



# NE I-35 and Loop 410 Area Regional Center Plan

City Council A Session  
Item #18

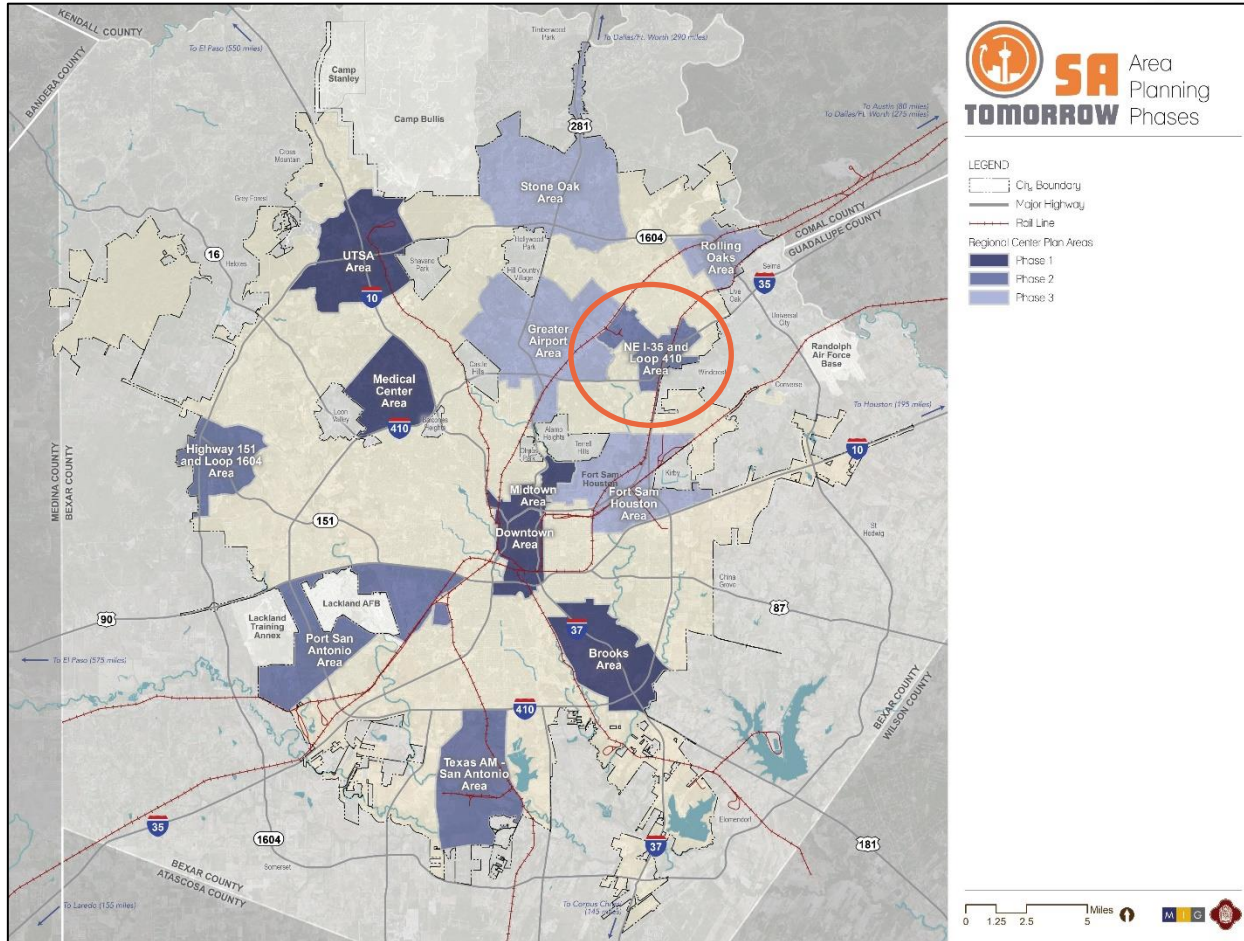
Bridgett White, AICP  
Director, Planning Department  
September 1, 2022



