

Greater Airport Area Regional Plan

Meeting Summary: Planning Team Meeting 8

1.1 Date, Time, Location

- Meeting Date: Thursday, June 22th, 2023
- Time: 2:00 PM – 4:00 PM
- Location: Virtual

1.2 Project Staff

- Jacob Howard, Senior Planner, City of San Antonio Planning Department
- Jay Renkens, Principal, MIG
- Saul Vazquez, Senior Project Associate, MIG
- Marco Hinojosa, Senior Project Associate, MIG
- Hannah Santiago, Senior Associate

1.3 Planning Team Attendees

[ATTENDANCE NOT FORMALLY TAKEN]

- Joey Pawlick, Activate SA
- Ryan Hall, Aviation Department
- Donna Thompson, Arboretum / Bluffview Neighborhood Assoc.
- Marilyn Jowdy, Blossom Park Neighborhood Assoc.
- Libby Day, Shearer Hills/Ridgeview Neighborhood Assoc.
- Marco Barros, Bluffview Resident
- Elizabeth High, Bike Network Plan Consultant Team
- Bryan Hummel, D9 Resident
- David Bemporad, , Bike Network Plan Consultant Team
- Karen Bishop, San Antonio River Authority
- Veronica Escalera-Ibarra, VIA Metropolitan Transit Authority

1.4 Meeting Objectives

The purpose of the eighth Planning Team Meeting was to build on mobility discussions from planning team meeting #6 and community meeting #3 to assess draft mobility recommendations, reintroduction of Amenities & Public Space Elements and introduction of draft Amenities & Public map, Review draft graphics created from the digital design charrette and provide input on the elements shown.

1.5 Meeting Agenda

- a. Mobility Recommendations
- b. Reintroduction to Amenities & Public Space Elements
- c. Overview of Digital Design Charrette Graphics
- d. Next Steps

a. Mobility Recommendations

Project Staff was reintroduced. A quick summary of input and background relating to Mobility was presented to the Planning Team and a first draft of Mobility Recommendations along with supporting strategies was presented

and discussed with the Planning Team. The draft Mobility Recommendations and Strategies presented at the meeting are listed here:

MOBILITY RECOMMENDATION 1: PRIORITIZE SAFE MOBILITY FOR ALL:

- *Continue implementation of Vision Zero strategies (reduced speeds, narrow lanes) for key areas of conflicts between people driving, people walking and people bicycling*
- *Separate railroads from streets to improve safety and reduce delay*
- *Eliminate low water crossings as roads are reconstructed*

MOBILITY RECOMMENDATION 2: TRANSFORMS STREETS INTO ATTRACTIVE AND FUNCTIONAL MULTIMODAL ASSETS.

- *Integrate green stormwater infrastructure into street reconstruction and traffic calming projects*
- *Add pedestrian crossing opportunities for people accessing transit, schools, and other neighborhood destinations*

MOBILITY RECOMMENDATION 3: SUPPORT FUTURE GROWTH WITH CONNECTED TRANSPORTATION NETWORK.

- *Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials*
- *Eliminate sidewalks gaps and ensure maintenance of existing sidewalks along multimodal corridors*
- *Provide contiguous protected bicycle infrastructure to connect neighborhoods north and south of the Airport*

Planning Team Members noted the importance of coordination with TxDot, and the state for implementing change on State on roadways and noted that coordination was a barrier for past projects, especially where narrowing lanes suggested or removing lanes. Cooling elements like shade trees and other structures were identified as important for pedestrians and street design in general. Further, the group discussed how trees and other shading elements can be used as traffic calming elements as well. Meeting Participants also noted an opportunity to use existing funds for tree planting collected through developer fees. Safety call boxes, popular on college campuses were also noted as a potential way of improving safety along trails in the area – it was noted that the Parks and Recreation department does provide some call boxes at trailheads out of the flood plain, which also limits where lighting may be placed. The Woodlands was raised as an example of a place that has done a good job at facilitating trail crossings along roadways. A question about potential railroad crossing that need upgrades was asked. Railroad crossings along Wetmore Road and along US Highway 281 North were identified. Participants also noted that Trains will sometimes change crews near Wetmore, which contributes to delays in the area.

Funding from the EPA, HUD, General Land Office, and FEMA were identified as sources of funding for stormwater and green infrastructure improvements to streets. Stormwater issues along Dellwood (just south of the Plan Area) were pointed out as impacting the Shearer Hills / Ridgeview Neighborhoods Association, and the Barbara Street Drainage project was identified as an ongoing and in need of prioritization. Planning Team members also noted the need for expanding accessibility in neighborhoods and not only along major thoroughfares.

Following discussion of the Recommendations and Strategies, a graphic that shows potential Mobility Improvements that could be made along Nacogdoches Road was presented and discussed. Planning Team Members noted that the site along Nacogdoches is near a potential trailhead improvement near Salado Cliffs. Participants asked where potential users would come from, since the site is currently near a series of unused parcels, and it was noted the area is within Focus Area 2, and that additional mixed-use development in area could support.

b. Reintroduction to Amenities & Public Space Elements

A quick reintroduction to Amenities and Public Space in the plan was given. A handful of public comments that relate to Amenities and Public Space was shown and brief description of the Activity that was held at Community Meeting 3 covered. Amenities and Public Space Elements that are shown include Parks, Plazas, Trails/Trailheads, Signage and Wayfinding, Improved Lighting, Pedestrian Crossings, Green Infrastructure, Public Art, Priority Connections, and Character Defining Features. Draft maps prepared based on community meeting input, were presented. These maps show some ideas for where the improvements listed above could be placed in the sub-area and focus area.

Planning Team Members raised street flooding in the Focus Area along Isom Road as an important issue to resolve. Food Desserts were also identified as important to consider, and it was noted that several of the areas have limited access to food. Park Space, as indicated on the Amenities and Public Space Map for Focus Area 4 (San Pedro and 410,) was noted as maybe less appropriate than green infrastructure where it is very close to Loop 410 and in between large roadways, and that it could also be important space for native plants. A need for access to drinking water for trail users was noted. Similarly, Planning Team members pointed out a desire for more public art in area, including along San Pedro and at sites near schools.

c. Overview of Digital Design Charrette Graphics

A brief re-introduction to the Digital Design Charrette was presented and graphics were reviewed with the Planning Team for the two sites. Some ideas included in the graphic are:

Site one, which includes North Park Shopping Center, was reintroduced. The visual rendering was produced at the Digital Design Charette was discussed. The development of a promenade that is flanked by retail which creates an enclosed green space, which could be used for stormwater runoff or green infrastructure, near Loop 410. The image also shows the site with additional hospitality uses like hotel nearer to the intersection of Loop 410 and San Pedro close to the North Star Transit Center. Beyond the Hospitality uses, mid-risk mixed-use / apartment buildings are show that include on-site structured parking deck that could serve new residents and or shoppers in the area. Smaller scale residential (e.g. townhomes are shown adjacent existing residential areas on the south side of eth site. The image also shows the conversion of a parking lot to a green space that and the inclusion of existing retail spaces like target, the Alamo Draft House site and the Aloft hotel.

The Planning Team noted that the image was an improvement to what was there. Aviation Staff supported the image. One planning team member suggested programed green space is preferable to large open areas.

Site two, Burlington / Autofit, was reintroduced. The site is withing Focus Area 1 to the north of Wurzbach Parkway and West of US 281 North. An illustration of potential changes to the site developed during the digital design charrette were presented to the planning team. The image shows most of the existing pattern of development remaining. Some modifications are more coordinated internal circulation network. The image also shows additional green space and trees that could be used to capture and treat stormwater runoff. New uses shown in the image include business or flexible office or service spaces near US 281 North. Additionally, entrainment uses like a brewery are shown more centra to the site. Existing large format regional serving uses are included and could become grocery or other retail space. Amenities like green space and expanded trails are also shown on the site.

