



Eastside Community Area Plan

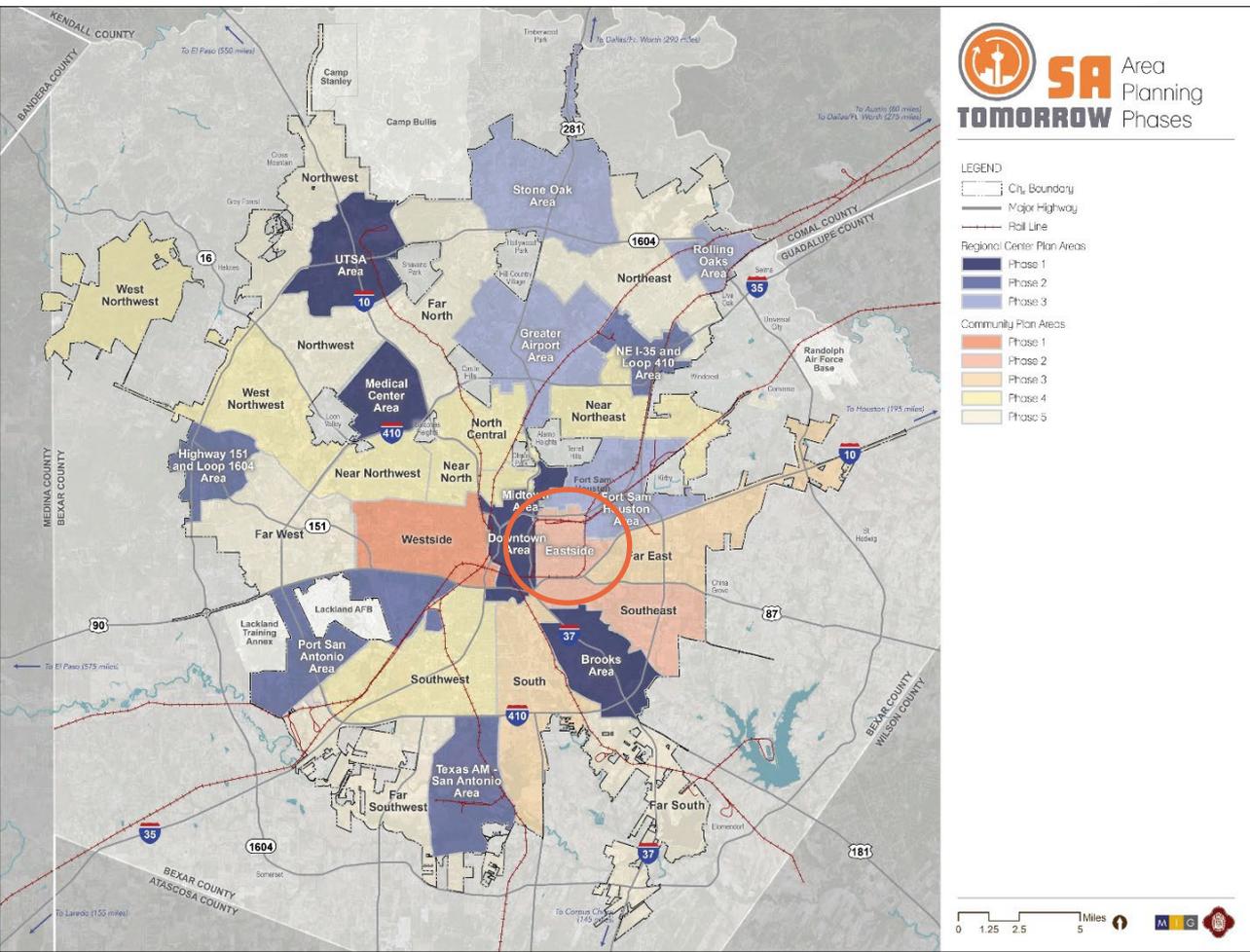
City Council A Session
Item #57

Bridgett White, AICP
Director, Planning Department
June 20, 2024



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

SA Tomorrow Comprehensive Plan



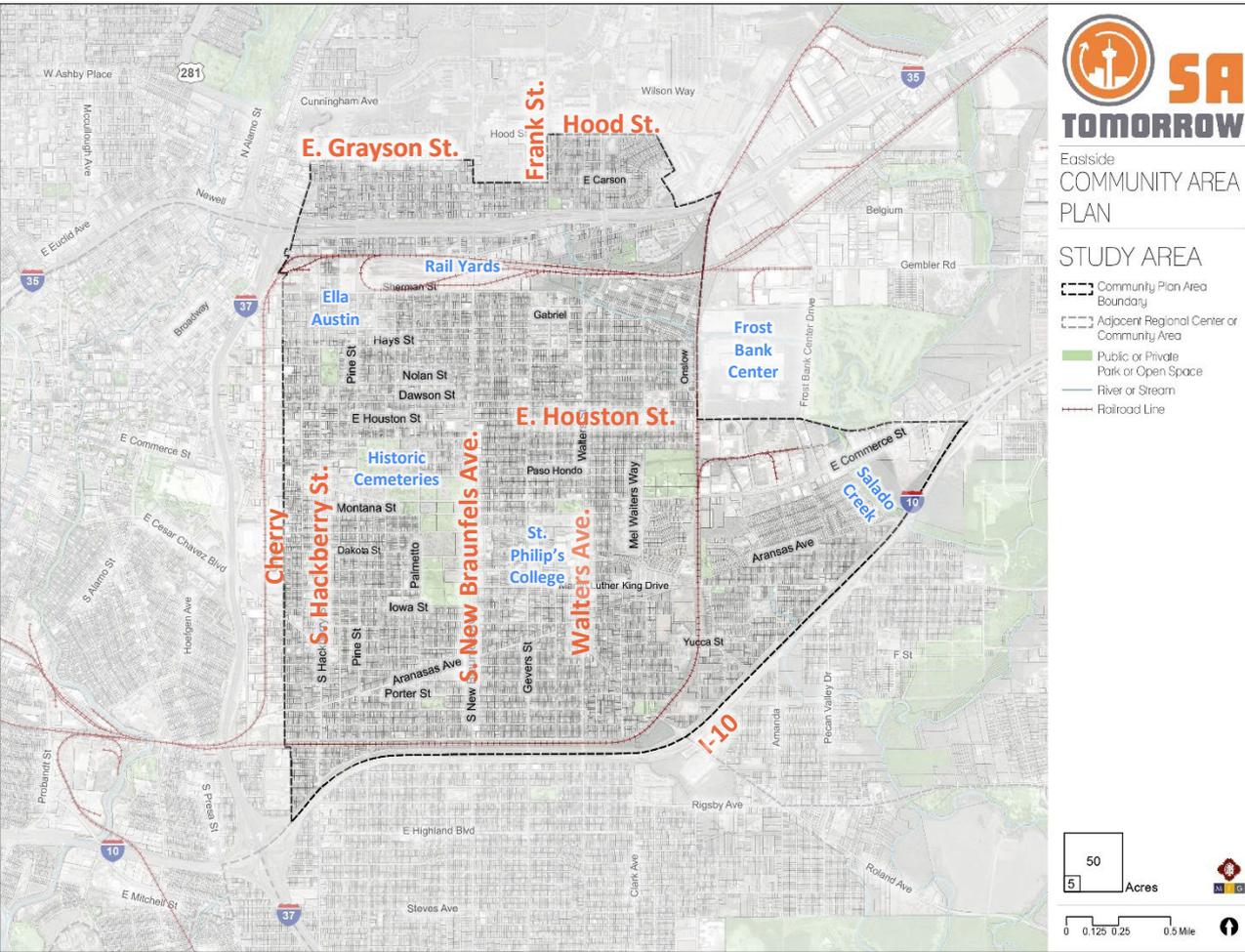
Regional Centers

- Key building blocks of San Antonio's future
- 13 identified in the Comprehensive Plan
- Major Employment Centers
- At least 15,000 jobs

Community Areas

- 17 Community Areas in addition to the 13 Regional Centers
- Comprise many of our existing neighborhoods grouped by geography and common history, challenges, and opportunities
