



Medical Center Area Planning Team

Meeting #9

Wednesday, April 3rd, 2019

San Antonio Medical Foundation Office

10:00 AM – 12:00 PM



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

Meeting Objectives

- Review of draft plan content recommendations
- Review Input from Community Meeting #3
- Process feedback



Project Phase Update

2

Analysis & Visioning

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

Summer through
Fall 2017

3

Plan Framework

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

Fall 2017 through
Winter 2019

4

Recommendations & Implementation

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

Spring 2019

5

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Spring through
Summer 2019



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Review of Plan Content Recommendations



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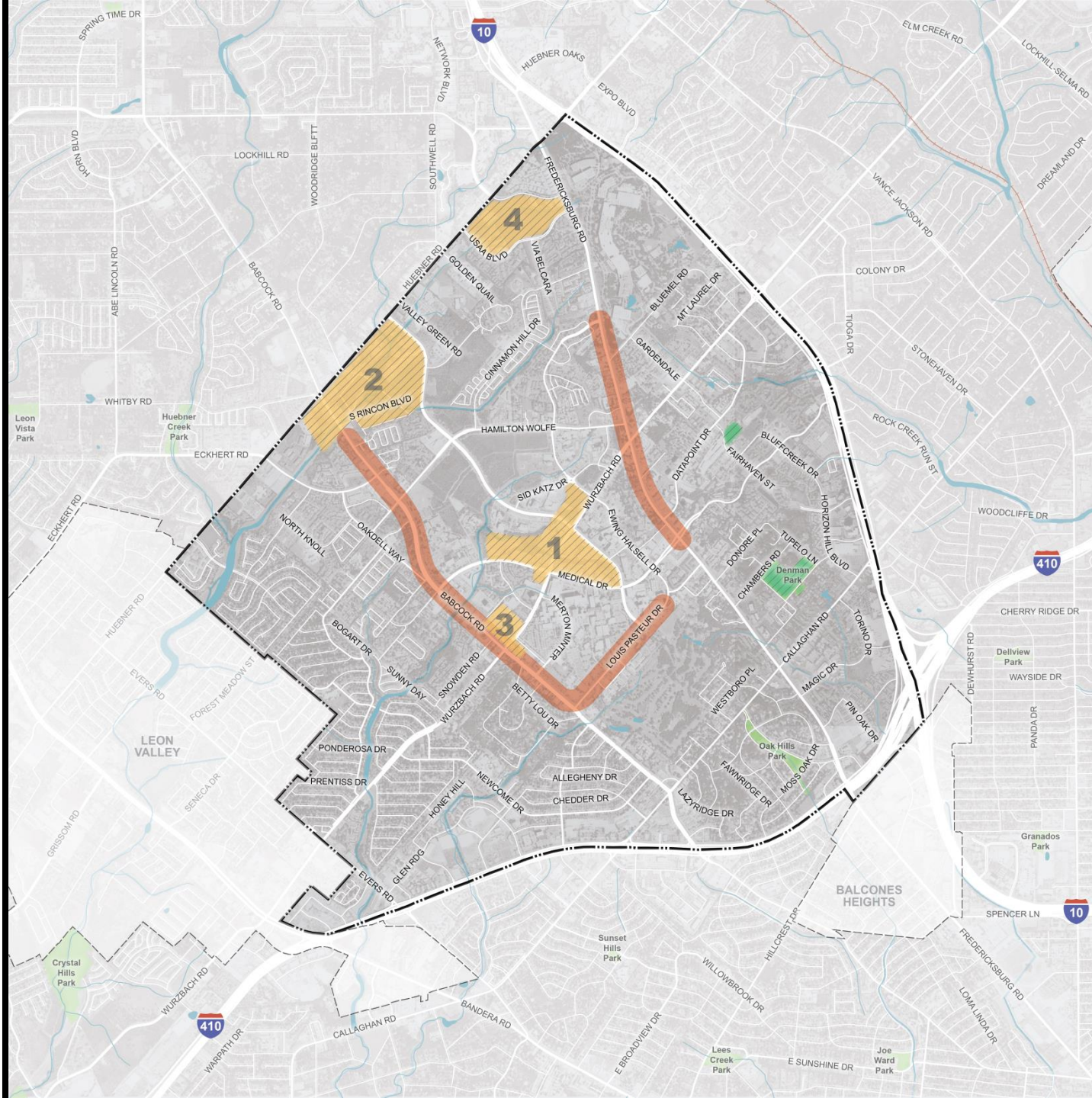


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Focus Areas



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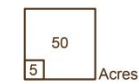
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Medical
Center
Regional
Center Area

FOCUS AREA FRAMEWORK

LEGEND

- Medical Center Regional Center Area Boundary
- City Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- Park, Open Space and Recreation Opportunity
- Other Mixed-Use Corridor



0 0.25 0.5 1 Miles



Focus Areas Recommendations

Recommendation #1:

Update zoning and design standards to support the unique vision for each focus area and mixed-use corridor, create high-quality places, support transportation choices, and avoid impacts to sensitive natural features.

