

PLANNING TEAM MEETING #2 SUMMARY

Greater Airport Area Regional Center Plan

Planning Team Meeting #2

Meeting Date:	July 12, 2022
Time:	2:00 PM – 3:00 PM
Location:	Virtual

PLANNING TEAM ATTENDEES:

- David Bemporad, Great Springs Project
- Karen Bishop, SA River Authority
- Christina Castaño, VIA Metropolitan Transit
- Brenda Crawford, Northstar Mall
- Kathleen Clancy, Hunter's Mill HOA
- Fr. Simon Dawood, St. Demiana Coptic Orthodox Church
- Libby Day, Shearer Hills / Ridgeview Neighborhood Assoc.
- Cindy Dorantes, Texas Restaurant Association
- Jeff Fair, SA Chamber of Commerce
- Paul Foster, CM Foster Group
- Gary Gibbons, Greater Harmony Hills Neighborhood Association
- Ryan Hall, Aviation Department
- Josh Heiss, Aviation Department
- Art Herrera, VIA Metropolitan Transit

PROJECT STAFF:

- Jacob Howard, City of San Antonio Planning Department (Project Manager)
- Andy Rutz, Project Director MIG

- Matthew Hosack, SA Hotel and Lodging Assoc.
- Marilyn Jowdy, Blossom Park Neighborhood Assoc.
- Brian Hummel, Resident
- Michelle Madson, SA Hotel and Lodging Assoc.
- Stephen McGuire, Walkers Ranch Neighborhood
- Ellen Moskalik, Cesar Chavez Foundation
- Terry Palmer, Forest Oak Neighborhood Association
- Donna Thompson, Arboretum Neighborhood Association / Bluffview
- Ileana Sandoval, Council District 9
- Steve Southers, Aviation Department
- Samantha Wickwire, Council District 10
- Tammy Wincott, Hunter's Mill HOA
- Saul Velazquez, Project Associate MIG
- Matt Prosser, Principle EPS
- Gretchen Roufs AMS



MEETING OBJECTIVES

The purpose of Planning Team Meeting #2 was to discuss the Sub-area's draft vision and goals statement, identify potential focus areas, and to provide a brief introduction to land use. Additional information about VIA Metropolitan's Advanced Rapid Transit Project was shared with attendees.

MEETING AGENDA

- 1. Introductions
- 2. VIA Advanced Rapid Transit Project Overview
- 3. Re-Cap of Planning Team #1, Community Meeting #1, and Survey #1
 - Key Themes
 - Draft Vision & Goals Statement
- 4. PT #2 Objectives
 - Focus Area Identification
- 5. Next Steps

1. WELCOME AND INTRODUCTIONS

Project Staff introduced themselves, Planning Team Members were asked to introduce themselves, and asked to say their name, their affiliated organization (if any.)

2. VIA ADVANCED RAPID TRANSIT PROJECT

VIA Metropolitan Transportation Authority gave a short presentation (approximately 10 minutes) outlining ongoing planning for the Advanced Rapid Transit line, that follows San Pedro through the plan area. Project status, timeline, and opportunities for future input on the project were provided to Planning Team Members. Planning Team Members were able to ask questions of VIA staff.

3. RE-CAP OF PLANNING TEAM #1, COMMUNITY MEETING #1, AND SURVEY #1

Projects staff reported on recent public outreach efforts for the project including the number of participants and comments received during Community Meeting #1, and Survey #1. Based on input a list of Key Themes were Identified from which a Draft Vision and Goals Statement was developed, and presented to the Planning Team for input. A revised Draft Vision and Goals will be presented at Community Meeting #2 for input from the Public before being finalized.

- KEY THEMES (for more information about Key Themes, see the presentation attached)
 - 1. Location / Access
 - 2. Bike access / Walkability
 - 3. Public Transportation
 - 4. Destinations
 - 5. Safety
 - 6. Maintenance / Code Enforcement
 - 7. Noise
 - 8. Parks / Trails



- **Draft Vision and Goals Statement for Planning Team Review:** The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.
 - 1) Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
 - 2) Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide storm water benefits.
 - *3)* Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.
 - 4) Address safety concerns and barriers created by transportation infrastructure of all types throughout the Regional Center.
 - 5) Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.
 - 6) Enhance transit connections to amenities within the Greater Airport Regional Center, to Downtown, and to other Regional Centers in and outside of San Antonio for residents, employees and visitors.
 - 7) Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.

