



Fort Sam Houston Area Regional Center  
Planning Team Meeting #1  
Orientation / SWOT / Vision & Goals

Tuesday, April 26th, 2022

Virtual

5:30 PM – 7:30 PM



Cambridge Systematics, Inc.  
BowTie

Economic & Planning Systems, Inc.  
Auxiliary Marketing Services

Mosaic Planning and Development Services  
Worldwide Languages

Able City  
WSP



**SA**



**TOMORROW**

Introductions

# Fort Sam Houston Area Project Team

- City of San Antonio, Planning Department
  - Sarah Serpas, Project Manager
- MIG
  - Jay Renkens, Principal
  - Andy Rutz, Project Director
  - Krystin Ramirez, Project Manager



# Area Planning Consultant Team

Project Lead: Moore Iacofano Goltsman, Inc.



Sub-consultants:

- Economic & Planning Systems, Inc.
- MOSAIC Planning & Development Services
- Cambridge Systematics, Inc.
- Auxiliary Marketing Services
- BowTie
- WSP
- Able City



# Meeting Objectives

- Overview of SA Tomorrow Intent
- Review Process & Schedule
- Discuss Planning Team Roles & Responsibilities
- Overview of Existing Conditions
- Introduction and Discussion on Equity
- Identify Vision & Goals for Plan

The logo for 'SA TOMORROW' features the letters 'SA' in a bold, white, sans-serif font. To the right of 'SA' is a circular icon with a white border. Inside the circle, there is a stylized white silhouette of a city skyline with a prominent tower, and a curved arrow pointing upwards and to the right, symbolizing growth or progress. To the right of the icon, the word 'TOMORROW' is written in a large, bold, white, sans-serif font.

# SA TOMORROW

Introductions:  
What do you like most about the  
Fort Sam Houston Area?

The logo consists of a red circle with a white border. Inside the circle, there is a white silhouette of the CN Tower and a curved arrow pointing upwards and to the right.

# SA **TOMORROW**

SA Tomorrow Background

# The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

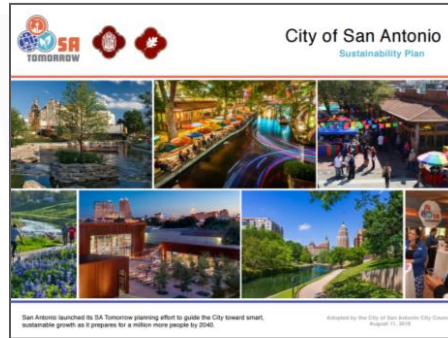
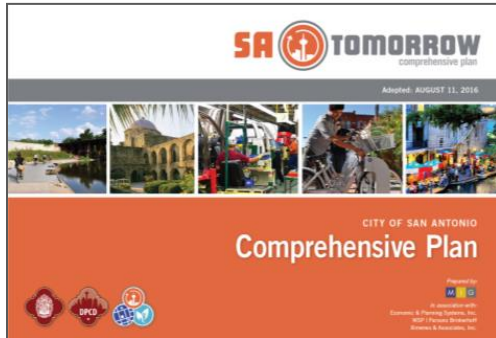
2.8 million

2040



Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.  
This means **1/2 million new housing units and 1/2 million new jobs.**