Recommendation #2:

Ensure focus areas, mixed-use corridors, and area amenities are easily and safely accessible by all modes of travel, including pedestrian, bicycle, and transit options.

Recommendation #3:

Promote the Community Vision of setting the example of a healthy community within the Medical Center Area Regional Center

Recommendation #4:

Balance development and investment in focus areas to provide mixed-use opportunities with a variety of housing types.

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Mobility



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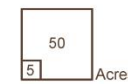
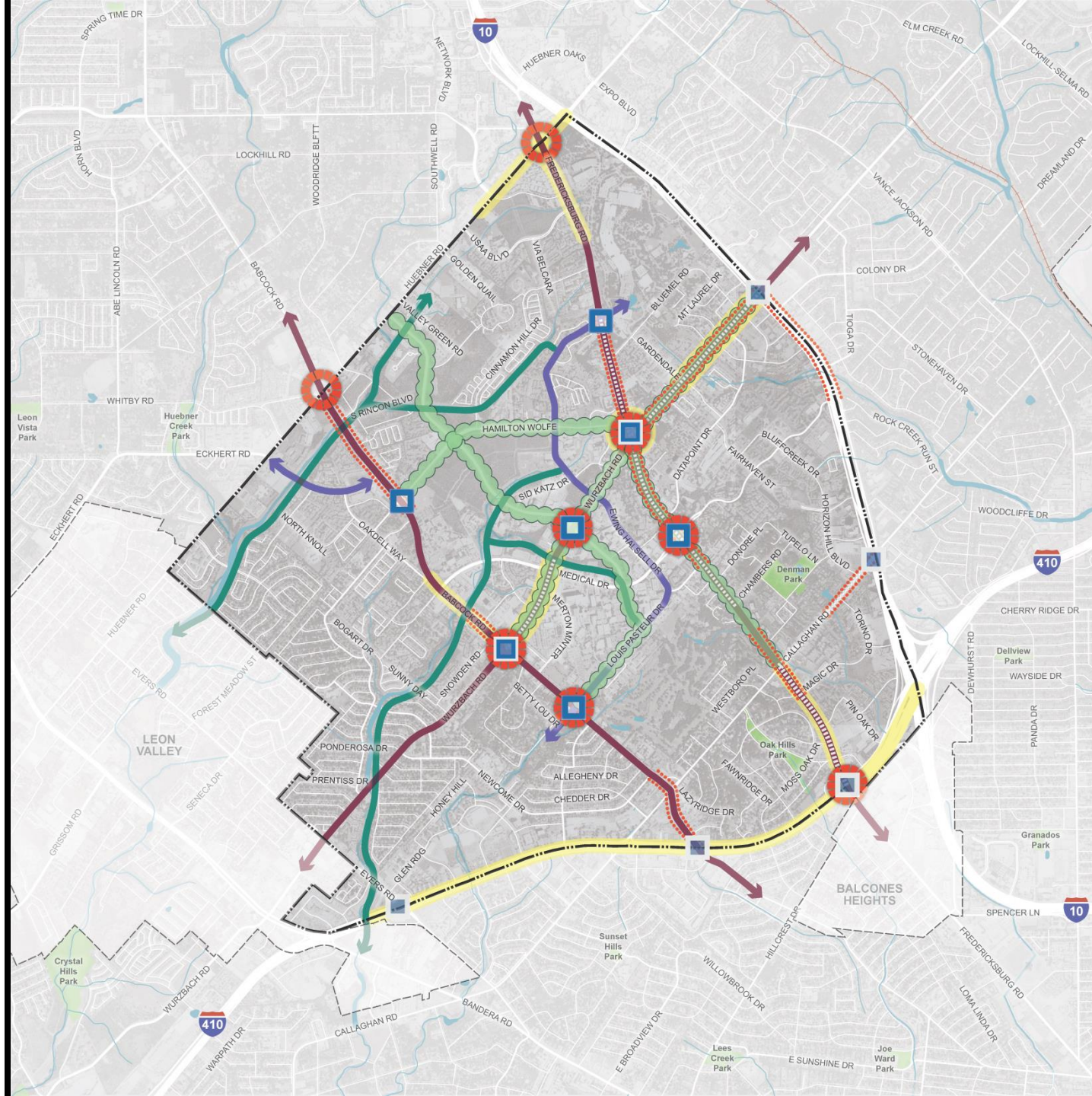
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MOBILITY FRAMEWORK RECOMMENDATIONS

LEGEND

- Medical Center Regional Center Area Boundary
- City Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Priority Transit Route
- Priority Trail
- Priority Bicycle Route
- Priority Pedestrian Streetscape
- Improved Intersection
- Gateway Opportunity
- Priority Vision Zero Improvement Corridors
- Priority Vision Zero Improvement Intersections
- Access Management
- Transit Reliability Improvements



Mobility Recommendations

Recommendation #1:

Continue Implementing the San Antonio Vision Zero Action Plan.