4. PLANNING TEAM MEETING #2 OBJECTIVES

• Focus Area Identification

Project Staff presented the "Focus Area" concept to the Planning Team. Focus Areas are discrete sites or conditions that receive specific policy recommendations within a Sub-area plan. Focus Areas can include, but are not limited to, sites that are opportunities for future investments, improvement, preservation, or restoration. During the presentation, parcels within the Sub-area that are vacant or underutilized parcels (i.e. Private parcels that have a combination of a low floor area ratio and a low improvement value to land value ratio) were presented as potential candidate Focus Areas.



Additionally, the following were suggested by staff as potential sites: Commercial centers, strips, or malls that are: consistently less than fully occupied, or surrounded by a significant amount of unused parking lots or vacant parcels, Former industrial sites that could be adaptively reused for some other purpose, Areas along transit corridors with vacant or underutilized parcels or retail spaces, Major intersections or nodes in need of infrastructure improvements, Special districts or bustling areas that may need investment or support to preserve the character or history of a community.

• Introduction to Land Use

Project Staff presented a high-level overview of land-use that included a discussion of how land-use influences development and growth, how land-use maps are created, who uses land land-use, and the limits of land-use and how it differs from zoning and building regulations. Land-use will be discussed in more detail during Planning Team #3.

5. NEXT STEPS

- Upcoming Meetings
 - PLANNING TEAM MEETING #3
 Planning Team Meeting #3 will be held virtually on Thursday, August 11th from 2:00 PM to 4:00 PM
 - NEIGHBORHOOD HOUSING SERVICES SHIP OVERVIEW The SHIP overview will be held virtually on Wednesday, August 24th from 6:00 PM to 7:30 PM

• PLANNING TEAM MEETING #4 Planning Team Meeting #3 will be held virtually on Thursday, September 15th from 2:00 PM to 4:00 PM

Project Manager: Jacob Howard, City of San Antonio Planning Department Email: jacob.howard@sanantonio.gov Phone: (210) 207-5441





Greater Airport Area Planning Team Meeting #2 Vision & Goals/Opportunity Areas/Intro to Land Use Tuesday, July 12th, 2022 Virtual 2:00 PM – 4:00 PM

> Cambridge Systematics, Inc. Bowtie Economic & Planning Systems, Inc. Auxiliary Marketing Services Mosaic Planning and Development Services Worldwide Languages Able City WSP

MIG

SFILE TOMORROW Introductions

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STREET, BALLET

MIG

Greater Airport Area Project Team

- City of San Antonio, Planning Department
 Jacob Howard, Project Manager
- MIG
 - Jay Renkens, Principal
 - Andy Rutz, Project Director
 - Krystin Ramirez, Project Manager
 - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
 - Matt Prosser, Executive Vice President







Meeting Objectives

- Review of Key Themes from Public Input
- Discuss Draft Vision & Goals
- Focus Areas Analysis
- Introduction to Land Use and Zoning
- Upcoming Meetings

KEEPSA MOUNT

Greater Airport Area Planning Team

July 12, 2022

Getting us where we need to go... Faster

Current as of July 18, 2022

Visit <u>keepsamoving.com/advanced-rapid-transit/#resources</u> for more information a to watch a short video on the ART project





ART NORTH/SOUTH CORRIDOR PROJECT

- **Construction Limits:** Airport to Steves Avenue
- Service Connection: Stone Oak P&R and Brooks TC
- Length: 11.7 miles total
- Stations: 27 new station areas
- Vehicles: 17 new articulated low/no emission vehicles
- **Headways:** 10- to 15-minute headways all-day
- Cost: \$320M Year of Expenditure (YOE)
- Transit Lanes:
 - Center Running
 - Business Access & Transit Lanes
 - Mixed Traffic

VIA> KEEP SA MƏVING



AN INVESTMENT TO KEEP SA MOVING

ART North/South Corridor Project



Business Access and Transit Lanes

Center Running Lanes

Mixed Traffic Lanes

North/South Connecting Service

- Stations
 - Major Trip Generators

Regional Centers



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Multiple operating segments

HOW IT WORKS

Matches available ROW and traffic

Complements surrounding land uses





ROOSEVELT AVE. AT STATION AREAS



*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process. ** Construction primarily between curb to curb and at select widening locations.

