

The logo features the letters 'SA' in a bold, orange, sans-serif font. To its right is a circular icon with a grey border, containing a white silhouette of the Tower of the Americas and a curved arrow. Further right, the word 'TOMORROW' is written in a large, bold, grey, sans-serif font. Below 'TOMORROW', the words 'sub area planning' are written in a smaller, orange, sans-serif font.

**SA**  **TOMORROW**  
sub area planning

# SA Tomorrow Comprehensive Plan & Implementation

City of San Antonio  
Planning Department  
SA Tomorrow Planning Initiatives



August, 2017

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

# Overview

- SA Tomorrow background
- Sub-Area plans
- Classroom application
- Resources



**SA**



**TOMORROW**

SA Tomorrow Background



# The Challenge: Expected Growth



**+ 1.1 million**

1.7 million  
2010

2.8 million  
2040

**POPULATION**



**Bexar County**

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.  
This means **½ million new housing units and ½ million new jobs.**

# SA Tomorrow Plan Elements

## Growth & City Form

DCRP - Regional Center and Community Plan Development

## Transportation & Connectivity

DCRP - SA Corridors, VIA Vision 2040, TCI - Vision Zero

## Housing

HNSD – Neighborhoods Improvement Bond, AFFH Plan

## Jobs & Economic Competitiveness

DCRP / EDD - Regional Center and Community Plan Development

## Community Health & Wellness

Metro Health and Bexar County Health Collaborative – CHIP



# SA Tomorrow Plan Elements

## Natural Resources

DCRP/DSD/Parks & Recreation – SEP-HCP

## Historic Preservation

DCRP/OHP/DSD - Neighborhood Conservation District Policy Update

## Military

OMA and Office of Sustainability - Dark Skies Study

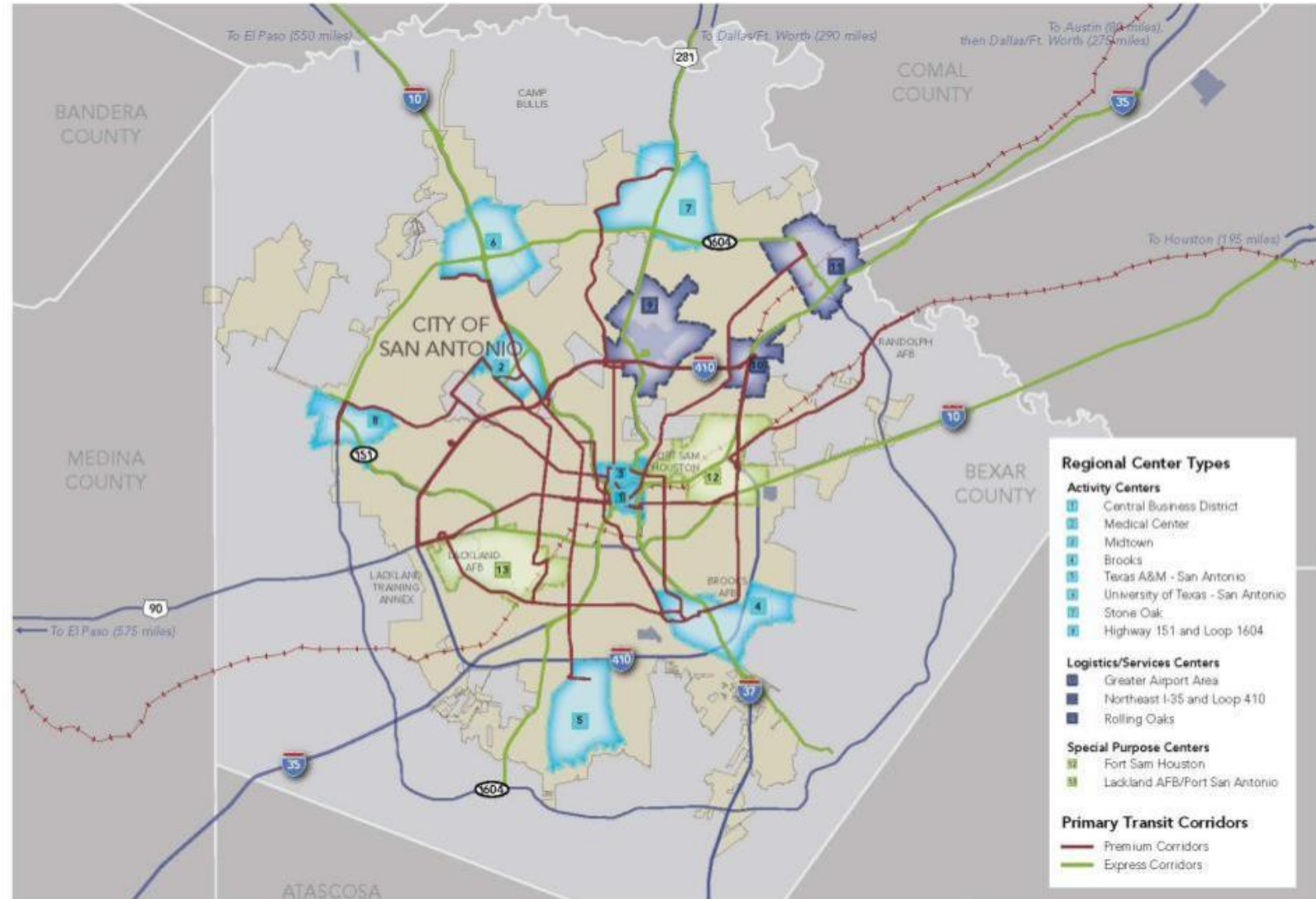
## Public Facilities & Community Safety

Parks & Recreation – SA Parks & Recreation System Strategic Plan



# Regional Centers

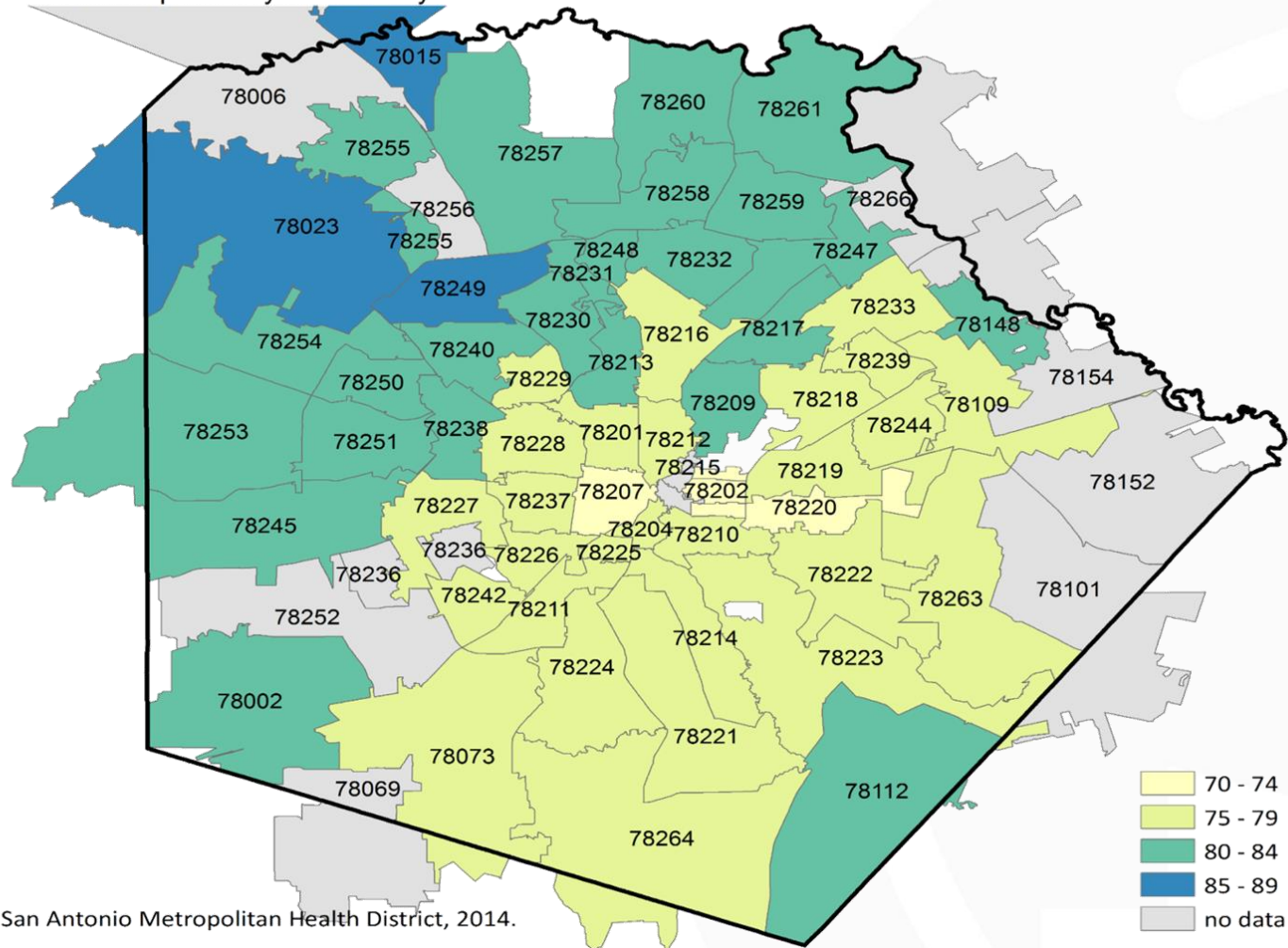
- City-wide Share in Regional Centers by 2040:
  - 50% of new jobs
  - 20% of new households



# Metro Health Strategic Plan

## Life Expectancy by Zip Code

Figure 5.25 Life expectancy at birth in years



Source: San Antonio Metropolitan Health District, 2014.



