

## OPEN HOUSE MEETING SUMMARY

### Greater Airport Area Regional Center Community Meeting #1

**Meeting Date:** June 7, 2022

**Time:** 5:30 pm – 7:30 pm

**Location:** Coker United Methodist Church.

#### Planning Staff & Consultant Team

Jacob Howard, Project Manager

Bridgett White, AICP, Director

Chris Ryerson, AICP, Planning Administrator

Channary Gould, Planning Coordinator

Sarah Serpas, AICP, Senior Planner

Dave Powell, Senior Planner

Heather Yost, Senior Planner

Krystin Ramirez, MIG

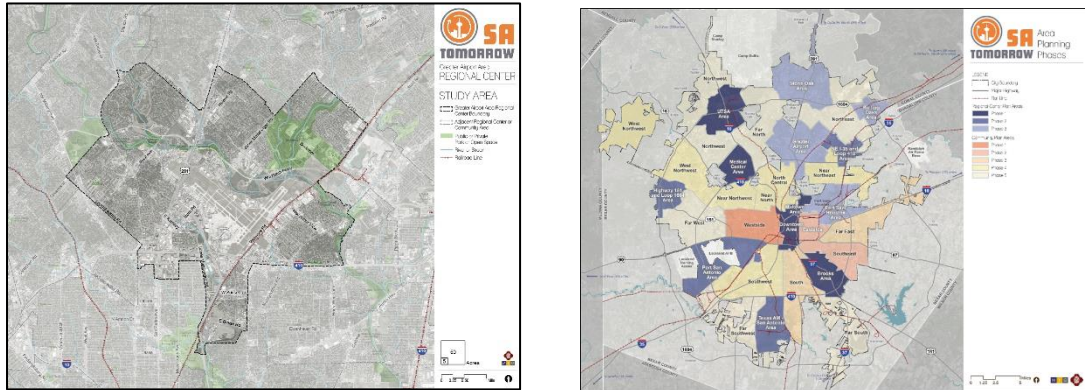
Gretchen Roufs, AMS

#### Meeting Objectives:

The purpose of the first Community Meeting was to gather input, from the public, to begin the development of the community's vision for the plan area. Several engagement activities, facilitated by Planning staff, were available for participants to record their feedback. The project manager was also conversing with attendees, at various stations, throughout the meeting. Staff will review feedback from the community meeting and the survey results to develop the draft vision and goals before being reviewed and discussed by the Planning Team at the next scheduled Planning Team meeting.

## Meeting Format

The meeting had no formal presentation and was entirely open-house. At the entrance, a sign-in table was set up where attendees were encouraged to sign in and sign up for updates related to future public meetings, as well as general infographics related to the plan area and the SA Tomorrow planning process. The conference room was also organized with stations to collect input and ideas, from the attendees, for the future of the area.



### Guiding Principles

The following principles establish a high-level, overarching framework to guide the growth and development of the City of San Antonio through 2040. The guiding principles were drawn from throughout the Comprehensive Plan process to ensure the vision and land use scenarios for future development. They are designed to guide the city's planning and development efforts. They are not intended to be prescriptive, but rather to provide a framework for decision-making. They are intended to be updated as the city's vision and land use scenarios evolve.

