

Small Area Plan Program



Vision San Marcos Comprehensive Plan

"Ensure that neighborhoods retain their existing character and follow development and re-development patterns desired by the residents."



What is a Small Area Plan?

A Small Area Plan focuses planning efforts in smaller geographic areas within the community or neighborhood.

- **Implements the Comprehensive Plan**
- **Neighborhood Driven**
- **Serves Citizens with Varying Needs**



Neighborhood Character Discussions

Small Area Plan Survey



What

Program Goals

What issues and factors are most important when creating and/or maintaining high-quality neighborhoods.

Where

Boundaries

Where are Neighborhoods most impacted by growth and where are neighborhoods lacking basic amenities?

What

Outcomes

What outcomes and benefits of participating in the Small Area Plan Program are most valued?

Program Goals

The results of the survey assist staff in crafting the Small Area Plan Program goals

Housing Affordability

Neighborhood Stability

Managing Student Behavior

Transportation Options

Access to Goods / Services

Resident Participation

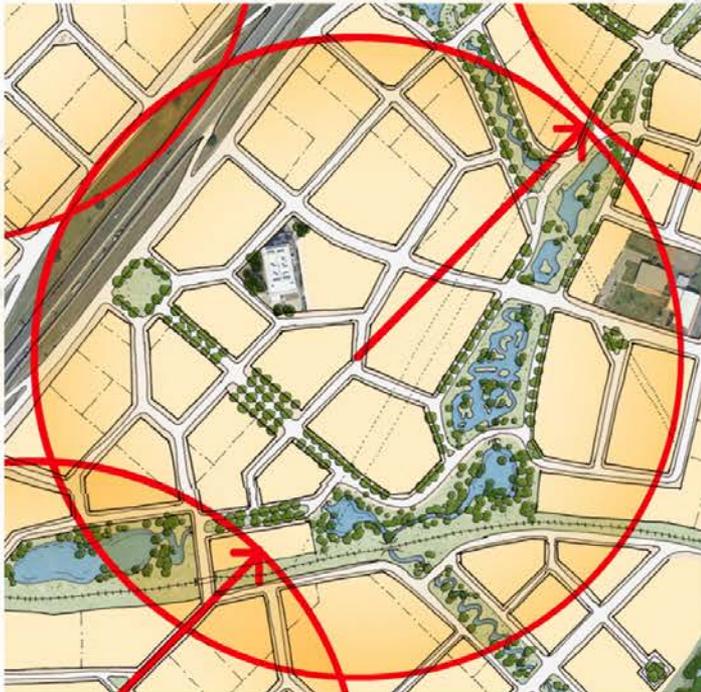
Streets / Corridors

Willingness to Change



Mapping Exercise

The Results from the mapping exercise assist staff in identifying areas for further outreach and establishing location and boundary criteria.



Criteria

- Adjacent to High Intensity Areas
- Lacking in Access
- Rapid Growth
- Transportation Corridors

Size

- Roughly 1/4 Mile or 5-min walk

Program Outcomes

The Results of the Survey assist staff in providing relevant outcomes and benefits of participating.

Shaping Development

Street Design

Beautification Projects

Increased Communication

Financial Assistance

Organizational Support



Who Can Apply?

Residents or Community Groups

- Staff Assistance and Facilitation

Demonstrate Commitment

- 20% of Residents
- Variety of Stakeholders

Consideration of City-Wide Goals

- Outcomes are tailor-made to the neighborhood



How are Plans Prioritized?

Potential Impact of Project (20%)

- Project Vision Statement
- Project Location

Ability to Implement (20%)

- 20% of Residents
- Variety of Stakeholders

Fulfilling Program Goals (60%)

- Housing Affordability (20%)
- Neighborhood Stability (20%)
- Transportation Options (10%)
- Access to Goods and Services (10%)



Timeline



August

Project Kick-Off

- Launch survey website
- Launch susceptibility to change map
- Schedule small group meetings
- Schedule community outreach events

September

Gather Input

- Hold small group meetings
- Survey outreach

October

SAP Program Description

- Community open house and presentation to display criteria and incentives.
- Hold small group meetings

Timeline



November

Policy Review

- Present SAP Program to City Council for Feedback

December

SAP Application Available

- Neighborhood groups submit applications.

January

Select Planning Areas

- Staff makes recommendations and City Council selects planning areas.

Small Area Plans

Program Monitoring



How to Get Involved



1 Spread the Word

Sign up for Newsletters and pass the information on.

2 Host a Meeting

Work with staff to host a small group meeting with your neighborhood group, PTA, Running Club or Civic Organization

3 Submit an Application

Submit an application for a Small Area Plan in your neighborhood.