

**CITY OF SAN ANTONIO
INTERDEPARTMENT MEMORANDUM
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

THROUGH: Terry M. Brechtel, City Manager

COPIES: Jelynn LeBlanc Burley, Assistant City Manager, Roderick Sanchez, Assistant Director, Development Services Department; Nina Nixon-Mendez, file.

SUBJECT: Arena District/Eastside Community Plan (City Council District 2)

DATE: December 4, 2003

SUMMARY AND RECOMMENDATION

The Arena District/Eastside Community, together with four funding partners, Bexar County, City of San Antonio, Community Economic Revitalization Agency, and the San Antonio Spurs, have developed a community plan under the Community Building and Neighborhood Planning (CBNP) Program. The Metropolitan Planning Organization through its Eastside Multi-Modal Alternatives Plan, jointly participated in the community planning process. Both reports comprise the Arena District/Eastside Community Plan.

On September 10, Planning Commission held a public hearing and recommended to City Council that the Arena District/Eastside Community Plan become a component of the City's Comprehensive Master Plan. Staff recommends approval.

BACKGROUND INFORMATION

The planning area is bound by IH-35 and the Government Hill Neighborhood Plan boundary on the north; IH-Loop 410 on the east; IH-10 on the south, and IH-37/US281 and the Downtown Neighborhoods Plan boundary (Monumental) on the west. The plan area is approximately 7.9 square miles and includes about 32,062 residents located in City Council District 2. (See attachment 1)

The planning effort began in August 2002. Economics Research Associates coordinated the planning process with the Metropolitan Planning Organization and Parsons Transportation Group. A steering committee met from August 2002 through March 2003 to guide the planning process. An 18 member Steering Committee was composed of representatives from: Bexar County (1), Bexar County Coliseum Advisory Board (1), City of San Antonio (2), Community Economic Revitalization Agency (2), neighborhood association representatives (6), SAISD (1), Antioch Baptist Church (1), Alamo City Chamber of Commerce (1), MPO (1), and business owners (2). Neighborhood representatives on the steering committee were from Harvard Place/Eastlawn, Coliseum Willow Park, Skyline Park, Willow Woods, People Against Corruption, and Jefferson Heights.

Three community meetings were held at St. Philip's College on October 8, 2002, November 19, 2002 and February 11, 2003. Bilingual meeting notices were mailed to property owners and residents, and all registered neighborhood associations in the area. Press releases announced the community meetings, and significant coverage was received by the San Antonio Express-News and the television news. Additionally the consultants conducted key stakeholder interviews with representatives of business and industry on the Eastside. The community meetings had a total attendance of 218 people, representing 654 hours of citizen participation.

MPO Technical Committee meetings were held from August 2002 through March 2003 to provide technical expertise to the Eastside Multi-modal Alternatives Plan, and the plan was presented to the Metropolitan Planning Organization policy committee in a public meeting for review and comment in March 2003, and the MPO accepted the report on April 28, 2003.

POLICY ANALYSIS

The Arena District/Eastside Community Plan was a joint project of Bexar County, the City of San Antonio, the Spurs, and Community Economic Revitalization Agency. The Plan provided a market analysis and recommended a strategic development program to show market potentials for facilities and activities that would redefine the use and image of the area. A second component of the plan is an assessment of the area's physical conditions and population characteristics; a land use plan; an urban design framework; landscape framework; and an action plan that identifies priority projects, partners, funding sources, time frames and community indicators.

Sponsored by the San Antonio-Bexar County Metropolitan Planning Organization, the transportation element of the plan is the East Corridor Multi-Modal Alternatives Plan Executive Summary, prepared by Parsons Transportation Group. This study addressed both mid-term and long-term transportation improvement opportunities.

Pursuant to §35-420 (e) of the *Unified Development Code*, the Plan:

- Identifies goals that are consistent with adopted City policies, plans and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council, Departments, and Commissions for decision-making processes.

