



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.

Green! Walkability!
Cooling shade.

Community
Gardens

Opportunity for
entertainment,
restaurants,
daycare

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

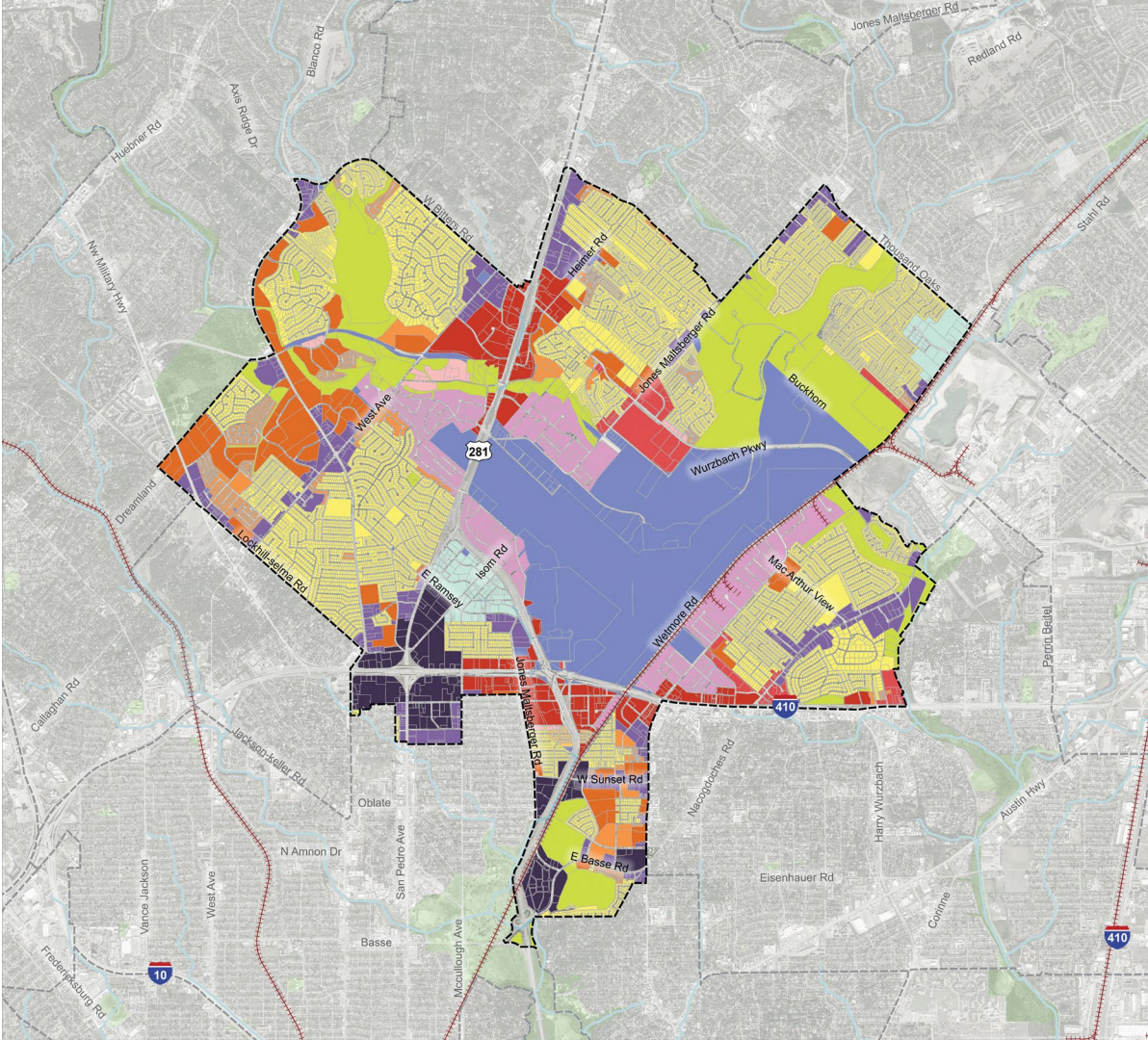


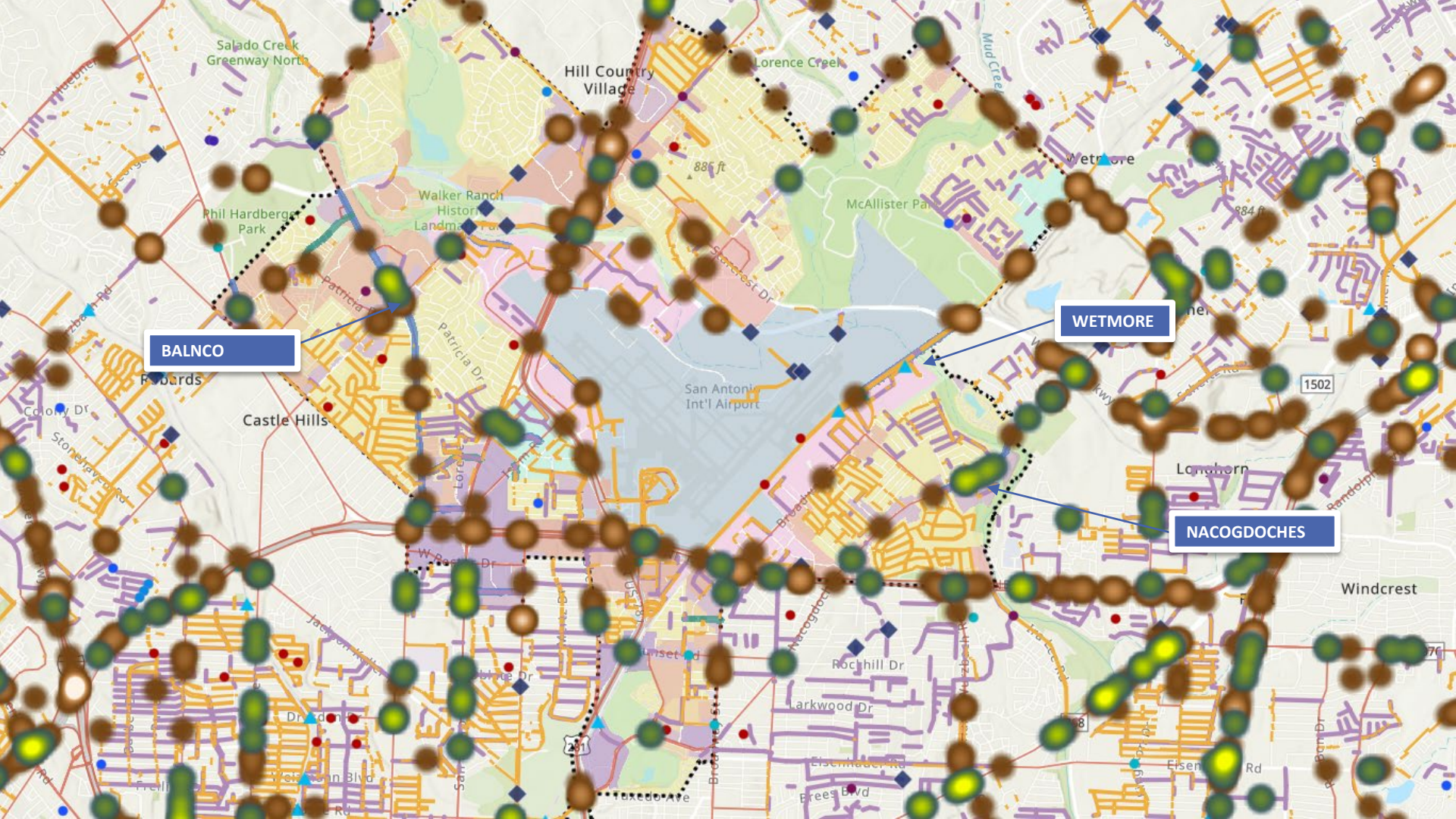
Greater Airport Area
REGIONAL CENTER

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





BALNCO

WETMORE

NACOGDOCHES

Salado Creek Greenway North

Hill Country Village

Lorence Creel

Wetmore

Phil Hardberger Park

Walker Ranch Historical Landmark

McAllister Park

BALNCO

WETMORE

NACOGDOCHES