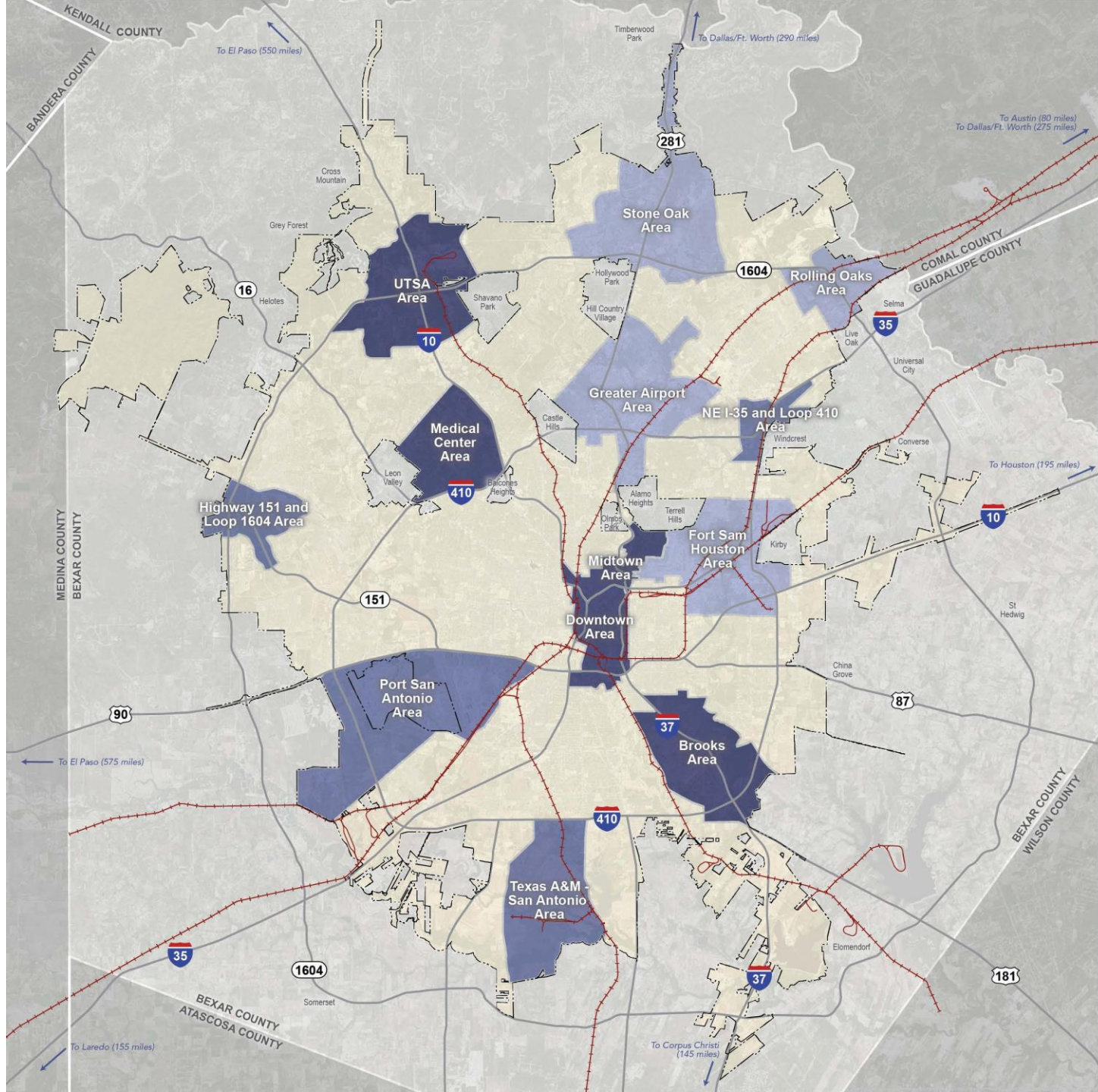
**SA**



**TOMORROW**

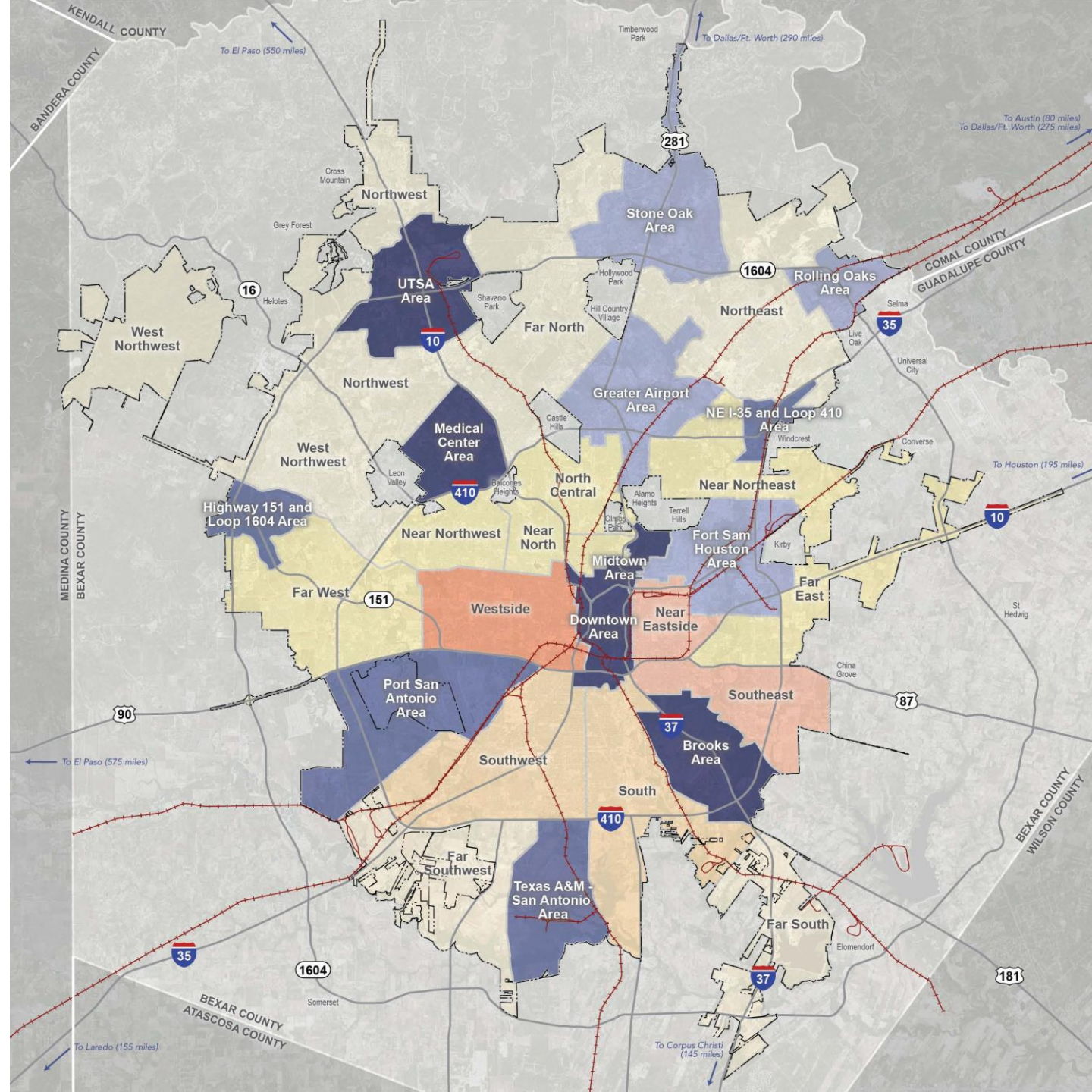
SA Tomorrow Sub-Area Plans









# SA Area Planning Phases

- LEGEND**
-  City Boundary
  -  Major Highway