- Create complete, walkable neighborhoods and communities

The Eastside Community Area

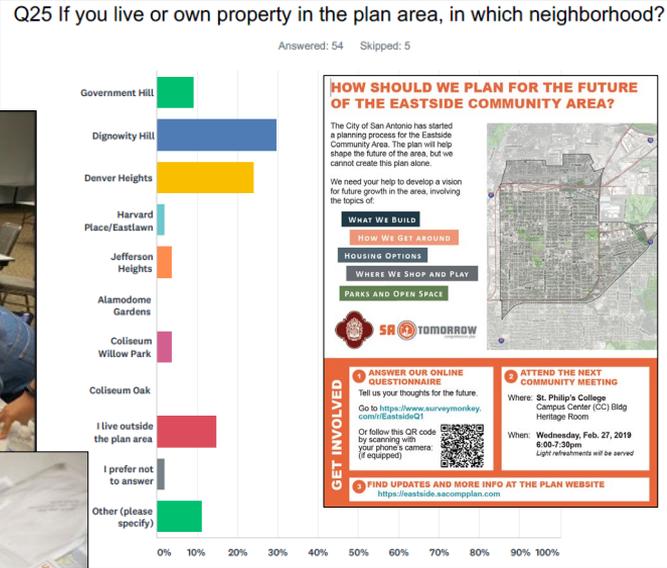


Key landmarks

- Carver Community Cultural Center
- Ella Austin Community Center
- Historic City Cemeteries
- Parks: Dafoste, Dawson, Denver Heights, Dignowity, Fairchild, Herrera, Lincoln, Lockwood Menger Creek, Pershing, Phillis Wheatley, Pittman Sullivan, Salado Creek Greenway, Woodard
- Rail Yards
- St. Philip's College

Outreach and Engagement

- Planning Team
- Community Meetings
- Online & Hardcopy Questionnaires
- Pop-up Events



EASTSIDE PLAN COMMUNITY MEETING FEBRUARY 27, 2019

WHAT DO YOU LIKE MOST ABOUT THIS AREA?

