



Fort Sam Houston Area Regional Center Planning Team

Meeting #8

Zoom

June 29, 2023

3:00 – 5:00 PM



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

Fort Sam Houston Area Regional Center Project Team



City of San Antonio, Planning Department

Heather Yost, Project Manager



MIG

Jay Renkens, Principal

Saul Vazquez, Senior Project Associate

Marco Hinojosa, Senior Project Associate (Interim PM)



Cambridge Systematics

Hannah Santiago, Senior Associate

Timeline of Meetings



Meeting Objectives

1. Mobility Recommendations

Build on Mobility discussions from PT #6 and CM #3 to assess draft mobility recommendations

2. Reintroduction to Amenities & Public Space Elements

Reintroduction of Amenities & Public Space Elements and introduction of draft Amenities & Public maps

3. Overview of Digital Design Charrette Graphics

Review draft graphics created from the digital design charrette and provide input on the elements shown



Draft 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.**



Goals

Goal 1: Promote **quality** development that is **compatible** with **existing neighborhoods** and includes additional housing options for military and non-military families and households.

Goal 2: **Improve existing connections** and **create new connections** and crossings that are truly **multimodal, aesthetically** pleasing and provide **stormwater benefits**.

Goal 3: Provide **more greenways**, trails and recreational amenities throughout the Regional Center and **connecting to nearby areas**.

Goal 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**.

Goal 5: **Facilitate** overall development patterns that include **local employment** and **entertainment opportunities**.

Goal 6: Improve **comfort, safety** and **aesthetics** throughout the Regional Center with trees, other **urban greening**, and integration of **sustainable infrastructure**.

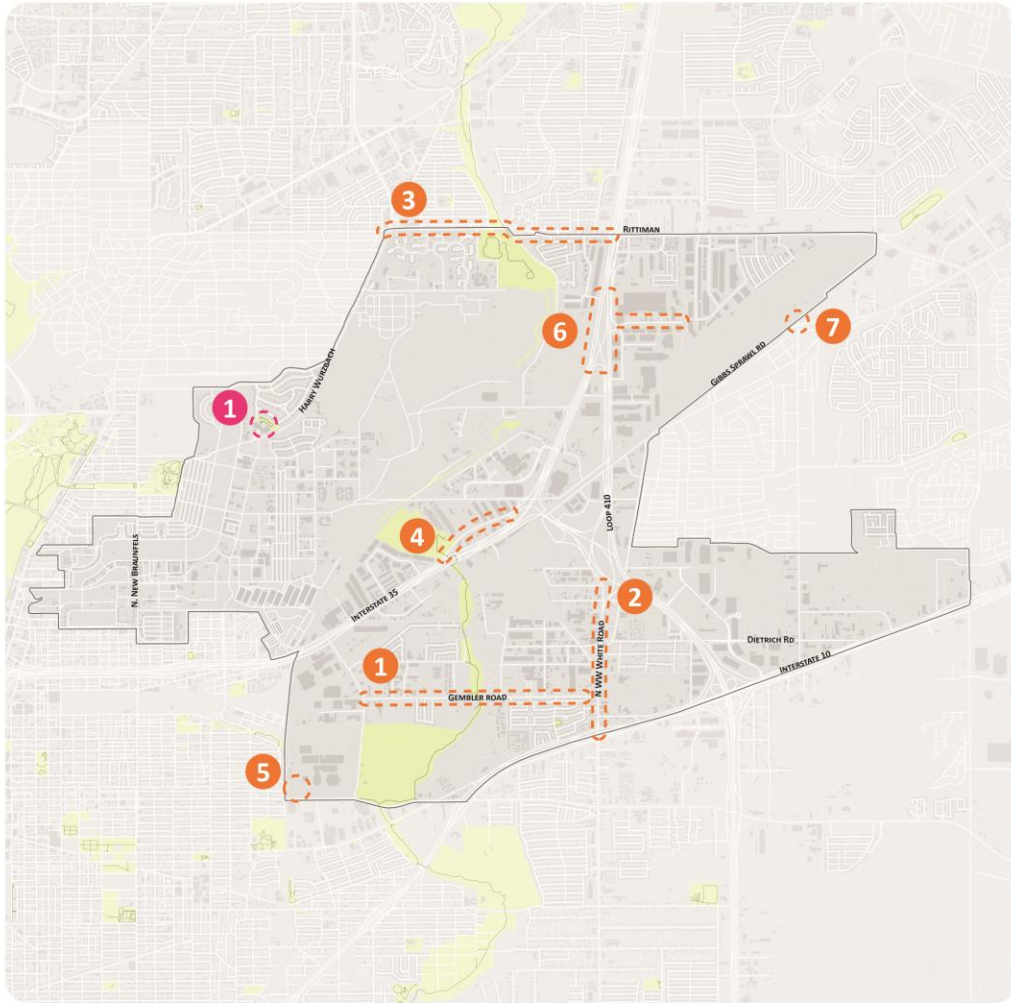
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Draft Mobility Recommendations





