



SMTX

TRANSPORTATION CORRIDORS STUDY

City Council Presentation – July 5, 2022



Agenda

- **STUDY PURPOSE**
- **PUBLIC INVOLVEMENT ACTIVITIES**
- **CORRIDOR CONCEPTS**
- **CATALYST SITES**
- **NEXT STEPS**
- **DISCUSSION**

Study Purpose

CONTEXT-SENSITIVE DEVELOPMENT CONCEPTS

- Multi-modal roadway improvements
- Analyze areas for mixed-use urban character with increased density
- Measure market feasibility
- Assess fiscal impacts



Public Involvement

PUBLIC ENGAGEMENT ACTIVITIES



FEEDBACK HIGHLIGHTS

- Improve bicycle and pedestrian safety
- Improve access and increase public transit options for Downtown, Guadalupe and Hopkins Streets, and potential City Government Plaza
- Promote sustainable growth and development

Corridor Concepts

ROADWAY IMPROVEMENTS

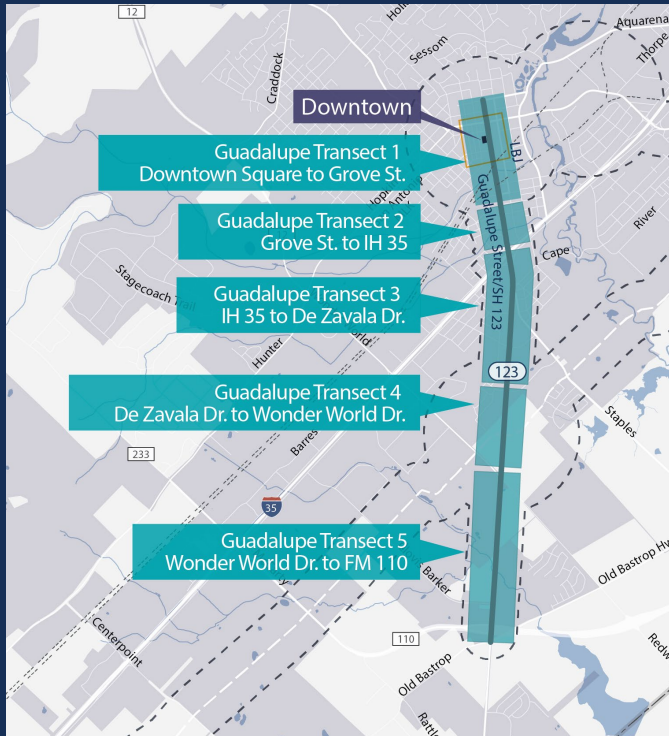
- Multimodal facilities
- Improved safety through design
- Right-of-way use

CORRIDOR SEGMENTS

- Development opportunities vary by need, type and intensity
- Building types
- Building and site development patterns



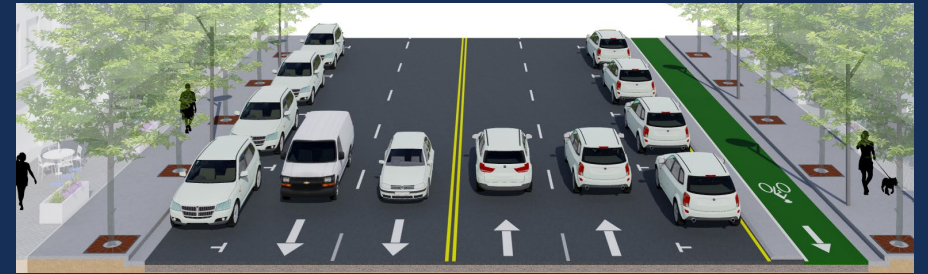
Corridor Concepts (Guadalupe | SH 123)



1



2



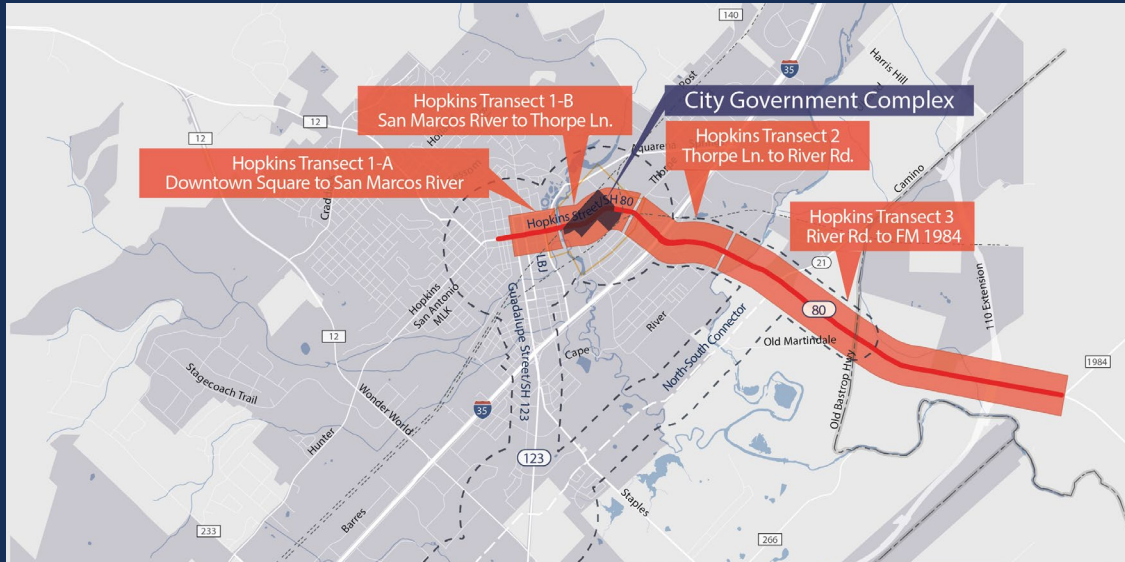
3 & 5



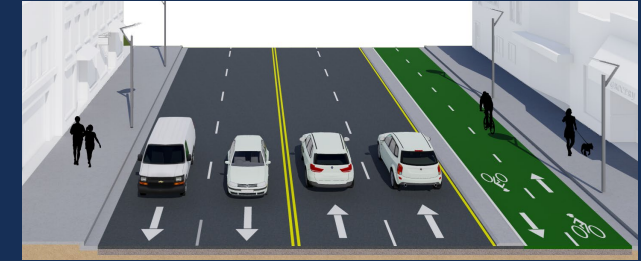
4



Corridor Concepts (Hopkins | SH 80)