Recommendation #2:

Complete the multimodal layered network and trail system and work with partners to establish new connections.

Recommendation #3:

Manage transportation demand by creating walkable places and by supporting efficient vehicular flow and transit operations through targeted interventions.

Recommendation #4:

Support VIA Metropolitan Transit Rapid Transit Corridor service by prioritizing transit supportive policies and infrastructure near transit stations.



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Amenities and Infrastructure



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AMENITIES AND INFRASTRUCTURE FRAMEWORK

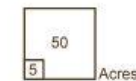
LEGEND

- Medical Center Regional Center Area Boundary
- City Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area*
- Priority Pedestrian Infrastructure**
- Priority Transit Route***
- Enhanced Tree Canopy and Landscaping
- Enhanced Pedestrian Safety and Lighting
- Public Art
- Active Recreation Opportunity
- Healthy Food Access
- Community Amenities
- Signage and Wayfinding
- Social Gathering Space
- Character-Defining Features
- Linear Parks

* Refer to the Focus Area Framework for more information.

** This layer combines Priority Trails, Priority Bicycle Routes and Priority Streetscape Improvements from the Mobility Framework Map. Refer to the Mobility Framework for more details.

*** Refer to the Mobility Framework for more information.



Amenities and Infrastructure Recommendations

Recommendation #1:

Create linear parks that leverage the natural features and drainage ways in the Medical Center Area

Recommendation #2:

Provide indoor and outdoor spaces for social and community gathering

Recommendation #3

Increase the presence of the tree canopy coverage and improve landscaping along streetscapes and public community areas

Recommendation #4:

Increase pedestrian safety and lighting along main corridors

Recommendation #5

Create a distinct identity by incorporating character-defining features into the Center.

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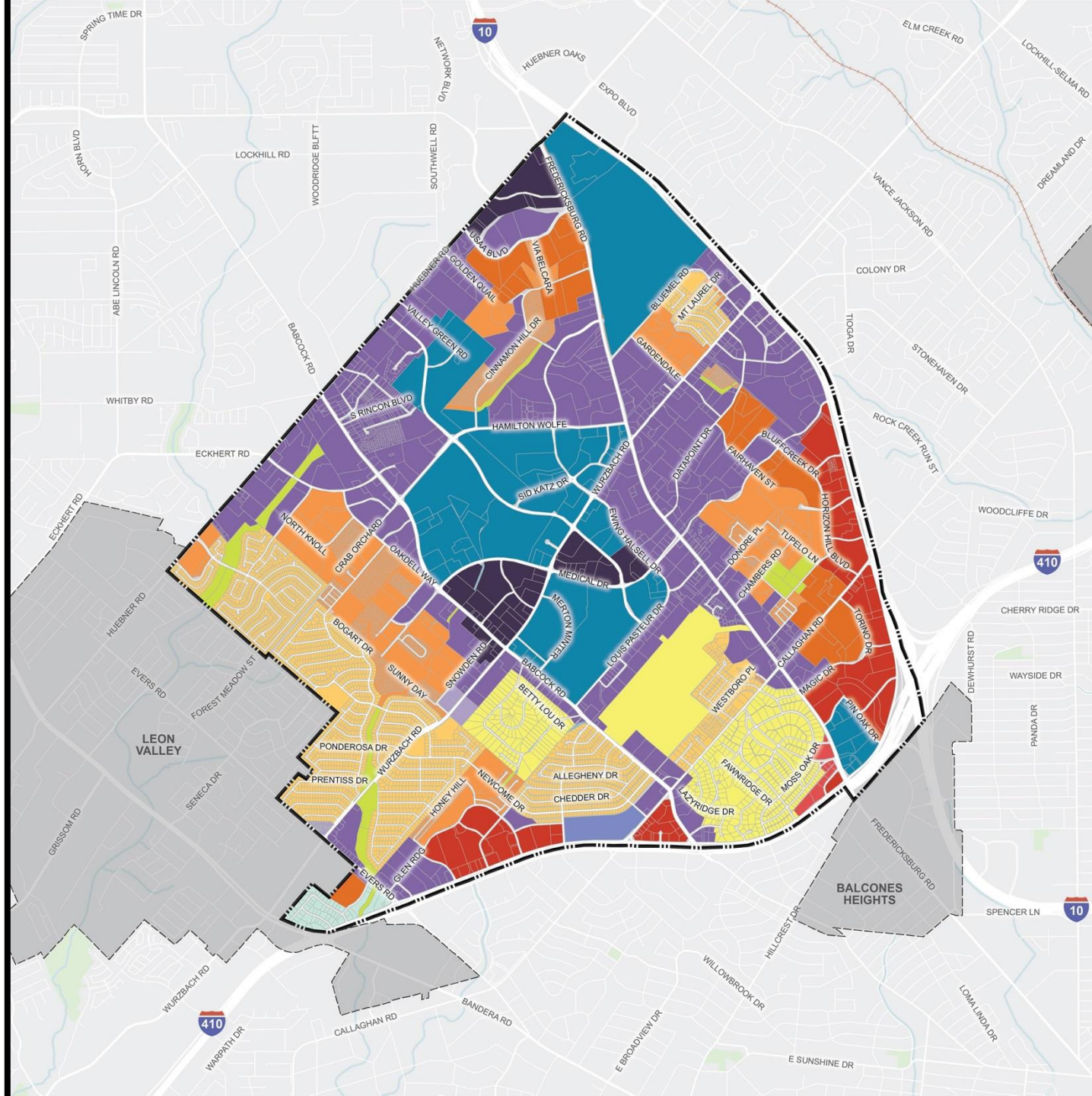