### Principios que nos guían

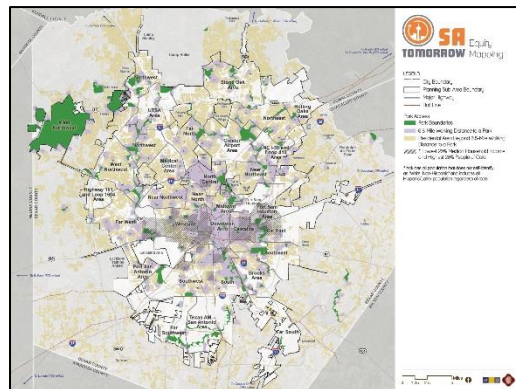
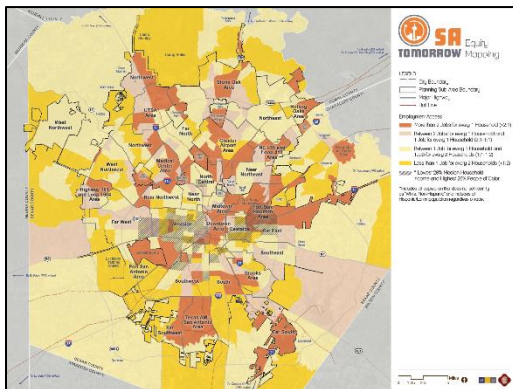
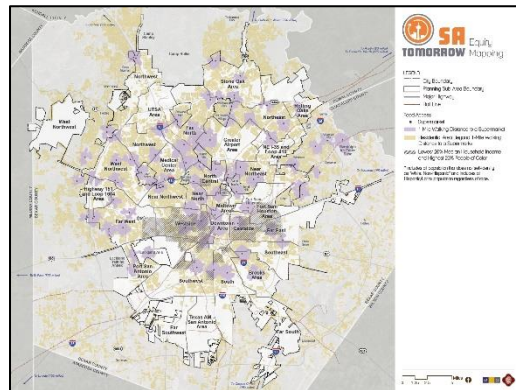
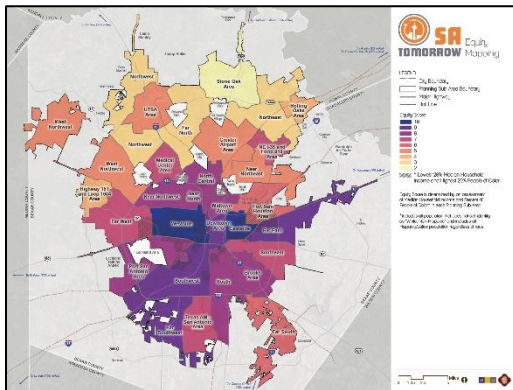
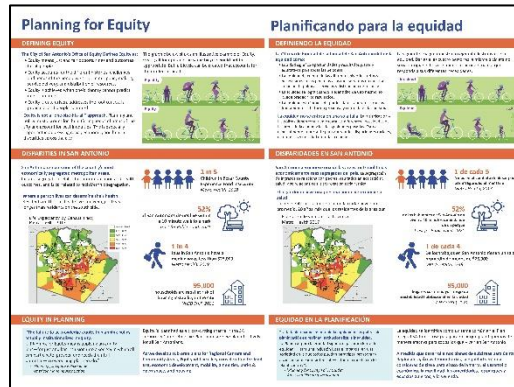
Los siguientes principios establecen un marco de alto nivel para guiar el crecimiento y desarrollo de la ciudad de San Antonio a través del 2040. Los principios se derivaron de todo el proceso del Plan Integral, para asegurar que la visión y los escenarios de uso de suelo para el futuro desarrollo estén alineados. Estos principios están diseñados para guiar los esfuerzos de planificación y desarrollo de la ciudad. No están destinados a ser prescriptivos, sino que proporcionan un marco para la toma de decisiones. Se pretende actualizarlos a medida que la visión y los escenarios de uso de suelo de la ciudad evolucionen.

