



# Fort Sam Houston Area Regional Center Planning Team

Meeting #9

Zoom

July 27, 2023

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

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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

**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)

**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 29, 2023)**

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

**WE ARE HERE**

**PT Meeting 9 (July 27, 2023)**

Review of Maps; Plan Framework (1 of 2)

**PT Meeting 10 (Aug. 24, 2023)**

Plan Framework (2 of 2), Implementation Review

**Community Meeting 4 (February 2024)**

**PT Meeting 11 (February 2024)**

Public Draft Review & Final Revisions, Process Feedback

# 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 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 Coliseum grounds, and vibrant employment areas. This mosaic of San Antonio's past, present, and future is woven together with a robust trail system providing local and regional transportation and recreation opportunities; a well-connected, well-maintained network of shaded roadways and streets; 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**.

# SA TOMORROW

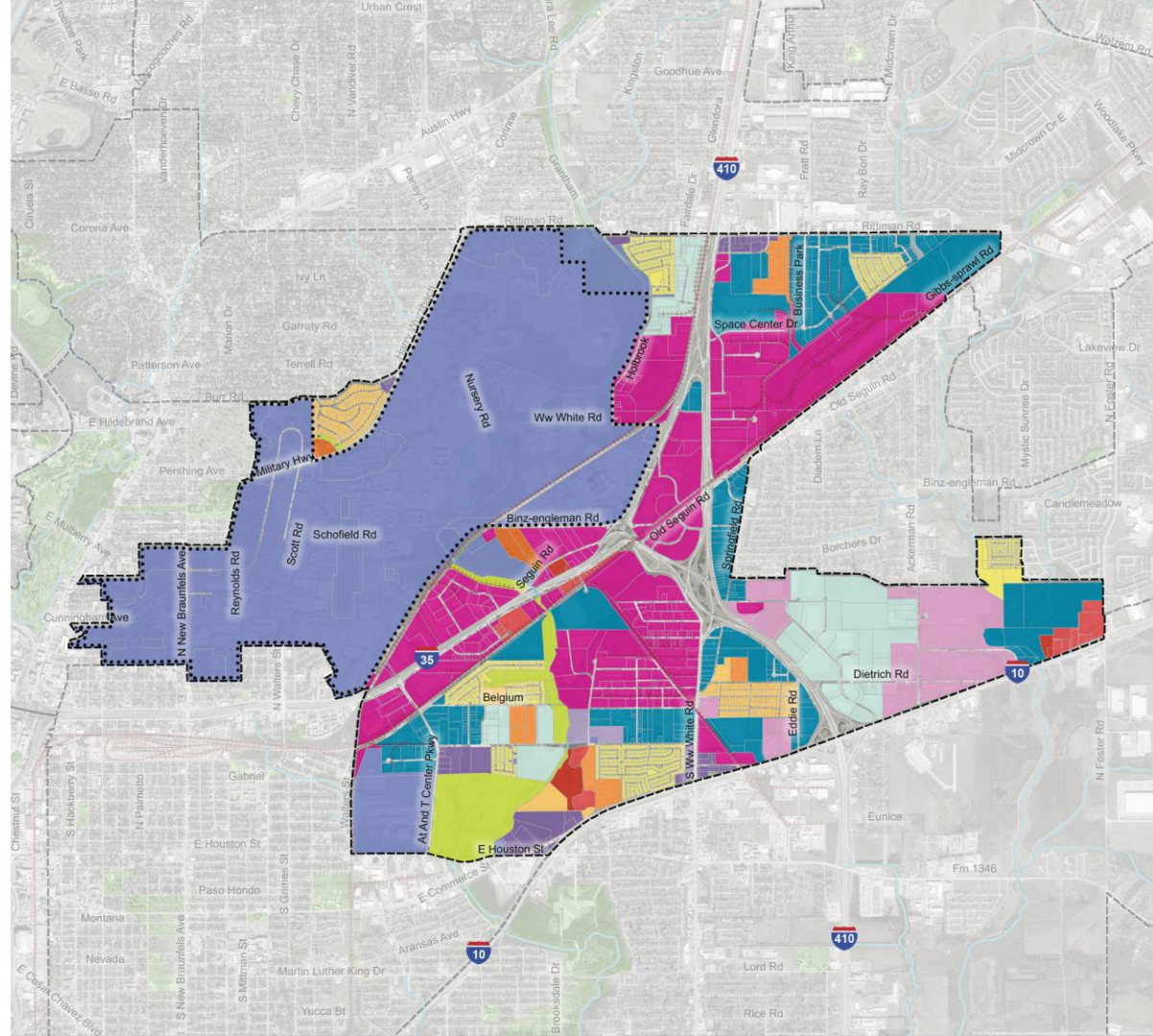
Land Use



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





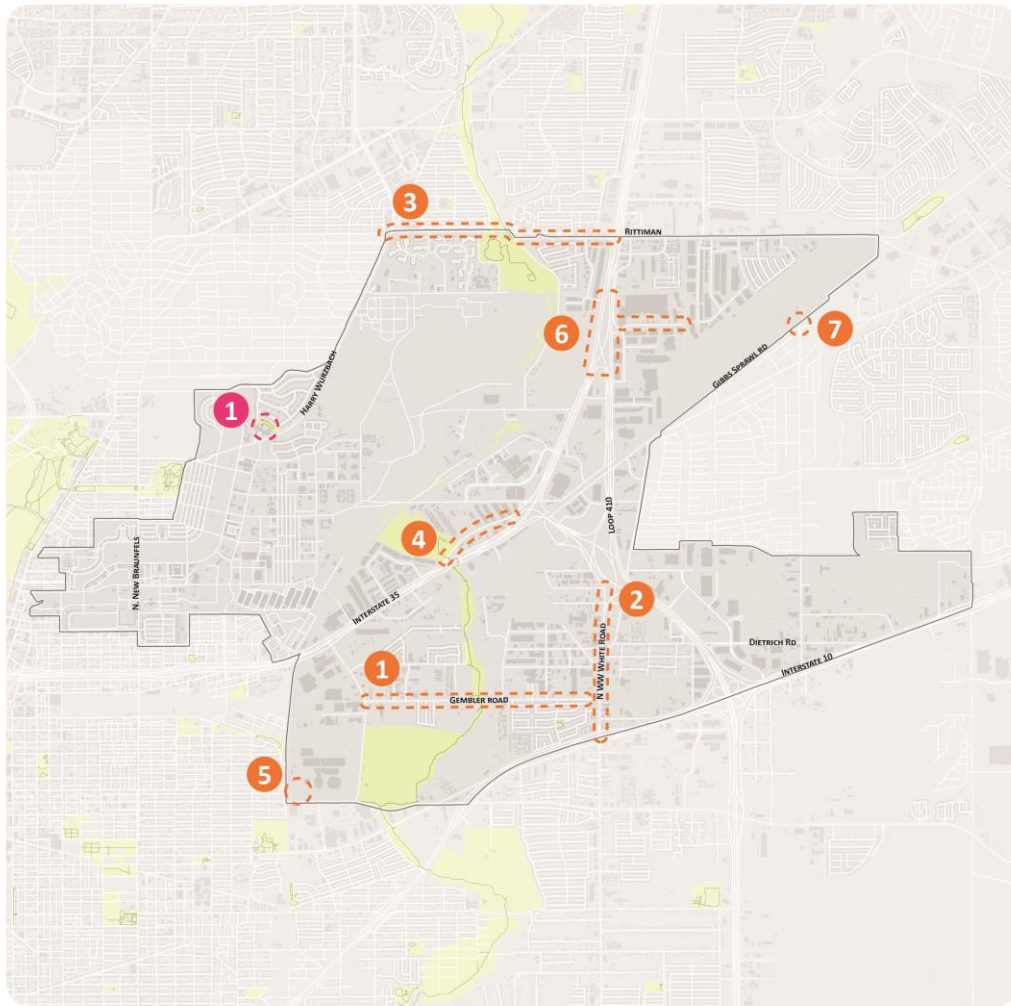
**SA**



**TOMORROW**

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 increase safety and reduce delay at-grade railroad crossings**
- **Provide pedestrian crossing opportunities along major arterials**
- Increase street lighting for improved safety after daylight hours