The planning team was supportive of eth image. It was noted that the site is adjacent to the Green Way even though it is along the opposite side of Wurzbach Parkway. Any additional connection to eth trails network would represent a major benefit to the area and support multi modal connectivity.

d. Next Steps

PLANNING TEAM MEETING #9 Planning Team Meeting #9 will be held virtually on Thursday, July 20th, 2023, from 2:00 PM to 4:00 PM

PLANNING TEAM MEETING #10 Planning Team Meeting #10 will be held virtually on Thursday, August 17th, 2023, 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 #8

June 22, 2023

Zoom

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 Regional Center Project Team



City of San Antonio, Planning Department

Jacob Howard, Project Manager



MIG

Jay Renkens, Principal

Saul Vazquez, Senior Project Associate

Marco Hinojosa, Senior Project Associate



Cambridge Systematics

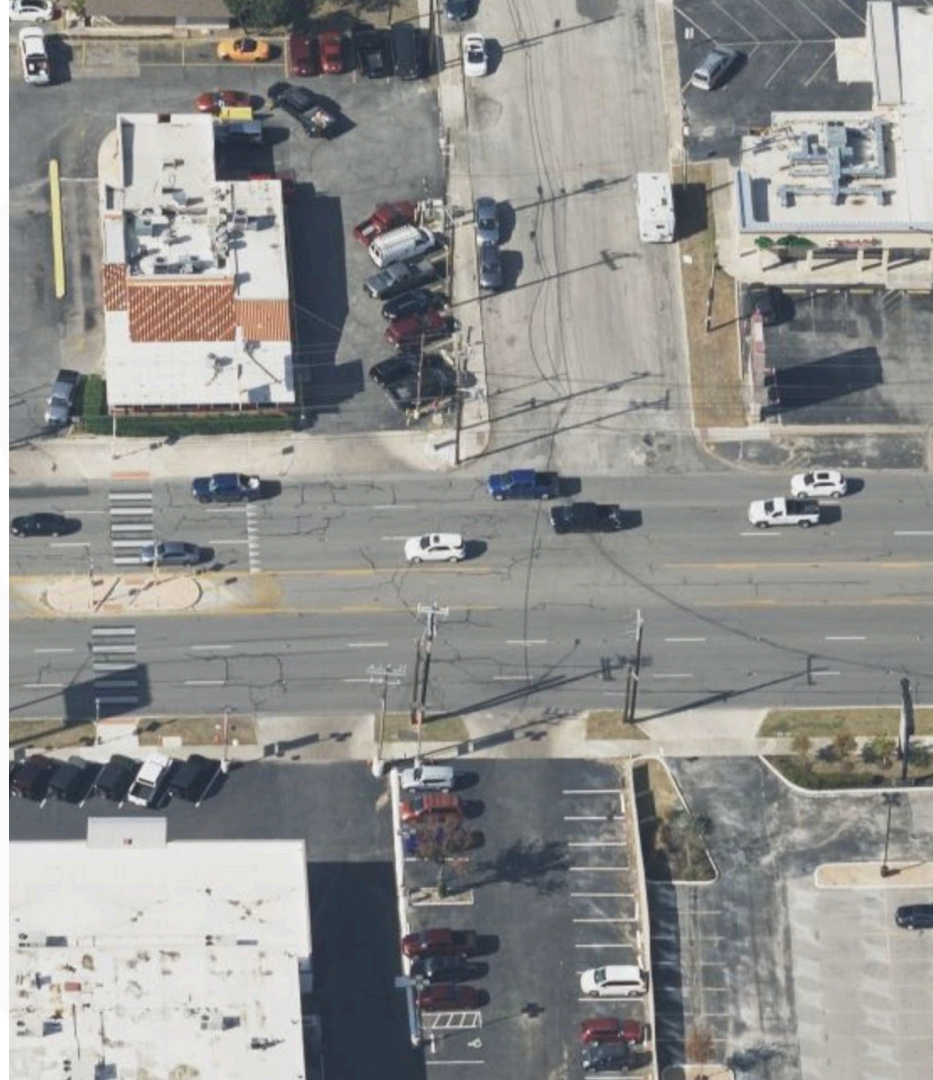
Hannah Santiago, Senior Associate

Timeline of Meetings



Meeting Objectives

- 1. Mobility Recommendations**
Build on Mobility discussions from PT #6 and CM #3 to assess draft mobility recommendations
- 2. Reintroduction to Amenities & Public Space Elements**
Reintroduction of Amenities & Public Space Elements and introduction of draft Amenities & Public map
- 3. Overview of Digital Design Charrette Graphics**
Review draft graphics created from the digital design charrette and provide input on the elements shown



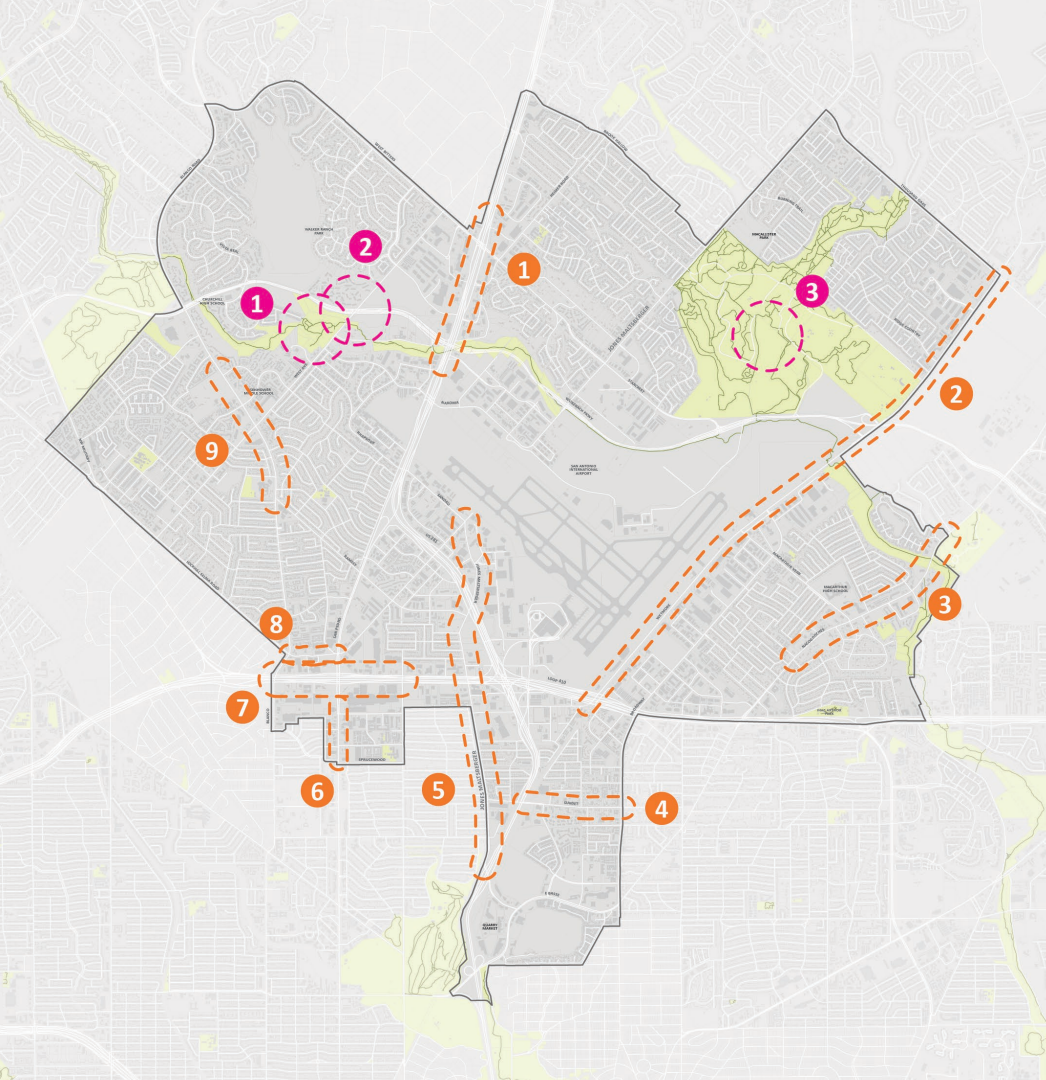
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TOMORROW

Mobility





Mobility Sites

- 1 US 281
Address barriers for pedestrians and vehicular access from Wurzbach to US 281
- 2 WETMORE
Opportunity for mobility improvements including trails/bike lanes. Important route for industrial and freight traffic
- 3 NACODOCHES
Potential site of main street development with access to Salado Creek Greenway
- 4 SUNSET
Address street design and improve infrastructure and facilities for pedestrians and cyclists
- 5 JONES MALTSBERGER
Address growing use as north-south connector and potential for multi-modal transportation use
- 6 SAN PEDRO
Improve safety and address maintenance issues, and invest that supports ongoing VIA ART project
- 7 LOOP 410
Address 410 as a north-south barriers for Pedestrians, Cyclists and other modes of transportation. Address access to North Star Transit Center
- 8 LOCKHILL SELMA
Opportunity for complete street, with close proximity to offices and hotels
- 9 BLANCO
Address pedestrian safety especially for students at Churchill High School and Eisenhower Middle School

2022 Bond Projects

- 1 WALKER RANCH PARK
Construct general park and rehabilitation improvements within available funding which may include park connectivity improvements .
- 2 DISTRICT 9 PEDESTRIAN MOBILITY
Construct pedestrian mobility improvement projects as applicable and within available funding.
- 3 MCALLISTER PARK
Construct general park improvements within available funding to include mountain bike trails and rehabilitation of park features as applicable.

