



# Far East Community Area Planning Team

Meeting #9

Zoom

July 31, 2023

5:30 – 7:30 PM



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

# Far East Community Area Project Team



## City of San Antonio, Planning Department

David Powell, Project Manager

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## MIG

Jay Renkens, AICP, Principal

Saul Vazquez, Senior Project Associate

Marco Hinojosa, AICP, Senior Project Associate (Interim PM)

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## Cambridge Systematics

Hannah Santiago, Senior Associate

# Timeline of Meetings



# Meeting Objectives

## 1. Reintroduction of Mobility Recommendations

Review updated mobility recommendations, and introduction of the draft mobility map and graphics

## 2. Updated Amenities & Public Space Map and Draft Strategies

Review updated Amenities & Public Space map and introduction of draft strategies

## 3. Overview of Neighborhood Profile and Priorities (NPP)

Overview and status update of the NPP along with review of overarching themes



# Draft Vision

The Far East Community Area is comprised of **safe and inviting neighborhoods** with **diverse, quality,** and **affordable** options for housing, dining, shopping, medical services, healthy food, and community gathering spaces, all organized around **quality parks** and the area's own **walkable arts, entertainment** and **shopping** district. Residents of **all ages and incomes** can get around easily using **well-lit** and **well-maintained** sidewalks, trails, bicycle facilities, and transit amenities lined with trees and landscaping, green stormwater treatments, and public art.



# Goals

**Goal 1:** Improve **comfort** and **safety** throughout the area with improved **lighting**, **signage**, and **enhancement** of parks, trails, sidewalks, and other community assets.

**Goal 2:** Increase access to **healthy food** and **health care** for all residents.

**Goal 3:** Facilitate development patterns that include **local employment** and **entertainment** opportunities in one or more mixed use urban centers or arts districts that are **highly walkable** and **connected** and serve as an area destination.

**Goal 4:** Increase **equitable access** to parks, open space, trails, community gathering facilities, and recreational amenities.

**Goal 5:** Create housing, employment, goods and services that **serve**, **support** and are **accessible** to a **variety** of income levels, age groups, and multi-generational households.

**Goal 6:** Encourage commercial development to be **less auto-oriented and more walkable** and provide a greater diversity of locally serving restaurant and retail options.

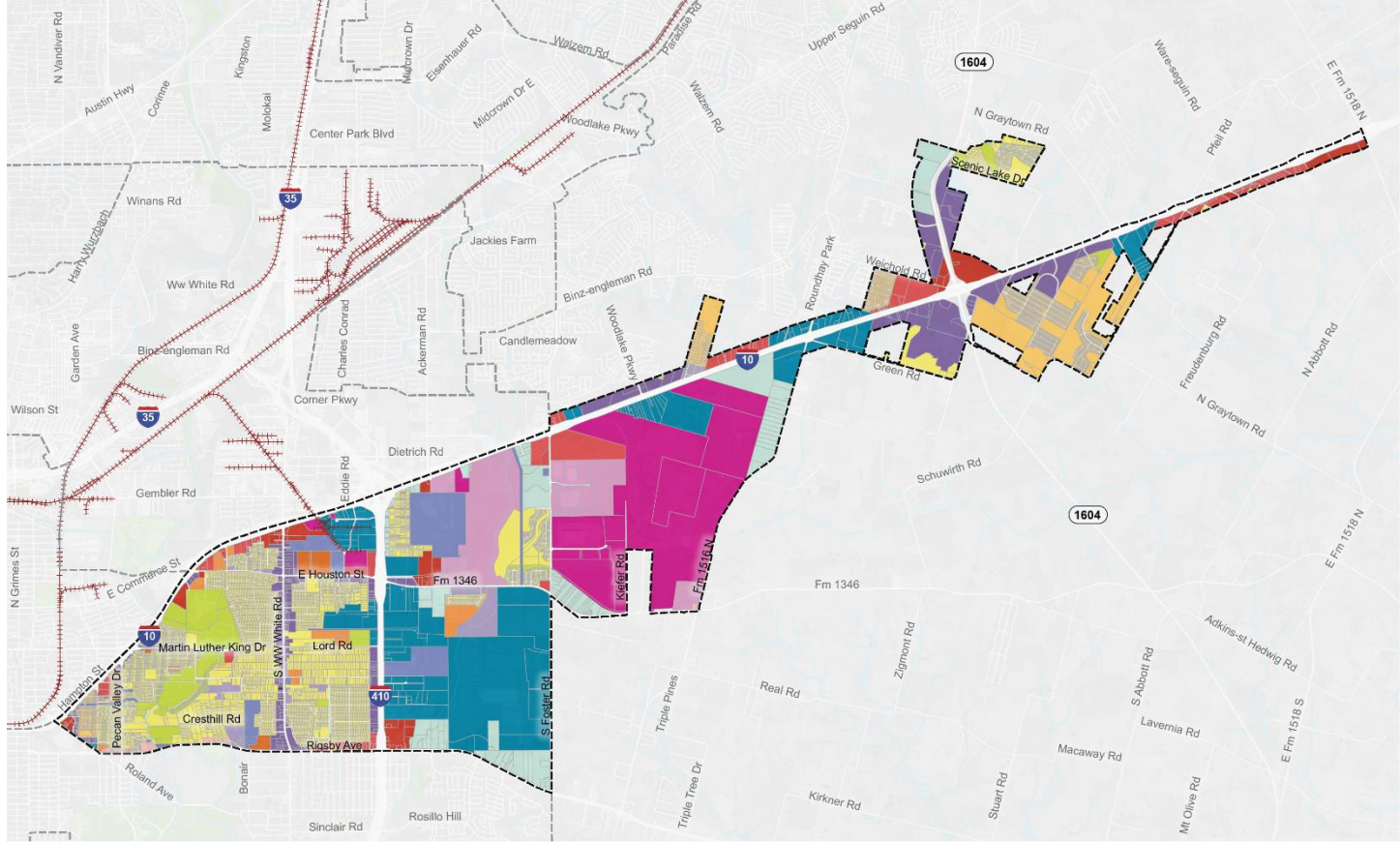
**Goal 7:** Improve **comfort**, **safety** and **aesthetics** throughout the Far East Area with treelined streets, other urban greening, and integration of sustainable infrastructure.