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# 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
- Incorporate green infrastructure elements into street reconstruction projects
- Eliminate key bicycle network gaps and sidewalks gaps, especially near transit stops, trailheads, schools and neighborhood centers of activity
- **Ensure comfort of all types of special event attendees by mitigating conflict points through safety planning, operations, and coordination**

# What We've Been Hearing

## *Mobility Recommendation #2*

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

### Strategies

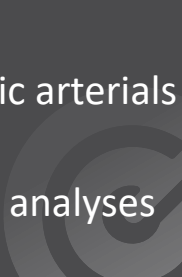
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- Ensure comfort of all types of special event attendees by mitigating conflict points through safety planning, operations, and coordination

# 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
- 



# Fort Sam Houston Area REGIONAL CENTER

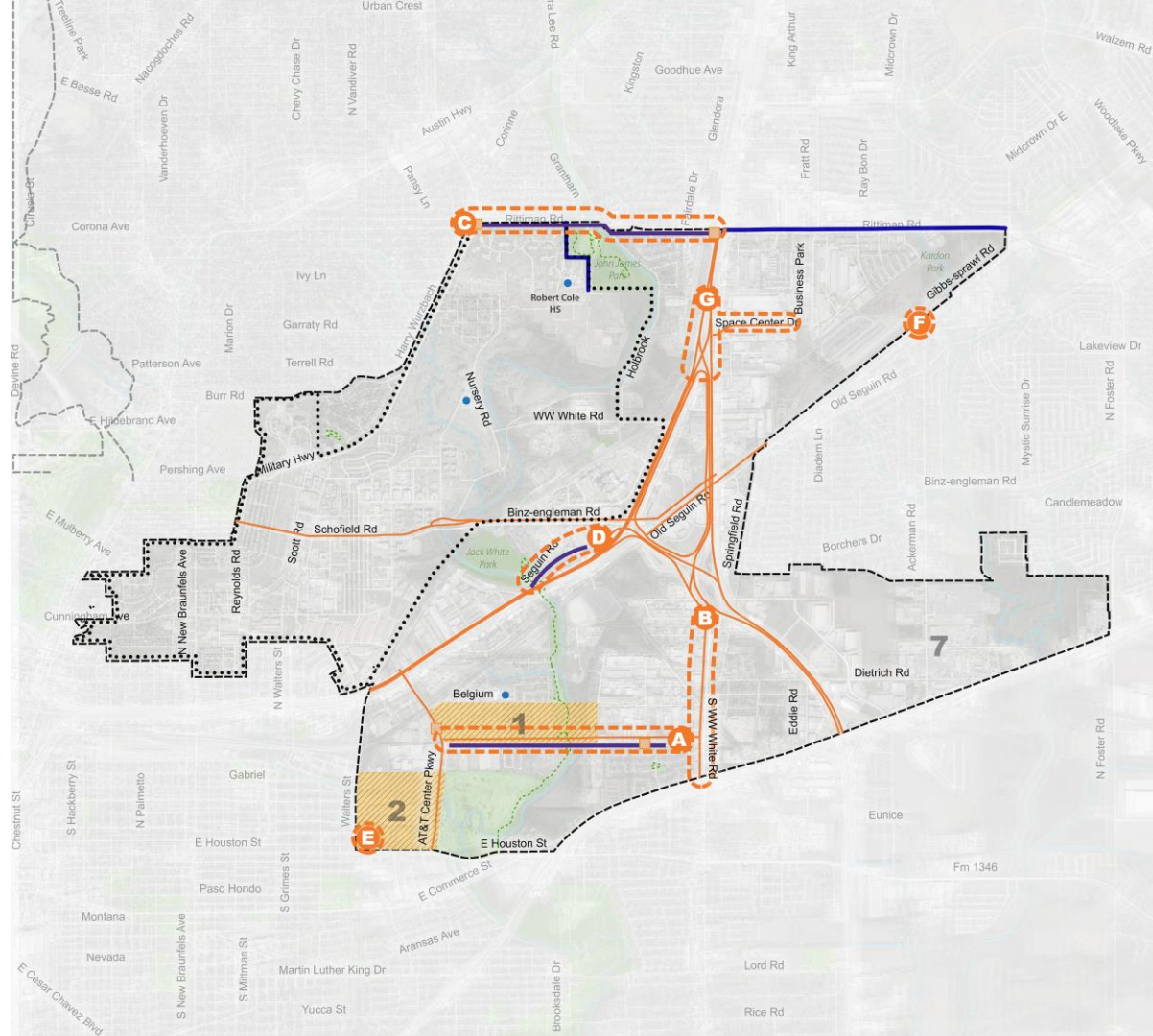
## DRAFT MOBILITY

- LEGEND**
- Fort Sam Houston Area Regional Center Boundary
  - Fort Sam Houston Military Base Boundary
  - Park or Open Space
  - River or Stream
  - Body of Water
  - Railroad Line
  - Focus Areas
  - Public Schools
  - Public Libraries

- MOBILITY FEATURES**
- 2017 Bond Projects (Completed/Nearly Complete)
  - Park Trails

- MOBILITY AREAS**
- A** Gemberler Rd Corridor from AT&T Center to WW White
  - B** WW White Corridor between I-10 and 410
  - C** Hillman Rd Corridor from Harry Wurzbach Rd to Industry Park
  - D** Seguin Road
  - E** E Houston Street at AT&T Center Gate A/ Lot 1
  - F** Industry Park Dr and Space Center Dr
  - G** Gibbs-Sprowl Rd from Harry Wurzbach Rd to Industry Park

