



PLANNING TEAM MEETING #7 SUMMARY

Greater Airport Area Regional Center Plan Planning Team Meeting #7

Meeting Date: March 9th, 2023
Time: 2:00 PM – 4:00 PM
Location: Virtual

PLANNING TEAM ATTENDEES:

- Christina Castaño, VIA Metropolitan Transit
- Marco Barros, Bluffview Resident
- Libby Day, Shearer Hills / Ridgeview Neighborhood Association
- Jeff Fair, SA Chamber of Commerce
- Gary Gibbons, Greater Harmony Hills Neighborhood Association
- Ryan Hall, Aviation Department
- Josh Heiss, Aviation Department
- Matthew Hosack, SA Hotel and Lodging Association
- Marilyn Jowdy, Blossom Park Neighborhood Association
- Brian Hummel, Resident
- Dawn Ann Larios, Texas Restaurant Association
- Michelle Madson, SA Hotel and Lodging Association
- Stephen McGuire, Walkers Ranch Neighborhood
- Terry Palmer, Forest Oak Neighborhood Association
- Ileana Sandoval, Council District 9
- Steve Southers, Aviation Department
- Donna Thompson, Arboretum Neighborhood Association / Bluffview
- Samantha Wickwire, Council District 10
- Tammy Wincott, Hunter's Mill HOA

PROJECT STAFF:

- Jacob Howard, City of San Antonio Planning Department (Project Manager)
- Jay Renkens, Principle MIG
- Krystin Ramirez, Project Manager MIG

MEETING OBJECTIVES

The purpose of the seventh Planning Team Meeting was to cover amenities and public space in the sub-area for the first time, additionally edits to the Vision and Goals were presented along with statements relating to amenities.

MEETING AGENDA

- Introductions
- Overview of Amenities & Public Space Elements
- Reintroduction to Equity Maps
- Discuss Equity of Areas Based on Food, Employment, and Park Access
- Overview of Individual Focus Areas
- Neighborhood Profile & Priorities Overview



1. Introductions

Staff and the consultant team were introduced.

2. Overview of Amenities & Public Space Elements

Staff presented a high-level overview of comments received from the public that address Amenities and Public Space. Comments presented were pulled from Community Meeting and Online Surveys. Comments presented are not meant to be comprehensive, but to help define key themes that the plan may address relating to Amenities and Public Space. Below are nine comments shown at the Planning Team Meeting:

1. *Provide pedestrian access to the Salado Creek Greenway for residents of MacArthur Terrace.*
2. *Green! Walkability! Colling shade.*
3. *Access to trail like a bridge or walkway from neighborhood trails.*
4. *Community Gardens.*
5. *Crosswalk treatment and art.*
6. *Opportunity for entertainment, residents, daycare.*
7. *I would try to create better access from more neighborhoods to the park trails in the area.*
8. *Places where people find a few moments of serenity and relaxation during their days.*
9. *Redesign area for local gathering point.*

The Plan Vision and goals were represented with statements that relate to Amenities and Public Space highlighted Below are the a list of these statements:

- *...Residents and visitors enjoy a well-maintained parks, open space, and trail system...*
- *...Increase equitable access to parks, open space, and trail and recreational amenities throughout the Regional Center...*
- *...Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, an integration of sustainable infrastructure...*

3. Overview of Amenities and Public Space Elements

A brief overview of Amenities and Public Space elements was presented to the Planning Team. Specific component that may be included in the section are: Parks, Plazas, Character Defining Features, Signage and Wayfinding, Improved Lighting, Public Art, Pedestrian Crossings / Priority Connections, Trails / Trailheads, and Green Infrastructure.

4. Reintroduction to Equity Maps

Equity Maps were presented to the Planning Team. These maps were initially shown at Planning Team Meeting 2. An equity score map was presented that shows all 30 sub-areas with their associated "Equity Score." The Greater Airport Area scores at 5 out of 10, indicating it approximately half of all sub-areas have a combination of income levels and a population of People of Color greater than the Grater Airport Area. Additional Equity Maps that show access to parks, access to employment, and access to food within the sub-area were presented to provide context for the discussion of about where new investments should be made.

5. Overview of Individual Focus Areas

Prior to discussion of Amenities and Public Spaces within each Focus Area, an example Focus Area Map, that demonstrates how the final plan will identify where suggested new Amenities and Public Spaces improvements could be located was shown to the Planning Team. Each Focus Area will have an associated map that includes the component Amenities and Public Spaces covered in the plan. Each of the five Focus Areas were presented along with a summary of Existing Conditions and a draft vision statement. Below are key themes discussed for each of the Focus Areas in order that they were presented.



FOCUS AREA #4 (San Pedro and 410)

Cycling and connectivity across Loop 410 was highlighted along with concern for how additional cycling infrastructure will affect vehicular traffic patterns. Blanco, San Pedro, and McCullough were each discussed. Blanco was identified by the team as having the closest proximity to existing bike lines to the north of Loop 410. McCullough was identified as perhaps the best current option, but it was noted that planned TxDOT improvements will make it more difficult to enter the Crownhill Park Neighborhood to the north and possibly require cyclists to travel along the 410 access road in the future. San Pedro was discussed as perhaps the most dangerous, and potentially the best place to focus automobile traffic, but it was also noted that it is currently an area where many people do cross today and an area with high rates of pedestrian incidents. Small parks or plazas where people could gather was identified as needed in the area especially on the site that is currently the Park North shopping center and at the Dollar General. Green infrastructure at the retaining ponds near the intersection of San Pedro and Loop 410. Food forests were identified as an alternative to Community Gardens that require less maintenance from the community and have other green infrastructure benefits. An example of a food forest in San Antonio Padre County Park.

FOCUS AREA #2 (Nacogdoches Road)

Planning Team Members noted that the area is home to a storm water channel that travels parallel to Nacogdoches and empties into Salado Creek and could be improved with green infrastructure and potentially include some kind of pedestrian amenities that connects to the Greenbelt trail. The Planning Team also noted that the area needs improvements generally like lighting and pavement maintenance, but specifically identified a need for safe pedestrian crossings.

FOCUS AREA #5 (West and Blanco)

It was noted by the Planning Team that pedestrians and cyclists are frequently in conflict with cars in the area, although the amount of pavement and lack of green infrastructure was identified as a bigger priority for some on the Planning Team. It was noted that new businesses were moving to the area including a "Fitness Connection," which may increase demand for parking. A main concern was for the children traveling from the two adjacent schools and the lack of safe crossing that have resulted in injuries and fatalities. It was also noted that investments by VIA into transit facilities along Blanco, may impact transit and pedestrian ridership in the area. Cut-through traffic in parking lots was also highlighted as concern for pedestrians walking to areas stores.

