



## Fredericksburg Road Corridor Study

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### *Background Information:*

Fredericksburg Road is a major corridor located in near northwest San Antonio. The Fredericksburg Corridor Study Area consists of approximately 786 acres starting at IH-10 to the southeast, continuing northwest to the City of Balcones Heights city limits and extending 1,000 feet on both sides of Fredericksburg Road from the edge of the Fredericksburg Road right-of-way. The study area is located in San Antonio's Art Deco District, is in close proximity to Jefferson High School, and abuts the City of Balcones Heights. The study area contains a portion of the VIA Metropolitan bus rapid transit (BRT) service known as VIA Primo which connects the Medical Center to Downtown San Antonio. Both VIA Metropolitan Transit and the City of San Antonio are currently undertaking land use and market studies for portions of the study area. The City is conducting a land use planning study assessing transit oriented development potential along Fredericksburg Road in order to accommodate projected growth and support high capacity transit use in accordance with Vision 2040.

### *Summary:*

The study's primary function is to enhance the attractiveness of a portion of the corridor for new investment and redevelopment.

The Fredericksburg Road Corridor Study Goals are to:

- Strengthen property values
- Improve physical appearance
- Improve property upkeep and maintenance
- Improve access for pedestrians, bicycles, and transit
- Strengthen corridor and community identity
- Increase resident satisfaction

### *Base Data and Analysis:*

The Consultant, Robert Yakas Design, is responsible for providing base data analysis to develop a planning study that identifies and reviews adopted and existing land use, zoning, current area development trends, recent studies, overlay districts, historic districts, and reviews the goals and objectives of the Near Northwest Community Plan. The Consultant is also responsible for describing the current obstacles in the Fredericksburg Road Corridor Study and providing a detailed description of the current physical conditions that might be hampering the desirability of the Fredericksburg Road Corridor Study Area, defining and developing strategies for reinvestment, including suggested changes to the adopted land use plan and the current zoning if needed, and identify area/areas that would benefit from design standards, and develop standards to improve and maintain the character of the area.

### *Next steps: Fredericksburg Corridor Study:*

<b>2016 Dates</b>	<b>Timeline</b>
June 27	Public Engagement Meeting I
August 24	Public Engagement Meeting II
September 19	Neighborhood and Livability Committee
September 30	Fredericksburg Corridor Study Completion