



Ft. Sam Houston Area Regional Center Planning Team Meeting

Digital Design Charrette

Thursday, April 13, 2023

Virtual (Zoom)

1:00 – 4:00 PM



Cambridge Systematics, Inc.
Bowtie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services
Worldwide Languages

Able City
WSP

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

Evan Lanning, 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)

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

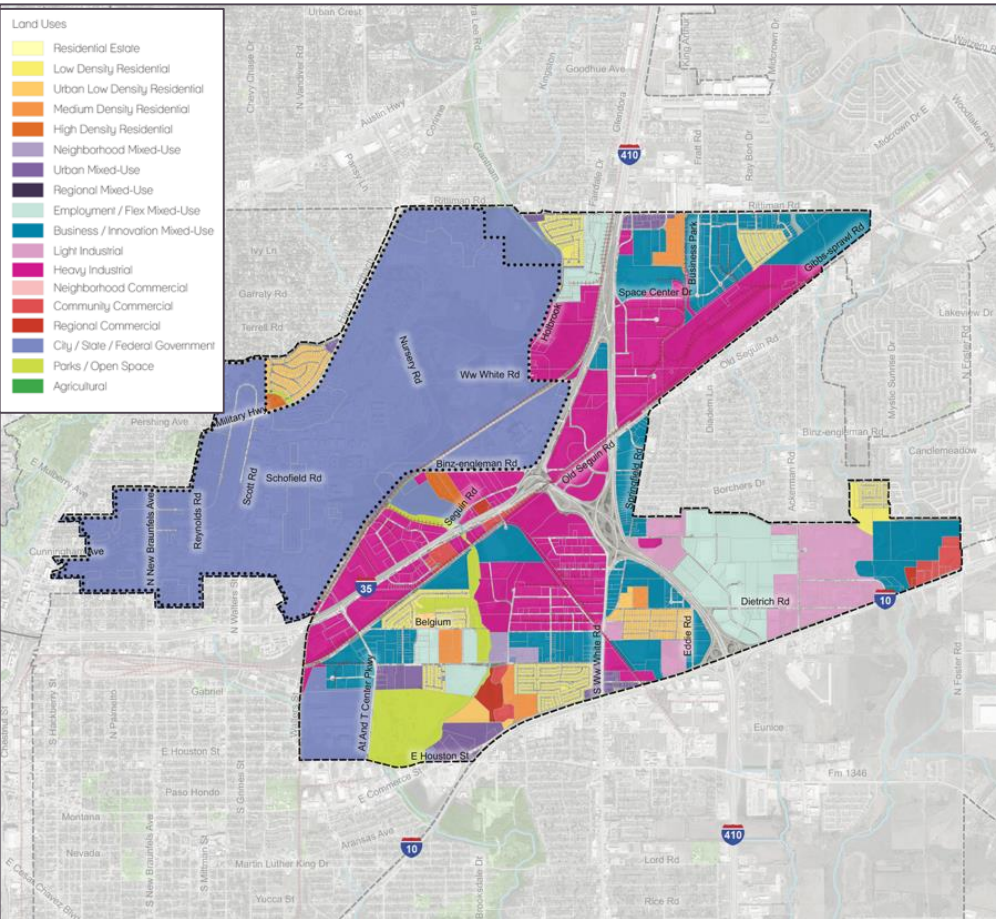


Meeting Purpose

- Complete a Digital Design Charrette (DDC) for two sites within the Regional Center. The DDC is a collaborative work session where key stakeholders and staff are invited to help envision the future of the selected sites.
- Use graphic design tools to envision how the selected sites *could* look with the proposed future land use and other urban design elements applied. We will explore land use, building orientation, height, and massing, and will focus on specific built improvements that can be teed up for implementation through conceptual design.



Review: Land Use & Design Elements



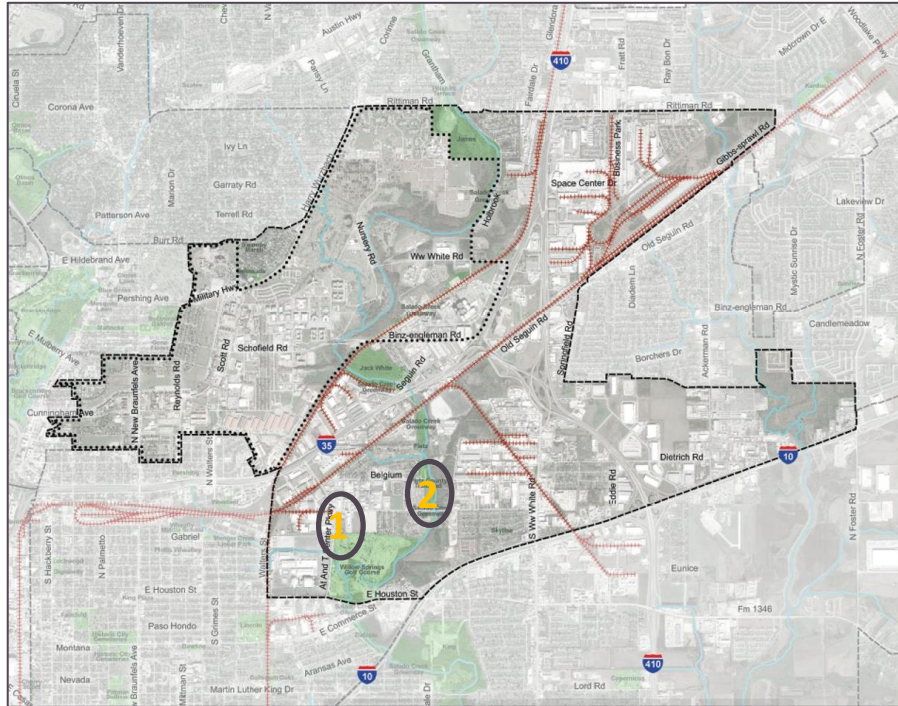
Character-defining features & green infrastructure