FOCUS AREA #1 (Bitter and 281)

Within the Focus Area the site which includes AutoFit and Burlington Coat Factory, was identified as one that has not performed particularly well and may be able to accommodate additional housing. The Planning Team pointed out that the area already has a series of entertainment-oriented uses like a bar, a mini-golf course, a bowling alley, and a brewery that could be opportunity for additional public space that could benefit these uses, including splash pads. The flood plain in the area could be re-imaged as replanted and turned into green space. A direct connector for US 281 and Wurzbach Parkway was pointed out as a priority to improve mobility in the area, it was not that if additional freeway infrastructure is built over Salado Creek that it should minimize impacts on the creek.

FOCUS AREA #3 (Isom Area)

Isom road in the focus area was noted as an important connection for cyclists especially the Isom street bridge over US 281.



4. NEXT STEPS

– **Upcoming Meetings**

- **DIGITAL DESIGN CHARRETTE**
The Digital Design Charrette will be held virtually on Thursday, April 6th from 6:00 PM to 7:30 PM
- **COMMUNITY MEETING #3**
Community Meeting #3 will be held at the Piper-Bass Memorial Student Center on Tuesday, May 9th from 5:30 PM to 7:30 PM
- **PLANNING TEAM MEETING #8**
Planning Team Meeting #8 will be held virtually on Thursday, June 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 Regional Center Planning Team

Meeting #7

Thursday, March 9, 2023

Zoom (virtual)

2:00 – 4:00 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Greater Airport Area Project Team



City of San Antonio, Planning Department

Jacob Howard, AICP, Project Manager



MIG

Jay Renkens, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate

Timeline of Meetings



Meeting Objectives

1. Amenities & Public Space Elements Overview

Build on Future Land Use and Mobility discussions to assess appropriate amenities & public space elements

2. Reintroduction to Equity Maps

Identify Equity Gaps outside Focus Area boundaries

3. Overview of Individual Focus Areas

Confirm vision and amenities & public space elements for focus areas

What We've Been Hearing

Amenities & Public Space Themes

Provide pedestrian access to the Salado Creek Greenway for residents of Regency Place and MacArthur Terrace.

Access to trail like a bridge or walkway from neighborhood trails.

Places where people can find a few moments of serenity and relaxation during their days.

Community Gardens

Opportunity for entertainment, restaurants, daycare

Green! Walkability!
Cooling shade.

Crosswalk treatment and art

I would try to create better access from more neighborhoods to the parks and trails in the area.

Redesign area for local public gathering points

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, in addition to complete streets with safe and connected pedestrian, bicycle and transit options.

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, avoid conflict with, and support the Airport.*
2. *Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide sustainable stormwater benefits.*
3. *Increase equitable access to parks, open space, and 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.*

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.*



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Overview of Amenities & Public
Space Elements

What makes Complete Neighborhoods?

- **Built Form, Land Use & Urban Design**
 - Define the character of a place
- **Mobility & Access**
 - Provide connections to and from places within the City
- **Amenities & Public Space**
 - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City