  -  Rail Line
  - Regional Center Plan Areas
    -  Phase 1
    -  Phase 2
    -  Phase 3








**LEGEND**

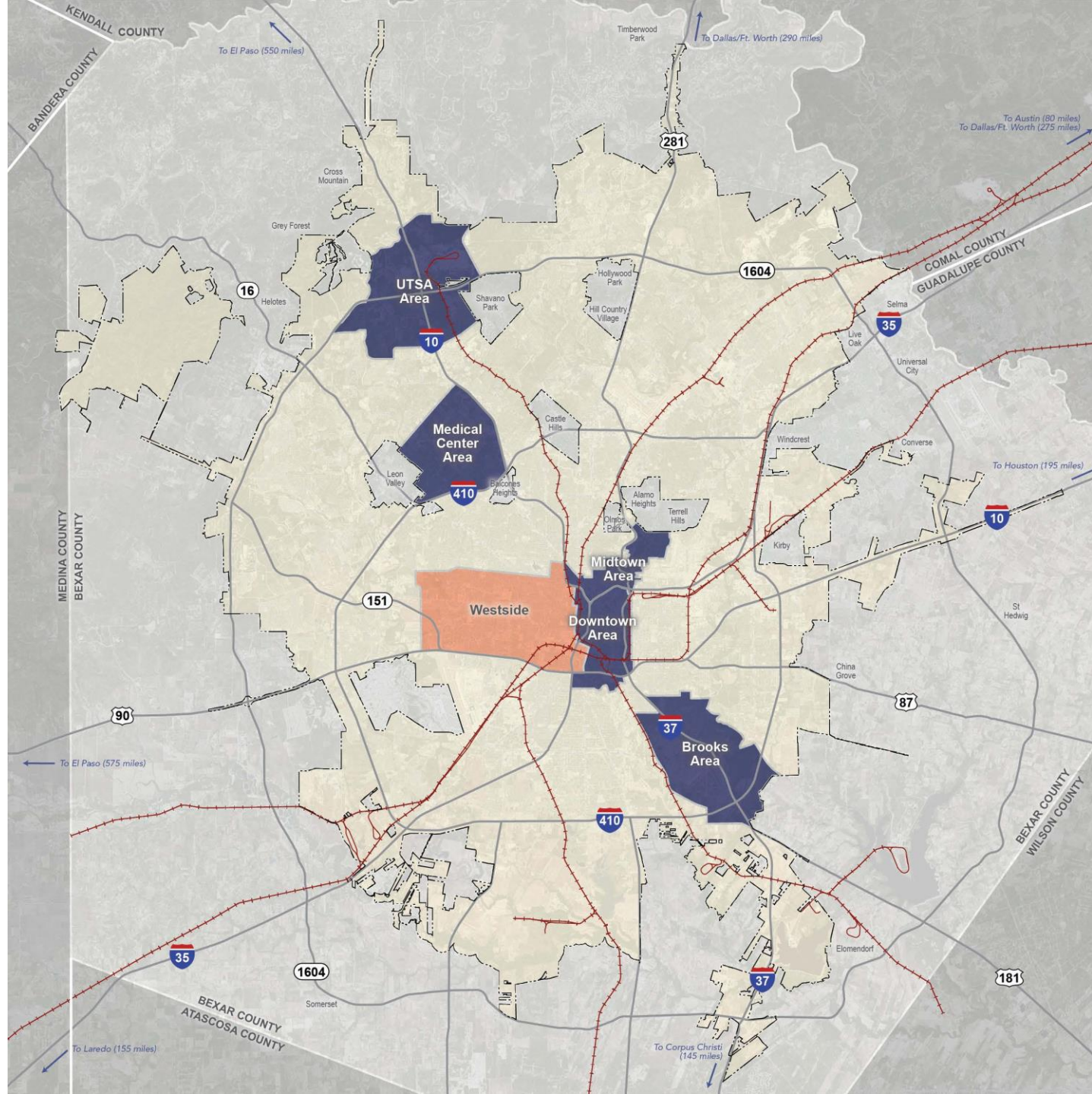
-  City Boundary
-  Major Highway
-  Rail Line