Lighting & public trails



Pedestrian crossings & priority connections

DDC Site Locations



- 1) Gembler and AT&T Center Parkway area
- 2) Salado Creek, Gembler, and Creekview Drive area

Example Trail-Oriented Development and Green Infrastructure



- Buffer between floodplain/creek and development
- Development oriented to public realm
- Multiple trail crossings
- Mix of uses in nodes
- Well-connected multi-use pathways along drainage ways and water features

Examples from Salado Creek Trail in NE I-35 & Loop 410 area



Example Transformative Project from NE I-35 & Loop 410 Regional Center Plan

Randolph Blvd./ Sherri Ann Rd./ NE I-35

This location was selected due to its proximity to the VIA Randolph Transit Center and the expectation that, **as the area's current commercial buildings reach the end of their useful life, new development will be needed to maintain community vitality.** VIA is currently working on plans to improve and renovate the Transit Center. Additionally, the City's Public Works Department recently improved areas of Randolph Boulevard to include curb ramps, storm water drainage, and traffic signal improvements.

Vision

In the future, this area will be a **vibrant gateway** for Randolph Boulevard, **with a mix of uses that integrate well with and enhance surrounding communities.** There will be an emphasis on places to play, recreate, and gather including greenspace, public gathering areas, and space for retail and service amenities that serve the day-to-day needs of neighborhood residents. New residential development is oriented towards the expanded VIA Randolph Transit Center in order to preserve the character of established single-family neighborhoods and provide all residents with multimodal transportation options.



Center Parkway



DDC Site #1:

Gembler at AT&T Center Parkway

Existing Conditions

- Current land uses include mix of commercial & industrial
- SA Rodeo owned property for potential community education centers
- Floodplain areas to the south
- Within Military Lighting Overlay District (MLOD)
- Incentives – East Side Opportunity Zone and portion at AT&T Center Pkwy and Gembler within Inner City TIRZ
- AT&T Center Pkwy – Secondary Arterial Type A 86'
- VIA Route 24 runs east-west

Proposed Future Land Use: Urban Mixed Use

- Mix of residential, commercial, institutional uses at medium level of intensity

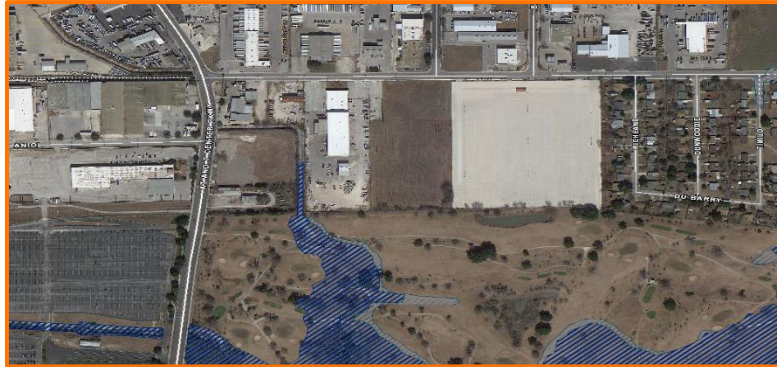
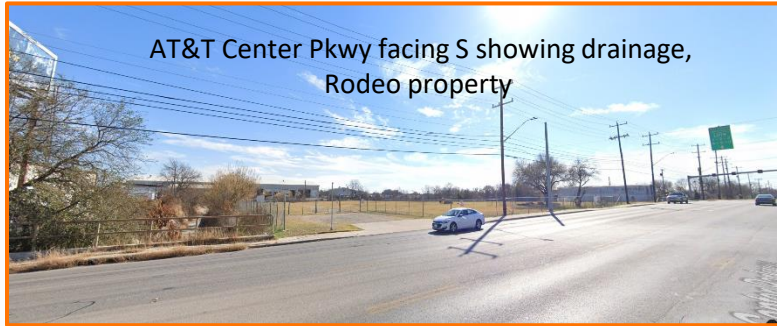
Draft Vision:

The site is envisioned as a live, work, play environment. With a focus on green infrastructure, new and/or redevelopment should benefit and integrate well with existing residential areas by offering locally-serving commercial and retail options. Community-oriented amenities offer unique experiences for visitors and residents. The AT&T Center Parkway is safe for all users and a visually appealing gateway to the area.

Gembler at AT&T Center Pkwy



AT&T Center Pkwy facing S showing drainage, Rodeo property



DDC Site #2:
Salado Creek,
Belgium, Gembler,
and Creekview Drive



DDC Site #2:

Salado Creek, Gembler, Belgium, and Creekview Dr.

Existing Conditions:

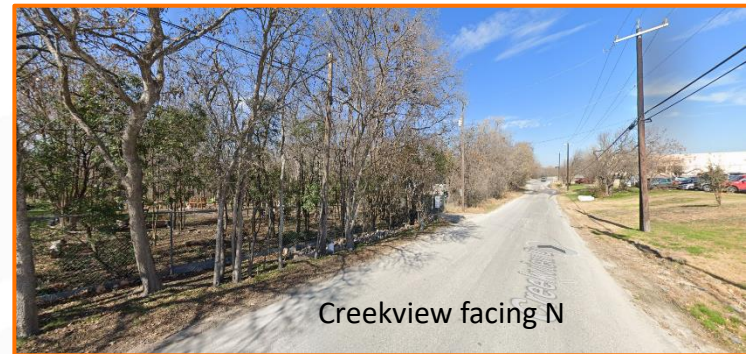
- Current land uses industrial, commercial, greenway trail, some residential
- Incentives: Portions along Gembler within East Side Opportunity Zone; portions along Gembler near Creekview, east of Salado Trail within Inner City TIRZ
- Salado Creek Trail access on Belgium, partial bike lane
- Within Military Lighting Overlay District (MLOD)
- Floodplain areas along Salado Creek and trail
- Gembler – Secondary Arterial Type B 70' - 86'
- VIA Route 24 (east – west)