Boards

Castle Hills

San Antonio Int'l Airport

1502

Longhorn

Windcrest

Colony Dr

Patricia Dr

Lorence Dr

Brookwood Dr

Jay Jones Blvd

Druid Dr

Wesley Dr

US 97

Wisset Dr

Roch Hill Dr

Larkwood Dr

Eisenhower Rd

Brees Blvd

170

Eisenhower Rd

Pam Dr

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

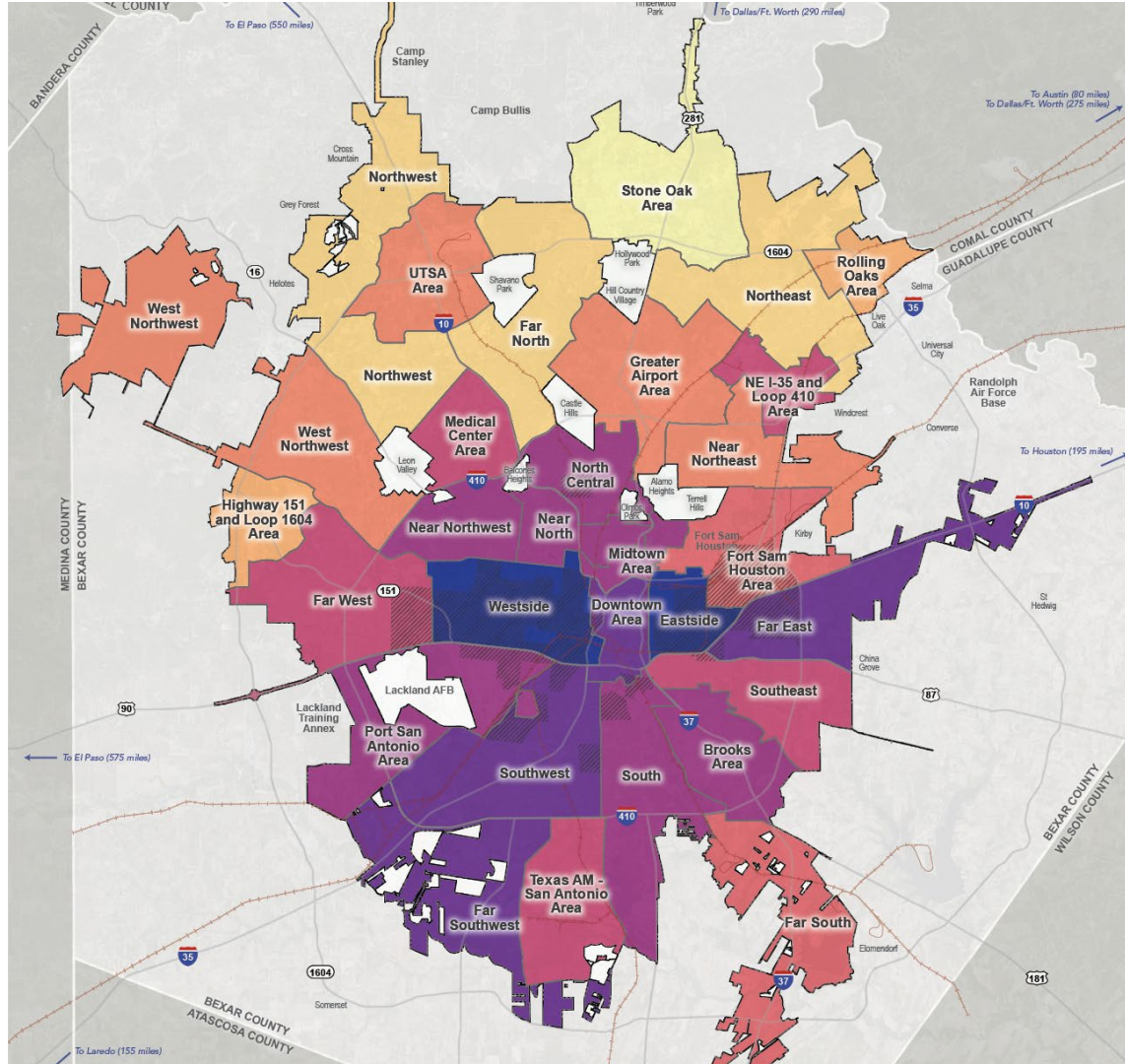
- **PARKS** 
- **PLAZAS** 
- **CHARACTER DEFINING FEATURES** 
- **SIGNAGE AND WAYFINDING** 
- **IMPROVED LIGHTING** 
- **PUBLIC ART** 
- **PEDESTRIAN CROSSINGS** 
- **PRIORITY CONNECTIONS** 
- **TRAILS**  / **TRAILHEADS** 
- **GREEN INFRASTRUCTURE** 

