



COMMUNITY MEETING 3 SUMMARY

Greater Airport Area Regional Center Plan

Date/Time: May 9th, from 5:30 PM to 7:30 PM
Participants: Approximately 60
Location: Piper Bass Memorial Student Center

To make survey results accessible for those using a screen reader, responses have been lightly edited to correct for spelling and punctuation.

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



COMMUNITY MEETING 3 OBJECTIVES

The City of San Antonio Planning Department used Community Meeting Three to gather input from participants on Draft Land Use, Housing, and Economic Development Recommendations. In addition, participants could provide direction on the Focus Areas, and the topics of Mobility and Amenities and Public Space.

COMMUNITY MEETING STATIONS

Station 1: Review of Vision and Goals.

Station 2: Review and comments for Draft Land Use Map, Recommendations, and Strategies.

Station 3: Review and comments for Draft Housing Recommendations, and Strategies.

Station 4: Review and comments for Draft Economic Development Recommendations, and Strategies.

Station 5: Provide suggestions for mobility improvements to selected sites.

Station 6: Provide suggestions for amenities and public space improvements for the sub-area.

Station 7: Provide suggestions for amenities and public space improvements for focus areas.

MEETING RESULTS

STATION 1: VISION AND GOALS

The Vision and Goals for the plan area were re-presented incorporating comments taken from Community Meeting #2. Below is the Vision and Goals presented at the Community Meeting 3 followed by comments left on sticky notes from meeting participants.

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. The area develops sustainably, residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and connected pedestrian, bicycle, and transit options.”

GOALS:

- “Goal 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 and supports the Airport.
- Goal 2: Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide sustainable stormwater benefits.
- Goal 3: Increase equitable to parks, open space, trails and recreational amenities throughout the Regional Center.
- Goal 4: Address safety concerns and barriers created by transportation infrastructure of all types throughout the Regional Center.
- Goal 5: Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.
- Goal 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.
- Goal 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.

Comments:

1. *Non-concur with vision statement re: complete streets. Inappropriate for entire area. If complete streets can be specified, do so later in the plan. Not for whole area.*
2. *Need to add NEW to the complete streets and not to all streets.*
3. *Re: Goal 2, Need to designate certain streets as “car only” – w/o bike lanes to traffic – e.g. Jones Maltsberger; Bitters/Starcrest.*
4. *Re: Goal 5, Useful would be goal for shaded streets – tree canopy or a) not to remove them, b) enhance where able.*
5. *Goal 7, Caution on infill – can create drainage issues.*

STATION 2: LAND USE

Draft Land Use Recommendations and Strategies #1:

Draft Recommendation 1: Encourage the development of mixed-use destinations that include housing with access to walkable amenities and green space.

- Draft Strategy 1.1: Allow redevelopment of underutilized commercial areas to incorporate housing, especially within new mixed-use developments, to spur private investment in sites where impacts to the airport are not present or are mitigated.
- Draft Strategy 1.2: Encourage transit, biking, and pedestrian supportive facilities for all new residential development to increase future residents' access to multi-modal transportation options.
- Draft Strategy 1.3: Encourage private development of publicly accessible green space and amenities like pocket parks, splash pads, and plazas.
- Draft Strategy 1.4: Within Focus Area 4 (around the intersection of San Pedro and Loop 410) identify potential sites for City-initiated rezoning and support property owner-initiated rezoning for development that is in-line with the Regional Mixed-Use land use designation.

Comments:

1. *For new and existing developments, provide trees / fences along with parklands / and major streets to hide the [?] and provide shady green street to drive.*
2. *Mixed-Use dev. Should be as dense as the market will support, especially in transit rich areas.*
3. *I agree with the idea of mor parks being encouraged.*

Draft Land Use Recommendations and Strategies #2:

Draft Recommendation 2: Encourage the development of a walkable, mixed-use neighborhood serving “main street” place type along established corridors of the plan area, such as Nacogdoches Road and West Avenue.

- Draft Strategy 2.1: Incentivize building design features that improve the pedestrian experience—especially near transit—like street-facing public entrances, building fronts with windows close to the street, shading features over the sidewalk, and off-site parking or parking lots located to the rear of the building.
- Draft Strategy 2.2: Support owner-initiated rezoning that allows mixed-use development, including additional housing, as well as small-scale businesses that serve surrounding neighborhoods.