Proposed Future Land Use: Neighborhood Mixed Use

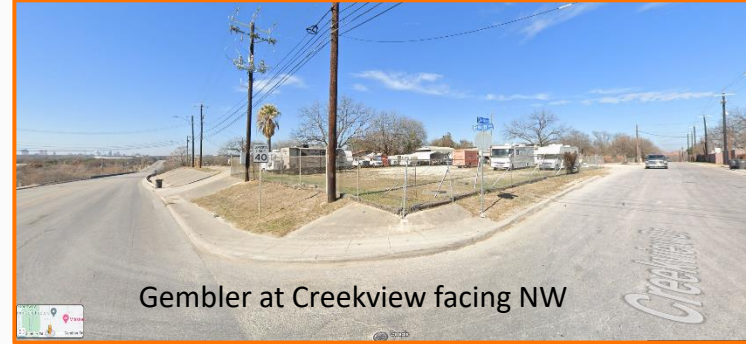
- Mix of residential, commercial, and institutional uses at neighborhood scale

Draft Vision:

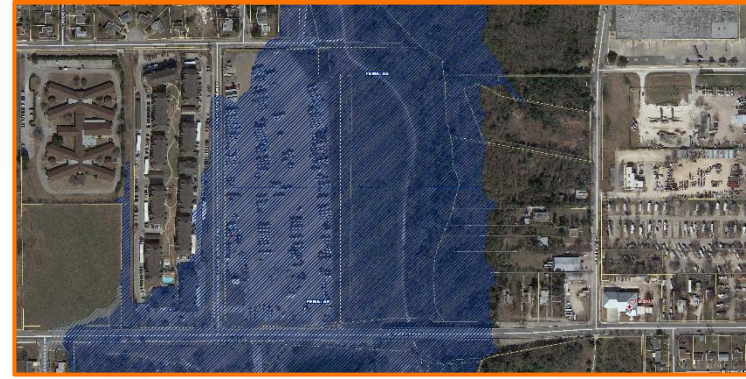
The vision for this site is low-intensity, trail-oriented mixed-use that increases access to the Salado Creek Greenway Trail. Development is based on low-impact, green infrastructure.



Creekview facing N



Gembler at Creekview facing NW





SA



TOMORROW

DRAFT DDC Graphics

Salado Creek & Gemblar - Existing



Salado Creek & Gembler – Aspirational



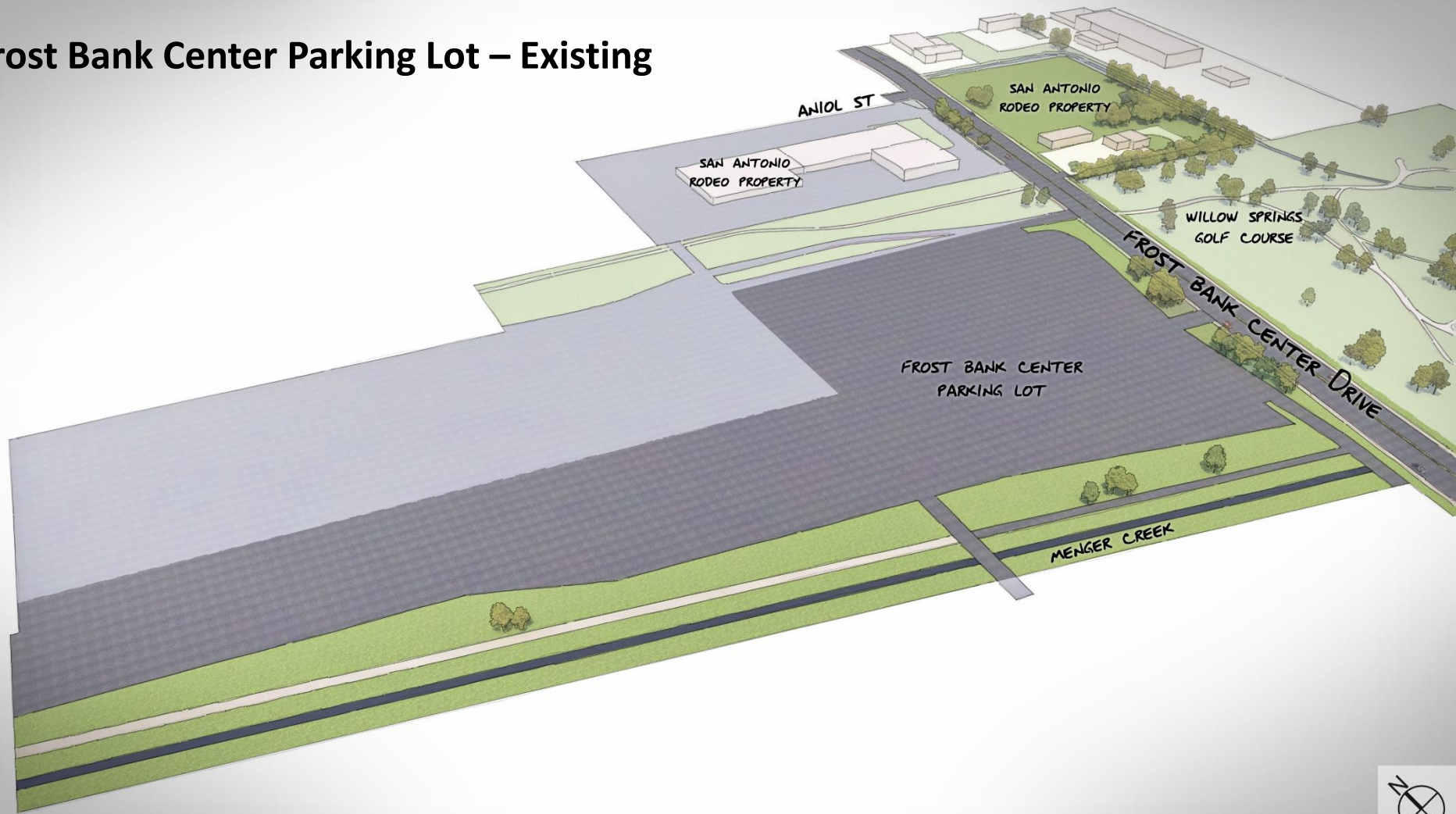
Frost Bank Center Drive – Existing (facing south)