What We've Been Hearing

Mobility Recommendation #1

Prioritize **safe mobility** for all.

Strategies

- Continue implementation of Vision Zero strategies (reduced speeds, narrow lanes) for key areas of conflicts between people driving, people walking and people bicycling
- Separate railroads from streets to improve safety and reduce delay
- Eliminate low water crossings as roads are reconstructed

What We've Been Hearing

Mobility Recommendation #2

Transforms streets into **attractive** and **functional multimodal** assets.

Strategies

- Integrate green stormwater infrastructure into street reconstruction and traffic calming projects
- Add pedestrian crossing opportunities for people accessing transit, schools, and other neighborhood destinations




What We've Been Hearing

Mobility Recommendation #3

Support future growth with **connected** transportation network.

Strategies

- Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials
 - Eliminate sidewalks gaps and ensure maintenance of existing sidewalks along multimodal corridors
 - Provide contiguous protected bicycle infrastructure to connect neighborhoods north and south of the Airport
- 



Nacogdoches

BUFFERED SIDEWALK

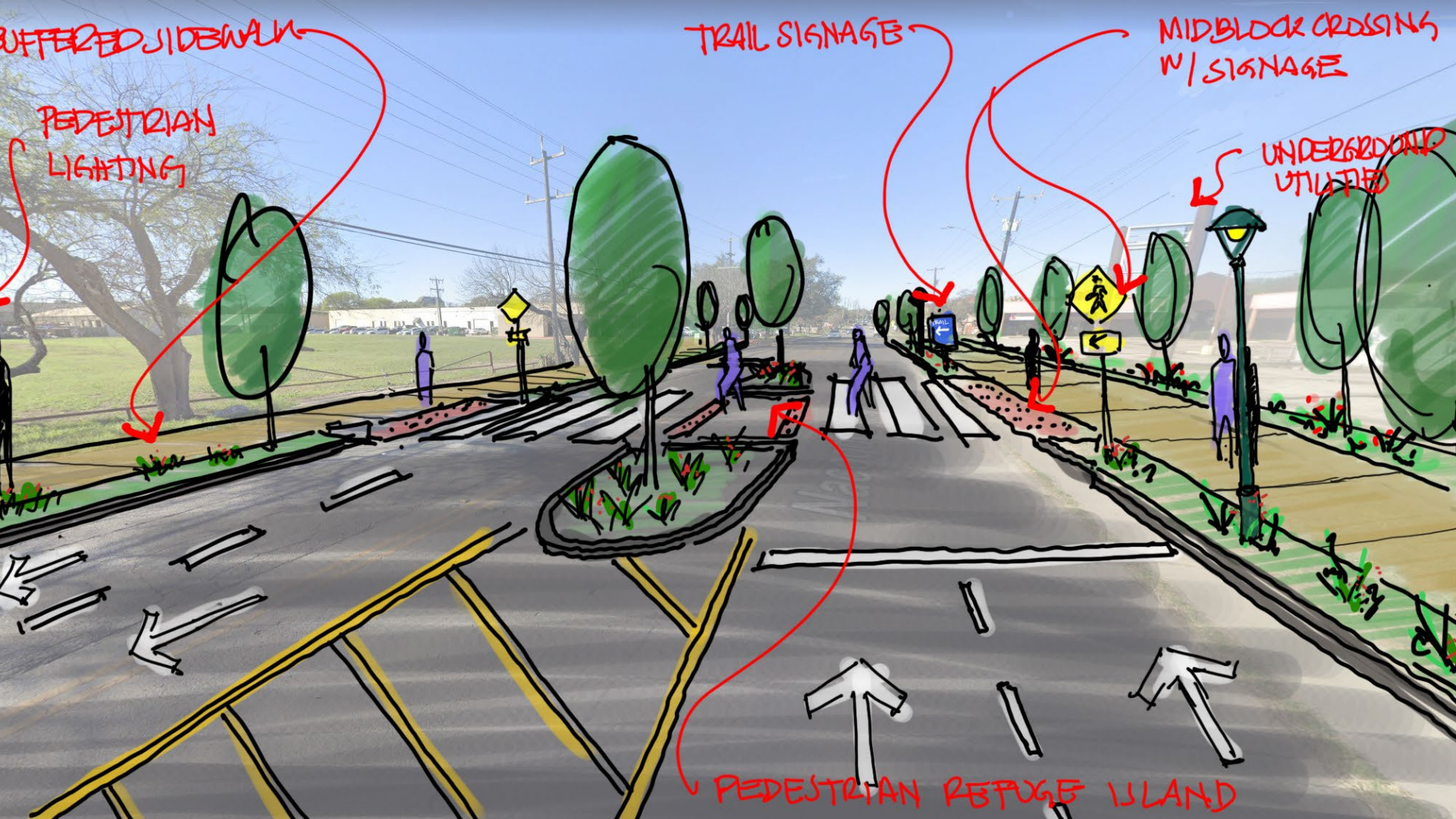
PEDESTRIAN LIGHTING

TRAIL SIGNAGE

MIDBLOCK CROSSING W/ SIGNAGE

UNDERGROUND UTILITIES

PEDESTRIAN REFUGE ISLAND



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TOMORROW

Amenities & Public Spaces
(Continued from PT#7)

What We've Been Hearing

Amenities & Public Space Themes

Parks for neighborhood kids.

Signage for deer crossings on Wurzbach.

Reduce noise from Loop 410.

Improve MacArthur Park

Provide greenery along creeks and drainage. Keep it natural vs. concrete.

Protect people walking and running from traffic.

Trails are great.

Signage for Walker Ranch.

Keep tree canopy on Starcrest and Jones Maltzberger.