1-A



1-B

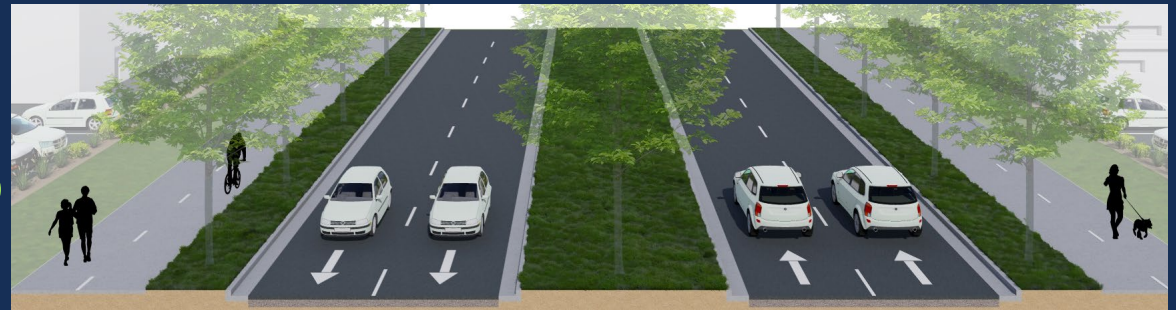


2



3

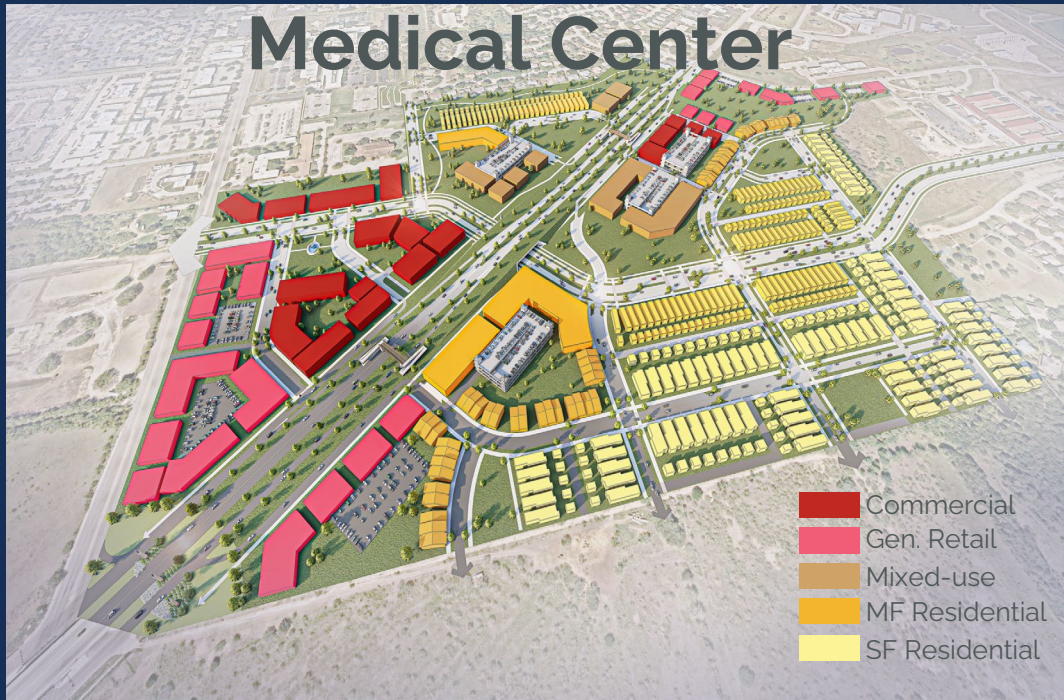




Catalyst Sites

CATALYST DEVELOPMENT MODELS

- **Three (3) sites analyzed:**
 - **Downtown (Guadalupe St.)**
 - **Medical Center (SH 123)**
 - **City Government Complex (Hopkins St./SH 80)**
- **Based on financial analysis and market feasibility**
- **Study presents potential build-out scenarios, related transportation improvements, and an estimate of fiscal impacts due to the developments**



Medical Center

- Commercial
- Gen. Retail
- Mixed-use
- MF Residential
- SF Residential

Guadalupe Street Parcels

- Commercial
- Residential

Next Steps

KEY ACTIVITIES/DATES:

**CITY COUNCIL ADOPTION &
FINAL DOCUMENTS**

AUG/SEPT. 2022

**CITY HALL DISCUSSION &
FINANCING OPTIONS**

FALL 2022

THANK YOU



Doise Miers, Community Outreach Manager
512.215.9411 | doise.miers@campotexas.org

Laurie Moyer, PE, City of San Marcos
512.393.8132 | lmoyer@sanmarcostx.gov

Shannon Mattingly, AICP, City of San Marcos
512.393.8230 | smattingly@sanmarcostx.gov



www.SMTXStudy.com