Mobility Sites

1

GEMBLER ROAD CORRIDOR FROM AT&T CENTER TO WW WHITE
Priority for general maintenance, safe pedestrian and bike safety at AT&T Center Parkway & Gembler intersection

2

WW WHITE CORRIDOR BETWEEN I-10 AND 410
At-grade railroad crossing safety; safe pedestrian crossings into neighborhoods and business areas

3

RITTIMAN ROAD CORRIDOR FROM HARRY WURZBACH ROAD TO INDUSTRY PARK WITH A SPECIFIC FOCUS ON PEDESTRIAN AND BIKE SAFETY BETWEEN HW AND JOHN JAMES PARK
All users at the at-grade rail crossing; low water crossing at Holbrook & Rittiman switchyard

4

SEGUIN ROAD
Safer access to Jack White Park and Trailhead for bikes and pedestrians, sidewalk gaps, low-water crossing, and poor pavement quality

5

E. HOUSTON STREET AT AT&T CENTER GATE A/LOT 1 (WEST SIDE OF PARKING LOT)
At-grade rail crossing safety

6

INDUSTRY PARK DRIVE AND SPACE CENTER DRIVE
Maintenance for poor pavement quality due to freight volume, conflicts between commuter and truck traffic, drainage

7

GIBBS-SPRAWL ROAD UNDER RAILROAD TRACK
Low Water Crossing

2022 Bond Projects

1

BELMEADE PARK
Construct general improvements within available funding which may include a dog park and improved park access.

*

DISTRICT 2 PEDESTRIAN MOBILITY
Construct pedestrian mobility improvement projects as applicable and within available funding.

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, etc.) for key areas of conflicts between people driving, people walking and people bicycling
- Eliminate low water crossings and at-grade railroad crossings to increase safety and reduce delay
- Increase street lighting for improved safety after daylight hours

What We've Been Hearing

Mobility Recommendation #2

Increase **comfort** and **function** through **walkable** and **bikeable** streets.

Strategies

- Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials
 - Eliminate key bicycle network gaps and sidewalks gaps, especially near transit stops, trailheads, schools and neighborhood centers of activity
 - Provide pedestrian crossing opportunities along major arterials
- 
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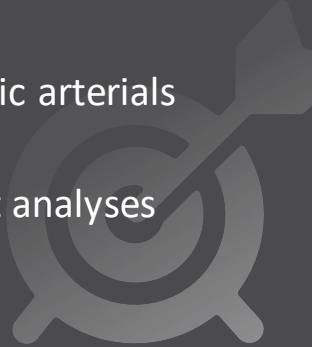
What We've Been Hearing

Mobility Recommendation #3

Improve navigation of **last-mile goods movement** options.

Strategies

- Require onsite and off-street staging areas for businesses that regularly receive freight shipments
- Adjust design considerations for high volume truck traffic arterials to improve accessibility for freight vehicles
- Integrate truck parking demand as part of traffic impact analyses for new development