- ▶ CLOSE TO ST
- ▶ STRONG FEELING OF COMMUNITY
- ▶ CLOSE TO AMENITIES/EVENTS
- ▶ HISTORIC BLDGS+SITES
- ▶ CLOSE TO HOSPITALS

WHAT IS MISSING FROM THIS AREA?

- ▶ ADDITIONAL PUBLIC SAFETY + POLICING
- ▶ MORE RESTAURANTS/CHOICES + OTHER BUSINESSES + STORES
- ▶ MAJOR PUBLIC HOSPITAL
- ▶ Day shelters
- ▶ Assistance for the homeless
- ▶ MORE CONSISTENT NEIGHBORHOOD PUBLIC ADDRESS VOUCHER LOT#S + BLDGS (OLD ADDRESS)
- ▶ COMMUNITY CENTER
- ▶ Community showers for homeless
- ▶ EXTENSION OF DAILY QUIET ZONE (CRACKBERRY + PINE)

WHAT ABOUT THE COMMUNITY WOULD YOU LIKE TO SEE DIFFERENT?

- ▶ BEHAVIORAL ISSUES/HOMELESS
- ▶ BETTER ACCESS TO FROM THE AREA (TRANSIT/BLOCK)
- ▶ ENFORCE OUR COMMUNITY PLAN(S)
- ▶ EFFECTIVE SCOOTER POLICY
- ▶ To be more homeless friendly
- ▶ To let the public water tower continue to exist on N. Broadway + W. 10th STS
- ▶ Stop this city's prejudice against homeless people
- ▶ CONSISTENT REGULANCES
- ▶ GREENT+PROBLEM + TRASH
- ▶ SAFETY + TRAFFIC SPEEDS ON NEW BRANFELS + ON COMMERCE
- ▶ DEFERRED PAINT SHOPS + CONVENIENCE STORES
- ▶ IMPROVES + EDUCATION ON PROPERTY TAX ISSUES

WHAT IS YOUR VISION OR "BIG IDEA" FOR THE AREA?

- ▶ MOVING TRAM LINES TO YARDS
- ▶ BIODIVERSITY TRACKS FOR ARTIST/COMMUNITY
- ▶ ENTERTEINMENT + ALIVE CORNER
- ▶ SENIORS ASING IN PLACE
- ▶ TINY HOMES FOR HOMELESS (See below on the same page)
- ▶ HAYES ST BRIDGE AREA AS COMMUNITY SPACE
- ▶ BETTER CONNECTIVITY (2-WAY) BROW + DISNEY HILL TO ST

AMENITIES AND PUBLIC SPACE

Write your thoughts below and post in the place provided

Please PRIORITIZE PRESERVING AFFORDABLE HOUSING

INVEST IN PERMANENTLY SUPPORTIVE HOUSING

INVEST IN TRANSIT ORIENTED DEV.

Owner occupied short term rentals

Vision

Diverse communities of people will live, participate, and thrive together in Eastside neighborhoods. Places of historical and cultural heritage will be preserved and valued. More employment opportunities will be located in the area and available for local residents. Neighbors will feel comfortable, safe, and secure spending time outside, getting exercise, traveling, walking, and engaging with neighbors.

Goals

Goal 1: Community Stability and Inclusion

Diverse housing options will be available for current and future generations. Residents will feel comfortable and able to afford to remain in their neighborhoods throughout all stages of life. Residents and businesses will maintain and enhance neighborhood character in order to provide stability to the area. Neighbors will feel safe and secure in their homes and out in the community.

Goal 2: Employment and Opportunity

There will be more employment and entrepreneurial opportunities easily accessible by local residents in the Eastside Community Area. Negative side effects of economic growth, such as rental housing affordability issues, will be proactively minimized and mitigated.

Goal 3: History, Culture, and Art

The cultural landscape, comprised of buildings, businesses, public spaces, and natural features will be valued and preserved. quality, and enhance the health of the community.

Goal 4: Gathering Places

Public places will support interaction among people from diverse backgrounds. A complete and maintained network of sidewalks will provide easy access to public places. Diverse retail establishments and services will be available, including familiar and traditional businesses that are relevant to existing residents. quality, and enhance the health of the community.