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Equity Analysis



LEGEND

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

Equity Score



 * 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.

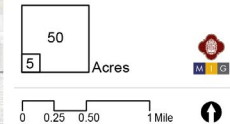
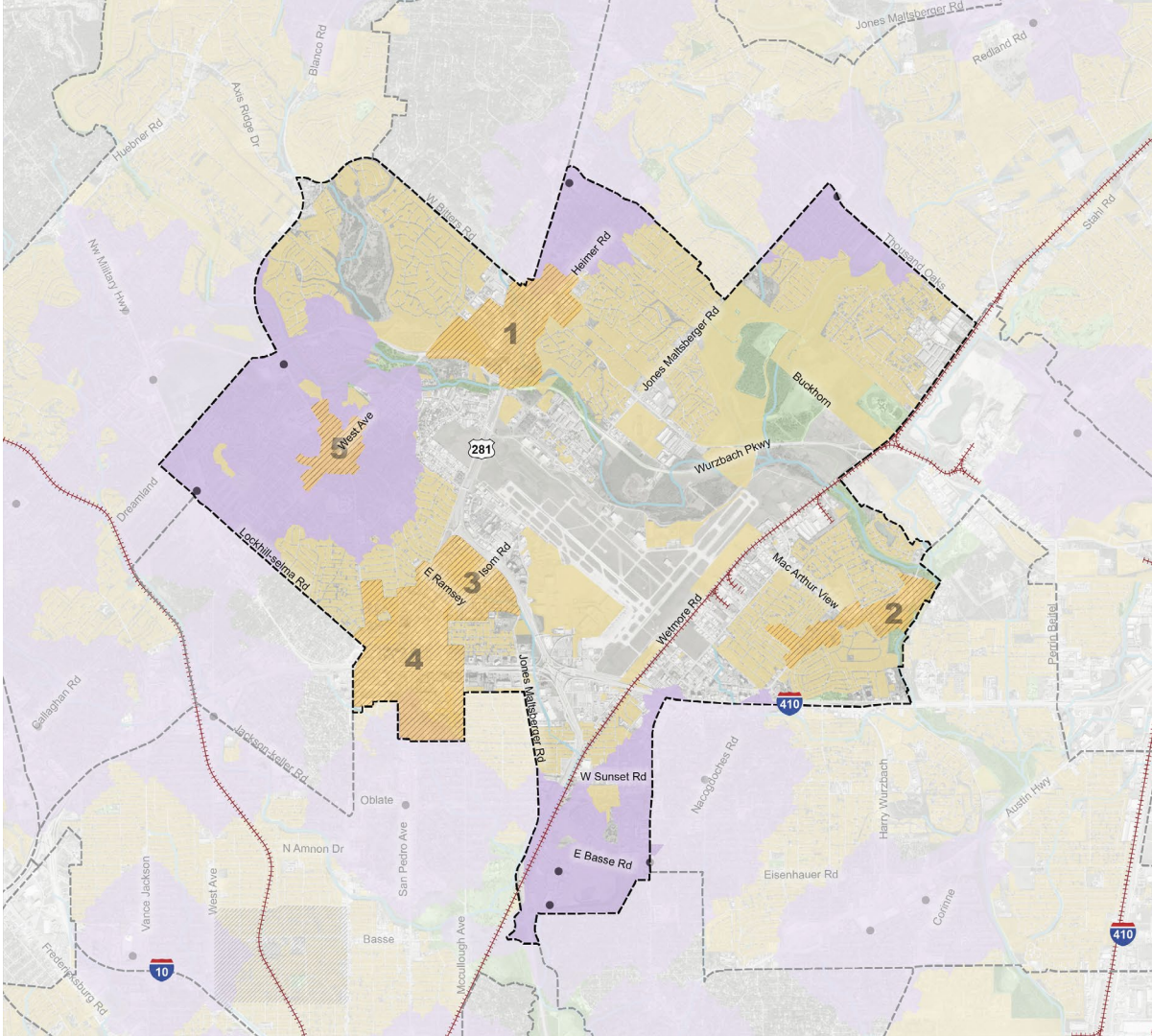
*Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.