Gembler Rd



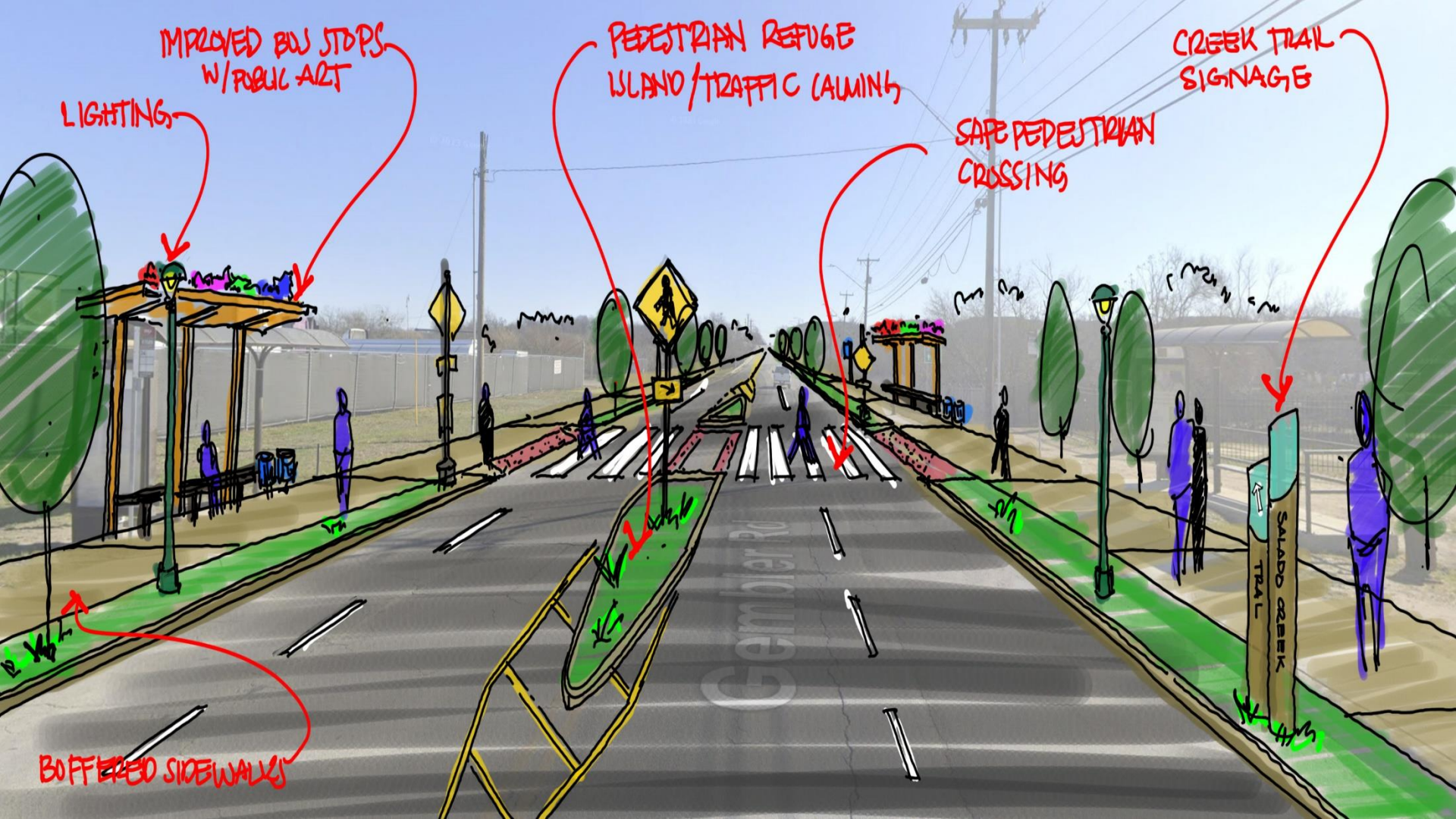
IMPROVED BUS STOPS
W/ PUBLIC ART

LIGHTING

PEDESTRIAN REFUGE
ISLAND / TRAFFIC CALMING

SAFE PEDESTRIAN
CROSSING

CREEK TRAIL
SIGNAGE



BUFFERED SIDEWALKS

SALADO CREEK
TRAIL

Camden Rd

SA TOMORROW

Amenities & Public Spaces
(Continued from PT#7)

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

Better lighting, landscaping, traffic calming in neighborhoods

Better sense of arrival for arenas

Coaching and mentoring opportunities for local businesses & entrepreneurs

Better drainage and more shade. Green parking lots.