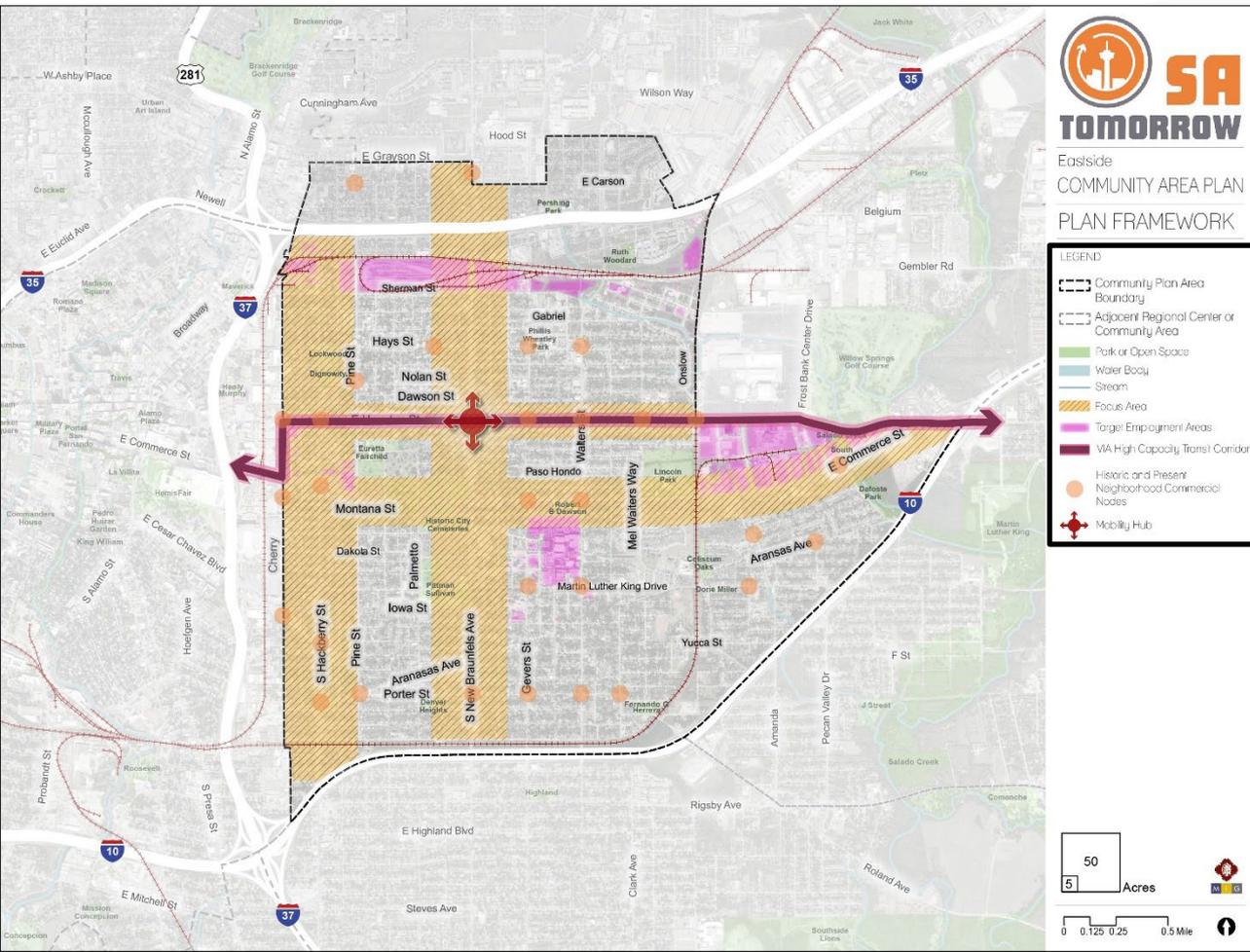
Goal 5: Connected Neighborhoods

Basic infrastructure for walking such as sidewalks, lighting, and trees will be complete and maintained. Additional infrastructure improvements will be of exemplary quality, supporting multiple community goals, including social interaction and health, complementing cultural assets, and enhancing transportation choices. Complete streets will make walking, bicycling, and riding transit safe, convenient, and comfortable.