Comments:

1. *Draft #2.2 small scale businesses plus walkable to and from.*
2. *Support Neighborhood mixed-use density in Focus Area 2 thru city supported rezoning.*
3. *Regulation of BNB's in established neighborhoods. BNB's in Blossom Park are poorly managed and do not vet their occupants.*

Draft Land Use Recommendations and Strategies #3:

Draft Recommendation 3: Facilitate orderly growth and minimize negative impacts of the airport by limiting new development in the area around the airport to aviation-supportive uses and compatible developments.

- Draft Strategy 3.1: Encourage private development of commercial uses that serve airport patrons, like hotels, lodging, and conference center facilities, by prioritizing rezoning of properties south of the Airport where existing zoning does not allow for these uses.
- Draft Strategy 3.2: Explore potential amendments to the Unified Development Code's (UDC) “Airport District” and potential candidate sites for application by city-initiated rezoning to minimize the future development of sensitive uses, like new housing, schools, and hospitals, adjacent to the Airport.

Comments:

1. *Draft 3.1: Other Cities have these, and they are very convenient. Perhaps adjacent to the airport or have shuttle to these locations.*
2. *Draft 3.2: Minimizing future development in airport area.*

Draft Land Use Recommendations and Strategies #4:

Draft Recommendation 4: Preserve the integrity, stability, and identity of existing neighborhoods.

- Draft Strategy 4.1: Consider creating a new zoning overlay for application on existing industrial parks around the Airport, that is designed to minimize potential impacts of any new non-residential uses on existing residential areas.
- Draft Strategy 4.2 Consider creating new zoning overlays for sites adjacent to the Airport that includes development standards for any new housing that mitigate for the impacts of Airport operations on residential uses.
- Draft Strategy 4.3 Review the UDC for ways to address stormwater management especially for any greenfield development, potentially including impervious cover limits, requiring on-site stormwater retention, and incentivizing creek restoration when existing sites redevelop.

Comments:

1. *Important that existing neighborhoods can retain their character and access to amenities.*
2. *Will there be any 100/500-year floodplain buffer stormwater management consideration?*
3. *Re. 4.2: That doesn't impact housing affordability thru the cost of development.*

STATION 3: HOUSING

Draft Housing Recommendations and Strategies #1:

Draft Recommendation 1: Address future population growth in the Greater Airport Area Regional Center by deflecting development pressures towards key portions of the plan area, and limit housing in areas that might impact San Antonio International Airport's operations.

Draft Strategy 1.1: Encourage new development that incorporates both commercial and residential uses in areas designated Mixed-Use on the Future Land Use Map, particularly for sites off Loop 410 and San Pedro Avenue.

Draft Strategy 1.2 Create a working partnership with airport staff to jointly review land use policy and zoning changes and development requests including residential uses in the Regional Center to ensure conflicts with future airport operations are minimized.

Comments:

1. *So more people have access to the airport.*
2. *Amend or add recommendation #4/5-address drainage issues, which occur when have new development.*

Draft Housing Recommendations and Strategies #2:

Draft Recommendation 2: Encourage and attract the development of housing for the Greater Airport Area's growing number of older adults.

Draft Strategy 2.1: Identify potential locations for housing projects that support older adults' needs, like age-restricted affordable units, by working with housing developers and non-profit service providers that specialize in housing for older adults to vet opportunity sites and attract interest in developing a project.

Draft Strategy 2.2: Support "aging-in-place," by partnering with organizations that provide services to home-bound older adults.

Comments:

1. *What is "Older Adult?"*
2. *Support "ageing in place" for seniors.*
3. *Homeless issue needs to be addressed in LONG TERM.*
4. *Encourage / incentivize ADUs as a way older adults can continue living in their homes w. ADU income.*
5. *Great – need help for aging in place especially for transportation, groceries.*
6. *Definitely important for so many of us!*
7. *I am very relieved the Planning Department is working on this!*

Draft Housing Recommendations and Strategies #3:

Draft Recommendation 3: Improve and expand the area's stock of market-rate workforce housing.

- Draft Strategy 3.1: Encourage development of market-rate workforce housing for airport staff and local retail workers within the plan area, especially on sites near current and planned transit such as in Focus Area 3 (Isom Road between Ramsey and US 281), to reduce commute times, congestion, and personal transportation costs.
- Draft Strategy 3.2: Incentivize development of market-rate apartments that are designed for small families, people with disabilities, and older adults living on fixed incomes, like single-bedroom units and studios.

