



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



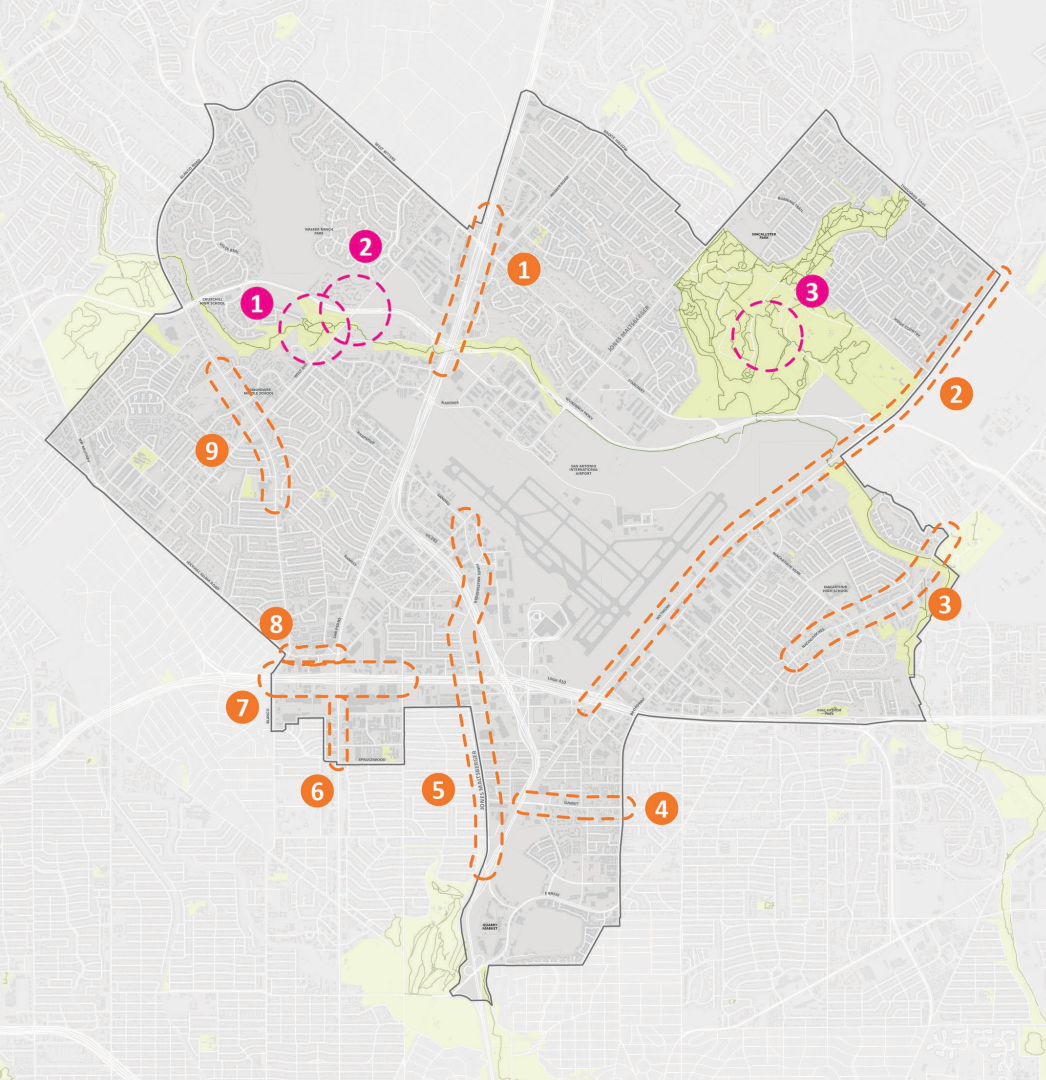
SA



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

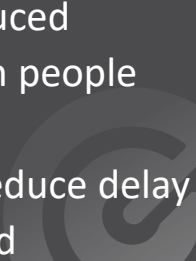
- 1** WALKER RANCH PARK
Construct general park and rehabilitation improvements within available funding which may include park connectivity improvements .
- 2** DISTRICT 9 PEDESTRIAN MOBILITY
Construct pedestrian mobility improvement projects as applicable and within available funding.
- 3** MCALLISTER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

