



Southeast Community Area Planning Team Meeting #6

Monday, August 26, 2019
Bode Community Center
5:30 – 7:30 PM



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

Southeast Community Plan Area Project Team

- Shepard Beamon, Project Manager
City of San Antonio
- Mukul Malhotra, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Vice President
Economic & Planning Systems



Meeting Objectives

- Overview of **Vision & Goals**
- **Housing and Economic Development Allocation Activity**
- Next Steps

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Project Process and Schedule



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early
2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-Early
2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character



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Vision and Goals



Draft Vision

*“The Southeast Community Area will be a **safe, attractive, family-friendly** community to **live, work, interact, and play**, creating an **inviting environment** for residents and visitors. Through collaboration with neighbors and community partners, the **community will be engaged**, and **social capital will be strengthened**. The area will be **convenient to get around**, and will include a **well-connected** transportation network. The area will provide access to quality job opportunities, retail, entertainment, dining and grocery options, and public amenities and facilities, to ensure a **healthy, vibrant, and economically dynamic community**. Through placemaking efforts and community branding, the area will become a **local and regional destination**. Residents will have access to educational opportunities, health services, and quality housing, establishing a community that **promotes aging in place**, is welcoming to future residents and families, and supports a **sustainable quality of life**.”*

Related Draft Goals

*Goal #1: **Land Use** - Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.*

*Goal #3: **Neighborhoods** - Maintain and improve the characteristics that make the neighborhoods of the Southeast Community Plan an enjoyable place to live, with special attention to walkability, open spaces, and sense of neighborhood identity.*

*Goal #4: **Housing** - Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life.*

*Goal #5: **Local Economic Development** - Attract new and retain existing businesses that provide a variety of shopping, healthy food and quality dining options, entertainment, and services that support all residents and expand economic and employment opportunities for the local workforce.*



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Housing and Economic Development



Housing Overview

Total Population (2018) | **40,548**

Total Households (2018) | **13,766**

 Average Household Size

2.92 persons

2.71 City of San Antonio Average

23% one-person households

29% City of San Antonio Average

28% non-family households

35% City of San Antonio Average



Annual Household Growth | 2010-2018

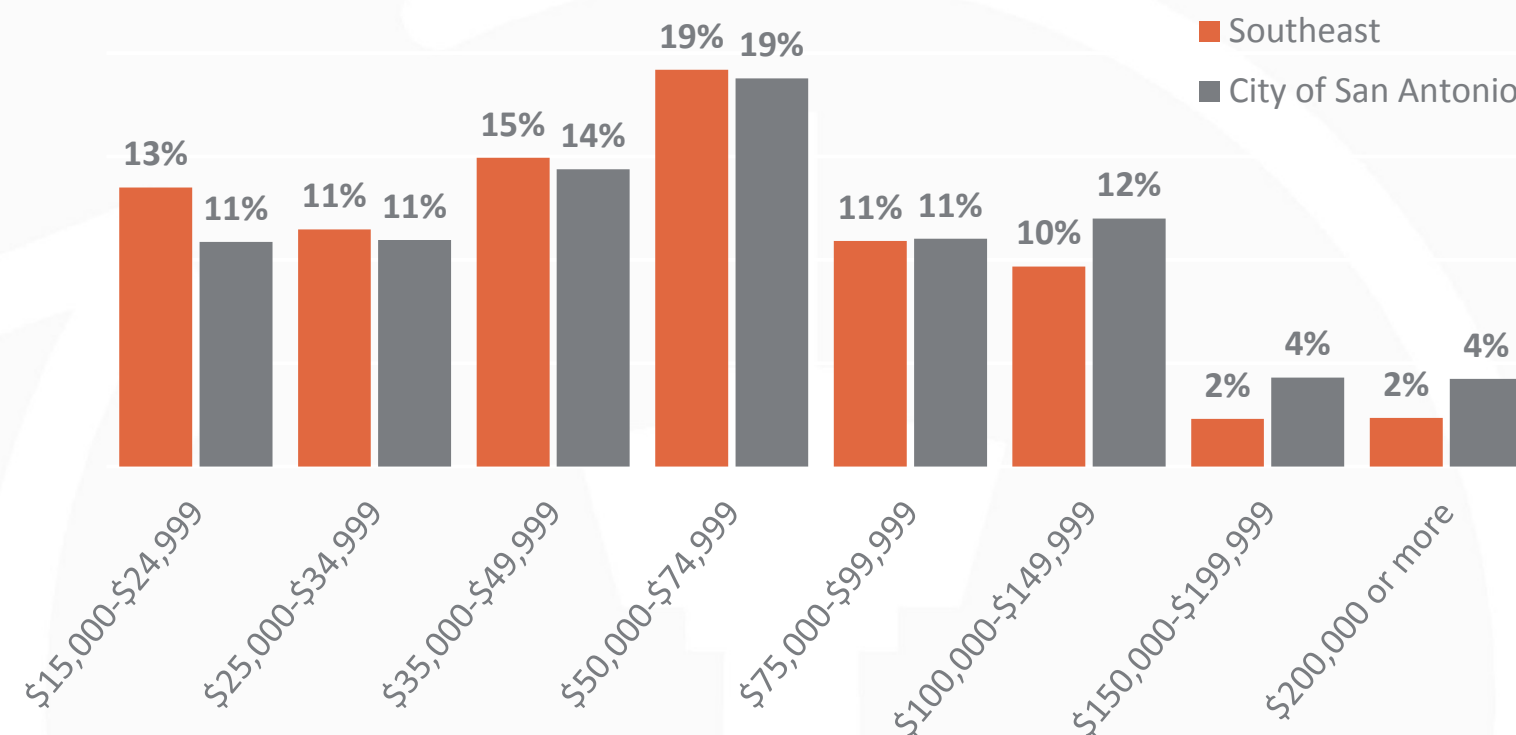


\$

Household Income

Average HH income is **\$57,700**

18% lower than City of San Antonio



Southeast has **fewer one-person and non-family** households than the City, and households have **lower household incomes** than the City overall