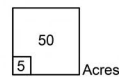
Greater Airport Area REGIONAL CENTER

FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural

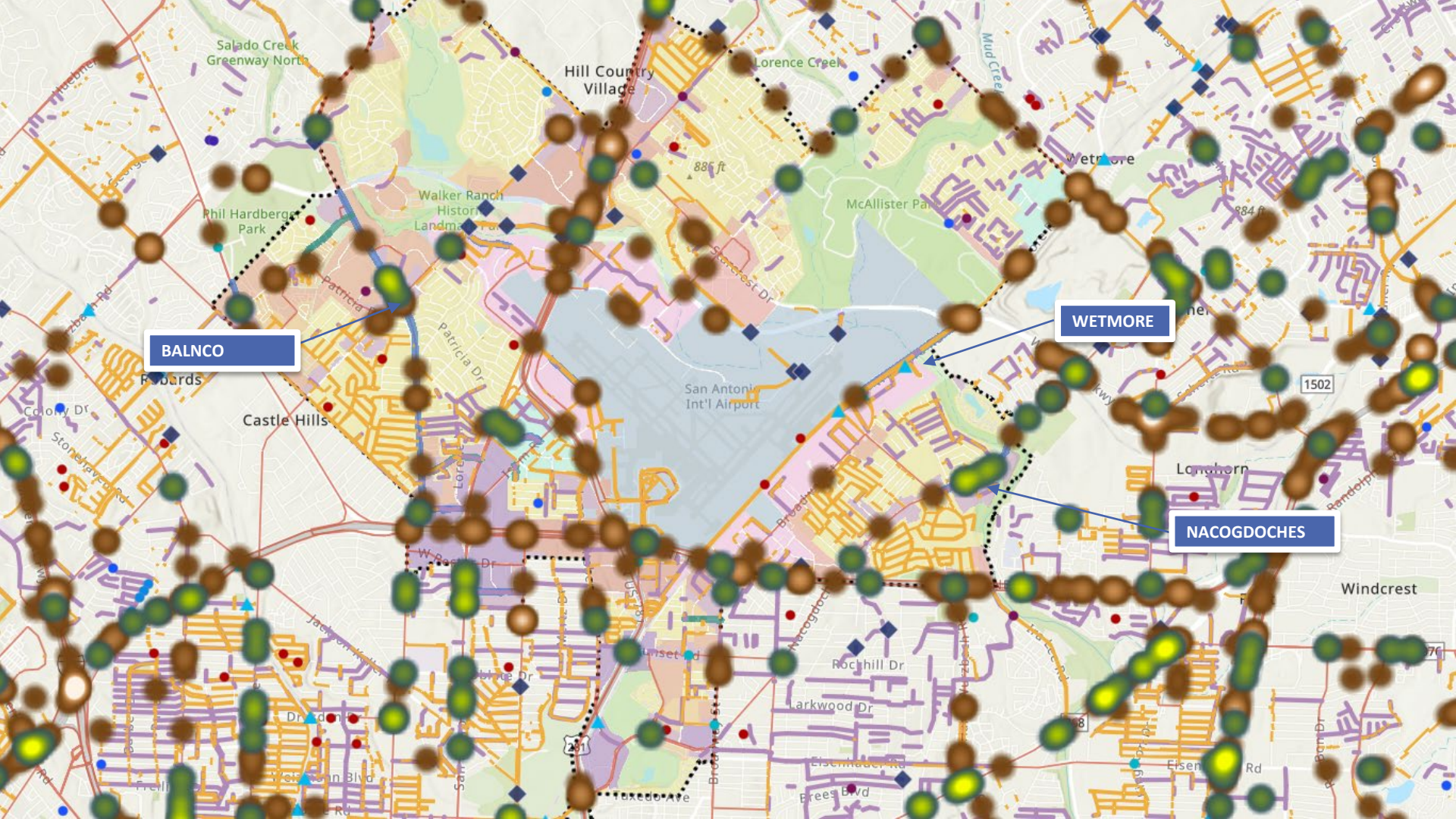


Acres



0 0.25 0.50 1 Mile





BALNCO

WETMORE

NACOGDOCHES

Type of Amenities & Public Spaces

- **PARKS**




- **PLAZAS**



- **CHARACTER DEFINING FEATURES**



Type of Amenities & Public Spaces

- *SIGNAGE AND WAYFINDING* 



- *IMPROVED LIGHTING* 



- *PUBLIC ART* 



Type of Amenities & Public Spaces

- *PEDESTRIAN CROSSINGS*



- *PRIORITY CONNECTIONS*



- *TRAILS*














/ *TRAILHEADS*



- *GREEN INFRASTRUCTURE*



Type of Amenities & Public Spaces

- *PARKS* 
- *PLAZAS* 
- *CHARACTER DEFINING FEATURES* 
- *SIGNAGE AND WAYFINDING* 
- *IMPROVED LIGHTING* 
- *PUBLIC ART* 
- *PEDESTRIAN CROSSINGS* 
- *PRIORITY CONNECTIONS* 
- *TRAILS*  / *TRAILHEADS* 
- *GREEN INFRASTRUCTURE* 

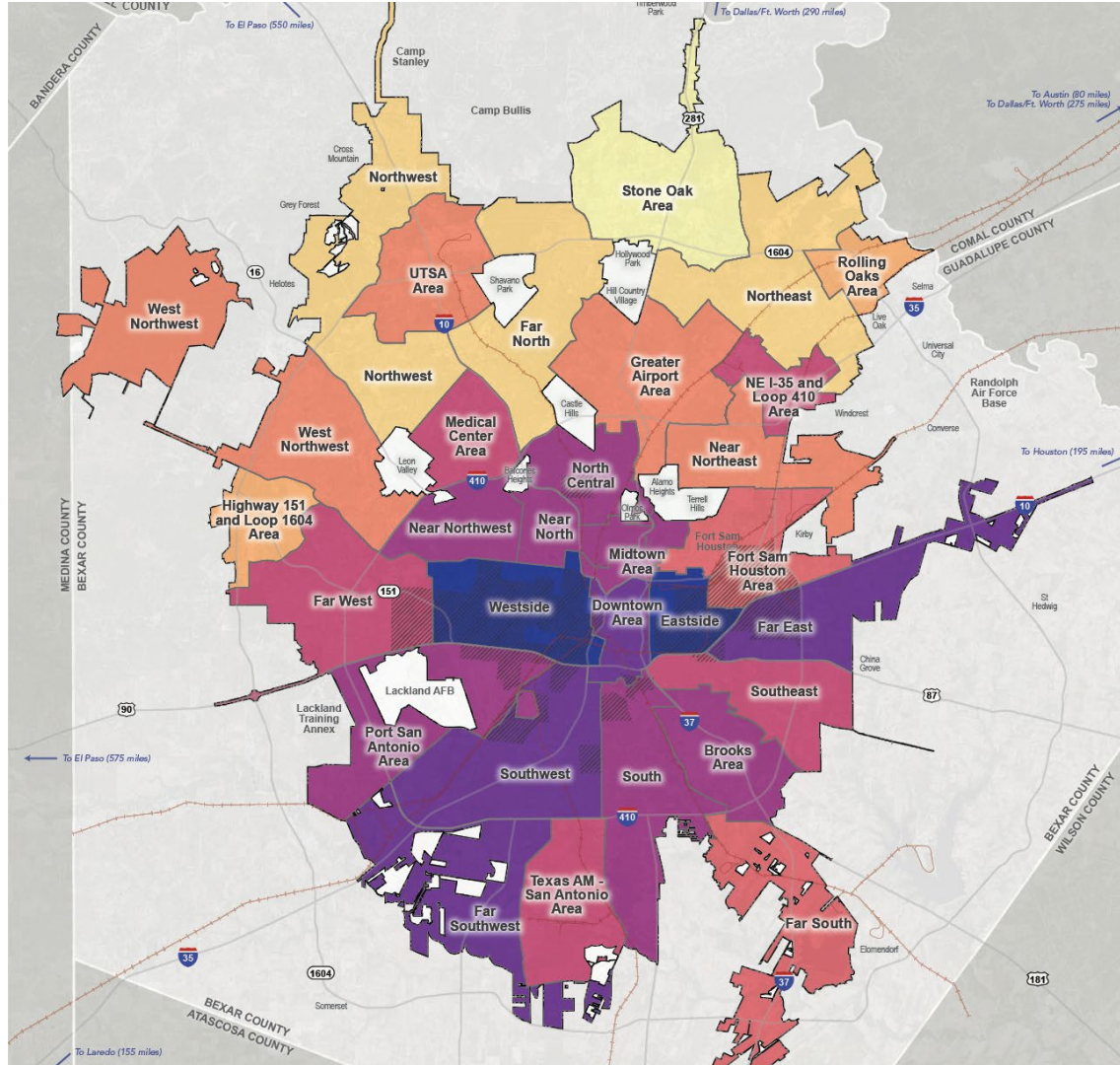


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Equity Analysis



LEGEND

- City Boundary
- Planning Sub-Area Boundary
- Major Highway
- Rail Line

Equity Score

- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2

* Lowest 20% Median Household Income and Highest 20% People of Color

Equity Score is determined by an assessment of Median Household Income and Percent of People of Color* in each Planning Sub-Area.

*Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.