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# 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

# The NE I-35 and Loop 410 Area Regional Center



## Key Landmarks

- Capitol Aggregates
- Longhorn Quarry
  - Toyota Field
  - Morgan's Wonderland
  - Children's Rehabilitation Institute
  - NEISD Heroes Stadium
- Kallison Park
- VIA Randolph Transit Center (Park and Ride)



# Outreach and Engagement



# Vision

"The NE I-35 and Loop 410 Area Regional Center is a place where **neighborhoods and businesses** thrive and whose unique **recreational, educational, and institutional assets** draw residents and visitors alike. Its **well-connected transportation networks** integrate options for automobile, public transit, bicycle, and pedestrian travel allowing efficient access to everything the area has to offer – **from entertainment, to parks and hike/bike trails, to businesses that meet day-to-day needs**. The Regional Center supports its traditional industrial base, embraces economic development that fosters a **balanced mix of live, work, and play** options, and evolves in a way that **sustains and protects its natural systems and environment**."

# Goals

**Goal 1:** Encourage economic development and business diversity that nurture positive community identity.

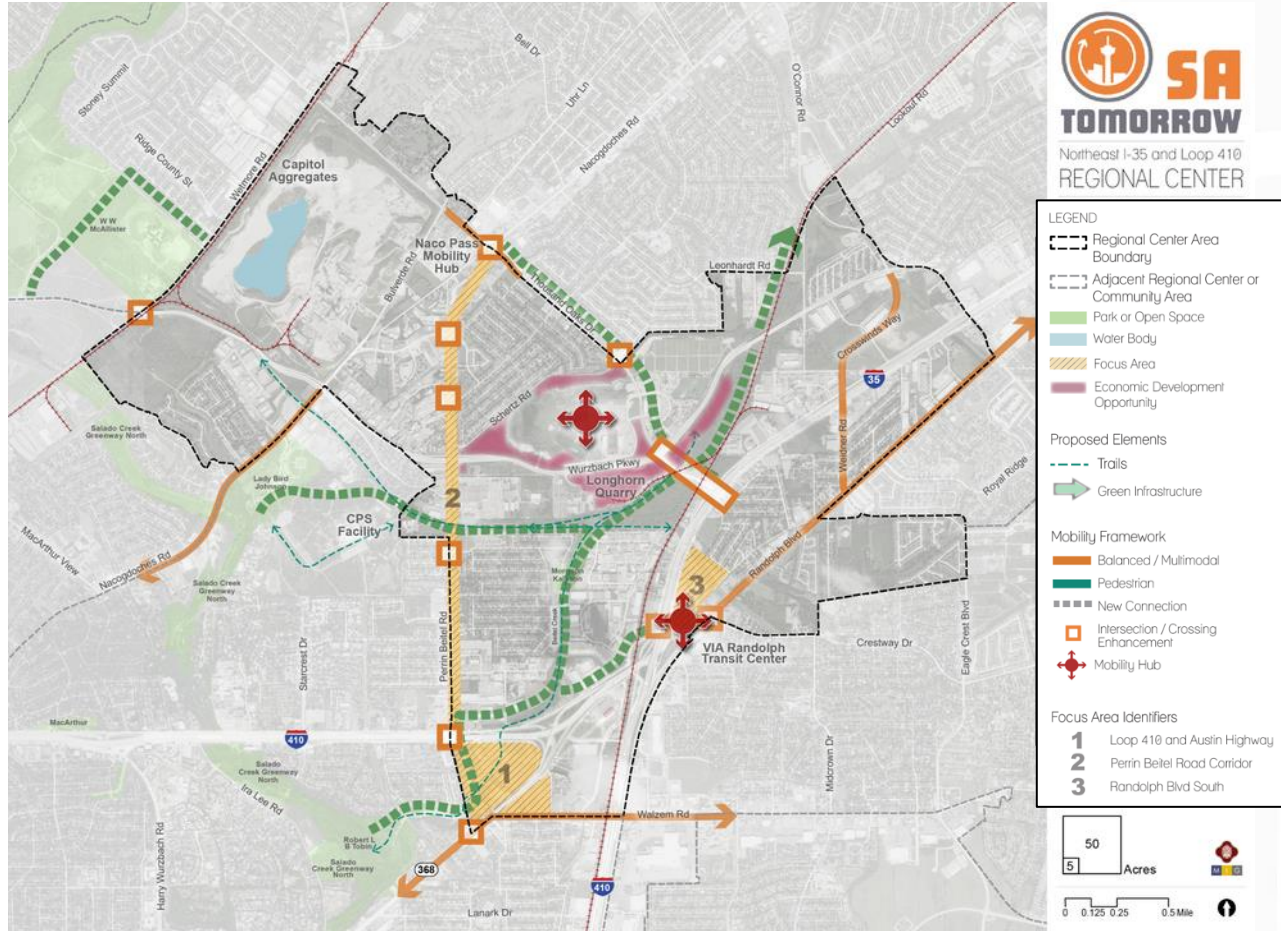
**Goal 2:** Promote community well-being and safety.