Frost Bank Center Drive – Aspirational (facing south)



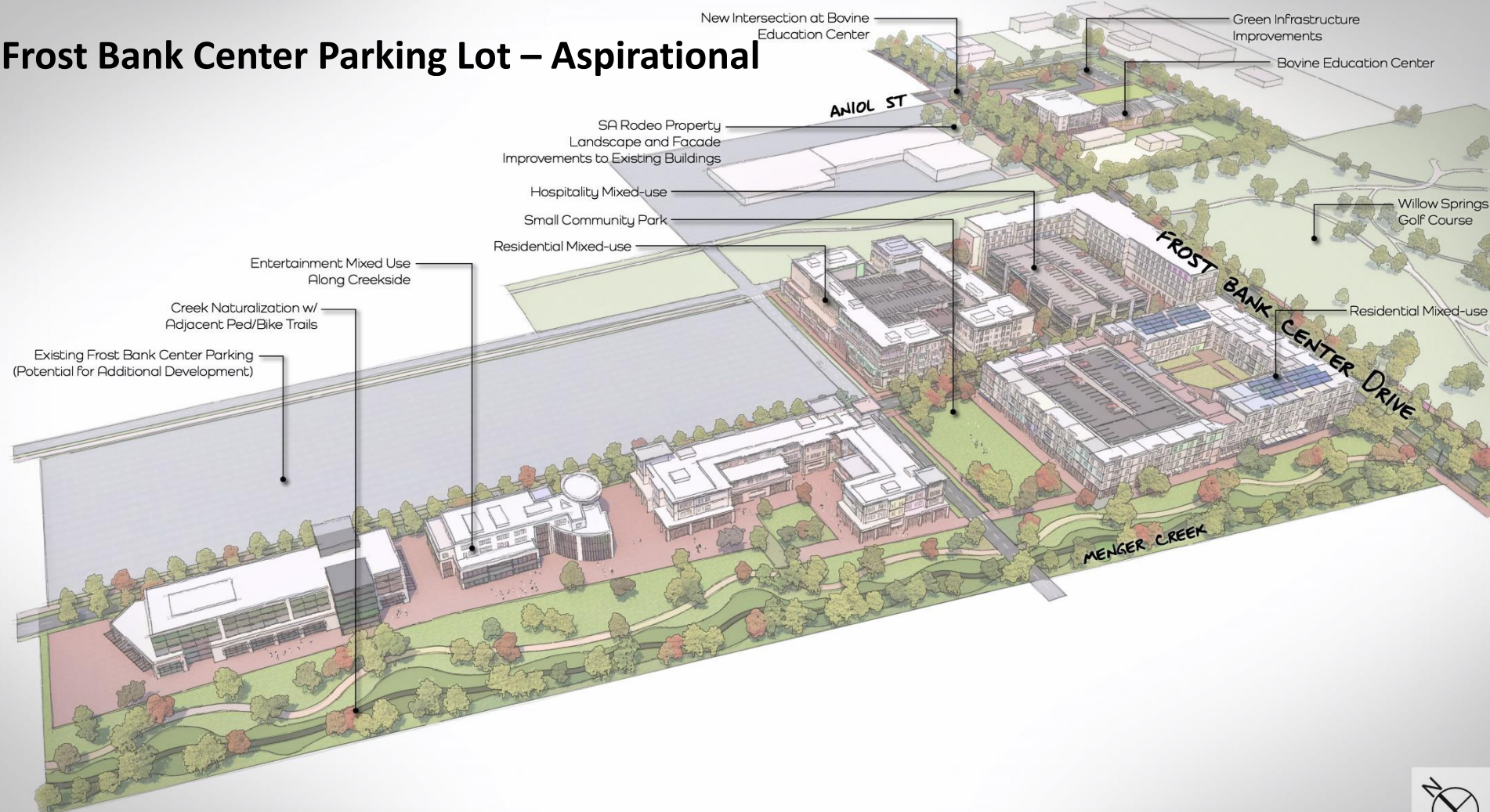
Frost Bank Center Parking Lot – Existing



