



Ft. Sam Houston Area Regional Center Planning Team

Meeting #7

Thursday, March 16, 2023

Zoom (virtual)

3:00 – 5:00 PM



Cambridge Systematics, Inc.
Bowtie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services
SJPA

Ft. Sam Houston Area Project Team



City of San Antonio, Planning Department

Heather Yost, Project Manager

MIG

Jay Renkens, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate



Timeline of Meetings

PT Meeting 1 (Apr. 26, 2022)

Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals

Community Meeting 1 (June 16, 2022)

PT Meeting 2 (July 21, 2022)

Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID

PT Meeting 3 (Aug. 18, 2022)

Land Use (Housing & Economic Development Lens) (1 of 2)

PT Meeting 4 (Sept. 22, 2022)

Housing & Economic Development (Based on Land Use) (1 of 2)

Community Meeting 2 (Nov. 10, 2022)

PT Meeting 5 (Dec. 15, 2022)

Land Use (2 of 2), Housing and Economic Development (2 of 2)

PT Meeting 6 (Feb. 16, 2023)

Mobility (1 of 2)

WE ARE HERE

PT Meeting 7 (Mar. 16, 2023)

Focus Areas, Amenities & Public Space

Digital Design Workshop (Apr. 13, 2023)

Community Meeting 3 (May 18 2023)

PT Meeting 8 (June 2023)

Mobility, Amenities & Public Space, Focus Areas, DDC (2 of 2)

PT Meeting 9 (July 2023)

Review of Maps; Plan Framework (1 of 2)

PT Meeting 10 (Aug. 2023)

Plan Framework (2 of 2), Implementation Review

Community Meeting 4 (Week of Dec. 12 2023)

PT Meeting 11 (Jan. 2024)

Public Draft Review & Final Revisions, Process Feedback

Meeting Objectives

1. Amenities & Public Space Elements Overview

Build on future land use and mobility discussions to assess appropriate amenities & public space elements

2. Reintroduction to Equity Maps

Identify equity gaps outside focus area boundaries

3. Overview of Individual Focus Areas

Confirm vision and amenities & public space elements for focus areas

What We've Been Hearing

Amenities & Public Space Themes

Options to have ongoing events beyond Spurs games and Rodeo

Better access to Salado Creek Greenway

Continue amenitizing natural resources within the area

Public pool and more trees for shade

Internet service

Public horse trails along creek

Better sense of arrival for arenas

Coaching and mentoring opportunities for local businesses & entrepreneurs

Better drainage and more shade. Green parking lots.

Regional Center Vision

The Fort Sam Houston Area Regional Center is a high-quality place to live, work, learn, and play with safe and distinct neighborhoods connected to and well-integrated with the military base, AT&T Center, and vibrant employment areas. This mosaic of San Antonio's past, present and future is woven together with a **robust trail and greenway system** providing local and regional transportation and **recreation opportunities**; a well-connected network of **shaded roadways** and streets that are well-maintained; and **walkable, bikeable, and transit-friendly mixed-use districts that serve local residents during non-event times and visitors during events.**

Regional Center Goals

- 1) Promote quality development that is compatible with existing neighborhoods and includes additional housing options for military and non-military families and households.
- 2) Improve existing connections and create new connections and crossings that are truly multimodal, aesthetically pleasing and provide stormwater benefits.
- 3) Provide more greenways, trails and recreational amenities throughout the Regional Center and connecting to nearby areas.
- 4) Strategically locate additional medium and higher density mixed use development to create districts that double as locally serving hubs of small business and visitor entertainment destinations.
- 5) Facilitate overall development patterns that include local employment and entertainment opportunities.
- 6) Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.

SA TOMORROW

Overview of Amenities & Public
Space Elements

What makes Complete Neighborhoods?