**Goal 3:** Create a connected transportation network that integrates multiple modes of transportation - including automobile, public transit, bicycle, and pedestrian - to efficiently serve the needs of multiple audiences including area residents, workforce commuters, commerce and trade, and visitors.

**Goal 4:** Expand and connect greenspace, parks, and trails.

**Goal 5:** Support sustainable development practices that encourage stewardship of the natural environment, create healthy neighborhoods, and minimize the risk of flooding.

# Plan Framework

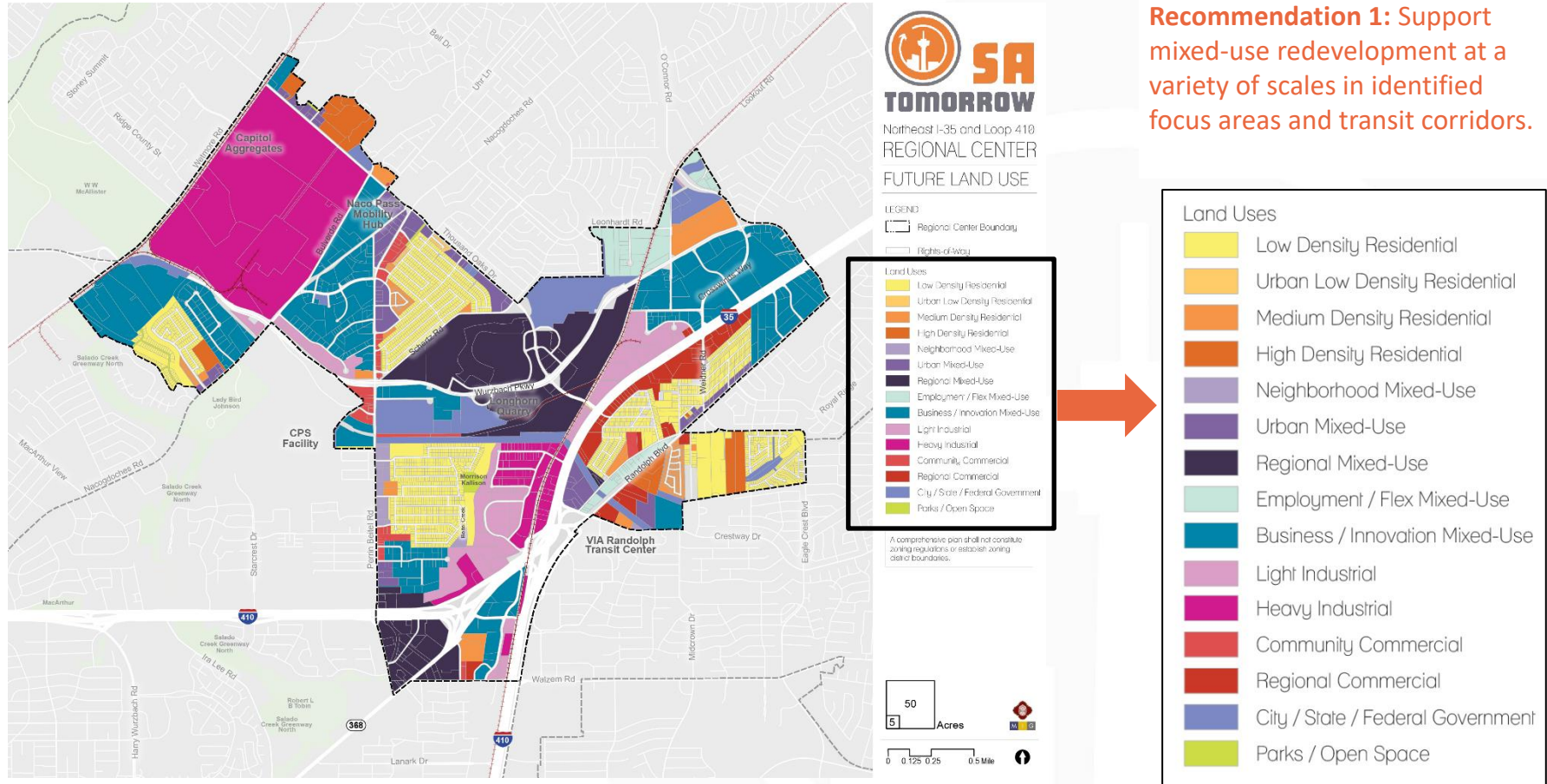