Type of Amenities & Public Spaces

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



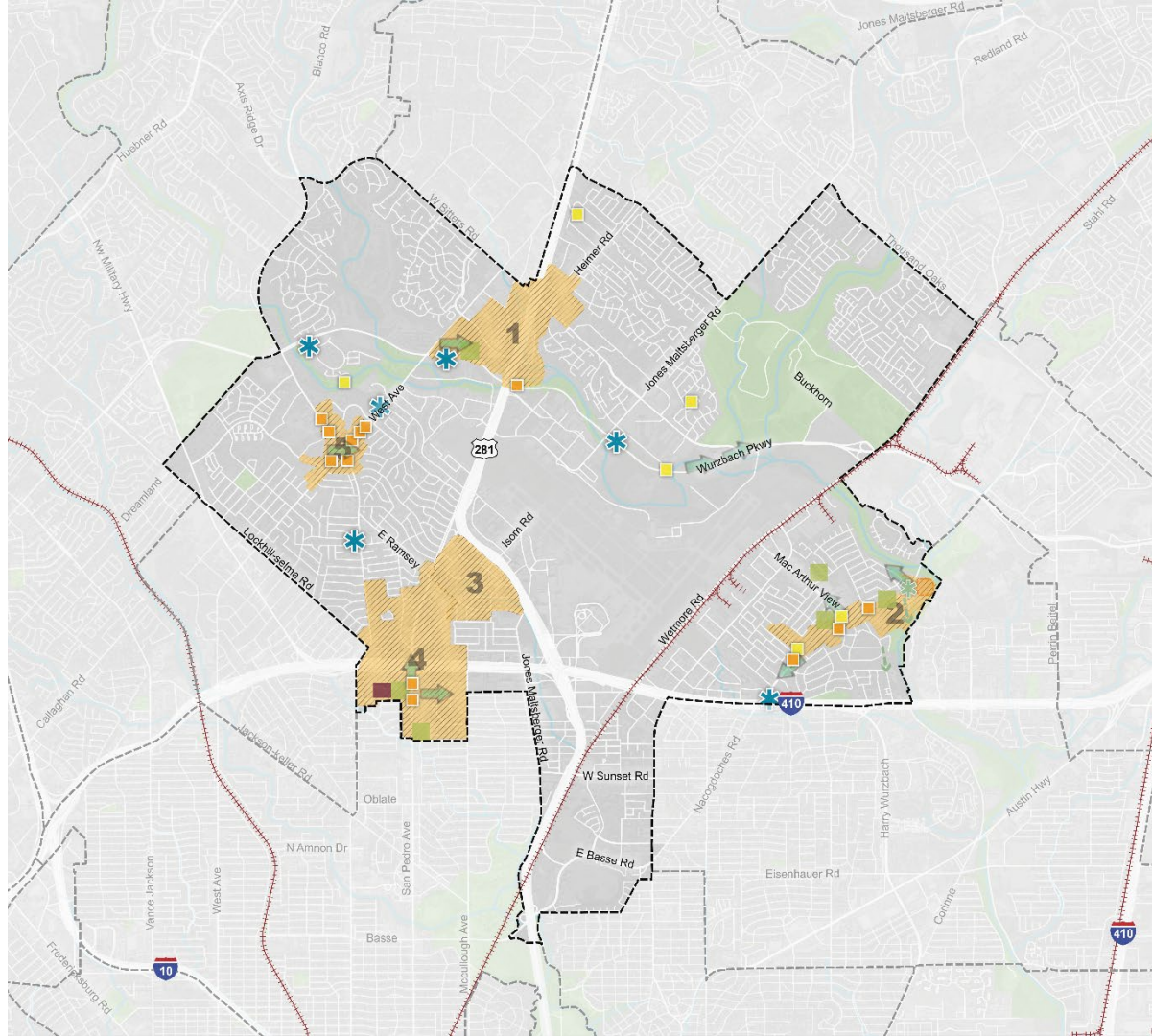
Greater Airport Area REGIONAL CENTER

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

- PROPOSED ELEMENTS**
- Trellis
 - Proposed Plaza
 - Proposed Park/Open Space
 - Character-Defining Features
 - Signage and Wayfinding
 - Traffichead
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure

Scale: 50 Acres, 1 Mile



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.”

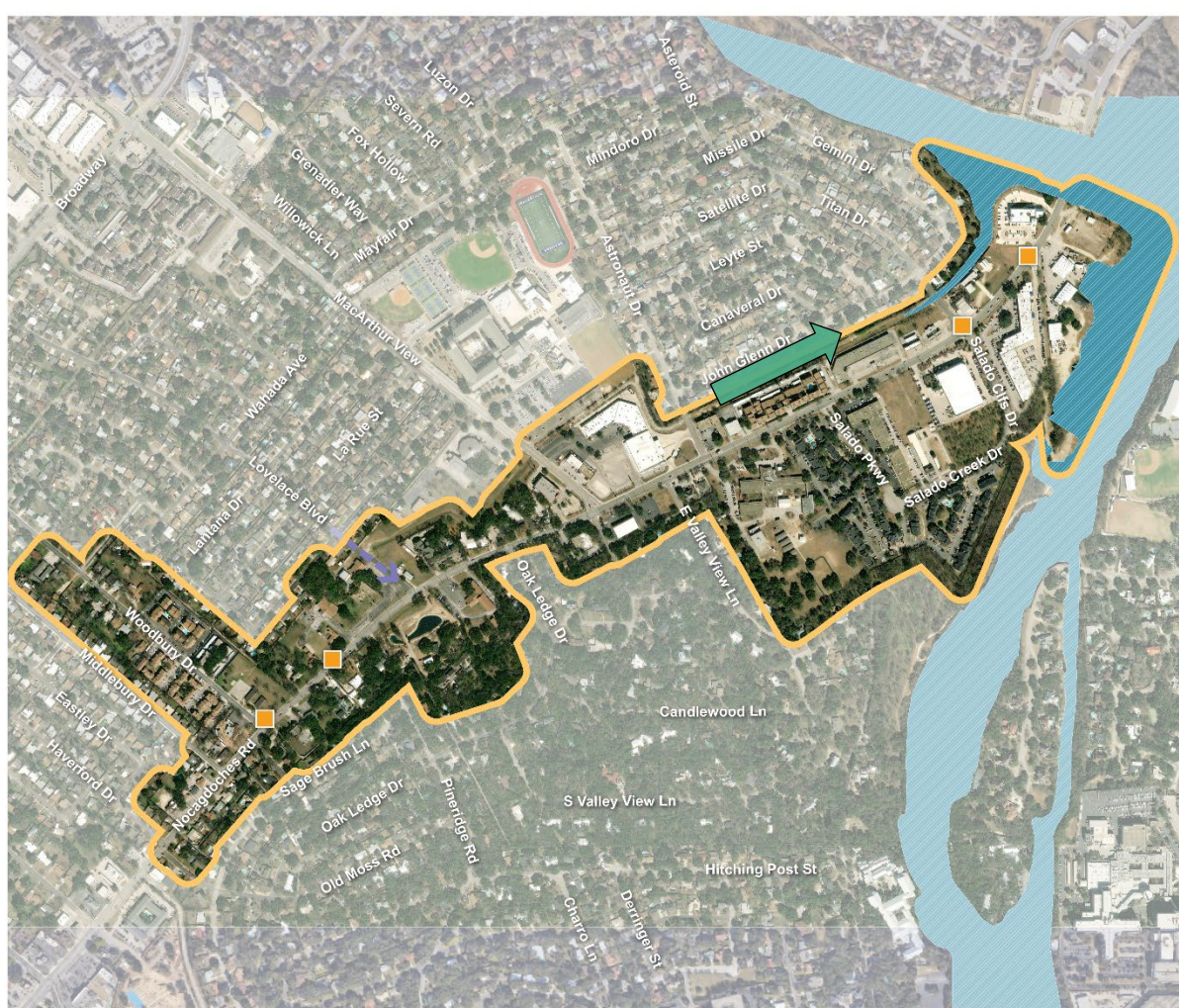


Greater Airport Area
**REGIONAL
CENTER PLAN**
FOCUS AREA 1:
BITTERS AND 281

- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Road of Water
 - Focus Area
 - FEMA 100-year Floodplain
 - FOCUS AREA 11 COMMUNICATIONS
 - Priority Connections
 - Proposed Plaza or Park/Open Space
 - Pedestrian Crossing



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."



