas (also charter school).

### Economic:

- Opportunities: Diverse economic base, superior location and access, recreation and entertainment options, and financing tools (TIRZ and other incentive programs).
- Challenges: lack of connectivity to Wurzbach Parkway, potential future impacts of Wurzbach connector on surround land uses, and competition from other areas.

## III. Case Studies

The two case studies presented included the Bridge St. District in Dublin, OH and the Railyards in Sacramento, CA. Both case studies involved redevelopment and infill projects. The Lakeshore Foundation in Birmingham, AL was mentioned by a Planning Team member as a model of a destination facility focused on health care, fitness, and recreation for those diagnosed with physical disabilities.

<p><b>Bridge Street District</b></p> <ul style="list-style-type: none"> <li>- 1,100-acre area around Scioto River</li> <li>- Bridge Park is the mixed-use core Phase 1             <ul style="list-style-type: none"> <li>- 150,000 sf office</li> <li>- 115,000 sf retail</li> <li>- 450 multifamily units</li> <li>- 151 room AC Hotel</li> </ul> </li> <li>- Public-Private Partnership with Crawford <a href="#">Hoying</a> and City of Dublin</li> <li>- City of Dublin made major investments into amenities that would support the creation of an urban center             <ul style="list-style-type: none"> <li>- River-way path/improvements</li> <li>- Pedestrian bridge</li> <li>- Shared parking garage</li> </ul> </li> </ul> 	<p><b>Railyards Sacramento</b></p> <ul style="list-style-type: none"> <li>- Redevelopment of former rail yards north of downtown Sacramento</li> <li>- 244-acre project is one of the largest urban infill projects in the country</li> <li>- Planned for 1 million sf of retail, 5 million sf of office, commercial, hospitality, entertainment, and 6,000 residential units</li> <li>- Area was former industrial area with significant environmental remediation needs</li> <li>- Distinct Attractions             <ul style="list-style-type: none"> <li>- Soccer Stadium</li> <li>- Central Shops District</li> <li>- Kaiser Permanente Hospital</li> <li>- Mixture of housing</li> </ul> </li> </ul> 
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## IV. Draft Economic Development and Housing Recommendations

After a discussion of the case studies, draft Economic Development and Housing Recommendations were presented to the group. The draft recommendations are presented below, followed by comments from the group.

<p><b>Economic Development Recommendations</b></p> <ul style="list-style-type: none"> <li>• Create a live/work/play destination at the Longhorn Quarry.</li> <li>• Promote the area as a destination for health care and entertainment for those with disabilities.</li> <li>• Support the growth of area as a destination by attracting uses that support the visitor experience and provide opportunities for more frequent and varied visits to the area.</li> <li>• Facilitate reinvestment and increased employment activity in existing industrial areas focusing on small-scale manufacturing, local distribution, and showrooming/design services.</li> <li>• Encourage reinvestment and redevelopment of aging retail areas in mixed use areas.</li> </ul>	<p><b>Housing Recommendations</b></p> <ul style="list-style-type: none"> <li>• Attract and focus higher-density housing to mixed-use and entertainment centers</li> <li>• Attract a greater diversity of housing product types</li> <li>• Support reinvestment in neighborhoods and existing homes</li> <li>• Connect and orient neighborhoods and housing to area parks, greenways, and open spaces</li> </ul>
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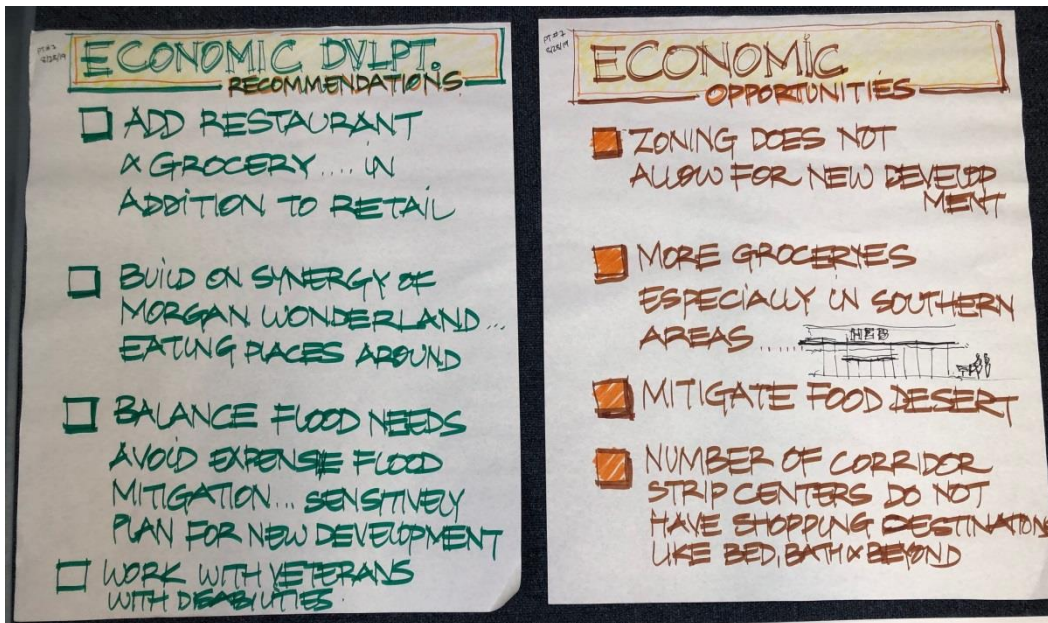
### Economic Development Comments