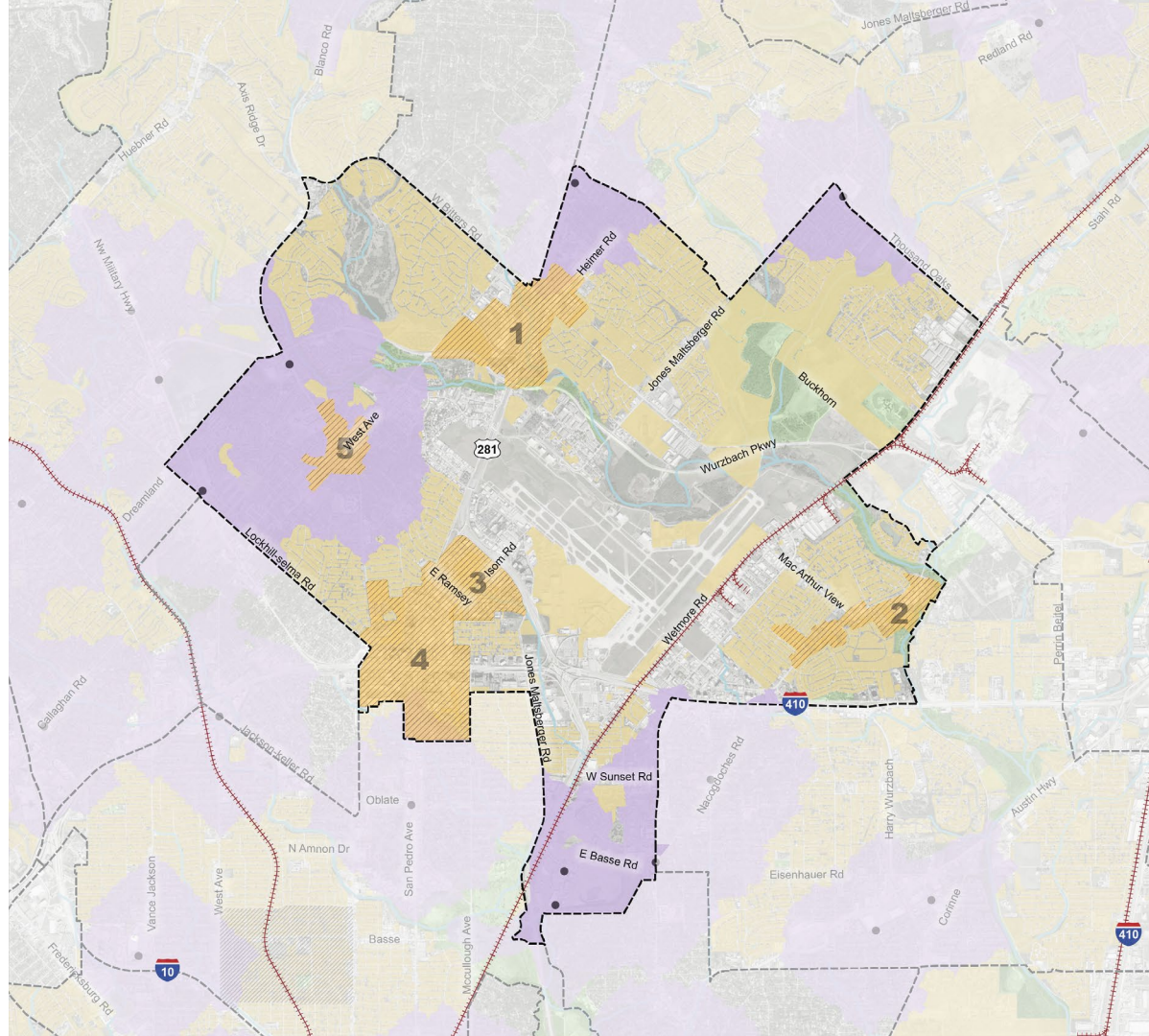
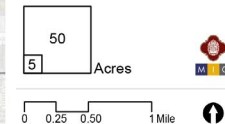
FOOD ACCESS

-  Greater Airport Area Boundary
-  Adjacent Regional Center or Community Area
-  Public or Private Park or Open Space
-  River or Stream
-  Railroad Line
-  Focus Area

Food Access

-  Supermarket
-  1-Mile Walking Distance to a Supermarket
-  Residential Area Beyond 1-Mile Walking Distance to a Supermarket
-  * Lowest 20% Median Household Income and Highest 20% People of Color

* Includes all population that does not self-identify as "white, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.





Greater Airport Area REGIONAL CENTER

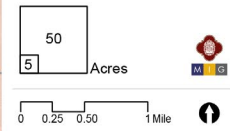
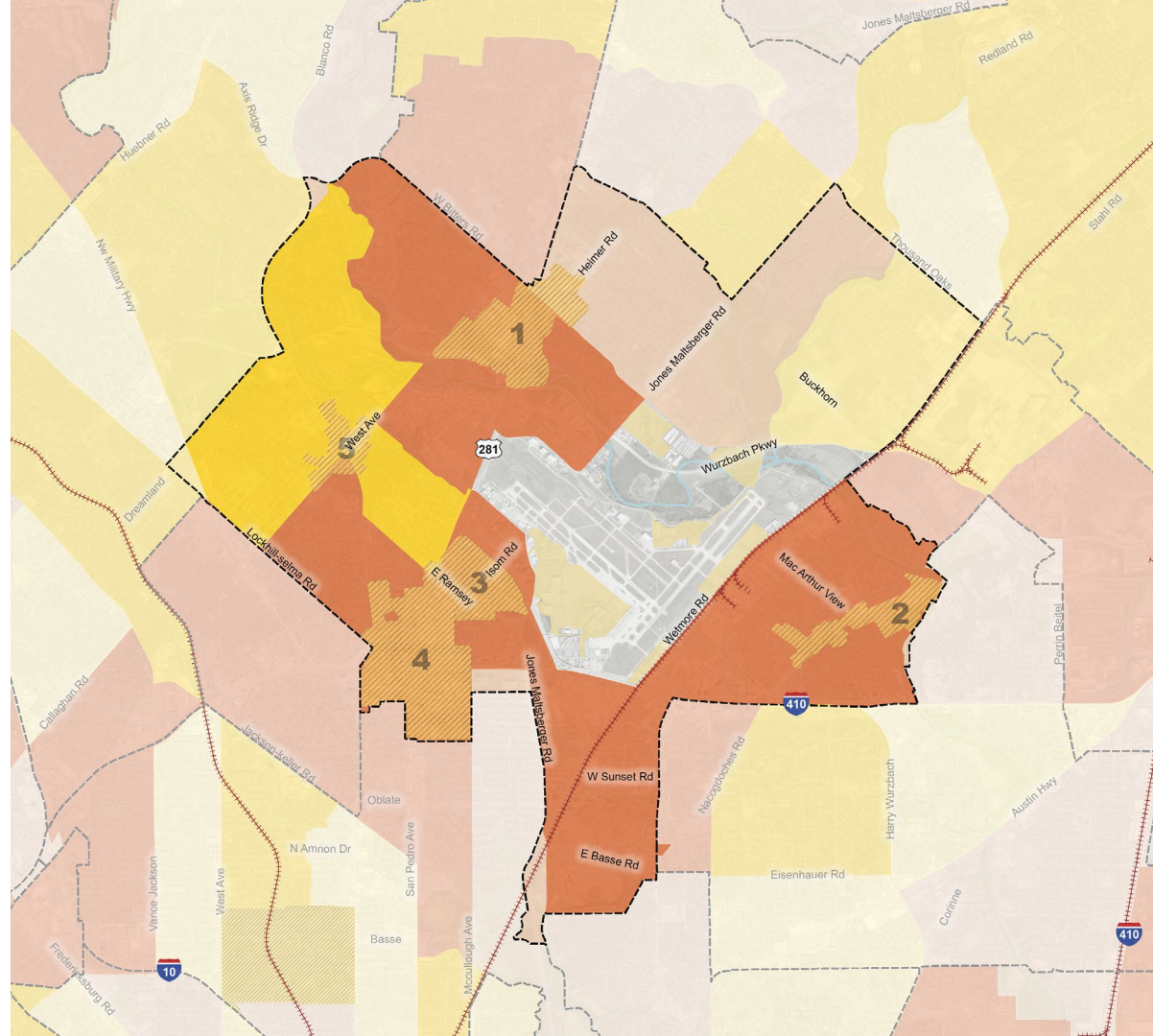
EMPLOYMENT ACCESS