**Regional Center Plan Areas**

-  Phase 1
-  Phase 2
-  Phase 3

**Community Plan Areas**

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5




# SA Area Planning Phases

**TOMORROW** Phases

- LEGEND**
- City Boundary
  - Major Highway
  - Rail Line
  - Regional Center Plan Areas**
  - Phase 1
  - Community Plan Areas**
  - Phase 1

# Plan Framework

- Land Use
- Parks, Public Space and Recreation
- Mobility and Access Improvement
- Infrastructure and Amenities Improvement
- Catalytic Site Concepts and Placemaking
- Economic Development and Housing

**SA**



**TOMORROW**

Classroom Application





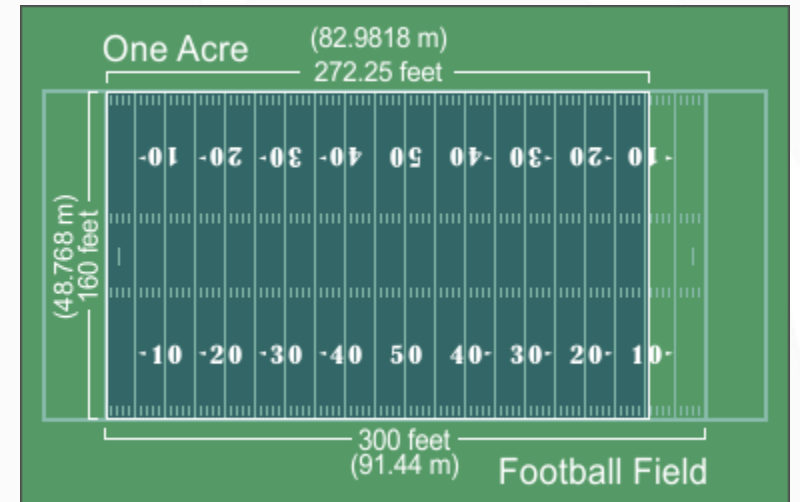
# Growth and Density

# Visualizing Density

- Dwelling Units per Acre (DU/acre)

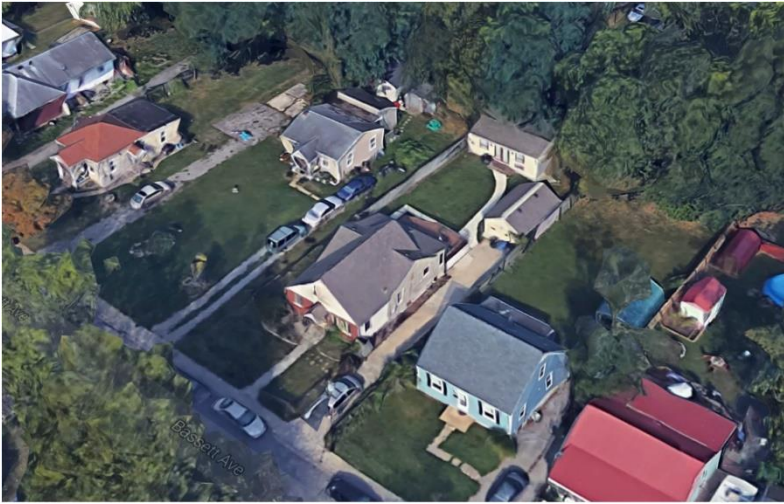
- Acre = 43,560 sq. ft.
- Football field (w/o end zones) = 48,000 sq. ft.

- How do you visualize one acre?

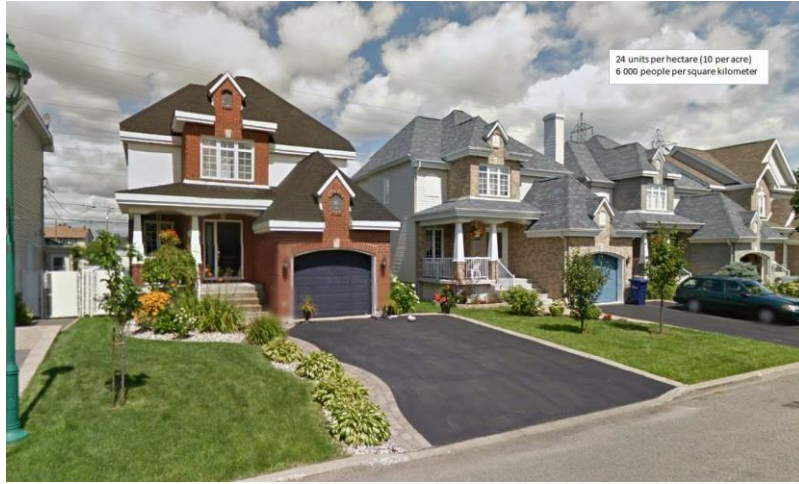


- How many housing units can comfortably fit on one acre?