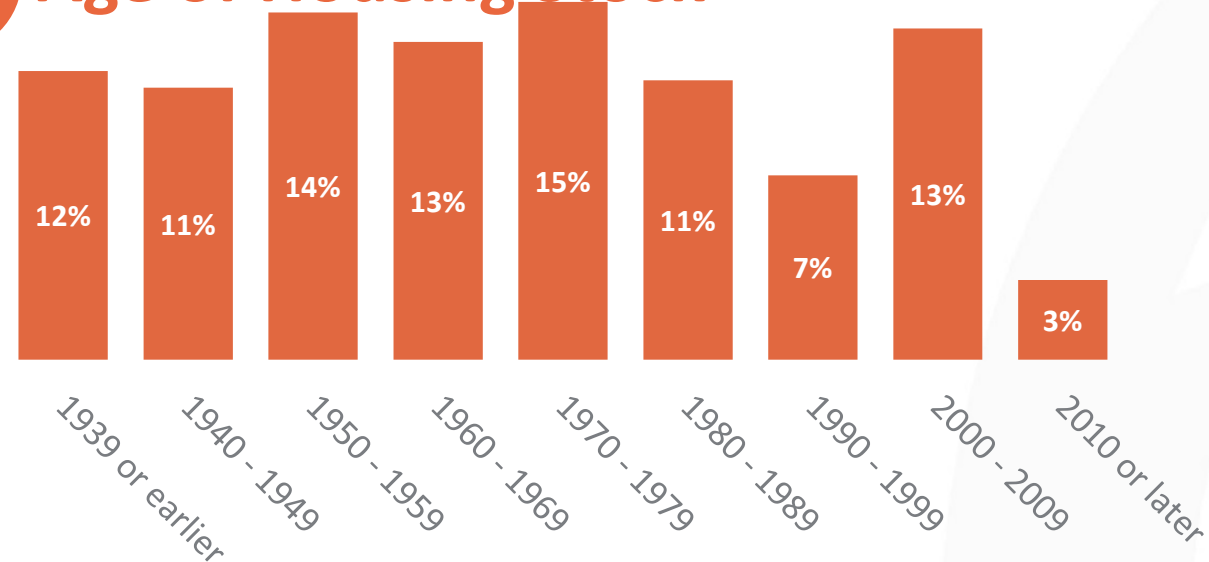


Housing Conditions

Total Housing Units (2018) | **14,671**



Age of Housing Stock

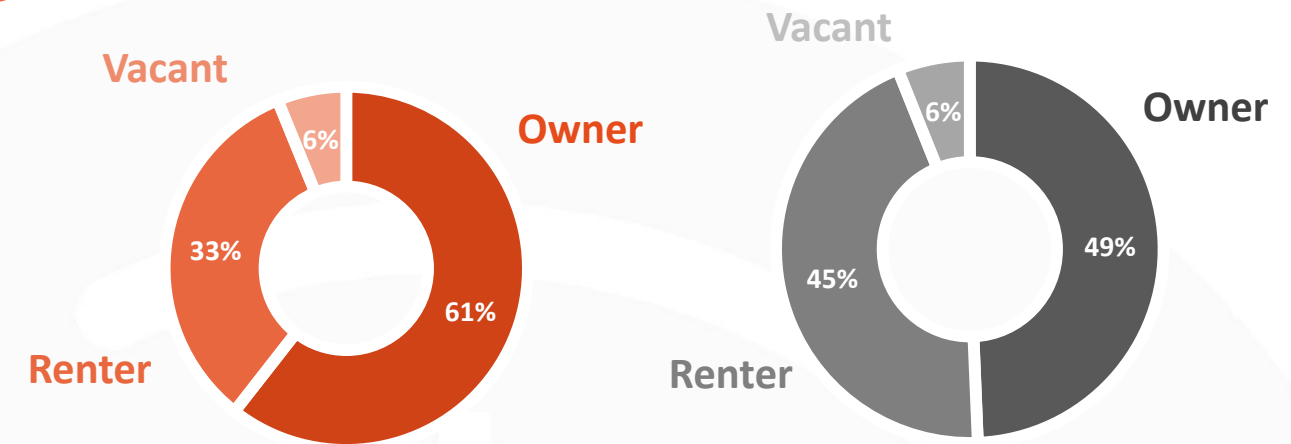


New Development

456 Housing units built since 2010



Tenure



33% of occupied housing units are rented

45% City of San Antonio Average



Units in Structure

74% of all housing units are single-family homes

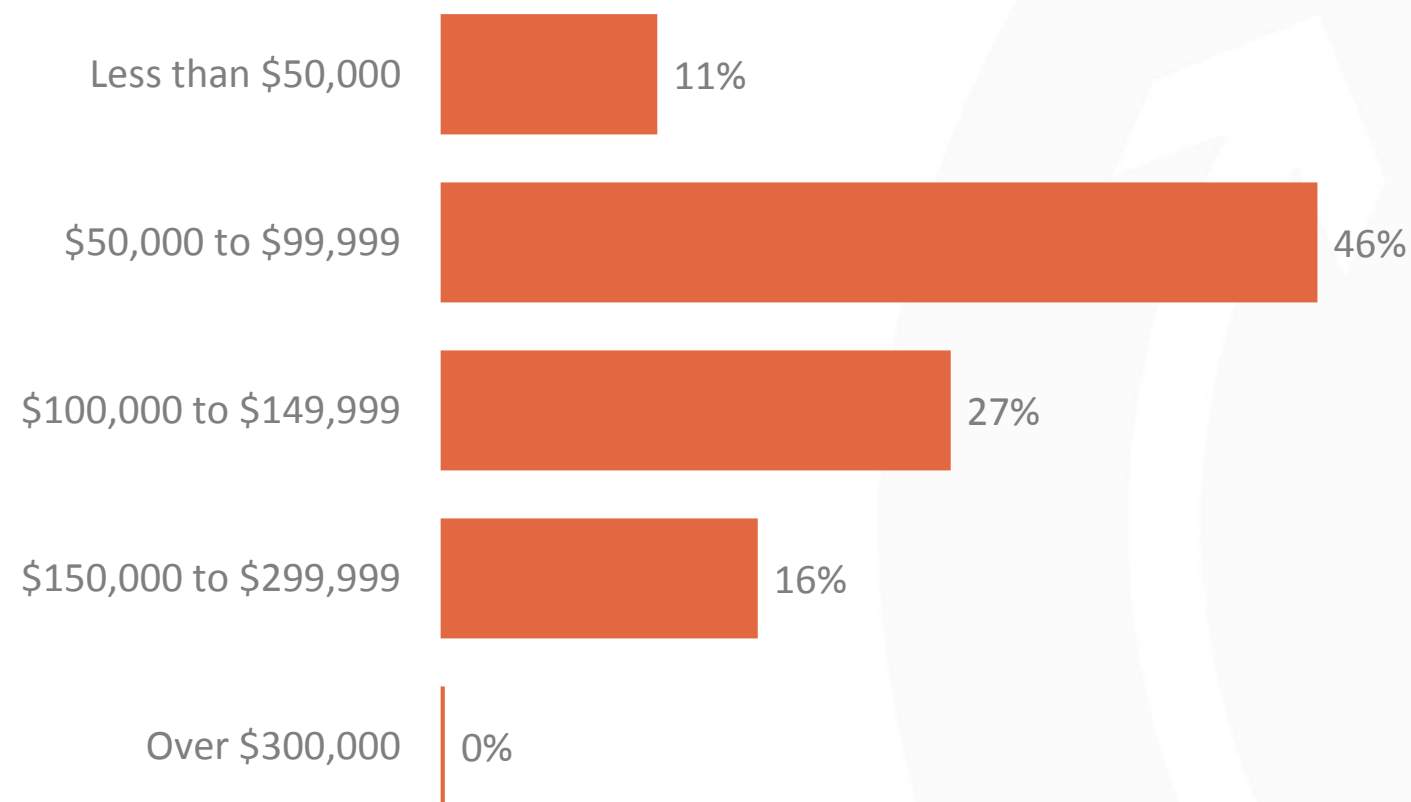
64% City of San Antonio average

The housing stock is primarily single-family homes and some small apartment buildings

Housing Accessibility and Affordability

Owner-Occupied

73% of homes are valued at less than between \$50,000 and \$150,000



Average home list price is around **\$140,000**
City of San Antonio is around **\$300,000**

70% of households with a mortgage have housing costs that are affordable to a household earning the Citywide median income of **\$50,300**

40% of homeowners do not have a mortgage

37% Bexar County average

Housing Accessibility and Affordability



Renter-Occupied

Average rent for Southeast apartments is **25% less** than the County average (CoStar data)