# Vision & Guiding Principles for 2040

**SA Tomorrow is the story of a great American city.**

**San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...**

1. Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

2. Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



3. Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

4. Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

5. Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



6. Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

7. Encourage and integrate innovative and sustainable ideas and development.

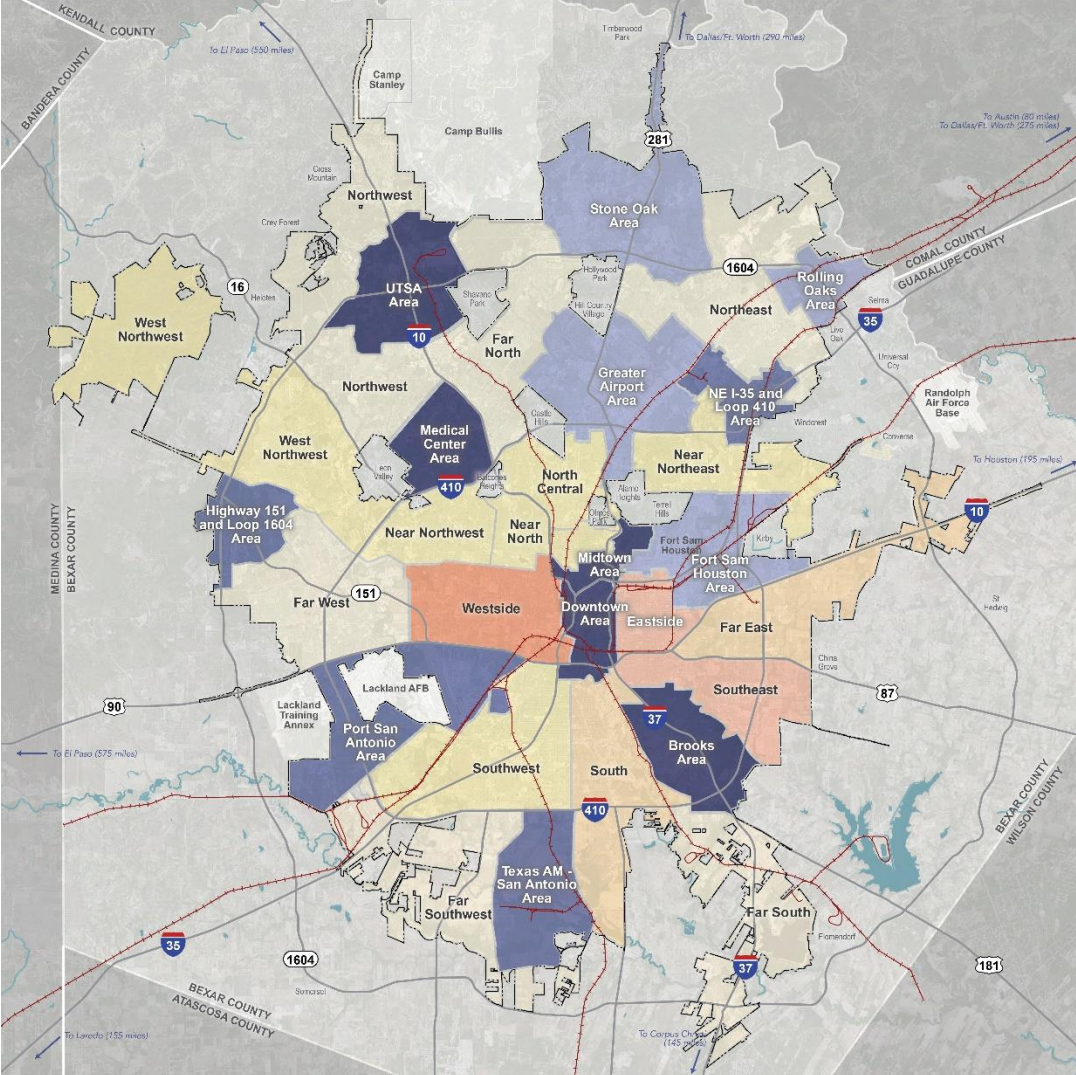
8. Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

9. Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

# SA Tomorrow Plan Elements

- Growth & City Form
- Transportation & Connectivity
- Housing
- Jobs & Economic Competitiveness
- Community Health & Wellness
- Natural Resources
- Historic Preservation
- Military
- Public Facilities & Community Safety