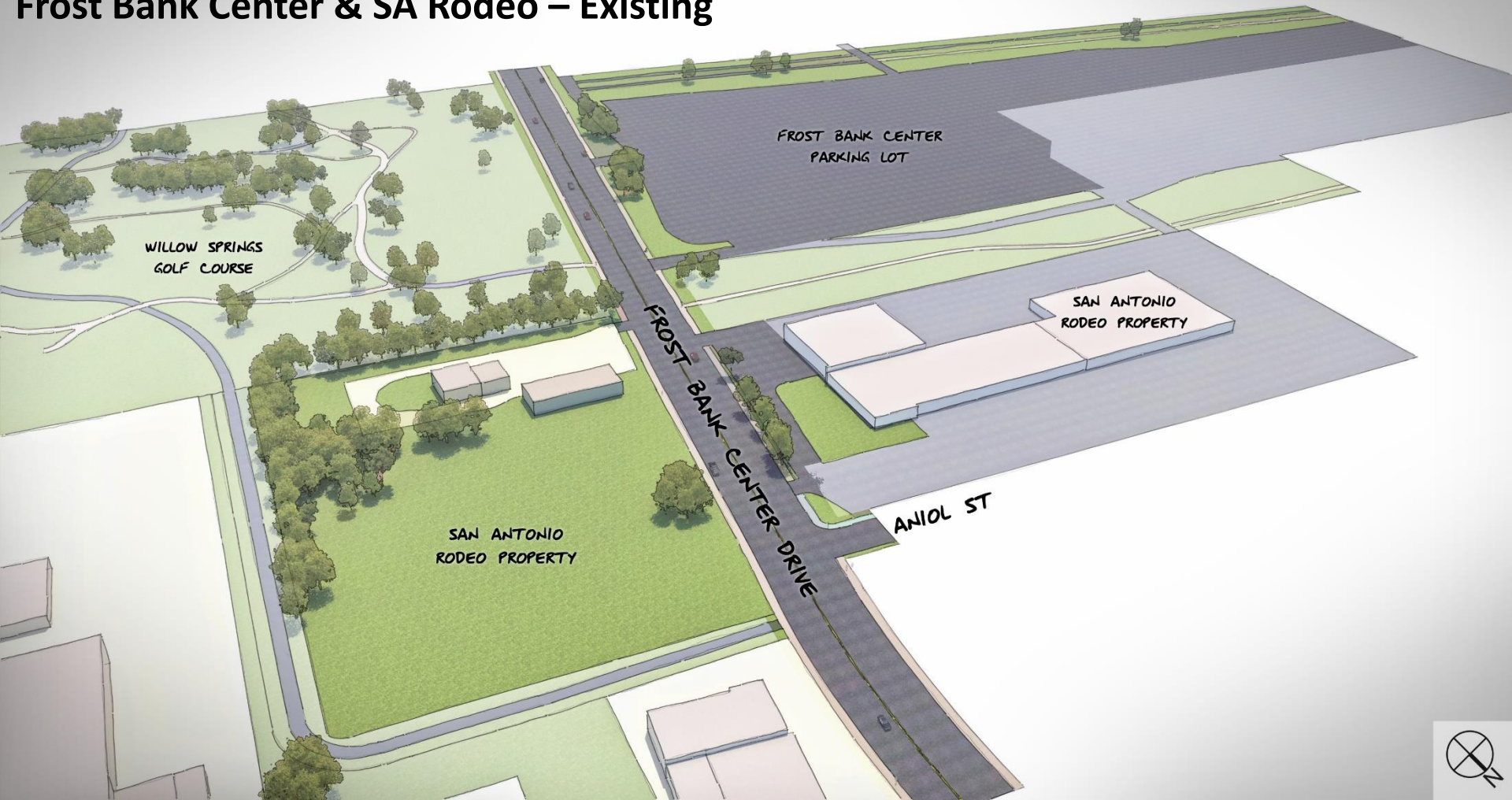
Frost Bank Center Parking Lot – Aspirational



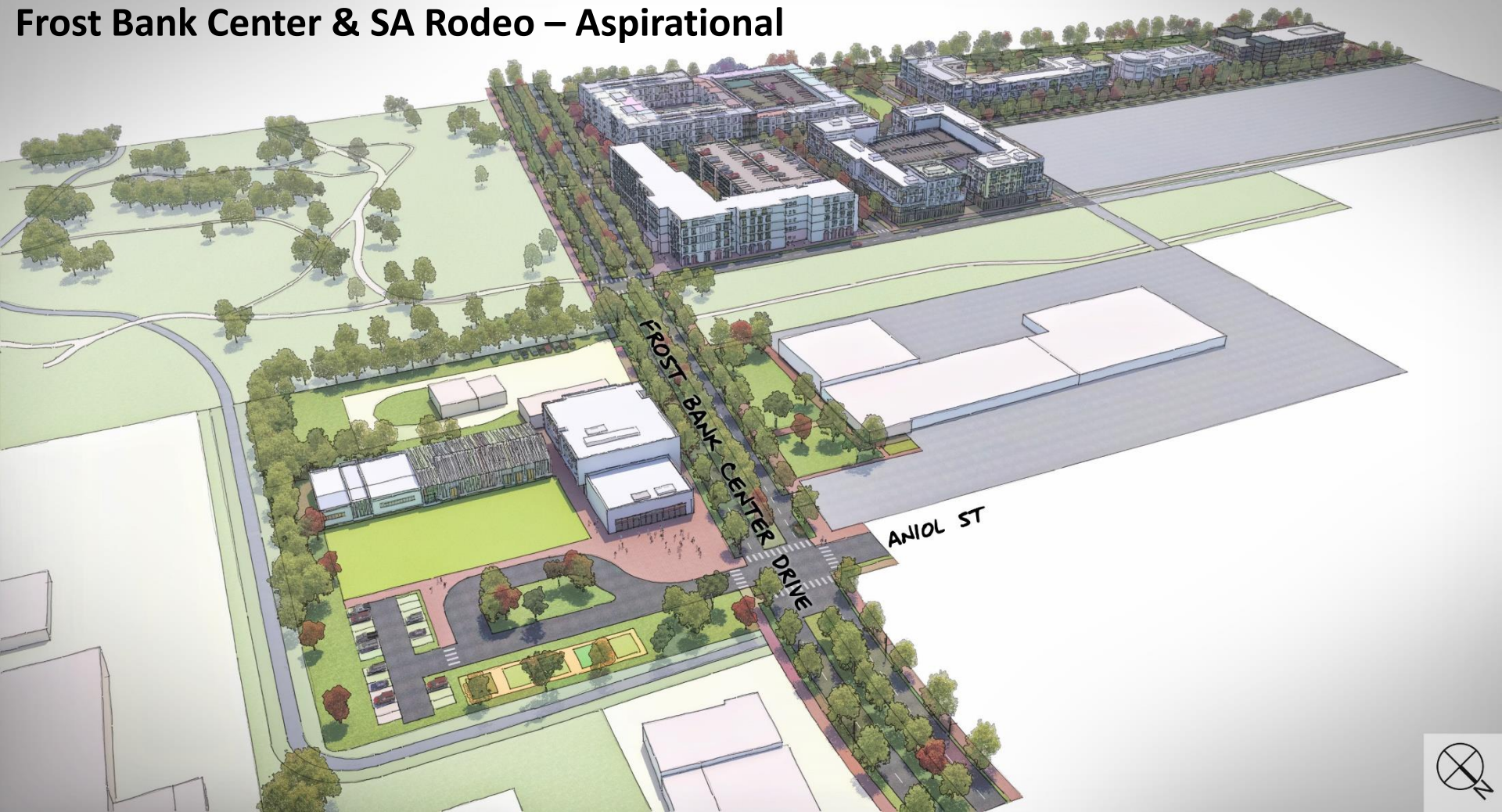
Frost Bank Center Parking Lot – Aspirational