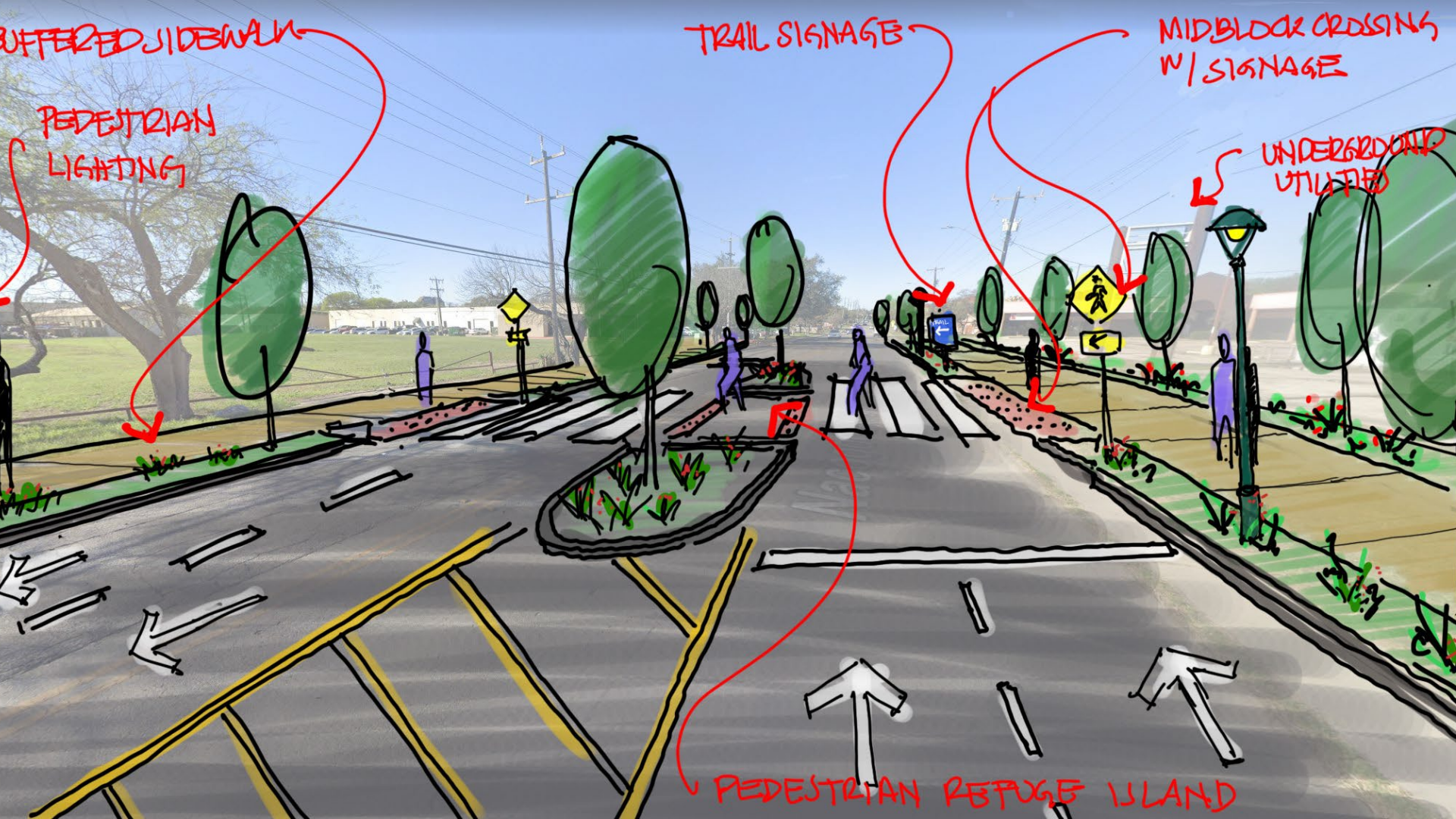
PEDESTRIAN LIGHTING

TRAIL SIGNAGE

MIDBLOCK CROSSING W/ SIGNAGE

UNDERGROUND UTILITIES

PEDESTRIAN REFUGE ISLAND



SA



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

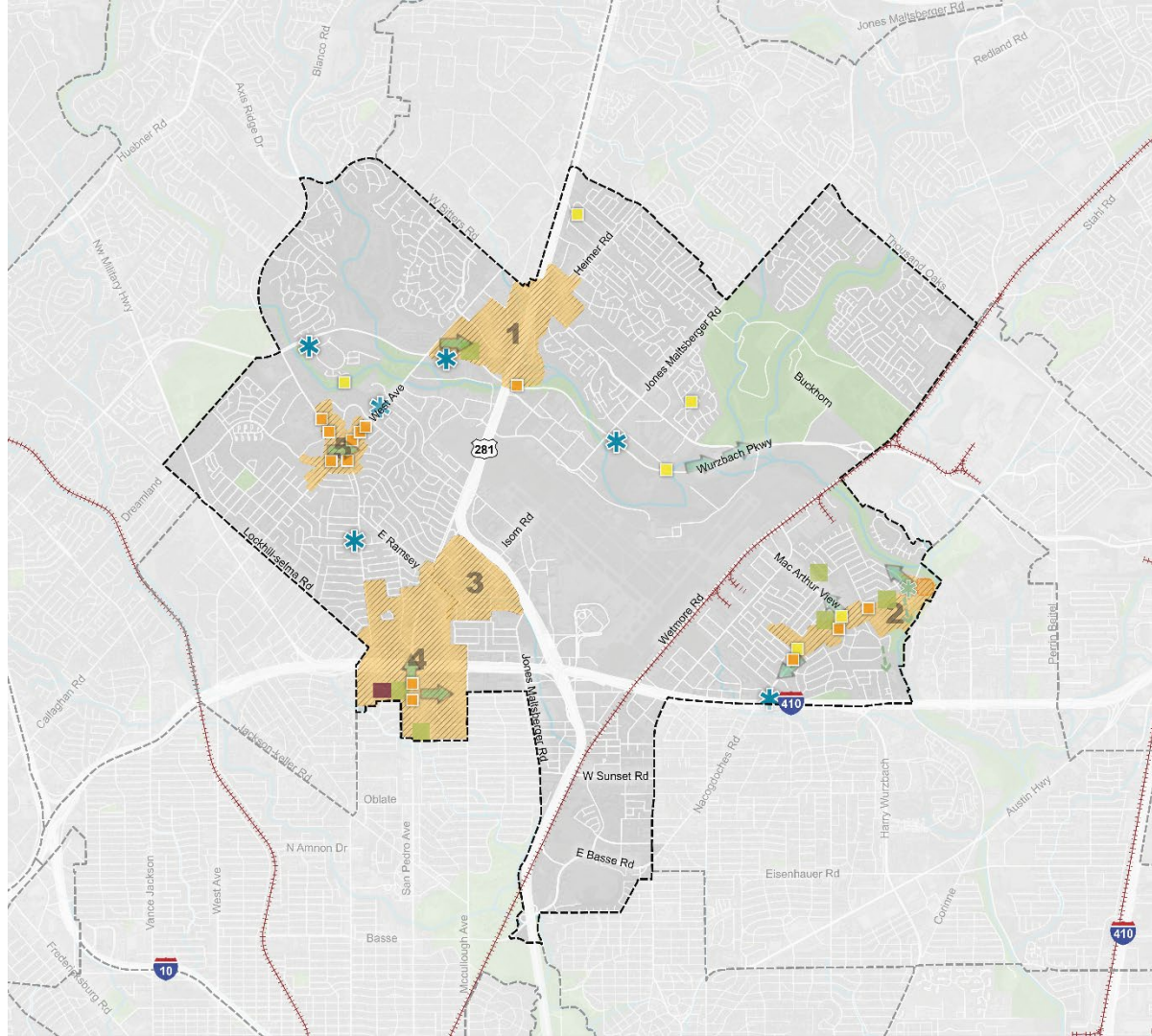
DRAFT FOCUS AREAS

- 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**
- Troll
 - Proposed Plaza