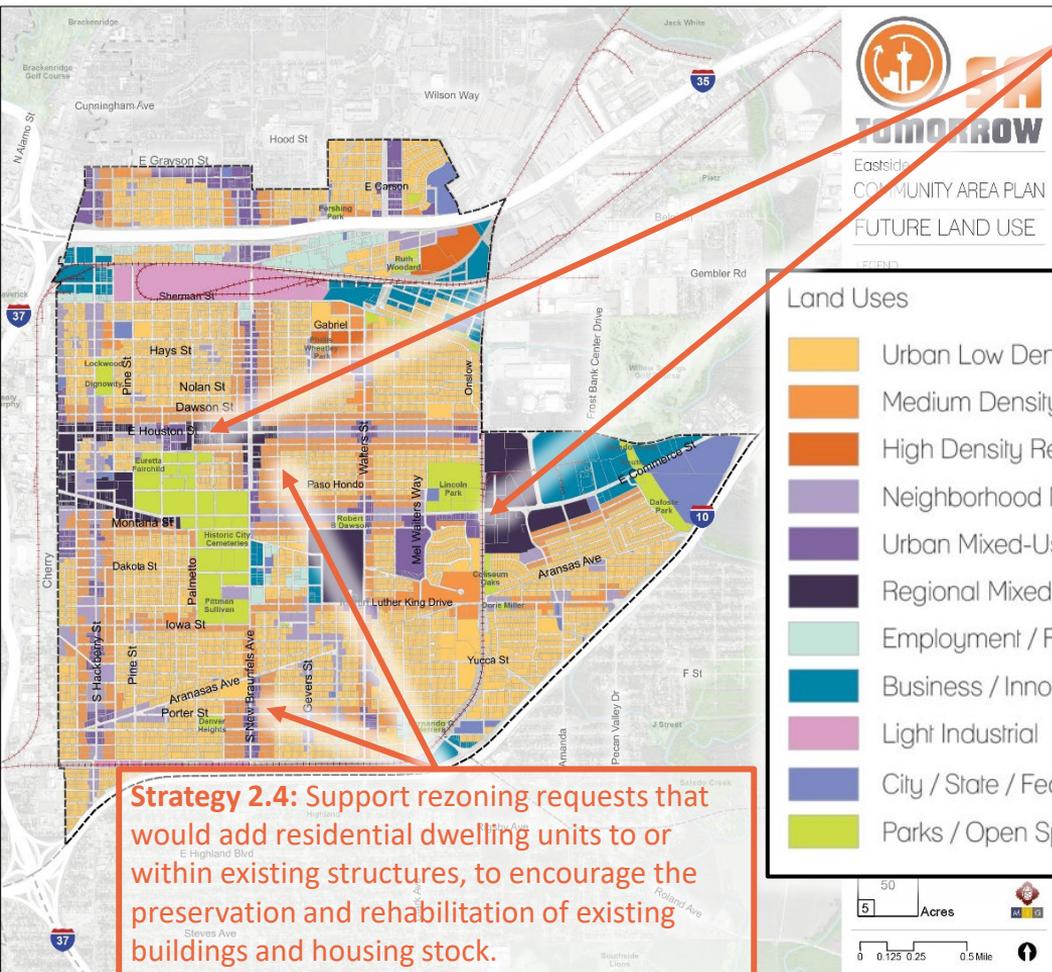
Goal 6: Healthy Green Neighborhoods

Residents will be connected to trails, parks, and other green spaces. Large canopy trees and green stormwater infrastructure will reduce the urban heat island, improve air and water quality, and enhance the health of the community.