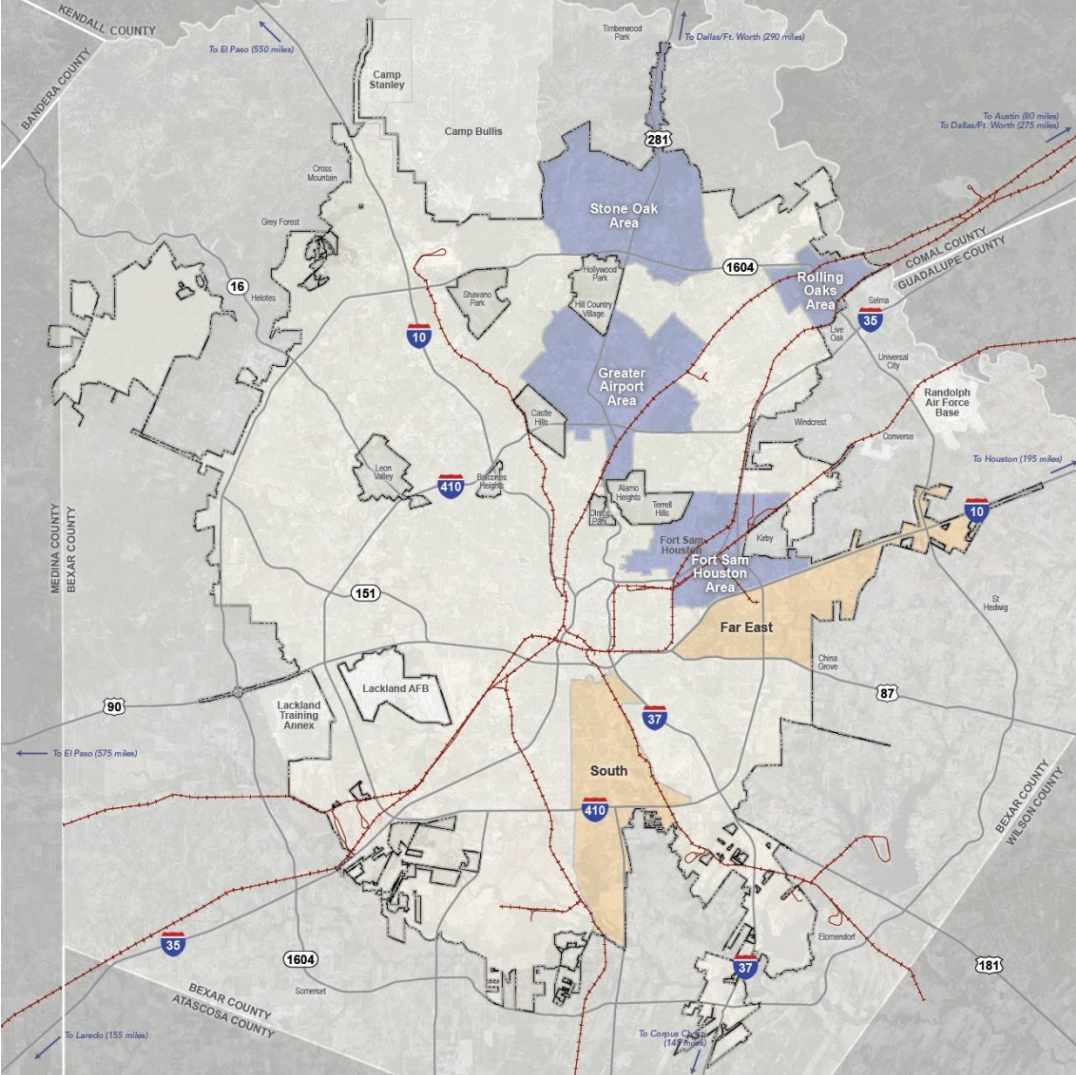







- LEGEND**
-  City Boundary
  -  Major Highway
  -  Rail Line
  - Regional Center Plan Areas**
  -  Phase 1
  -  Phase 2
  -  Phase 3
  - Community Plan Areas**
  -  Phase 1
  -  Phase 2
  -  Phase 3
  -  Phase 4
  -  Phase 5



**SA** Area Planning Phases  
**TOMORROW**



**LEGEND**

-  City Boundary
-  Major Highway
-  Rail Line

**Regional Center Plan Areas**

-  Phase 1
-  Phase 2
-  Phase 3

**Community Plan Areas**

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5

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# SA TOMORROW

## Schedule & Planning Team Responsibilities

# Sub-Area Planning Project Phases

1

## **Analysis & Visioning**

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

2

## **Plan Framework**

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2 and #3

3

## **Recommendations & Implementation**

Action and phasing strategies; draft Plan elements; Community Meeting #4

4

## **Documentation & Adoption**

Public Hearings, adoption, final summary and ePlan

# Why You're Here

- Key role in your community
- Unique and diverse perspectives
- Representative for geographic area and/or organizations within the Project Area
- Common goal: make this area a great place to **live, work and play!**



# Roles and Responsibilities

- **Support the implementation** of the SA Tomorrow Comprehensive Plan
- **Provide advice and guidance** on the planning process
- **Provide input and feedback** on draft products
- **Serve as an ambassador** for the SA Tomorrow Sub-Area project
- **Summarize input** and feedback from others, for the Planning Team
- **Contribute to at least one formal outreach event**
- **Distribute** information through your community/organization



# Rules of Decorum

- Meetings **begin and end at announced times**
- **Unanticipated alternative topics** typically wait for the next meeting
- **Open for public attendance** but designed as a work session
- **Basic Principles:**
  - Presence
  - Mutual respect
  - Empathy
  - Learning
- **Communicate** any ideas and concerns first **with the Project Manager**

# Time Commitment

- Total of approximately 11 Planning Team Meetings
- Meetings every four to six weeks on average
- Typically 1.5- to 2-hour meetings
- Meeting location always in your Sub-Area
- We will schedule meetings as far in advance as possible
- We will send meeting materials as far in advance as possible

# Timeline of Meetings

## Community Meeting #1

● Meeting #1: Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals



● Meeting #2: Confirm Vision & Goals; Land Utilization Analysis; Intro to Land Use (Focus Area ID)



● Meeting #3: Land Use (Housing & Economic Development Lens) (1 of 2)



● Meeting #4: Housing and Economic Development (Based on Land Use) (1 of 2)

## Community Meeting #2



● Meeting #5: Land Use (2 of 2), Housing and Economic Development (2 of 2)



● Meeting #6: Mobility (1 of 2)



● Meeting #7: Mobility, Focus Areas, Amenities & Public Space (1 of 2)

## Community Meeting #3



● Digital Design Workshop (DDW)



● Meeting #8: Review DDW; Neighborhood Profiles & Priorities; Amenities & Public Space (2 of 2)



● Meeting #9: Review of Maps; Plan Framework (1 of 2)



● Meeting #10: Plan Framework (2 of 2), Implementation Review

## Community Meeting #4



● Meeting #11: Public Draft Review & Final Revisions, Process Feedback

The graphic features a vertical split background. The left side is orange with a faint city skyline and data-like patterns. The right side is dark grey with a large, faint circular graphic containing a stylized tower and an arrow. The text 'SA TOMORROW' is prominently displayed in white, bold, sans-serif font. Below it, 'Q & A' is written in a smaller, white, sans-serif font. A circular icon with a red border and white background is positioned between 'SA' and 'TOMORROW', containing a stylized tower and a circular arrow.