- PROPOSED ELEMENTS**
- Walk/Bike Trail Improvements
  - Pedestrian Crossing







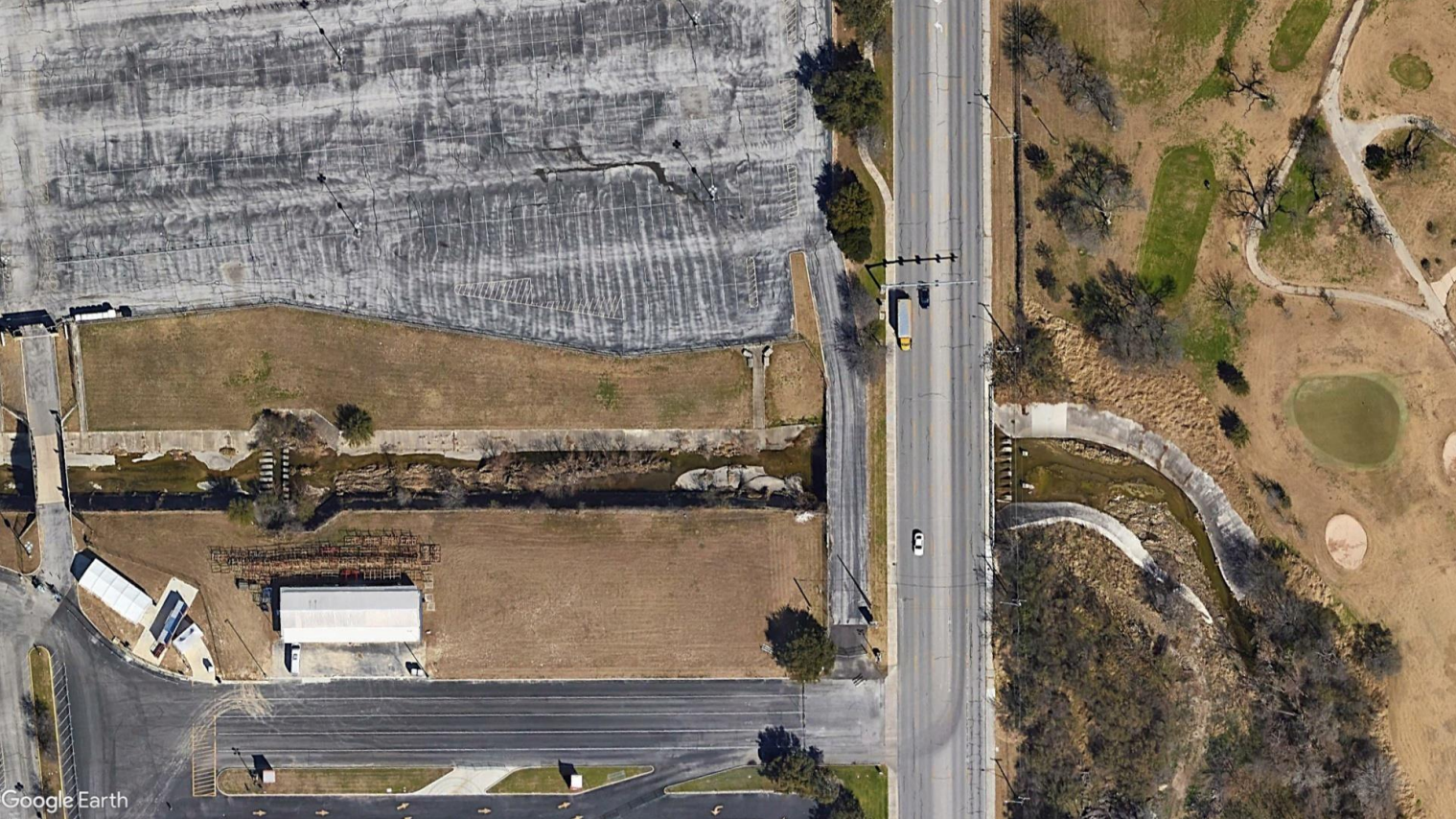
**SA**



**TOMORROW**

Mural Board Activity