7





Alamo Heights

INTERSTATE

35

Olmos Park

*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process.

** Construction primarily between curb to curb and at select widening locations.



KEY ART ELEMENTS

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ART NORTH/SOUTH CORRIDOR PROJECT

\$ 3 2 0 M *YOE*

Investment in improved mobility for San Antonio and its residents

FIRST

FTA Capital Investment Grant (CIG) project in San Antonio

1 of **7**

Program

New Bus Rapid2 -Transit (BRT)Criticalprojects in FTAcorCapital(Aug 'InvestmentGrants (CIG)

2-YEAR

Critical timeline to complete PD (Aug '21 - July '23)



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FOR TRANSIT ORIENTED DEVELOPMENT

FTA PILOT PROGRAM FOR TOD

/IA> KEEP SA MOVING

TOD supports FTA mission to improve public transit:

TOD Pilot Program Goals

- Integrate Land Use and Transportation w/ fixed guideway or core capacity capital investment (Advanced Rapid Transit)
 - Improve Economic Development/Ridership
 - Foster Multi-Modal Connectivity/Accessibility
 - Improve transit access for all users
 - Engage Private Sector
 - Enable Mixed-Use Transit near Transit Stations

VIA Grant Awards:

- 2018: Develop new TOD code for integration into UDC, using N/S ART Corridor
- 2020: Develop TOD stations along E/W ART corridor as a component that serves areas of Persistent Poverty



Federal Transit Administration

Pilot Program for Transit-Oriented Development Planning – Section 20005(b)



The Pilot Program for TOD Planning helps support FTA's mission of improving America's communities through public transportation by providing funding to local communities to integrate land use and transportation planning with a new fixed guideway or core capacity transit capital investment. Comprehensive planning funded through the program must examine ways to improve economic development and ridership, foster multimodal connectivity and accessibility, improve transit access for pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations.

TOD and UDC

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Transit Oriented Development is a component of development pattern:

- Existing TOD code has not proved effective in incentivizing new development
- New TOD code is designed to:
 - Better align with intent of new mixed-use designations
 - Support development along new Advanced Rapid Transit corridors
 - Provide more efficiency for development community

UDC TOD Sections

ARTICLE II - USE PATTERNS	✓ ARTICLE III - ZONING
Sec. 35-201 Generally.	V DIVISION 5 SPECIAL DISTRICTS
Sec. 35-202 Conventional and Enclave Subdivision.	Sec. 35-340 Purpose. Sec. 35-341 "MXD" Mixed-Use
Sec. 35-203 Conservation Subdivision.	District.
Sec. 35-204 Commercial Center.	Sec. 35-342 "TOD" Transit-Oriented
Sec. 35-205 Office or Institutional	Development District.
Campus.	Sec. 35-343 "IDZ" Infill Development
Sec. 35-206 Commercial Retrofit.	Zone Complete Change of Zoning Applications submitted prior to
Sec. 35-207 Traditional Neighborhood	November 1, 2018.
Development.	Sec. 35-343.01 "IDZ" Infill
Sec. 35-208 Transit-Oriented	Development Zone: Complete
Development.	Change of Zoning Applications
Sec. 35-209 Form Based Development.	submitted after November 1, 2018.

CONNECTING with SA TOMORROW

VIA> KEEP SA MƏVING



Image Source: SA Tomorrow



Low Intensity Station Area



High Intensity Station Area

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Current as of July 18, 2022

PUBLIC ENGAGEMENT

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Next Steps:

- Align draft code with SA Tomorrow and UDC
 - Activate VIA public
 engagement strategy
 (events and outreach) to
 gather input from
 customers, stakeholders,
 neighborhood groups,
 business community, etc.