-  Greater Airport Area Boundary
-  Adjacent Regional Center or Community Area
-  Railroad Line
-  Focus Area

Employment Access










-  More than 2 Jobs for every 1 Household (>2:1)
-  Between 2 Jobs for every 1 Household and 1 Job for every 1 Household (2:1-1:1)
-  Between 1 Job for every 1 Household and 1 Job for every 2 Households (1:1-1:2)
-  Less than 1 Job for every 2 Households (<1:2)
-  * Lowest 20% Median Household Income and Highest 20% People of Color

* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latino population regardless of race.

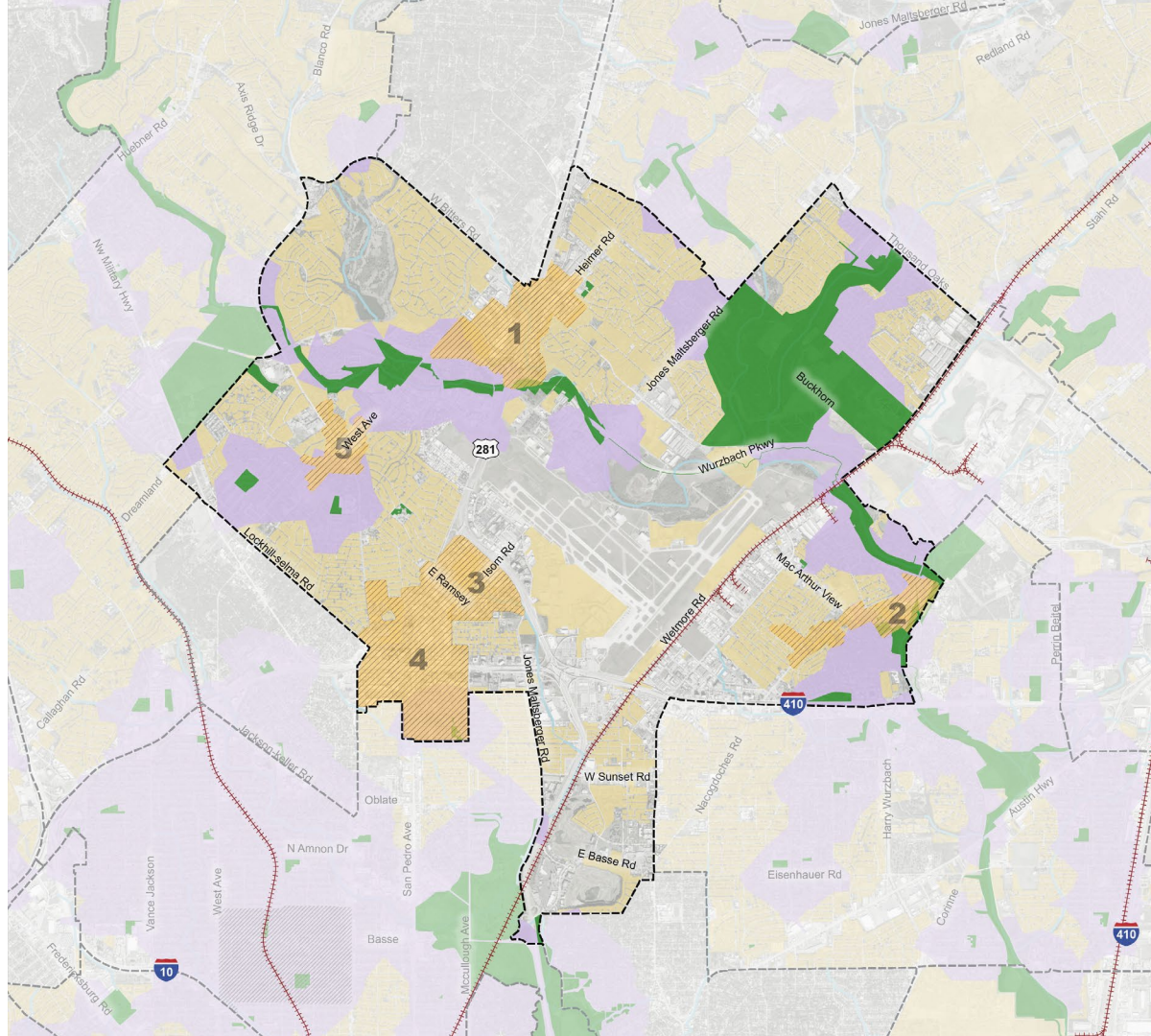
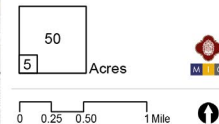


Greater Airport Area REGIONAL CENTER

PARK ACCESS

-  Greater Airport Area Boundary
-  Adjacent Regional Center or Community Area
-  River or Stream
-  Railroad Line
-  Focus Area
- Park Access**
 -  Park Boundaries
 -  0.5-Mile Walking Distance to a Park
 -  Residential Area Beyond 0.5-Mile Walking Distance to a Park
 -  * Lowest 20% Median Household Income and Highest 20% People of Color

* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.