## Elements:

- Land Use
- Focus Areas
- Mobility
- Amenities and Public Space
- Housing
- Economic Development



# Implementation Priorities – Land Use





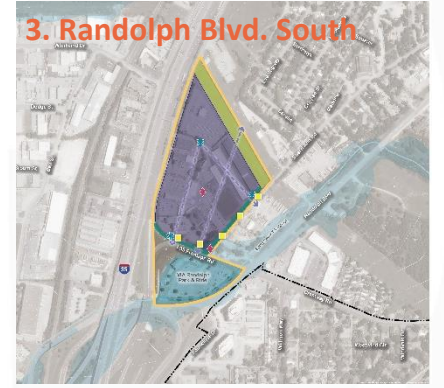
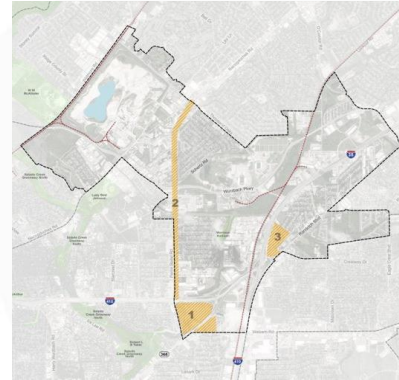
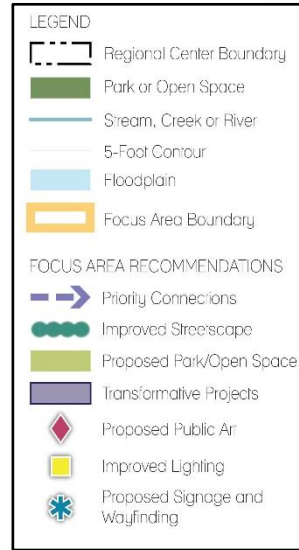
# Implementation Priorities – Focus Areas

## Recommendation 1:

Support land use and zoning that will encourage redevelopment and revitalization of aging, underutilized, and outdated commercial areas with spaces that meet the demands of modern markets and lifestyles.