 - Proposed Park/Open Space
 - Character-Defining Features
 - Signage and Wayfinding
 - Trailhead
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure

50
5 Acres

0 0.25 0.50 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."



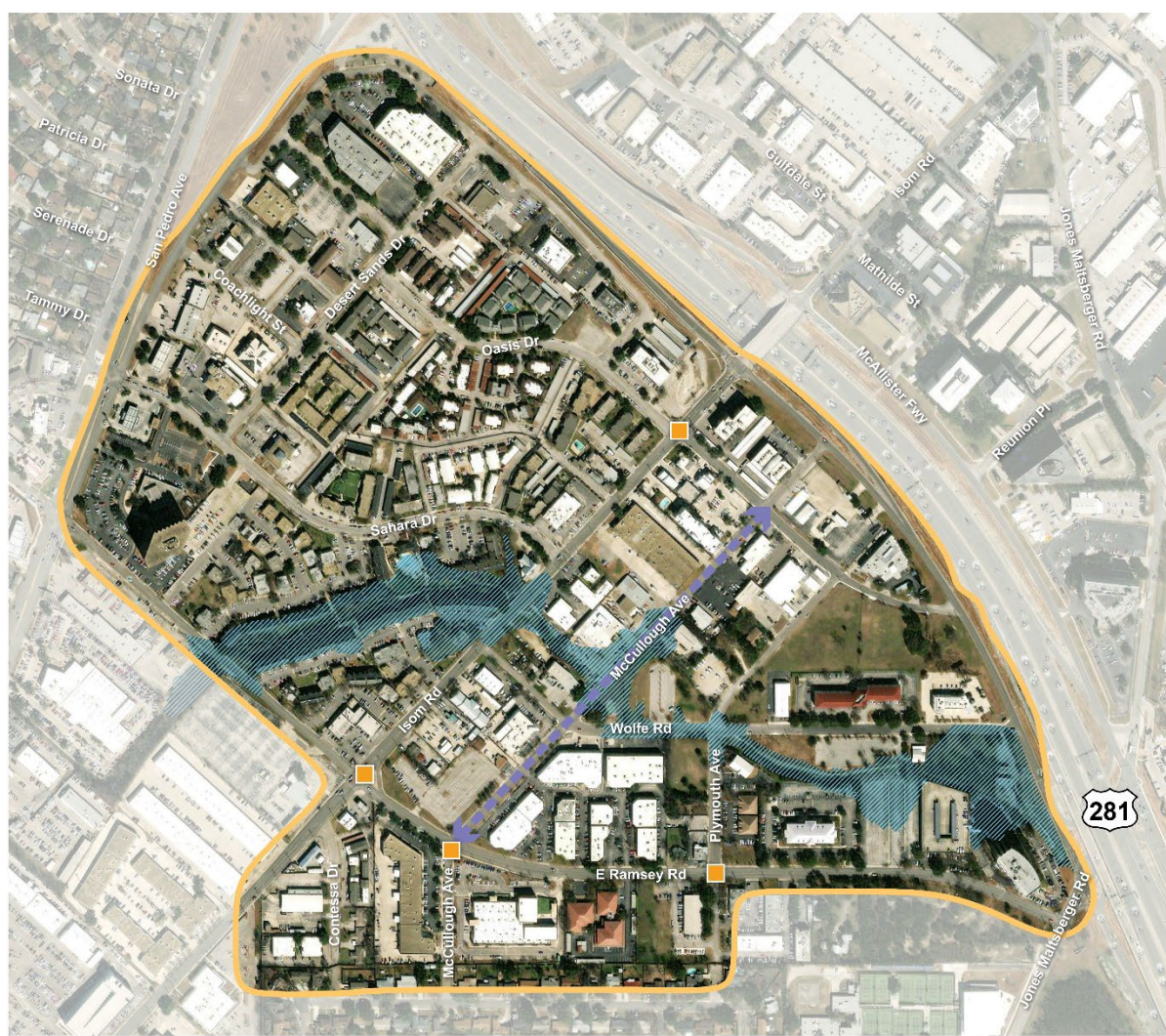
Greater Airport Area
REGIONAL CENTER PLAN
FOCUS AREA 2:
NACOGDOCHES