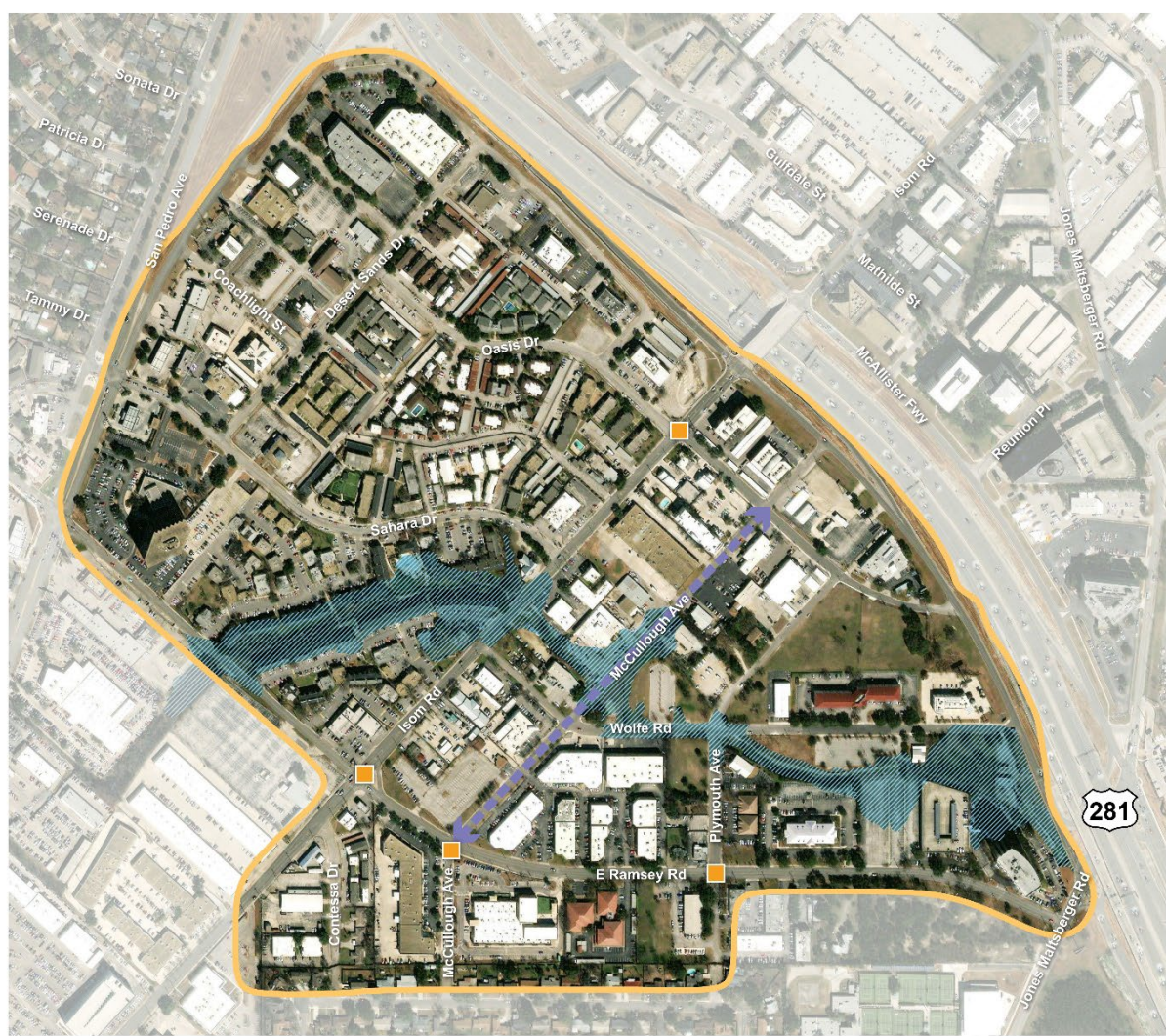
Greater Airport Area
**REGIONAL
CENTER PLAN**
FOCUS AREA 2:
NACOGDOCHES

- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain
 - FOCUS AREA 2: COMMUNICATIONS
 - Priority Connections
 - Pedestrian Crossing



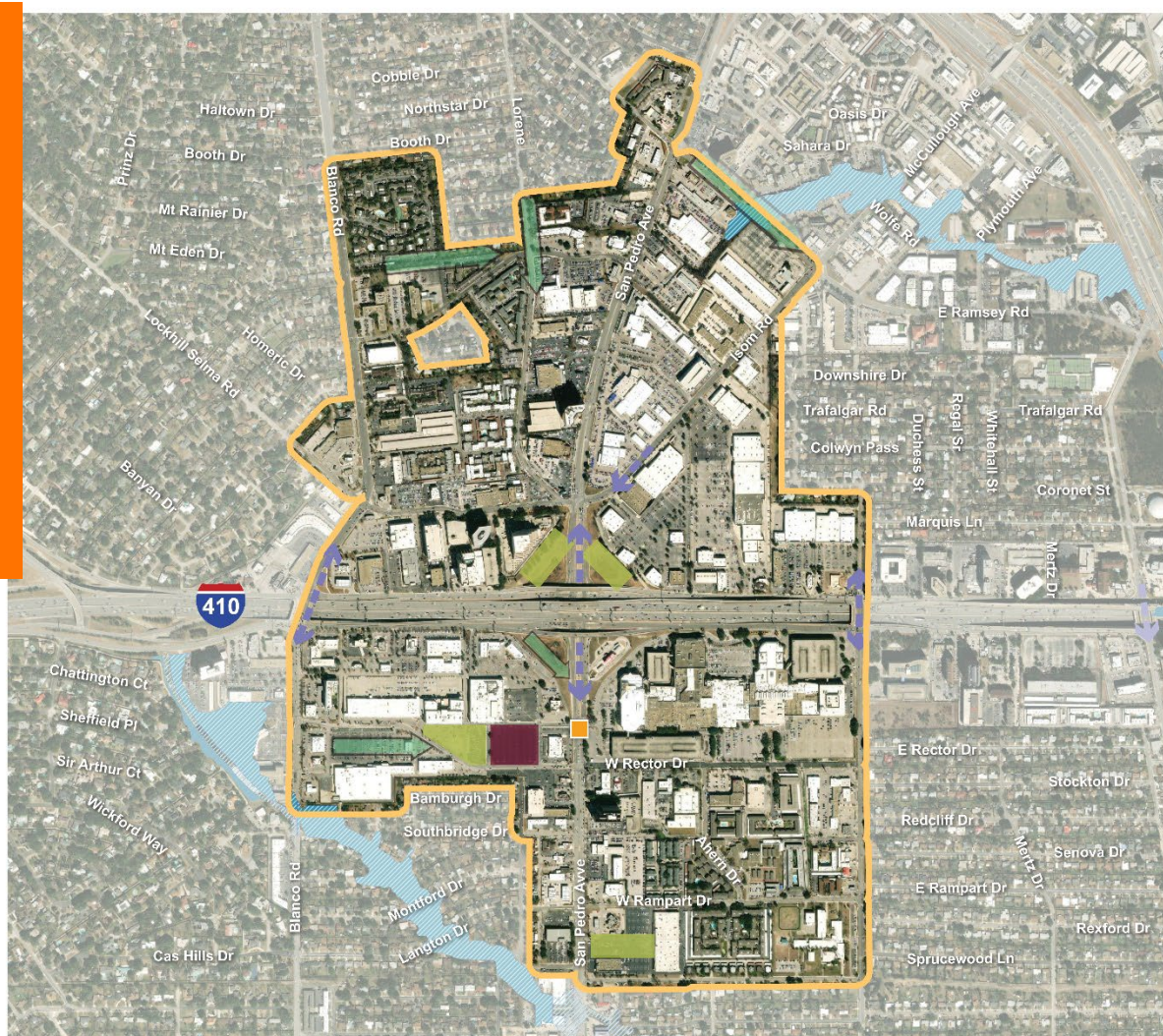
Draft Vision:

"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."



- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain
 - FOCUS AREA BI-COMMUNICATIONS
 - Priority Connections
 - Pedestrian Crossing

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.”



Greater Airport Area
**REGIONAL
 CENTER PLAN**
 FOCUS AREA 4:
 SAN PEDRO AND 410

- LEGEND:**
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Road of Water
 - Focus Area
 - FEMA 100-year Floodplain
 - FOCUS AREA RECOMMENDATIONS**
 - Priority Connections
 - Proposed Plaza
 - Proposed Park/Open Space
 - Green Infrastructure
 - Pedestrian Crossing

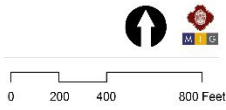
Draft Vision:

"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
REGIONAL
CENTER PLAN
FOCUS AREA 5:
WEST BLANCO

- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
- FOCUS AREA RECOMMENDATIONS
- Priority Connections
 - Green Infrastructure
 - Pedestrian Crossing



Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** Transform underutilized parking lots into community serving development and open spaces with amenities.
- **APS Recommendation #2:** Add protected crosswalks on busy streets to allow people to safely connect from neighborhoods to community destinations.
- **APS Recommendation #3:** Utilize green stormwater elements to beautify spaces, create buffers, and mitigate flooding.
- **APS Recommendation #4:** Create community gathering spaces, indoor and out, at key destinations with underutilized land to cultivate community connections and define community character.
- **APS Recommendation #5:** Focus public investments in locations to improve safety and aesthetics to serve existing residents and businesses and encourage private investments.