**SA TOMORROW**

Q & A

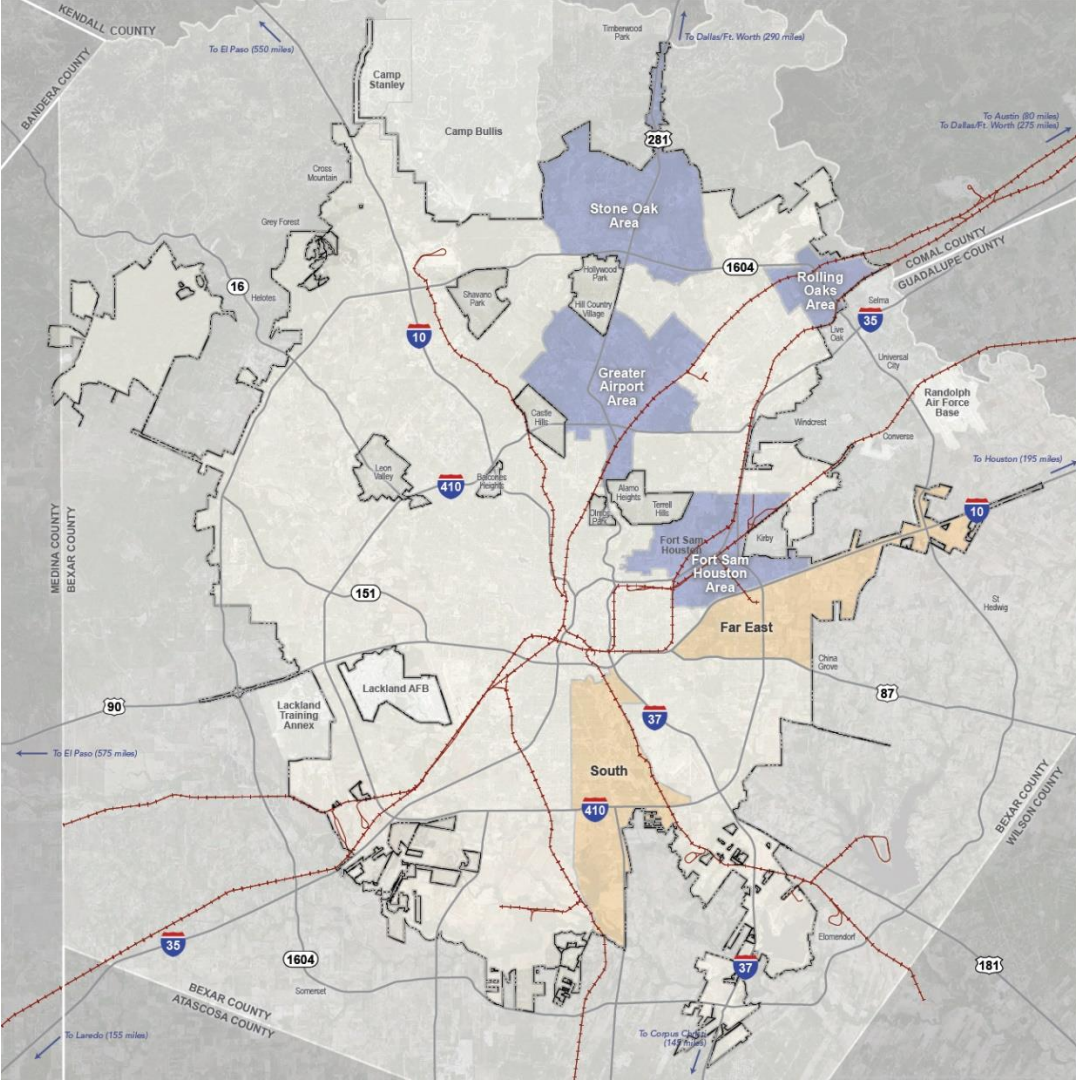


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Existing Conditions









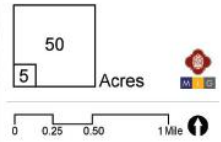
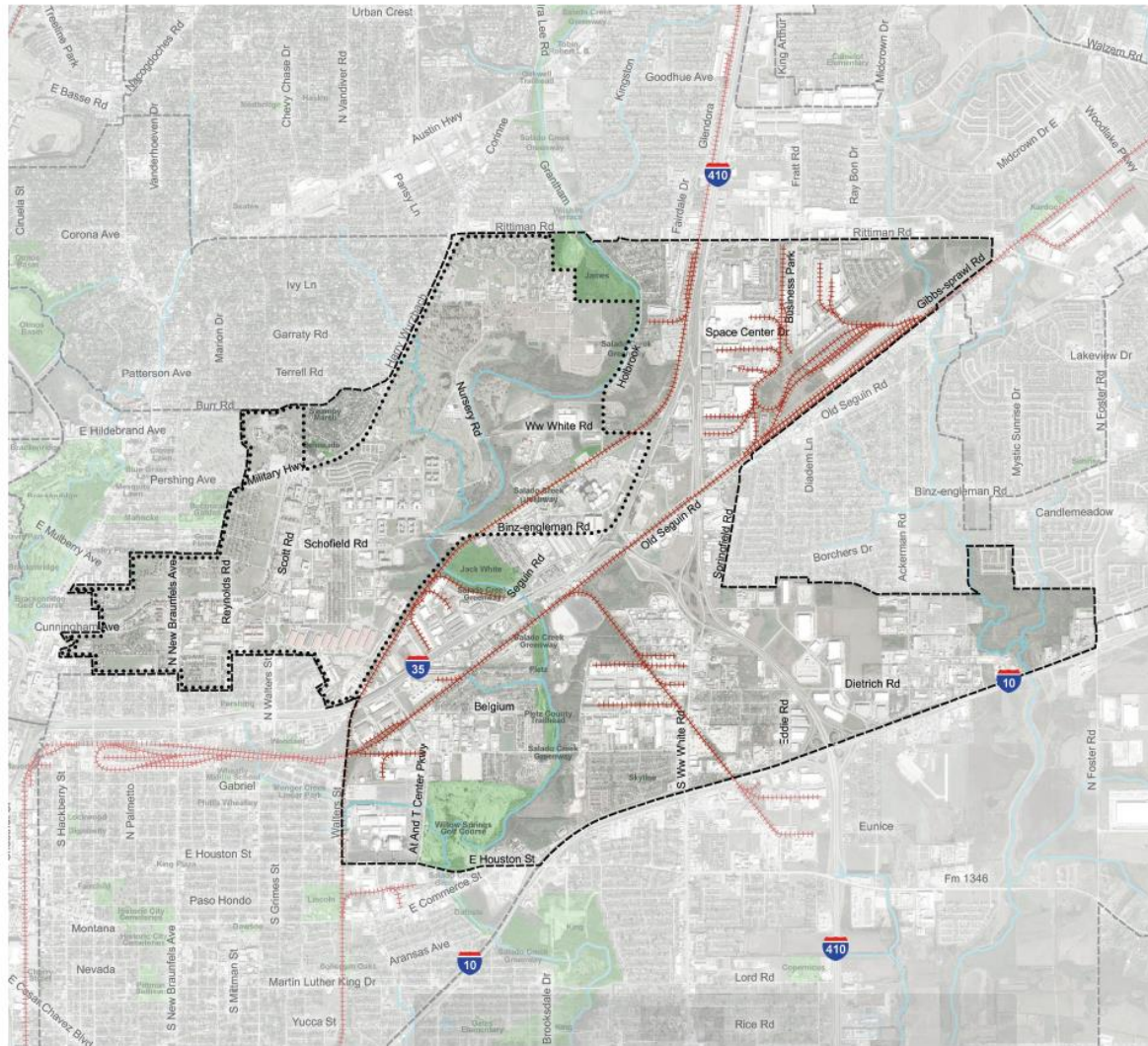