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

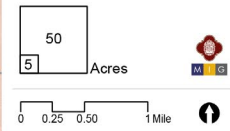
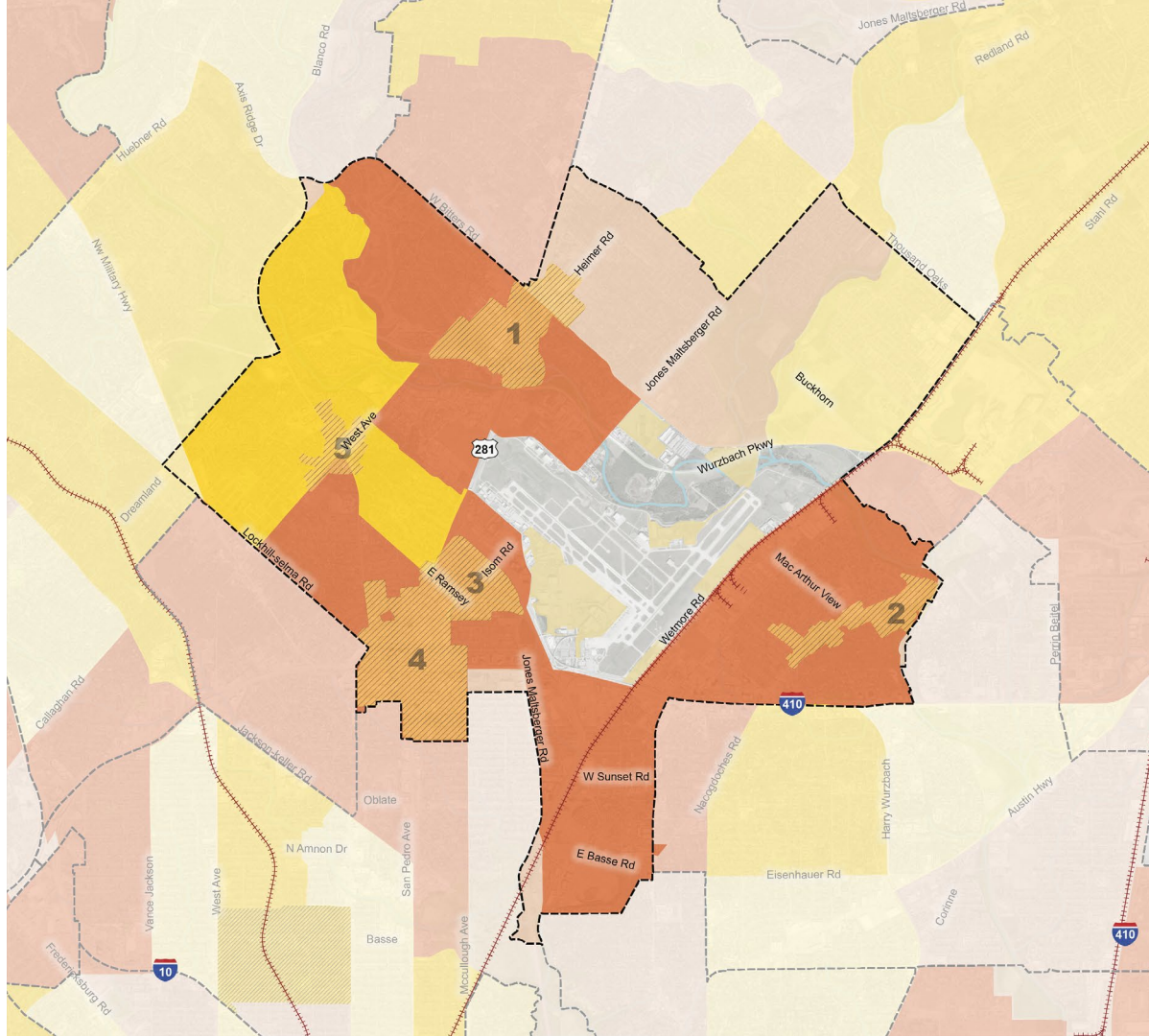
EMPLOYMENT ACCESS

- 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/Latinx population regardless of race.