**Goal 8:** Expand the amount and variety of **multi-modal networks** throughout the Far East Area.

# SA TOMORROW

Land Use





### FUTURE LAND USE

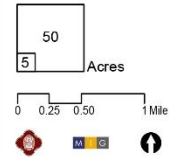
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Draft Focus Areas

- Land Uses**
- Low Density Residential
  - Urban Low Density Residential
  - Medium Density Residential
  - High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





**SA**



**TOMORROW**

Draft Mobility Recommendations



# Mobility Sites

1

## S WW WHITE RD FROM I-10 TO RIGSBY AVE.

South WW White Road is a Texas Department of Transportation maintained and owned roadway that is five lanes across with a large Right-of-Way along its extent. The primary function of the road is to service businesses and residents who either work or utilize services in the area including VIA bus route 552, 26, 25, and 28. S. WW White Rd. has presented challenges to vehicle, pedestrian, and bike traffic causing several accidents and pedestrian or bike injury and death. Large Right-of-Way along the roadway extends the amount of distance traveled whether on bike or by foot and poses dangers to those who travel in this way. However, this also presents an opportunity to utilize this space to enhance pedestrian, bike, and vehicle mobility to promote a complete street concept that not only services area residents, but limits the challenges in traveling along S. WW White Rd.

2

## INTERSECTION OF RIGSBY AVE. AND LOOP 410

The intersection of Rigbsy Avenue and interstate Loop 410 has a high frequency of pedestrian and bike injury and fatalities as well as vehicular accidents. Both roadways are owned and maintained by either the Texas Department of Transportation or United States Department of Transportation. This intersection should promote pedestrian, bike, and vehicle safety through enhanced public spaces and streetscape design while minimizing impacts on vehicle throughput.

3

## E. HOUSTON ST. (E OF 410; FM 1346) - FROM IH-10 TO FOSTER RD.

This section of E. Houston Street, or FM 1346, entails a variety of uses ranging from industrial, commercial, and residential areas. This corridor is essential to area residents and industrial properties along this extent and Foster Road. An emphasis on freight traffic and vehicle throughput should be promoted while making enhancements to improve vehicle and freight traffic.

4

## MLK DR. - FROM WW WHITE TO IH-10

An important and symbolic neighborhood corridor that connects South WW White Road to the Eastside of San Antonio. Several key assets border this roadway including the Boys and Girls Club, MLK Academy, Salado Creek Greenway Trail, and MLK Park. Prioritization of pedestrian and bike elements should promote walkability and accessibility to these assets, in addition, VIA bus stops. MLK Dr. should consider enhancements to increase sense of place in coordination with local amenities and public spaces.

5

## PECAN VALLEY - FROM RIGSBY TO IH-10

Pecan Valley Drive is a major neighborhood thoroughfare that services residents and local amenities. An emphasis on pedestrian and bike safety and elements should be promoted along this corridor to encourage walkability and accessibility to local assets.

6

## RICE RD. - FROM WW WHITE TO BROOKSDALE

Rice Road serves as a neighborhood thoroughfare that connects local Far East neighborhoods to each other and other local amenities. Rice Rd. should be characterized by its neighborhood-centric feel and promote walkability and bikeability throughout the corridor to encourage access to S. WW White Rd. and Wheatley Heights Sports Complex and Salado Creek Greenway Trail.

7

## DIANE AVE. - FROM RICE TO RIGSBY

Diane Avenue is a neighborhood thoroughfare that runs through the Delcrest Area Neighborhood Association. This roadway lacks sidewalks while boasting key community assets such as Delcrest Park and Herman Hirsch Elementary School. Enhancing sidewalk connectivity will promote sense of place and enable safe places to walk to local destinations.

8

## RIGSBY AVE. - FROM HOLGREEN TO SEMLINGER

Rigbsy Avenue is a high traffic Texas Department of Transportation roadway that sees frequent pedestrian, bike, and vehicle accidents and services a variety of established commercial and residential areas. Prioritization of pedestrian and bike safety should be promoted and enhanced streetscape design to slow vehicles down and minimize the number of driveway outlets.

# 2022 Bond Projects

1

## GREATER LOVE MULTIGENERATIONAL & RECREATION CENTER

Construct Phase 2 facility improvements within available funding which may include the addition of a children's playground.

2

## MARTIN LUTHER KING PARK

Construct general park improvements within available funding in support of the Master Plan which may include shade enhancements at the basketball court and additional parking.

3

## EASTSIDE CLUBHOUSE (BOYS AND GIRLS CLUBS OF SAN ANTONIO)

Complete a structural assessment and improvements within available funding.

4

## WHEATLEY HEIGHTS SPORTS COMPLEX

Construct general and rehabilitation improvements to the existing Sports Complex within available funding, amenities and public spaces.

5

## DISTRICT 2 PARKS

Construct general park and rehabilitation improvements of park facilities within available funding. Parks may include: Milam Wesley Tealer Park and Delcrest Park.

6

## PEGGY DRIVE AREA DRAINAGE (EASTGATE SUBDIVISION)

Complete the regrading of an existing earthen channel and installation of an underground storm drain system and associated roadway reconstruction with curbs, sidewalks, and driveway approaches as applicable and within available funding.

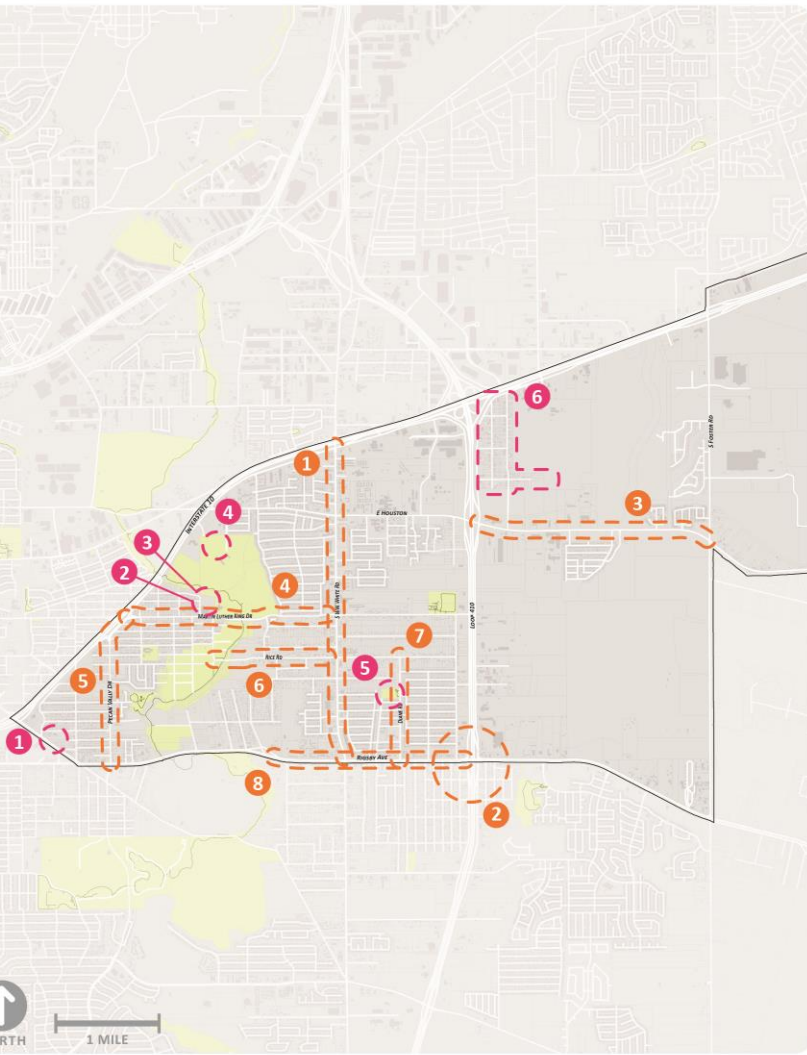
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## DISTRICT 2 PEDESTRIAN MOBILITY