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Land Use



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Medical Center Regional Center Area

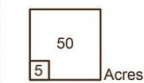
FUTURE LAND USE

LEGEND

- Medical Center Regional Center Area Boundary
- City Boundary
- Rights-of-Way

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Center Mixed-Use
- Regional Center Mixed-Use
- Employment / Flex Mixed-Use
- Business and Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Institutional
- State and Federal Lands
- Parks and Open Space
- Agricultural



Land Use Recommendations

Recommendation #1:

Ensure that properties in areas designated as Regional Mixed-Use are zoned to accommodate a high intensity of development activity, so that they can serve as the hub of the regional center

Recommendation #2:

Examine the zoning of properties at the southwestern tip of the plan area and rezone it if necessary, to allow uses appropriate for the Employment/Flex Mixed-Use designation

Recommendation #3:

Ensure properties in Medium and High Density Residential areas to ensure that this regional center is able to absorb projected future population growth.

Recommendation #4:

Promote and preserve higher intensity commercial uses, such as office buildings, hotels and larger retail centers along the I-10 frontage.

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Housing



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Housing Recommendations

Recommendation 1:

Reinvest in existing housing stock and neighborhoods in the Medical Center Area Regional Center

Recommendation #2:

Increase the diversity of housing options with a focus on attracting a greater diversity of for-sale housing options

Recommendation #3

Preserve the existing affordable housing stock and increase the amount of affordable housing as the Regional Center continues to grow.

Recommendation #4

Better connect and integrate housing within the commercial and employment areas in the Medical Center.

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Economic Development



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Economic Development Recommendations

Recommendation #1:

Support the promotion of health in the built environment within the Medical Center Area.

Recommendation #2:

Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

Recommendation #3:

Promote and support the growth of the Medical Center Area as a bio-science and health research-oriented innovation district.