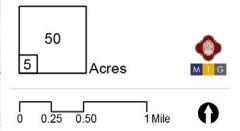
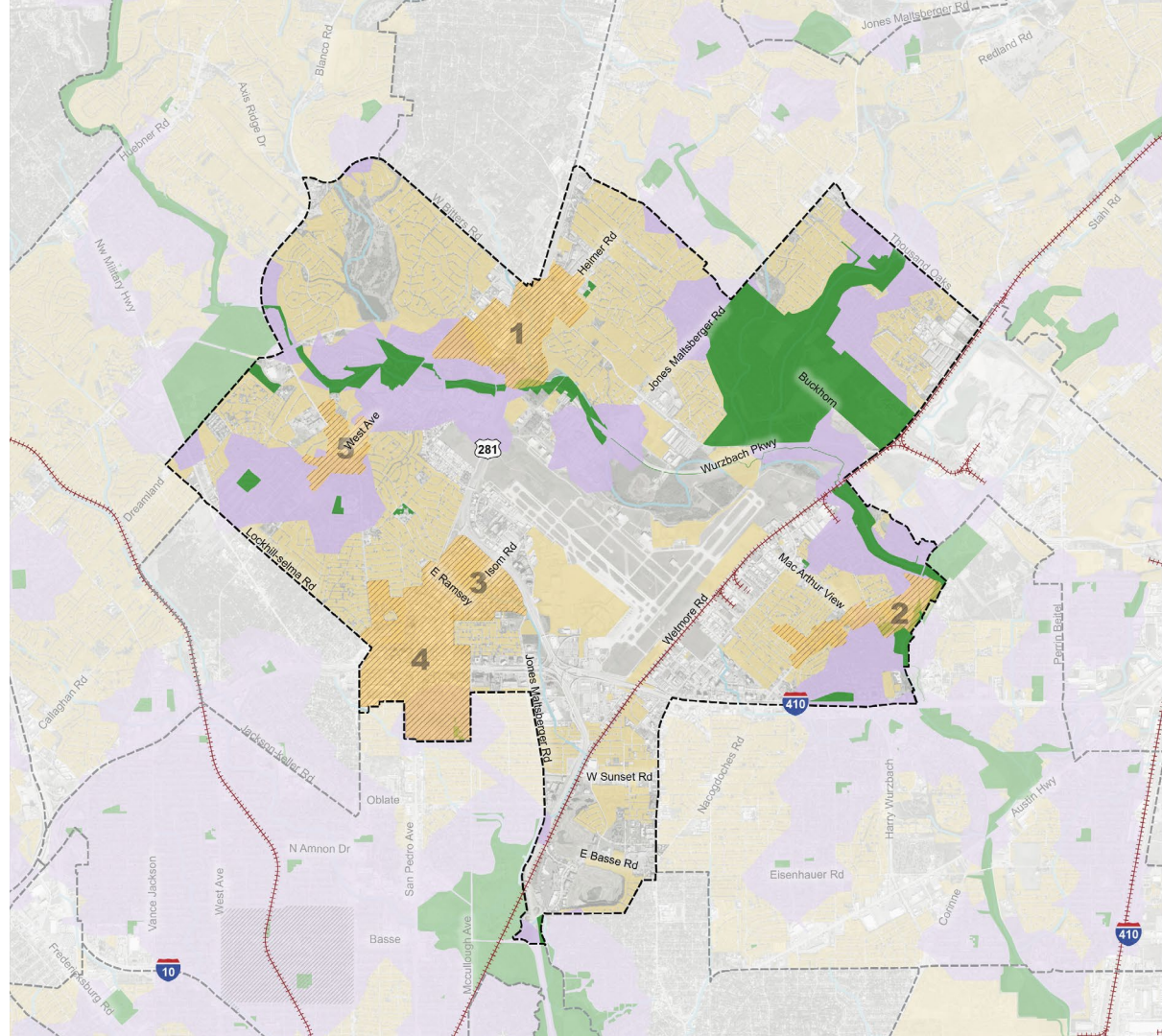
Greater Airport Area
REGIONAL CENTER

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.