<p><b>1</b> 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.</p> <p>Mantener el carácter y la integridad de los vecindarios, parques, espacios abiertos y senderos existentes de San Antonio, enfocando el crecimiento en centros regionales mixtos y a lo largo de corredores multimodales con servicios de tránsito de alto rendimiento.</p>	<p><b>2</b> 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.</p> <p>Asegurar que todos los residentes que viven en vecindarios existentes y nuevos tengan acceso seguro y conveniente a empleos, vivienda y una variedad de comodidades y servicios básicos, incluyendo parques excelentes, escuelas sólidas, tiendas de compras y centros regionales cercanos.</p>	<p><b>3</b> Connect safe and stable mixed-income neighborhoods with a system of multimodal streets, trails and pathways that celebrate and link natural greenways and drainage ways.</p> <p>Conectar vecindarios de ingresos mixtos, seguros y estables, con un sistema de calles, senderos y caminos para celebrar y conectar los corredores naturales y las vías de drenaje.</p>
<p><b>4</b> Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.</p> <p>Garantizar un San Antonio inclusivo proporcionando vivienda asequible y opciones de transporte en toda la ciudad.</p>	<p><b>5</b> Encourage a variety of density-rich places throughout the city with a balance of live, work and play opportunities.</p> <p>Promover una variedad de lugares densos en toda la ciudad con un equilibrio de oportunidades para vivir, trabajar y jugar.</p>	<p><b>6</b> Preserve, protect and manage San Antonio's natural, cultural and historic resources and open spaces.</p> <p>Preservar, proteger y administrar los recursos naturales, culturales e históricos y los espacios abiertos de San Antonio.</p>
<p><b>7</b> Encourage and integrate innovative and sustainable ideas and development.</p> <p>Promover e integrar ideas innovadoras y sostenibles y desarrollo.</p>	<p><b>8</b> Provide a strong planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, consultation, and performance measurement.</p> <p>Proporcionar un marco de planificación sólido para una planificación y diseño más detallados y oportunos de centros regionales, corredores y vecindarios, con oportunidades continuas de participación y asociaciones, consulta y medición de desempeño.</p>	<p><b>9</b> Provide the residents of San Antonio, including youth, adults, and disabled populations, with enhanced levels of outreach and engagement.</p> <p>Proporcionar a los residentes de San Antonio, incluyendo a jóvenes, adultos y personas con discapacidades, con mayores niveles de participación y compromiso.</p>



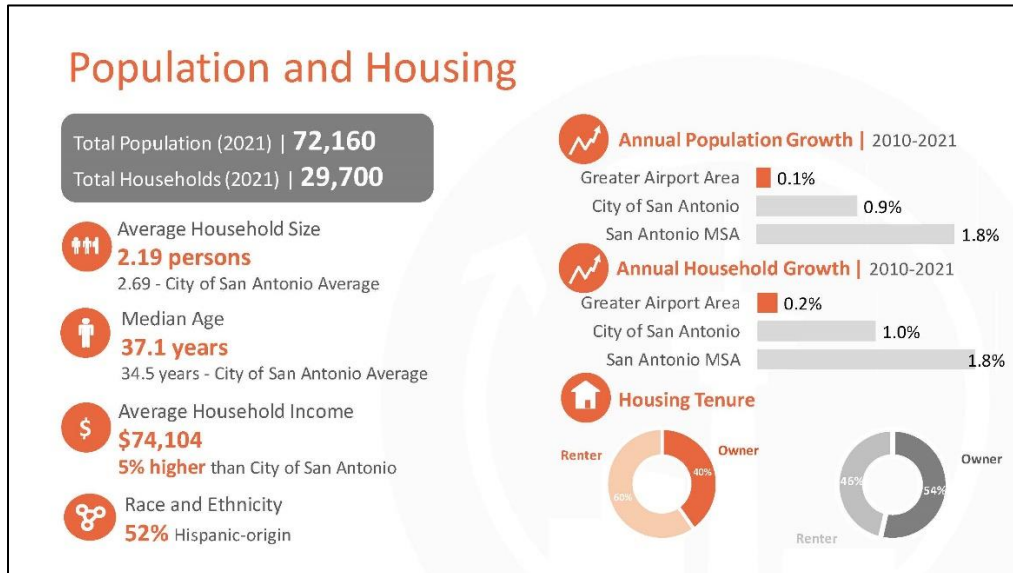
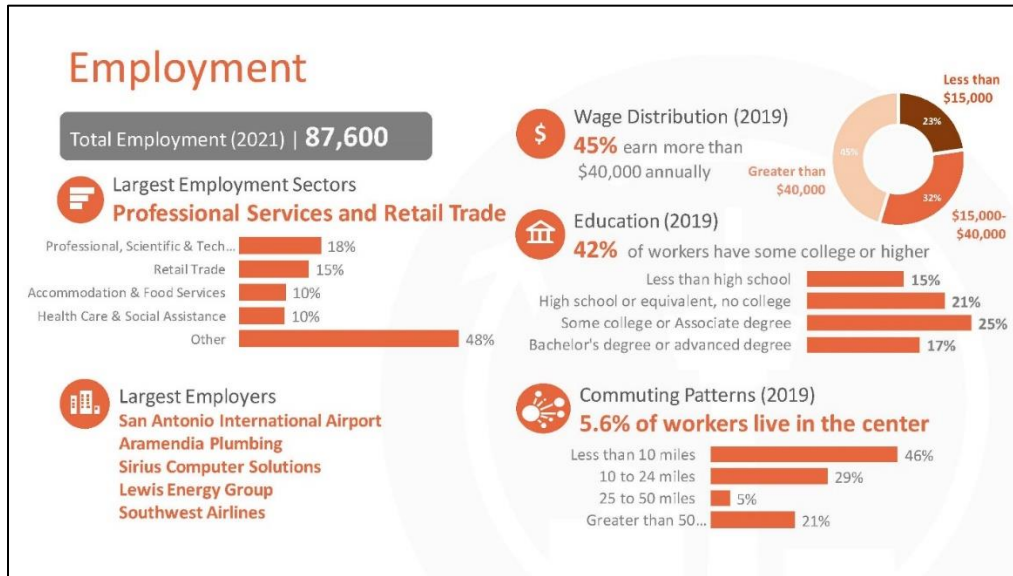
## Equity Maps