- 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:

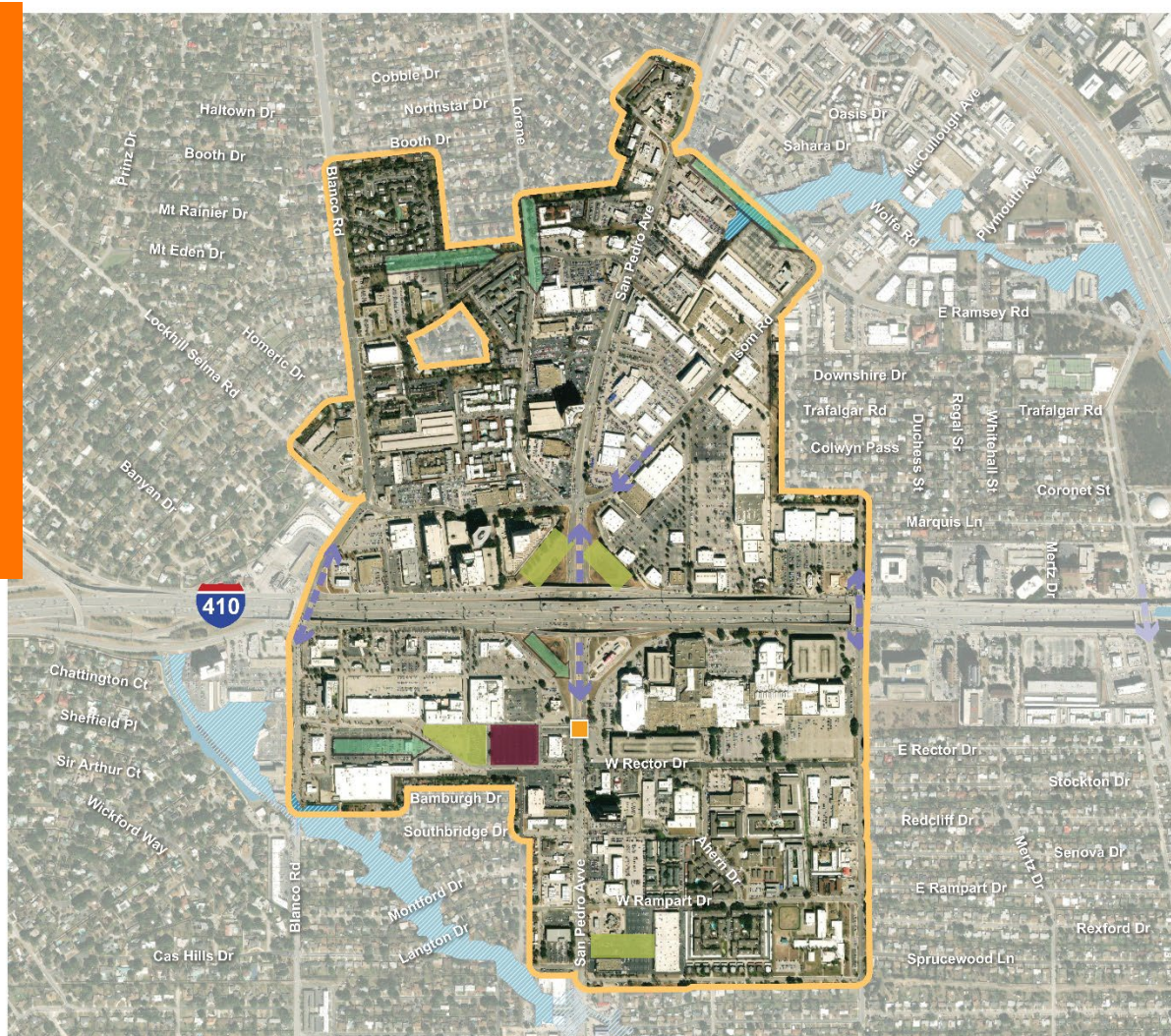
"Mixed-use area with a focus on local and small businesses that includes housing options for the airport and nearby workers with a full set of well-connected transportation options and green spaces."



- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain
 - FOCUS AREA 3 - 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
 - Body 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

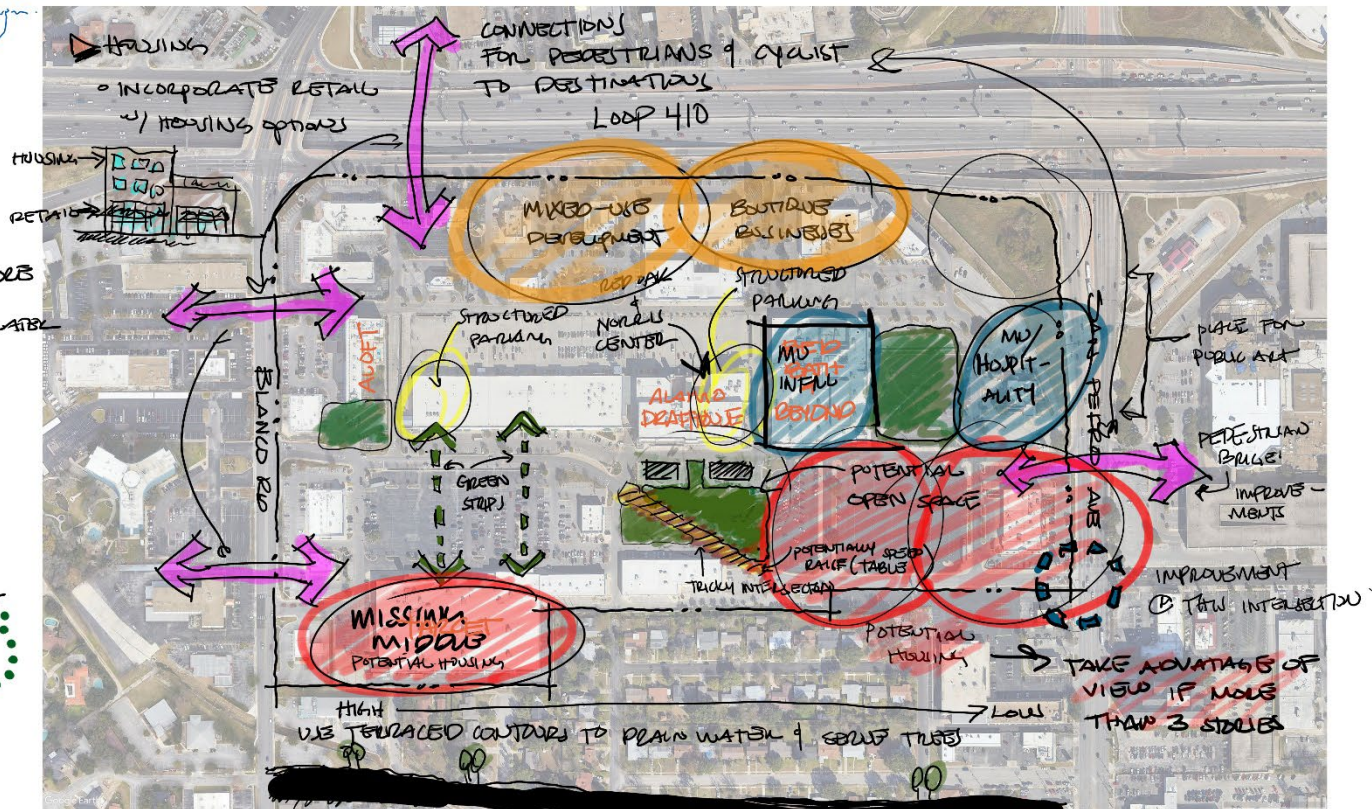
- NEW DEVELOPMENT SHOULD INCORPORATE GREEN INFRASTRUCTURES
- BETTER MANAGEMENT OF RAIN WATER RUNOFF
- USE XERISCAPING

OPEN SPACE

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

CONNECTIVITY / MOBILITY

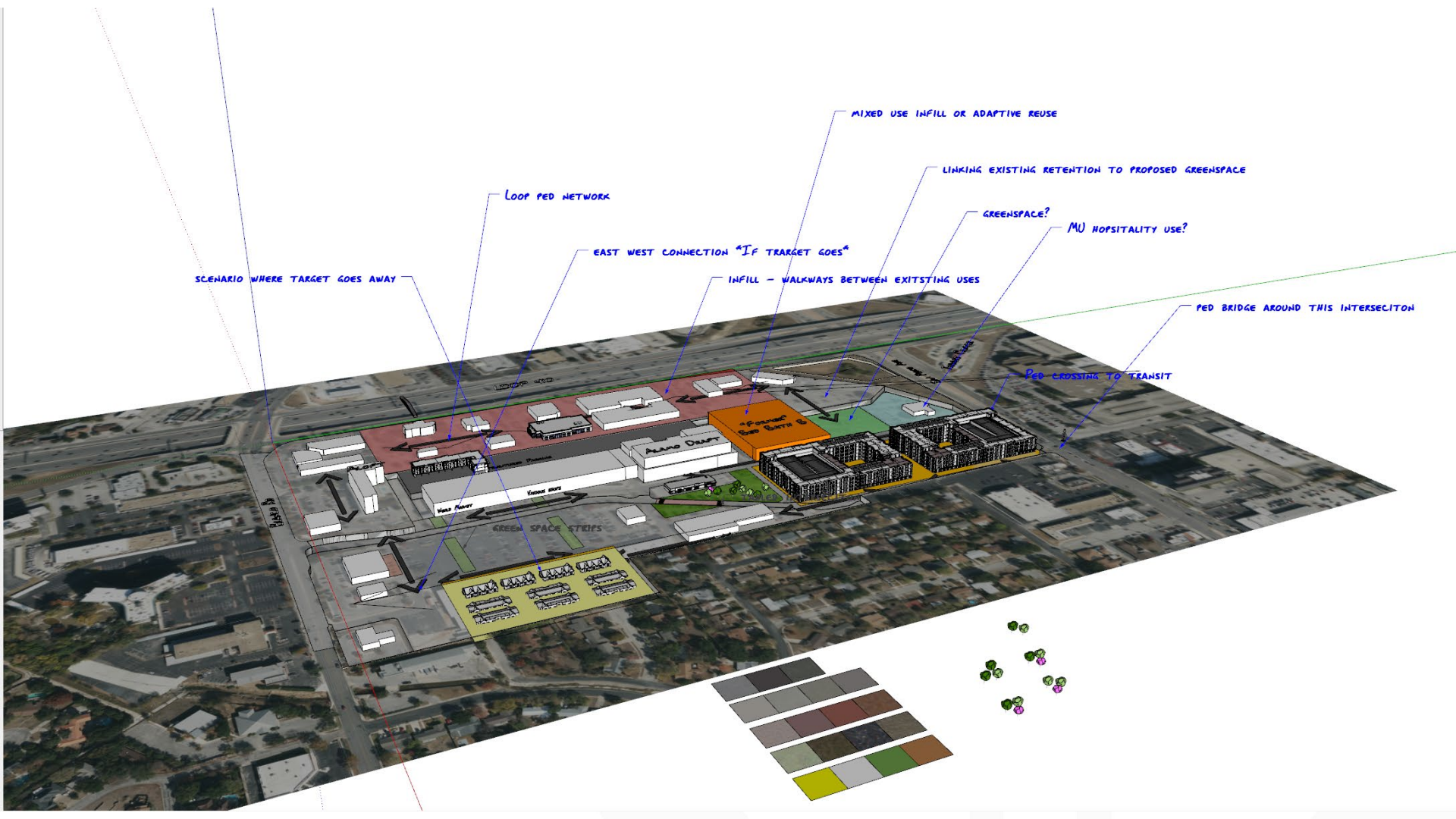
- USE PERMEABLE & WORK W/ TERRACED CONTOURS OF SITE
- PARKING STRUCTURES SHOULD BE ACCOMPANIED BY PED AMENITIES
- GIST RID OF SURFACE PARKING => PUBLIC SPACE
- TAKE INTO ACCOUNT FUTURE VIA ROUTES



