

Summary of San Antonio Precise Plan Meetings

Current Conditions: September 11, 2013 (EPC) & October 8, 2013 (Council)

These meetings covered issues, opportunities and current conditions in the San Antonio Precise Plan area. Major comments and direction included:

Land Use Mix, Location & Intensities

- Revitalize San Antonio Center (SAC) as a local/regional mixed-use destination.
- Retain existing and support opportunities for neighborhood-serving and small businesses.

Urban Design & Mobility (Heights, Open Space & Streetscape)

- Prioritize bicycle and pedestrian mobility to and through the Plan Area.
- Emphasize placemaking.
- Ensure sensitive neighborhood integration and transitions.
- Develop open space amenities.
- Manage vehicle traffic and circulation based on the 2030 General Plan complete streets policy direction.
- Ensure adequate mobility and utility infrastructure for projected growth.

Plan Alternatives: January 22, 2014 (EPC) & October 8, 2013 (Council)

These meetings included discussion of draft land use, urban design and mobility options for the Plan Area. There was also review and summary of the Public Workshop held on January 11, 2014.

Circulation

- Identify primary, separated bicycle and pedestrian facilities through San Antonio Center, roughly along the Hetch Hetchy corridor (east-west) and aligned with Pachettic Way (north-south).

- Study new pedestrian/bicycle crossings of San Antonio Road and Showers Drive, aligned with the Hetch Hetchy corridor, but no mid-block crossing of El Camino Real for the north-south path.
- Improve bicycle and pedestrian facilities on public streets.
- Provide separated bicycle facilities on California Street and Showers Drive, as long as it does not require a “road diet” (e.g. vehicle lane removal).
- Consider interaction between bicycles and vehicle parking areas.
- Develop traffic management programs to avoid gridlock.

Open Space and Active Frontages

- Create a linear greenway along the Hetch Hetchy right-of-way (ROW) through San Antonio Center and the west side of San Antonio Road, building on the Merlone Geier Phase I project improvement.
- Provide a smaller landscaped bicycle/pedestrian connection on the east side of Showers Drive, connecting to the Hetch Hetchy greenway.
- Create a new centralized open space in San Antonio Center and within the Precise Plan area parcels located on the north side of California Street.
- Align active frontages/use areas with open space, public streets and other primary bicycle and pedestrian pathways.

Land Use and Heights

- Prioritize enhanced regional retail uses as fundamental use of San Antonio Center.
- Allow additional flexible uses in San Antonio Center to complement but not supersede primary regional retail uses.
- Plan for a specific mix of mixed-use office and residential uses on the north side of California Street, closest to the San Antonio Caltrain Station.
- Identify a soft cap of up to six stories in Mixed-Use Center locations, and heights up to four stories in Mixed-Use Corridor areas, next to the central open space and in key transition areas around the Precise Plan area.
- Study tiered floor area ratio (FAR) or similar program assigning requirements for public benefits.

Draft Plan Materials: May 20, 2014 (EPC) and June 24, 2014 & July 8, 2013 (Council)

These meetings covered major policy direction and draft Plan materials.

- Prioritize regional retail and residential uses, particularly within San Antonio Center. Allow for a more flexible mix beyond the Center.
- Prioritize affordable housing as a community benefit.
- Deemphasize office uses – reduce the amount of allowed office development and tie limited office development with housing production within the Plan Area.
- Plan for a shared bicycle-vehicle roadway along the Hetch Hetchy corridor and Class II bicycle lanes on San Antonio Road.
- Prioritize Showers Drive as a potential bicycle connection to south of El Camino Real, but study and implement southerly connectively improvements through broader City planning efforts such as the Bicycle Transportation Plan.
- Do not preclude future road diets, if future analysis supports their feasibility.
- Utilize EPC recommended draft development standards from the May 20, 2014 study session.
- Clarify and revise guiding principles, based on updated Council land use direction for housing and office uses.