The following feedback on the draft Economic Development Recommendations was provided by the Planning Team:

- The CRIT/Morgan's Wonderland area can also be promoted as a place for veterans with disabilities and inclusive family activities.
- Destination locations need smaller events (not just "large traffic events" to draw steady customers and neighborhoods).



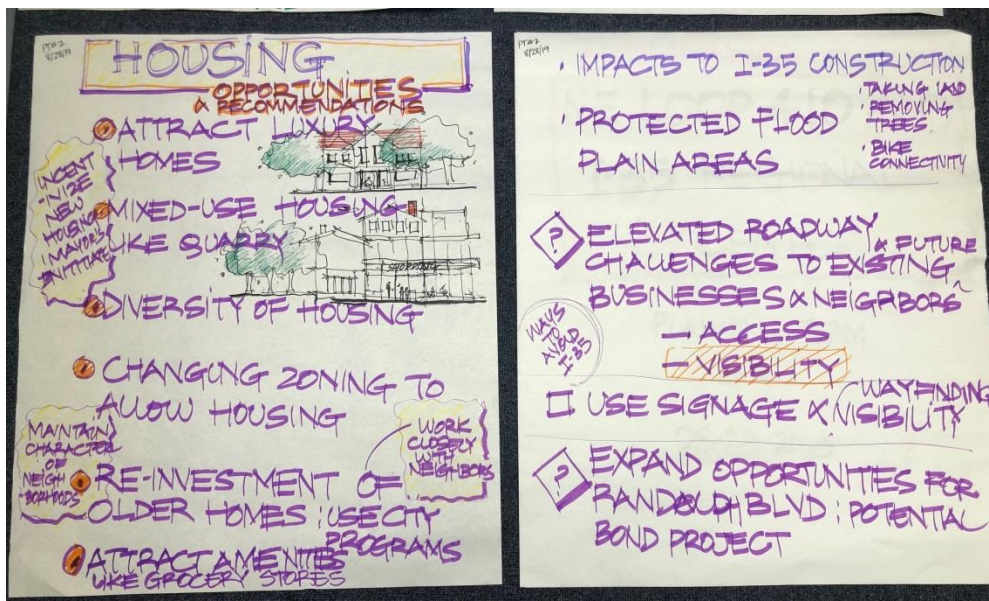
- Find nodes along Perrin Beitel to activate (not necessarily entire length).
- Protect floodplain while allowing for development, consider cumulative impacts of development on floodplain and use floodplain as an amenity.



Housing Comments

The following feedback on the draft Housing Recommendations was provided by the Planning Team:

- Encourage neighborhoods to advocate for themselves and tap into City programs to help revitalize homes such as owner-occupied rehab, energy efficiency programs, and revolving home funds).
- Support reinvestment WHILE maintaining character of existing homes, neighborhoods.
- Attract amenities and services that communities need.



**V. NEXT STEPS**

**Planning Team Meeting #8:** Wednesday, November 6<sup>th</sup> from 7:45 to 9:45 AM at Wayland Baptist University, 11550 I-35 Frontage Rd., SATX 78233

Meeting summaries and presentations will be available on the NE Loop 410 and I-35 Plan website:

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

If you have any questions about the NE Loop 410 and I-35 Regional Center Plan, please contact the Project Manager: Heather Yost at [heather.yost@sanantonio.gov](mailto:heather.yost@sanantonio.gov) or (210) 207-7919