Frost Bank Center & SA Rodeo – Existing



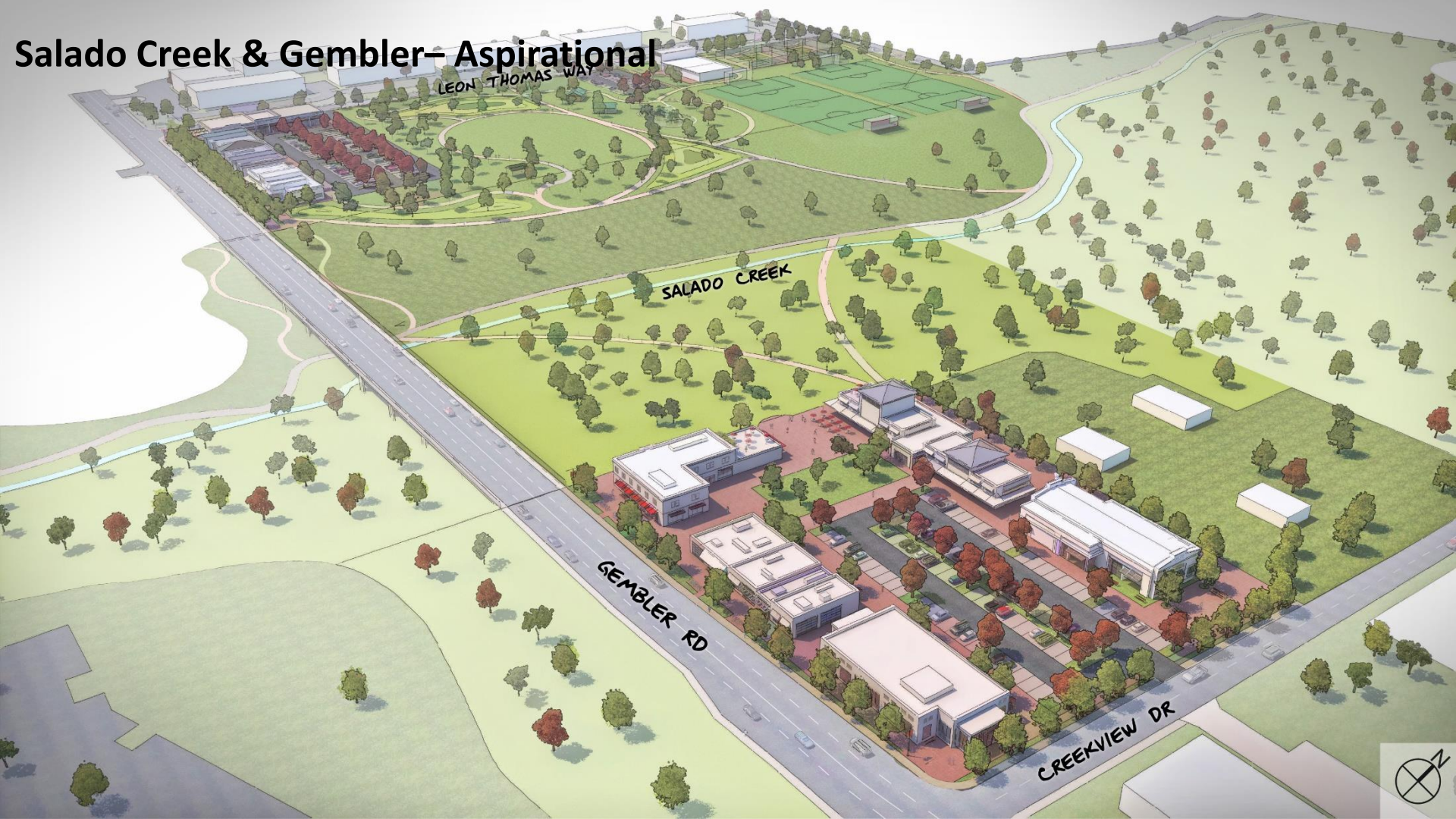
Frost Bank Center & SA Rodeo – Aspirational