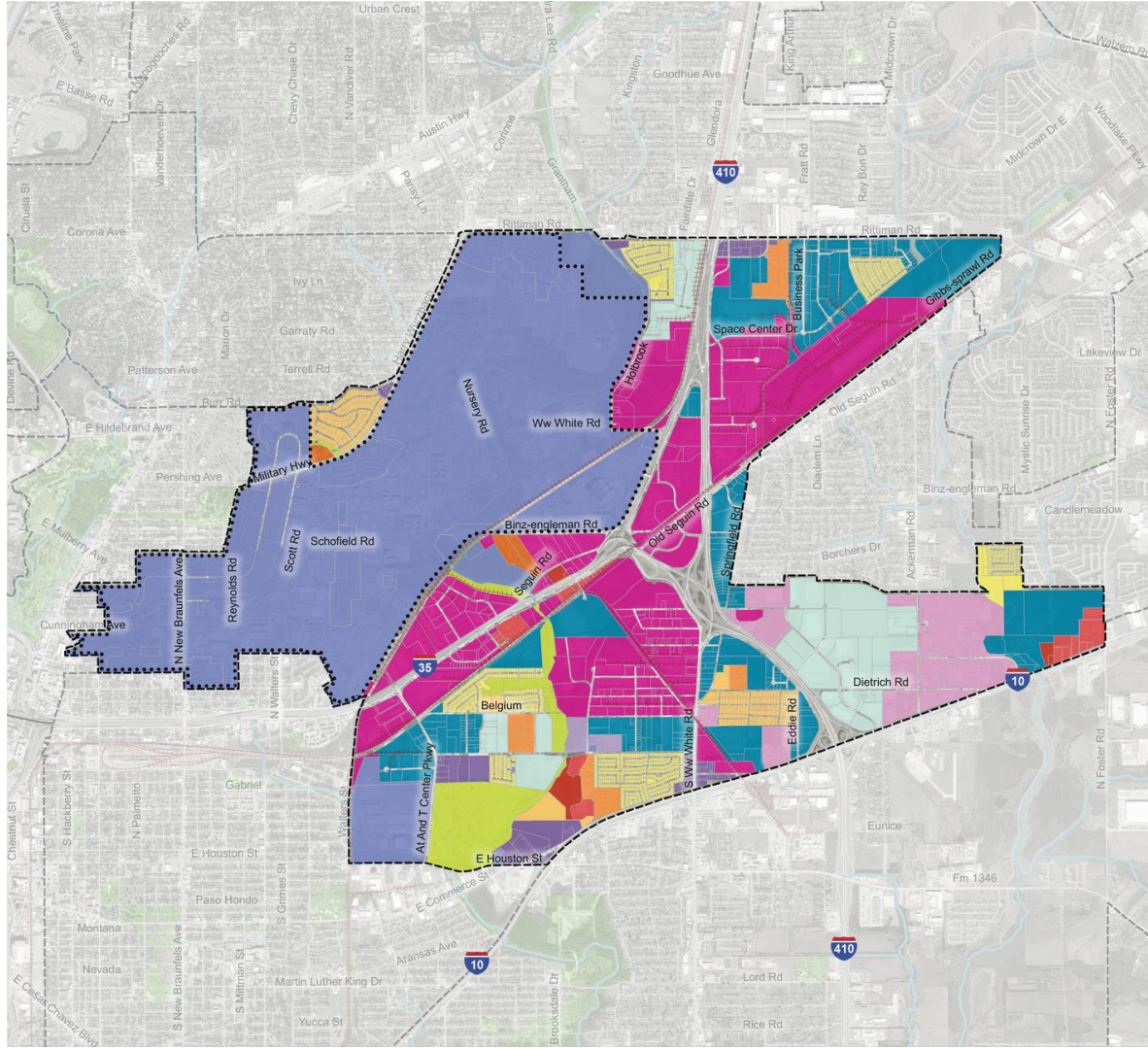
- **Built Form, Land Use & Urban Design**
 - Define the character of a place
- **Mobility & Access**
 - Provide connections to and from places within the City
- **Amenities & Public Space**
 - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City

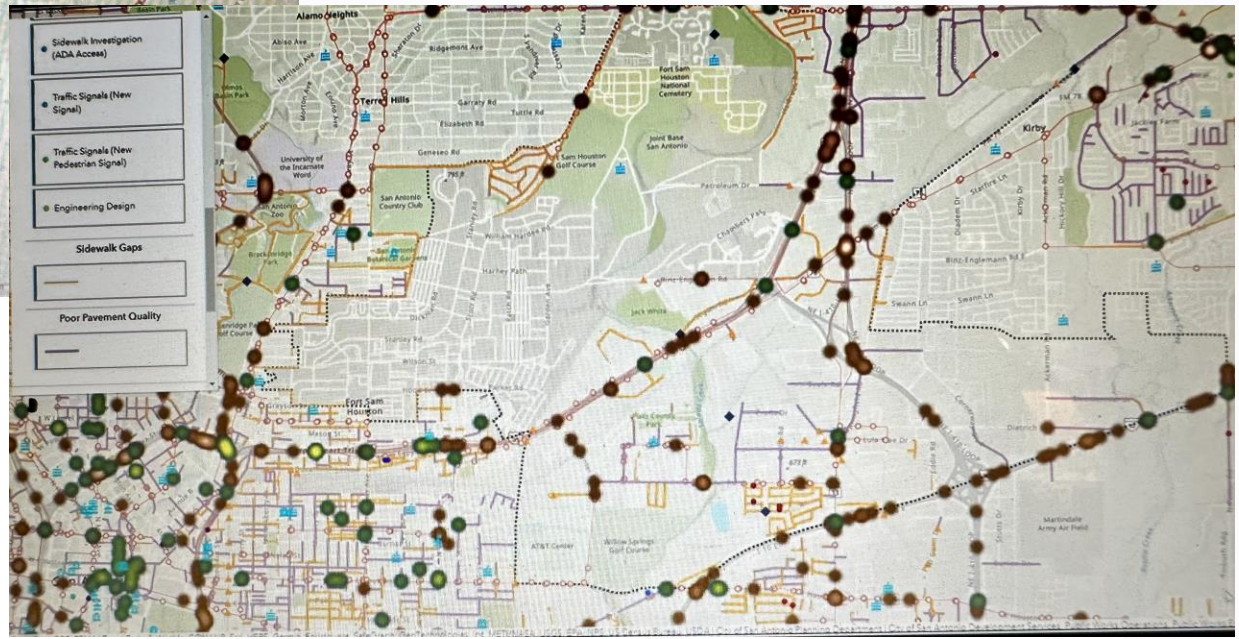
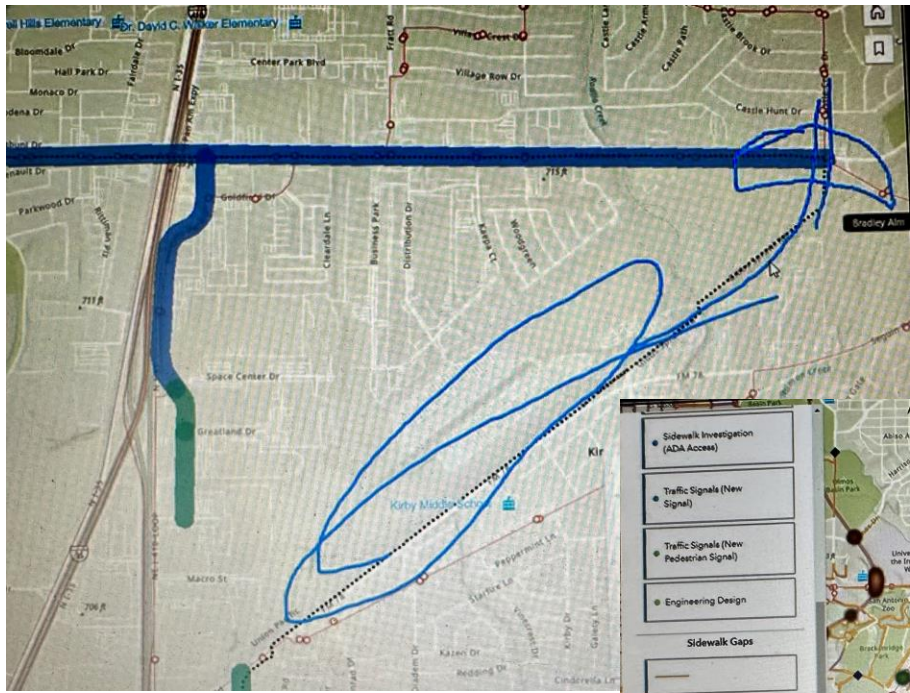
FUTURE LAND USE