**SA** Area Planning Phases  
**TOMORROW**

**LEGEND**

-  City Boundary
-  Major Highway
-  Rail Line
- Regional Center Plan Areas**
-  Phase 1
-  Phase 2
-  Phase 3
- Community Plan Areas**
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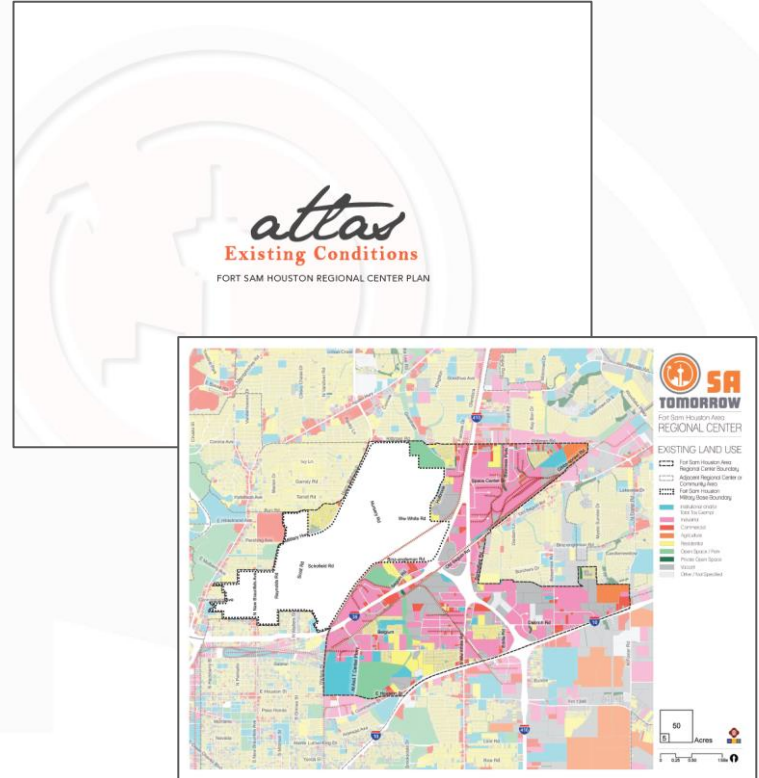
### STUDY AREA