FISCAL IMPACT

As defined in the Community Building and Neighborhood Planning (CBNP) Program adopted by City Council in October 1998, formal recognition is an acknowledgement of the plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

The Arena District Community Development Plan is a partnership between the City of San Antonio, Bexar County, Spurs, and the Community Economic Development Agency. Bexar County issued a Request for Proposals on October 15, 2001. The consultant was approved by

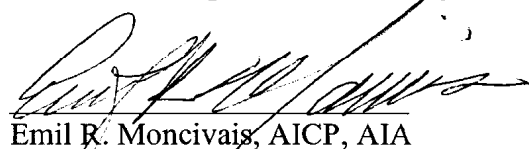
Bexar County Commissioners Court, the project's fiscal agent, on May 22, 2002. On August 1, 2002, City Council authorized a Memorandum of Understanding and the total expenditure of \$50,000 from the District 2 Contingency Account Fund, to reimburse Bexar County the cost of the Arena District Community Development that was developed by Economics Research Associates.

Review of the Arena District/Eastside Community Plan was coordinated with the following departments: Alamodome, City Attorney's Office, City Manager's Office, Asset Management, City Clerk, Code Compliance, Community Initiatives, Convention Center Facilities, Cultural Affairs, Development Services, Economic Development, Environmental Services, Fire, Health, Housing & Community Development, Library, Neighborhood Action, Parks and Recreation, Planning, Police, and Public Works. The plan was presented to the Housing Neighborhood Action Team (HNAT) on June 18, 2003.

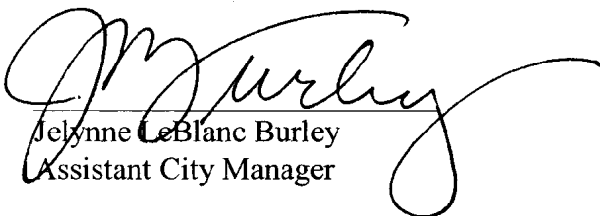
SUPPLEMENTARY COMMENTS

Current and upcoming initiatives will implement aspects of the plan. District 2 initiatives will focus on corridor improvements for Commerce Street, Houston Street, and W. W. White Road. A major Council District 2 initiative identifies \$2.1 million for improvements to Commerce Street in the 2003 Bond listing. To compliment this effort, an upcoming Urban Land Institute study will focus on Commerce Street and the St. Paul Square area. Furthermore, approved Consolidated Plan projects totaling \$830,000 that implement the plan include Claude Black Community Center improvements, St. Paul Area Development Corporation infill housing projects, and UU Housing Assistance Corporation home rehabilitation program.

With the adoption of the Arena District/Eastside Community Plan's recommendation to provide attractive and functional corridors, City Council directs staff to consult the Metropolitan Planning Organization report entitled *East Corridor Multi-Modal Alternatives Plan*, to consider implementation of the cross section design for future corridors that creates a "feature street" with street trees and pedestrian and bicycle facilities (attachments).



Emil R. Moncivais, AICP, AIA
Director, Planning Department

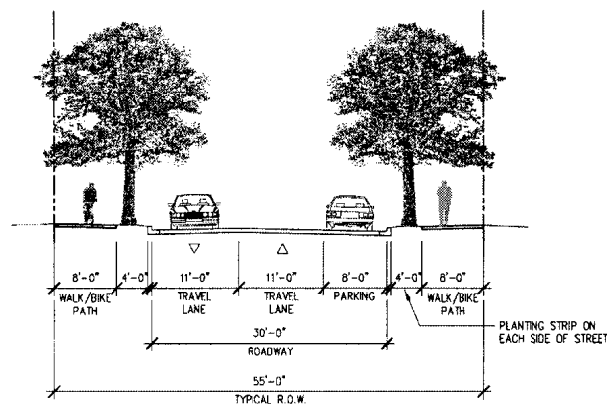


Jelynnne LeBlanc Burley
Assistant City Manager

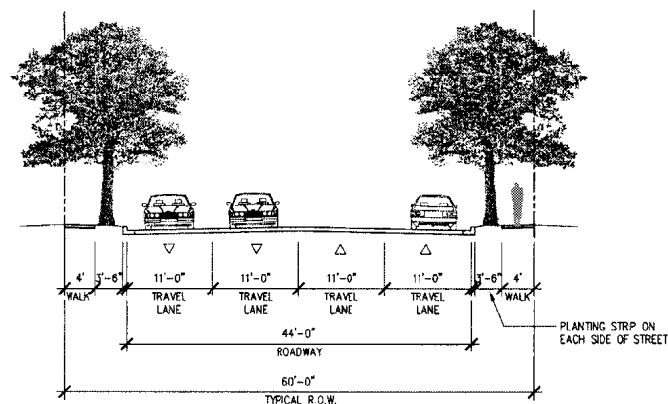
Approved:



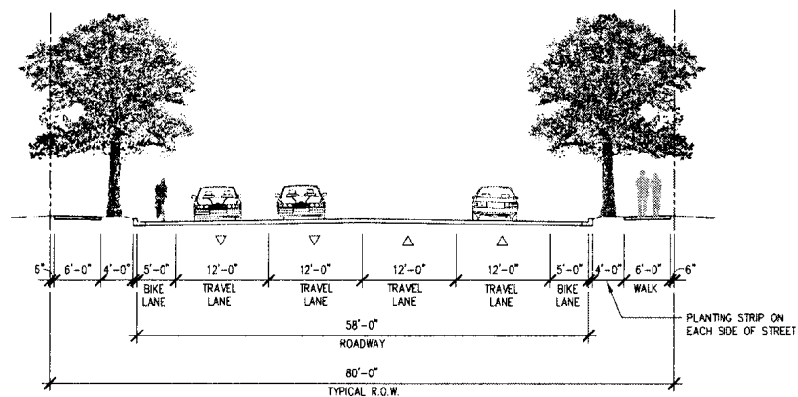
Terry M. Brechtel
City Manager



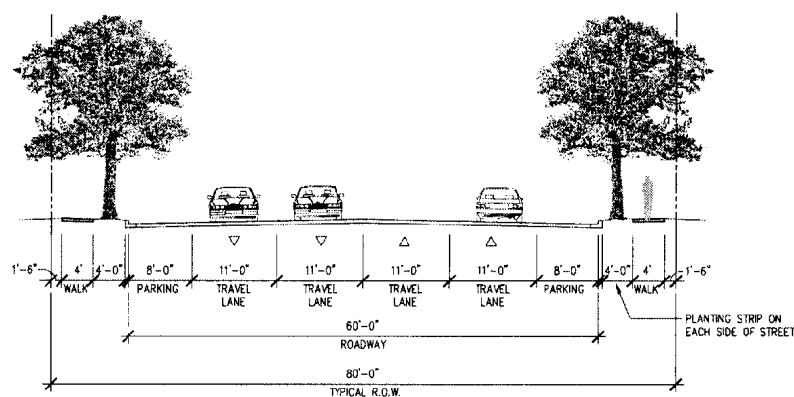
A TYPICAL STREET SECTION — NEW BRAUNFELS, M.L.K., HACKBERRY AND HOUSTON, (Ø RESIDENTIAL)



B TYPICAL STREET SECTION — WALTERS AND COMMERCE

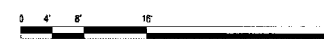


C COMMERCE STREET — FROM IH-37 TO WALNUT ST.



D COMMERCE STREET — FROM WALNUT ST. TO MONUMENTAL ST.