SA TOMORROW

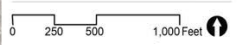
Focus Areas



SA
TOMORROW
Port San Antonio Area
REGIONAL CENTER
FOCUS AREA 3:
Innovation Hub

- LEGEND**
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary
- FOCUS AREA RECOMMENDATIONS**
- Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Priority Street Frontage
 - Proposed Plaza
 - Proposed Park/Open Space
 - Transformative Projects
 - Proposed Public Art
 - Proposed Signage and Wayfinding

Example Focus Area Map from Port San Antonio Area Regional Center Plan





Vision for Hackberry Street Corridor

This focus area focuses on retaining existing businesses, revitalizing the corridor to attract more businesses, and creating a walkable destination for nearby residents.

The corridor could be transformed with a mix of neighborhood-scaled uses, tree canopies and landscaping, and neighborhood branding.

Future development could include a grocery store, quality restaurants with outdoor dining, small shops and retailers, and public gathering spaces, such as a farmer's market, plazas, dog park, or community garden.

Building heights would range from one to two stories with ground floor commercial and offices or residences above...

Example Transformative Project from Southeast Community Area Plan



Example Transformative Project from Southeast Community Area Plan



Vision for San Pedro Gateway

The vision for San Pedro Gateway is to support Midtown's need for more housing in areas with transportation choices and opportunity, in a design that reflects some historical building forms from the surrounding area. As discussed in other plan sections, not all blocks on all mixed-use corridors will be able to support a successful concentration of retail businesses, and not all properties in areas designated in the future land use map for high density need to have the highest density and largest buildings.

Example Transformative Project from Midtown Area Regional Center Plan



Example Transformative Project from Midtown Area Regional Center Plan



Greater Airport Area REGIONAL CENTER

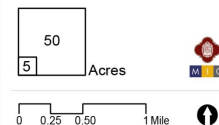
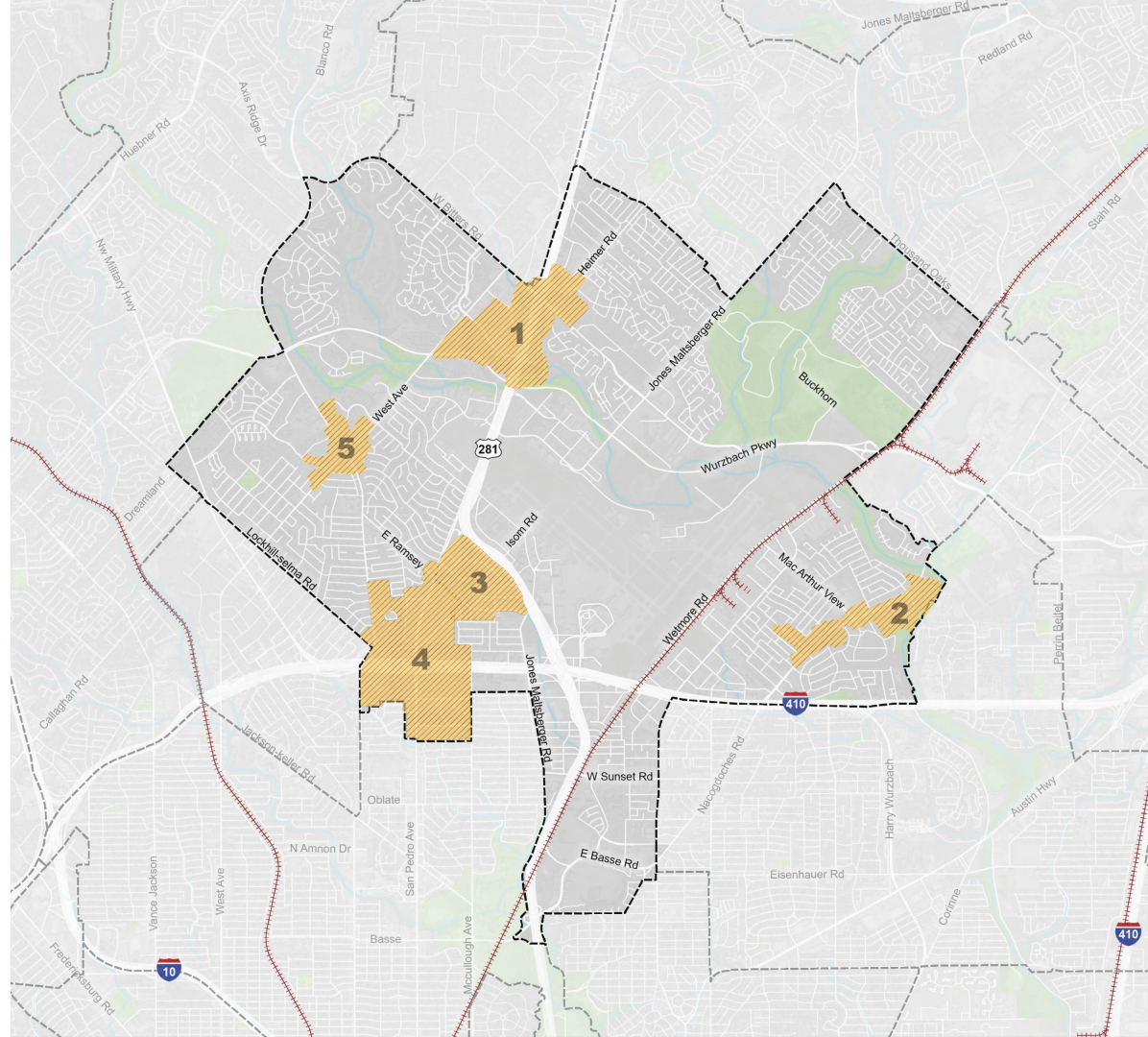
DRAFT FOCUS AREAS

LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Railroad Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA IDENTIFIERS

- 1** Bitlers and 281
- 2** Nacogdoches
- 3** Isom Area
- 4** San Pedro and 410
- 5** West Blanco