- Draft Strategy 3.3: Explore creating a “Maintenance District,” to support façade improvements for privately owned properties that are visible from the public right-of-way, using the Northeast Corridor program as a model.

Comments:

1. *What about traditional homes? There’s so much focus on apartments that they are congesting areas.*
2. *Draft Strategy 3.2 is very important and necessary! Include shopping facilities.*
3. *Draft 3.2 Incentivize development s of small units.*
4. *Expand the stock of deeply affordable housing in the area.*
5. *Additional Recommendation: Rec 4 Below market rate housing is need in the area.*

Station 4: Economic Development

Draft Economic Development Recommendations and Strategies #1:

Draft Recommendation 1: Attract commercial activity to the area to improve the economic performance of the Greater Airport Area Regional Center.

- Draft Strategy 1.1: Identify potential sites for the development of “Character Defining Features” like Public Art installations and gateway features that promote the area’s position as both a major center for commerce in the region, and a introduction to San Antonio for travelers using the Airport.
- Draft Strategy 1.2: Develop an incentive and public financing support toolkit for investment into shopping centers that provides guidance for desired land use patterns, connects property owners/developers to resources, and provides financial support for redevelopment into higher density uses through value capture mechanisms (e.g., Tax Increment Reinvestment Zone (TIRZ) or improvement districts).
- Draft Strategy 1.3: Develop a comprehensive “tactical improvements” program that establishes parameters for the City and local organizations and businesses to engage in place-making in public spaces that would result in temporary (or permanent) community enhancements, such as painting street intersections: parking spaces to add outdoor dining options; community art installations; etc.
- Draft Strategy 1.4: Encourage and facilitate the re-purposing and/or redevelopment of older, outmoded commercial centers into mixed-use destinations that include housing, serve the region, and contribute to the City’s tax-base.

Comments:

1. *Make sure can have safe easy and not congested traffic flows especially during AM/PM rush hours.*
2. *(1.3) Like the outdoor dining option but now how do get there? Where do you park if you drive?*
3. *Encourage HEB’s to open neighborhood small stores to assist non-driving residents to shop for necessities.*

Draft Economic Development Recommendations and Strategies #2:

Draft Recommendation 2: Develop partnerships to better leverage airport activity for attracting and growing economic activity throughout the Regional Center.

- Draft Strategy 2.1: Work with San Antonio International Airport, area businesses and property owners, and other economic development entities to explore options and interest in the formation of a place management organization, transportation management association, and/or economic development partnership to support the future growth and economic health of the Greater Airport Area.
- Draft Strategy 2.2: Partner with San Antonio International Airport to identify long-term opportunities for underutilized land adjacent to the airport, specifically in the northeast quadrant of the Loop 410 and U.S. Highway 281 interchange.

Comments:

1. *No Comments*

Draft Economic Development Recommendations and Strategies #3:

Draft Recommendation 3: Address equity in the area by working to ensure all residents have access to jobs, food, and green space.

- Draft Strategy 3.1: Review zoning regulations to remove unintended barrier to the sale of food, especially in areas with limited access.
- Draft Strategy 3.2 Target new investments in green spaces, like pocket parks, to areas that do not currently have access, especially where residents have lower incomes.
- Draft Strategy 3.3 Target investments in transportation infrastructure to areas where residents have limited access to food, access to jobs, and access to green space.

Comments:

1. *No Comments*

Draft Economic Development Recommendations and Strategies #4:

Draft Recommendation 4: Support the Greater Airport Area's small businesses and local employers.

- Draft Strategy 4.1: Develop a small business roundtable to help organize local business and identify ways the City can support area jobs providers.
- Draft Strategy 4.2 Raise awareness of the City's SA Ready-to-Work resources available to local employers for assisting in filling vacant positions.
- Draft Strategy 4.3 Review development standards to identify ways to reduce barriers to the development of building types that support small businesses like live-work spaces and makerspaces.

Comments:

1. *No Comments*

Station 5: Mobility

Nine Mobility Sites Were selected by Staff. Meeting Participants were asked to rank the eight in order of priority. Subsequently, participants were asked to indicate what type of improvement they would like to see within each of the areas, either by using a image of an improvement provided by staff or by leaving a note.