Approximately 3 DU/acre



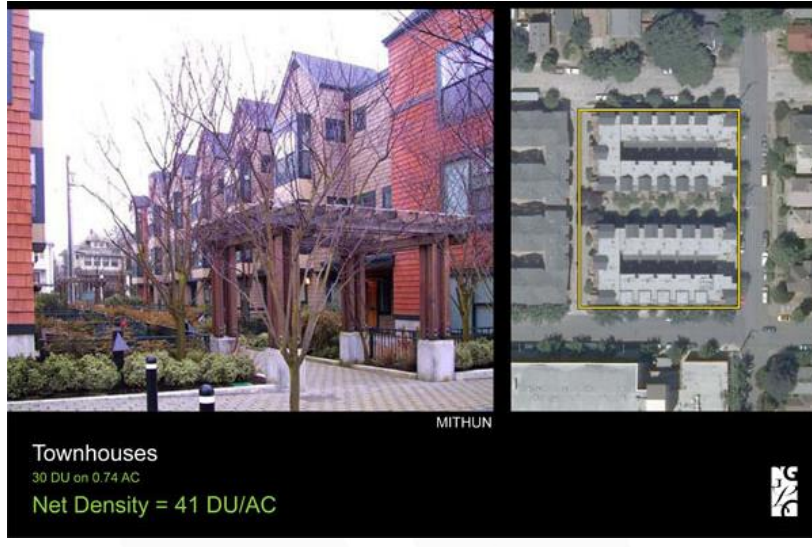
Approximately 10 DU/acre



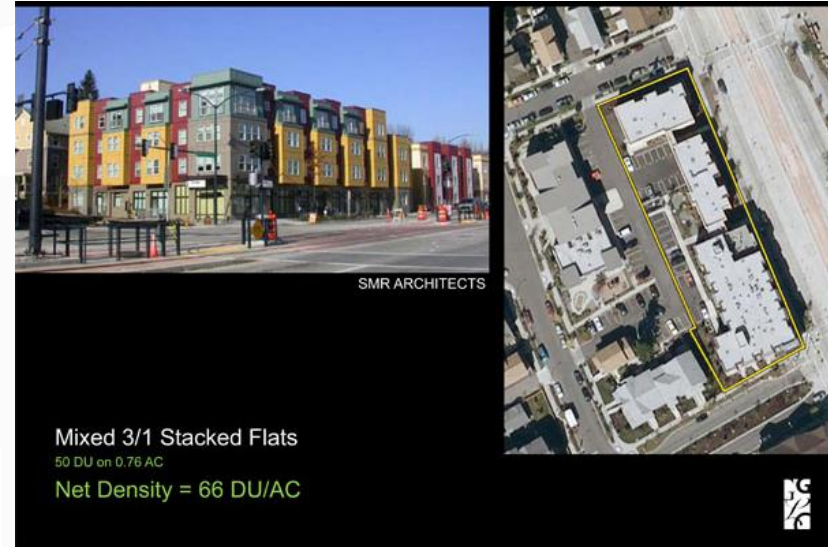
Townhouses  
8 DU on 0.6 AC  
Net Density = 14 DU/AC



2/1 Townhouses  
200 DU on 6 AC  
Net Density = 34 DU/AC



Townhouses  
30 DU on 0.74 AC  
Net Density = 41 DU/AC

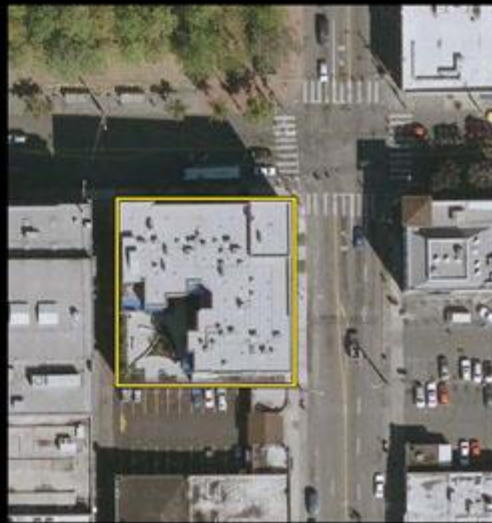


Mixed 3/1 Stacked Flats  
50 DU on 0.76 AC  
Net Density = 66 DU/AC





GGLO



### 4/1 Stacked Flats

44 DU on 0.32 AC

Net Density = 138 DU/AC



GGLO



### 5/1 Stacked Flats

50 DU on 0.31 AC

Net Density = 162 DU/AC



# Density and Residential Land Demand

- 500,000 Housing Units @ 3 DU/Acre
  - 166,667 acres

# Other Factors that affect Density?

- Gross Density vs. Net Density
- Type of parking and required parking ratios
- Parks / Green Space / Public Space
  - private, public, shared
- Other?

# Develop your own 4 acre housing plan

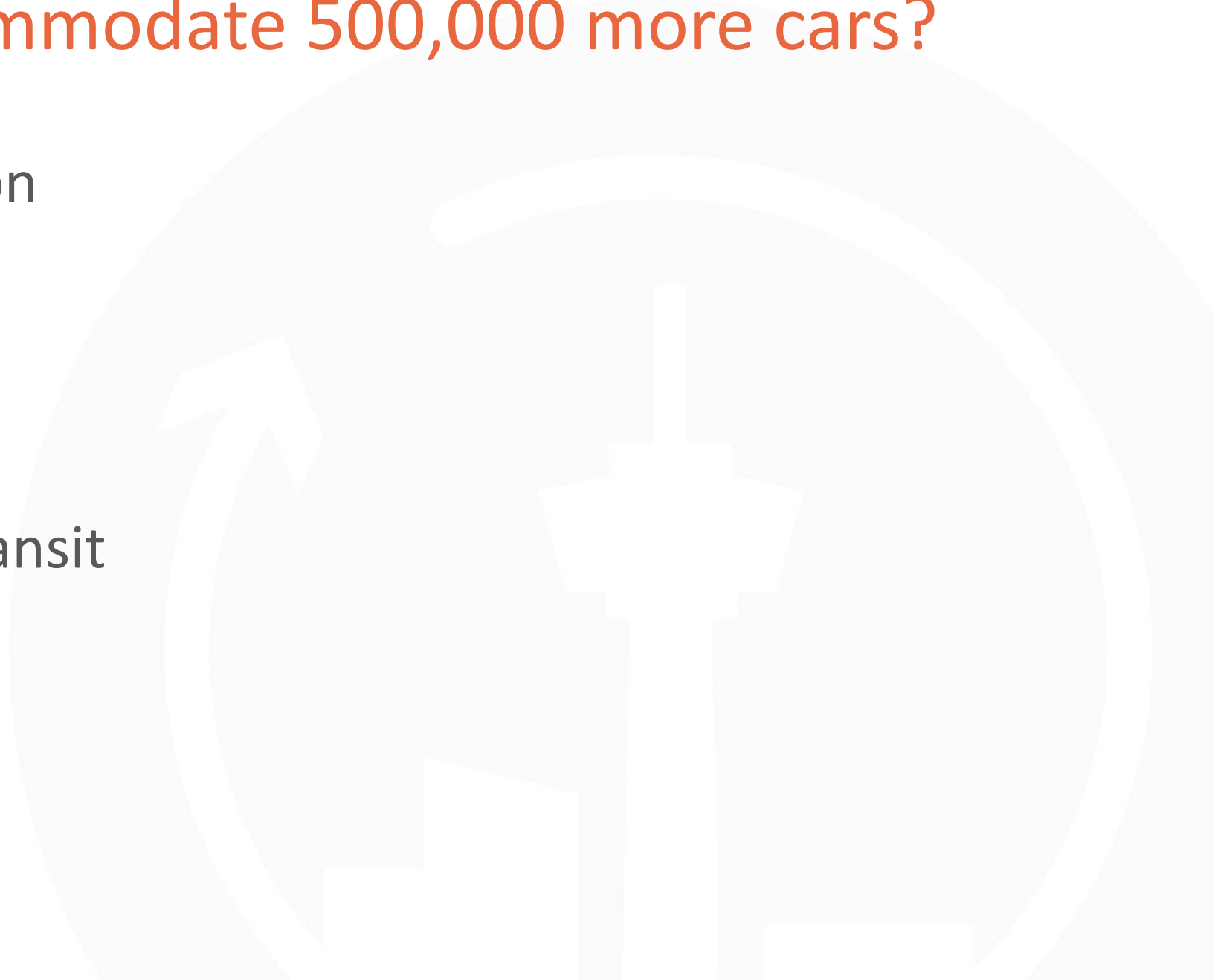
- Groups of 2-4
- Chose the area of San Antonio that your dwelling acre will be developed in (Downtown, UTSA, etc.).
- Chose how you would develop this area (Dwelling units, parking, public space, trees, roads).
- Be prepared to explain why you developed your area the way you did.



