

Greater Airport Area Regional Plan

Meeting Summary: Planning Team Meeting 9

1.1 Date, Time, Location

- Meeting Date: Thursday, March 9th, 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, Cambridge Systematic

1.3 Planning Team Attendees

[ATTENDANCE NOT FORMALLY TAKEN]

- Stephen McGuire, Walkers Ranch Neighborhood
- Ryan Hall, Aviation Department
- Joey Pawlick, Activate SA
- Marco Barros
- Karen Bishop
- Jeff Fair
- Donna Thompson
- Justin Crueger
- Isaac Levy
- Steve Southers
- Milee Ray
- Christine Vina
- Marilyn Jowdy
- Tom Marks
- Gary Gibbons
- Bryan Hummel
- Eloy LaQue
- Libby Day

1.4 Meeting Objectives

The purpose of the seventh Planning Team Meeting was to continue discussions about mobility, and Amenities and Public Space in the area, and briefly touch on the Neighborhood Profile and Priorities Section.

1.5 Meeting Agenda

- a. Reintroduction of Mobility Recommendations
- b. Updated Amenities & Public Space Map and Draft Strategies
- c. Overview of Neighborhood Profile and Priorities (NPP)

a. Reintroduction of Mobility Recommendations

Edits made to the Recommendations and Strategies for mobility were presented to the Planning Team. Edits are shown below in red and underlined following:

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*
- *Improve safety and reduce delay for crossings with at-grade railroads*
- *Eliminate low water crossings as roads are reconstructed*

TRANSFORMS STREETS INTO ATTRACTIVE AND FUNCTIONAL MULTIMODAL ASSETS.

- *Integrate green stormwater infrastructure and street trees into street reconstruction and traffic calming projects*
- *Add pedestrian crossing opportunities for people accessing transit, trailheads and school*
- *Improve walkability and multimodal accessibility of industrial sites and freight hubs to ensure access for freight workforce*

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*
- *Develop connection from neighborhoods to access the trail network*

Planning Team Members noted the importance of making improvements to sites where fatalities have been reported. It was also noted that connections north and south of the airport is important. Understanding the origin of delays for railroads was identified as important point that needs additional research prior to identifying a specific implementing project. Access to transit was also noted as an important point to consider in the plan, especially multimodal access. Conflicts between multimodal transportation and industrial uses was highlighted as needing consideration especially as it related to insuring business owners who may be concerned with increased liability in case of an accident. Planning Team Members noted a need for connectivity to the Airport for multimodal transportation. Broadway just south of Loop 410 was also noted as an important place for improving pedestrian mobility.

Following the presentation of the Recommendations and Strategies, a draft Mobility Map was presented for comment, and suggested edits.

A series of graphics for showing potential mobility improvements at specific sites were presented, and discussed:

- Nacogdoches
- Sunset
- Bitter and US Highway 281
- Wetmore and Thousand Oaks
- West and Blanco

Planning Team members noted that plants included in any of these areas should be drought tolerant and native. One planning team member identified the sidewalk near the DoSeum as a successful site with include a planted strip. For the area along Nacogdoches, the VIA representative pointed out that bus stations in the area should be considered and noted, with pull-out space for buses not preferred as it slows service for riders. Artwork near the

intersection of US 281 and Bitters was noted as being at risk for damage or potentially contributing to accidents in the area. At the Nacogdoches site transportation department staff noted that raised crosswalks are typically on streets with less than three lanes and speed limits of less than thirty miles per hour.

b. Updated Amenities & Public Space Map and Draft Strategies

Types of Amenities and Public Spaces were represented and the draft amenities and public space map was shown to the team. Elements included on the map are the following:

- Parks
- Plazas
- Trails / Trailheads
- Signage and Wayfinding
- Improved Lighting
- Pedestrian Crossings
- Green Infrastructure
- Public Art
- Priority Connections
- Character Defining Features

Edits to the draft Recommendations and Strategies were also presented with new text shown underlined and in red and deleted text struck through as follows:

- *APS Recommendation #1: ~~Convert~~ Promote development of underutilized parking lots ~~into~~ with community serving uses, development, and open spaces, with and amenities.*
- *APS Recommendation #2: ~~Add protected crosswalks on busy streets to allow people to~~ Safely connect from neighborhoods to community destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks.*
- *APS Recommendation #3: Utilize green stormwater elements and Low Impact Development (LID) to beautify spaces, create buffers, and mitigate flooding.*
- *APS Recommendation #4: Create indoor and outdoor community gathering spaces, ~~indoor and out,~~ at key destinations and at locations with underutilized land to cultivate community connections and ~~define~~ enhance community character.*
- *APS Recommendation #5: ~~Focus~~ Prioritize public investments in locations to improve safety and aesthetics ~~to serve~~ for existing residents and businesses and to encourage private investments.*

Strategies presented included the following:

- *APS Strategy 1.1: Identify larger underutilized parking lots and initiate discussions with property owners.*
- *APS Strategy 1.2: Work with property owners to facilitate shared parking solutions that help meet demand with less overall parking supply.*
- *APS Strategy 1.3: Explore incentives to promote development of parking lots when projects create community benefits.*

- *APS Strategy 2.1: Prioritize access to shopping and activity centers, schools, parks, and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.*
- *APS Strategy 2.2: Add people-scaled lighting along major roads and within neighborhoods.*
- *APS Strategy 2.3: Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.*

- *APS Strategy 3.1: Integrate green infrastructure improvements in street maintenance and improvement projects.*
- *APS Strategy 3.2: Integrate green infrastructure elements and improvements in streets, parking lots, and landscaping.*
- *APS Strategy 3.3: Integrate Low Impact Development (LID) best practices to ensure new greenways and park space provide multiple benefits.*

- *APS Strategy 4.1: Work with developers and owners of larger properties to identify opportunities for new gathering spaces that are accessible to the public.*
- *APS Strategy 4.2: Engage the community in designing new or improved public spaces to ensure they reflect the people and culture of the area.*
- *APS Strategy 4.3: Integrate public art into community gathering spaces that helps to tell the story of the area.*