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Catalytic Projects



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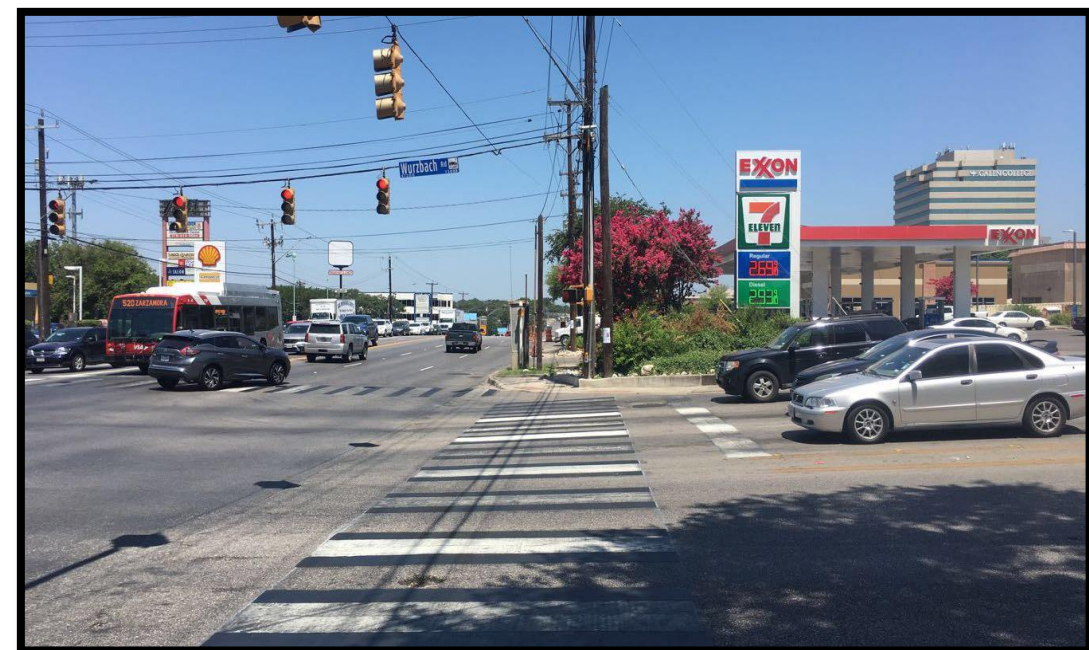
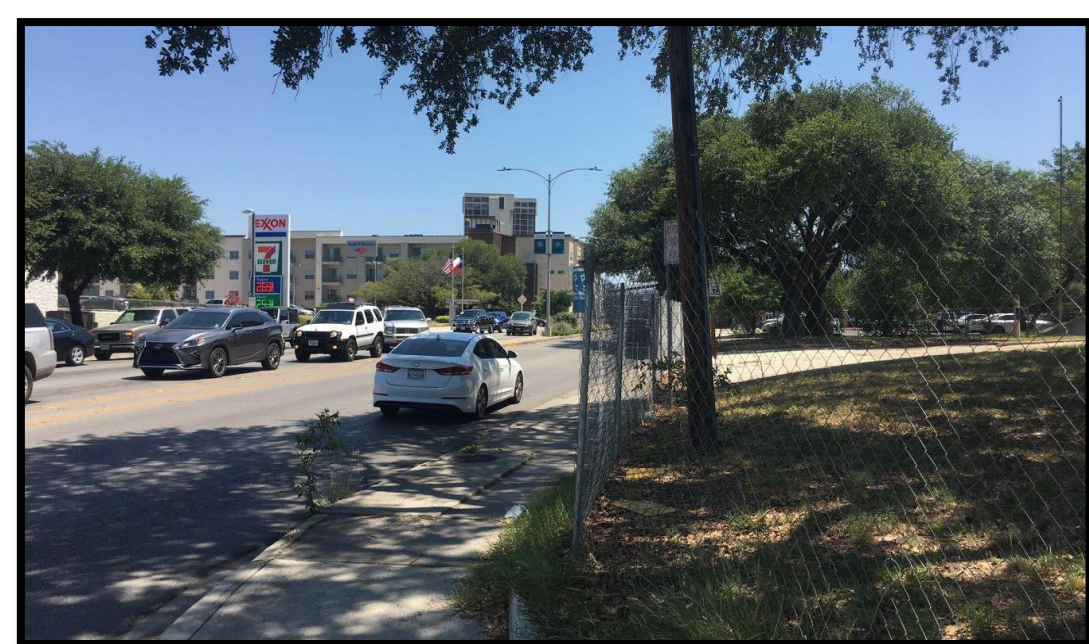
Catalytic Projects

Wurzbach Road and Babcock Road

Catalytic Projects Recommendation #1:

Create a safe pedestrian environment at the Wurzbach Road and Babcock Road site while designing for multiple modes of transit.

As one of the key gateways between lower density residential areas and higher intensity medical and educational facilities, the intersection of Wurzbach and Babcock roads is an ideal location to showcase streetscape and intersection enhancements that improve pedestrian and bicycle safety along these key corridors. Underutilized parcels adjacent to the intersection provide opportunities for new development that complements and contributes to the public right of way improvements while providing context sensitive transition in scale and intensity. A well-designed set of buildings at this critical intersection could reinforce the vision of the community to promote a vibrant and safe environment that delivers a high quality of life for all users. Potential new development can also help fulfill other goals of this plan including provision of more flexible and modern office and work spaces desired by small and start-up companies looking to relocate to or grow within the area.





Catalytic Projects

USAA Boulevard

Catalytic Projects Recommendation #2:

Support medium intensity mixed-use development at the USAA Boulevard site that adds a variety of housing options to the area and integrates recreation and natural space amenities available to area residents.

The USAA Boulevard site is one of the largest available vacant sites in the Medical Center Area Regional Center, and should be leveraged with development that meets multiple goals of this plan and the SA Tomorrow Comprehensive Plan. A variety of medium-density housing types can be accommodated on the site, allowing more residents the opportunity to live close to major Medical Center Area employers and VIA transit services along Fredericksburg and Huebner roads. Careful site design can preserve and utilize existing natural features and utility easements to increase multimodal connectivity to and from the site, and provide outdoor recreation amenities serving this and other nearby communities.