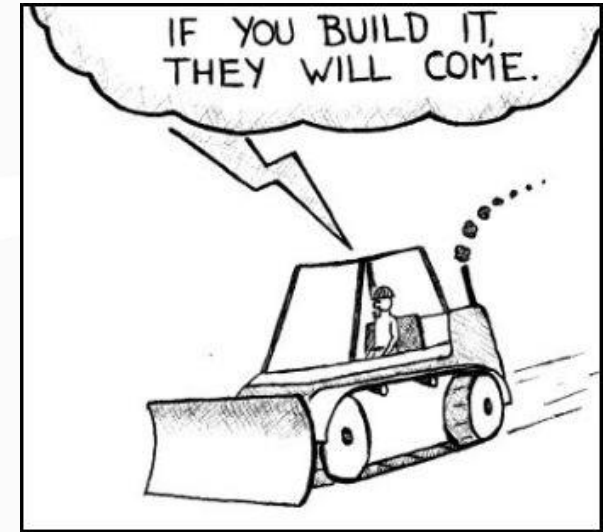
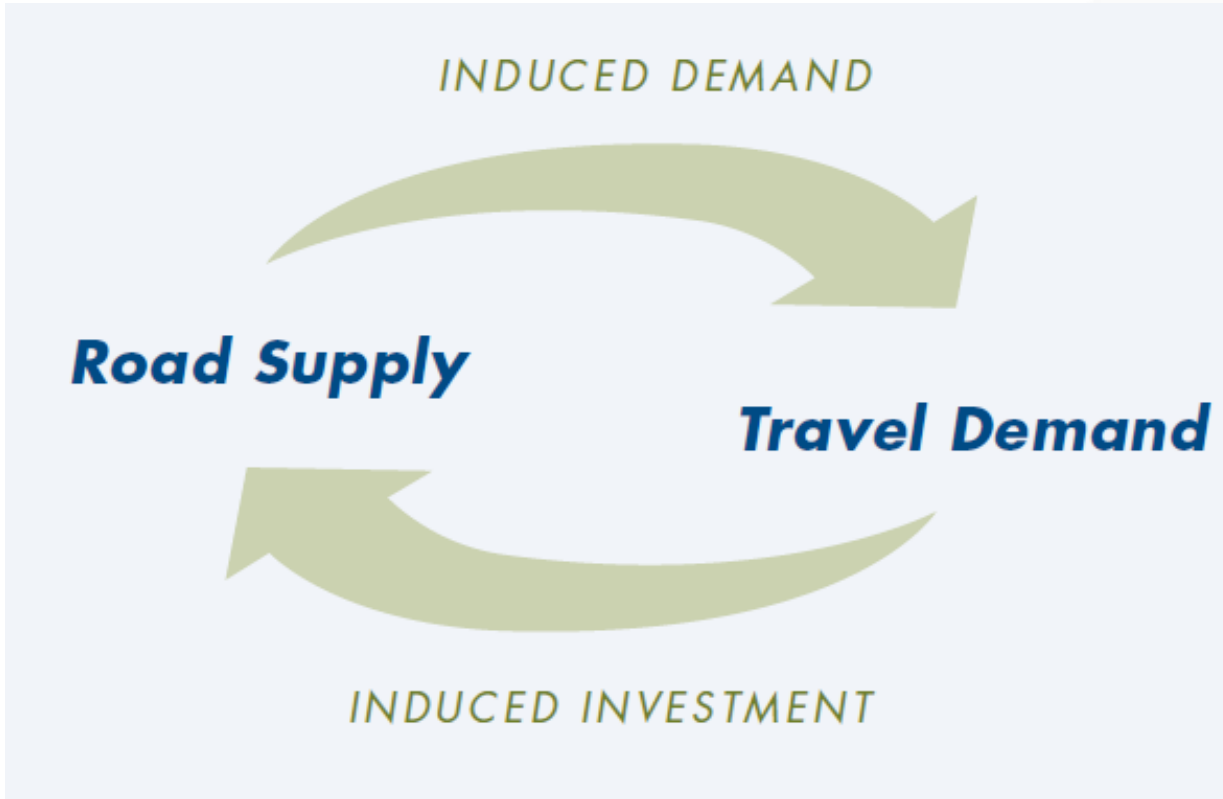
# Congestion and Mobility

# How will we accommodate 500,000 more cars?

- Roads and congestion
- Multimodal options
- Different types of transit
- Other?