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area

Land Uses

-  Residential Estate
-  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
-  Business / Innovation Mixed-Use
-  Light Industrial
-  Heavy Industrial
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  City / State / Federal Government
-  Parks / Open Space
-  Agricultural





Type of Amenities & Public Spaces

- **PARKS**



- **PLAZAS**



- **CHARACTER DEFINING FEATURES**



Type of Amenities & Public Spaces

- *SIGNAGE AND WAYFINDING* ✳



- *IMPROVED LIGHTING* ■



- *PUBLIC ART* ◆



Type of Amenities & Public Spaces

- *PEDESTRIAN CROSSINGS*



- *PRIORITY CONNECTIONS*



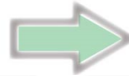
- *TRAILS*














- *TRAILHEADS*



- *GREEN INFRASTRUCTURE*



Type of Amenities & Public Spaces

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

SA



TOMORROW

Equity Analysis

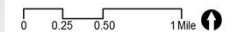
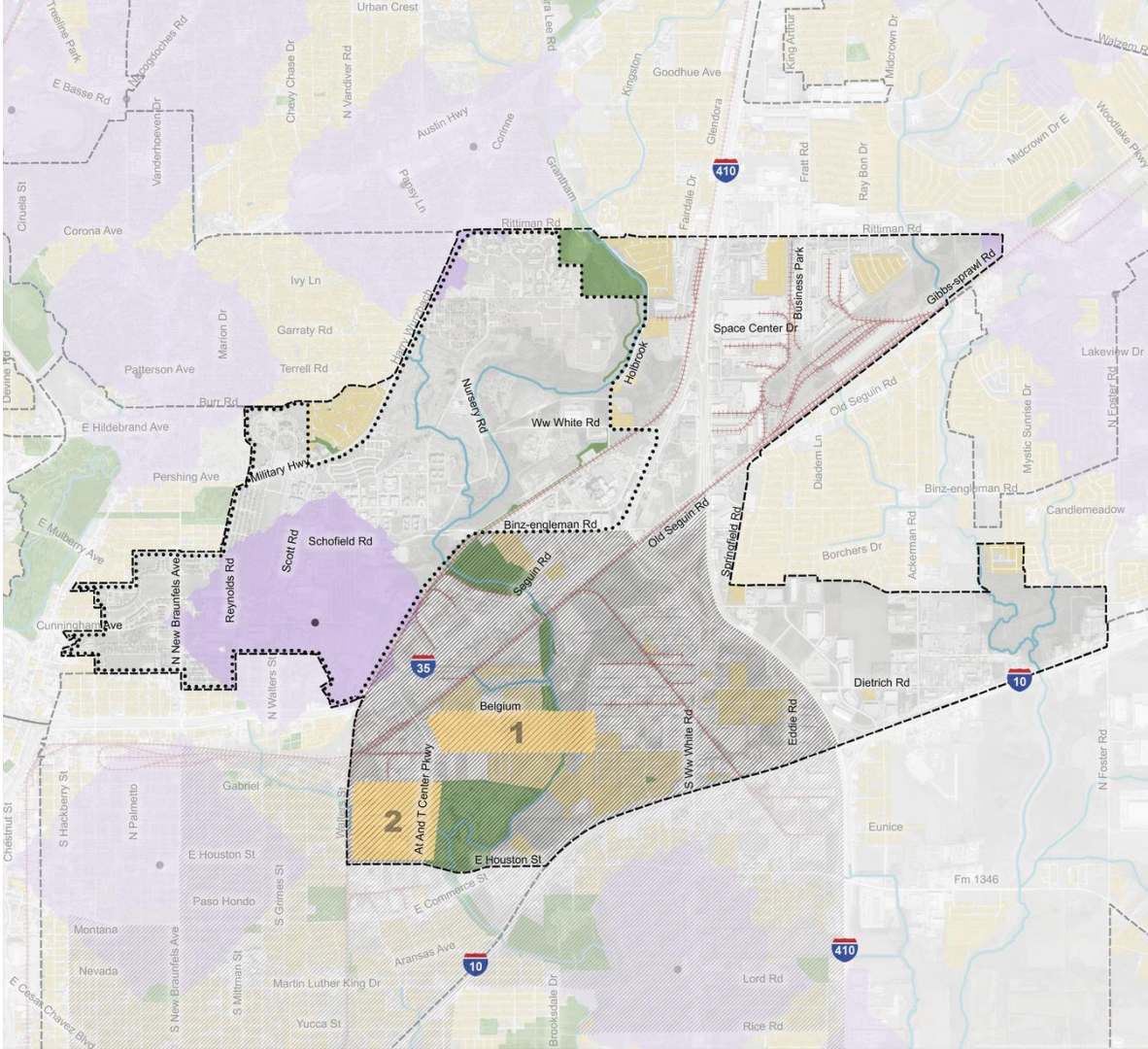
FOOD ACCESS