-  Fort Sam Houston Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Fort Sam Houston Military Base Boundary
-  Public or Private Park or Open Space
-  River or Stream
-  Railroad Line



# Existing Conditions Atlas

- Analysis and Overview of:
  - Existing Land Uses
  - Existing Transportation and Mobility
  - Civic Amenities
  - Parks and Open Space
  - Natural Systems
  - Equity
    - Access to Healthy Food
    - Access to Parks and Recreation
    - Access to Employment







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Introduction to Equity

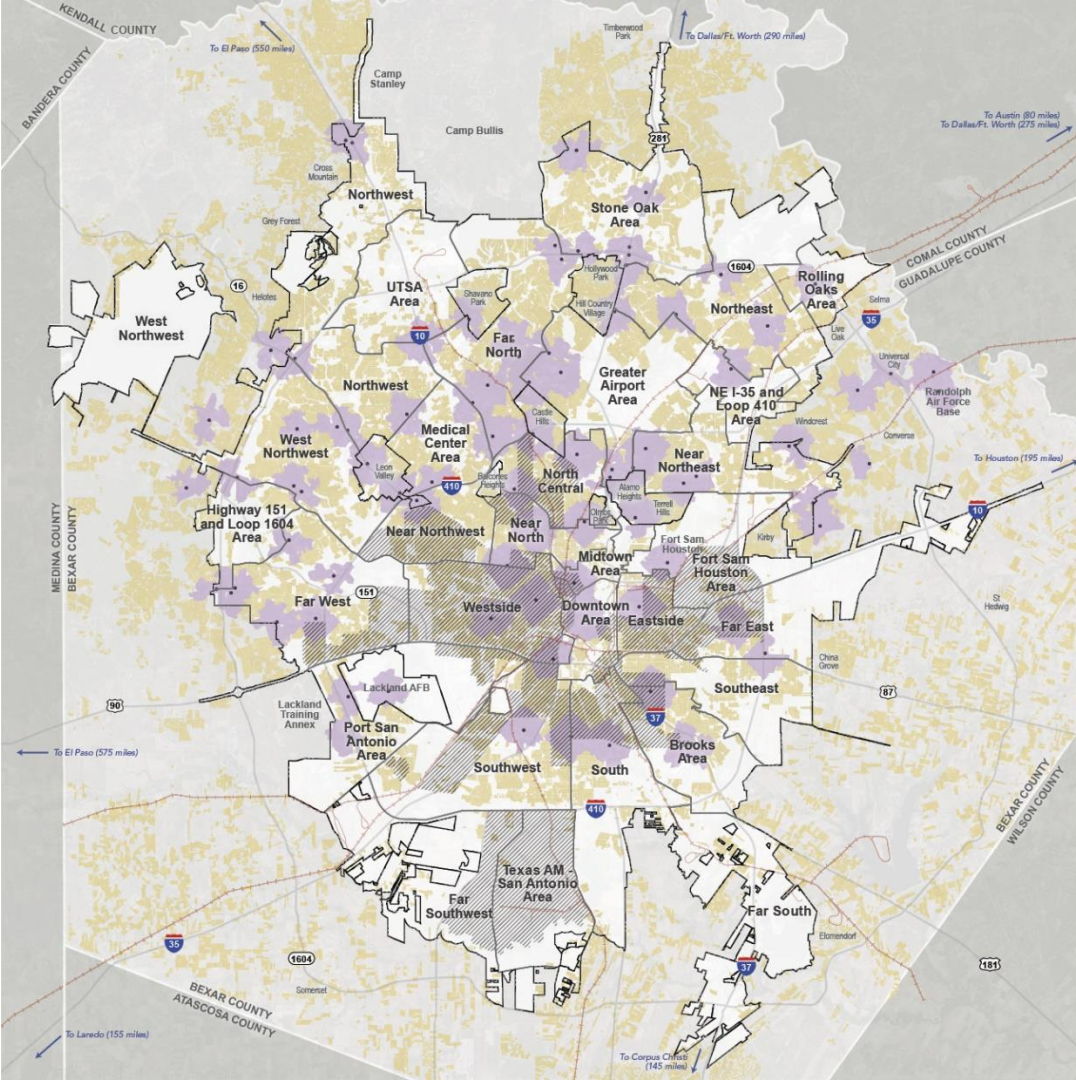
# What is Equity?