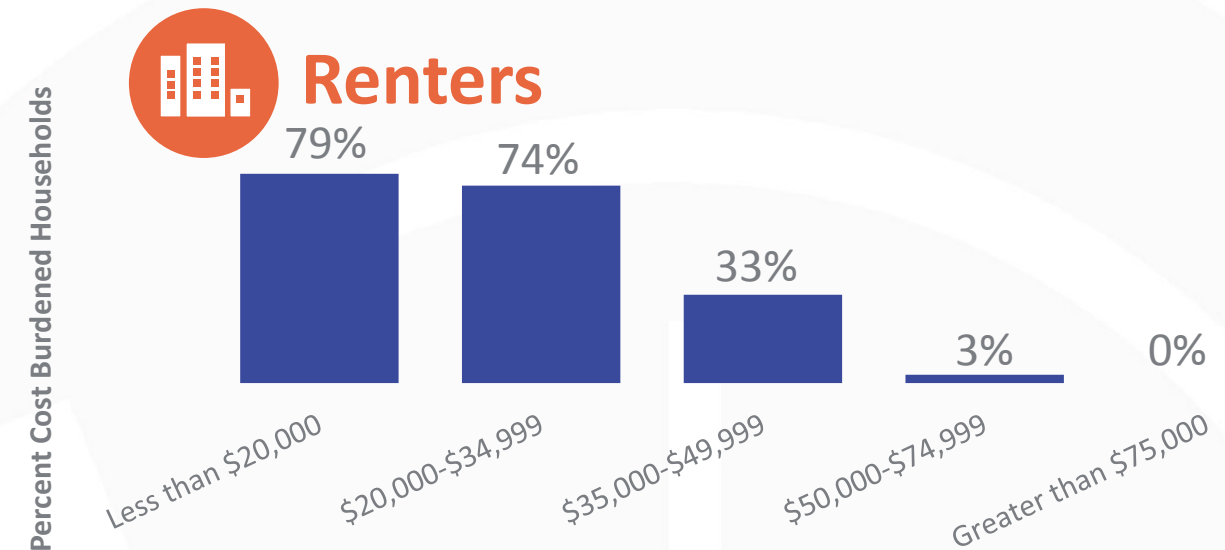
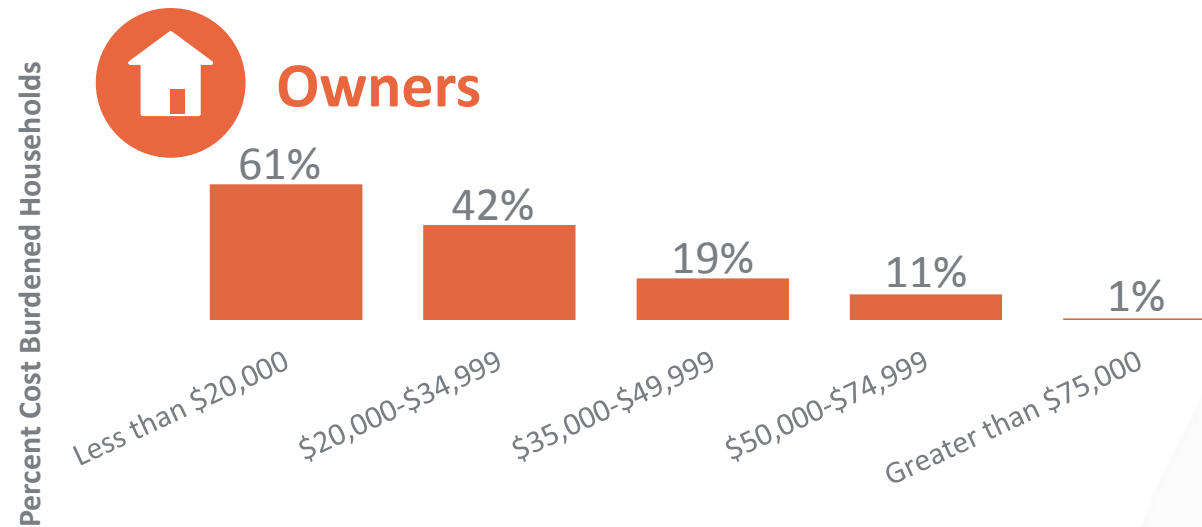
Housing in the Southeast Community Plan Area is generally less expensive than the county-wide average

88% of rentals are **affordable** to a household earning the Citywide median income of **\$50,300** (Census data)

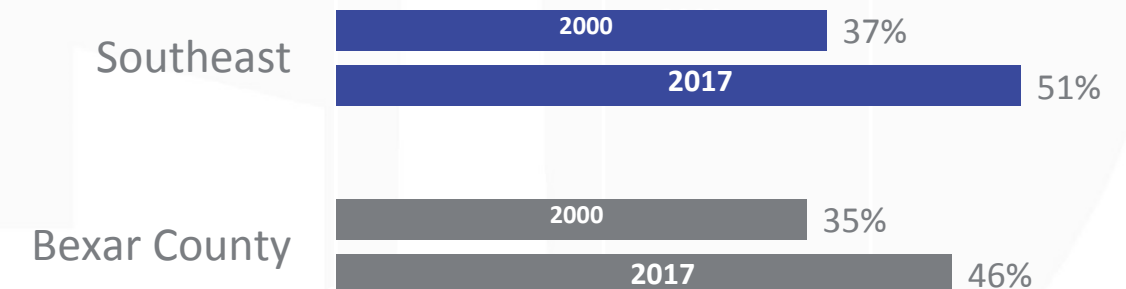
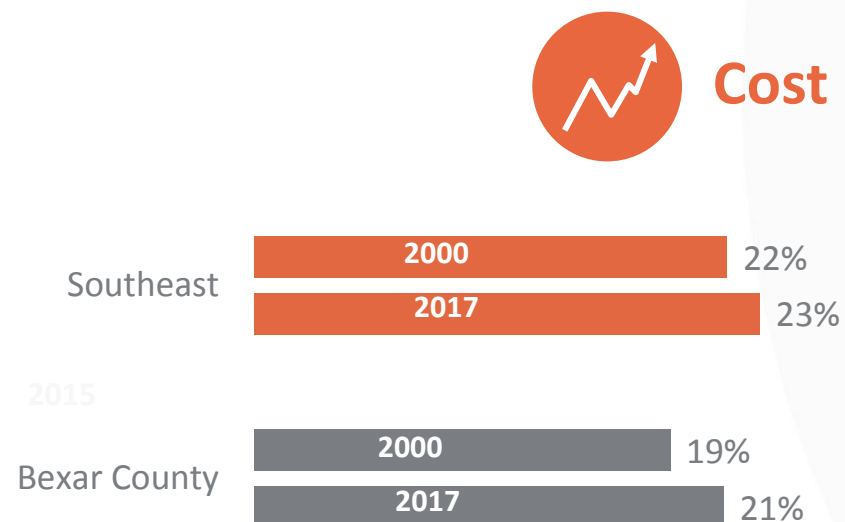
Since 2000, average monthly rents have increased by **\$246, 32% less** than the County overall