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** 

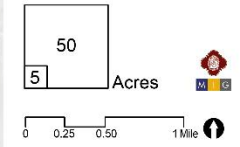
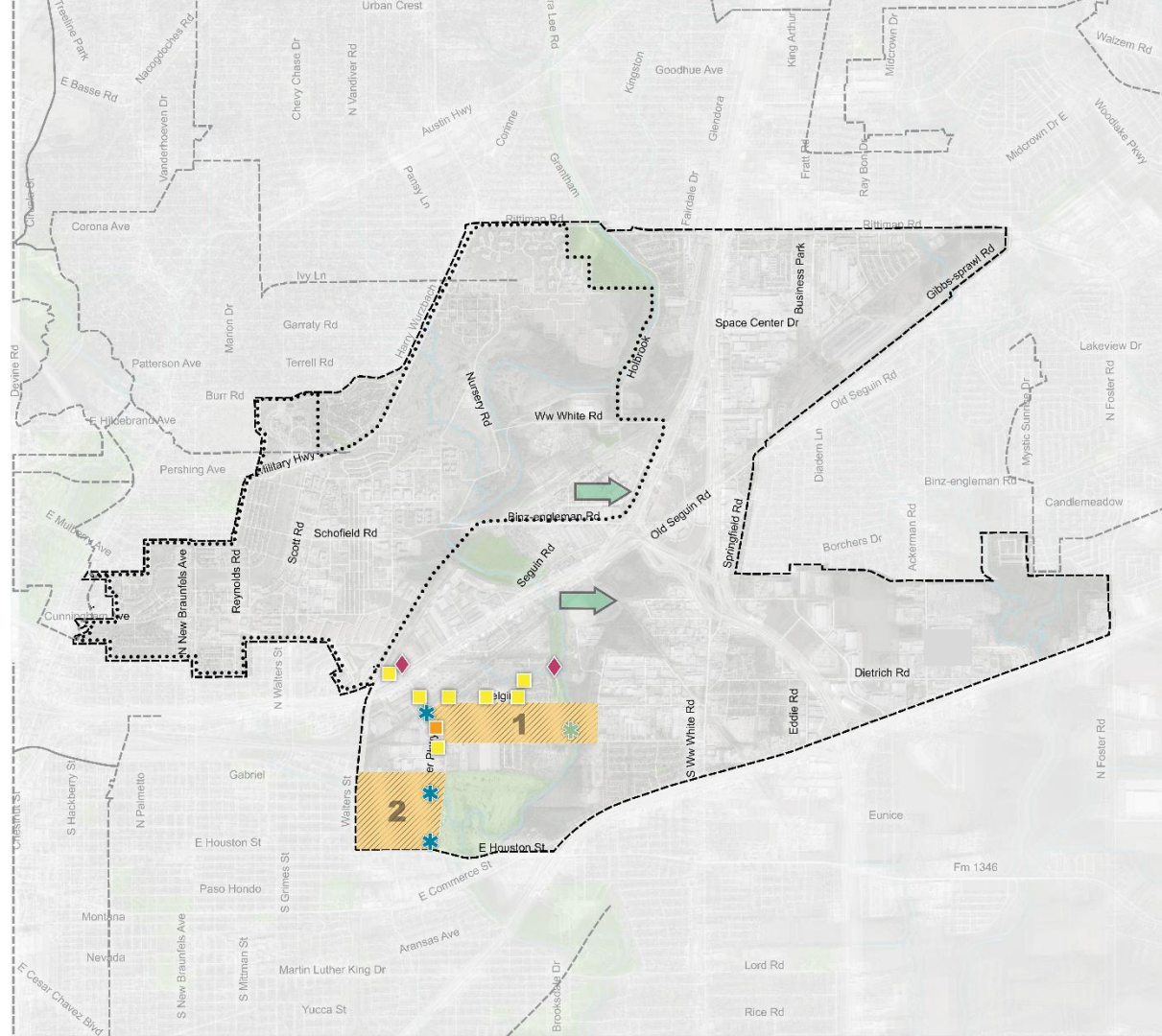


For Sam Houston Area
REGIONAL CENTER

DRAFT
FOCUS AREAS

- LEGEND
- For Sam Houston Area Regional Center Boundary
 - Adjacent Regional Center or Community Area
 - For Sam Houston Military Base Boundary
 - Public or Private Park or Open Space
 - River or Stream
 - Flooded Line
 - Focus Area

- FIGURES - ELEMENTS
- Public Art
 - Infill
 - Storage and Landfilling
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure



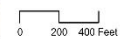
Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** Improve lighting as key access points to parks and neighborhoods.
- **APS Recommendation #2:** Add public art and gateway features in parks to distinguish them as a public space.
- **APS Recommendation #3:** Add pedestrian crossings to allow people to safely cross high-traffic roadways to major attractions.