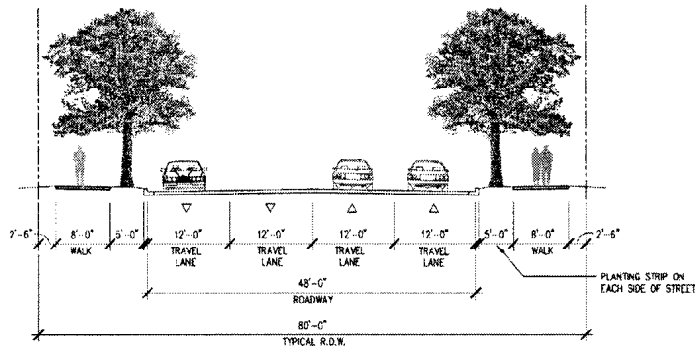
ARENA DISTRICT / EASTSIDE COMMUNITY
REDEVELOPMENT PLAN



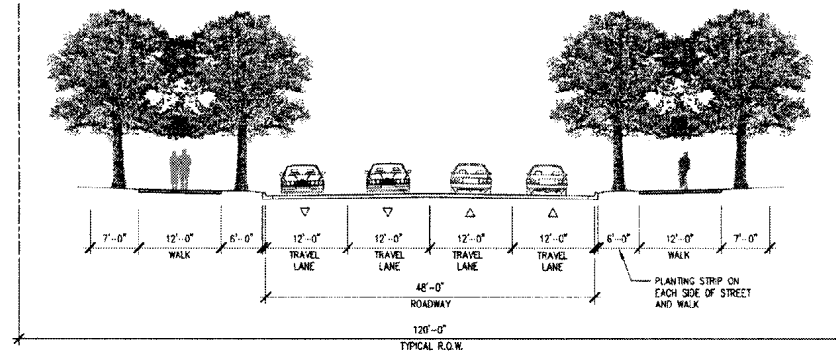
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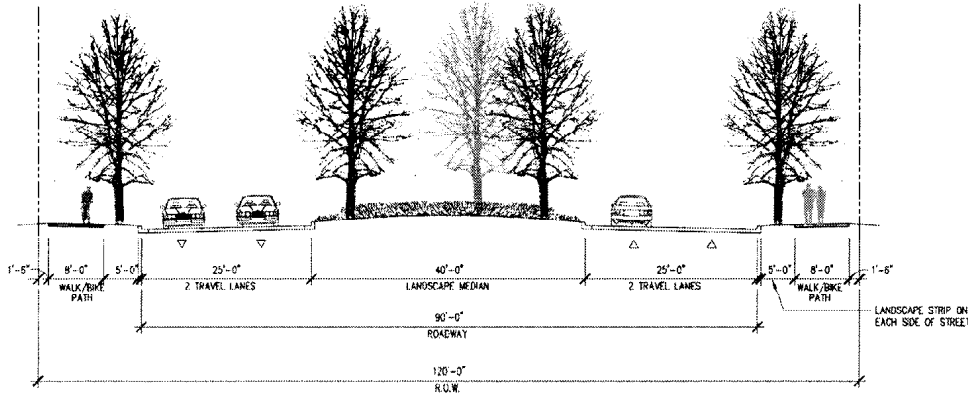
MARCH 2003



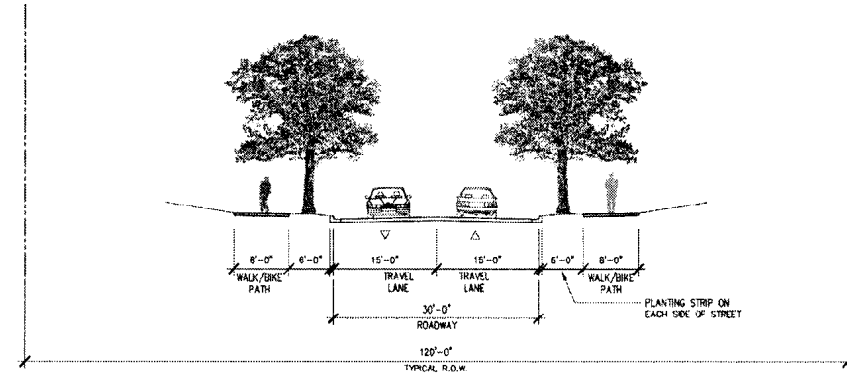
E COMMERCE STREET - FROM NEW BRAUFELS AVE. TO GARCIA ST.



F COMMERCE STREET - FROM GARCIA ST. TO HOUSTON ST.

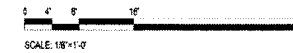


G NEW BRAUFELS AVENUE - FROM PASO HONDO ST. TO DAWSON ST.