Salado Creek & Gemblar- Existing



Salado Creek & Gemblar- Aspirational



Salado Creek & Gemblar– Aspirational



CREEKVIEW DR

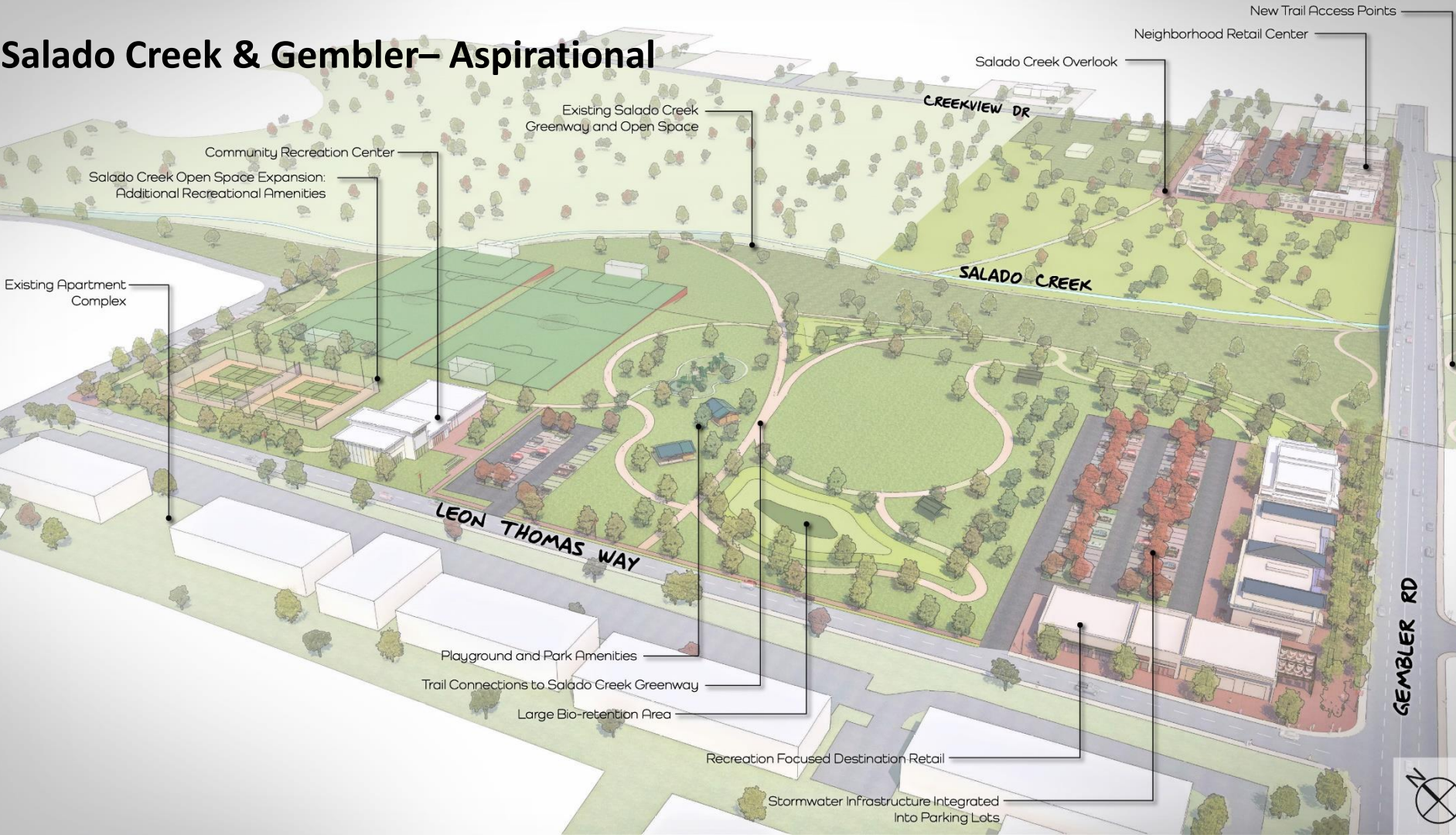
SALADO CREEK

LEON THOMAS WAY

GEMBLER RD



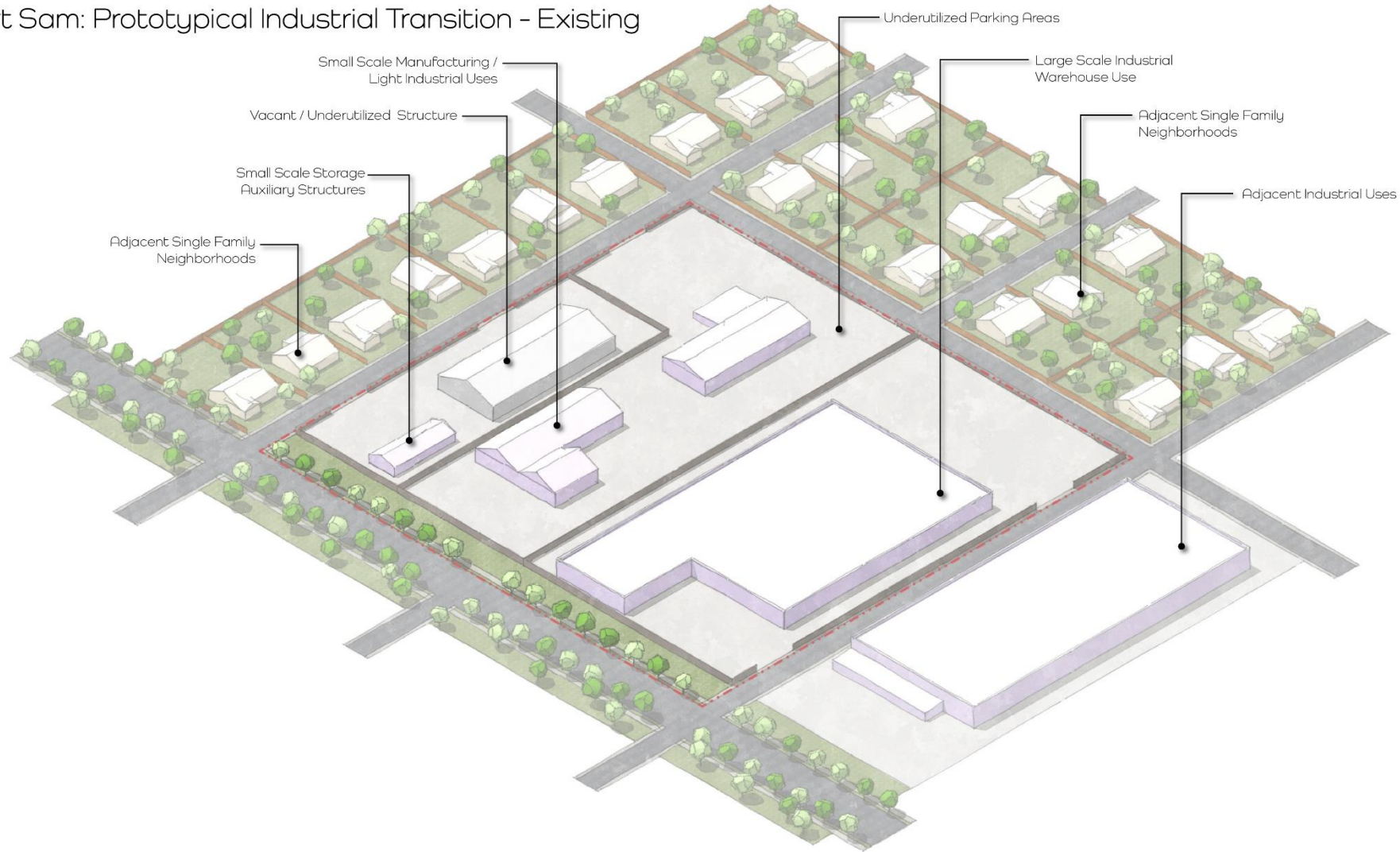
Salado Creek & Gemblar- Aspirational



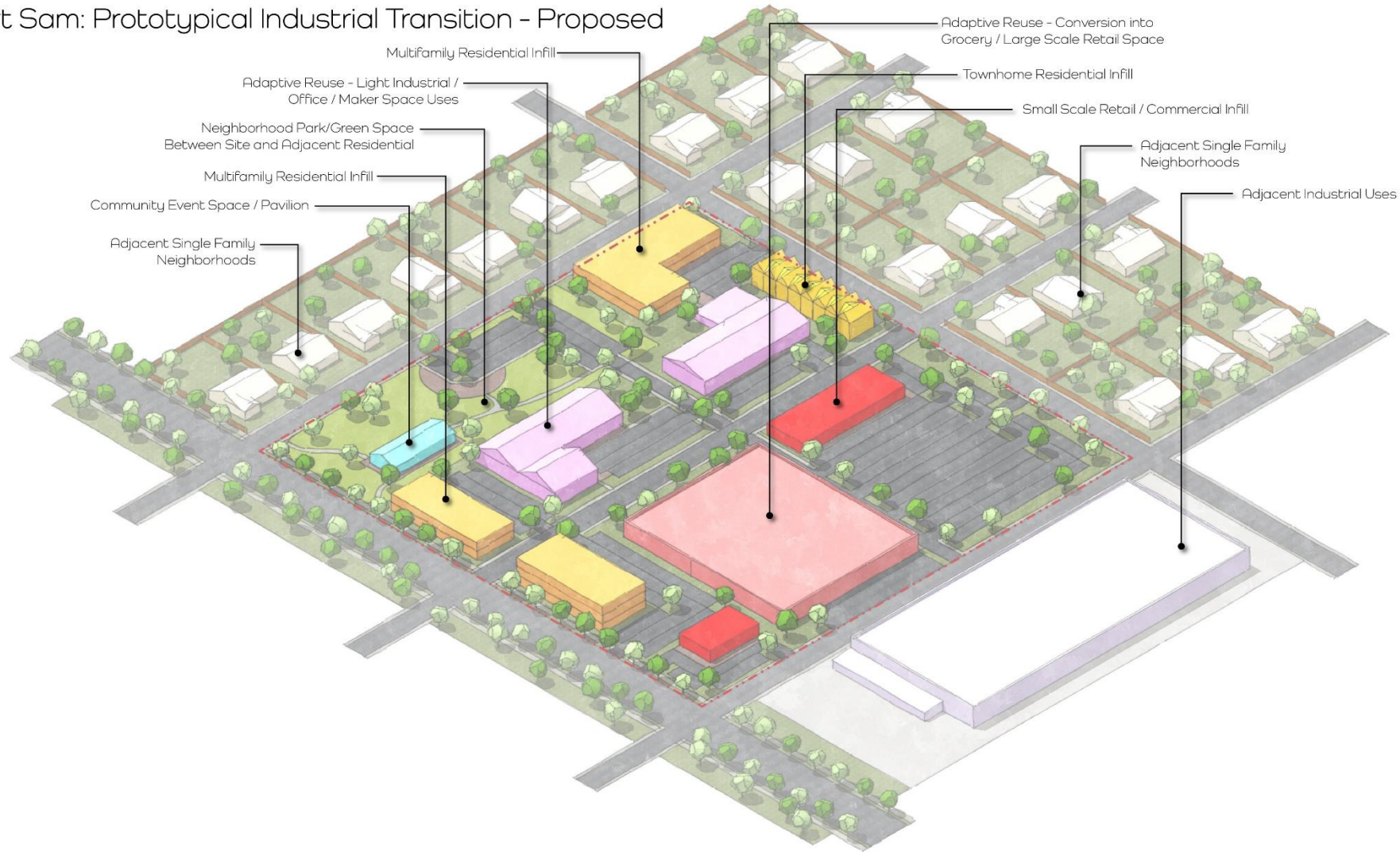
- Community Recreation Center
- Salado Creek Open Space Expansion: Additional Recreational Amenities
- Existing Apartment Complex
- Existing Salado Creek Greenway and Open Space
- Salado Creek Overlook
- CREEKVIEW DR
- NEIGHBORHOOD RETAIL CENTER
- NEW TRAIL ACCESS POINTS
- SALADO CREEK
- LEON THOMAS WAY
- PLAYGROUND AND PARK AMENITIES
- TRAIL CONNECTIONS TO SALADO CREEK GREENWAY
- LARGE BIO-RETENTION AREA
- RECREATION FOCUSED DESTINATION RETAIL
- STORMWATER INFRASTRUCTURE INTEGRATED INTO PARKING LOTS
- GEMBLER RD



Fort Sam: Prototypical Industrial Transition - Existing



Fort Sam: Prototypical Industrial Transition - Proposed





SA TOMORROW

Next Steps

Next Steps

NEXT MEETINGS:

- Community Meeting #3 – May 18, 2023 at Bella Cameron Elementary, 5:30 – 7:30 PM
- Planning Team Meeting #8 – June 29, 2023 (Virtual Meeting via Zoom)

QUESTIONS?

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