Construct pedestrian mobility improvement projects as applicable and within available funding.



1 MILE



# What We've Been Hearing

## *Mobility Recommendation #1*

Prioritize  
**comfortable**  
and **safe**  
**mobility**  
for all.

### Strategies

- Continue implementation of Vision Zero strategies (reduced speed limits for neighborhood streets) for key areas of conflicts between people driving, people walking and people bicycling
- Implement traffic calming opportunities for major thoroughfares
- **Separate different types of transportation users through infrastructure interventions where possible**

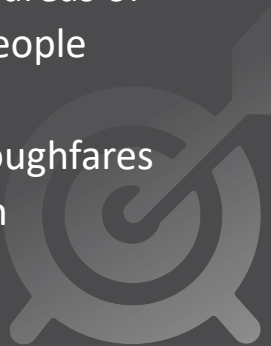


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- 

# What We've Been Hearing

## *Mobility Recommendation #2*

Increase **walkability** and neighborhood **access** through street design.

### Strategies

- Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials
- Eliminate sidewalks gaps, especially near transit stops, trailheads, schools and neighborhood centers of activity
- Provide pedestrian crossing opportunities along major arterials
- **Incorporate green infrastructure elements into street design of key mobility projects**

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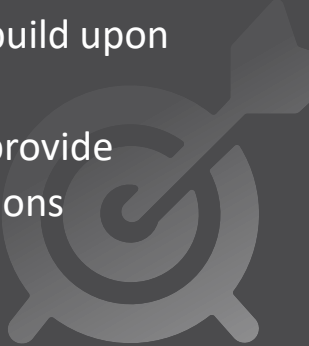
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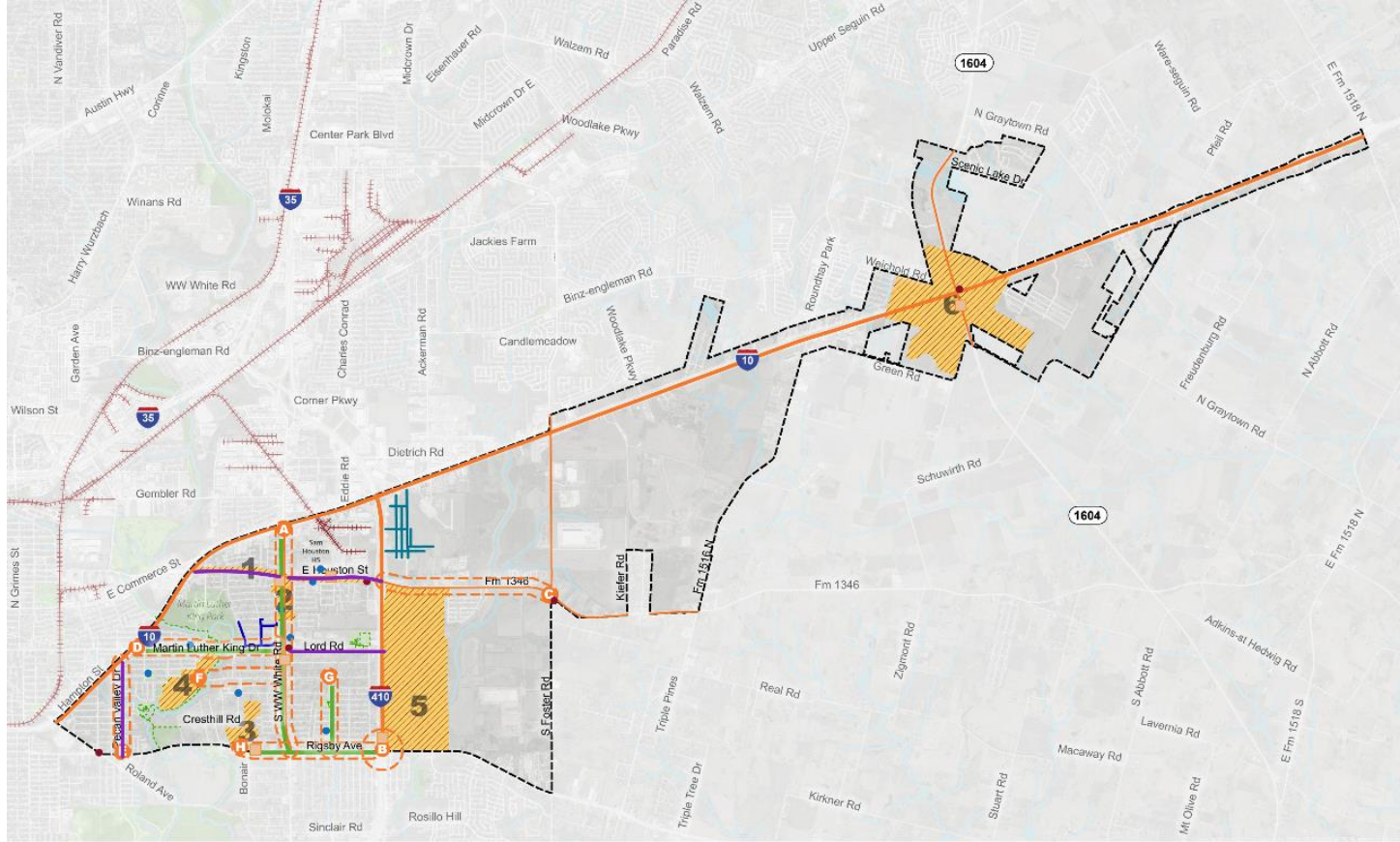
# What We've Been Hearing