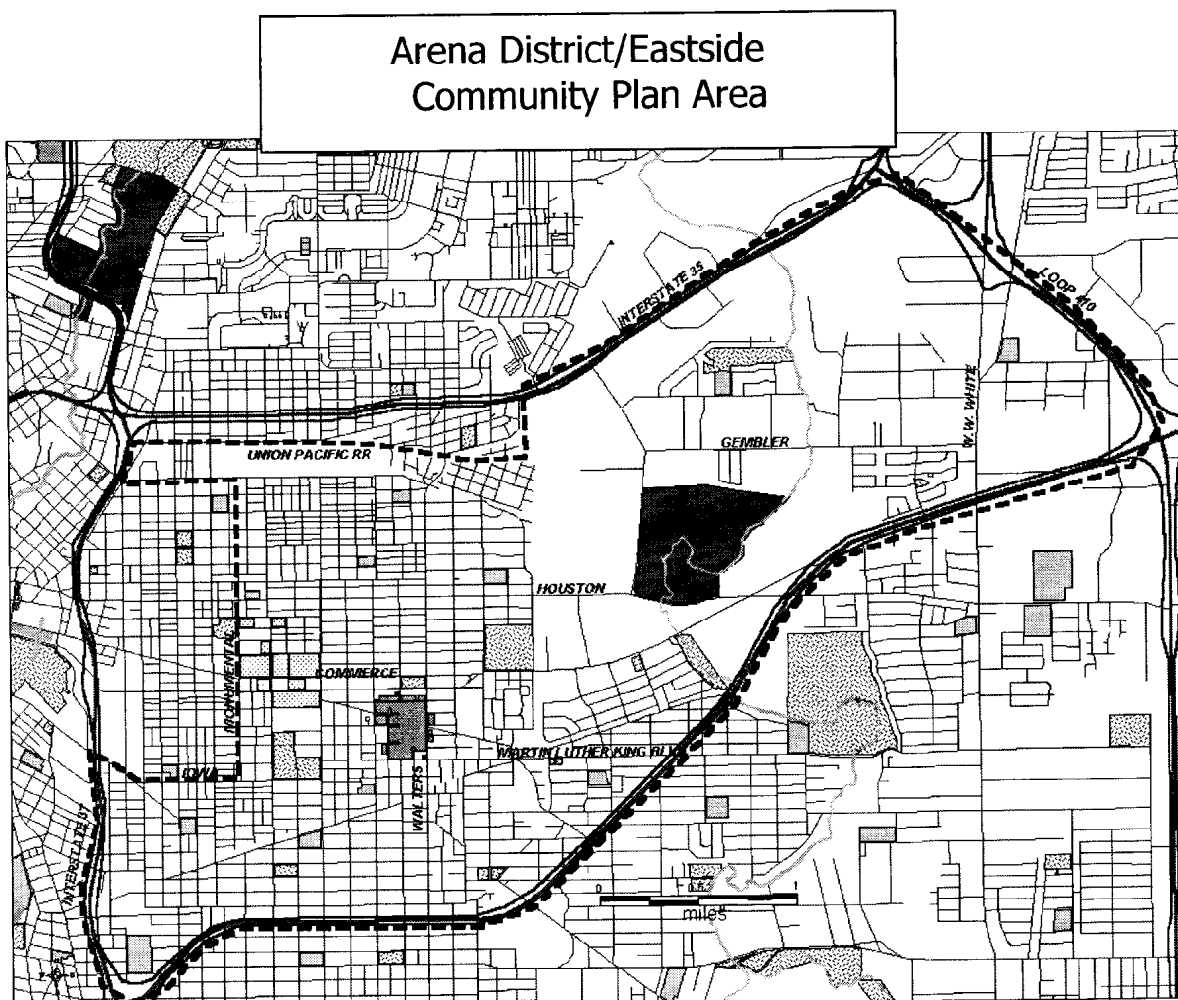
H ROLAND AVENUE - SOUTH OF COMMERCE

ARENA DISTRICT / EASTSIDE COMMUNITY
REDEVELOPMENT PLAN



MARCH 2003

Arena District/Eastside Community Plan



Prepared by the City of San Antonio Planning Department

Arena District/Eastside Community Plan

The Arena District/Eastside Community plan has four plan elements: Real Estate Market Evaluation; Land Use and Community Facilities; Transportation and Infrastructure; and Plan Implementation.