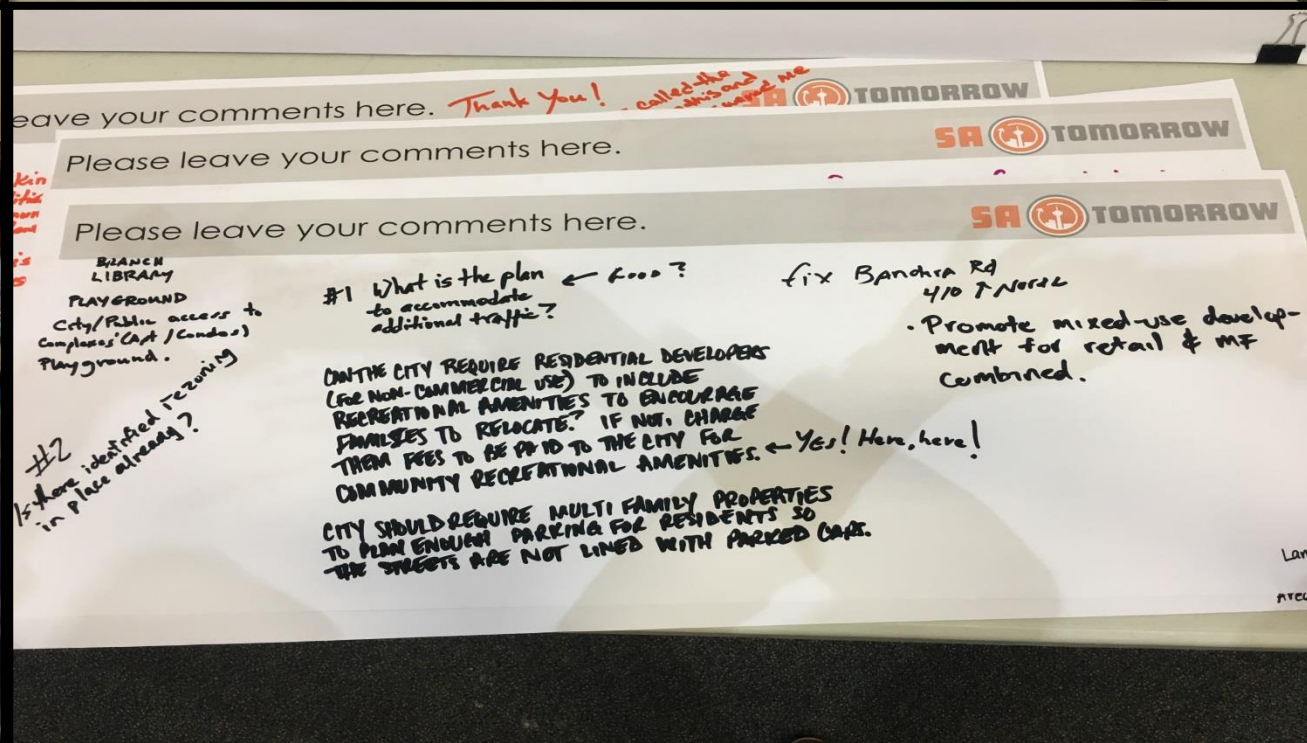
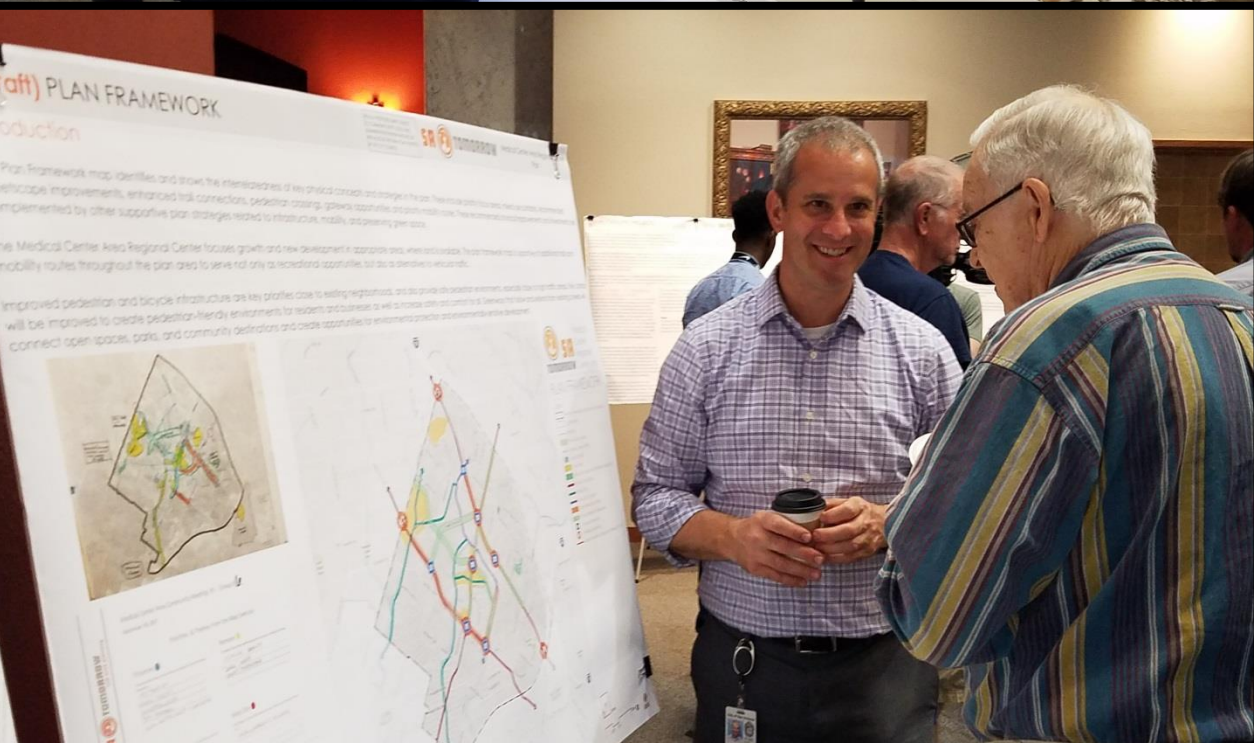