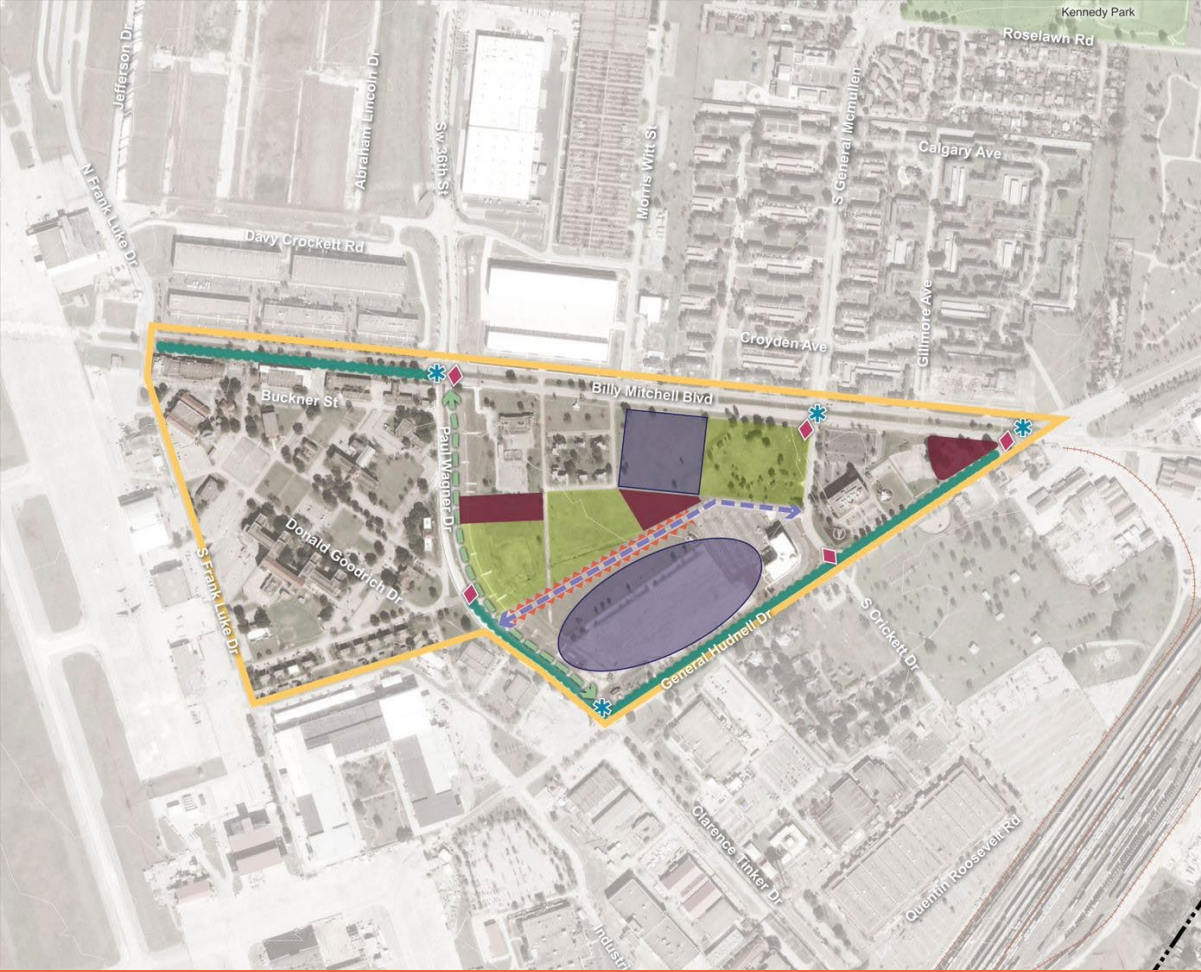


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Focus Areas



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

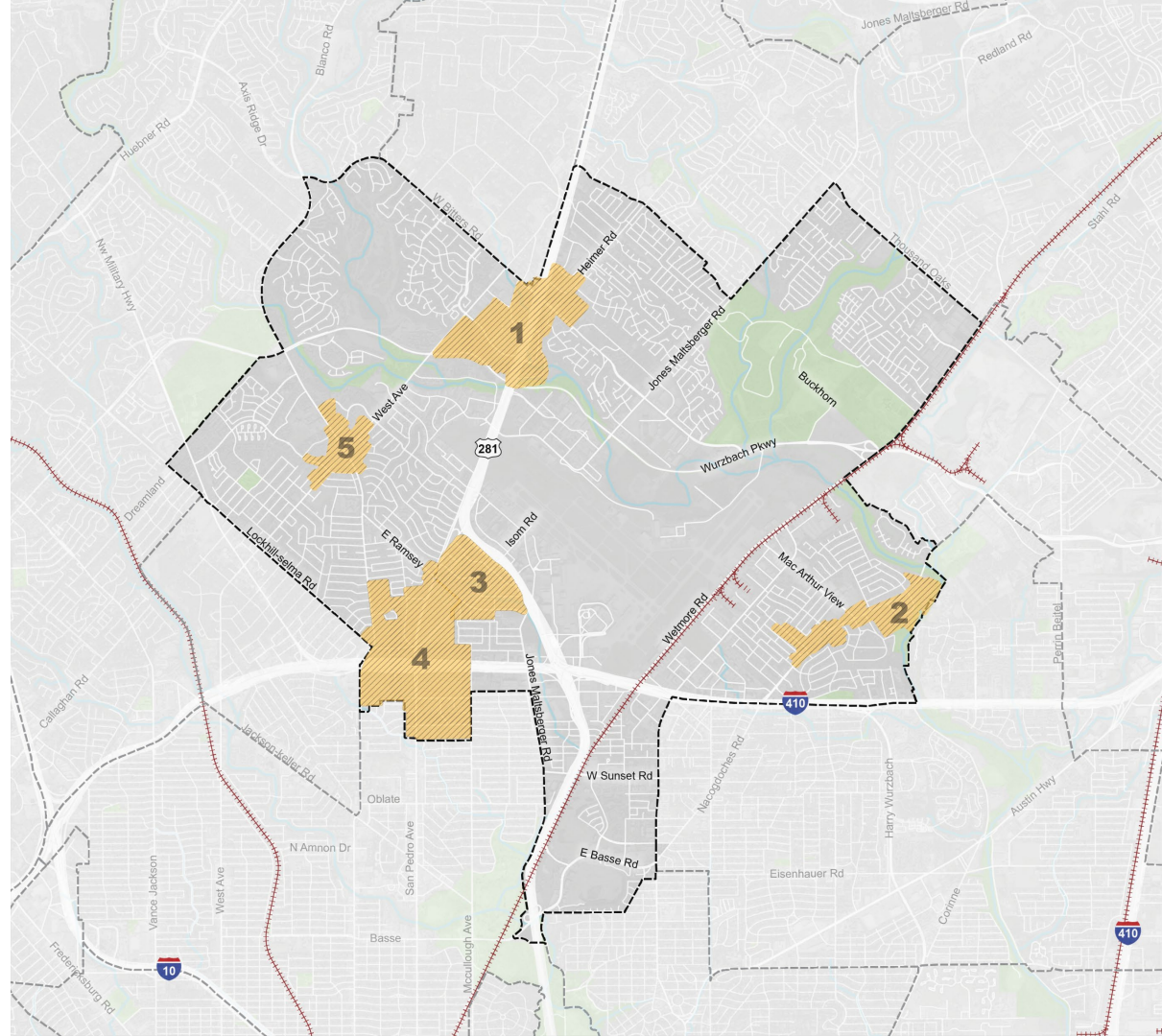


Example Transformative Project from Midtown Area Regional Center Plan