As part of the City of San Antonio's commitment to equity, the Planning department is incorporating Equity studies into the plan. Maps of the entire city were displayed and highlighted the sub area's equity score, access to grocery stores, employment, and access to Parks and Recreation options. Staff explained how through Equity Mapping, the planning team and staff can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary.



## Demographic Maps

The next station had two infographics that showed employment, population, and housing data. The data included the total population, housing and household growth. The employment board displayed the total employment, as well as the largest employment sectors, wage distribution, education and commuting patterns.





## Vision Board

A visioning station was set up where meeting participants can answer three questions, by leaving a comment and, as an option, select Stock images of development types, land uses, and amenities were provided to help participants illustrate their ideas. Attendees were encouraged by staff to write their feedback on paper and attach their responses to the board. The questions asked were: “What do you like about this area?”, “What is missing in the area?”, and “What should change for the Future.”

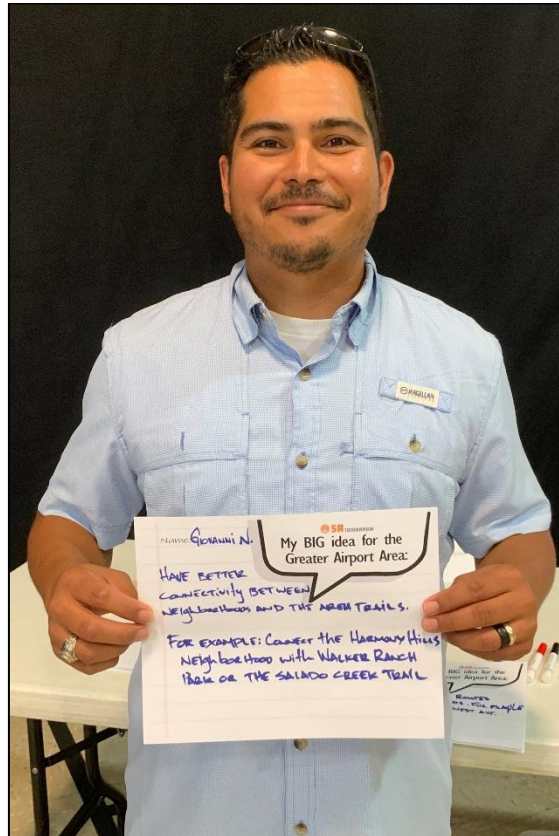
For a full list of responses see Appendix 1.



## Big Idea

Participants were asked to write down their “big idea” for the future of the area. The responses were intended to provide broad direction for what the future of the Greater Airport Area could look like in the future.

For a full list of responses see Appendix 2.



**Survey Station**

A table was organized with several iPads for attendees to complete the online survey through the Greater Airport Area Website. The survey asked respondents to provide their answer: *“What do you like most about this area?”*, *“What is missing from this area?”*, *“What would you change about the community so that it attracts future generations?”*, *“What is your vision of what are your ‘big ideas’ for the future of the area?”* Additional, optional, questions asked participants how long they’ve lived in the area, as well as their neighborhood.

For a full list of survey responses collects, see the Survey #1 Summary.