Plan Framework Map



Implementation Priorities – Land Use

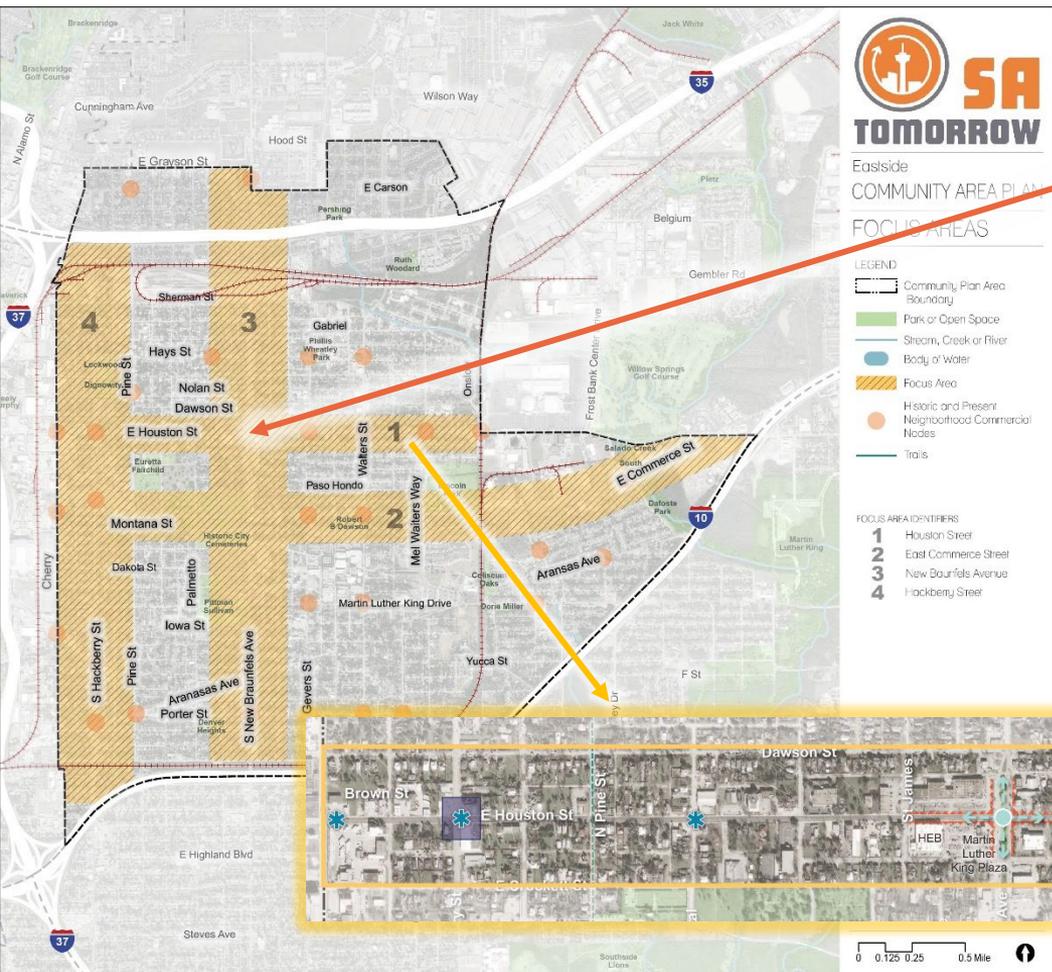


Strategy 1.1: Initiate and support rezoning requests in areas designated as mixed-use to provide a mix of uses designed to support pedestrians and transit use. For City-initiated rezoning, ensure existing detached single-family residences continue to be permitted by right and are not made nonconforming.

Strategy 3.1: Include site and building design standards within any new mixed-use and transit-oriented zoning districts in the Unified Development Code (UDC). New development in mixed-use centers and corridors should incorporate design elements such as windows in street facing walls, primary building entrances that face a street or street-oriented courtyard, and parking located behind the primary structure rather than between the street frontage and building face.

Strategy 2.4: Support rezoning requests that would add residential dwelling units to or within existing structures, to encourage the preservation and rehabilitation of existing buildings and housing stock.

Implementation Priorities – Focus Areas



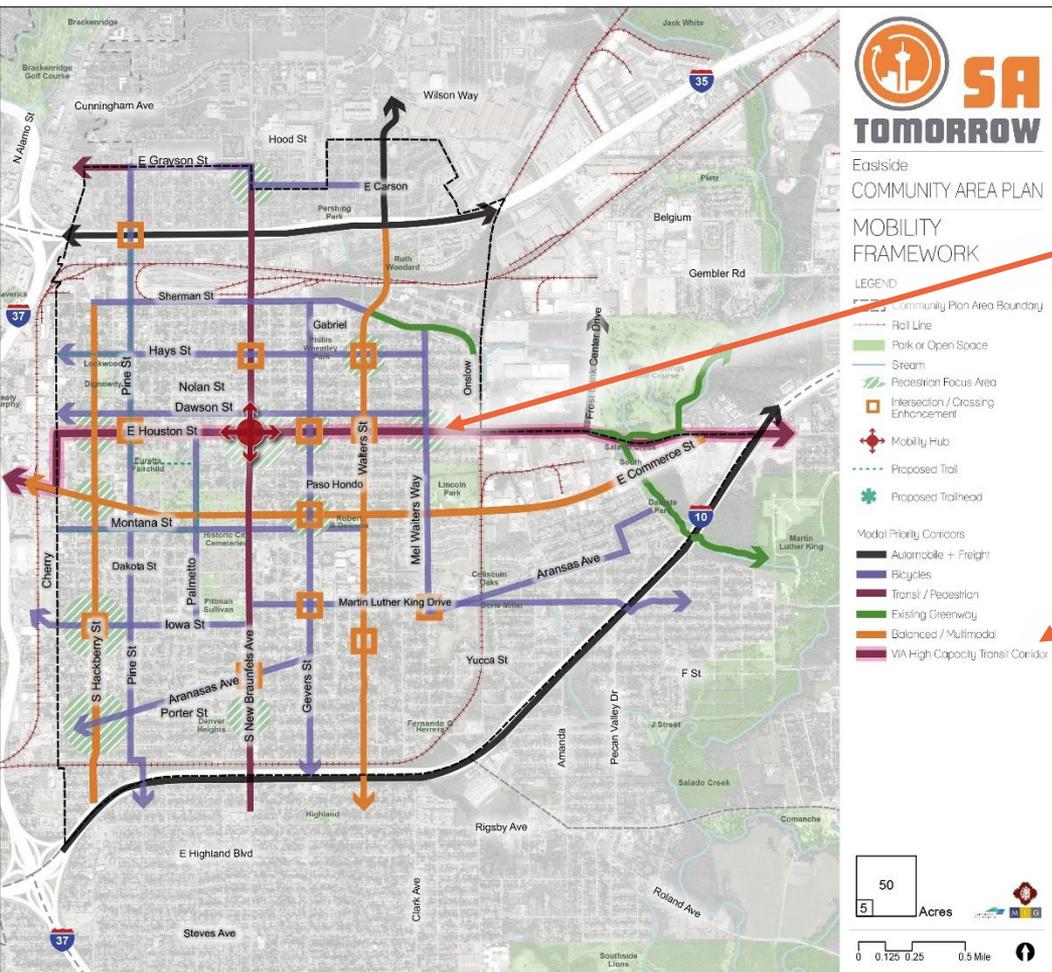
Strategy 3.1: Prioritize the completion and enhancement of sidewalk networks near VIA's Advanced Rapid Transit and Primo services.