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



50
5 Acres

0 0.25 0.50 1 Mile



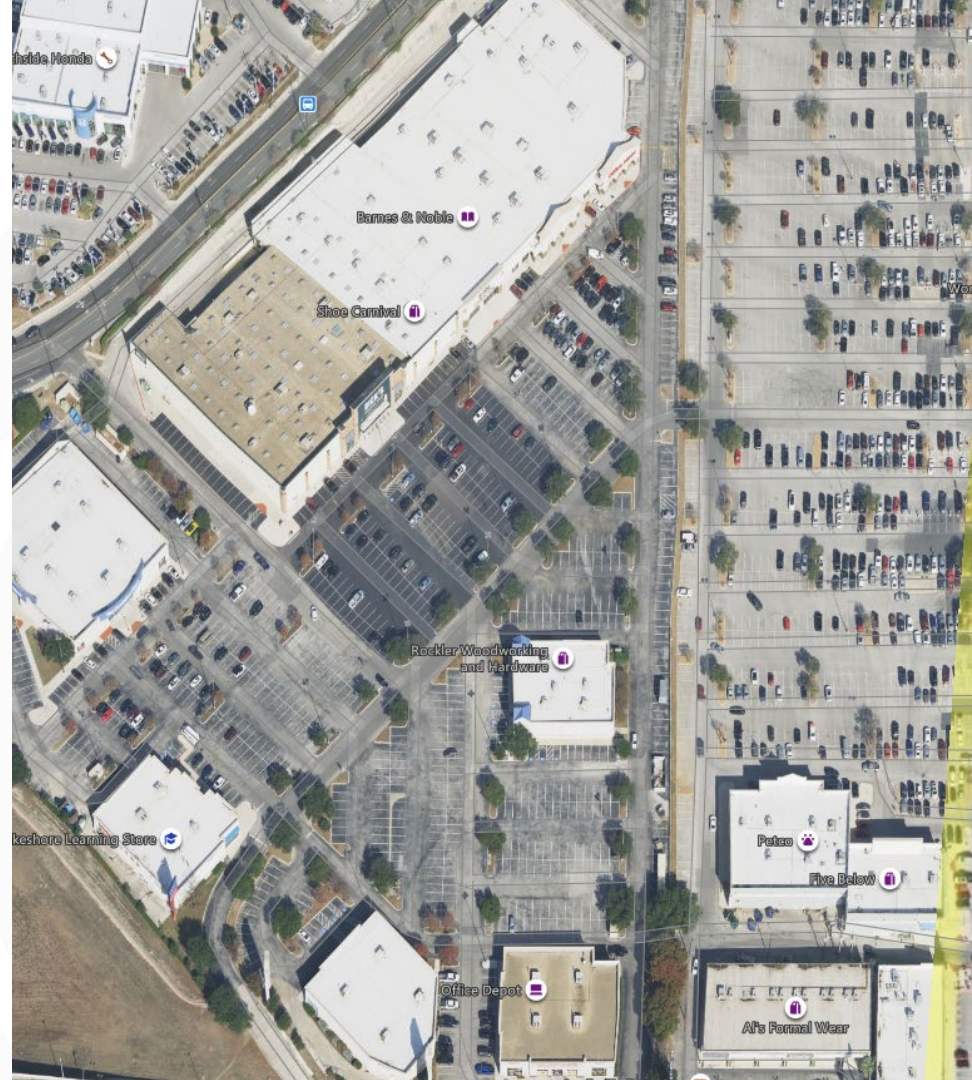
Focus Area #4: San Pedro and Loop 410

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.”



Greater Airport Area
**COMMUNITY
 AREA PLAN**
 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