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MOVING FORWARD

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N/S COMPLETED ITEMS

Environmental

- Received Texas Historical Commission (THC) approval of Historic Resources Research Design (APE Methodology Memo)
- Initial coordination with the City of San Antonio Office of Historic Preservation on archeological resources

Design

- Responded to agency partner comments/concerns
- Collected topographic and LiDAR survey within ROW
- Developed draft design criteria report
- Completed Draft Vissim Models for Existing and Opening Year scenarios

FTA CIG

- Received official rating (Medium-High)
- Received rating improvement recommendations
- Developed strategy to improve ratings

Outreach & Coordination

- Completed public engagement plan
- Held Board Trustee & Staff Corridor Tours
- KeepSAMoving.com website re-launched and re-focused
- Held Community Meeting #1 (March 26th & 29th)
- Presented to City of San Antonio City Council "B" Session

N/S CURRENT ACTIVITIES

Environmental

- Historic field surveys/eligibility determinations
- Updating Archeological Background Study
- Drafting other technical reports

Design

- Advancing station concepts
- Refining station locations
- Continuing 30% plans
- Updating Design Criteria Report

FTA CIG

- Monthly coordination with FTA
- Preparing project organization chart for Project Management Plan (PMP)
- Beginning updates to Land Use/Economic Development Templates
- Beginning update to Financial Plan
- Continuing development of PMP and Subplans

Outreach & Coordination

- Continued coordination with City of San Antonio
- Continued development of ILA
- Continued Neighborhood Meetings and Business Meetings
- Holding 2nd Round of Public Meetings

STATE OF THE ART



N/S Corridor Schedule



Stay Connected!

Visit us online

www.KeepSanAntonioMoving.com

KeepSAMoving@VIAinfo.net

Email us at

Call us at 210-362-2389

Current as of July 18, 2022

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TOMORROW Input from: Planning Team Meeting #1,

Community Meeting #1, and Survey #1



Planning Team Meeting #1

- Date and Time: Thursday, April 21st 2022 from 5:30 – 7:30 PM
- Participants: Approx. 25
- Location: Virtual



Community Meeting #1

- Date and Time: Tuesday, June 7th 2022 from 5:30 – 7:30 PM
- **Participants:** 50 60
- **Comments:** 113
- Location: In-person at Coker United Methodist Church



Survey #1

- Date and Time: Open from Friday, May 30th to Monday, July 4th 2022
- Participants: 170
- Comments: 663
- Location: Online and over the phone

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Center Plan: Survey #1	goosi x + sapeakup.com/prisition/port-pon-survey Com/prisition/port-pon-survey Com/prisition/port/sea Em TV Em Netioneex Em Netroing Em Arch Colliculi webare of the City of San Antonio SA gov - Language - My Profile -	~ α Δ α ~ ★ Ο % Ι
A state was to she the set of the	SASpeakUp > Greater Airport Area Regional Center Plan: Survey #1 Jacob Howard +	
1. What do you like most about this area? Closed to responses	The following questions are inlended to help staff gain a better understanding of what concerns you may have related to the community and also to hear about what you consider to be assets of the community.	
I live, work, recreate, and shop within, the borders of this area. Everything I need is here.	1. What do you like most about this area? Clased to responses	
one month ago	In is centrally located one month late A lique (0) 15 Agree	
Parks and trails	essy access to Loop 410 and 281 one month ato mapping 017 Agroe.	
one month ago Agree	Conversioning to the airport, highways, shopping, and schoolli, one month ago the birphy IB to Agree McAllester Park, centrally located.	
how its pretty quiet compared one month ago \clubsuit Reply \textcircled{O} Agree	anarmantilagn. ♠ andy @ \$2grm. Show all comments	
conveniently and centrally located	Show all comments	
one month ago 🔸 Reply 🕑 Agree	2. What is missing from this area?	
Proximity to parks, trails, airport and shopping. Very centrally located.	Closed to responses Public Infrastructure maintenance.	0
one month ago ree	one month late. •• Reppy @ 10 Agree The neighborhood is declining with some (not all) multiple family housing. The landlords are not m	U
Centrally located established residential neighborhood		
one month ago Agree		
the parks & wildlife		

Location / Access

"Easy access to neighborhood stores, and downtown. Access to trail system."