POTENTIAL PEN.

- ADD VARIETY OF DINING OPTIONS w/ OUTDOOR SEATING
- PROVIDE LOCAL OPTIONS / LOCAL BUSINESSES
- HIGHER EXPECTED 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?

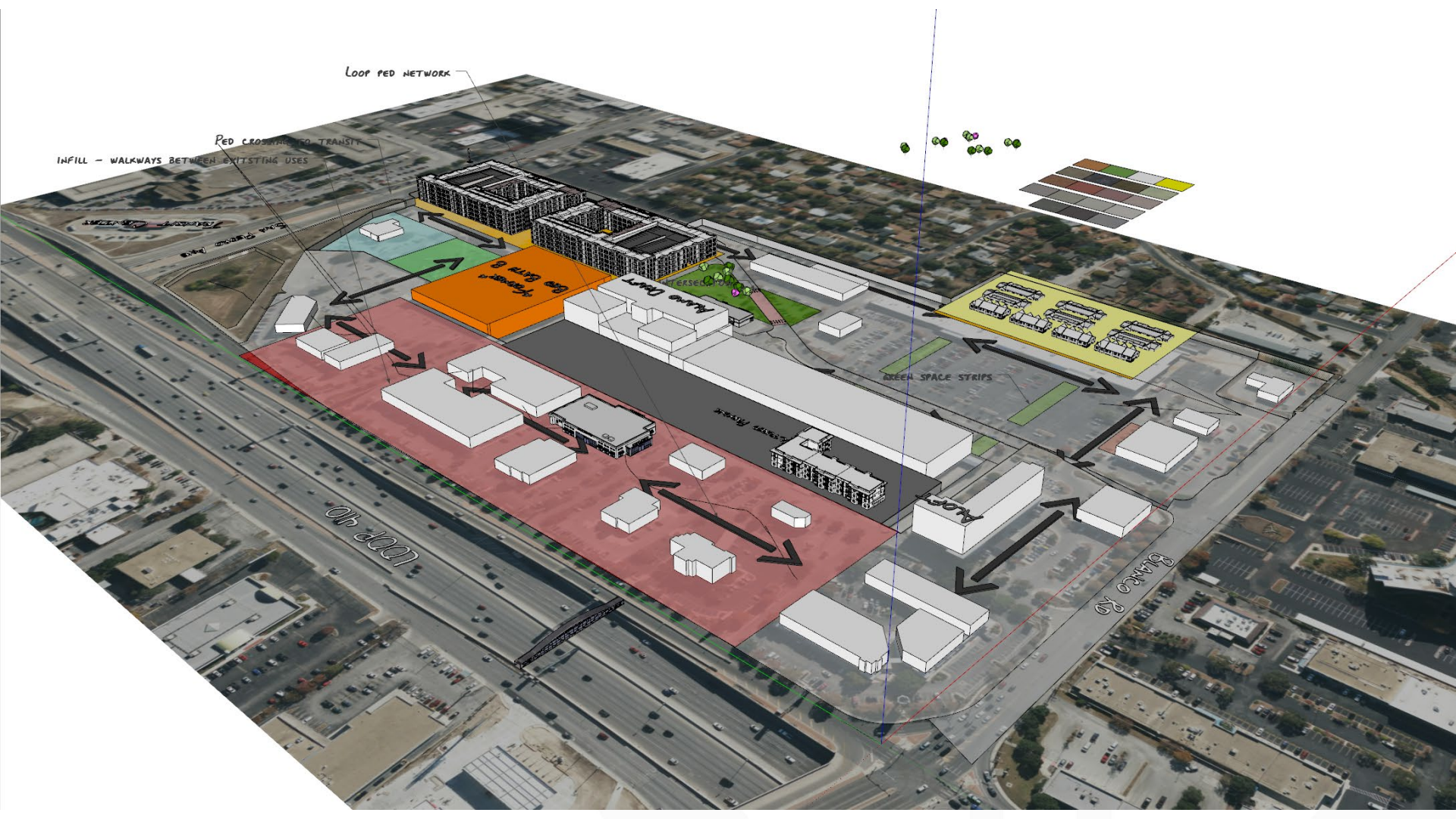
MU HOSPITALITY USE?