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Appendix 1:

Vision Board Responses:

**What do you like about this area?**

1. I love McAllister Park and the Trails!
2. Multiple housing, cultural, and income types! Public Transit-Good! PARK SYSTEM Amazing
3. Closeness to the airport - so convenient + makes travel easy, Close proximity to retail + restaurants. Olmos Basin park, McAllister Park. #5 bus goes straight down McCullough to Downtown. Greenway Trails.
4. Greenway Trails! Parks! Some (not perfect) bike lanes! - plan for more of these
5. All parks nearby (McAllister, Hardberger Park). Closeness to the airport "very convenient" access
6. Clean -reliable- and accessible park space
7. What I like about this area - its clean and exciting places are close so that the elderly can go and have a good healthy meal. Living in a condo, we are surrounded with people who are always ready to help a person in need.
8. Location close to 281, 410, 1604. Access to parks. Clean air (many trees). Access to stores. Access to restaurants.
9. Convenience of everything; mall, stores. Would like to keep my retirement home at County Hollow
10. Please look at reducing the speed on McCullough - specifically between 410 and basse - and provide safe lanes for cyclists. McCullough has become a speedway :(
11. This is a generally peaceful area with friendly people. I like living close to the airport and the center of town. Our area has lots of diversity, although I would like more. Lots of convenience close by and trees, they have good vegetation.
12. Its very centralized, I like being close to the airport - about 8 minutes away. Also stores and restaurants are all within a few miles.
13. blossom Park. This area is very close to all needs of the community. Great schools, groceries, doctors, and hospitals.
14. San Antonio es mi ciudad adoptiva, la amo mucho porque aqui forma mi hogar esposo, es grato ver como las 28 diferentes paises que viven en San Antonio comparten sus culturas en Fiesta SA
15. Trees, quiet, neighbors. Used to like the schools, but the my neighbors all send their children to other than our local public school
16. Convenient location; easy access to other parts of San Antonio
17. Proximity to Downtown
18. Airport in town much better than way out
19. I love how friendly the folks in SA are! I also love the mature trees in my neighborhood. My favorite aspect of this are area is there is a library and police substation within walking distance of my house.
20. I love McAllister Park and the trails!
21. I love that many of the neighborhoods have houses with large trees for shade and cleaner air. I also love that there are parks like Walker Ranch and Hardberger park with walk/running/biking trails and Salado creek in close proximity. I like the neighborhood community.





22. Nature trails and greenways
23. Proximity to airport. Relatively low traffic. Local stores and grocery stores within an easy drive. Wish there were more hike and bike trails.
24. We love access to parks and green belt.
25. Harmony Hills / Enchanted Forest - Central location great. Little Congestion. Services available. New sidewalks :). Schools close. Church close.
26. Walker Ranch Park, Hardberger and McAllister Parks. Proximity to Airport. More young People are moving to the area.
27. VIA is about to build us this! (image of BRT line). Include the new transit line and expand upon it in the plan!

**What is missing in this area?**

1. Bus only lanes, current high frequency bus lanes exist, they are mixed w/ traffic and move more slowly
2. Nothing! Harmony Hills, Enchanted Forest of Ramsey Rd. Good to Great!
3. This area is missing more commercial / mixed-use areas to help people access retail / food establishments via walking
4. Better restaurants and shopping that can be biked and walked to Broadway a la AH / TH
5. I think one thing that is missing from the area is safer biking trails on the larger streets like Blanco and West Ave.
6. McAllister Park. Need more park rangers in the park.
7. It's a long walk to bus stop. My neighbors father lives with them and uses VIA ride van. I have a hard time believing there are enough VIA ride vans for the elderly in the area.
8. Pedestrian and cyclist bridges that allow safe crossing of busy streets + highways.
9. Schools. Came because I thought the purpose of the Open House was to open to comments on the Airport Planning & impact on surrounding families. Not correct. Land use: Okay, how about schools in GAARC. Schools inside loop 1604 have half the campus size of schools NEISD built outside the loop. Land has to be available for competitive schools that can handle the infill population. Harmony Hills needs relief.
10. Pedestrian friendly spaces / bikeways
11. Green! Walkability! Cooling shade
12. Better sidewalks
13. Need transit options within the area. Need smart streets with separate, safe bike and ped lanes. Need traffic slowing.
14. Walkable access to stores and other activates/interests.
15. Super train from San Antonio to Austin
16. Es toda el area por estor no dibuje el mapa. 1) Espacios de arte, lectora de cuentos in los parques los fines de semana dibujo sinfonica teatro, 2) Organilar voluntarios de arte, sociales, sequildad. Truitando a unidos y trabajar en conjunto.
17. Places for people - take advantage of the "port" of San Antonio which attracts economic activity.
18. For sight - most large cities have moved airport out of city into county area - SA has 281 or 37 to get new area and Austin - If we want a city to grow as Dallas has - move the Airport.