Strategy 3.2: Prioritize affordable housing subsidies in the vicinity of VIA's Advanced Rapid Transit and Primo services.

Strategy 1.1: Support grassroots efforts and local business in creating pedestrian-oriented community hubs by increasing public investment in street trees and landscaping, decorative lighting, public art, seating, street parking, façade revitalization, and building restoration that enhance the experience of walking, spending time, and interacting.



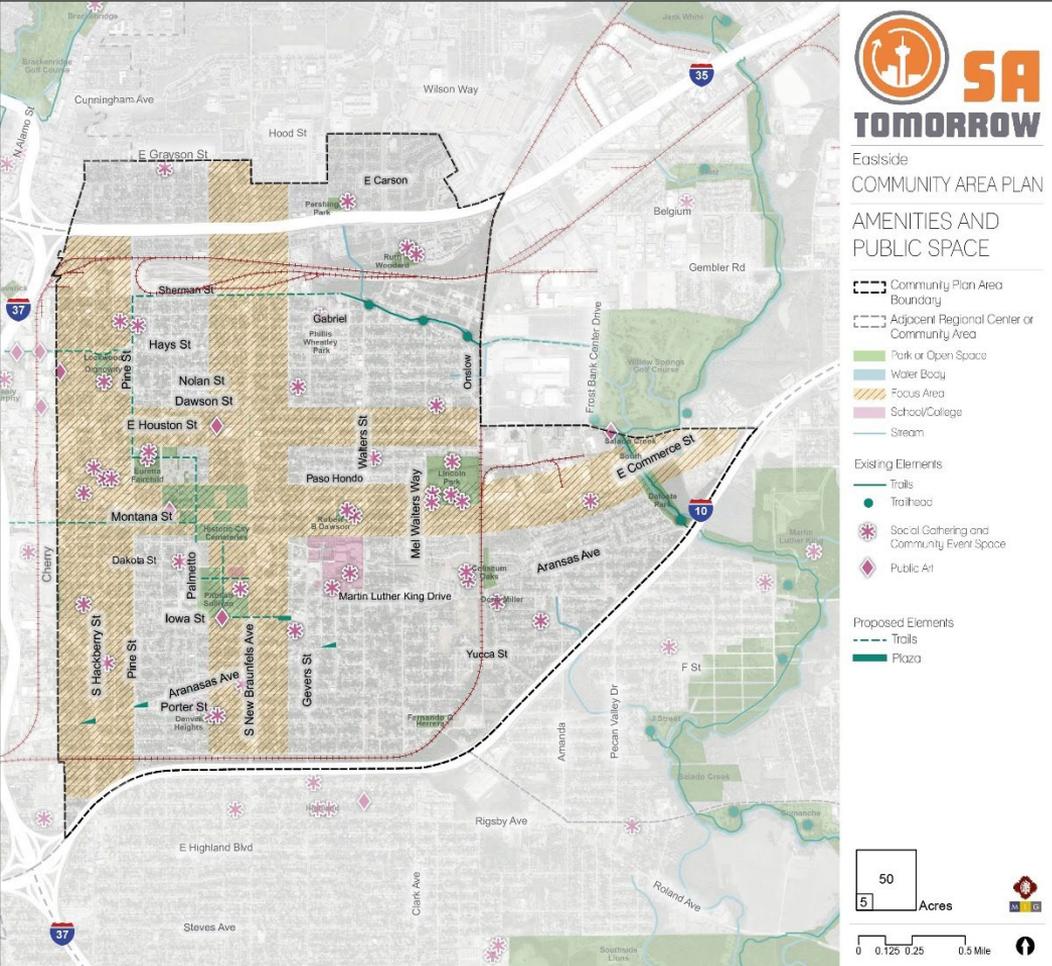
Implementation Priorities – Mobility



Strategy 4.1: Improve the first/last mile experience of transit riders by enhancing sidewalks, curb ramps, crosswalks, and bicycle facilities near VIA Metropolitan Transit transfer areas, Primo station areas, and future Advanced Rapid Transit Silver Line station areas. Additional improvements to creating inviting, quality public spaces at transit stations include shade, seating, safety lighting, and public art. The location and prioritization of these investments should consider VIA’s planned timeline for improving service. Based on the current analysis, priority improvement areas are in the vicinity of:

- East Houston Street and Cherry Street;
- East Houston Street and New Braunfels Avenue;
- East Houston Street and Walters Street; and
- East Houston Street and Union Pacific Railroad near Frost Bank Center.