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

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

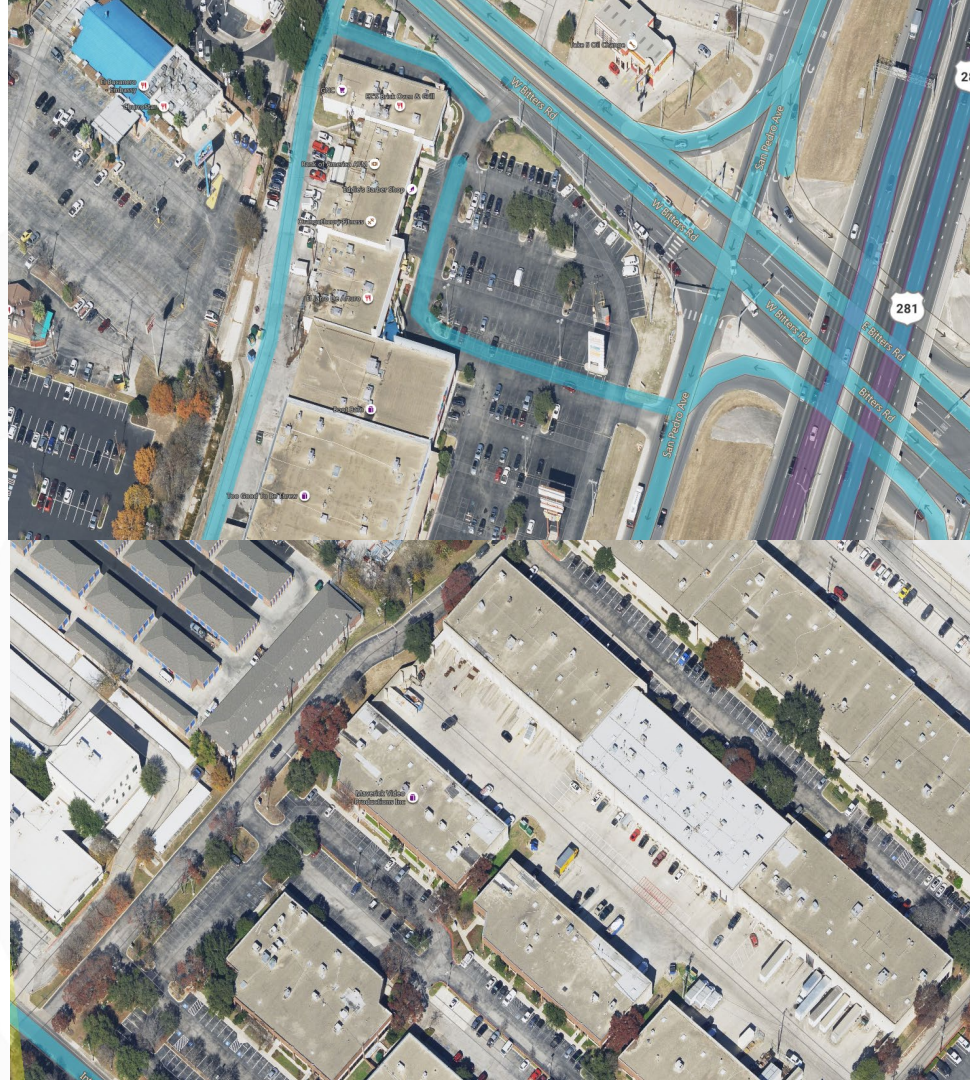
Focus Area #1: Bitters at 281

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

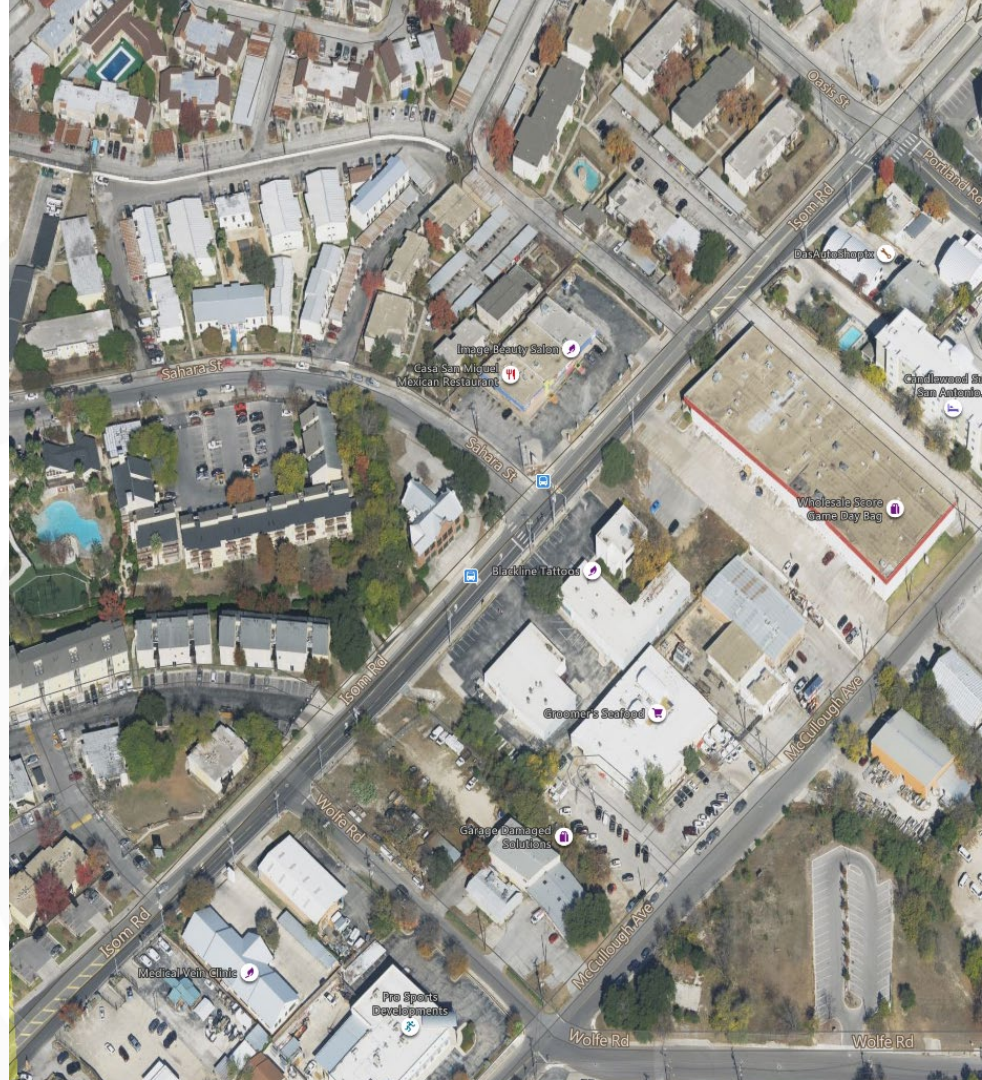
Focus Area #3: Isom Area

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



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



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