"Great neighborhoods and stores with easy access to freeways"

"My quiet, safe neighborhood, central location"

1) Location close to 281, 410, 1604. 2) Access to parks. 3) Clean air (many trees). 5) Access to stores. What do you like about this area? / 4) [Access to] restaurants. Qué te gusta del área? Write your thoughts below / Comparta su opinión What I like about area - its # clean and eating placed an What do you like about this area? lose so that The Can go and have Qué te gusta del área? 1: Tape or draw an image in the space below / Location, Jose to 281, 410, 1604 healthy meal. living in a conclo, we are surrounded with people No ceso to parks. Bdean air (many trees) who are always read helpa persone to enotio stores Restaurants ite your thoughts below / Comparta su opinión 2: Write This is a generally peacefe ea with friendly people like living close to the deport & the center of town, in area has lots of diversity bough I would life more . Jots of conveniences close by and trees. Nor have good weight

"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.

"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."

Walkable access to stores and other activities/interests.

What is missing from this area? / ¿Qué le falta al área? 1: Tape or draw an image in the space below / oloque o dibuje una imagen Walkable access to stores and other activities/interests.

Bike Access / Walkability

"It could be more pedestrian" and bike friendly."

"Need dedicated bicycle lanes. The painted lanes are too dangerous."

"Green! Walkability! Cooling shade"



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.

What would you change for the future? / ¿Qué debe combiar en el area?

Casie access

Walkability.

But we reade

here, I don't

Del acces the things of

when I can no longer dised

Public Transportation

"More efficient public transportation, more safe bike lanes, side walks, greenspaces, arts"

"Dedicated bike lanes and more public transportation"

"Reliable/convenient public transportation. My 15minute commute would take over 3 hours."



"Better transportation train from northside to downtown. Better people movers."

"It's a long walk to bus" stop. My neighbor's 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."

Make & more Walk, bike

Mass Transport Box light mill oriented neighborhoods. SA

is so agragation ... not

"Make a walk, bike mass transport (Bus, Light Rail) oriented neighborhoods. SA. Is <u>so</u> car centric... not sustainable."



Destinations

"This area is missing more *commercial / mixed-use areas* to help people access retail / food establishments via walking."

"Better restaurants and shopping that can be biked and walked to Broadway a la AH / TH"

What is missing from this area? Qué le falta al área What would you change for the future? / Tape or draw an image in t ¿Qué debe cambiar en el área? 1: Tape or draw an image in the space below / Coloque o dibuje una imager Redesign areas for local public gathering points - for instance neighborood small parks 2: Write your thoughts below / Comparta su opinión Wallable Mixed-Use Suelopm "Walkable Mixed-Use development" "Strip Mall Makeover" STRIP MALL MAKEOVER

"Redesign areas for local public gatherings – for instance neighborhood small parks"

> What would you change for the future? / ¿Qué debe cambiar en el área?

: Tape or draw an image in the space below

vour thoughts below / Comparta su opiniói

Greater integration of areas for families +

after to meet, dire, and shop.

"Greater integration of areas for families + others to meet, dine, and shop"
Key Themes

Safety

"Police presence and safety."

"Safety, more police" presence in the neighborhoods specially in the night."

"Bike lanes, safety officers, traffic lights on Blanco, safer school crossings, decreased speed limit."

"Reduce vacant buildings that promote crime."

"As we grow, more safety and security and SAPD officers"

What is missing from th 1: Tape or draw an image in the space below

2: Write your thoughts below / Comparta su opinió.

WE GROW MORE

SAFETY & SECURITY

AND SAPD OFFICERS

"I wish the SA police would patrol the area in the evening -(78216) We need more lighting in the area."

What is missing from this area? ¿Qué le falta al área? Write your thoughts below / Comparta su opinión I wish that the SA police would patrol our area in the evenings (18216), We need more lighting in the area.