Real Estate Market Evaluation

1. Redevelopment Goals over the next 10-15 years

- 1.1 New home construction - 25-50 homes per year
- 1.2 New light industrial development - 600,000 sq. ft. of new space
- 1.3 New retail, medical office, and business services space - an opportunity for up to 200,000 sq. feet

Land Use and Community Facilities

2. Land Use Guiding Principles

- 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- 2.3 Create attractive streets
- 2.4 Develop an open space system that interconnects key destinations by use of greenways
- 2.5 Respect existing natural systems and maximize their benefit to the plan
- 2.6 Strengthen the community with additional gathering nodes and emphasize the places of significance

3. Urban Design Goals

- 3.1 Create a town center
- 3.2 Establish greenways along improved streets and pedestrian ways
- 3.3 Concentrate industrial uses

Arena District/Eastside Community Plan

- 3.4 Celebrate Dr. Martin Luther King by creating a new public space/traffic circle with public art at Houston and New Braunfels

4. Land Use Plan Goals

- 4.1 Conserve existing neighborhoods
- 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones
- 4.3 Reinforce Neighborhood Commercial nodes at cross streets
- 4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels
- 4.5 Create a Mixed Use Town Center south of the SBC Center
- 4.6 Pursue opportunity for regional commercial center near W.W. White and IH-10
- 4.7 Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition
- 4.8 Concentrate heavy industrial uses near IH-Loop 410 and W.W. White

5. Landscape Framework Goals

- 5.1 Recommends a "green image" for the community, and recommends the street system as an extension of the greenway
 - Gateways and edges
 - Salado Creek Greenway
 - Greenway "fingers" extending through the SBC Center site and into adjacent neighborhoods and the proposed Town Center site
 - Tree lined streets and pedestrian linkages
 - MLK Drive as a "Ceremonial" street

Transportation and Infrastructure

6. Transportation Goals

- 6.1 Encourage economic revitalization through transportation
- 6.2 Enhance downtown-SBC Center connectivity
- 6.3 Protect the natural environment
- 6.4 Emphasize positive social and economic effects
- 6.5 Enhance rail/truck interfaces
- 6.6 Provides a balanced and coordinated transportation system
- 6.7 Develop non-motorized transportation solutions
- 6.8 Ensure public support for all improvements recommended
- 6.9 Maintain communications with the steering committee
- 6.10 Develop adequate visitor access to SBC Center/Freeman Coliseum

7. Transportation Options

Tier 1

- 7.1 Resurface 167 street blocks which have poor roadway pavements. Add new sidewalks where needed
- 7.2 Install weather protection shelters at the busiest bus stops. New sidewalks also will be added to/from these bus stops as needed
- 7.3 Convert the signalized intersection of New Braunfels Avenue and Houston Street into a traffic roundabout
- 7.4 Implement low cost safety improvements at the top ten crash intersections
- 7.5 Recommend several major streets as "feature streets" incorporating trees, on-street parking and wider sidewalks
 - Commerce from IH-37 to Houston
 - Martin Luther King Dr. from New Braunfels to IH-10
 - New Braunfels Avenue from MLK Dr. to IH-10
 - New Braunfels Avenue from IH-35 to MLK Dr.

Arena District/Eastside Community Plan

Tier 2

- 7.6 Reconstruct Houston St. from IH-37 to Walters St. as a feature street
- 7.7 Resurface six roadways at railroad crossings and replace wooden/asphalt railroad ties with concrete ties
- 7.8 Close eight at-grade railroad crossings; add street trees in planters to block vehicle access
- 7.9 Remove the Union Pacific railroad tracks between Roland Ave. and IH-35 that are adjacent to the Coliseum grounds to maintain as a future transportation corridor
- 7.10 Restore north/south cross town VIA bus service along Walters
- 7.11 Reconstruct Hackberry St. from Duval St. to IH-10 as a feature street
- 7.12 Develop a new roadway beginning at the Commerce/Houston St. intersection and continuing north to Seguin Street, roughly parallel to Salado Creek along the east bank

Implementation**8. Implementation Goals**

- 8.1 Aggressively pursue road and infrastructure improvements recommended in the plan
- 8.2 Institute a comprehensive rezoning for the entire plan area
- 8.3 Formulate a marketing effort highlighting recent community improvements
- 8.4 Continue residential rehab, community retail space, and light industrial development
- 8.5 Create an action committee to meet on a regular basis to coordinate efforts and spearhead a development entity such as a PID or Arena District Authority to fund capital improvements
- 8.6 Community indicators to be monitored by the action committee to measure the progress of the plan