## *Mobility Recommendation #3*

Create  
**connectivity**  
through **multi-**  
**modal**  
**transportation**  
**options.**

### Strategies

- Provide contiguous protected bicycle infrastructure to build upon existing Salado Creek Greenway network
  - Determine feasibility of park & ride or mobility hub to provide access to transit for residents living in low density locations
- 



## MOBILITY

### LEGEND

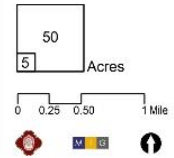
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- River or Stream
- Railroad Line
- Public Schools
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### MOBILITY AREAS

- A** W.W. White Rd from Rigsby to I-10 intersection of Rigsby Ave and Loop 410
- B** Loop 410 from Loop 410 to 1604 Rd
- C** F Houston St E of 410, FM 1346 from Loop 410 to 1604 Rd
- D** MLK Dr from W.W. White to I-10
- E** Rich Valley from Rigsby to I-10
- F** Rice Rd from W.W. White to Brookside
- G** Doria Ave from Rice to Rigsby
- H** Rigsby Ave from Homestead to Samlinger

### PROPOSED ELEMENT

- Pedestrian Crossing
- Walk/Bike Trail Extension
- Mobility Hub
- Priority Pedestrian Corridor







**SA**



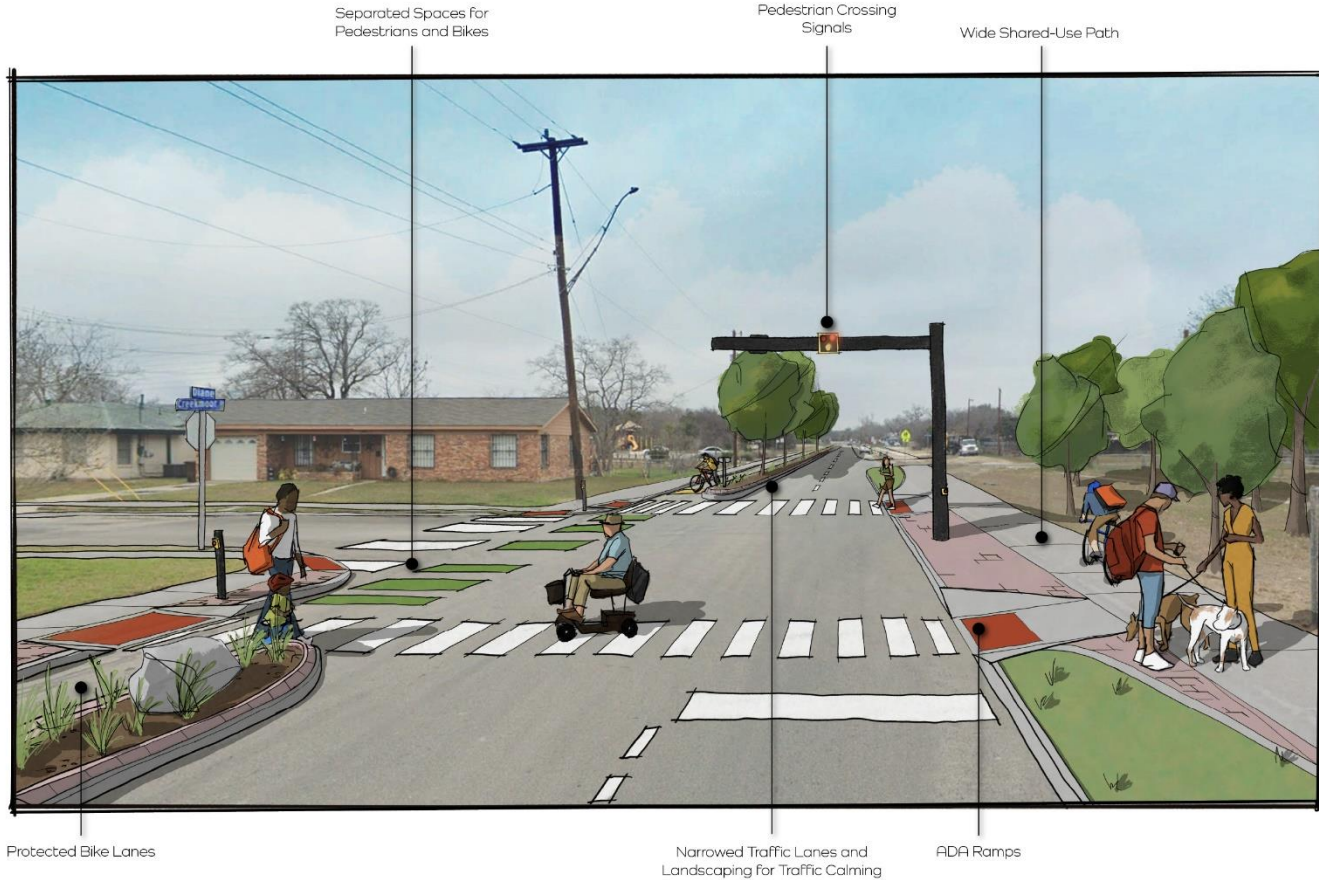
**TOMORROW**

Mural Board Activity

# Diane & Creekmoor - Existing Conditions



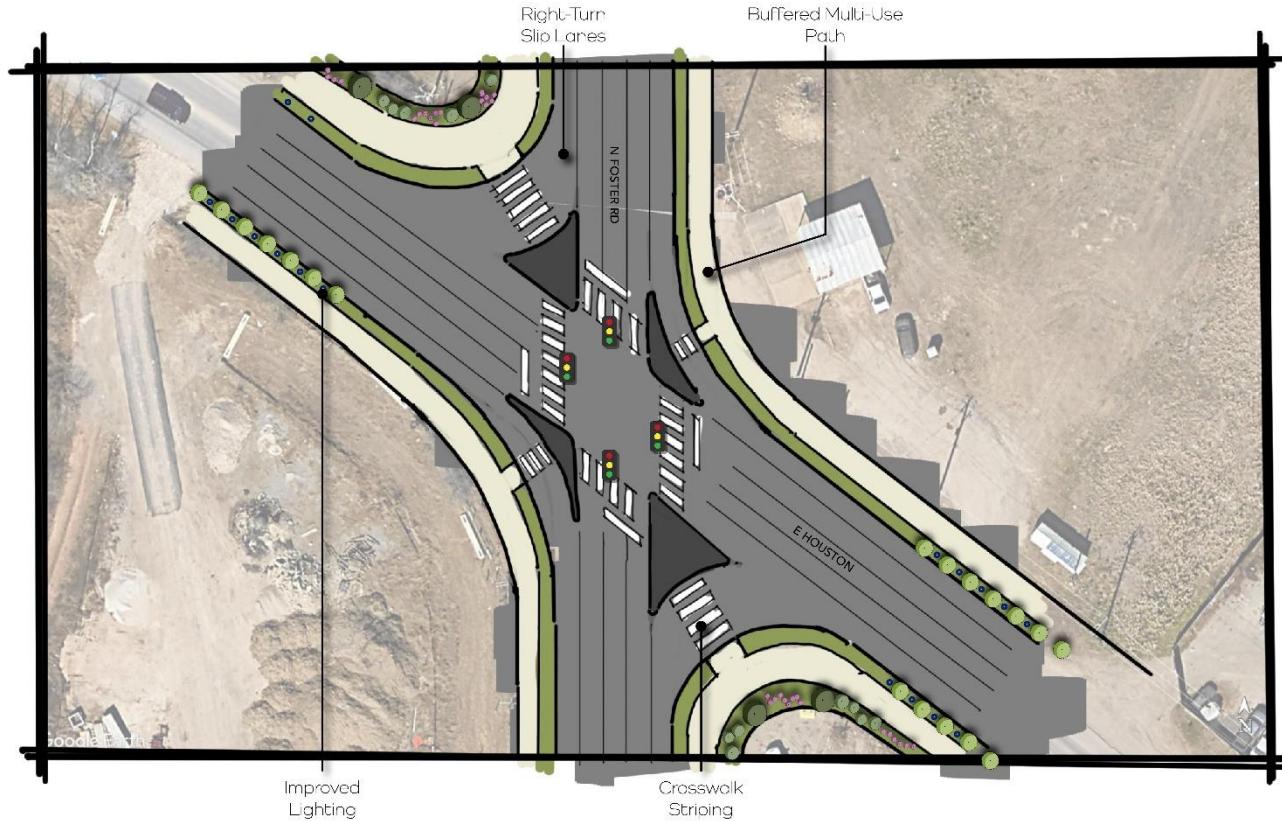
# Diane & Creekmoor - Mobility Recommendations Applied



# Foster & Houston- Existing Conditions



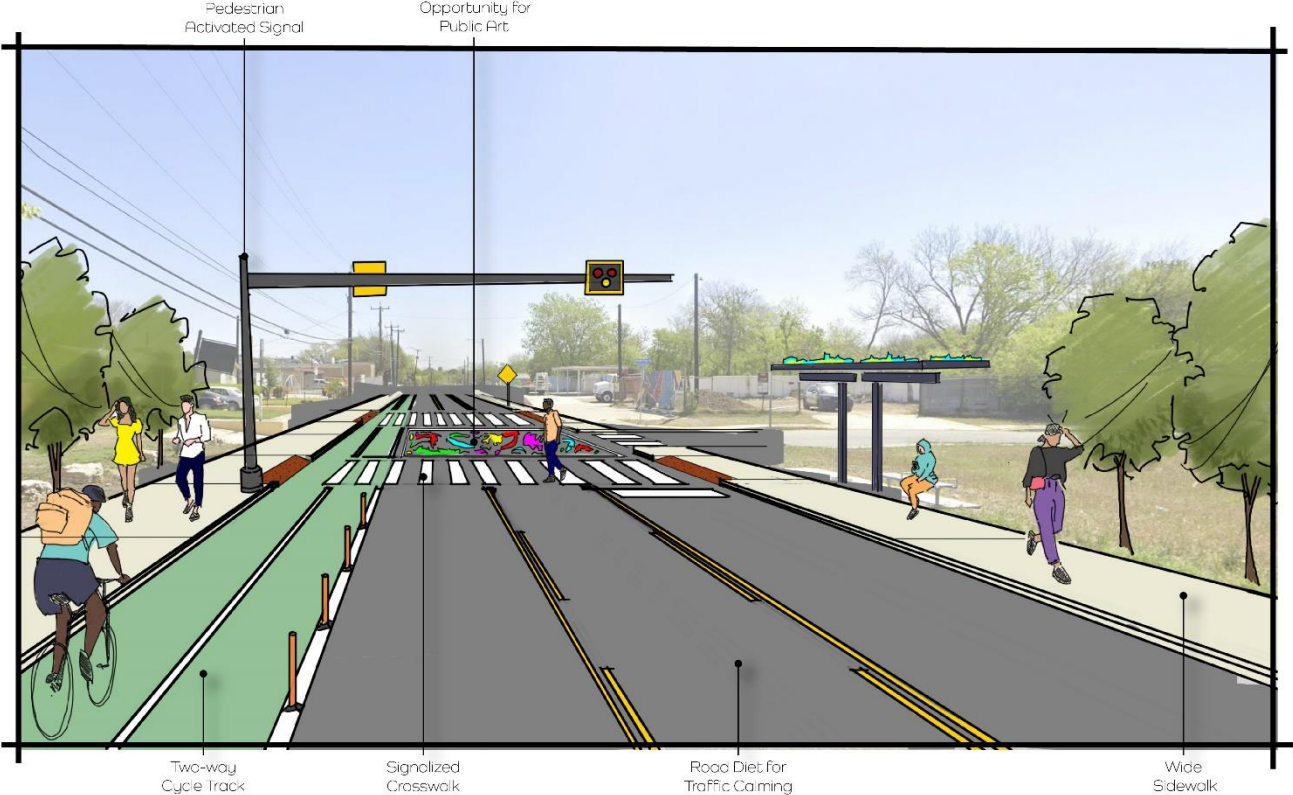
# Foster & Houston- Mobility Recommendations Applied