SA TOMORROW

Digital Design Charrette Graphics
DRAFTS

SA TOMORROW

Greater Airport Area: Focus Area 1 –
North Park Shopping Center

DRAFT GRAPHICS

06/22/2023





NORTH PARK SHOPPING CENTER

ITEMS TO NOTE:

WATER MANAGEMENT

- NEW DEVELOPMENT SHOULD INCORPORATE GREEN INFRASTRUCTURES
- BETTER MANAGEMENT OF RAIN WATER RUNOFF
- USE XERISCAPING

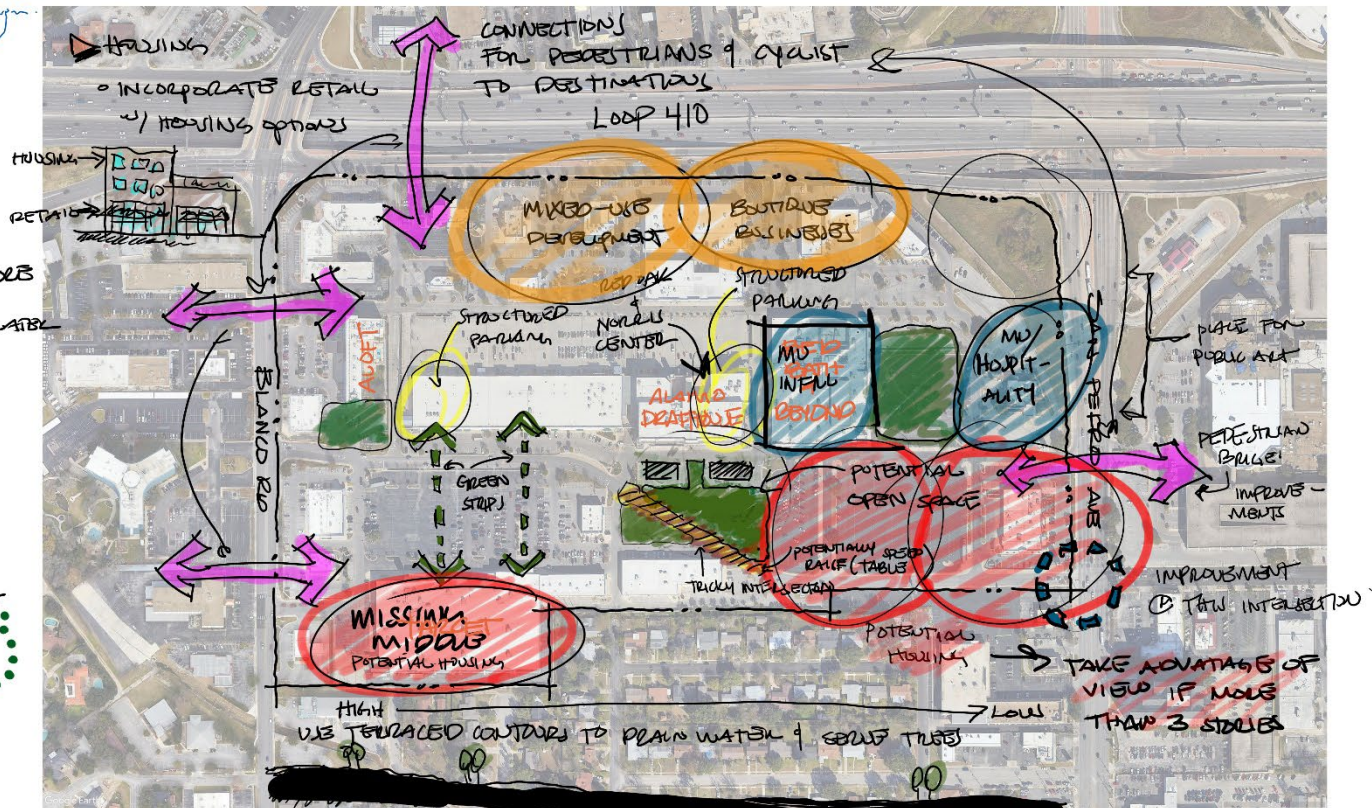
OPEN SPACE

- PLAZAS
- POCKET GREEN SPACES
- BETTER CONNECTED THROUGH SIDEWALKS
- PUBLIC OPEN SPACES

CONNECTIVITY / MOBILITY

USE PERMEABLE & WORK W/ TERRACED CONTOURS OF SITE

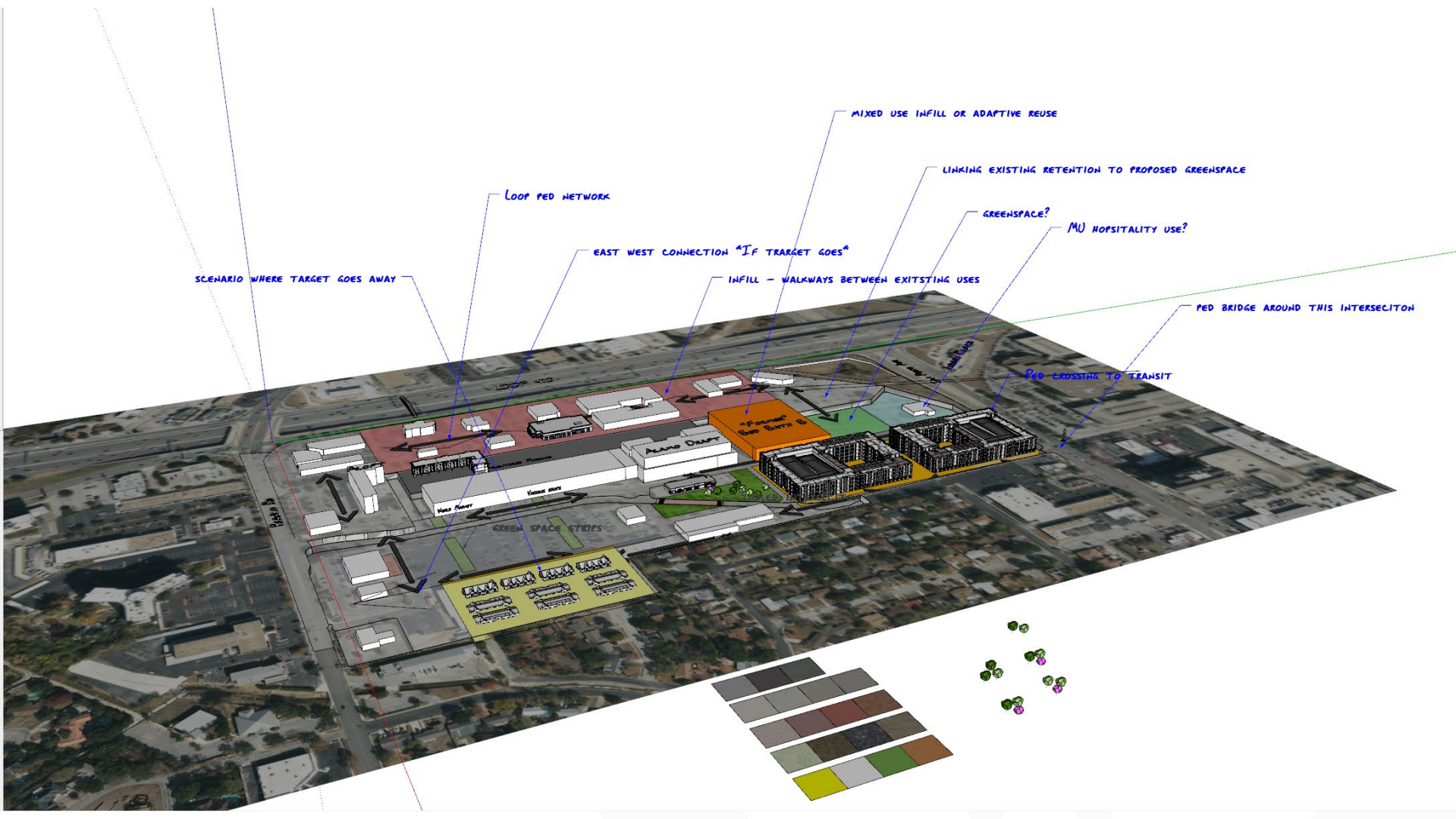
- PARKING STRUCTURES SHOULD BE ACCOMPANIED BY PED AMENITIES
- GIST RID OF SURFACE PARKING => PUBLIC SPACE
- TAKE INTO ACCOUNT FUTURE VIA ROUTES



POTENTIAL PEN.

- ADD VARIETY OF DINING OPTIONS W/ OUTDOOR SEATING
- PROVIDE LOCAL OPTIONS / LOCAL BUSINESSES
- HIGHER EXPERIENCED FACILITIES
- HOSPITALITY
- MIXED-USE PEN





SCENARIO WHERE TARGET GOES AWAY

LOOP PED NETWORK

EAST WEST CONNECTION "IF TARGET GOES"

INFILL - WALKWAYS BETWEEN EXISTING USES

MIXED USE INFILL OR ADAPTIVE REUSE

LINKING EXISTING RETENTION TO PROPOSED GREENSPACE

GREENSPACE?