Fl. Som
**COMMUNITY
 AREA PLAN**
FOCUS AREA 1:
BELGIUM LANE & GEMBLEY 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
 - Trail
- FOCUS AREA RECOMMENDATIONS**
- Priority Connections
 - Improved Streetscape
 - Public Art
 - Railhead
 - Signage and Wayfinding
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure





Rt. 50m
**COMMUNITY
 AREA PLAN**
FOCUS AREA 2:
 E. HOUSTON, AT&T CENTER
 AND COUSELUM

- 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 RECOMMENDATIONS**
- Priority Connections
 - Improved Streetscape
 - Proposed Park/Open Space
 - Signage and Wayfinding
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure

0 200 400 Feet

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Digital Design Charrette Graphics
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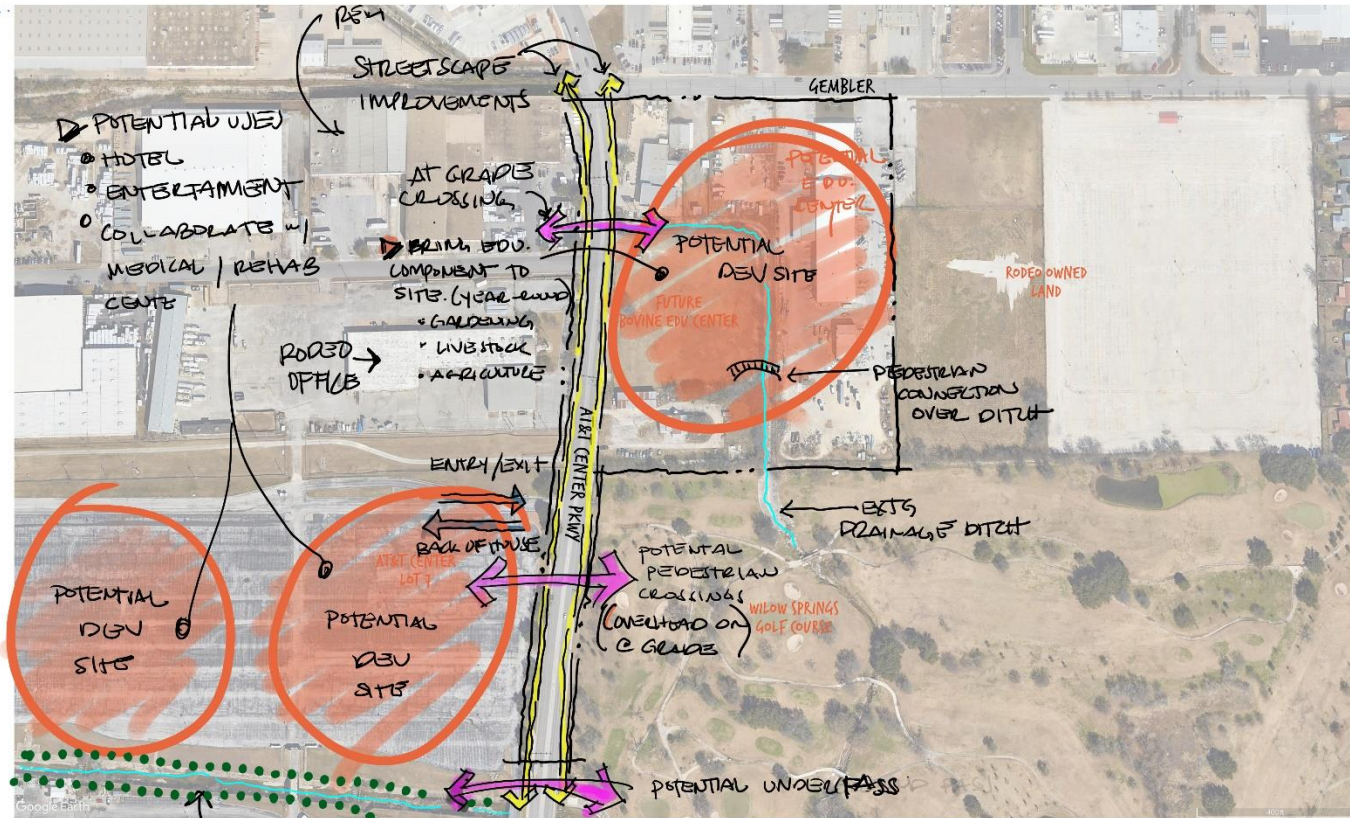
Fort Sam Houston
Gemler @ AT&T Center Parkway
DRAFT GRAPHICS
06/29/2023