# Induced Demand

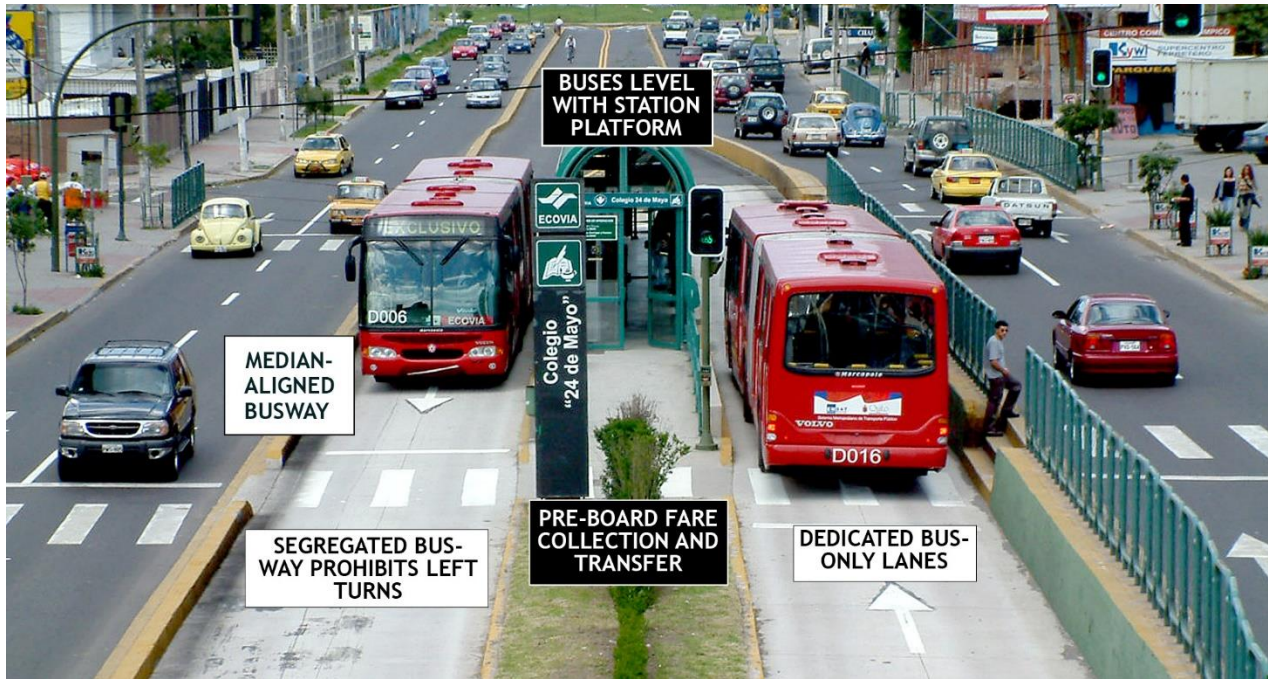




# Mode of Transport and Space Required



# High Capacity Mass Transit



Bus Rapid Transit (BRT)



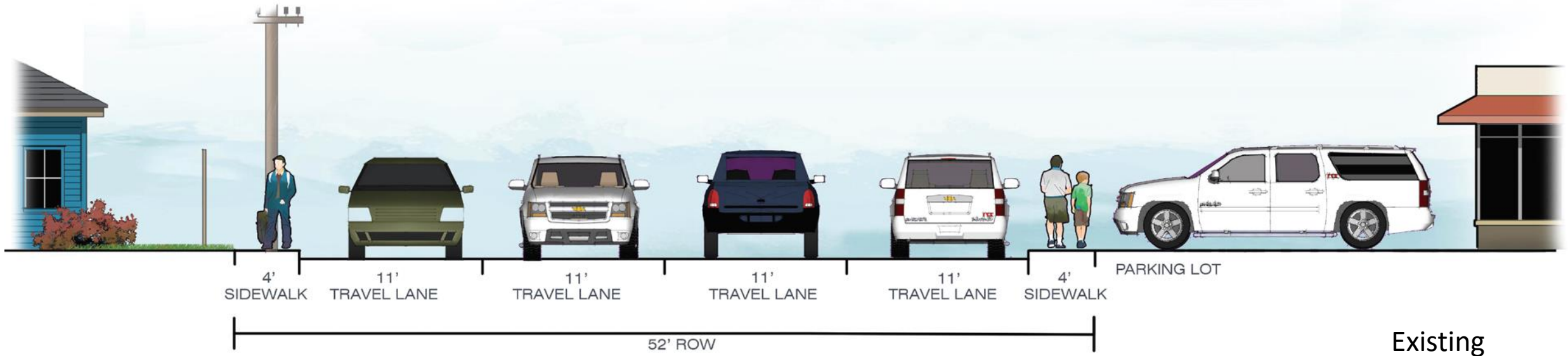
Light Rail Transit (LRT)