- *APS Strategy 5.1: Integrate safety elements, landscaping, and public art into maintenance and replacement projects.*
- *APS Strategy 5.2: Prioritize public improvement projects within and around identified focus areas and priority mobility areas as identified in this Plan.*

Planning Team Members noted that improvements to sidewalks outside neighborhoods need concurrent improvements inside neighborhoods to help residents access the connectivity. Shading in parking lots were also noted as important where they exist. Making lighting safe for wildlife and for aircraft was noted as important. Connecting neighborhoods to the greenway was supported, and a federal grant program was noted as being a specifically good opportunity to get funding. San Pedro Creek was noted as a great local example of investments made into a local creek. Having access to drinking water was noted as important for users of local trails and other public amenities.

c. Overview of Neighborhood Profile and Priorities (NPP)

A brief overview of the Neighborhood Profiles and Priorities section of the plan was given to the Planning Team. The Section is meant to provide an additional opportunity for input from the community and specifically from registered Neighborhood Associations.

d. Next Steps

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

PUBLIC REVIEW DRAFT -- Winter of 2023

COMMUNITY MEETING 4 -- Early 2024

PLANNING TEAM MEETING 11 -- Early 2024

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 #9

July 20, 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 Project Team



City of San Antonio, Planning Department

Jacob Howard, Project Manager

MIG

Jay Renkens, AICP, Principal

Marco Hinojosa, Senior Project Associate

Saul Vazquez, Senior Project Associate



Cambridge Systematics

Hannah Santiago, Senior Associate

Timeline of Meetings



Meeting Objectives

1. Reintroduction of Mobility Recommendations

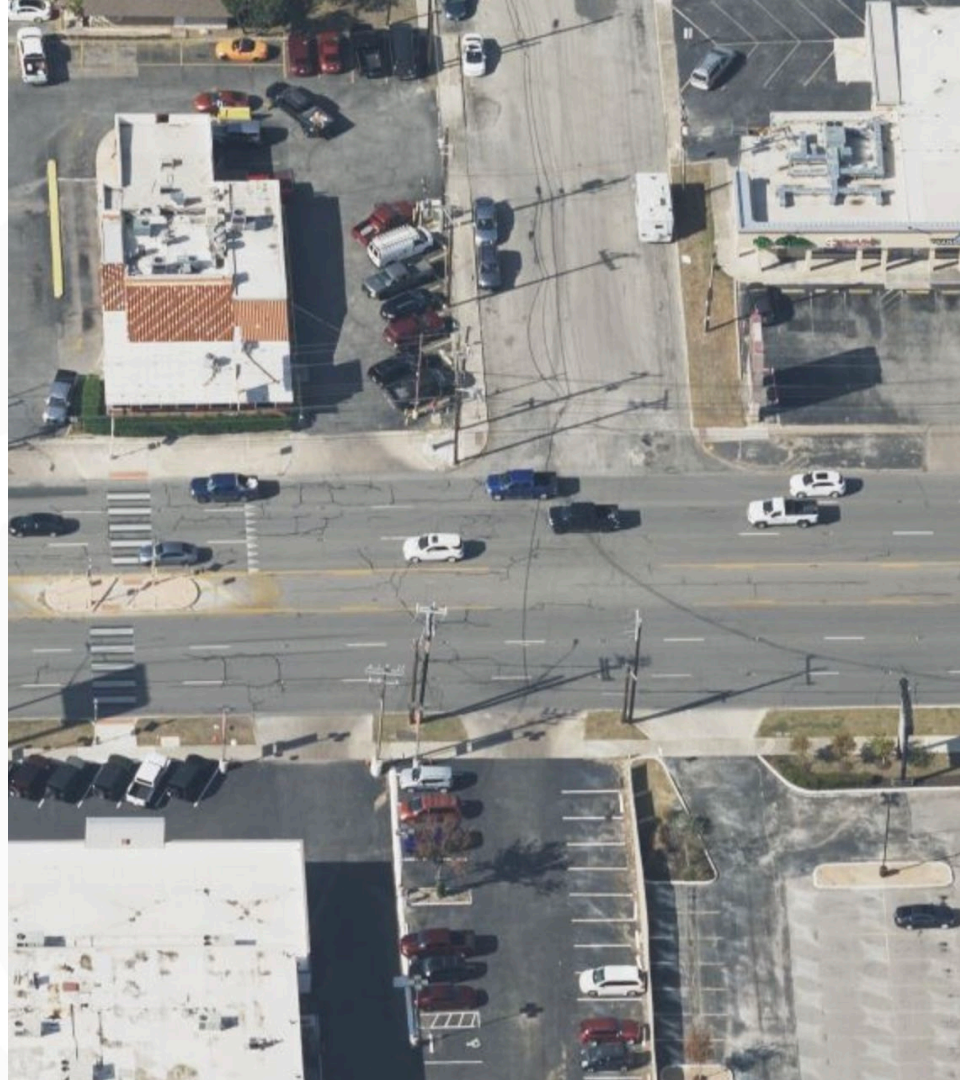
Review updated mobility recommendations, and introduction of the draft mobility map and graphics

2. Updated Amenities & Public Space Map and Draft Strategies

Review updated Amenities & Public Space map and introduction of draft strategies

3. Overview of Neighborhood Profile and Priorities (NPP)

Overview and status update of the NPP along with review of overarching themes



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, multi-generational, 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.*