## Recommendation 2:

Examine options for using natural and man-made features, such as floodplains, drainage ways, and utility easements, to expand greenspace, trail connections, and recreational opportunities as well mitigate flooding hazards.



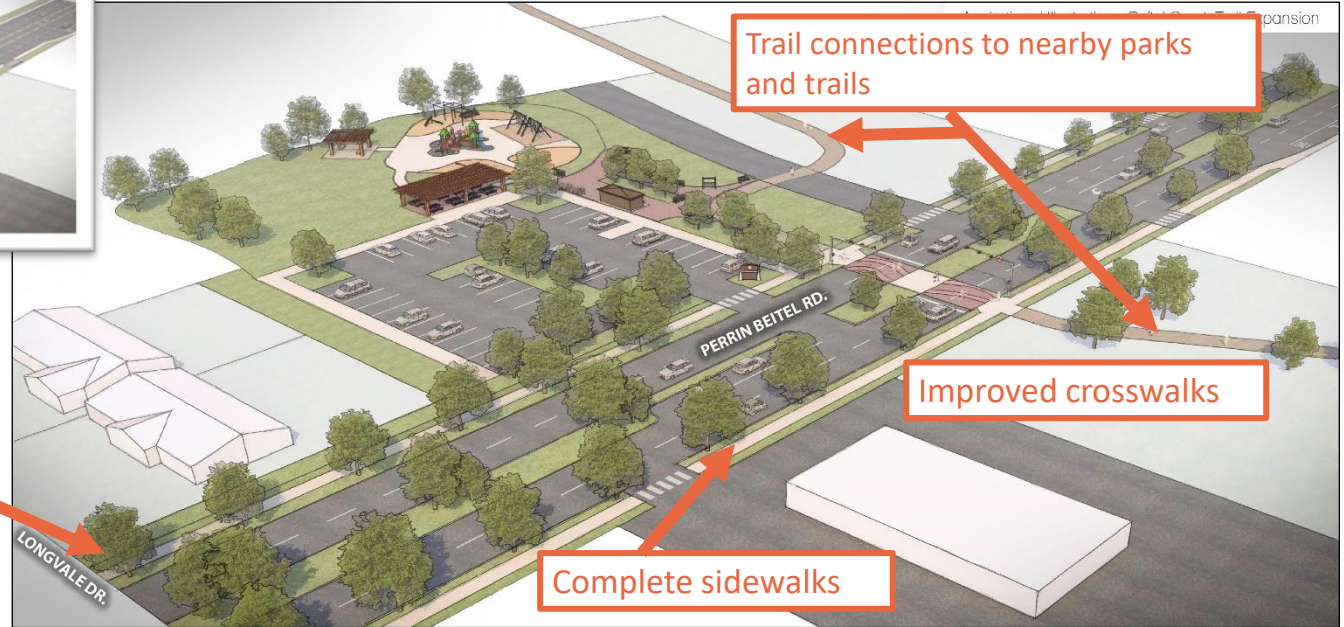
# Implementation Priorities – Mobility

## Strategy 2.2:

Implement on-road infrastructure and wayfinding projects to improve first/last mile connectivity to regionally significant trailheads such as the McAllister Park, Lady Bird Johnson Park, Tobin Park Trailhead, and Oakwell Trailhead Park.