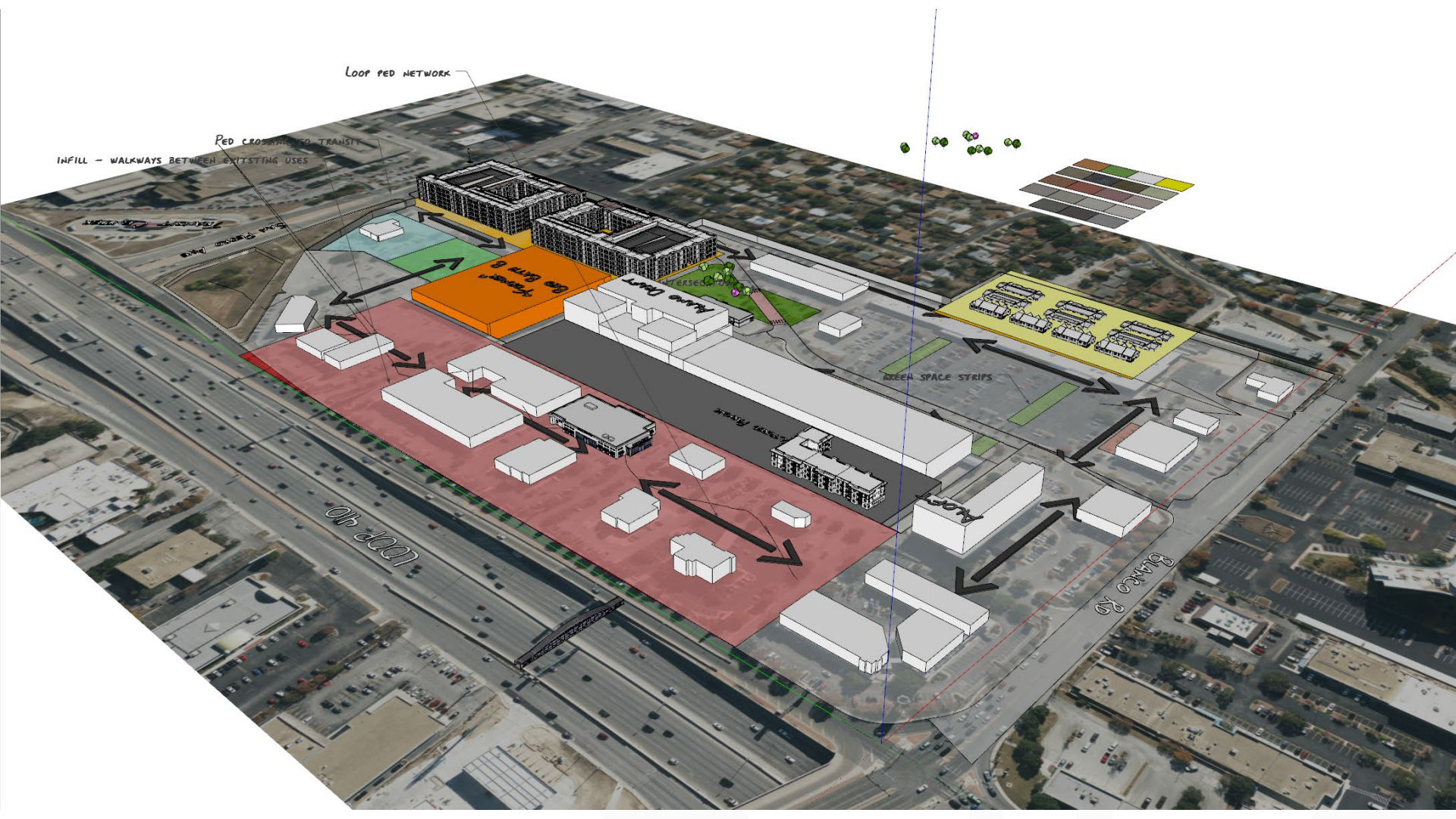
MU HOSPITALITY USE?

PED BRIDGE AROUND THIS INTERSECTION

PED CROSSING TO TRANSIT

GREEN SPACE STRIPS





LOOP PED NETWORK

PED CROSSING TO TRANSIT

INFILL - WALKWAYS BETWEEN EXISTING USES

GREEN SPACE STRIPS

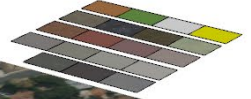
Loop Blvd

Blanco Rd

TRANSIT STATION

Loop Blvd

Blanco Blvd





LINKING EXISTING RETENTION TO PROPOSED GREENSPACE



GREENSPACE

MU HOSPITALITY USE

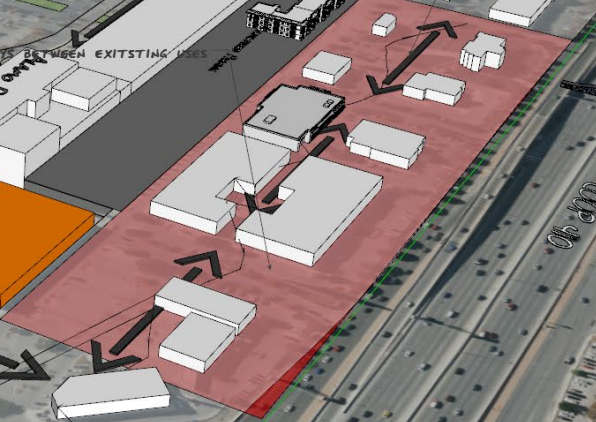
ROAD INTERSECTION

INEX. WALKWAYS BETWEEN EXISTING USES



GREEN SPACE STRIP

SAN PEDRO AVE



SAN PEDRO AVE

TRANSIT STATION

Loop PED NETWORK

Loop PED NETWORK

EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING

Park North

TRU/FIT
ATHLETIC CLUBS

URBAN 429 ADVENTURE PARK

QT QuikTrip SAN ANTONIO DIVISION & HIRING OFFICE

LAUGH OUT LOUD!
COMEDY CLUB

Tiff's Treats
tiffstreats.com

KIDS EMPIRE

PANDA EXPRESS

Freddy's STEAKS & BURRITOS
freddys.com

VAN'S NAILS & SPA

NO PARKING ANYTIME



PROPOSED



SA



TOMORROW

Greater Airport Area: Focus Area 2 –
Burlington/AutoFit
DRAFT GRAPHICS
06/22/2023

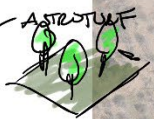




BURLINGTON/AUTOFIT

ITEMS TO NOTE:

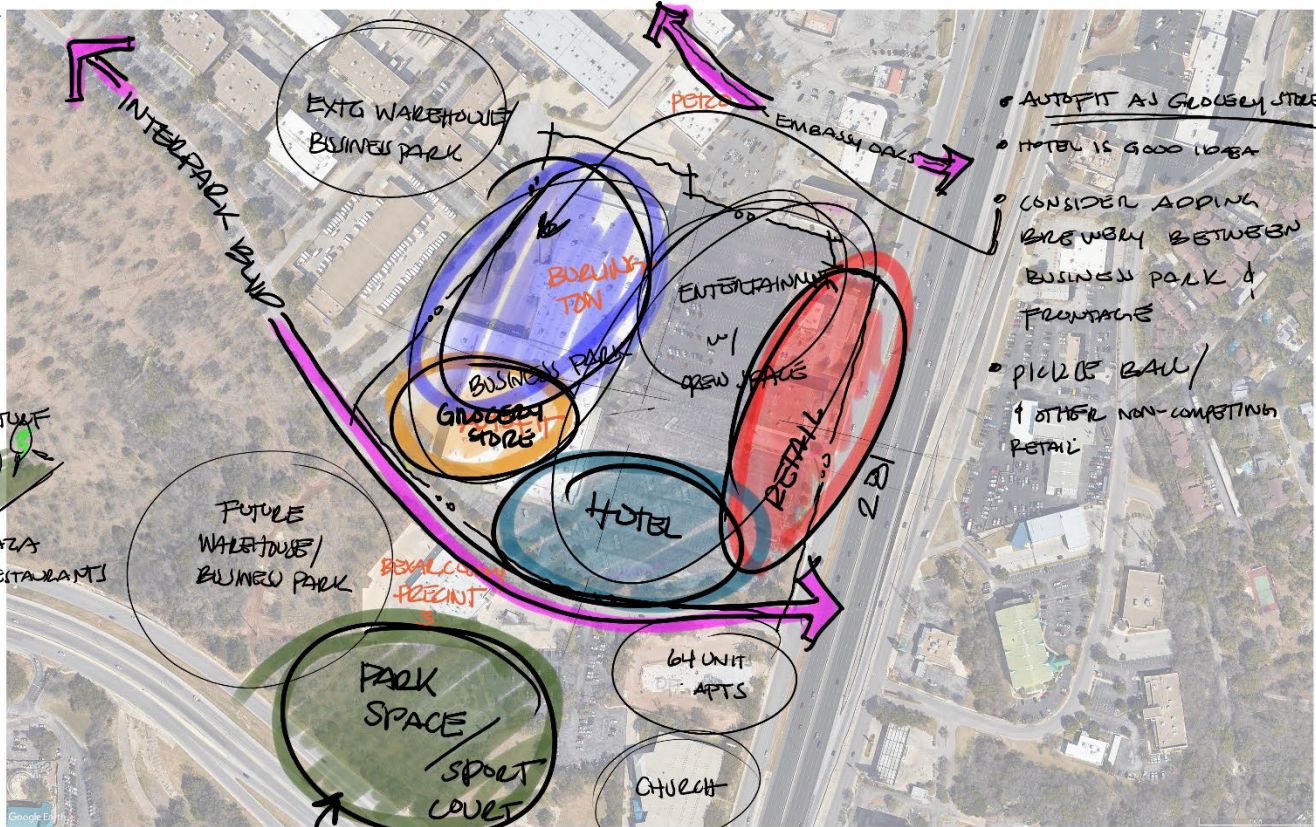
- ▶ TRAFFIC
 - CONCERN W/ WORK VEHICLES ALONG INTERPARK
- ▶ SITE CURRENTLY VERY UNDERUTILIZED
- ▶ FUTURE DEV:
 - ADDITIONAL RESTAURANTS
 - NO MORE FITNESS FACILITIES
 - AREAS OF RECREATION
 - ENTERTAINMENT
 - HOSPITALITY
- ▶ SAFETY CONCERNS W/ VEHICULAR ACCESSING 281
- ▶ USE SPACE AS INTERCHANGE BETWEEN 281 / WOLFBACH
- ▶ FLIGHT PATH / SOUND ZONES NOT AN ISSUE FOR THIS SITE



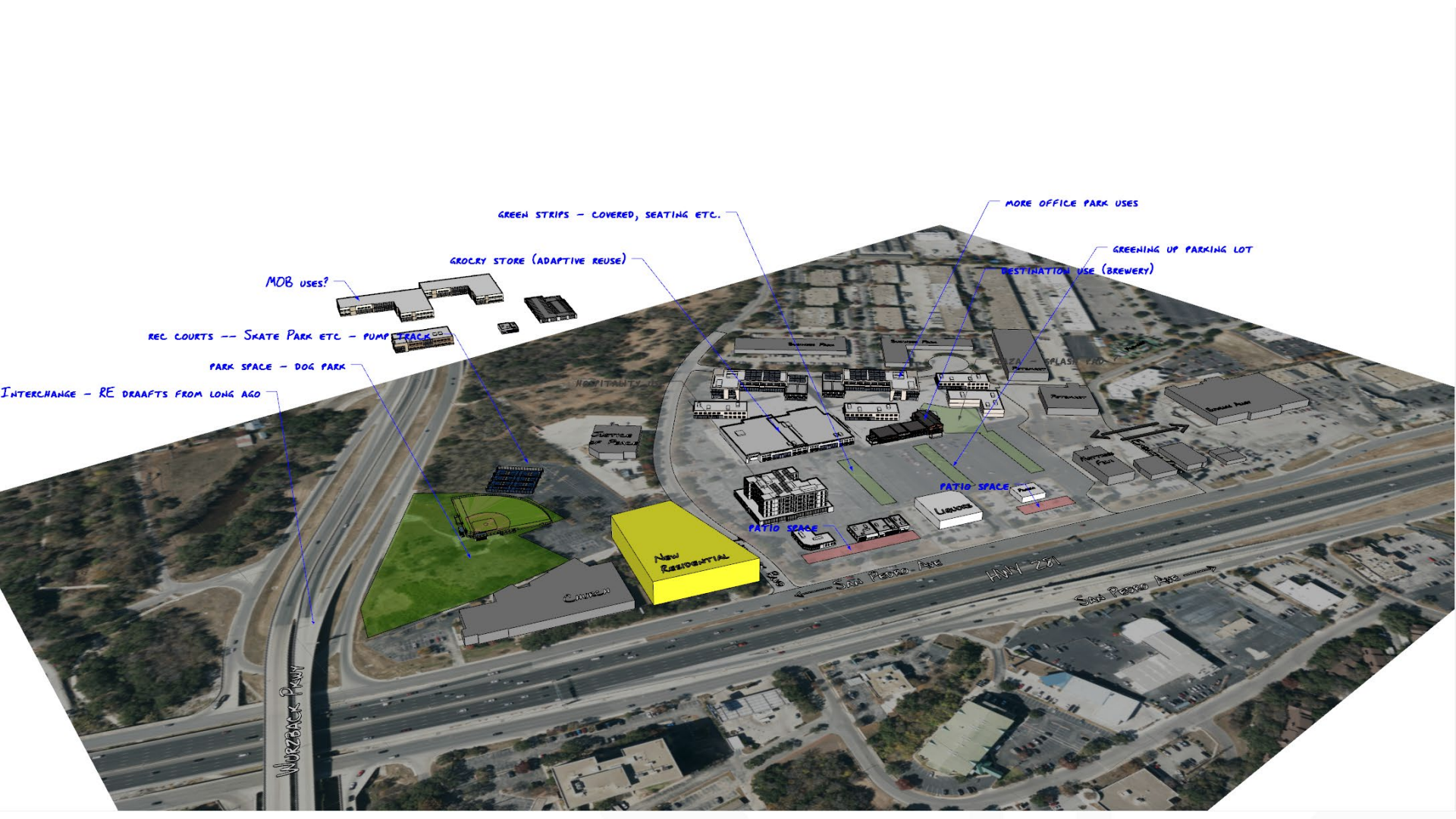
PLAZA W/ RESTAURANTS



"NO REAL THEME IN THIS AREA"



- AUTOFIT AS GROCERY STORE
- HOTEL IS GOOD IDEA
- CONSIDER ADDING GYM W/ BETWEEN BUSINESS PARK & FRONTAGE
- PICK UP BALL / OTHER NON-COMPETING RETAIL



MOB USES?

REC COURTS -- SKATE PARK ETC - PUMP TRACK

PARK SPACE - DOG PARK

INTERCHANGE - RE DRAFTS FROM LONG AGO

GREEN STRIPS - COVERED, SEATING ETC.

GROCERY STORE (ADAPTIVE REUSE)

HOSPITALITY

MORE OFFICE PARK USES

GREENING UP PARKING LOT

DESTINATION USE (BREWERY)

PATIO SPACE

PATIO SPACE

NEW RESIDENTIAL

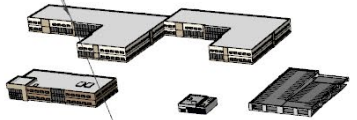
Worzonet Pkwy

San Pedro Ave

HWY 281

San Pedro Ave

GROCERY STORE (ADAPTIVE REUSE)



MORE OFFICE PARK USES

PARK ETC - PUMP TRACK



HOSPITALITY USE

RESTAURANT USE (ADAPTIVE REUSE)

PLAZA WASH PAD

New Residential

PATIO SPACE

Liquors

Pizzeria

MATTRESS FIRM

EMBASSY OAKS

BOWLING ALLEY

SAN PEDRO AVE

HWY 281

SAN PEDRO

EXISTING



PROPOSED



EXISTING



PROPOSED



Next Steps

NEXT PLANNING TEAM MEETING(S):

- Planning Team Meeting #9 – July 20, 2023
- Planning Team Meeting #10 – August 17, 2023

QUESTIONS?

Jacob Howard,
City of San Antonio
Jacob.Howard@sanantonio.gov
(210) 207-5441



Greater Airport Area Regional Center Planning Team

Meeting #9

June 22, 2023

Zoom

2:00 – 4:00 PM



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