Implementation Priorities – Amenities & Public Space



Strategy 3.1: Use green stormwater infrastructure in public street improvement projects and future bond projects.

Strategy 3.2: Use street trees to complement other necessary improvements for pedestrian safety and comfort when completing street projects.

Implementation Priorities – Housing & Economic Development

Housing Strategy 2.1: Identify strategies and financial tools that can help mitigate the impacts of escalating property values for lower-income residents.

Economic Development Strategy 1.1: Support the creation of neighborhood business improvement districts or other public-private partnerships that enable local business owners to act collectively to invest in and improve the physical environment around their establishments.

HOUSING SNAPSHOT

Total Population |
33,423

Total Households |
10,784

Annual Household
Growth, 2010-2018 |
0.9% (COSA | 1.2%)

Average Household
Size | 3.04 persons
(COSA | 2.71)

One-Person
Households | 29%
(COSA | 29%)

Non-Family
Households | 34%
(COSA | 35%)

Average Household
Income | \$38,600
(COSA | \$70,019)

Sub-Area Plan Implementation

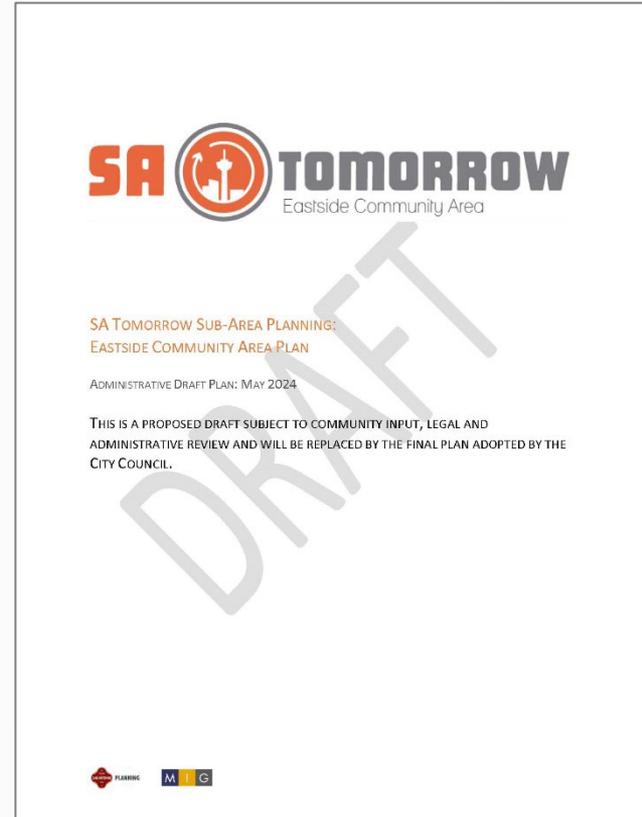
Recommendation and Strategy Examples		Strategy Types		
		Regulatory and Policy	Partnerships	Investments
Land Use Recommendation #2	Preserve and revitalize older building stock and traditional uses and development patterns			
Land Use Strategy 2.2	Encourage and accommodate more home occupations and live/work uses in neighborhoods. Review existing regulations and permitting processes for potential expansion of opportunities and process improvements to ensure there is a clear and feasible pathway for applicants to establish home occupations and live/work uses in Eastside Area development contexts.	X		
Housing Recommendation #1	Support diverse infill housing and reinvestment in existing dwellings that reflect historic pedestrian-oriented development patterns. (See also Strategic Housing Implementation Plan (SHIP) Strategies CHS2, CIH3, and HPRP3)			
Housing Strategy 1.2	Allow additional dwellings or secondary uses on lots with existing buildings, to support the preservation of the existing buildings and increase opportunities for housing options that are affordable to different residents.	X		
Amenities and Public Space Recommendation #3	Invest in tree canopy and green stormwater infrastructure to achieve multiple community goals.			
Amenities and Public Space Strategy 3.3	Work with the City’s Parks and Recreation Department to identify suitable locations for planting trees and implementing the department’s Urban Forestry SA Tree Canopy Investment Fund Program		X	X

Adoption Process



Staff Recommendation

Staff and Planning Commission recommend the Eastside Community Area Plan, with all staff and Planning Commission recommended revisions, be adopted as a component of the City's Comprehensive Master Plan.





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