# AT&T Center Parkway - Existing Conditions



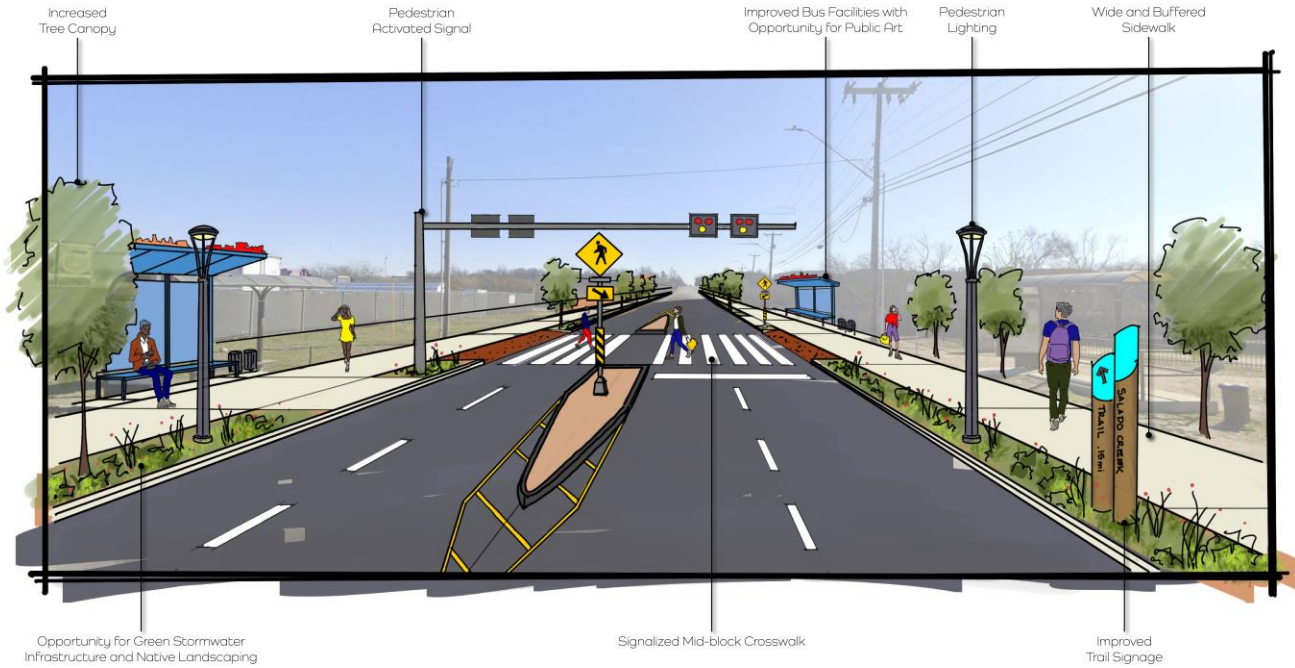
# AT&T Center Parkway - Mobility Recommendations Applied