GEMBLER @ AT&T CENTER PARKWAY

ITEMS TO NOTE

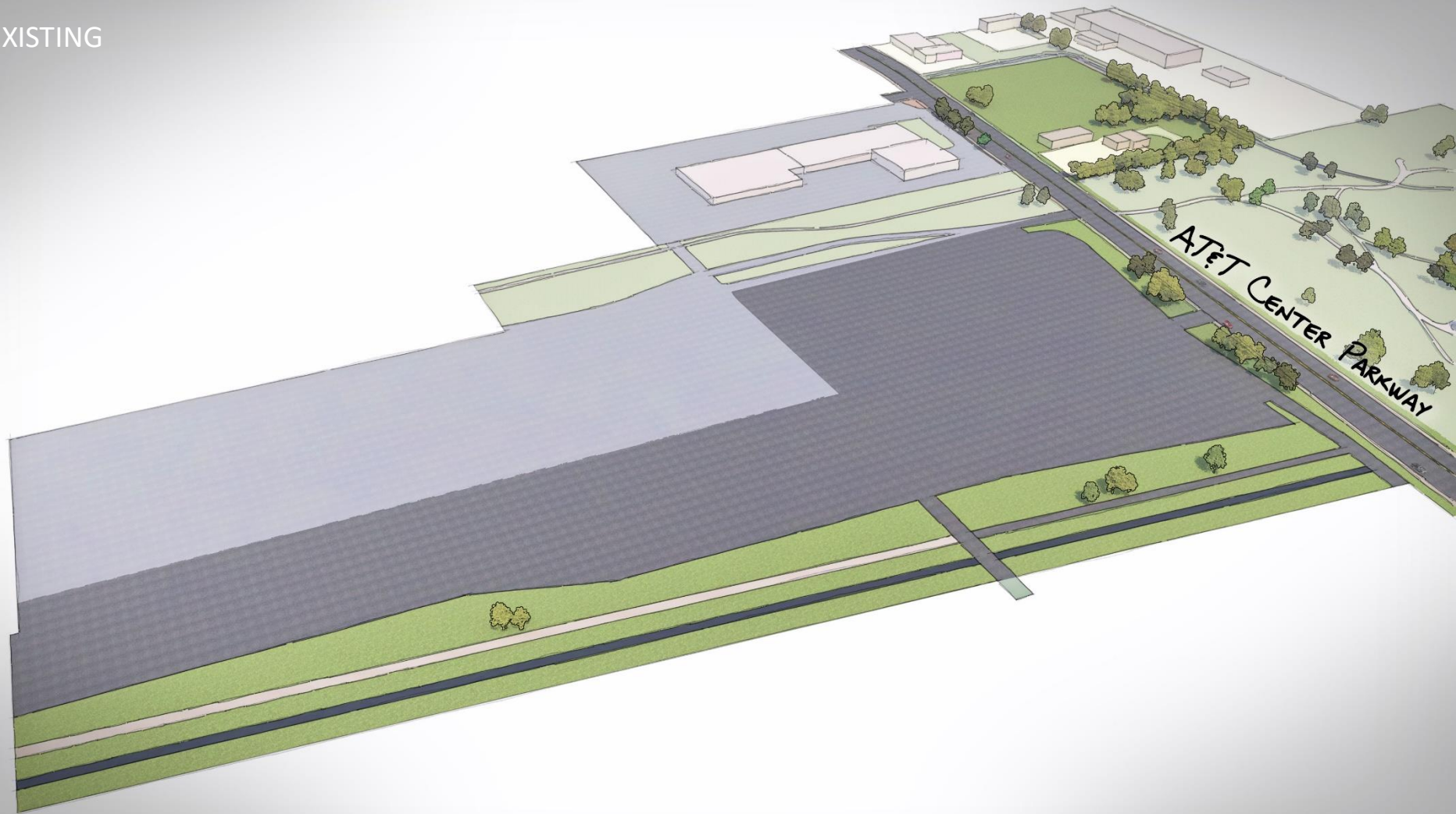
- MIX OF COMMERCIAL + INDUSTRIAL
- "UNWELCOMING" FEELING ALONG AT IT PKWY
- IMPROVE WALKABILITY  **COMFORT**
- ENSURE THAT FUTURE AMENITIES EXIST FOR PED'S TO USE CROSSINGS
- LOOK TO LONG TERM DEMAND FOR FUTURE DEV'S
- DISTRIBUTION OF PARKING PROVIDES TRAFFIC FLOW BENEFITS - STRUCTURED PARKING 
- LOOK @ IMPROVEMENT STREETSCAPE / AMENITIES ALONG AT&T CENTER PARKWAY 
- INCREASE AMENITIES @ TRAIL HEAD SOUTH OF SITE