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



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 **KIDS EMPIRE**
cookie delivery.com

PANDA EXPRESS

Freddy's STEAKS & BURRITOS **VANS NAILS & SPA**

NO PARKING ANYTIME



PROPOSED



SA TOMORROW

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

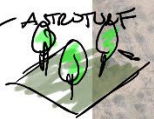




BURLINGTON/ AUTOFIT

ITEMS TO NOTE:

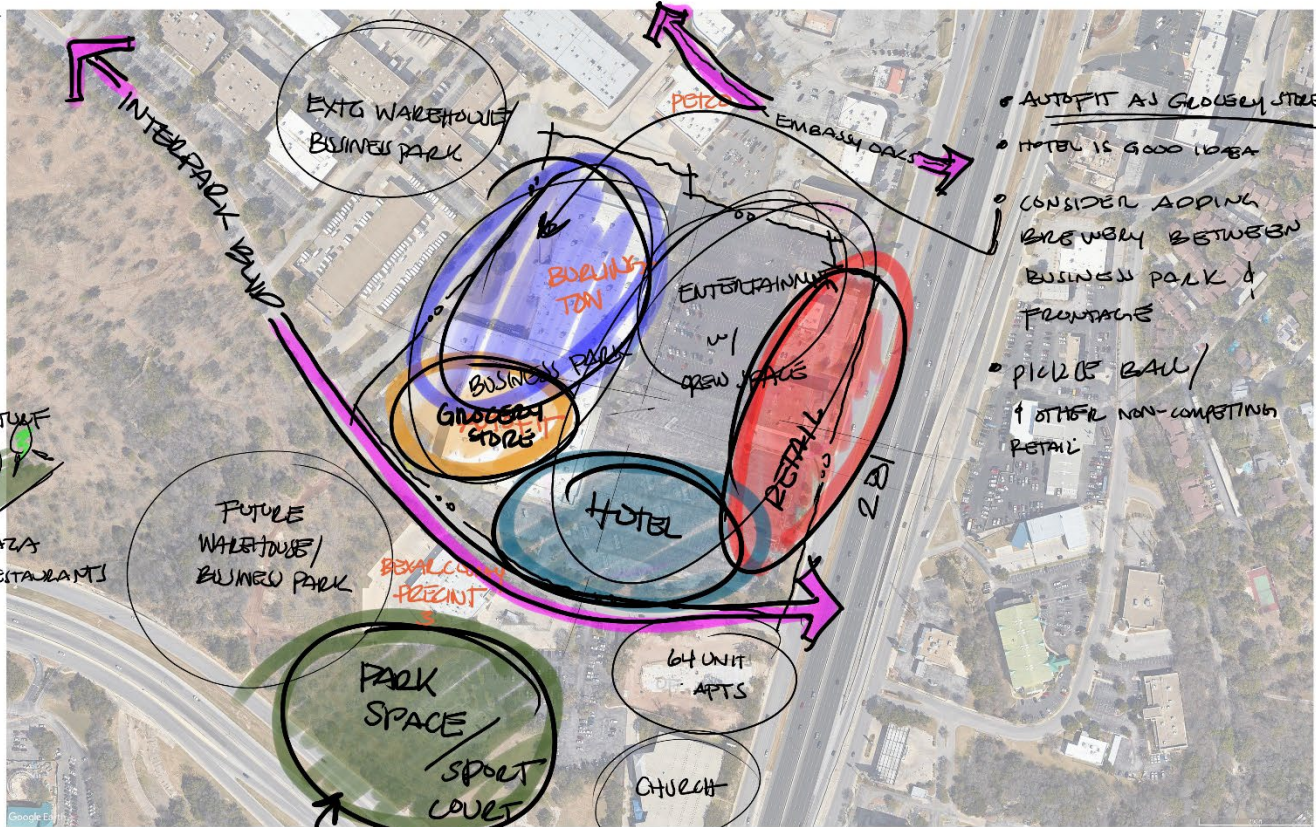
- ▶ TRAFFIC
 - CONCERN W/ WORK VEHICLES ALONG INTERPARK
- ▶ SITE CURRENTLY VERY UNDERUTILIZED
- ▶ FUTURE DEV:
 - ADDITIONAL RESTAURANTS
 - NO MORE FITNESS FACILITIES
 - AREAS OF RECREATION
 - ENTERTAINMENT
 - HOSPITALITY
- ▶ SAFETY CONCERNS W/ VEHICULAR ACCESSING 281
- ▶ USE SPACE AS INTERCHANGE BETWEEN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