Rent at Masters Ranch (built in 2016) ranges from **\$711** for a 1Bed/1Ba to **\$979** for a 3Bed/2Ba

Cost Burden



23% of homeowners and **51%** of renters are **cost burdened**, paying more than 30% of income towards housing



Housing Types and Affordability



**Average Rental Rates for New Apartments = \$700 to \$1,000
per month**



Average Home Price for New Home = \$173,000

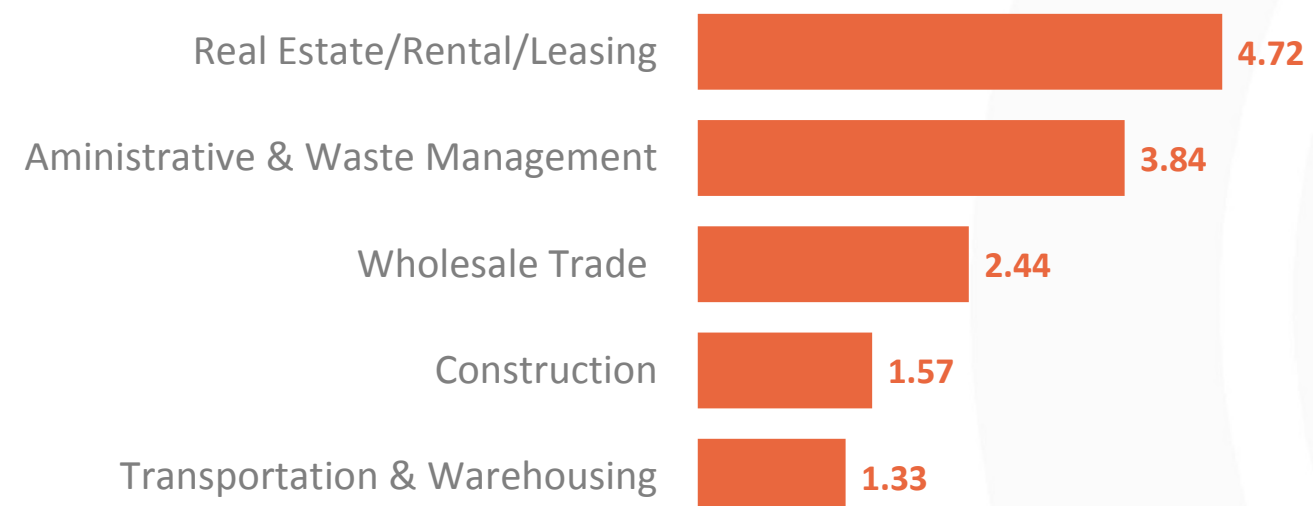