• IMPLEMENT GATEWAY ELEMENTS

• WAYFINDING OPPORTUNITIES w/ REAL TIME WALKING DISTANCES

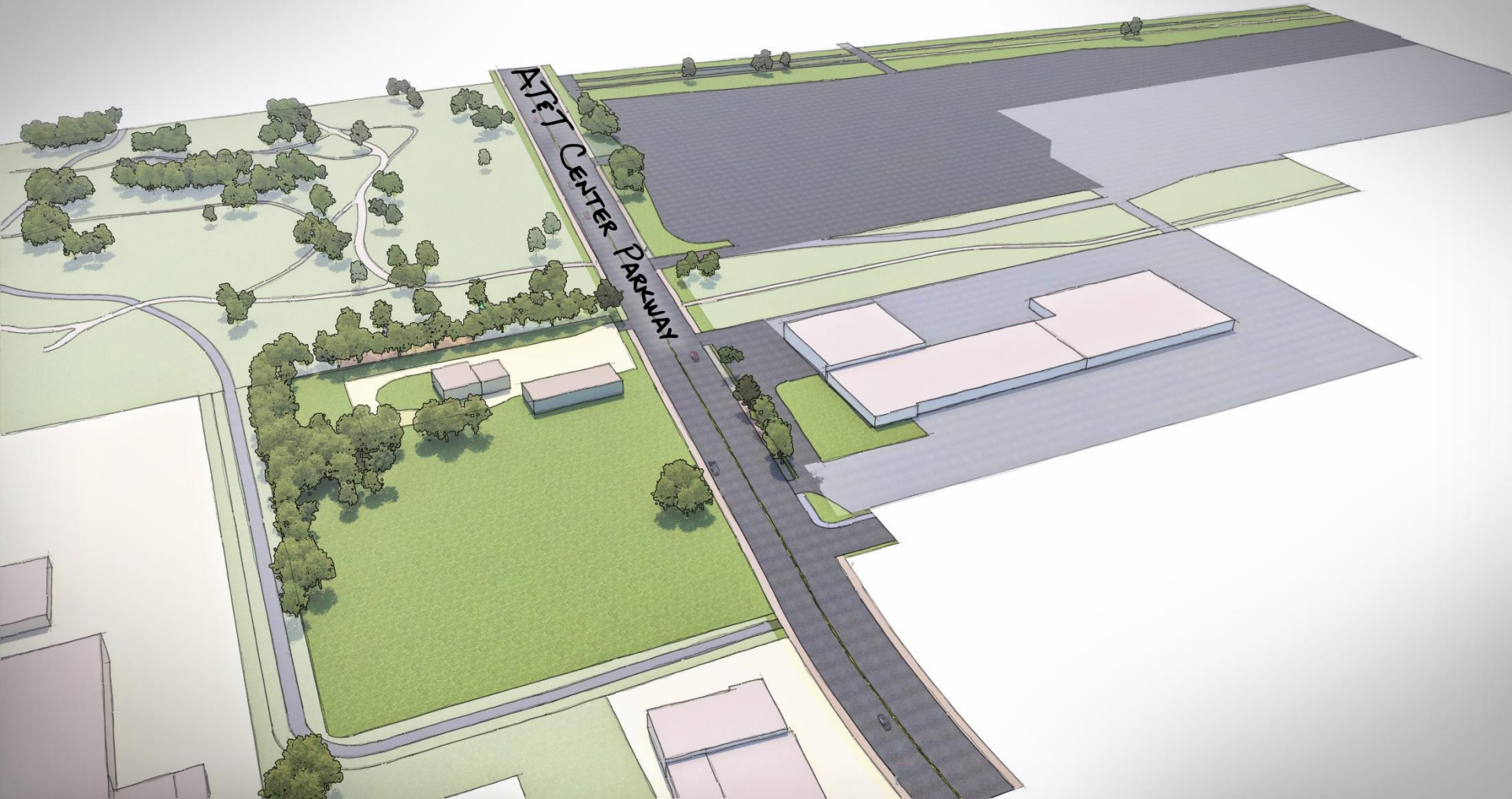
EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