"Safe and easy travel by nonmotorized means. Replace TX 410 turn arounds across 410 with pedestrian and bicycle paths"



Maintenance / Code Enforcement

"More code compliance, revitalizations of older multi family."

"Maintenance of some neighborhoods, better restaurants."

"Street maintenance / improvements. Traffic enforcement."

"Code enforcement. More cultural entertainment (all museums concerts, etc. are downtown. Lower taxes."

Noise

"Keep airport noise to a minimum. Do not expand or raise airport noise beyond 'the current boundaries'"

"Better road conditions, less airport noise/congestion"

"Beautification and more green spaces, investment in schools, airport noise abatement"

"Noise abatement assistance for homes under flight paths. More frequent low level approaches now!"

Key Themes

Parks / Trails

"McAllister Park, bike trails, Bitters Brush, the airport, access to shopping center."

"Housing, parks, trails."

"Build parks, add trees, remove unused parking lots, create waking, running, cycling trails." "Less grey infrastructure / concrete more nature and green infrastructure solutions."





and income types!, - Public Transit-Good - PARK SYSTEM – Amazing – What would you change for the future? / ¿Qué debe cambiar en el área? Write your thoughts below / Comparta su opinión I WOULD TRY TO LEGATE BETTOL Access From Mose NEighborhoods To THE PARKS & TRAILS IN THE AREA. For example, recarring A walking Parts from Harmony Hins to warker RANCH / SALADO CREAK PLANT MORE TREES IN THE ADERS "I would try to create better access from more neighborhoods to the Parks and Trials in the area. For example: creating a walking

"- Multiple housing, cultural

path from Harmony Hills to Walker Ranch / Salado Creek. Plant more trees in the areas." -----

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SFICE TOMORROW Draft Vision & Goals for The Greater Airport Area



Vision & Guiding Principles for San Antonio

Vision for 2040 from the SA Tomorrow Comprehensive Plan:

"San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history.

"Our corridors unite our residents and our businesses, using cuttingedge multi-modal options that connect our neighborhoods to vibrant regional destinations..."

Ensure that all residents living in Maintain the character and existing and new neighborhoods integrity of existing San Antonio neighborhoods, parks, open have safe and convenient access to jobs, housing, and a variety of space and trails by focusing growth in mixed-use regional amenities and basic services including great parks, strong centers and along attractive multimodal corridors with high schools, convenient shopping and nearby regional centers. performing transit service. Connect safe and stable mixedincome neighborhoods with a Ensure an inclusive San Antonio Encourage a variety of amenitysystem of walkable and bikeable by providing affordable housing rich places throughout the city streets, trails and pathways that and transportation choices with a balance of live, work and celebrate and link natural throughout the city. play opportunities. greenways and drainage ways. Provide an ongoing planning framework for more detailed and Provide the residents of San timely planning and design of Conserve, protect and manage Encourage and integrate Antonio, including youth, seniors, San Antonio's natural, cultural regional centers, corridors and innovative and sustainable ideas and disabled populations, with and historic resources and open neighborhoods with continued and development. enhanced levels of authentic opportunities for participation and space. engagement. partnerships, prioritization, and performance measurement.

Draft Vision

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

Draft Goals (1/2)

- 1) Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
- 2) Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.
- 3) Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.
- 4) Address safety concerns and barriers created by transportation infrastructure of all types throughout the Regional Center.

Draft Goals (2/2)

- 5) Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.
- 6) Enhance transit connections to amenities within the Greater Airport Regional Center, to Downtown, and to other Regional Centers in and outside of San Antonio for residents, employees and visitors.
- 7) Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.

Draft Vision and Goals

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

- 1. Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
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SECTOMORROW Focus Area Identification

A REAL PROPERTY.

MIG

What is a Focus Area?

Key Definition #1:

FOCUS AREA

Important <u>area of opportunity</u> to direct future investments, support, or improvements.

What Could a Focus Area Include?

- Vacant, or underutilized parcels within a concentrated area
- Commercial centers, strips, or malls that are:
 - consistently less than fully occupied, or
 - surrounded by a significant amount of unused parking lots or vacant parcels.
- Former industrial sites
 - that could be adaptively reused for some other purpose.
- Areas along transit corridors
 - with vacant or underutilized parcels or retail spaces.
- Major intersections or nodes
 - in need of infrastructure improvements.
- Special districts or bustling areas
 - that may need investment or support to preserve the character or history of a community.