**Location:** Perrin Beitel near Longvale



Street trees for shade

Trail connections to nearby parks and trails

Improved crosswalks

Complete sidewalks

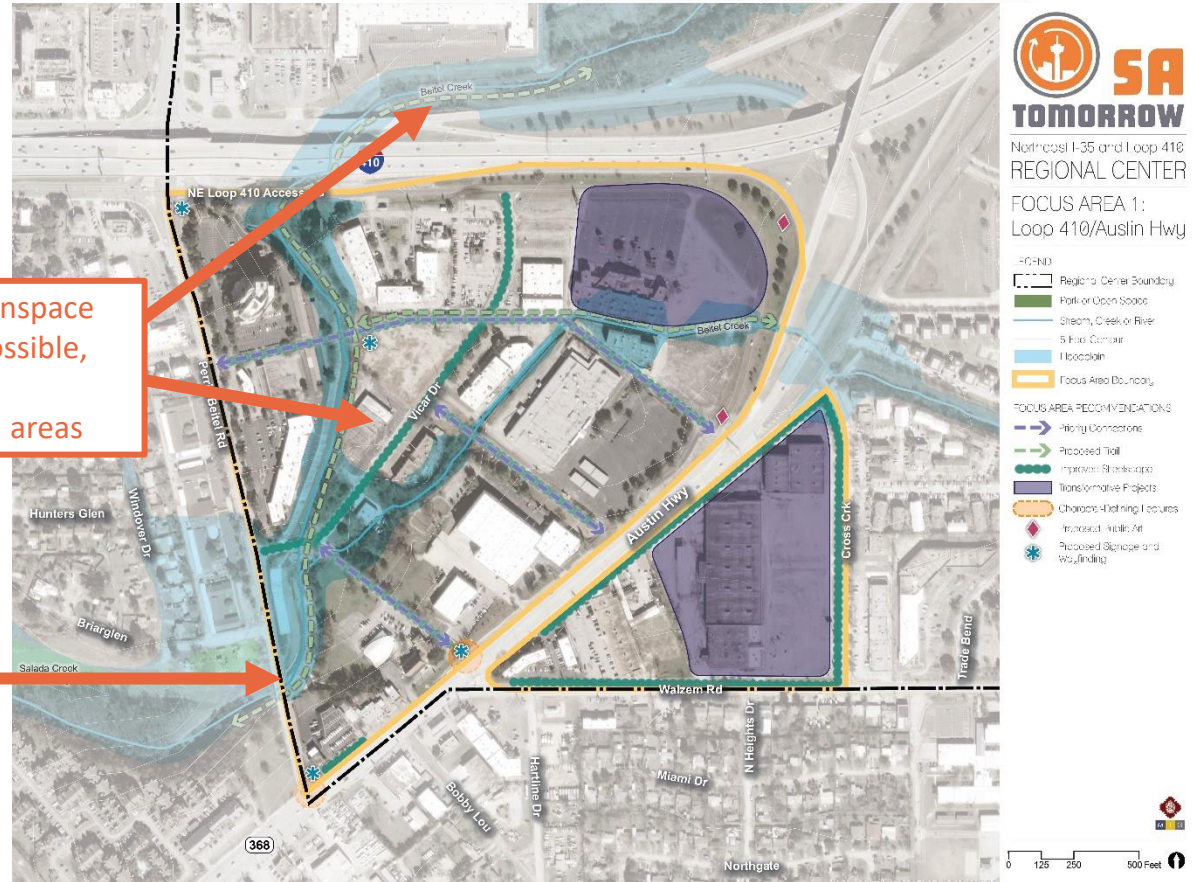


# Implementation Priorities – Amenities & Public Space

**Recommendation 1:** Leverage floodplain areas and public easements within the Regional Center to expand green space and create direct connections to nearby parks and greenway trails.

Expand greenspace wherever possible, especially in floodplain areas

Direct connection to Salado Creek Greenway Trail





# Implementation Priorities – Housing

**Recommendation 3:** Connect and orient neighborhoods and housing to area parks, greenways, and open spaces.



**Location:** Perrin Oaks Plaza, Perrin Beitel at Thousand Oaks



# Implementation Priorities – Economic Development

**Recommendation 2:** Invest in and support revitalization of existing commercial and industrial areas.



*Location: VIA Randolph Transit Center at Sherri Ann Rd.*



Mixed-use opportunities

Open space opportunities with easements and floodplains

New development with live, work, and play options in a cohesive, easily-accessible environment