-  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
-  Focus Area

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 Highest 20% People of Color

* Includes all population that does not self-identify as "white, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



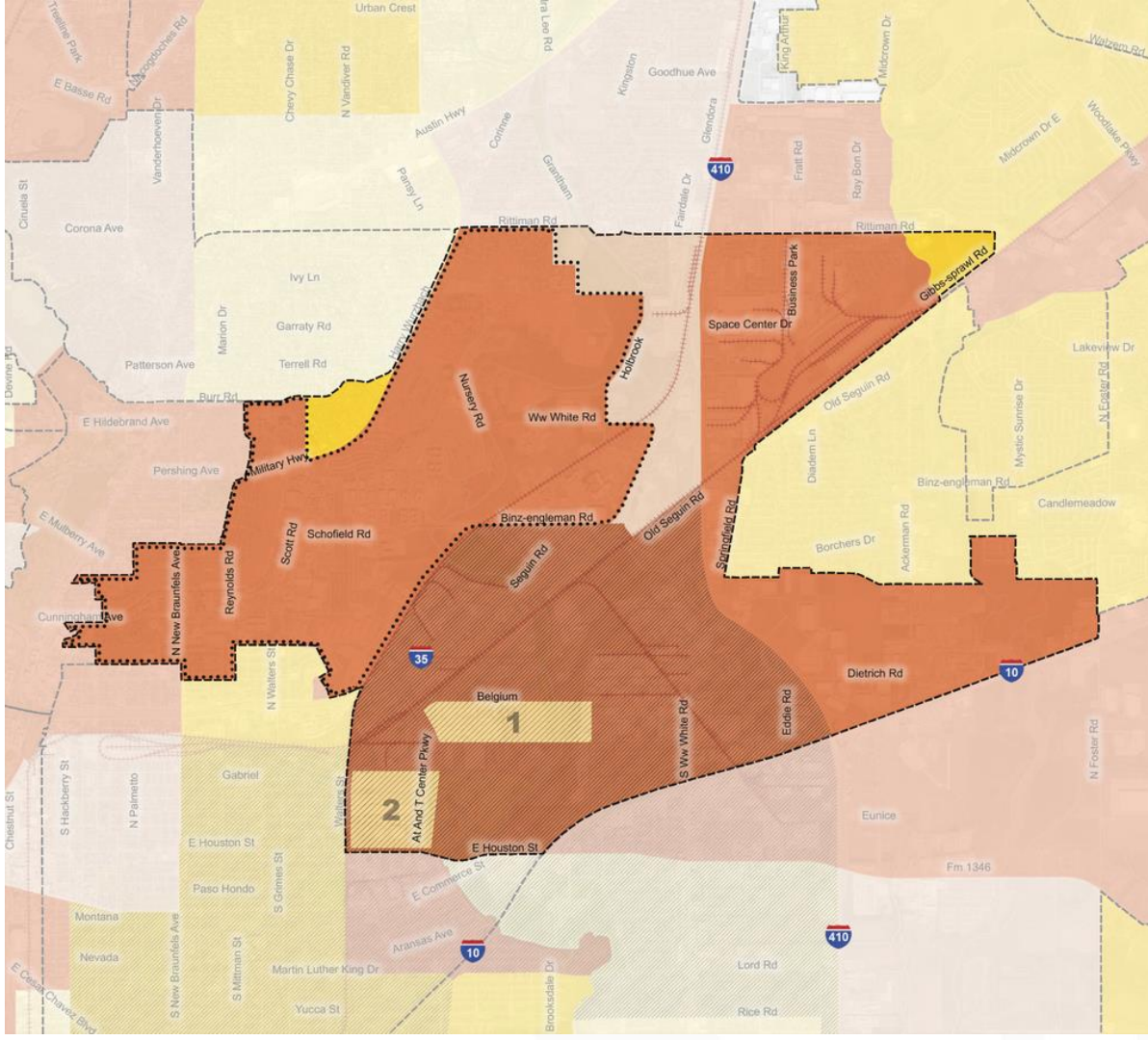


Fort Sam Houston Area REGIONAL CENTER

EMPLOYMENT ACCESS

- Fort Sam Houston Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Fort Sam Houston Military Base Boundary
- Railroad Line
- Focus Area
- 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 Highest 20% People of Color

* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



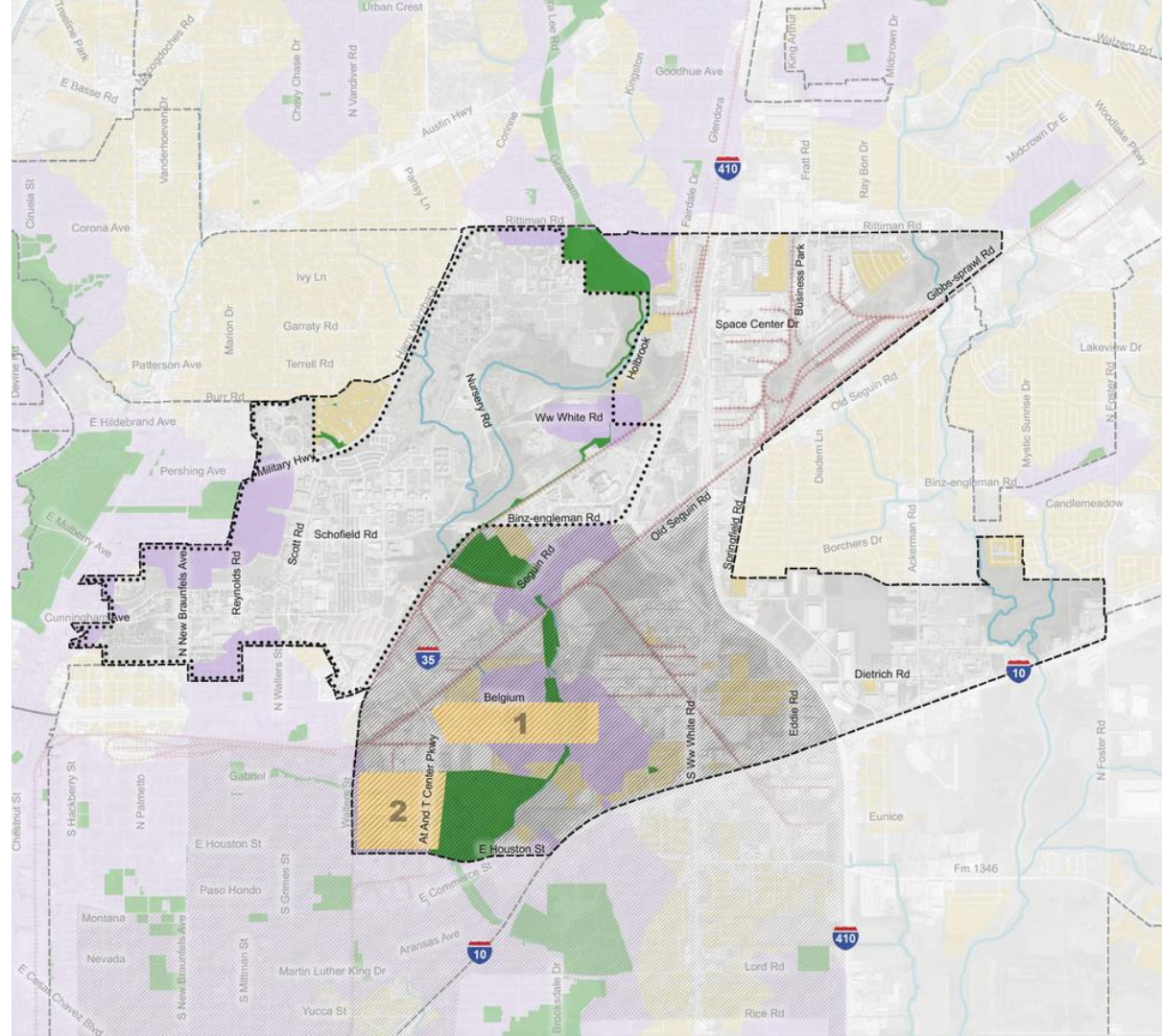


Fort Sam Houston Area REGIONAL CENTER

PARK ACCESS

- Fort Sam Houston Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Fort Sam Houston Military Base Boundary
- River or Stream
- Railroad Line
- Focus Area
- 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 Highest 20% People of Color

* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



| |
|----|
| 50 |
| 5 |

Acres

0 0.25 0.50 1 Mile



SA



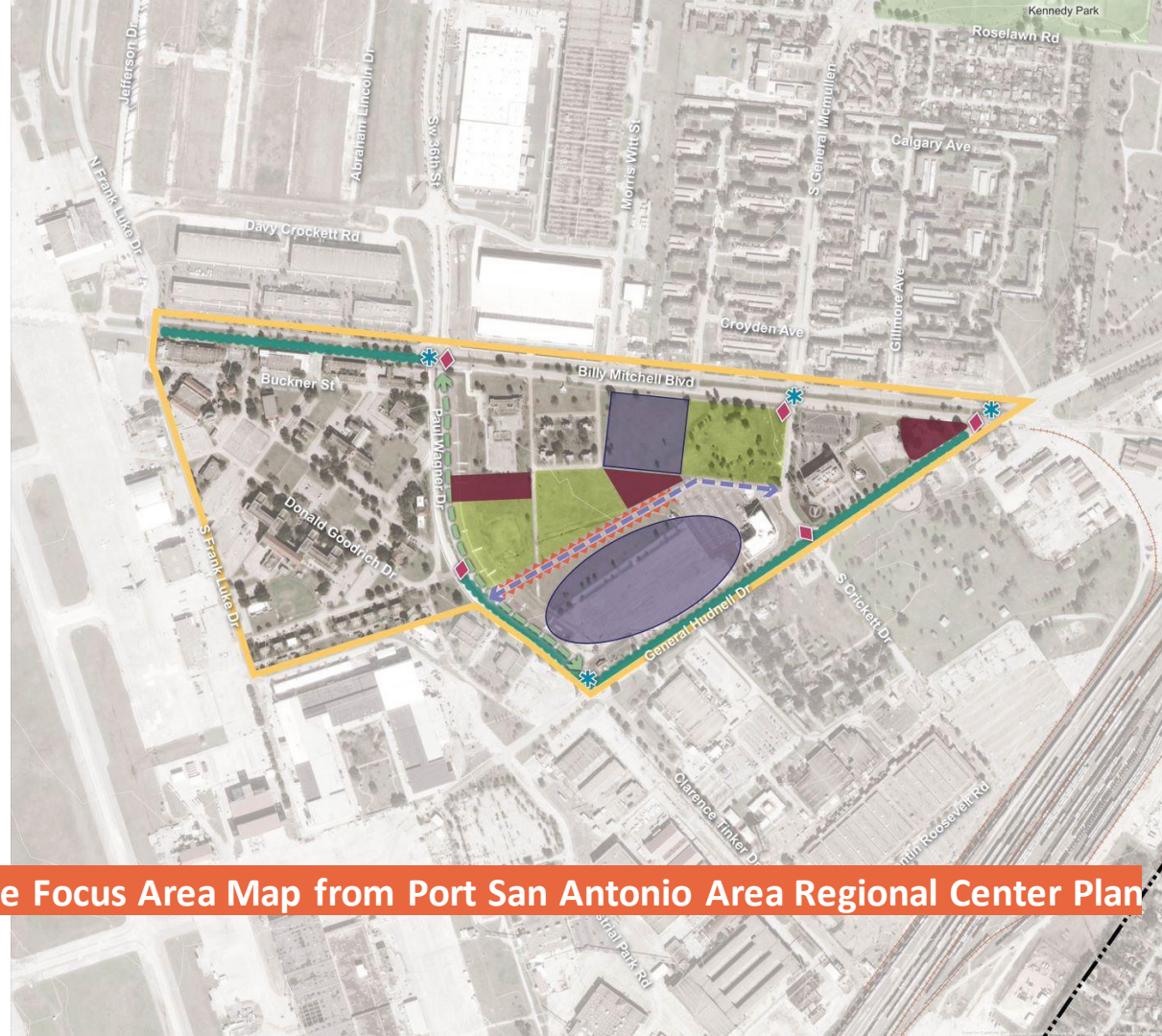
TOMORROW

Focus Areas

FOCUS AREA 3:
Innovation Hub

- LEGEND
-  Regional Center Boundary
 -  Park or Open Space
 -  Stream, Creek or River
 -  5-Foot Contour
 -  Focus Area Boundary

- FOCUS AREA RECOMMENDATIONS
-  Priority Connections
 -  Proposed Trail
 -  Improved Streetscape
 -  Priority Street Frontage
 -  Proposed Plaza
 -  Proposed Park/Open Space
 -  Transformative Projects
 -  Proposed Public Art
 -  Proposed Signage and Wayfinding



Example Focus Area Map from Port San Antonio Area Regional Center Plan

Example Transformative Project from Southeast Community Area Plan

Vision for Hackberry Street Corridor

This focus area focuses on retaining existing businesses, revitalizing the corridor to attract more businesses, and creating a walkable destination for nearby residents.

The corridor could be transformed with a mix of neighborhood-scaled uses, tree canopies and landscaping, and neighborhood branding.

Future development could include a grocery store, quality restaurants with outdoor dining, small shops and retailers, and public gathering spaces, such as a farmer's market, plazas, dog park, or community garden.

Building heights would range from one to two stories with ground floor commercial and offices or residences above...



Example Transformative Project from Midtown Area Regional Center Plan

Vision for San Pedro Gateway

The vision for San Pedro Gateway is to support Midtown's need for more housing in areas with transportation choices and opportunity, in a design that reflects some historical building forms from the surrounding area. As discussed in other plan sections, not all blocks on all mixed-use corridors will be able to support a successful concentration of retail businesses, and not all properties in areas designated in the future land use map for high density need to have the highest density and largest buildings.