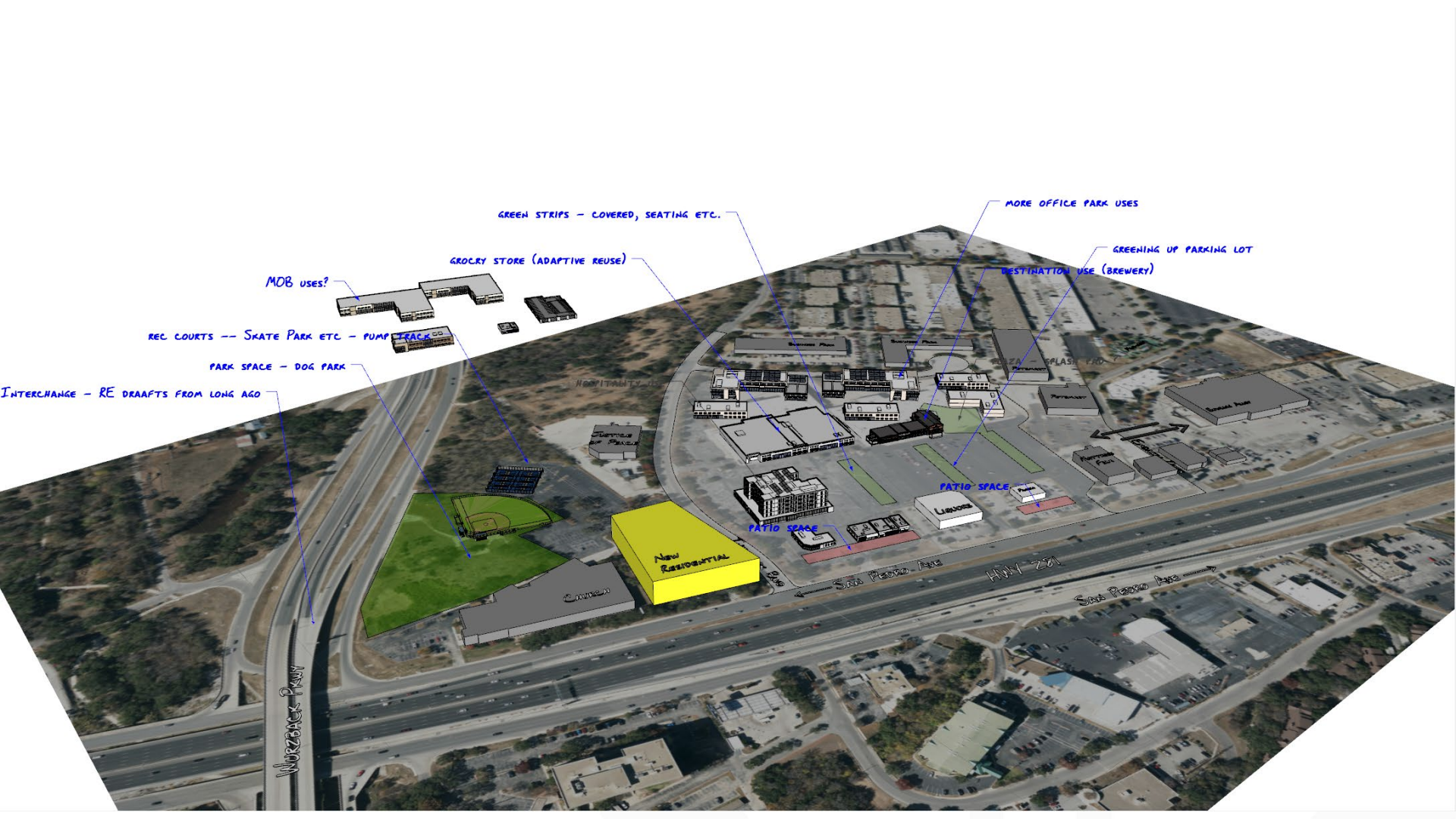
PLAZA W/ RESTAURANTS



"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?

GROCERY STORE (ADAPTIVE REUSE)

GREEN STRIPS - COVERED, SEATING ETC.

MORE OFFICE PARK USES

GREENING UP PARKING LOT

DESTINATION USE (BREWER)

REC COURTS -- SKATE PARK ETC - PUMP TRACK

PARK SPACE - DOG PARK

INTERCHANGE - RE DRAFTS FROM LONG AGO

HOSPITALITY

PATIO SPACE

PATIO SPACE

New Residential

San Pedro Ave

HWY 281

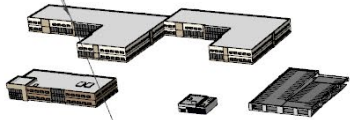
San Pedro Ave

Worzonet Pkwy

GROCERY STORE (ADAPTIVE REUSE)

PARK ETC - PUMP TRACK

MORE OFFICE PARK USES



HOSPITALITY USE

New Residential

PATIO SPACE

SAN PEDRO AVE

HWY 281

SAN PEDRO

Liquors

PATIO SPACE

Pizzeria

MATTRESS FIRM

EMBASSY OAKS

BOWLING ALLEY

Business Area

Business Area

PLAZA WASH PAD

Pizzeria

Pizzeria

RESTAURANT USE (ADAPTIVE REUSE)

PARK ETC

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