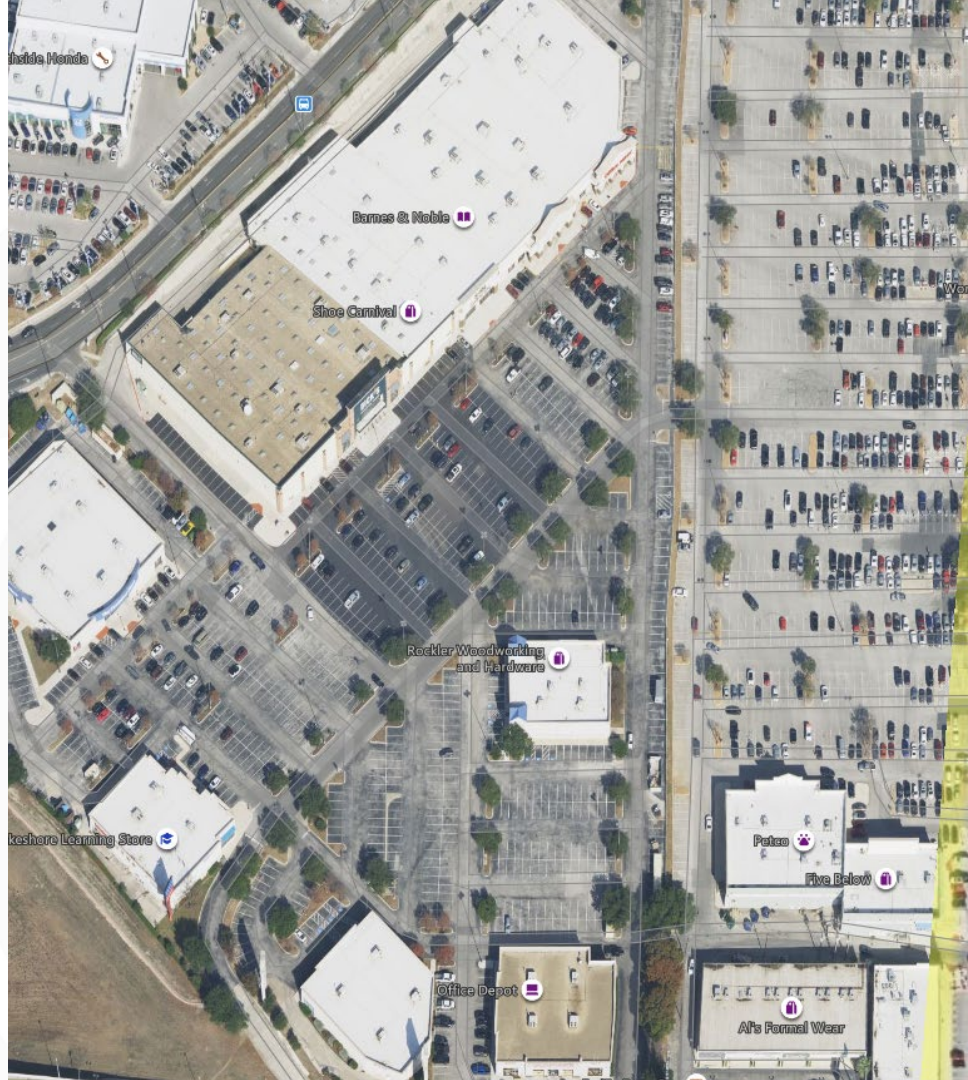
Focus Area #4: San Pedro and Loop 410

Existing Conditions:

- Regional serving retail, office and hotel uses - includes apartments
- Identified as appropriate for Regional Mixed-use development on FLUM
- Access to large freeways and transit / poor connectivity within the area
- Residential areas to north, south, east, and west with the airport close by

Draft Vision:

“Regional destination and employment center that is connected by high-quality transit, cycling and pedestrian infrastructure, is safe and well maintained, and benefits from the development of new housing and mixed-use projects that include green space and on-site stormwater management infrastructure.”



FOCUS AREA 4:
SAN PEDRO AND 410

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  FEMA 100-year Floodplain



0 250 500 1000 Feet

Focus Area #2: Nacogdoches

Existing Conditions:

- Relatively small scale auto-oriented commercial use corridor
- Diversity of housing types to the south
- Identified as appropriate for Urban Mixed-use development on FLUM
- Existing access to trails / Salado Creek to the north
- Walking / biking distance to surrounding residential areas, and adjacent schools

Draft Vision:

"Mixed-use Main Street that is walkable and capitalizes on existing trails network, includes retail that serves adjacent residential, and includes a diversity of housing options at scale with existing residential areas."



Greater Airport Area
**COMMUNITY
 AREA PLAN**
 FOCUS AREA 2:
 NACOGDOCHES

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  FEMA 100-year Floodplain



0 200 400 800 Feet

Focus Area #5: West and Blanco

Existing Conditions:

- Major intersection with auto-oriented commercial uses
- Residential areas to the north, south and west
- Identified as appropriate for Urban Mixed-use development on FLUM
- High-level of transit usage
- Salado Creek to the northeast
- Vacant and undeveloped land

Draft Vision:

"A Mixed-use Main Street that provides common areas for residents to gather, supports public safety through activation of underutilized sites, and is safe and accessible for pedestrians, cyclists, and transit users."



Greater Airport Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 5:
WEST BLANCO

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



0 200 400 800 Feet

Focus Area #1:

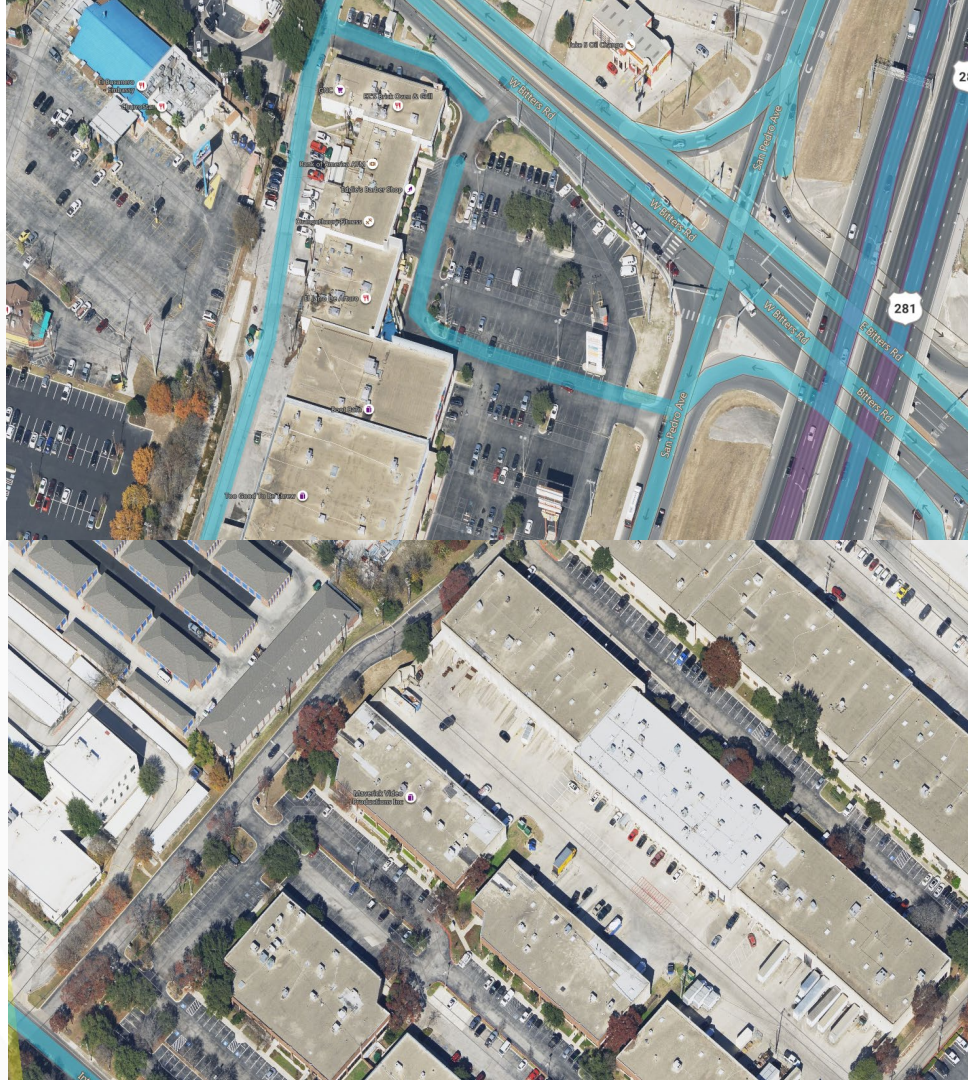
Bitters at 281

Existing Conditions:

- Regional serving retail and business park uses
- Vehicular access to Wurzbach and US 281
- Identified as appropriate for Regional Commercial on FLUM
- Potentially appropriate for mixed-use developments that mitigate for noise and proximity to the airport
- Residential areas to north, east and west, with airport and Salado Creek to the south

Draft Vision:

"Regionally serving commercial center that provides buffers for existing residential areas, capitalizes on the area's connectivity, prioritizes small businesses and employment uses especially in entertainment."





Greater Airport Area
COMMUNITY
AREA PLAN

FOCUS AREA 1:
BITTERS AND 281

LEGEND

- Community Plan Area Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- FEMA 100-year Floodplain



0 200 400 800 Feet

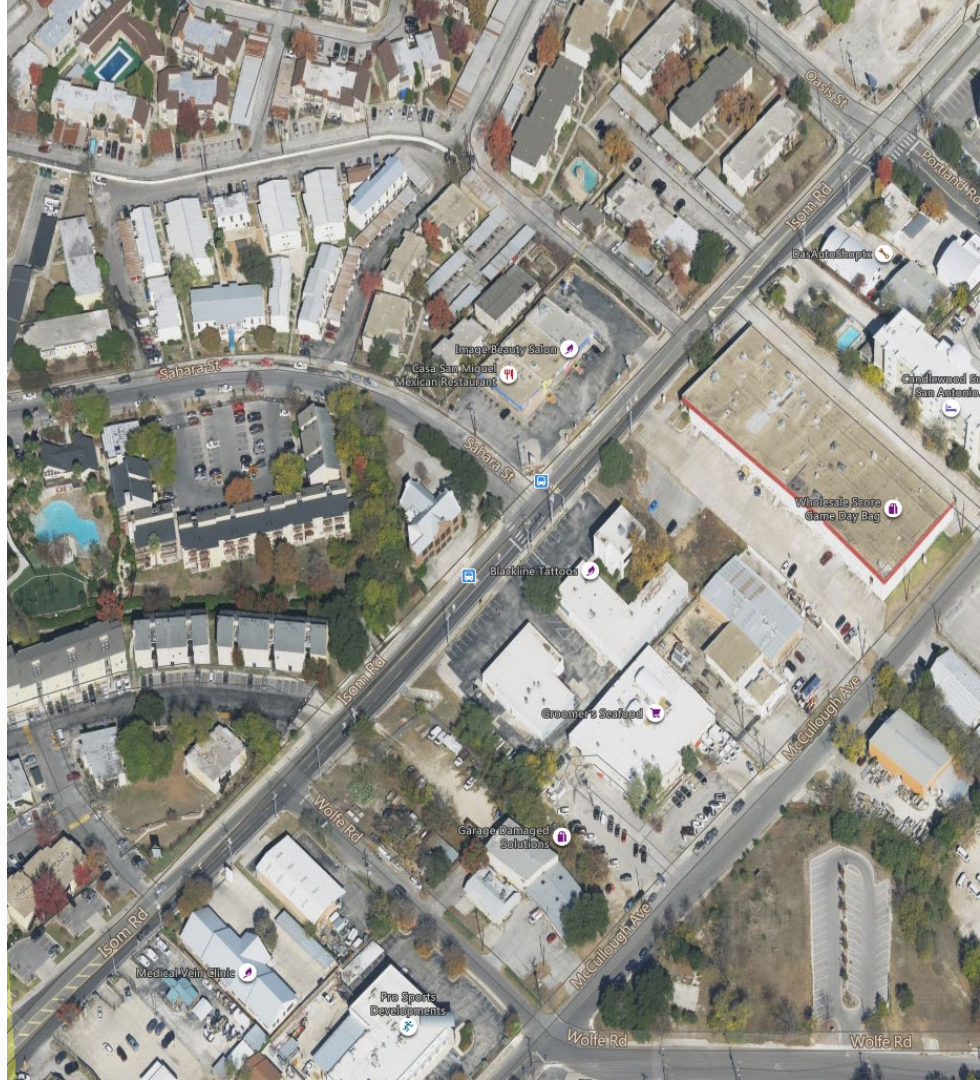
Focus Area #3: Isom Area

Existing Conditions:

- Mix of residential and business park uses
- Called out as Employment/Flex Mixed-use on FLUM
- Along VIA ART route
- Access to the airport and San Pedro / 410 area
- Existing residential to northwest and southeast

Draft Vision:

"Mixed-use area with a focus on local and small businesses that includes housing options for the airport and nearby workers with a full set of well-connected transportation options and green spaces."



Greater Airport Area
COMMUNITY
AREA PLAN
FOCUS AREA 3:
ISOM AREA

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  FEMA 100-year Floodplain



SA TOMORROW

Next Steps

Next Steps

- Next Planning Team Meeting(s):
 - Digital Design Charrette – Thursday May 9, 2023 from 1:00 PM to 4:00 PM
 - Community Meeting #3 – Thursday, April 6, 2023 at 5:30 PM
 - Planning Team Meeting #8 – Thursday, June 15, 2023 from 2:00 PM to 4:00 PM
- Questions?
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