VIA facilities with transit options



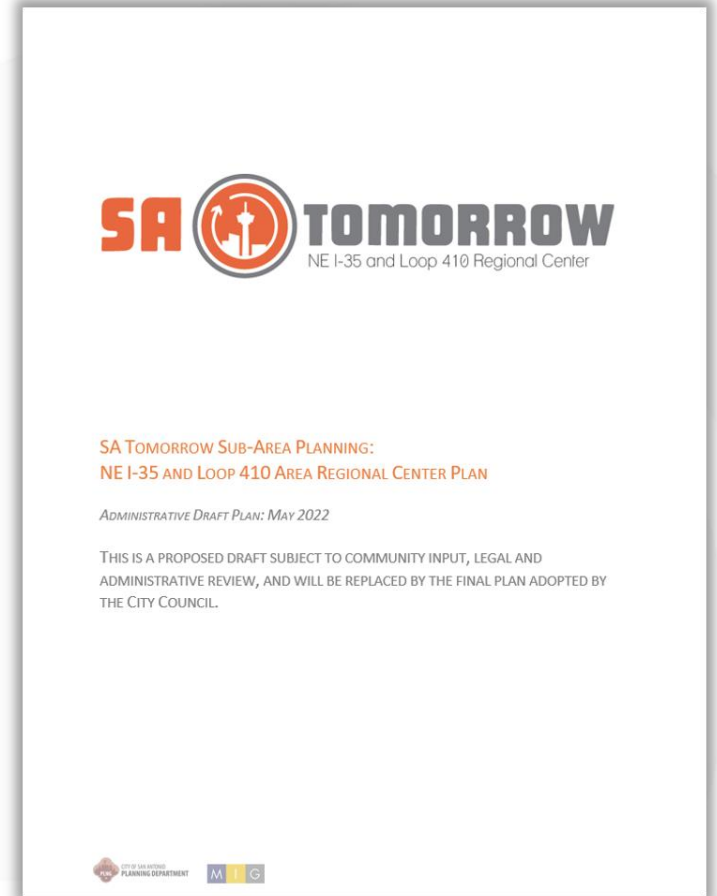
# Implementation

Recommendation and Strategy Examples		Strategy Types		
		Regulatory and Policy	Partnerships	Investments
<b>Land Use Recommendation #1</b>	Support mixed-use redevelopment at a variety of scales in identified focus areas and corridors.			
Land Use Strategy 1.1	Where appropriate, rezone properties to a mixed-use zoning district in areas where mixed-use development is desired, particularly in areas designated as Regional Mixed-Use or Urban Mixed-Use. Important areas to consider are the Longhorn Quarry, the Galaxy Theater area, and the area north of the VIA Randolph Transit Center.	X		
<b>Mobility Recommendation #1</b>	Continue implementing the San Antonio Vision Zero Action Plan.			
Mobility Strategy 1.1	Continue evaluating and implementing proven strategies and best practices improvements, potentially including traffic calming and “complete streets” principles which improve pedestrian, bicycle, and traffic safety as well as help achieve San Antonio’s Vision Zero goals. Highest priority areas identified as Severe Pedestrian Injury Areas (SPIAs) include Perrin Beitel from Austin Highway to Sun Gate Drive; Perrin Beitel from Schertz Road to Naco Perrin Boulevard; and Randolph Boulevard from the VIA Randolph Transit Center to Carelin.	X		X
<b>Amenities and Public Space Recommendation #1</b>	Leverage floodplain areas and public easements within the regional center to expand greenspace and create direct connections to nearby parks and greenway trails.			
Amenities and Public Space Strategy 1.1	Coordinate with CPS Energy, the Parks and Recreation Department, the Public Works Department, the Transportation Department, and other relevant stakeholders to explore options and feasibility of priority trail connections using public easements.		X	



# Staff Recommendation

Staff recommends adoption of the NE I-35 and Loop 410 Area Regional Center Plan as a component of the City's Comprehensive Master Plan.





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