Employment

Total Employment (2018) | **7,454**

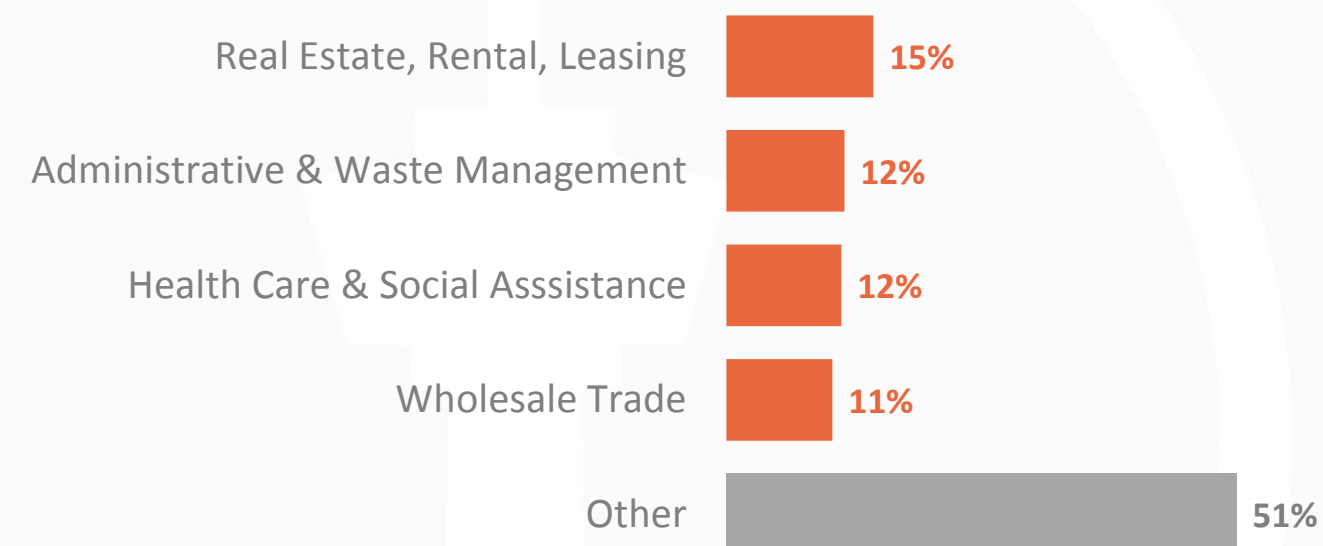
Number of firms (2018) | **529**

Industries Location Quotient



Largest Employment Sectors

Education, Other Services and Health Care & Social Assistance



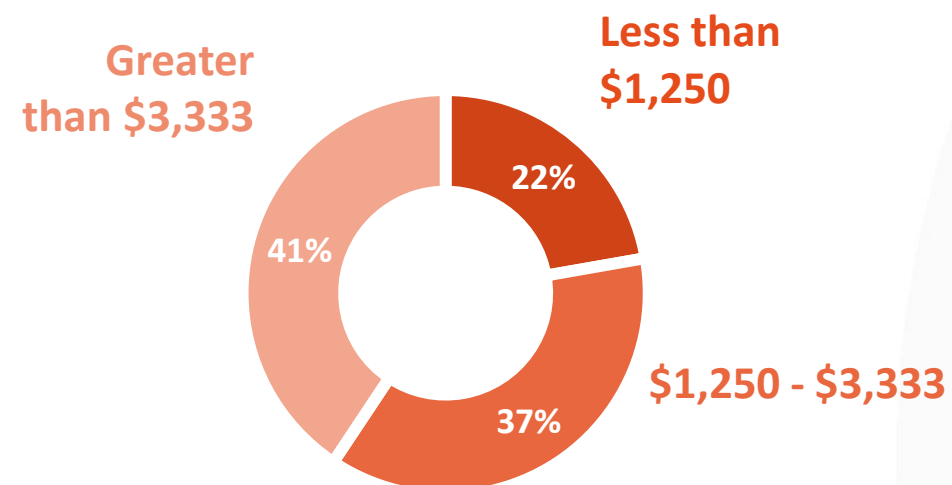


Workforce



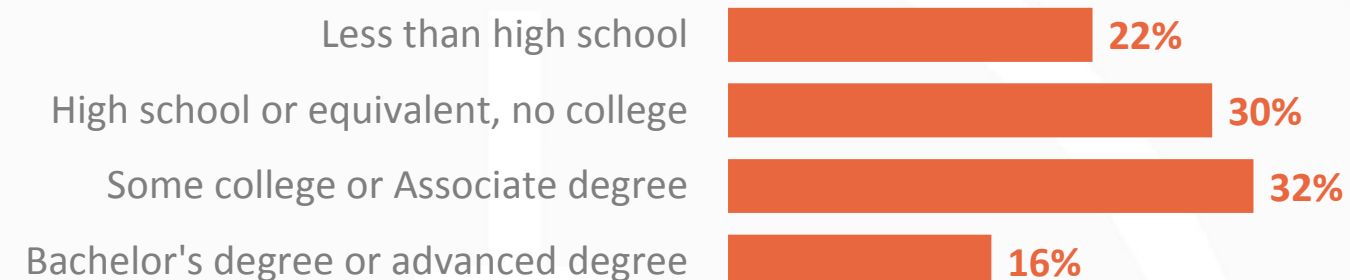
Wage Distribution

41% of workers earn more than \$3,333 per month (\$40,000 annually)