# Gembler Road - Existing Conditions



# Gembler Road - Mobility Recommendations Applied



# Goldfield and Industry - Existing Conditions



# Goldfield and Industry - Mobility Recommendations Applied

Seating Areas

Wide Shoulder for Truck Stops



Improved Lighting

Improved Intersection

Buffered Sidewalk

# WW White Road - Existing Conditions





# WW White Road - Mobility Recommendations Applied





# SA TOMORROW

Amenities & Public Spaces  
(Continued from PT#8)

# 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** 



# Fort Sam Houston Area REGIONAL CENTER

## DRAFT AMENITIES AND PUBLIC SPACES

### LEGEND

Fort Sam Houston Area Regional Center Boundary

Fort Sam Houston Military Base Boundary

Park or Open Space

River or Stream

Railroad Line

Focus Area

Public Schools

Public Libraries

### PROPOSED ELEMENTS

Public Art

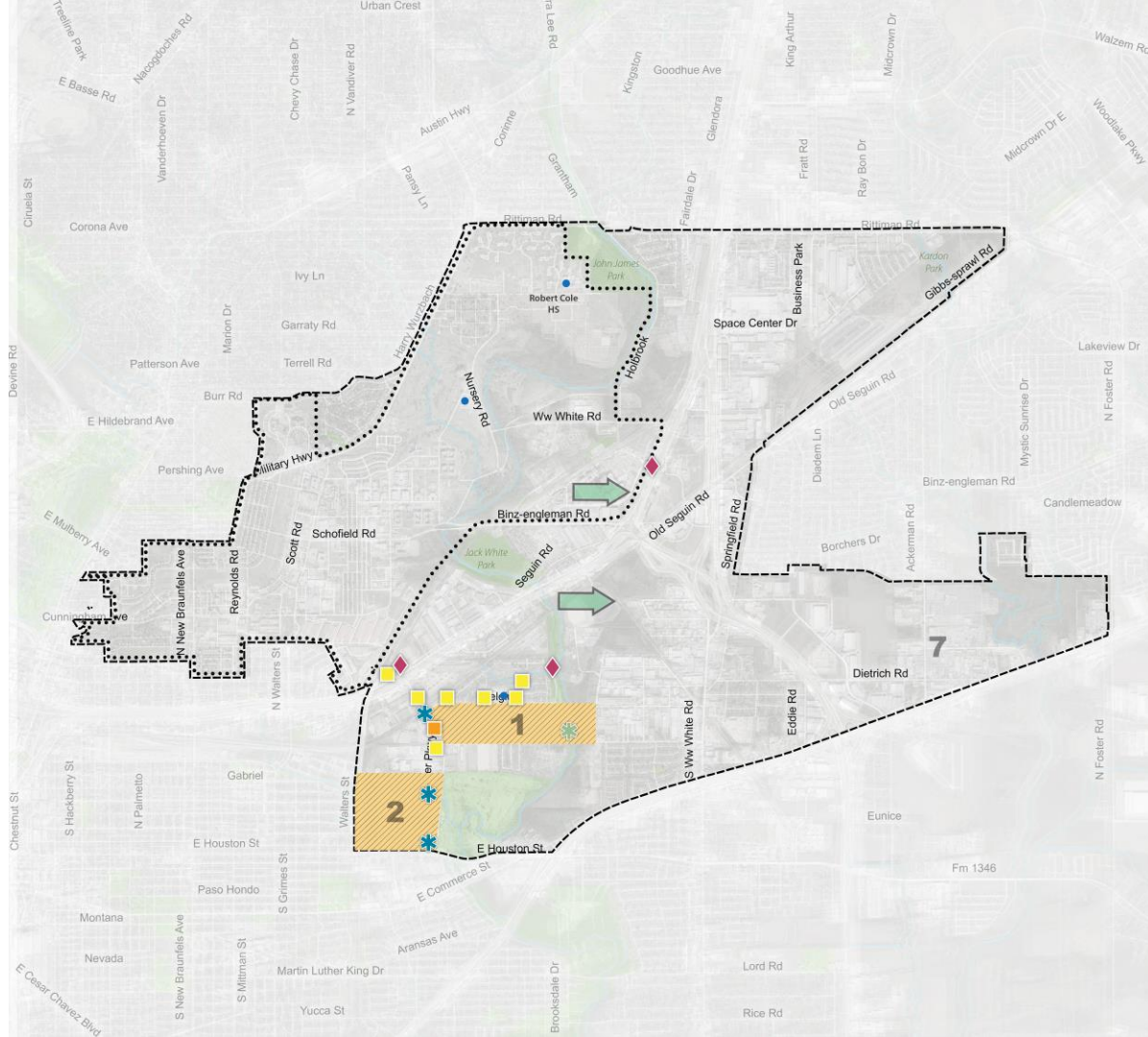
Trailhead

Signage and Wayfinding

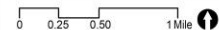
Improved Lighting

Pedestrian Crossing

Green Infrastructure



Acres



# Updated Amenities & Public Space Recommendations

- **APS Recommendation #1:** Improve lighting **throughout the plan area and especially** at key access points to parks and neighborhoods.
- **APS Recommendation #2:** Add public art, ~~and~~ gateway features, **and wayfinding** 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 **community destinations and** major attractions.
- **APS Recommendation #4:** Add multifunctional green infrastructure for stormwater mitigation and traffic calming.

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- **APS Recommendation #3:** Add pedestrian crossings to allow people to safely cross high-traffic roadways to community destinations and major attractions.