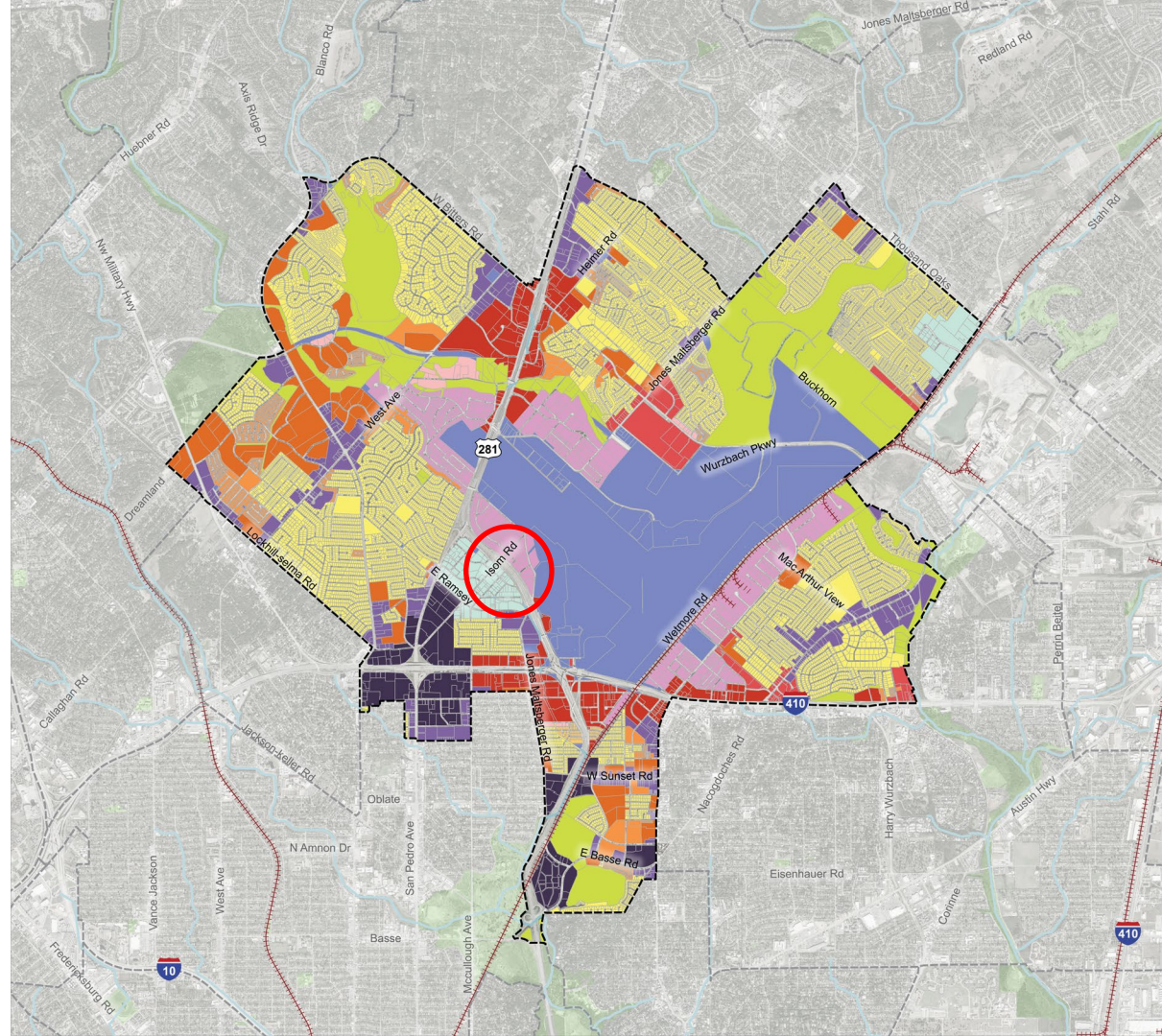
SA **TOMORROW**

Land Use

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



50

5

Acres





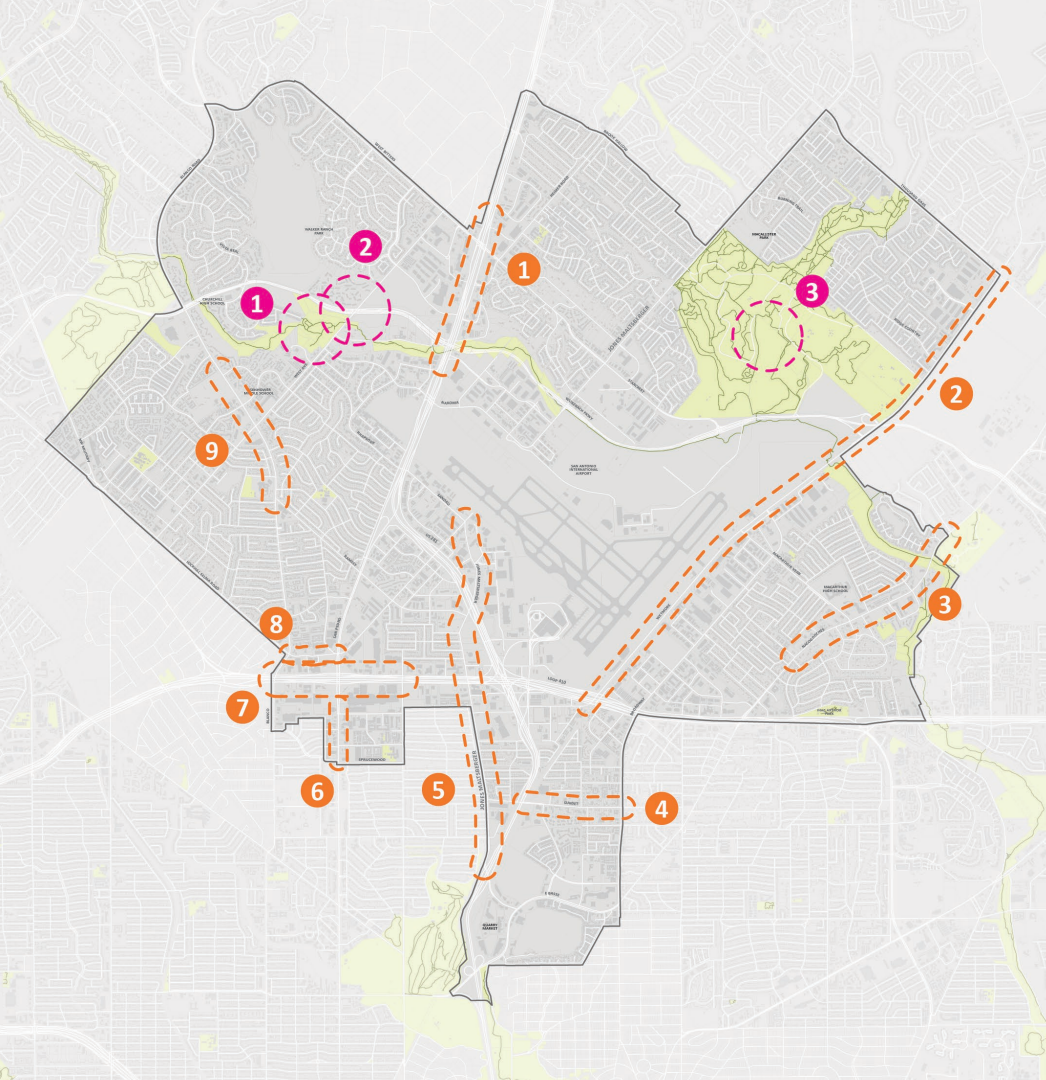

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TOMORROW

Draft Mobility Recommendations





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

Strategies

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
- **Improve safety and reduce delay for crossings with at-grade railroads**
- Eliminate low water crossings as roads are reconstructed

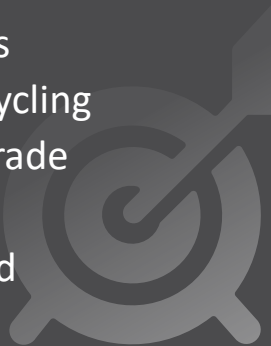


What We've Been Hearing

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
 - Improve safety and reduce delay for crossings with at-grade railroads
 - 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 **and street trees** into street reconstruction and traffic calming projects
- Add pedestrian crossing opportunities for people accessing transit, **trailheads** and school
- **Improve walkability and multimodal accessibility of industrial sites and freight hubs to ensure access for freight workforce**



What We've Been Hearing

Mobility Recommendation #2

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

Strategies

- Integrate green stormwater infrastructure and street trees into street reconstruction and traffic calming projects