Education

48% of workers have some college or higher



51% of residents have some college or higher



Workplaces



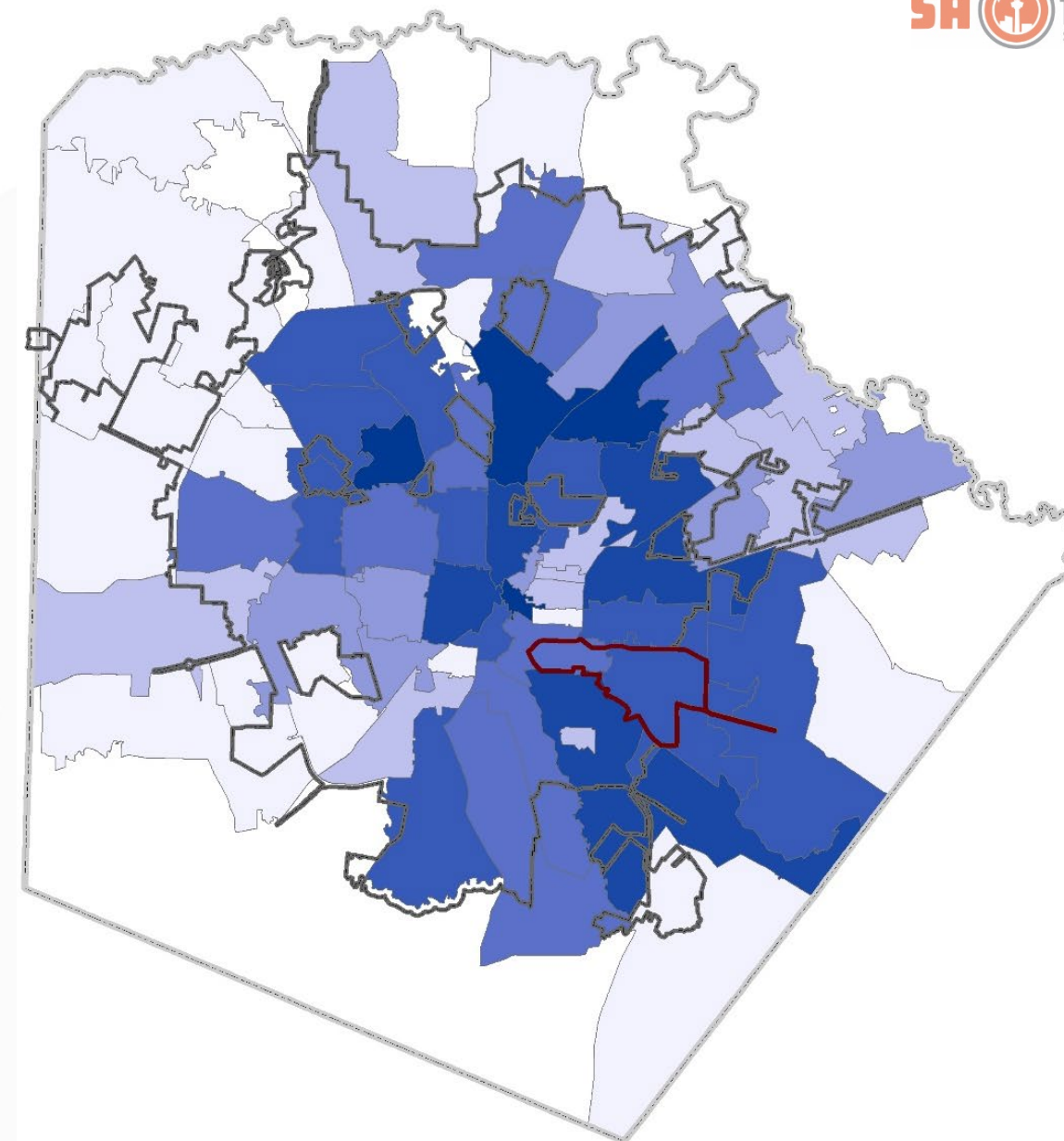
6% of workers also live in the area

Largest Employers

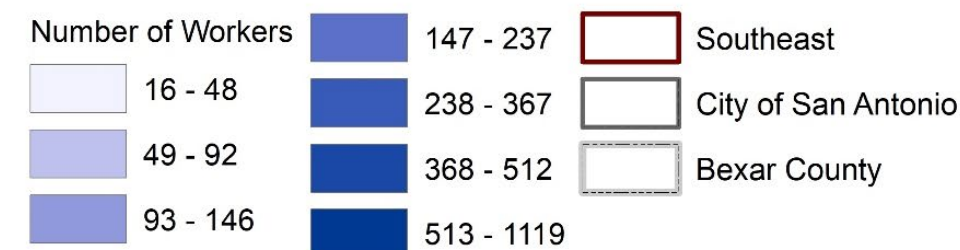
Holt

Cintas

Waste Management



Where Southeast Residents Work by Zip Code



Real Estate Conditions

- Limited **commercial** and **industrial** development in recent past
- Low vacancy rates indicate demand or at least desirability of existing buildings

Commercial and Industrial Development



Office

400K sq. ft.

117K net new since 2005

7.7% vacancy rate

9.4% Bexar County average



Retail

840K sq. ft.

35K net new since 2005

3.3%

vacancy rate
4.3% Bexar County average



Industrial

612K sq. ft.

15K net new since 2005

1.0% vacancy rate

4.8% Bexar County average



Hotel

1 motel property

Desired Housing Future

- What are the **attractive/positive attributes** about housing in the Southeast Community Area?
- What housing types are **missing**?
- What housing **challenges** exist?

Economic SWOT Discussion

STRENGTHS	OPPORTUNITIES
WEAKNESSES	THREATS



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Growth Allocation Game

Housing Allocation

- Pick the housing types that are **appropriate** in the Southeast Community Plan Area
- Place each housing types in **locations that are best suited** for each type of housing



Traditional Single-Family



Compact Single-Family



Duplex/Triplex/Quadplex



Urban Quadplex/Infill Dev.



Smaller-Scale Multi-Family



Townhomes



Walk-Up Multi-Family



Mixed-Use Multi-Family

Employment Areas: Urban Centers

- Urban Centers are *Community destinations and employment nodes for multiple nearby neighborhoods.*
 - They are walkable, mixed-use destinations that are generally smaller in scale than a regional center, but could have the potential to become a future regional centers. Key to the development of these areas is increased multimodal connectivity, linking them to surrounding residential areas and other urban and regional centers.

Employment Areas: Place Types

HIGH-CAPACITY TRANSIT CORRIDOR



PERFORMANCE STANDARDS

Height: 4 to 8-story development or 55 to 110 feet

Massing and Density: 16 to 40 housing units per acre and 2.5:1 to 5:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 60%; transparency along side street of 25%