# Martin Luther King - Existing Conditions



# Martin Luther King - Mobility Recommendations Applied

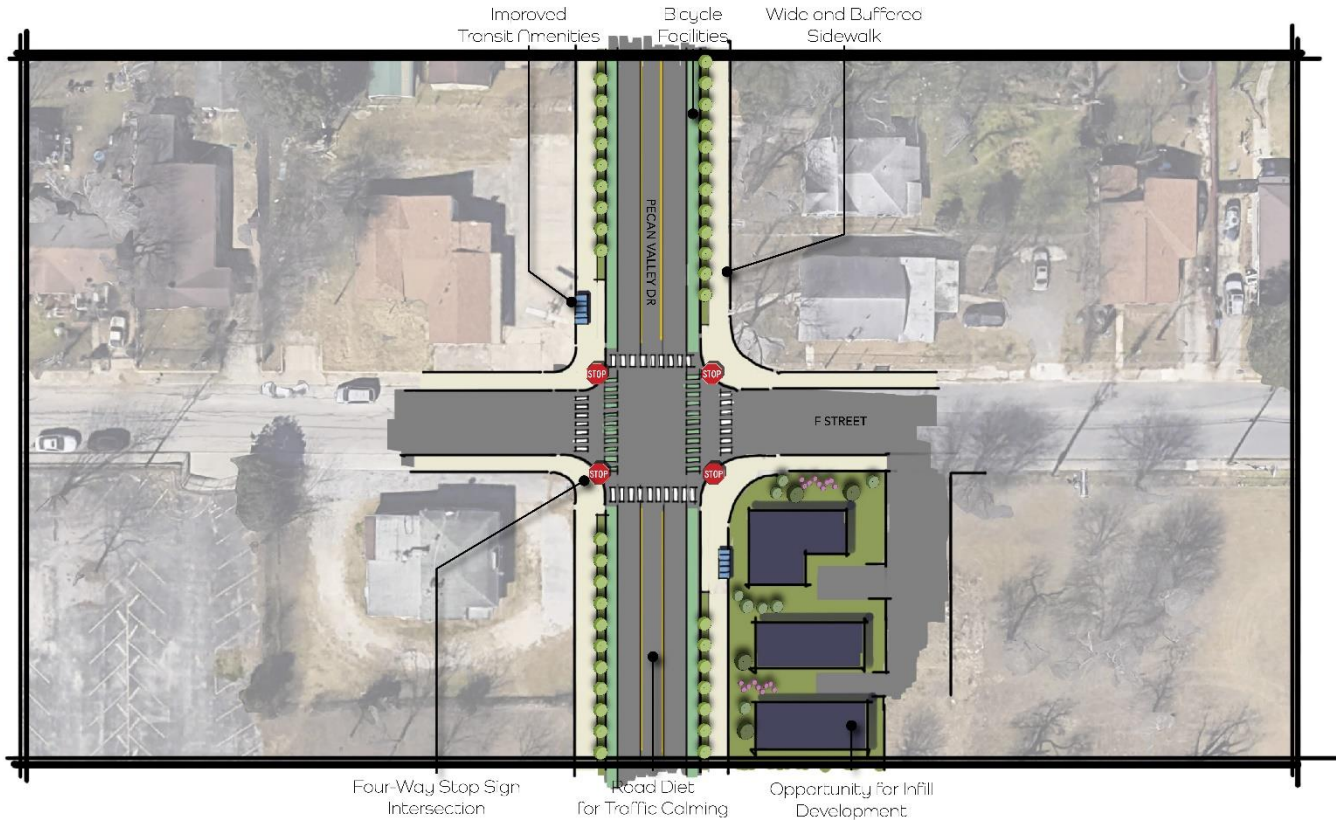


## Pecan Valley & F Street - Existing Conditions





# Pecan Valley and F Street - Mobility Recommendations Applied



# WW White HEB - Existing Conditions



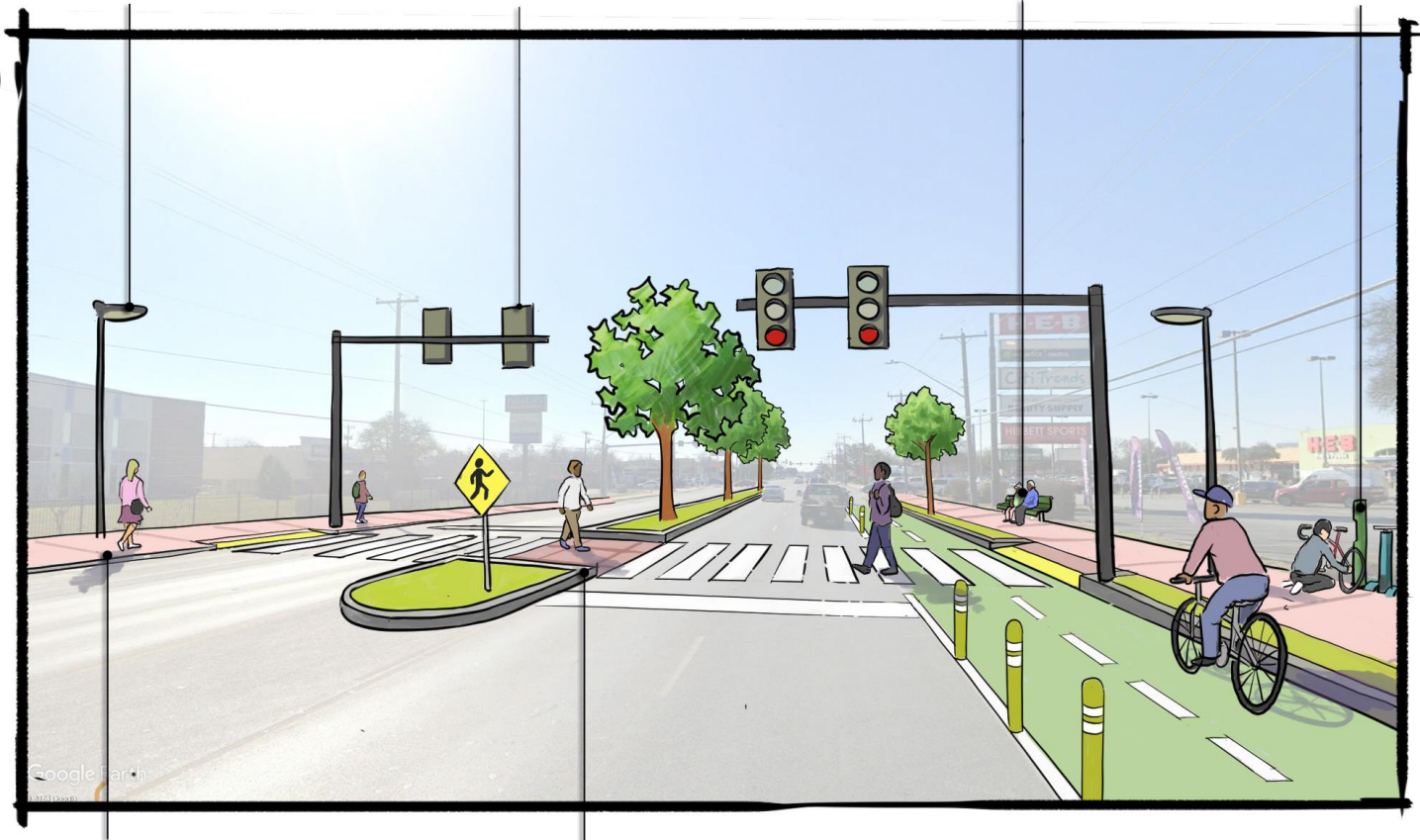
# WW White HEB - Mobility Recommendations Applied