# Street Right of Way Allocation

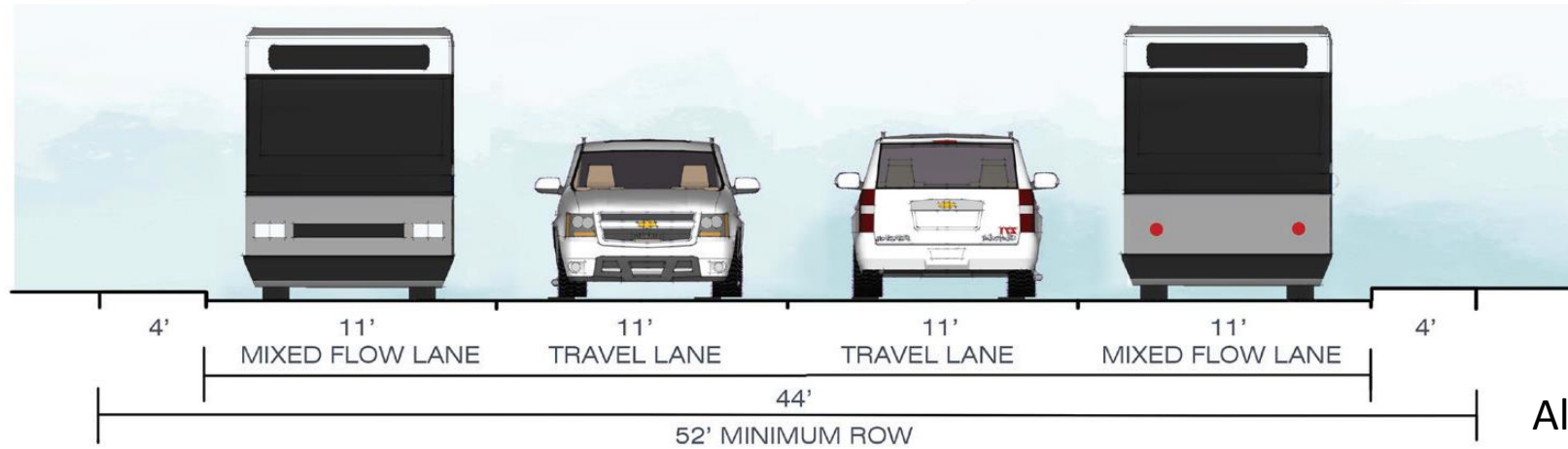
# Street Cross Sections

Zarzamora, between Fredericksburg Road and Hwy 90

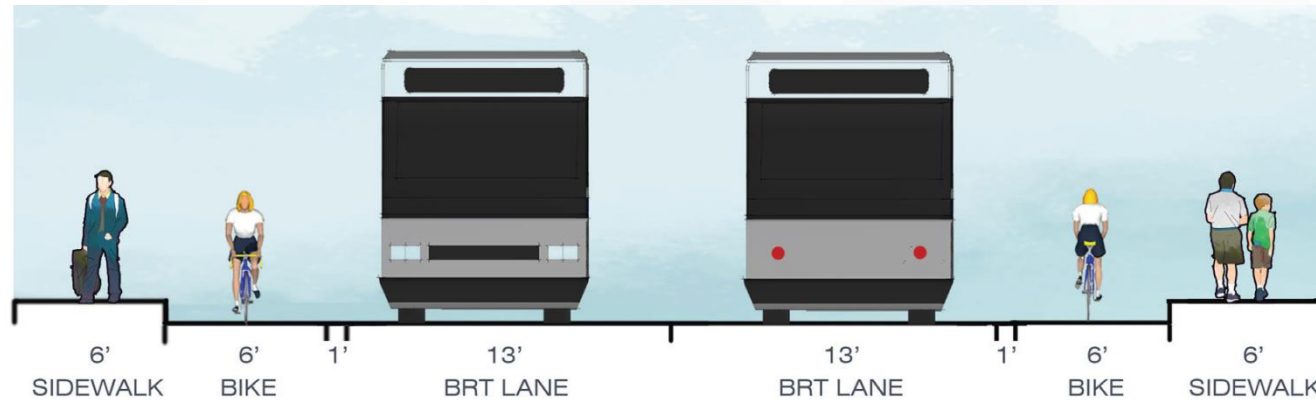


# Street Cross Sections

Zarzamora, between Fredericksburg Road and Hwy 90



Alternative: Auto oriented with transit improvements

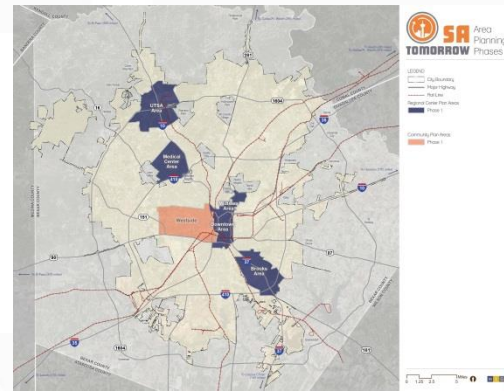
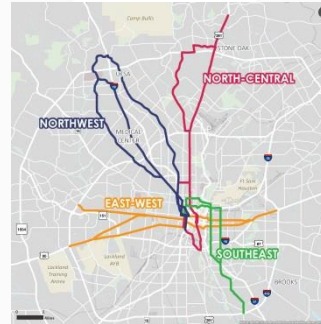
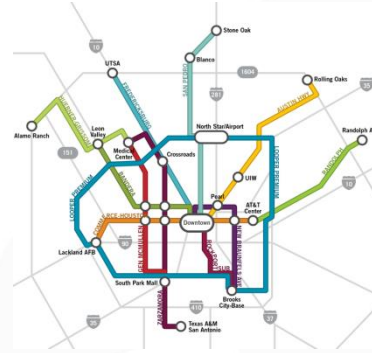


Alternative: Transit, bike, & pedestrian oriented

# Other STEM Planning topics

- Access Analysis (# or % of homes within ½ mile of an amenity)
  - requires GIS
- Fiscal Impacts of Growth
- Housing Affordability Ratios (% Area Median Income-AMI)
- Water Conservation
- Zoning parameters, Setbacks, Floor Area Ratio (FAR)
- Other?

# Examples of Planning in Progress



# Sub-Area Planning Engagement

- Stakeholder Focus Groups
- Planning Team Meetings
- Community Meetings & Open Houses
- Intercept/Pop-Up Events
- Digital Design Charrette
- Steering Committee Meetings
- Messaging & Marketing Collateral
- Social Media Outreach
- Outreach Toolkit





**SA**



**TOMORROW**

Resources



# Resources

- [www.satomorrow.com](http://www.satomorrow.com) – *please sign up for our email updates!*
- [www.sacompplan.com](http://www.sacompplan.com)
- [www.sacorridors.com](http://www.sacorridors.com)
- Sub-Area project-specific websites (coming soon!)

# Questions?

For detailed questions or more information, please contact:

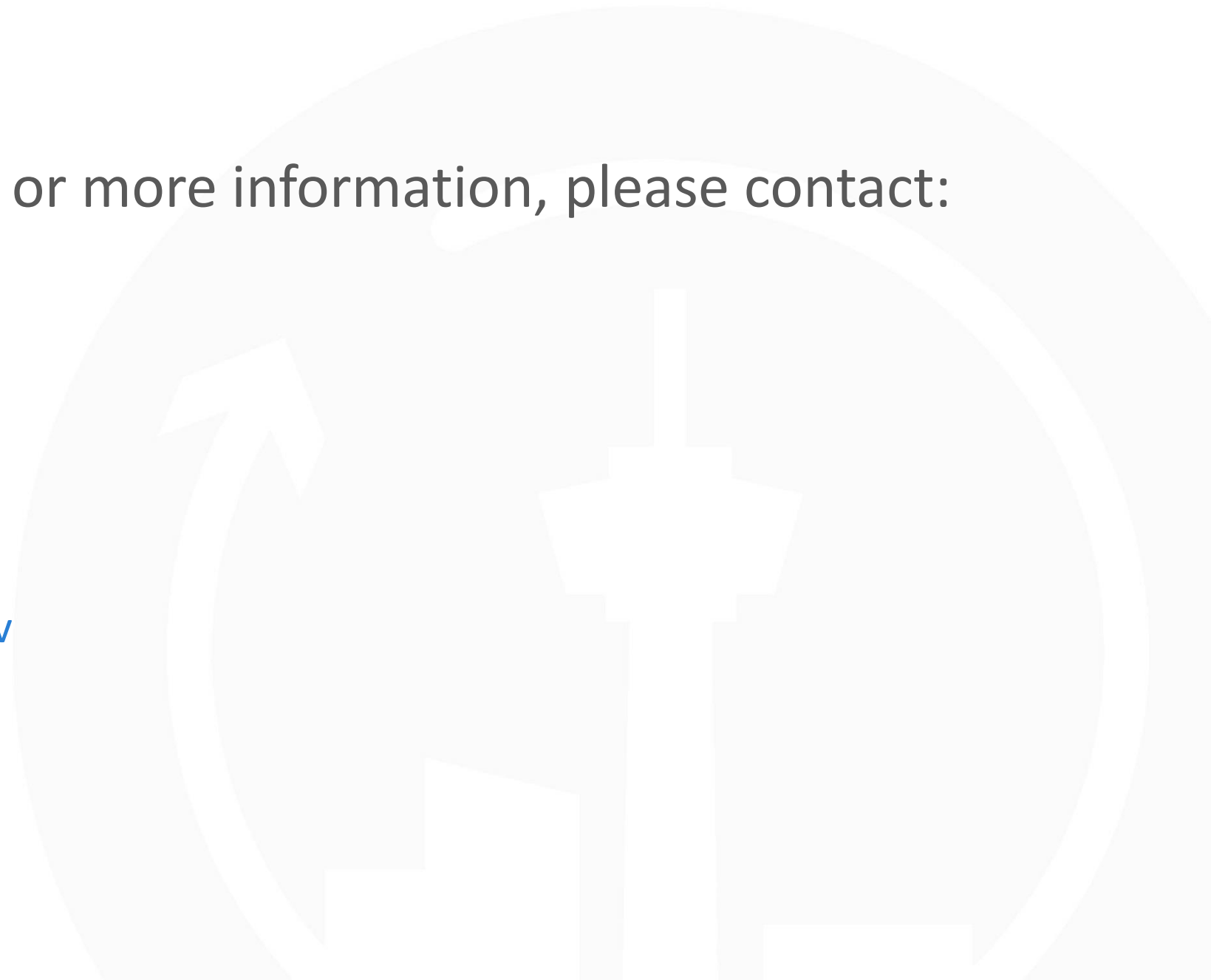
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