- Site 1: US 281 from Nakoma to Coulter Drive (5 votes)
- Site 2: Wetmore from 410 to Thousand Oaks (3 votes)
- Site 3: Nacogdoches from MacArthur View to Salado Creek (3 votes)
- Site 4: Sunset from US 281 to Broadway (3 votes)
- Site 5: Jones Maltsberger from Sandau to US 281 (0 votes)
- Site 6: San Pedro from Loop 410 to Sprucewood (3 votes)
- Site 7: Loop 410 from Blanco to McCollough (4 votes)
- Site 8: Lockhill Selma from Blanco to San Pedro (1 vote)
- Site 9: Blanco from Churchill Highschool to Eisenhower Middle School (3 votes)

Site 1: US 281 from Nakoma to Coulter Drive

Improvements for:

- Cars: Congestion

- Cars: Road Maintenance
- Cars: Public Art
- Pedestrian: Safety

Comments:

- *Bitters + 281 Heritage Oaks Neighborhood Sidewalk Maintenance*
- *Addition of transit accommodate older people accessible infrastructure.*
- *Interchange from 281 to Wurzbach Parkway.*

Site 2: US 281 from Nakoma to Coulter Drive

Improvements for:

- Cars: Congestion
- Cars: Congestion
- Cycling: New Facility
- Cycling: Safety
- Pedestrian: New Facility
- Transit: Lighting

Comments:

- *Near Fox Hollow/Broadway/Wetmore by school – Issue turning onto Fox Hollow.*
- *Right of way to share Union Pacific tracks for local rail service.*
- *It would be nice to have protected/connected bike lanes + walking trail/sidewalk to help people who live south of 410 reach McAllister Park without car.*

Site 3: US 281 Nacogdoches from MacArthur View to Salado Creek

Improvements for:

- Cycling: Safety
- Cycling: Safety
- Cycling: Public Art
- Cycling: Other
- Cars: Road Maintenance
- Pedestrian: Safety

Comments:

- *Despite being right next to the Salado Greenway, the neighborhood in MacArthur View has no easy access. Nearest trailhead in Lady Byrd Park.*
- *Nacogdoches from 410 to MacArthur View too fast, lanes too narrow and pedestrians are vulnerable on sidewalks.*
- *Public art for cyclist so people can enjoy it.*

Site 4: US 281 Nacogdoches from MacArthur View to Salado Creek

Improvements for:

- Cycling: Safety
- Cycling: Safety
- Cycling: New Facilities
- Cycling: Lighting
- Cycling: Wayfinding
- Pedestrian: Lighting
- Pedestrian: Maintenance
- Pedestrian: Safety
- Cars: Lighting

- Transit: Congestion
- Freight: Congestion

Comments:

- The traffic is horrible

Site 5: Jones Maltsberger from Sandau to US 281

Improvements for:

- Freight: Safety

Comments:

- No Comment

Site 6: San Pedro from Loop 410 to Sprucewood

Improvements for:

- Pedestrian: Safety
- Pedestrian: Public Art
- Transit: Wayfinding
- Transit: Lighting
- Cycling: Safety
- Cars: Public Art

Comments:

- *Bike lanes need to be added to San Pedro and be protected from vehicular traffic.*
- *Pedestrian bridge on street north of Rector across San Pedro.*

Site 7: Loop 410 from Blanco to McCollough

Improvements for:

- No notes:

Comments:

- *Public transit North Star Station needs to connect to mall and other surrounding areas.*
- *Need ability to get to turning lanes.*
- *Synchronize traffic light 1. lane from exit at McCollough to get south on Blanco.*

Site 8: Lockhill Selma from Blanco to San Pedro

Improvements for:

- Pedestrian: Safety
- Cycling: New Facilities

Comments:

- Extend bike lane along Blanco -South of Lockhill

Site 9: Blanco from Churchill High School to Eisenhower Middle School

Improvements for:

- Pedestrian: Safety
- Cycling: Maintenance
- Transit: Congestion

Comments:

- Improve Cycling safety along Blanco – no drainage greates in bike lanes!
- How will trash and debris be cleaned out of protected bike lanes?