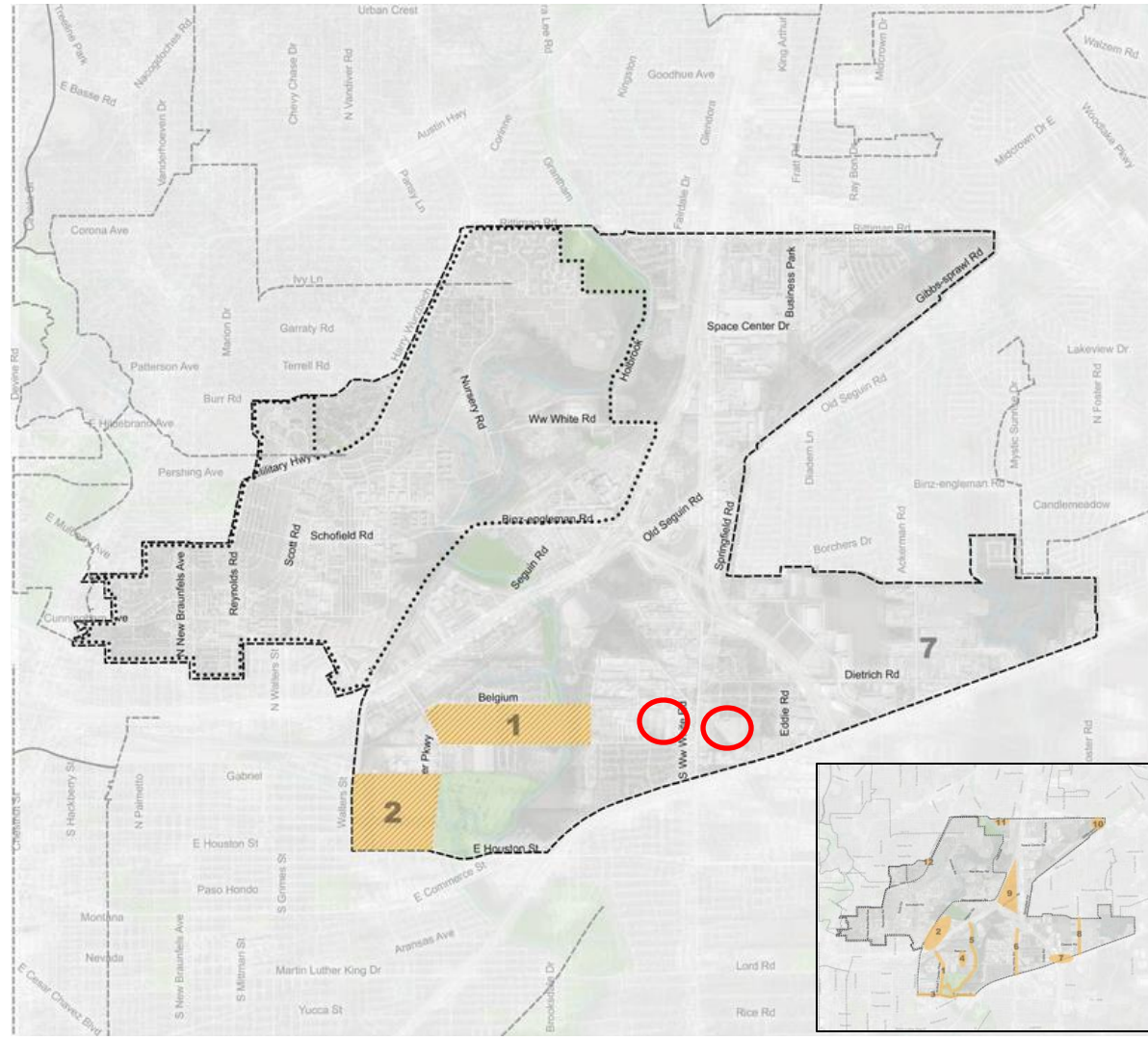




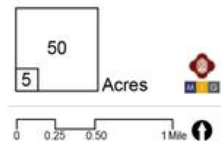
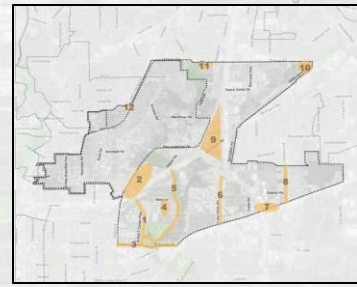
Fort Sam Houston Area REGIONAL CENTER

DRAFT FOCUS AREAS

- LEGEND**
- 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
 - Focus Area
- FOCUS AREA IDENTIFIERS**
- 1** Belgium Lane & Gemberl Rd
 - 2** E. Houston, AT&T Center, and Coliseum



Prototype Adaptive Reuse and Transitional Sites



Focus Area #1:

Belgium Lane & Gembler Road

Existing Conditions:

- Belgium & Gembler major neighborhood thoroughfares
- Range of uses - from industrial to residential
- Access to Salado Creek Trail and Pletz Park
- Floodplain areas
- Portions in Inner City TIRZ & Eastside Opportunity Zone (west of Salado Creek)
- Proposed FLU – Business Innovation, Employment Flex, Medium Density Residential, Urban Mixed Use (south of Gembler)

Draft Vision:

- Live, work, and play environment that balances economic development with increased quality of life for residents
- Additional housing opportunities where appropriate and locally-serving businesses (retail/restaurant)
- Industrial uses should be located away from existing neighborhoods and appropriately buffered
- Green infrastructure



Gembler at AT&T Center Pkwy facing east



Ft. Sam
**COMMUNITY
 AREA PLAN**
 FOCUS AREA 1:

BELGIUM LANE & GEMBLAR RD

LEGEND

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



Focus Area #2:

E. Houston, AT&T Center, Coliseum

Existing Conditions:

- AT&T and Coliseum are major attractions
- VIA East/West transit route on E. Houston and overlap with Eastside Community Plan Focus Area
- Surrounding areas proposed for Business Innovation, Regional Mixed Use, and Urban Mixed Use
- Within Inner City TIRZ and Eastside Opportunity Zone
- Unknown if/when future development planned for area and coliseum sites
- Floodplain areas along Menger Creek

Draft Vision:

- Viewed through a broader lens, what elements could maximize these assets for the attractions, surrounding community, and visitors?
- If development occurs along E Houston, how could it relate/interact with the street?
- Opportunities for green infrastructure
- Opportunities for programmatic scenarios with County to increase use of property for community-serving engagement



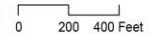
E. Houston St. facing east



Ft. Sam
**COMMUNITY
 AREA PLAN**
 FOCUS AREA 2:
 E. HOUSTON, ATT&T CENTER
 AND COLISEUM

LEGEND

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



Focus Area Prototype: Industrial Areas

Adaptive Reuse and Transitional Sites

Repurposing existing structures for new uses supports sustainability and lessens negative environmental impacts

Proposed criteria for prototype areas:

- Adaptive reuse and transition of industrial sites as market demands change
- Areas where proposed FLU is from Heavy Industrial to Business Innovation
- Abutting residential areas
- Access to Greenway, amenities, employment, and transportation

Any additional criteria?

What elements are the most desirable/needed in transitional areas?



Examples from Peoria Station concept, Aurora, CO
Credit: MIG



BEFORE



AFTER

"The Cannon" Houston, TX
Credit: Joe Aker, Abel Design Group



m(odm)

"The Quad" Houston, TX
Credit: Mark Odom Studios

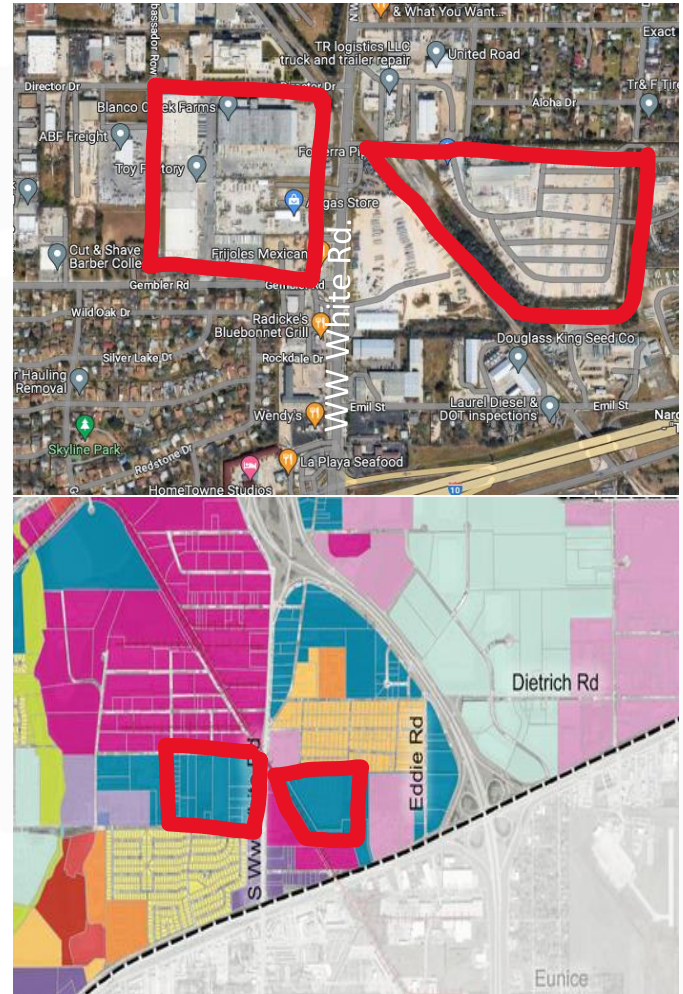
Transitional Sites – WW White Rd.

Attributes:

- Areas east and west of WW White
- Abut Skyline Park neighborhood (off Gembler) and Henry Klein neighborhood
- Proposed FLU is from Heavy Industrial to Business Innovation
- Proximity to Salado Greenway, amenities, employment, and transportation



Gembler at WW White Rd.



SA



TOMORROW

Next Steps

Next Steps

- Next Planning Team Meeting(s):
 - Digital Design Charrette – Thursday, April 13 from 1:00 - 4:00 PM
 - Community Meeting #3 – Thursday, May 18 (evening)
 - Planning Team Meeting #8 – Thursday, June 29 from 3:00-5:00 PM
- Neighborhood Profiles and Priorities
- Questions?
 - Heather Yost, City of San Antonio
 - heather.yost@sanantonio.gov
 - (210) 207-7919