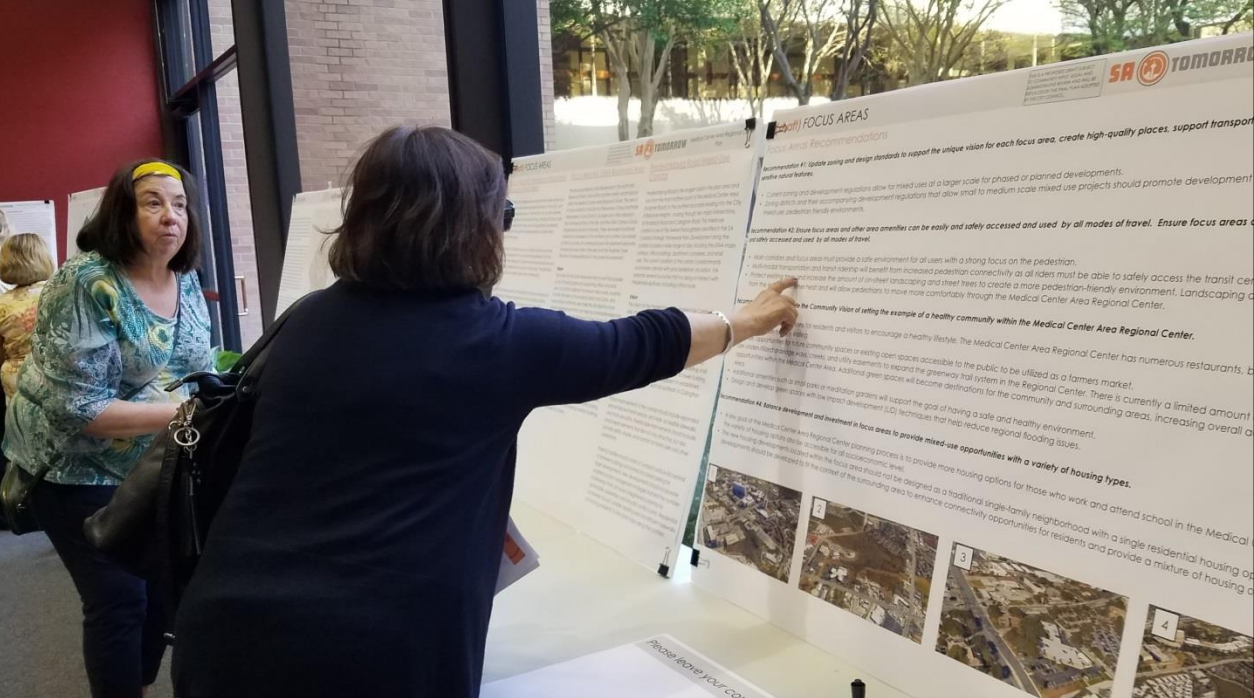