Site 10: Other

Comments:

- *GA mobility comments*
- *Please provide better pedestrian access to the area of Hwy 281 and Bitters in order to catch the VIA Busses. The sidewalk crossing around and below Hwy 281 are dangerous.*
- *Micro-mobility friendly.*
- *VIA Route expand (transit) on Jones Maltsberger between Starcrest + Thousand Oaks*
- *Add dedicated lanes for bicycle, scooters, etc.*
- *Consider converting some of vehicle lanes to bus/carpool only.*
- *Don't expand vehicle lanes, this only encourages more cars, if you make it easier to take.*

Station 6: Amenities and Public Space

Sub-Area Wide

Improvements for:

- Wayfinding x3
- Lighting x3
- Green Infrastructure x2
- Park x1
- Trail x1

Comments:

1. *Along Wurzbach @ Parkway - fence or green to block unsightly garbage compactor / bulky waste compactor*
2. *Signage to Walker Ranch Older Adult Center*
3. *Preserve greenways along creeks, drainage. Keep it natural vs. concrete. It absorbs water and cleans it! Can put trails for bikes (transit) + recreation in these.*
4. *MacArthur Park not great improvement*
5. *Signage for deer crossings on Wurzbach*
6. *Pocket parks for kids / neighborhoods*
7. *Exposed to trac - runner.*
8. *Starcrest / Jones Maltsberger: keep tree canopy.*
9. *Highway noise 410*
10. *Pretty ant please - the junk in McAllister Park made w/ bike parts, etc. is disappointing.*
11. *Trails are great.*

Focus Area 1 (Bitters at US 281)

Improvements for:

- Wayfinding x1
- Green Infrastructure x4
- Park x4

Comments:

1. *The city put industrial right next to residential make green + green infrastructure barriers.*
2. *Ditto: that giant warehouse facility west of here was not a good planning choice - keeping this area green will be a long-term asset*
3. *Zoning concessions not honored as construction has torn up land right to West Ave.*
4. *Mixed-use*
5. *Ditto Mixed Use: This area would be great for "Entertainment" already has bowling and miniature golf and movies and used to have laser tag.*
6. *Keep green space as much as possible.*
7. *Ditto for keeping as much green space as possible – and green infrastructure can help mitigate future flooding.*
8. *Flooding on entrance to ramp to 281 on Interpark can be bad at times.*
9. *Create a logistics zone to support Interpark Blvd development.*
10. *Address bottle neck trac in front of Coker Elementary School.*
11. *A hospital would be great.*
12. *There is too much un-interrupted pavement in this area which contributes to runoff and -flooding. Yes, adding more GI and LID*
13. *I would like more safe pedestrian access. If I go from Country Parkway to the Target @ Bitters; I can easily get run over by a car.*
14. *The bus stops are not safe. The bus stop at Bitters and Heimer (Infront of Walgreens) has been hit by oncoming cars.*

Focus Area 2 (Nacogdoches Rd.)

Improvements for:

- Improved Lighting x3
- Green Infrastructure x2
- Park x2
- Pedestrian Crossing x4
- Trail x1
- Trailhead x1
- Character defining feature x1

Comments:

1. *Art everywhere*
2. *Too narrow, too fast unsafe to walk/cycle. Rec. Make it one lane.*
3. *Nacogdoches should be safe for my kids + their grandma to cross.*
4. *Lost HEB / Walmart / look at need for food access.*
5. *Potential for trailhead.*
6. *The greenway. The only biking trail in the area.*
7. *Main streets have people living on and within walking distance.*
8. *More green infrastructure in the Salado creek Area can mitigate flooding in the area and all downstream areas.*
9. *The kids of people, who built the home in this area can't afford to buy there now. Need to build more housing to meet demand (or exceed demand).*

Focus Area 3 (San Pedro at 410)

Improvements for:

- Green Infrastructure x4
- Park x2
- Pedestrian Crossing x1
- Public Art x1
- Plaza x1

Comments:

1. *The concrete drainage ditch running through this neighborhood floods and could be mitigated by more GI in Central Park Mall*
2. *Green infrastructure to limit flooding in Shearer Hills / Ridgeview. Currently floods badly along Dellwood between Sprucewood and Oblate.*
3. *Excellent location for green infrastructure that can highlight how we can infiltrate rainfall and convert flooding liabilities into free gravity powered landscape irrigation.*
4. *Businesses with high economic impact.*
5. *High value commercial businesses.*

Focus Area 4 (Isom Area)

Improvements for:

- No Notes

Comments:

1. No Notes

Focus Area 5 (West at Blanco)

Improvements for:

- Pedestrian Crossing x7

- Green Infrastructure x1

Comments:

1. *Sidewall connections.*
2. *Long lines on street in front of Dairy Queen.*
3. *Add center turning lanes Blanco W. Silver Sands.*
4. *The area needs more apartments and a transit hub w/ safe crossings and bike lanes.*
5. *Better ped. access would be great. Crossings are dangerous. Also - too much pavement for GI. These parking lots are never even 50% full.*