## Equality



## Equity

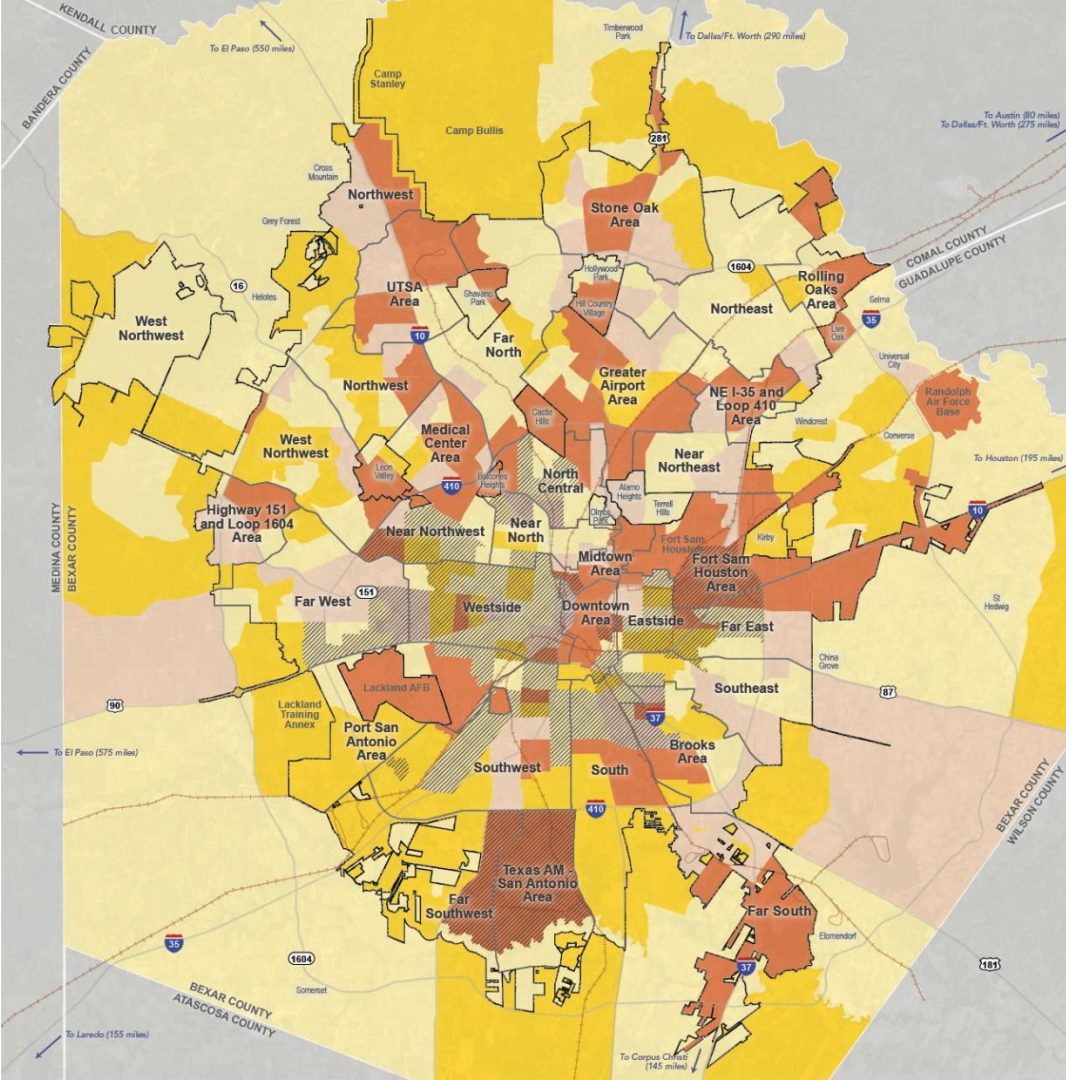








- LEGEND**
- City Boundary
  - Planning Sub-Area Boundary
  - Major Highway
  - Rail Line

- Food Access**
- Supermarket
  - 1-Mile Walking Distance to a Supermarket
  - Residential Area Beyond 1-Mile Walking Distance to a Supermarket
  - \* Lowest 20% Median Household Income and People Of Color






\* Received scores of 9-10 on the San Antonio Equity Matrix + Demographic Indicator Maps. Indicates the median household income is between \$11,360 - \$42,594 and the percent of people of color is between 83.59% - 99.71%.