19. I wish the SA police would patrol the area in the evening - (78216) We need more lighting in the area.
20. Wildflowers + pollinator habitats that are not exclusively in our large park areas.
21. Yes (image of two, 2-unit duplexes circa 1940)
22. Crosswalk treatment and art
23. As we grow, more safety and security and SAPD officers
24. Mountain biking trails (offroad)
25. Quality Streets, need improvements, drainage maint need improvement street lighting. Better street lighting (improvement required)
26. More routes for public transportation to and from the airport
27. We need a train! Walkability is missing along with ease of access to other parts of town. Also missing is better weed control, mosquito control in muddy creek beds
28. Buffered bike lanes
29. More street based bike lanes. With long-term plan for a "true" plan network of safe, clean bike infrastructure.
30. Need dedicated bicycle lanes. The painted lanes are too dangerous.
31. Bus/mass transit on Wetmore. No bus service for my subdivision of Wetmore.
32. Protected trails for biking + walking along roadways.
33. Need a serious, direct transit line to downtown and to New Braunfels and beyond - forget the Boring Project.
34. Lockhill-Selma Rd. desperately needs curbs + sidewalks!! It is a busy road and many pedestrians living in the many apartments need to walk it to get to work and just folks in neighborhood walking for exercise or walking their dogs. Very Dangerous!
35. Biking Areas for Transportation - Feels very dangerous to bike in SA. Community type centers for people to do indoor activities when it its 100 degrees. Easier public transportation around the city (rails, etc.)
36. Safe and easy travel by non-motorized means. Replace TX 410 turn arounds across 410 with pedestrian and bicycle paths
37. Safe - well paved crosswalks
38. Covered parking that is covered by solar panels. (see Cincinnati Zoo) All of the parking there is shaded by solar panels that supply them with the power to the Zoo. Seems SA could benefit from the solar power and shaded parking areas.

**What would you change for the future?**

1. Plant more trees: along streets, in parks, at bus stops, etc. Taking care to avoid issues w/CPS to bury power more
2. Build this street - on street parking protecting the bike infrastructure with lots of street trees and more dense development.
3. Greater integration of areas for families + others to meet, drive, and shop.
4. Bike safety, culture, awareness
5. Keep the value for existing neighborhoods. Keep valued businesses in the commercial areas. Planning should include managing property maintenance. Don't allow reductions in property tax based on an owner allowing his commercial property to deteriorate.