- **APS Recommendation #4:** Add multifunctional green infrastructure for stormwater mitigation and traffic calming.

# Updated Amenities & Public Space Strategies

**APS Recommendation #1:** Improve lighting throughout the plan area and especially at key access points to parks and neighborhoods.

**APS Strategy 1.1:** Conduct a lighting study to identify gaps and potential improvements.

**APS Strategy 1.2:** Work with developers to enhance lighting around public areas as part of new developments.

**APS Strategy 1.3:** Integrate improved lighting into park maintenance and improvement projects.



# Updated Amenities & Public Space Strategies

## **APS Recommendation**

**#2:** Add public art, gateway features, and wayfinding in parks to distinguish them as a public space.

**APS Strategy 2.1:** Incorporate public art into streetscape enhancements and improvements to and along parks and trails.

**APS Strategy 2.2:** Work with local artist to create art and gateway features that celebrate community identity and tell the story of the area.

# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Add pedestrian crossings to allow people to safely cross high-traffic roadways to community destinations and major attractions.

**APS Strategy 3.1:** Perform a walking audit of the area to identify places with poor or missing sidewalks, and low-quality crossings.

**APS Strategy 3.2:** Add people-scaled lighting along major roads and within neighborhoods.

**APS Strategy 3.3:** Prioritize access to existing schools, parks, and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.