Improved Lighting

Signalized Crossing

Additional Seating

Bike Repair Station



Multi-Use Path

Raised Landscaped Median



# SA TOMORROW

Amenities & Public Spaces  
(Continued from PT#8)

# What We've Been Hearing

## *Amenities & Public Space Themes*

Walkability and managing green infrastructure as a means to alleviate drainage issues

Opportunity to engage youth

Opportunities to add greenery and public art

Connectivity to local assets

Community Gardens and other healthy food options

Opportunity for entertainment, restaurants, medical services

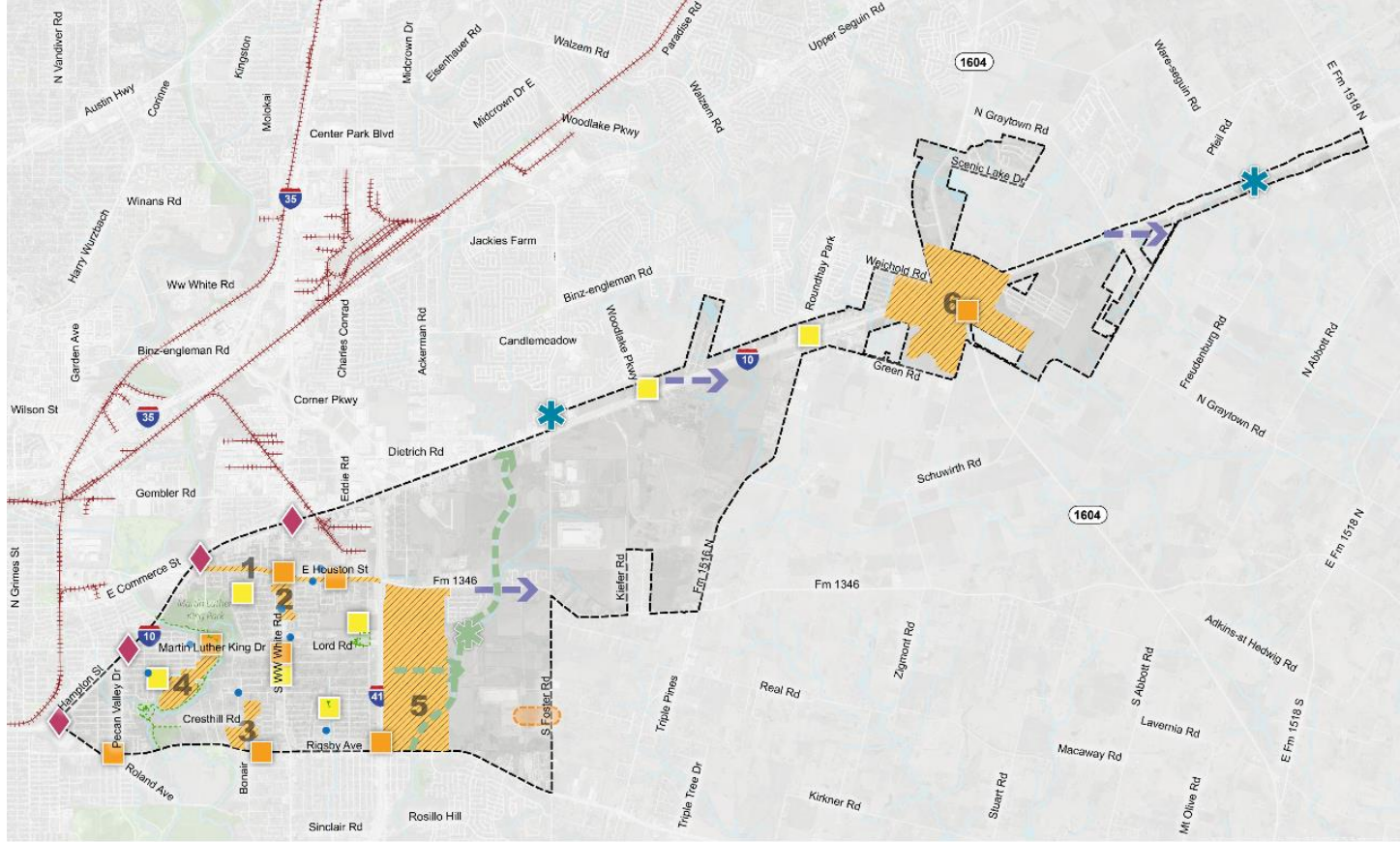
Enhanced VIA Bus access and stops

The creation of "districts" to enhance space and place within a centralized area or space

Identify areas for local public gathering points/hubs

# Type of Amenities & Public Spaces

- **PARKS** 
- **PLAZAS** 
- **TRAILS**  / **TRAILHEADS** 
- **SIGNAGE AND WAYFINDING** 
- **IMPROVED LIGHTING** 
- **PEDESTRIAN CROSSINGS** 
- **GREEN INFRASTRUCTURE** 
- **PUBLIC ART** 
- **PRIORITY CONNECTIONS** 
- **CHARACTER DEFINING FEATURES** 



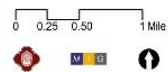
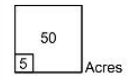
### AMENITIES AND PUBLIC SPACES

#### LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

#### PROPOSED ELEMENT

- Priority Connections
- Trail
- Character-Defining Focalities
- Improved Lighting
- Pedestrian Crossing
- Public Art
- Signage and Wayfinding
- Trailhead



# Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** Provide trees along sidewalks to beautify streets, provide shade, reduce the urban heat island effect, and improve air quality.
- **APS Recommendation #2:** Create east-west trail connections that intersect with existing north-south connections.
- **APS Recommendation #3:** Increase the amount of lighting at parks and public spaces to allow them to be utilized during more times of the day.
- **APS Recommendation #4:** Establish **and preserve** community gardens at existing parks and open spaces.
- **APS Recommendation #5:** Add multi-functional green infrastructure for stormwater mitigation and traffic calming.