- Add pedestrian crossing opportunities for people accessing transit, trailheads and school
- Improve walkability and multimodal accessibility of industrial sites and freight hubs to ensure access for freight workforce

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
- **Develop connection from neighborhoods to access the trail network**

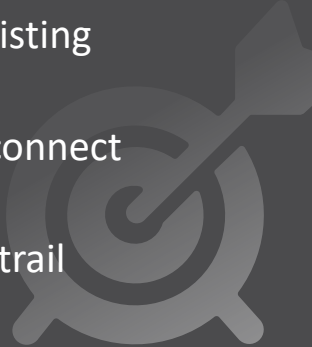
What We've Been Hearing

Mobility Recommendation #3

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

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- Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials
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- Provide contiguous protected bicycle infrastructure to connect neighborhoods north and south of the Airport
- Develop connection from neighborhoods to access the trail network



DRAFT MOBILITY

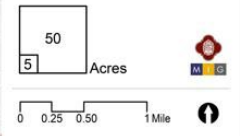
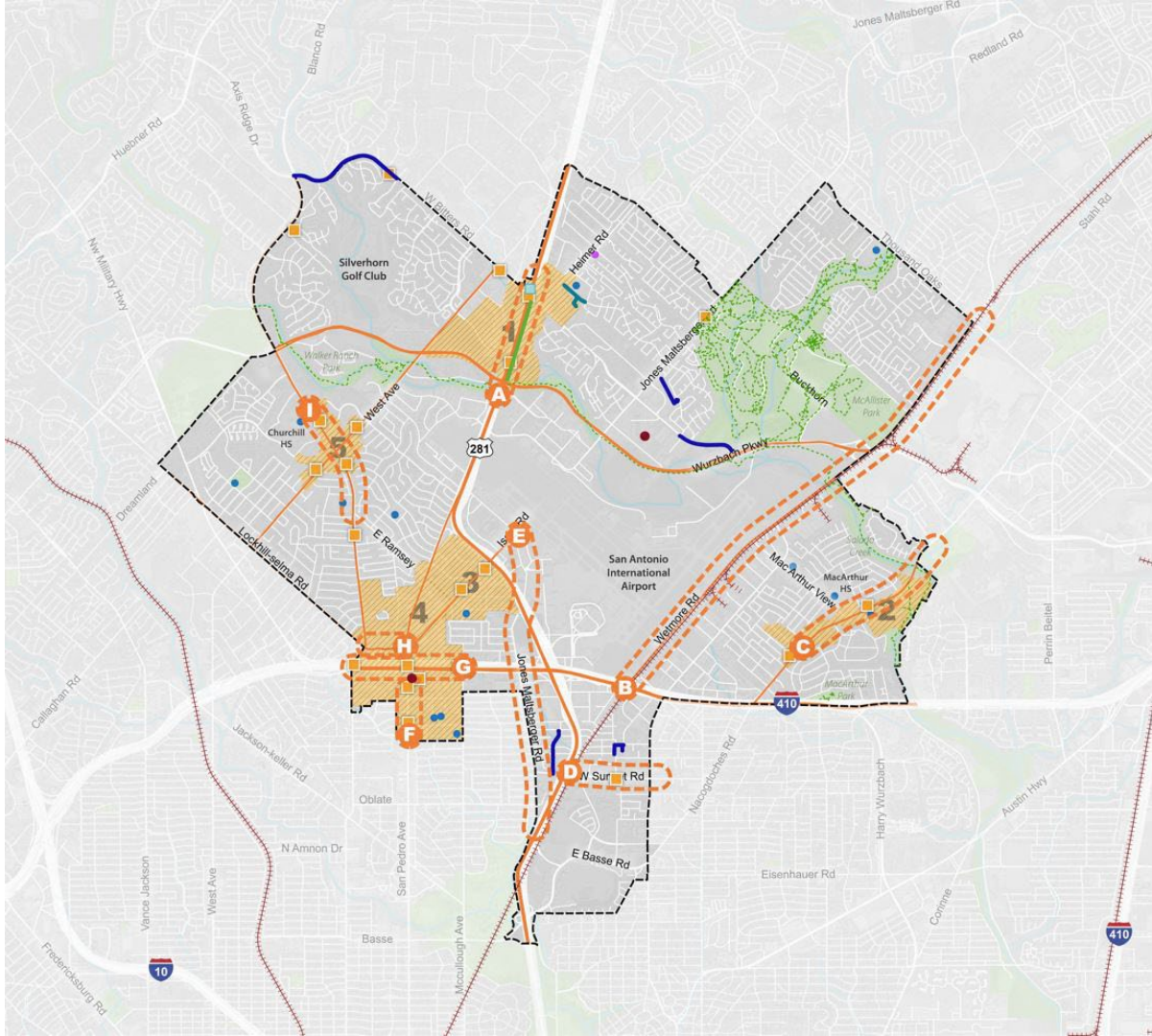
- LEGEND**
- Community Plan Area Boundary
 - Park or Open Space
 - River or Stream
 - Body of Water
 - Railroad Line
 - Focus Areas
 - Public Schools
 - Public Libraries
- PROPOSED ELEMENTS**
- 2022 Bond Projects (Planning/Design Phase)
 - 2017 Bond Projects (Completed/Nearly Complete)
 - Park Trails
 - VA Transit Centers

- MOBILITY AREAS**
- A** US 281 from Nacoma to Coulter Dr
 - B** Wilmore from 410 to Loop 410 from Blanco to McCullough
 - C** Lockhill Selma from MacArthur View to Spadok Creek
 - D** Sunset from US 281 to Broadway
 - E** Jones Maltzberger from Sandau to US 281
 - F** San Pedro from Loop 410 to Sprucewood
 - G** Loop 410 from Blanco to McCullough
 - H** Lockhill Selma from Blanco to San Pedro
 - I** Blanco from Churchill HS to Eisenhower HS

- PROPOSED ELEMENTS**
- Walk/Bike Trail Extension
 - Pedestrian Crossing
 - Additional Bus Stop

50 Acres

0 0.25 0.50 1 Mile

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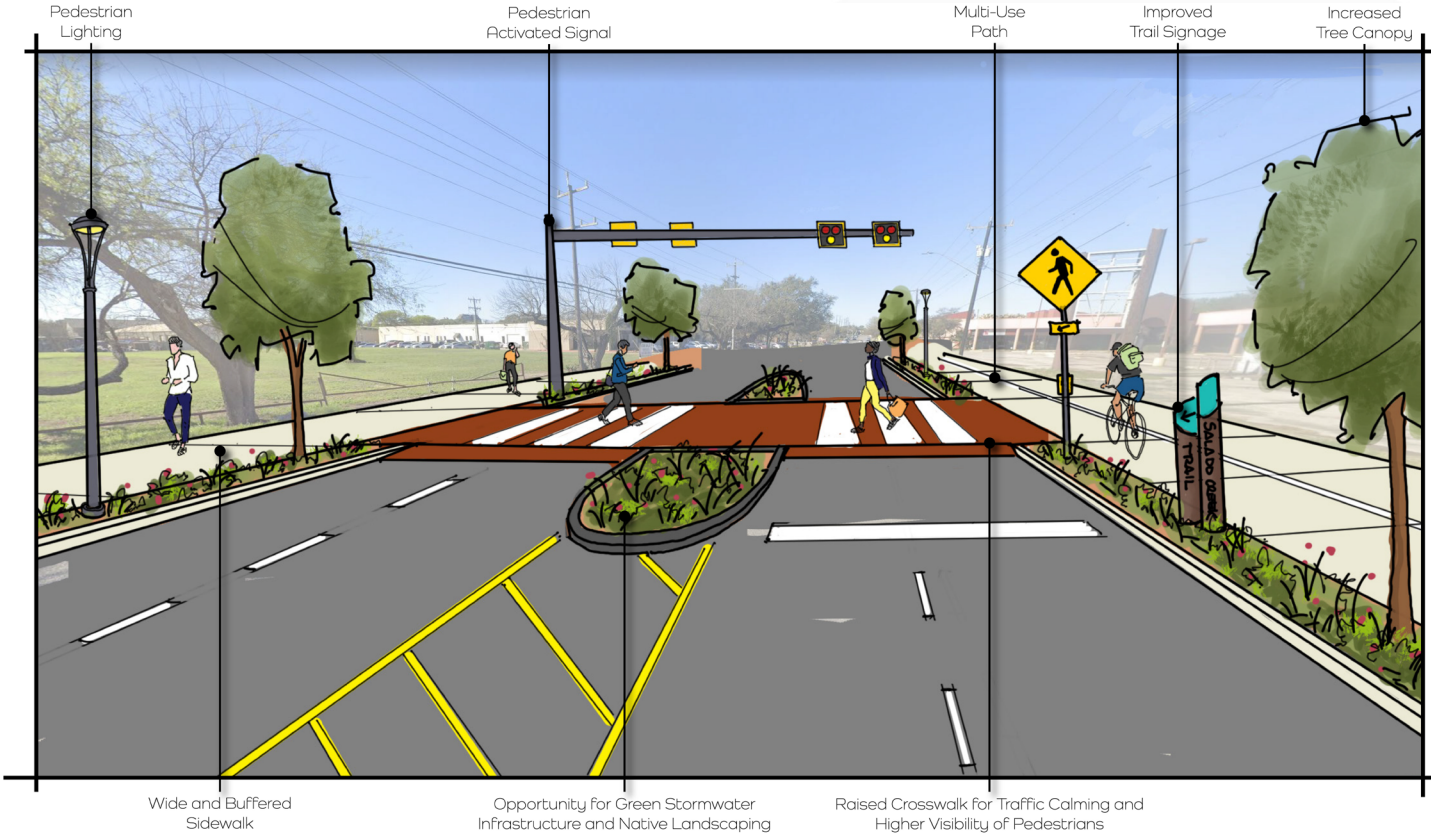
TOMORROW

Mural Board Activity

Nacogdoches- Existing Conditions



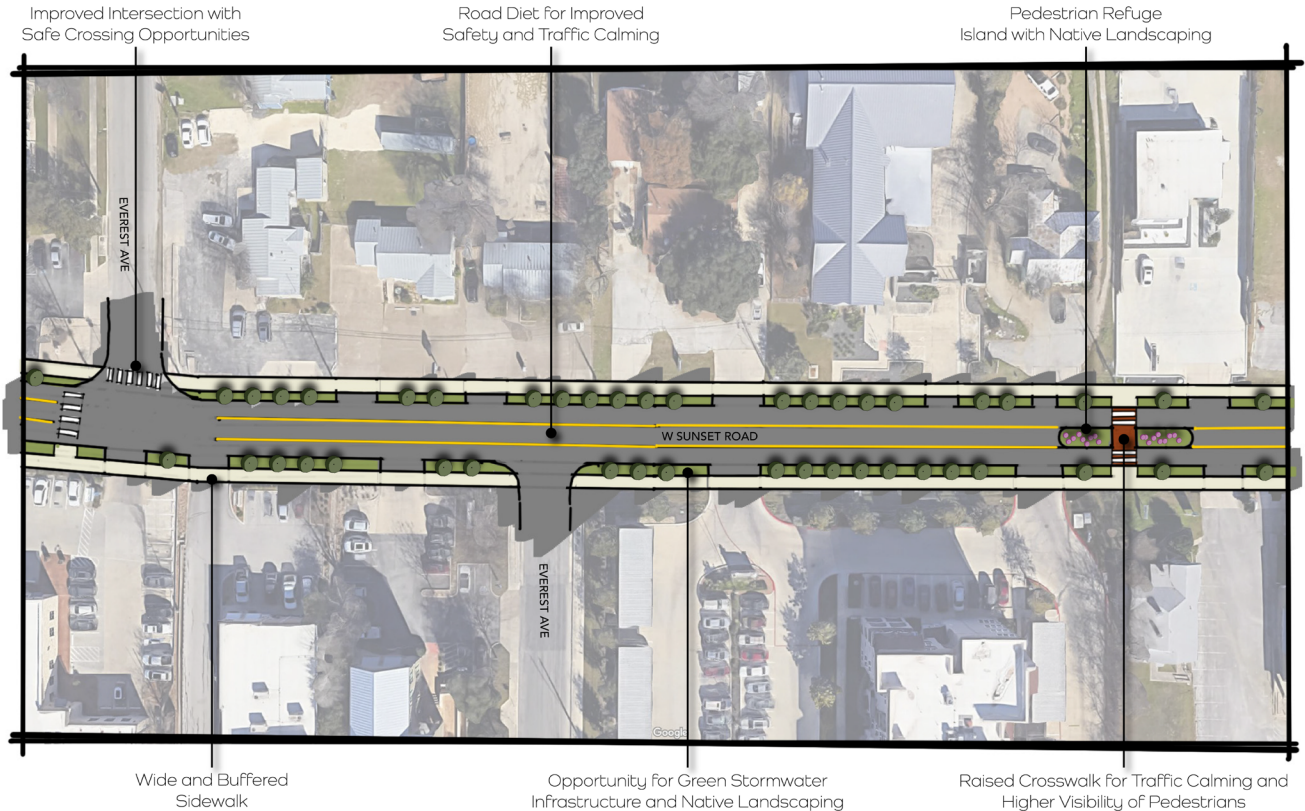
Nacogdoches- Mobility Recommendations Applied



Sunset Road- Existing Conditions



Sunset Road- Mobility Recommendations Applied



Improved Intersection with Safe Crossing Opportunities

Road Diet for Improved Safety and Traffic Calming

Pedestrian Refuge Island with Native Landscaping

Wide and Buffered Sidewalk

Opportunity for Green Stormwater Infrastructure and Native Landscaping

Raised Crosswalk for Traffic Calming and Higher Visibility of Pedestrians

Bitters & Hwy 281- Existing Conditions



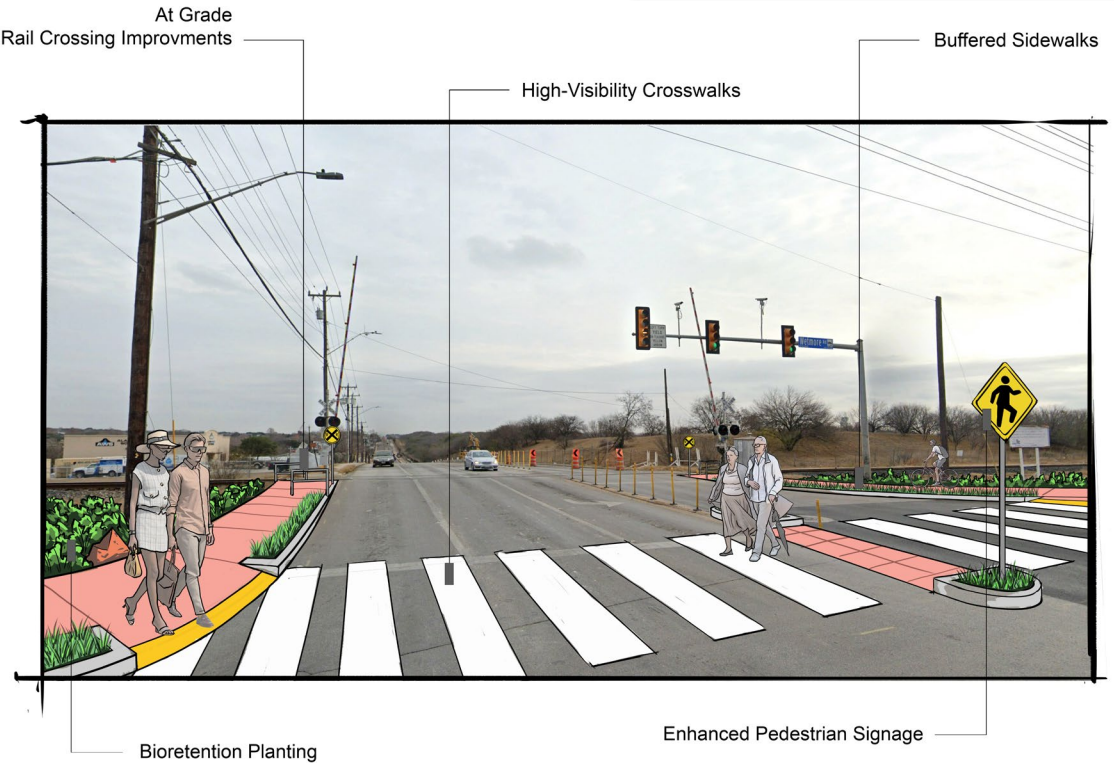
Bitters & Hwy 281- Mobility Recommendations Applied