# Updated Amenities & Public Space Strategies

**APS Recommendation #4:** Add multifunctional green infrastructure for stormwater mitigation and traffic calming.

**APS Strategy 4.1:** Integrate green infrastructure improvements in street maintenance and improvement projects.

**APS Strategy 4.2:** Prioritize green infrastructure improvements in flood-prone areas.

**APS Strategy 4.3:** Incorporate green infrastructure in streetscape projects that are near schools to calm traffic.



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**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

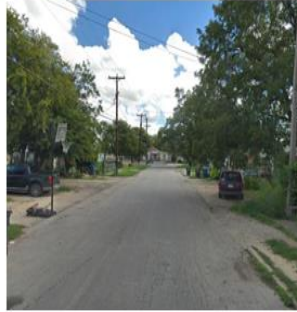
# Overview of NPP

## 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.



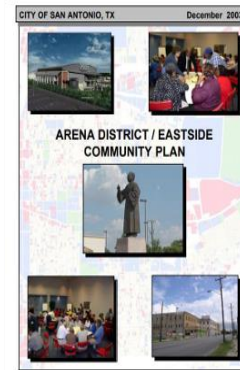
The industrial area of western Denver Heights has large tracts of land, often entire blocks, under common ownership.



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.



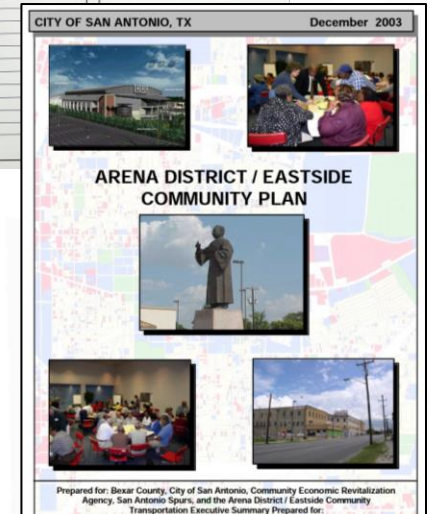
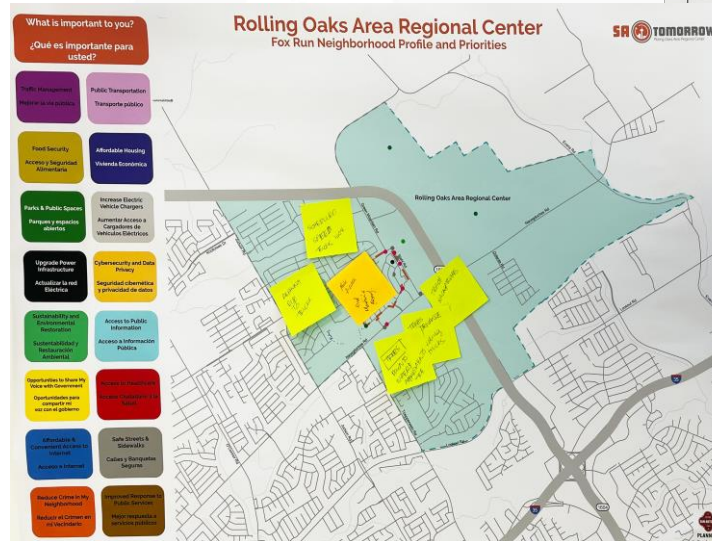
# Participating Neighborhoods

- **United Homeowners Improvement NA-**  
August 25, 2023

High Quality Homeownership Possibilities

## Rolling Oaks Area Regional Center

Land Use	Mobility	Housing	Amenities & Public Space	Economic Development
<b>Opportunities/ Oportunidades:</b> Snow school buildings & how street conditions affects students? Add street lights on Jackson Crosswalks on Jackson for kids biking/walking Safer railroad crossing on Green Mountain Rd. Best Shopping for DP Macapuloses - (New PDS Run-over?) Via Routes to Downtown & Regional (HS w/ bus) via Link Service around plan area		<b>Challenges/ Desafios:</b> No sidewalks on Stahl & Jackson near Railroad tracks Speeding on Jackson Rd. Too many vehicles per house		



**SA**



**TOMORROW**

Next Steps

# Next Steps

## *UPCOMING EVENTS:*

- Planning Team Meeting #10 – August 24, 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

## *QUESTIONS?*

Heather Yost,  
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(210) 207-7919



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3:00 – 5:00 PM



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