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- **APS Recommendation #5:** Add multi-functional green infrastructure for stormwater mitigation and traffic calming.

# Updated Amenities & Public Space Strategies

**APS Recommendation #1:** Provide trees along sidewalks to beautify streets, provide shade, reduce the urban heat island effect, and improve air quality.

**APS Strategy 1.1:** Incorporate trees into streetscape enhancements and improvements.

**APS Strategy 1.2:** Encourage planting of trees along the back of sidewalks on private property.

**APS Strategy 1.3:** Create a neighborhood planting program to plant new trees and maintain existing ones.

# Updated Amenities & Public Space Strategies

**APS Recommendation #2:** Create east-west trail connections that intersect with existing north-south connections.

**APS Strategy 2.1:** Create new and enhance existing trail connections to allow all Far East residents to safely access parks and community facilities.

**APS Strategy 2.2:** Prioritize trail connections that allow residents to efficiently and safely access key destinations like schools and grocery stores by foot or bike.

**APS Strategy 2.3:** Enhance connections to and access points along existing and future trails.

# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Increase the amount of lighting at parks and public spaces to allow them to be utilized during more times of the day.

**APS Strategy 3.1:** Conduct a lighting study to identify gaps and potential improvements.

**APS Strategy 3.2:** Work with developers to enhance lighting around public areas as part of new developments.

**APS Strategy 3.3:** Integrate improved lighting into park maintenance and improvement projects.

# Updated Amenities & Public Space Strategies

**APS Recommendation #4:** Establish and preserve community gardens at existing parks and open spaces.

**APS Strategy 4.1:** Create programs to educate residents on how to effectively maintain and start a community garden.

**APS Strategy 4.2:** Connect residents to resources and supplies to create community gardens.

**APS Strategy 4.3:** Identify potential locations to create community gardens to help ensure that all Far East residents have equitable access to healthy food.

# Updated Amenities & Public Space Strategies

**APS Recommendation #5:** Add multi-functional green infrastructure for stormwater mitigation and traffic calming.

**APS Strategy 5.1:** Integrate green infrastructure improvements in street maintenance and improvement projects.

**APS Strategy 5.2:** Prioritize green infrastructure improvements in flood-prone areas.

**APS Strategy 5.3:** Incorporate green infrastructure in streetscape projects, especially near schools and parks to assist in traffic calming.



**SA**



**TOMORROW**

Mural Board Activity



# SA TOMORROW

## Neighborhood Profile and Priorities (NPP)



# What are Neighborhood Profiles and Priorities (NPP)?

## Section of Plan that:

- Provides special attention to individual **neighborhood priorities**
- Summarize specific **opportunities, challenges, recommendations,** and priorities from each participating neighborhood
- Efficiently direct **public and private investment** within the city to help these neighborhoods achieve their short-term goals and long-term visions

# Key Components of NPPs

- **Neighborhood Snapshots:** Background about people and places that make up the participating neighborhoods
- **Strengths:** Existing assets to protect, enhance and build upon
- **Opportunities and Challenges:** Existing issues and potential changes (good and bad) that can be addressed and leveraged to improve the neighborhood
- **Priorities:** Articulates the physical, programmatic and policy improvements most important to the neighborhood

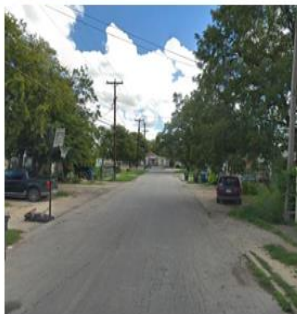
# Overview of NPP

## Neighborhood Snapshot

### NEIGHBORHOOD STRENGTHS AND CHARACTER



The Denver Heights neighborhood is a diverse and historic community. A small western portion of the neighborhood between Cherry Street, Aberdeen Place, and IH-37 is within the Downtown Area Regional Center Plan boundary. This area is comprised mainly of large industrial and commercial uses, along with a number of single-family residences. The rest of the neighborhood, which includes traditional residential areas, the New Braunfels Avenue corridor, parks, and other important places will be included



in the SA Tomorrow Eastside Community Area Plan in future years. Accordingly, the Neighborhood Profile and Priorities for Denver Heights in the Downtown Area Regional Center Plan has a limited scope and is focused on the portion of the neighborhood association area that overlaps with the Downtown Area Regional Center. A more comprehensive Denver Heights Neighborhood Profile and Priorities section will be included in the Eastside Community Area Plan.

### Strengths



This area is located in close proximity to the traditional Downtown area and is well connected to the east and north.



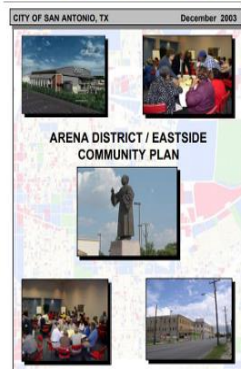
The industrial area of western Denver Heights has large tracts of land, often entire blocks, under common ownership.



A majority of the residential properties appear to be owner occupied.

## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The Arena District/Eastside Community Plan included this portion of the neighborhood, and recommended that it continue as a light-industrial and residential area consistent with the existing pattern of land use and encouraged minor development and redevelopment. The future land use vision of the Downtown



Area Regional Plan is for the area to evolve a wider mix of light-industrial and creative land uses bookended by nodes of higher-density mixed-use.

The East Corridor Multi-Modal Alternatives Plan, developed by the Alamo Area Metropolitan Planning Organization

jointly alongside the Arena District/Eastside Community Plan, recommended closing the at-grade railroad crossings in the area at Iowa Street, Virginia Street, Indiana Street, and Delaware Street, and improving the crossing at Florida Street, in addition to street resurfacing and sidewalk improvements.

### MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- The area has largely remained a light-industrial area with residential uses along its edges. However, in recent years interest in redeveloping underutilized industrial sites as mixed-use centers has increased.



**SA**



**TOMORROW**

Next Steps

# Next Steps

## ***UPCOMING EVENTS:***

- Planning Team Meeting #10 – August 21, 2023
- Public Draft – Winter 2023
- Mixer – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

## ***QUESTIONS?***

David Powell,  
City of San Antonio  
[David.Powell@SanAntonio.gov](mailto:David.Powell@SanAntonio.gov)  
(210) 207-0244



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