Focus Area Examples: Port San Antonio Area Regional Center



Focus Area Examples: Port San Antonio Area Regional Center



Analysis: Focus Area Identification

Three types of parcels:

- Publicly-owned: Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- 2) Vacant: Private parcels with no buildings
- **3)** Underutilized: Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

Floodplain: 100-year floodplain



Discussion on Focus Area Identification using Mural Board...

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SFILE TOMORROW Introduction to Land Use

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What is Land Use?

"Land use" is a term used to describe how land is used.



Why is Land Use Important?

- Land use categories can describe is how land is currently used in the area, which is known as the existing land use.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

Land Use is the foundation of this plan

Existing Land Use Map for Brooks Regional Center Plan



Future Land Use Map for Brooks Regional Center Plan



What are Land Use Descriptions?

Land Uses

Parks / Open Space

Agricultura

Corresponding text to describe what types of uses should be allowed in each shaded area.



REGIONAL COMMERCIAL

DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.





Who will use the Land Use Plan?



The Future Land Use Plan informs public and private decision-making and investments.

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future</i> <i>vision for development</i> <i>and growth</i> .	An area's zoning defines <i>what development</i> <i>is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed,</i> <i>specific regulations and</i> <i>standards</i> for how property owners may use and develop their land.

Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.





Differences Between Land Use and Zoning

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SCALE	A Land Use Plan is a set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed,</i> <i>specific regulations and</i> <i>standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines</i> which zoning categories are applicable.	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.

Next Planning Team Meeting Objectives

- Understand Land Use Categories
- Discuss a <u>Draft</u> Land Use Map
 - Map created with existing land use, current zoning, and SA Corridors plan

Mixed-use

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business / Innovation Mixed-Use
- Employment/Flex Mixed-use

Residential

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

Commercial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

Industrial

- Agricultural
- Light Industrial
- Heavy Industrial

Civic

- Park and Open Space
- City/State/Federal Government

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SF (F) TOMORROW Next Steps

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Next Steps

- Upcoming Meeting(s):
 - PT #3: Week of August 8th
 - Strategic Housing Implementation Plan (SHIP) Overview
 - PT #4: Week of September 12th
- Questions?
 - Jacob Howard, City of San Antonio
 - jacob.howard@sanantonio.gov
 - (210) 207-5441



Greater Airport Area Planning Team Meeting #2

Attendees:

Jacob Howard - CoSA Andy Rutz - MIG, Inc. Saul Vazquez - MIG, Inc. Matt Prosser - EPS Gretchen Roufs - AMS Brenda Crawford - Northstar Mall Ellen Moskalik - Cesar Chavez Foundation Jeff Fair - SA Chamber Marilyn Jowdy - Art Herrera - VIA Gary Gibbons - Greater Harmony Hills NA Libby Day - Ridgeview NA David Bemporad - Great Springs Project Illeana Sandoval - District 9 Christina Castano - VIA Karen Bishop - SARA Kathleen Clancy - Hunter's Mill HOA Donna Thompson -Samantha Wickwire - District 10 Fr. Simon Dawood- Religious Org Tammy Wincott Paul Foster- Foster Group Brian Hummel- Resident/ EPA Cindy Dorantes- Texas Restaurant Association Joshua Heiss- Aviation Michelle Madson- Hotel and Lodging Association Ryan Hall-Aviation Stephen

Karen Bishop- SARA Mathew Hosack Michelle Madison Paul Foster TW Palmer

Draft Vision & Goals Discussion:

Draft Vision and Goals

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

- Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
- Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.
- Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.
- Address safety concerns and barriers created by transportation infrostructure of all types throughout the Regional Center.
- Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.
- 6. Enhance transit connections to amenities within the Greater Airport Regional Center, to Dawntawn, and to other Regional Centers in and outside of San Antonio for residents, employees and visitors.
- Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.



Focus Area Identification:



GeneralQuestions:

