



Planning Team Meeting 5 Summary

1.1 Date, Time, Location

- Meeting Date: December 8, 2022
- Time: 2:00 PM – 4:00 PM
- Location: Virtual

1.2 Project Staff

- Jacob Howard, Senior Planner, City of San Antonio Planning Department
- Channary Gould, Planning Coordinator, City of San Antonio Planning Department
- Jay Renkens, Principal, MIG
- Krystin Ramirez, Project Manager, MIG
- Carissa Cox, Mosaic
- Gretchen Roufs, AMS

1.3 Planning Team Attendees

[ATTENDANCE NOT FORMALLY TAKEN]

- Brenda Crawford, Brookfield Properties (Northstar Mall)
- Jeff Fair, SA Chamber of Commerce
- Ryan Hall, Aviation Department
- Christina Castaño, VIA Metropolitan Transit
- Josh Heiss, Aviation Department
- Marco Barros, Bluffview Resident
- Stephen McGuire, Walkers Ranch Neighborhood
- Karen Bishop, San Antonio River Authority
- Pam Peck, Tanglewood Resident
- Libby Day, Shearer Hills / Ridgeview Neighborhood Assoc.
- Ileana Sandoval, Council District 9
- Donna Thompson, Arboretum Neighborhood Association / Bluffview
Fr. Simon Dawood, St. Demiana Church

1.4 Meeting Objectives

The purpose of Planning Team Meeting five was to discuss the plan recommendations Economic Development and Jobs, Housing, and Land Use for the sub-area, as well as discuss potential changes to the Land Use map that were based on an edited version presented at Community Meeting #2 held on November 3rd at the Walker Ranch Senior Center.

1.5 Meeting Agenda

- a. Introductions
- b. Review Edits to the Vision & Goals
- c. Community Meeting #2 Summary
- d. Housing Recommendations
- e. Economic Development Recommendations
- f. Land Use

- Land Use Map
 - Discuss Draft Recommendations
- g. Next Steps

a. Introductions

Project Staff was introduced, including Matt Prosser with EPS (Economic Planning Systems), who presented Economic Development and Jobs Recommendations, Housing Recommendations, and Case Studies, and Carissa Cox with Mosaic Planning who presented Land Use Recommendations. Jacob Howard, Project Manager, presented edits to the Land Use Map.

b. Review Edits to Vision and Goals

Based on suggestions and comments from the Planning Team and Community Members, staff made two edits to the plans Vision Statement and two edits to the plan's goals (one edit to Goal #1 and one edit to Goal #2). Below, is the edited version of the Vision and Goals. Added text are shown in underlined in red, and removed text show struck through:

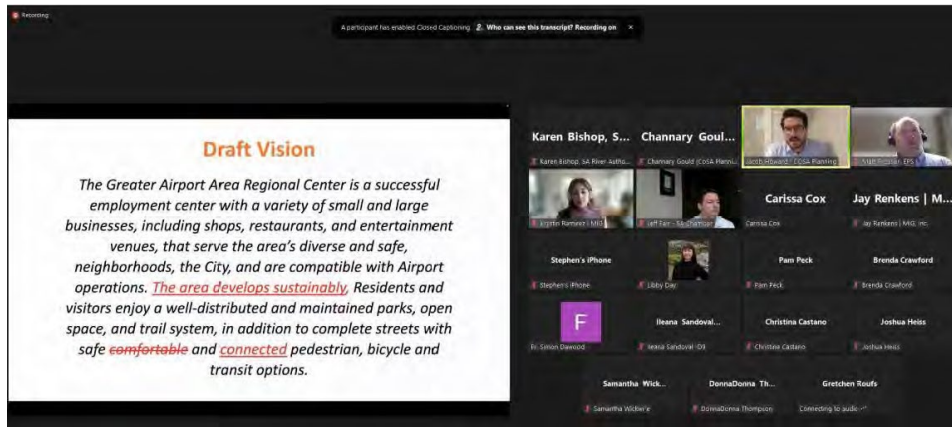
VISION:

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 ~~comfortable~~ and connected pedestrian, bicycle and transit options.

GOALS:

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.*
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.*

Figure: Planning Team Meeting 5 Snapshot



c. Open House 2 Summary

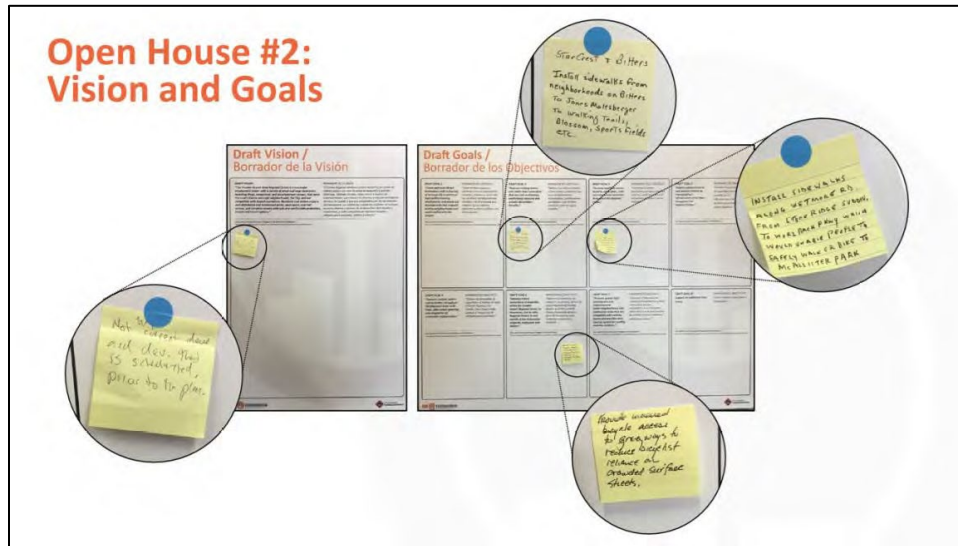
The Second Community meeting was held on November 3rd 2022 as an Open House. Topics covered at the Open House included The Vision and Goals for the Plan, Focus Areas, Land Use, and Economic Development and Jobs, and Housing. The Following is a brief summary, by topic, of information collected at the Open House.

VISION AND GOALS

The Draft Vision Statement and seven Goals of the plan were presented on posters, where meeting participants could review and use a sticky note to suggest changes, additionally an eighth spot was included where participants could suggest a new goal to be considered for addition. A total of four sticky notes were left. One note was left for each the Vision Statement, and Goals #2, #3, and #5.

1. Note for Vision Statement: “Not happen to current dev. and dev. that is scheduled prior to the plan.”
2. Note for Goal #2: “StarCrest + Bitters Install Sidewalks from neighborhoods on Bitters to Jones Maltsberger to Walking Trails, Blossom, Sports Fields etc.”
3. Note for Goal #3: “Install sidewalks along Wetmore Rd. from Stoneridge subdiv. to Wurzbach Pkwy which would enable people to safely walk or bike to McAllister park.”
4. Note for Goal #4: ‘Provide unceased [?] bicycle access to greenway to reduce bicyclist reliance on crowded surface streets.

Figure: Open House 2 Photos of Vision and Goals Board



FOCUS AREAS

Eight Proposed Focus Areas were presented at the Open House. Large aerials of each site were placed on tables and meeting participants were able to use sticky notes to suggest ideas for the future of the area or leave general comments. Because Focus Areas are not an agenda item for Planning Team Meeting 5, a full summary of feedback was not presented. Focus Areas will be covered during Planning Team Meeting #7. Refer to the Open House Summary on the Project Website’s Document Library for a complete description.

Figure: Open House 2 Photos of Focus Area Activity



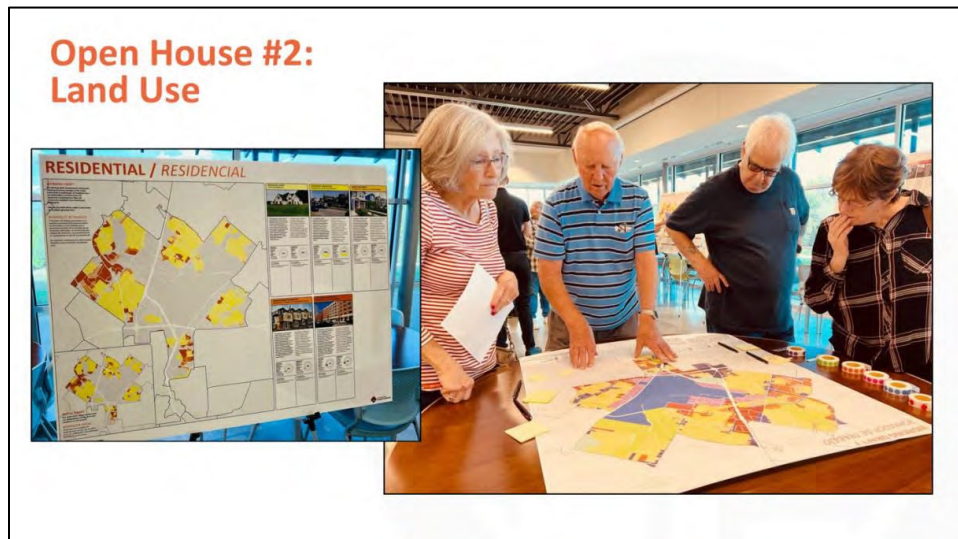
LAND USE

The Initial Land Use map (that reflects current adopted land use, zoning, and existing development patterns) and a “Working Draft,” (that reflect changes made to Land Use based on prior community comments, Planning Team feedback, and direction from the SA Tomorrow Comprehensive Plan) were presented at the Open House. Further, maps breaking each of the five Land Use categories (Residential, Commercial, Industrial, Mixed-use, City/State/Federal, and Parks/Open Space) were exhibited with explanations for each of these designations.

Participants were able to leave sticky notes suggesting changes or comments about Land Use designation on a map of the Working Draft. A total of five comments were left by participants:

1. A note suggesting a park at the intersection of W. Rhapsody Dr. and Warfield St,
2. a note suggesting a park near Morning Ct.,
3. a note suggesting a new Focus Area at Blossom Park Athletic center,
4. a note saying there is speeding on Fantasia to get to San Pedro,
5. a note to show Wurzbach Parkway on the map (which is not currently platted.)

Figure: Open House 2 Photos of Land Use Activity



d. Housing Recommendations

Following a brief summary of the Open House, Matt Prosser with Economic Planning Systems (EPS) presented a review of Housing Information followed by four draft housing recommendations for discussion with the Planning Team.

REVIEW OF HOUSING IN THE AREA

The area is projected to add 3,500 new housing units between 2010 and 2040. Recent trends suggest the area is on pace to beat projection and has added approximately 1,100 unit since 2010 to date. A summary of the housing allocation activity held in Planning Team Meeting 3 was also presented. Key points included, to consider potential for allowing infill in Focus Area 1, 4, and 5, considering flood plains, and leveraging demand for housing to contribute to the revitalization of retail areas.

DRAFT HOUSING RECOMMENDATIONS

Recommendations in Sub-Area Plans are more specific than the Goals of the plan, and tied to a single topic, like housing. Later in the Sub-area planning process, a set of strategies will be developed to show how each of the plans recommendation could be implemented.

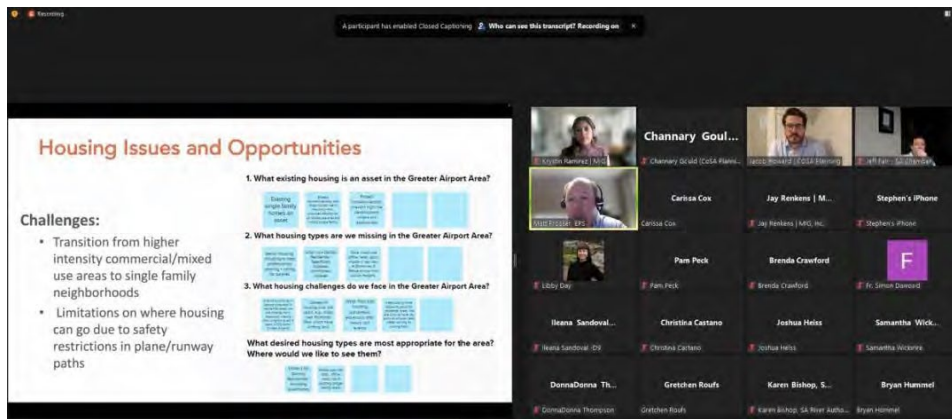
THE FOUR DRAFT HOUSING RECOMMENDATIONS PRESENTED AT PLANNING TEAM MEETING #5 ARE:

- *Attract housing products to the regional center that are missing and needed including senior housing, middle density housing options, and mixed-use residential options.*
- *Limit or restrict residential uses in areas impacted by airport operations and growth plan.*
- *Integrate housing as part of redevelopment of older commercial areas where appropriate.*
- *Ensure for transitions and buffers from higher intensity uses next to single family neighborhoods.*

PLANNING TEAM COMMENTS

Planning Team members highlighted the plan’s potential role in steering housing away from areas where noise complaints are prevalent and in managing development over multiple decades to transition development patterns to be compatible uses the Airport. Planning Team members voiced support for the integration of housing in existing commercial area as a way to provide a transition between regional commercial and single-unit residential areas. Encouraging green space in commercial areas where housing may be included was pointed out as a way to improve quality of life in these sites, and as an edit to the recommendation. A suggestion to add explicitly to the recommendations that housing be allowed and encourage near transit stations was also made.

Figure: Meeting Snapshot



e. Economic Development and Jobs Recommendations

Similarly, to housing, a review of Economic Development and Jobs in the area was presented followed by a set draft set of recommendations.

REVIEW OF HOUSING IN THE AREA

The area is projected to add 39,400 new housing units between 2010 and 2040. Recent trends suggest the area is on pace to beat and has added approximately 13,130 unit since 2010 to date. A summary of the Jobs allocation activity held in Planning Team Meeting #3 was also presented.

DRAFT HOUSING RECOMMENDATIONS

Recommendations in Sub-area Plans are more specific that the Goals of the plan, and tied to a single topic, like housing. Later in the Sub-Area planning process a set of strategies will be developed to show how each of the plan’s recommendation could be implemented.

THE FIVE DRAFT HOUSING RECOMMENDATIONS PRESENTED AT PLANNING TEAM MEETING #5 ARE:

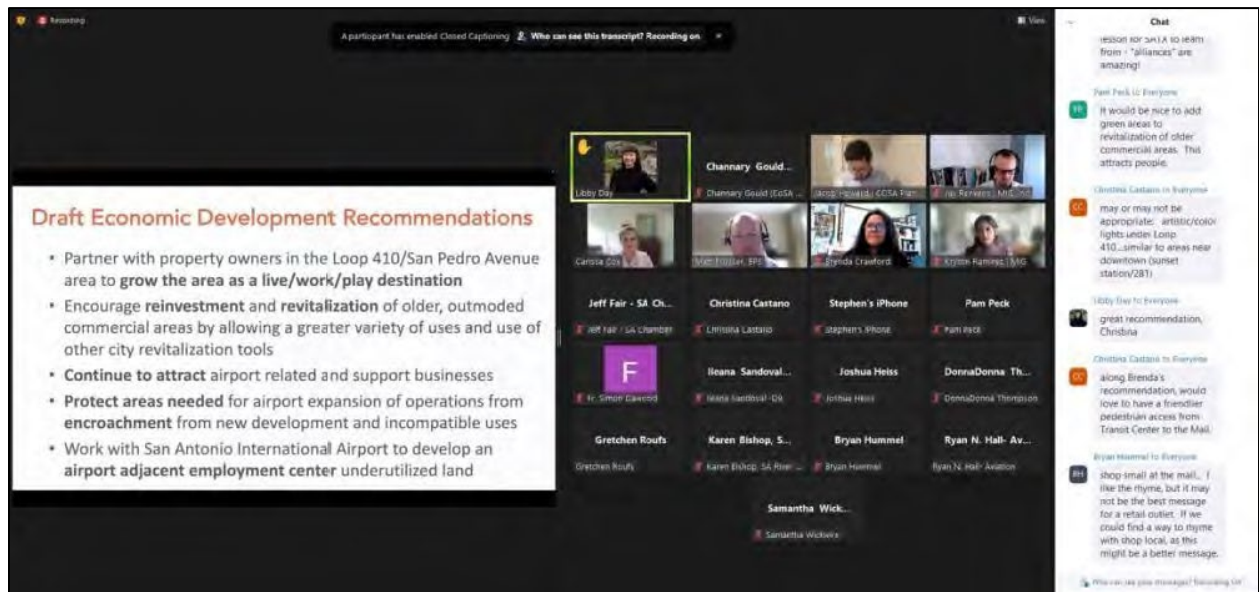
1. *Partner with property owners in the Loop 410/San Pedro Avenue area to grow the area as a live/work/play destination.*
2. *Encourage reinvestment and revitalization of older, outmoded commercial areas by allowing a greater variety of uses and use of other city revitalization tools.*
3. *Continue to attract airport related and support businesses.*

4. *Protect areas needed for airport expansion of operations from encroachment from new development and incompatible uses.*
5. *Work with San Antonio International Airport to develop an airport adjacent employment center underutilized land.*

PLANNING TEAM COMMENTS

Planning Team Members noted the importance of high-quality infrastructure, specifically sidewalks as an important way the city can support private investments in the area. Planning Team Members also noted that lighting and public art are important ways to achieve the recommendation to grow the area as a place to “play.” Aviation staff pointed out that the Airport’s proximity and access to Downtown, its convention spaces, and hotels, are a unique feature that makes San Antonio competitive, and that uses that capitalize on the benefits of the Airport are not limited to adjacent sites. The Planning Team also noted a BRT from the Airport to the area and onto Downtown could have benefits to businesses in the area, and voiced support for the project.

Figure: Meeting Snapshot



a. Land Use

In addition to a set of Recommendations for Land Use, a series of proposed changes to the Land Use Map were presented to the Planning Team by bar chart and by comparison of the Initial Draft of the Map and the Current Draft.

REVIEW OF LAND USE DESIGNATIONS IN THE AREA:

In general, changes in the Land Use Map represent an increase in the amount land designated mixed-use, a decrease in the amount of land designated exclusively for commercial use, an increase in land designated for light industrial use – specifically to minimize inappropriate uses, like housing, on sites near the Airport. Fewer changes are made in areas designated for residential, government, and parks open space, the three most common designations in the sub-area. Below is the Bar Chart that which identifies changes by select Land Use designations. The Initial Draft and Current Draft of Land Use Map are on the next page.

Figure: Greater Airport Area: Future Land Use Changes

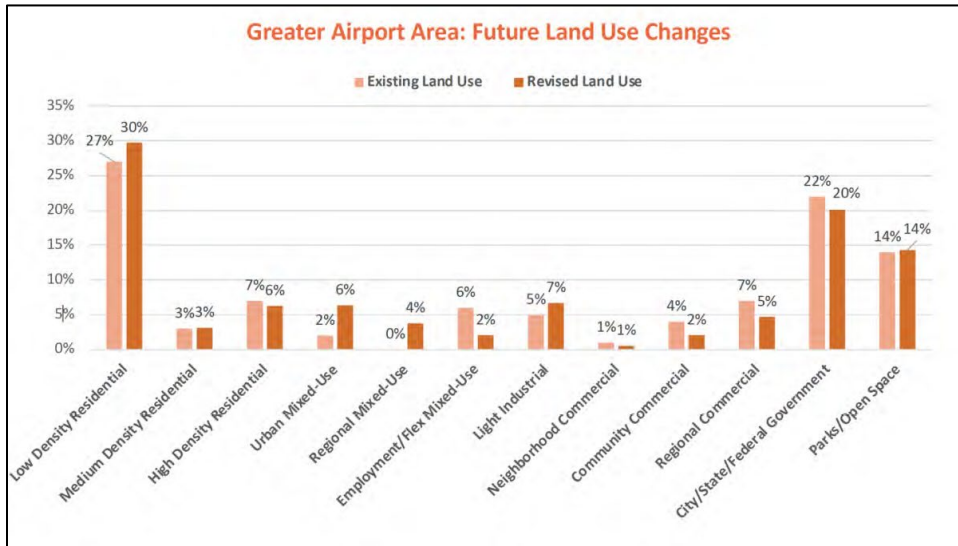


Figure: Greater Airport Area: Future Land Use Map (Initial Draft)

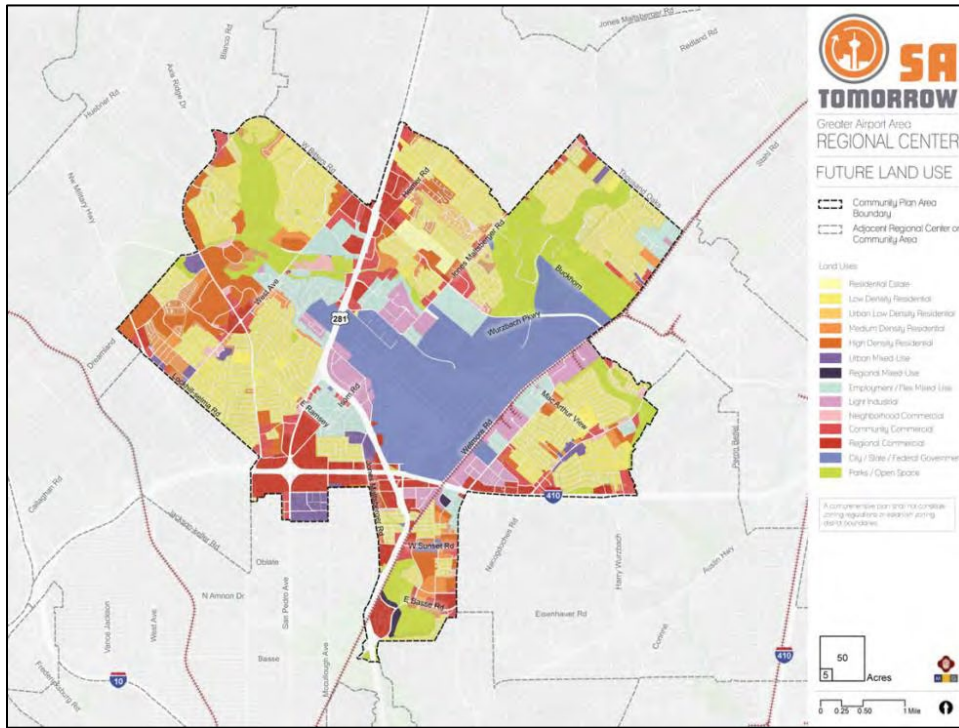
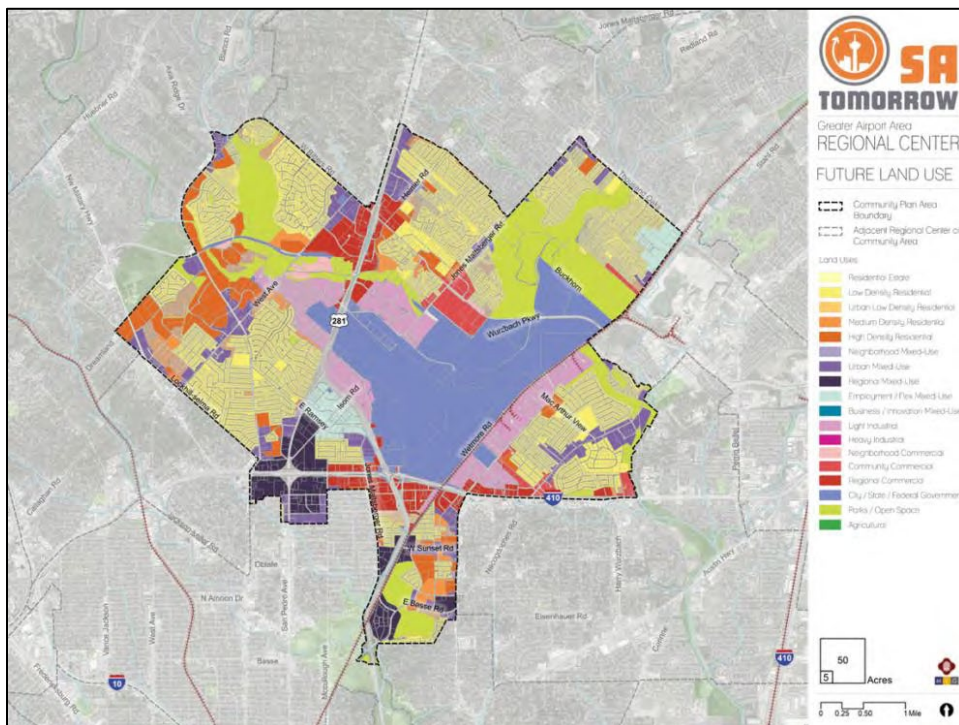


Figure: Greater Airport Area: Future Land Use Map (Current Draft)



LAND USE RECOMMENDATION

Along with the changes in Land Use designation reflected in the bar chart and the Land Map, a set of seven Land Use Recommendations were presented to the Planning Team for discussion.

THE SEVEN DRAFT LAND USE RECOMMENDATIONS PRESENTED AT PLANNING TEAM MEETING #5 ARE:

1. *Protect the stability and character of existing neighborhoods by utilizing transitional land uses on neighboring properties. This could include neighborhood commercial, neighborhood mixed-use or medium density residential uses.*
2. *Utilize site design modifications to minimize the negative impact where new uses create conflict with existing neighborhoods. This could include (but shouldn't be limited to) exaggerated buffers or setbacks, dark sky lighting practices, full screening of parking areas, and/or building height restrictions.*
3. *Encourage the development of smaller-scale, locally-serving park facilities, in addition to the regional-scale parks already developed in this regional center.*
4. *Promote safety and minimize conflict in uses by limiting residential development within flight paths.*
5. *Facilitate long term economic success of the airport by encouraging supporting and compatible uses on properties in close proximity to the airport. This should include industrial uses on adjoining properties and high intensity office and commercial uses in close proximity.*
6. *Encourage higher density residential and commercial activity near key transit hubs.*
7. *Encourage mixed-use expressions where and when commercial properties redevelop.*

PLANNING TEAM COMMENTS

Impervious cover was discussed with the Planning Team, with general support for addressing storm water run-off voiced by Planning Team Members. Flooding in neighborhoods south of the Commercial Areas with large parking lots was identified as an ongoing issue for neighborhoods. An opportunity for high-quality hotel space in the area that could accommodate flight crews was identified as needed in the area. Entertainment Uses were pointed out as an existing asset to be built on in the areas around 281 and Bitters.

f. Next Steps

PLANNING TEAM MEETING #6: Mobility: Thursday February 9th, 2023 from 2:00 PM to 4:00 PM

PLANNING TEAM MEETING #7: Focus Areas: Thursday March 9th, 2023 from 2:00 PM to 4:00 PM

DIGITAL DESIGN CHARRETTE: TBD, March of 2023

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