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Community Meeting #3



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Process Feedback



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Process Feedback

- What did you like?
- What did you learn?
- What do you want to know more about?
- What could be improved?

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Next Steps

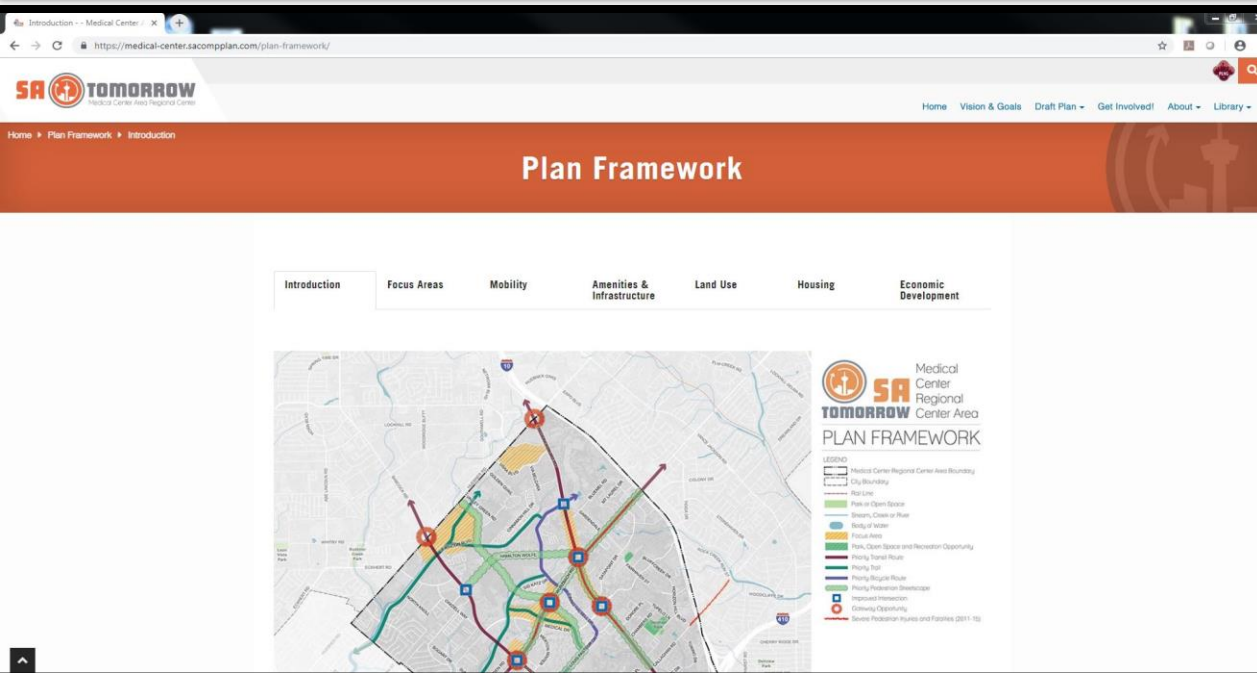
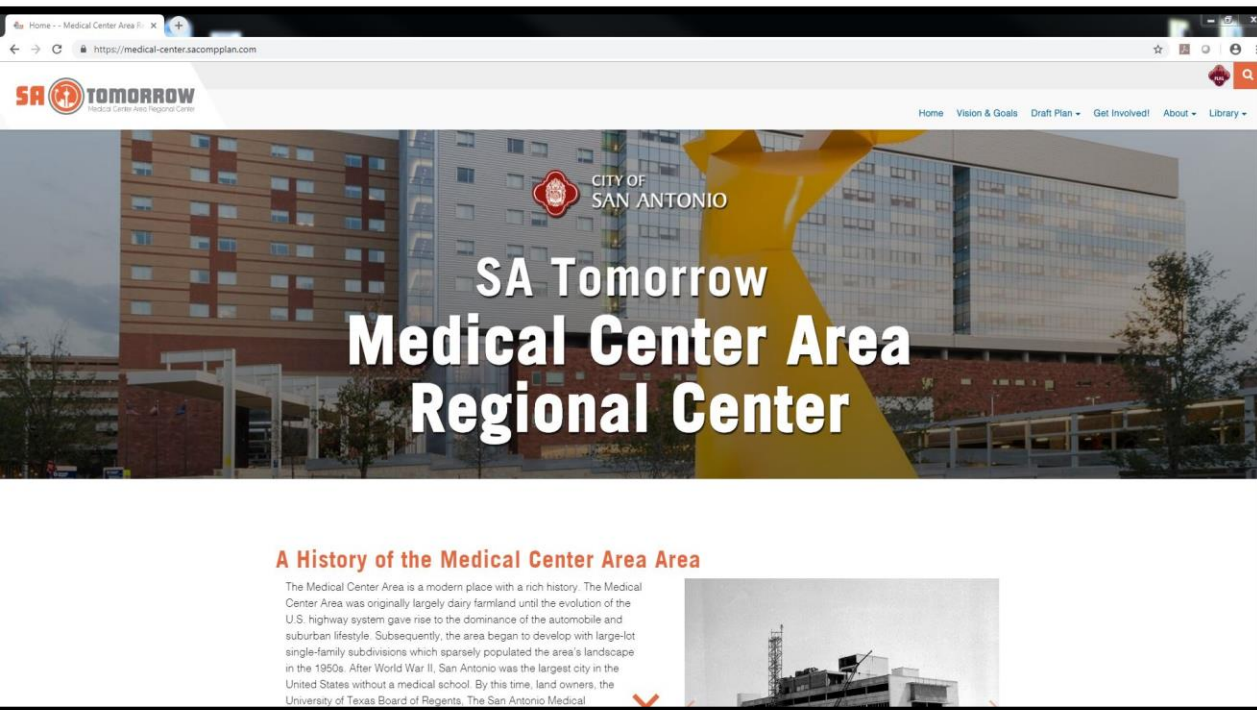


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How to stay involved:

- Review the draft plan and submit comments online
- Write a letter of support from your organization
- Attend a committee, commission, or council meeting





<https://medical-center.sacompplan.com/>

We'd love to hear your feedback.

Type of Feedback

- General Plan Framework Comments
- Focus Areas
- Mobility
- Amenities and Infrastructure
- Land Use
- Housing
- Economic Development
- Other

Feedback

Leave your suggestions...

Name*

Zipcode*

Email

* indicates a required field.

Submit

Coming Up...

- Comprehensive Plan Committee of City Council in May 2019
 - Planning Commission in June 2019
 - City Council in August 2019
- 



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