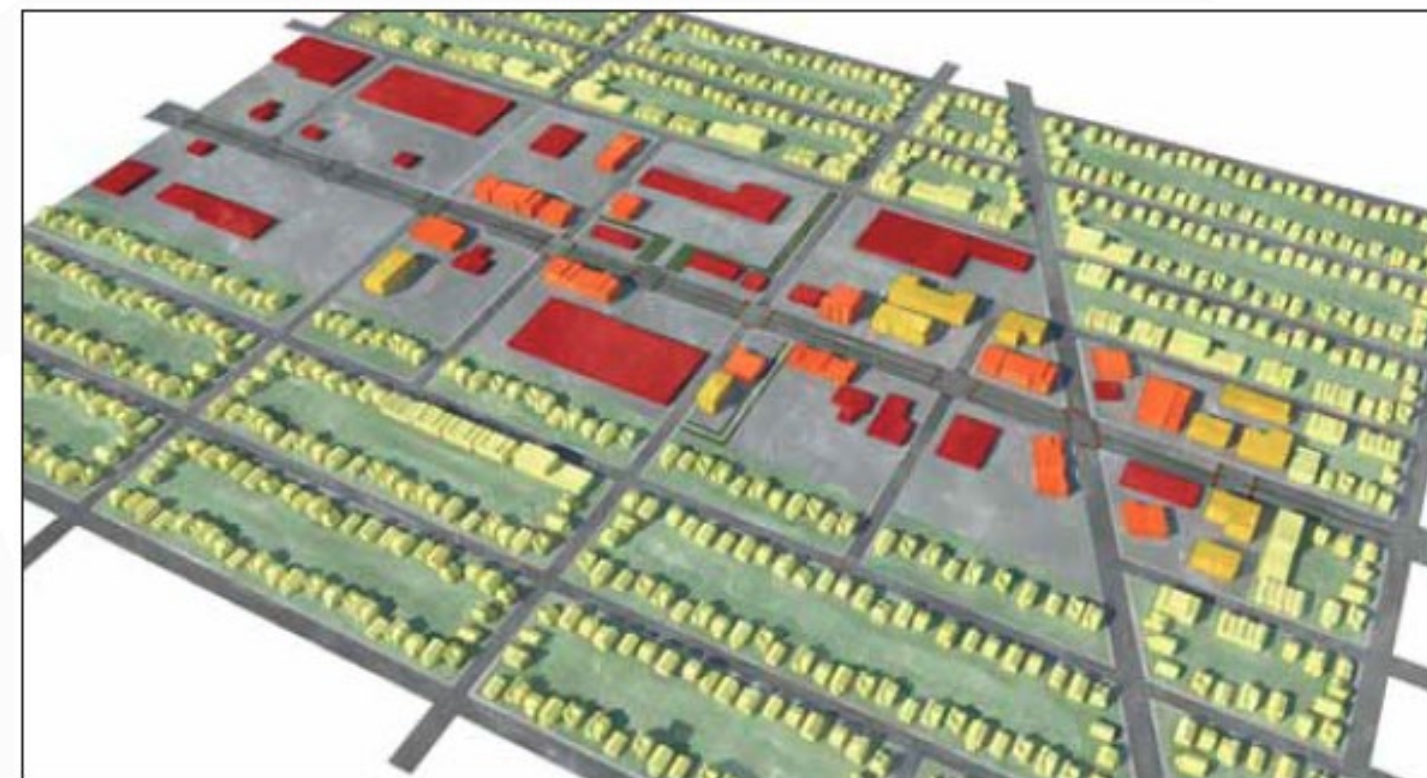
Connectivity: Maximum block perimeter of 1,200 feet; minimum 150 intersections per square mile

Public Space: Plazas and park spaces totaling 15 acres per 1,000 residents

Parking: On-street and off-street parking (most in structures)

Employment Areas: Place Types

COMMUNITY CORRIDOR



Legend

						
<i>Institutional</i>	<i>Office</i>	<i>Mixed-Use</i>	<i>Multi-Family Residential</i>	<i>Single-Family Residential</i>	<i>Parking</i>	<i>Park / Open Space</i>

PERFORMANCE STANDARDS

Height: 2 to 5-story development or 35 to 70 feet

Massing and Density: 10 to 30 housing units per acre and 1:1 to 4:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 50%; transparency along side street of 20%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 10 acres per 1,000 residents

Parking: On-street and off-street parking (mix of surface and structured parking)

Employment Areas: Place Types

NEIGHBORHOOD MAIN STREET



Legend

						
<i>Institutional</i>	<i>Office</i>	<i>Mixed-Use</i>	<i>Multi-Family Residential</i>	<i>Single-Family Residential</i>	<i>Parking</i>	<i>Park / Open Space</i>

PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet

Massing and Density: 15 to 20 housing units per acre and 1:1 to 3:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 50%; transparency along side street of 25%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 10 acres per 1,000 residents

Parking: On-street and off-street parking

Employment Areas: Place Types

TRAIL-ORIENTED DEVELOPMENT

Trails, Parks and Open Space Place Types

These place types are designed to create stronger connections among the city's active and passive recreational and cultural assets by both leveraging and protecting these important community features. Place types in this category include:

- Trail-Oriented Development;
- Community/Regional Park;
- Natural/Historic/Cultural Asset; and
- Green Neighborhood.



Legend

Institutional	Office	Mixed-Use	Multi-Family Residential	Single-Family Residential	Parking	Park / Open Space

PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet

Massing and Density: 5 to 20 housing units per acre and 0.25:1 to 2:1 Floor Area Ratio (FAR)

Street Level Activation: Transparency along primary street of 50%; transparency along side street of 20%

Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile

Public Space: Plazas and park spaces totaling 20 acres per 1,000 residents

Parking: On-street and off-street parking

Jobs/Employment Allocation

- Is there a location that makes sense for an Urban Center?
- What Place Types are desirable and where could they be applied?
 - What types of jobs/employment are we trying to attract to these place types?

Next steps...

Planning Team Meeting #7

Wednesday, October 2, 2019

5:30-7:30 PM

Schaefer Library

Community Meeting #2

Week of November 4th (Weds. or Thurs.)

Southside Lions Senior Center

5:00-7:30 PM



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