6. Less surface parking and more walkable attached housing
7. Fill in with multifamily to create better pop/employment ratio to reduce traffic
8. Congestion and bad drivers are a BIG PROBLEM - road rage is all the time.
9. Bigger & wider & longer parking spaces. The long & wide pick-up tracks need more space. Also, it is difficult to back out of a parking space when you have big vehicles on both sides of your car. Texans love their trucks, but they are getting longer and wider!!!
10. Narrow roadways to slow traffic and build separate bike/ped/transit facilities.
11. Wider driving lanes are needed and people get off their phones & texting and moving into my lane. SA is growing so fast and traffic and bad drivers are part of our traffic problems - need more traffic lane to ease the issue.
12. Add bike lanes. Muffle Airport Pollution, more trees to help beat the heat. Less trash on the roadsides. Public transportation from SA, New Braunfels, San Marcos, Austin. Better Public Transportation in the city.
13. Excellent example of a rapid deployment for bike/bus improvements - it doesn't cost a lot but really makes a difference for cyclists and transit users.
14. This area (sketch showing Vista Real) need to be in the window program. All homes in this area were built in the 1980's.
15. More bike sharing and bike parking.
16. More pocket parks and small public green spaces that are near commercial and residential areas. Places where people can find a few moments of serenity and relaxation during their days.
17. Less grey infrastructure / concrete more nature and green infrastructure solutions.
18. Create more routes of public transportation to and from the airport (especially to downtown / the pearl) Opportunities and funding for restaurants in the area.
19. Mayor seguridad. Mayor limpieza en vías y mas debajo de los puentes. Controlar la velocidad en las loop y las interestatales. Control de armas y protocolos. Ayuda a los emigrantes. Ayuda a los que viven en las calles.
20. Buffered bike lanes
21. Strip mall makeover
22. Fund the flyway proposal - a bike trail from Salado Creek greenway to the quarry!!!
23. There is an almost failing strip mall on west / blanco. I would love to see some fun multiuse things happen here. Maybe somekind of green space with food trucks could be fun! :) Also maybe a fun water feature kids can play in like at the Pearl.
24. Use excess ROW along highway to build connections between parks, trails, and neighborhoods
25. Concerned about proposed airport expansion (new runway); Noise is ALREADY really bad and frequently of plans landing and taking off is excessive jumbo FedEx planes flying in the early morning are extremely disruptive to sleep!
26. Redesign area for local public gatherings points - for instance neighborhood small parks (photo of Sunset Blvd.)
27. Walkability. Easier access to business and nearby schools and amenities w/o needing to get on a major street. Thank you for new sidewalks in my n'hood. But we really need a train out here, I don't know how I'll access thing I need when I can no longer drive.
28. More accommodation and incentive to create neighborhood association - with the objective to improve safety (lower crime.)



29. Be sure and leave or enhance the great spaces. "Tweak the transit system" Remember the older folks and the babies.
30. Embrace options that decrease bad air quality days, like Elon Musk's tube from the airport. I like the idea of mixed-use housing apts/homes/garden home but in some adaptations in can feel/appear very disparate. Culture and theatre - we'd like more exciting options.
31. Make a walk, bike mass transport (Bus, Light Rail) oriented neighborhoods. SA. Is so car centric... not sustainable.
32. Better transportation train from northside to downtown. Better people movers.
33. I would like to move the airport outside 1604 towards New Braunfels to give more room - stupid A.P. tore down the old one to build a
34. I live in Harmony Hills, its off of San Pedro, I think limiting street access to San Pedro by making some roads cul-de-sacs (like Genoa drive) would increase safety by decreasing traffic.
35. No change in flight paths from current lanes.
36. The area needs starter homes! And smaller retirement homes that are close to shopping, parks, etc.... (New Urbanism!) this is especially important for people that have only one car or maybe no car or can no longer drive. We have way too many apartments! No more please!
37. Less chain restaurants with more local / independently owned options. More trees + sun protection on San Pedro for pedestrians = bus riders. More connected + protected bike lanes especially along McCullough north of Olmos park. Bury powerlines. Create pedestrian (cyclist connection to get from inside 410 to McAllister.
38. I would try to create better access from more neighborhoods to the Parks and Trails in the area. For example: creating a walking path from Harmony Hills to Walker Ranch / Salado Creek. Plant more trees in the areas.
39. Add a restaurant like the Luby's that we no longer have! Window proof windows to eliminate airplanes taking off.
40. Stop spending tax dollars to promote growth and add more people, vehicles, business.
41. Create driving separated bike lanes with green paint and bollards - on major roads.
42. Build streetscape like this (see sketch) - Walkable bikeable, tree lined w/ dense development - it's not difficult, just adopt NACTO design guidelines + allow for mixed-use development in currently commercial or high density residential areas.



**Appendix 2:**

My Big Idea for the Greater Airport Area:

1. Have safer walking/biking routes along major roads. For example Blanco rd. and West Ave.
2. Have better connectivity between neighborhoods and the trails. For example: connect the Harmony Hills neighborhood with Walker Ranch Park or the Salado Creek Trail
3. Greater Walkability (i.e. restaurants, businesses)
4. Enhanced Public Transportation Access and Frequency
5. Planes seem to be louder than a few years ago. Live in Oak Ridge Village just south of 1000 Oaks Drive.
6. Redirect the planes away from residential areas