SA TOMORROW

Fort Sam Houston
Salado Creek Trail
DRAFT GRAPHICS
06/29/2023






SALADO CREEK TRAIL

▶ **ITEMS TO NOTE**

- INDUSTRIAL & COMMERCIAL USES
- SALADO CREEK GREENWAY

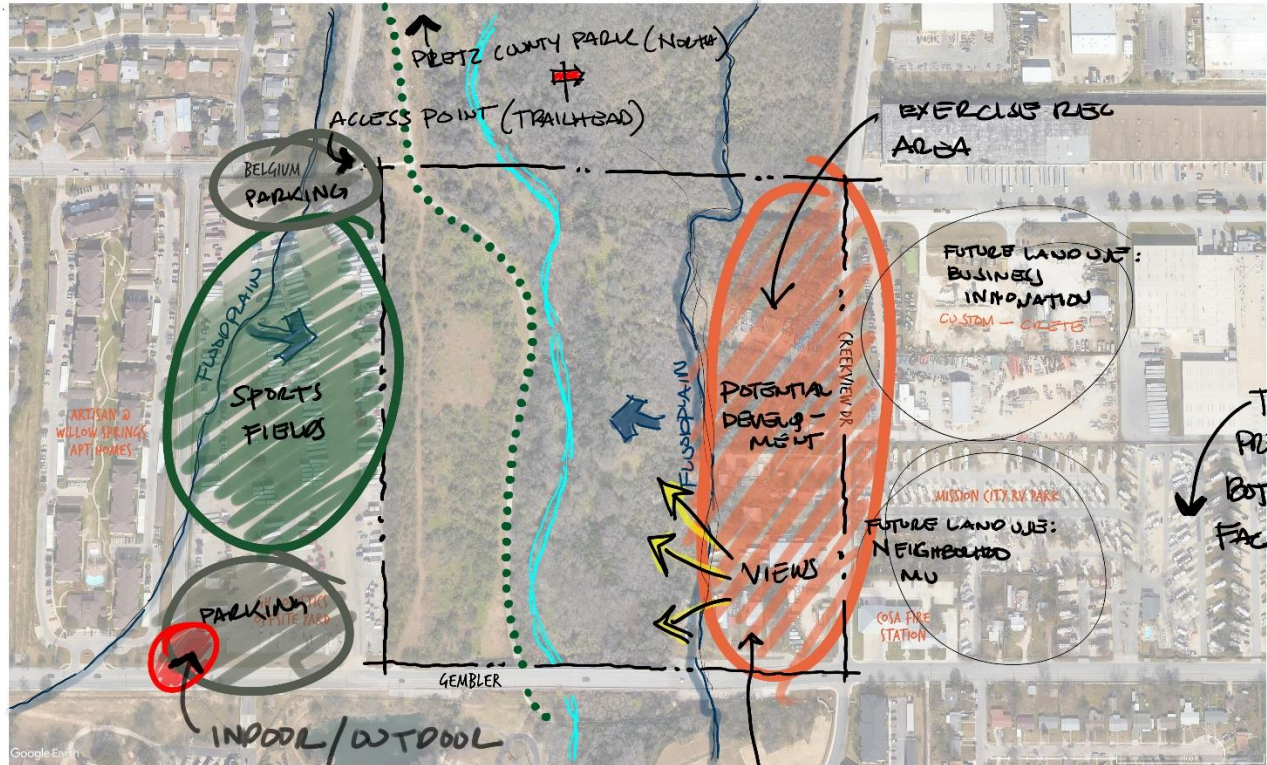
▶ **POTENTIAL DEVELOPMENT**

- SPORT FIELD COMPLEX
- OPEN SPACES REEL AREA
- FOOD TRUCK PARK 
- CHICKEN & PICKUPS ~~TRUCKS~~
- CURRENT OWNER (EAST-SIDE) IN FAVOR OF LOW-IMPACT DEV'

◦ **PROVIDE SHADE OPPS**



- COMBO OF NEIGHBORHOOD SERVICES USES
- RETAIL



TRY TO PRESERVE
 BOT IMPROVE
 FACADES

RESTAURANT/
 DINING SPACES w/ PATIOS



EXISTING



CREEKVIEW DR

SALADO CREEK GREENWAY

BELGIUM LN

FEMBLER RD

LEON THOMAS WAY

PROPOSED



CREEKVIEW DR

SALADO CREEK GREENWAY

BELGIUM LN

JEWBLER RD

LEON THOMAS WAY

EXISTING



LEON THOMAS WAY

SALADO CREEK GREENWAY

GEMBLER RD

CREEKVIEW DR

PROPOSED



LEON THOMAS WAY

SALADO CREEK GREENWAY

GEMBLER RD

CREEKVIEW DR

EXISTING



PROPOSED



Next Steps

NEXT PLANNING TEAM MEETING(S):

- Planning Team Meeting #9 – July 27, 2023
- Planning Team Meeting #10 – August 24, 2023

QUESTIONS?

Heather Yost,
City of San Antonio
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(210) 207-7919



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