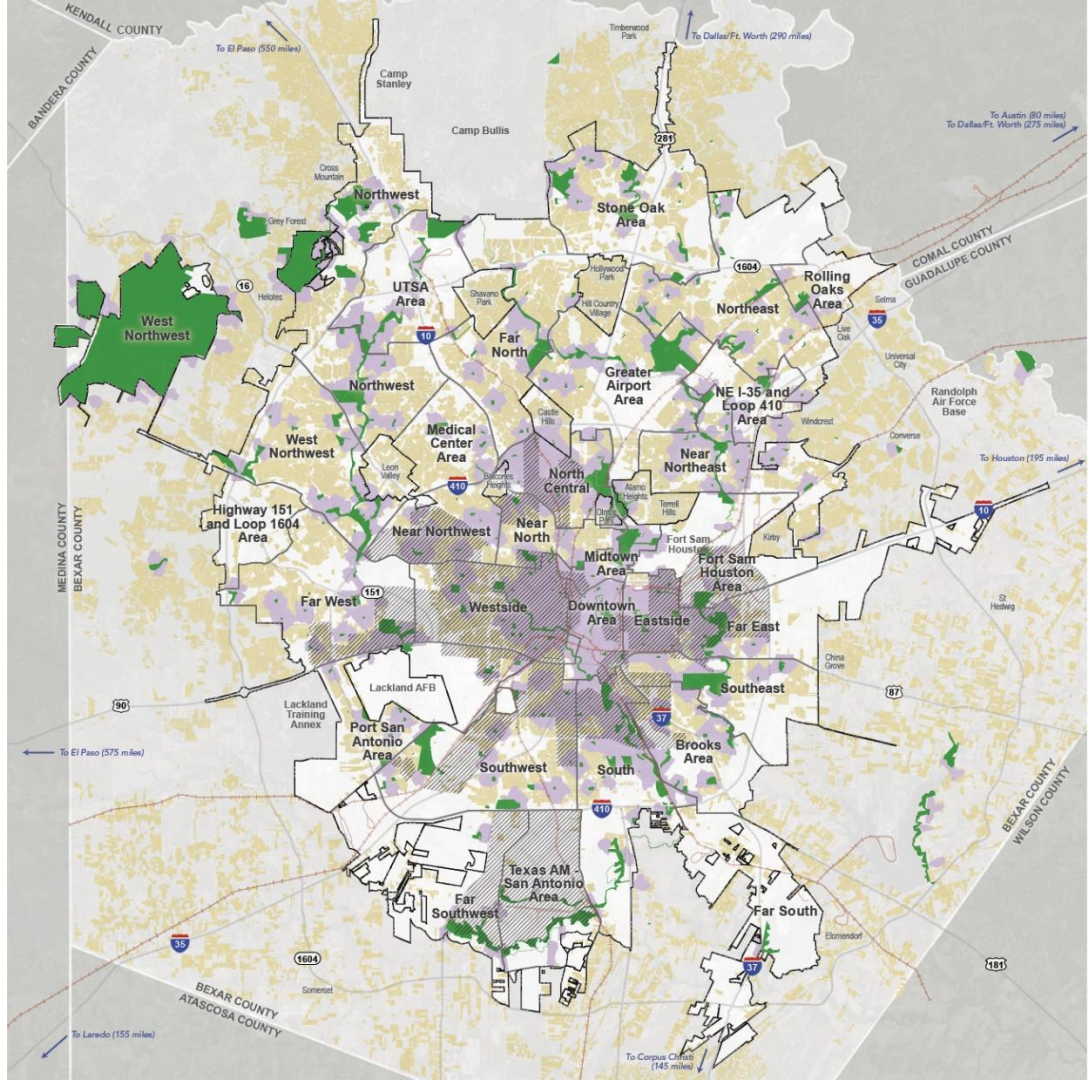
**LEGEND**

-  City Boundary
-  Planning Sub-Area Boundary
-  Major Highway
-  Rail Line

**Employment Access**

-  More than 2 Jobs for every 1 Household (>2:1)
-  Between 2 Jobs for every 1 Household and 1 Job for every 1 Household (2:1-1:1)
-  Between 1 Job for every 1 Household and 1 Job for every 2 Households (1:1-1:2)
-  Less than 1 Job for every 2 Households (<1:2)
-  \* Lowest 20% Median Household Income and People Of Color

\* Received scores of 9-18 on the San Antonio Equity Matrix + Demographic Indicator Maps. Indicates the median household income is between \$11,360 - \$42,594 and the percent of people of color is between 83.59% - 99.71%.



LEGEND

- City Boundary
- Planning Sub-Area Boundary
- Major Highway
- Rail Line
  
- Park Access**
- Park Boundaries
- 0.5-Mile Walking Distance to a Park
- Residential Area Beyond 0.5-Mile Walking Distance to a Park
- \* Lowest 20% Median Household Income and People Of Color

\* Received scores of 9-10 on the San Antonio Equity Matrix + Demographic Indicator Maps. Indicates the median household income is between \$11,360 - \$42,594 and the percent of people of color is between 83.59% - 99.71%.

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Discussion: Vision & Goals

**SA**



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Next Steps

# Next Steps

- **Where can we meet and what time of day?**  
**Staff will follow up with a poll to your email**
- **First Community Meeting :**  
**Open to the public: Week of June 13th**
- **Next Planning Team Meeting:**  
**Meeting #2: Week of July 18th**
  
- **Questions?**
  - Sarah Serpas, City of San Antonio  
[sarah.serpas@sanantonio.gov](mailto:sarah.serpas@sanantonio.gov)  
(210) 207-5452





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