Wetmore & Thousand Oaks- Existing Conditions



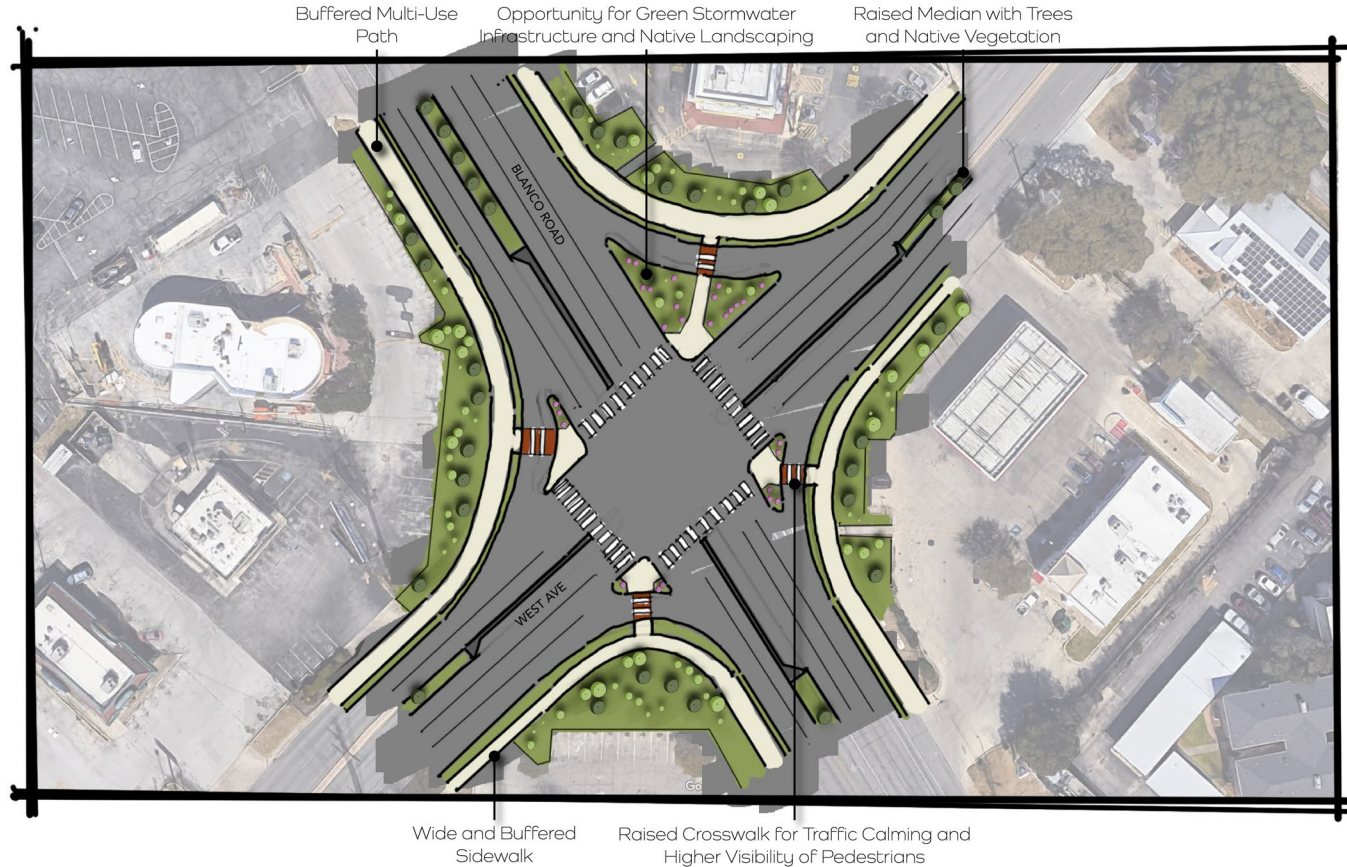
Wetmore & Thousand Oaks- Mobility Recommendations Applied



West Ave & Blanco- Existing Conditions



West Ave & Blanco- Mobility Recommendations Applied



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TOMORROW

Amenities & Public Spaces
(Continued from PT#8)

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.

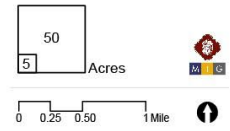
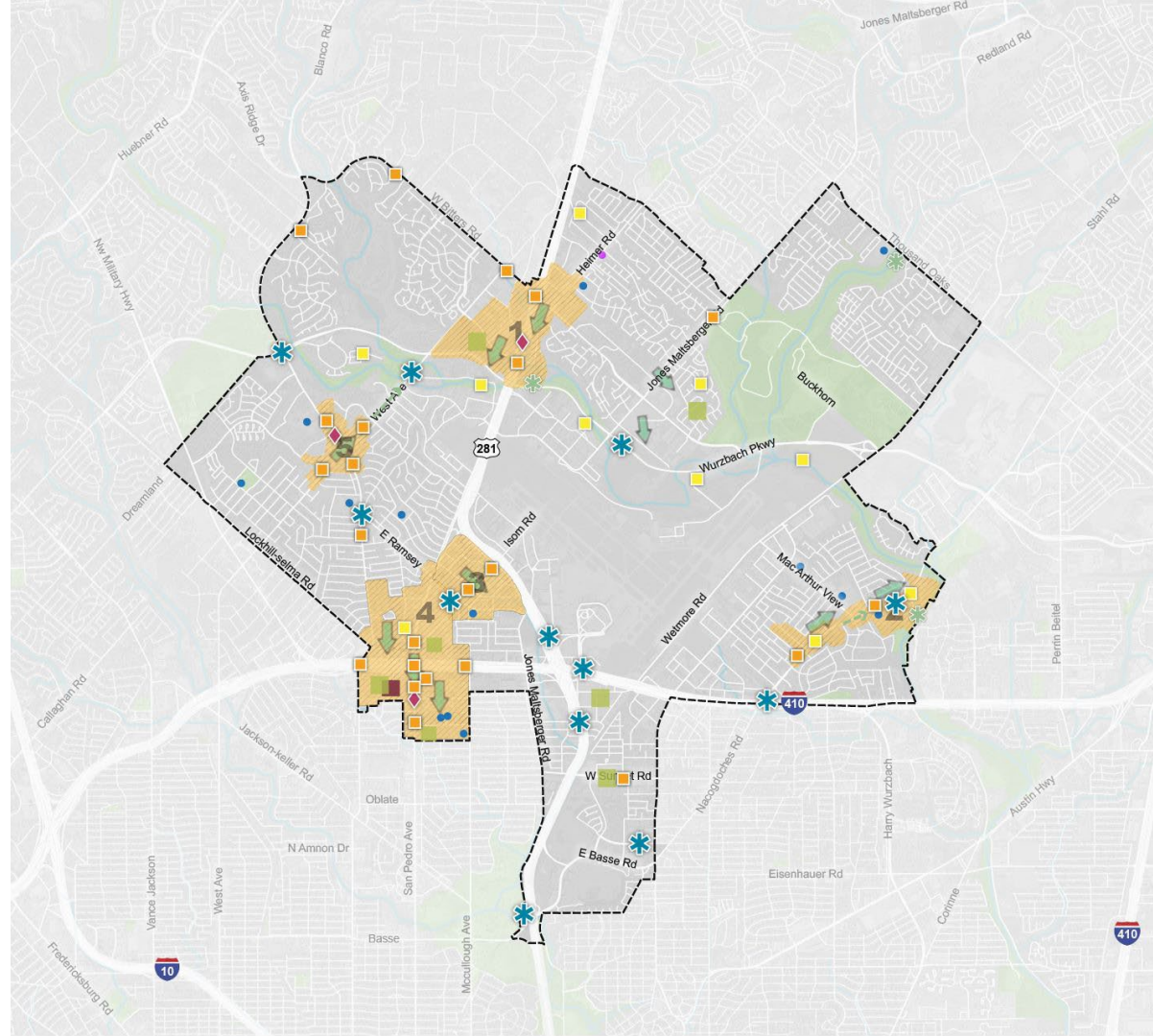
Keep tree canopy on Starcrest and Jones Maltzberger.

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** 

DRAFT
AMENITIES AND
PUBLIC SPACE

- LEGEND**
-  Community Plan Area Boundary
 -  Park or Open Space
 -  River or Stream
 -  Body of Water
 -  Railroad Line
 -  Focus Areas
 -  Public Schools
 -  Public Libraries
- PROPOSED ELEMENTS**
-  Trail
 -  Mobility Hub
 -  Proposed Plaza
 -  Proposed Park/Open Space
 -  Public Art
 -  Signage and Wayfinding
 -  Trailhead
 -  Improved Lighting
 -  Pedestrian Crossing
 -  Green Infrastructure



Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** ~~Convert~~ Promote development of underutilized parking lots ~~into~~ with community serving uses, development and open spaces, with and amenities.
- **APS Recommendation #2:** ~~Add protected crosswalks on busy streets to allow people to~~ Safely connect from neighborhoods to community destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks.
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- **APS Recommendation #4:** Create indoor and outdoor community gathering spaces, ~~indoor and out,~~ at key destinations and at locations with underutilized land to cultivate community connections and ~~define~~ enhance community character.
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Draft Amenities & Public Space Recommendations

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- **APS Recommendation #5:** Prioritize public investments in locations to improve safety and aesthetics for existing residents and businesses and to encourage private investments.

Updated Amenities & Public Space Strategies

APS Recommendation #1: Promote development of underutilized parking lots into with community serving uses, open spaces, and amenities.

APS Strategy 1.1: Identify larger underutilized parking lots and initiate discussions with property owners.

APS Strategy 1.2: Work with property owners to facilitate shared parking solutions that help meet demand with less overall parking supply.

APS Strategy 1.3: Explore incentives to promote development of parking lots when projects create community benefits.

Updated Amenities & Public Space Strategies

APS Recommendation #2: Safely connect neighborhoods to community destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks.

APS Strategy 2.1: Prioritize access to shopping and activity centers, schools, parks, and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.

APS Strategy 2.2: Add people-scaled lighting along major roads and within neighborhoods.

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Updated Amenities & Public Space Strategies

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Updated Amenities & Public Space Strategies

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Updated Amenities & Public Space Strategies

APS Recommendation #5: Prioritize public investments in locations to improve safety and aesthetics for existing residents and businesses and to encourage private investments.

APS Strategy 5.1: Integrate safety elements, landscaping, and public art into maintenance and replacement projects.

APS Strategy 5.2: Prioritize public improvement projects within and around identified focus areas and priority mobility areas as identified in this Plan.

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TOMORROW

Mural Board Activity



SA TOMORROW

Neighborhood Profile and Priorities (NPP)

What are Neighborhood Profiles and Priorities (NPP)?

Section of Plan that:

- Provides special attention to individual **neighborhood priorities**
- Summarize specific **opportunities, challenges, recommendations,** and priorities from each participating neighborhood
- Efficiently direct **public and private investment** within the city to help these neighborhoods achieve their short-term goals and long-term visions

Key Components of NPPs

- **Neighborhood Snapshots:** Background about people and places that make up the participating neighborhoods
- **Strengths:** Existing assets to protect, enhance and build upon
- **Opportunities and Challenges:** Existing issues and potential changes (good and bad) that can be addressed and leveraged to improve the neighborhood
- **Priorities:** Articulates the physical, programmatic and policy improvements most important to the neighborhood

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TOMORROW

Next Steps

Next Steps

UPCOMING EVENTS:

- Planning Team Meeting #10 – August 17, 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

QUESTIONS?

Jacob Howard,
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