



# 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

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## MIG

Jay Renkens, AICP, Principal

Marco Hinojosa, Senior Project Associate

Saul Vazquez, Senior Project Associate

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## Cambridge Systematics

Hannah Santiago, Senior Associate

# Timeline of Meetings



# Meeting Objectives

## 1. Reintroduction of Mobility Recommendations

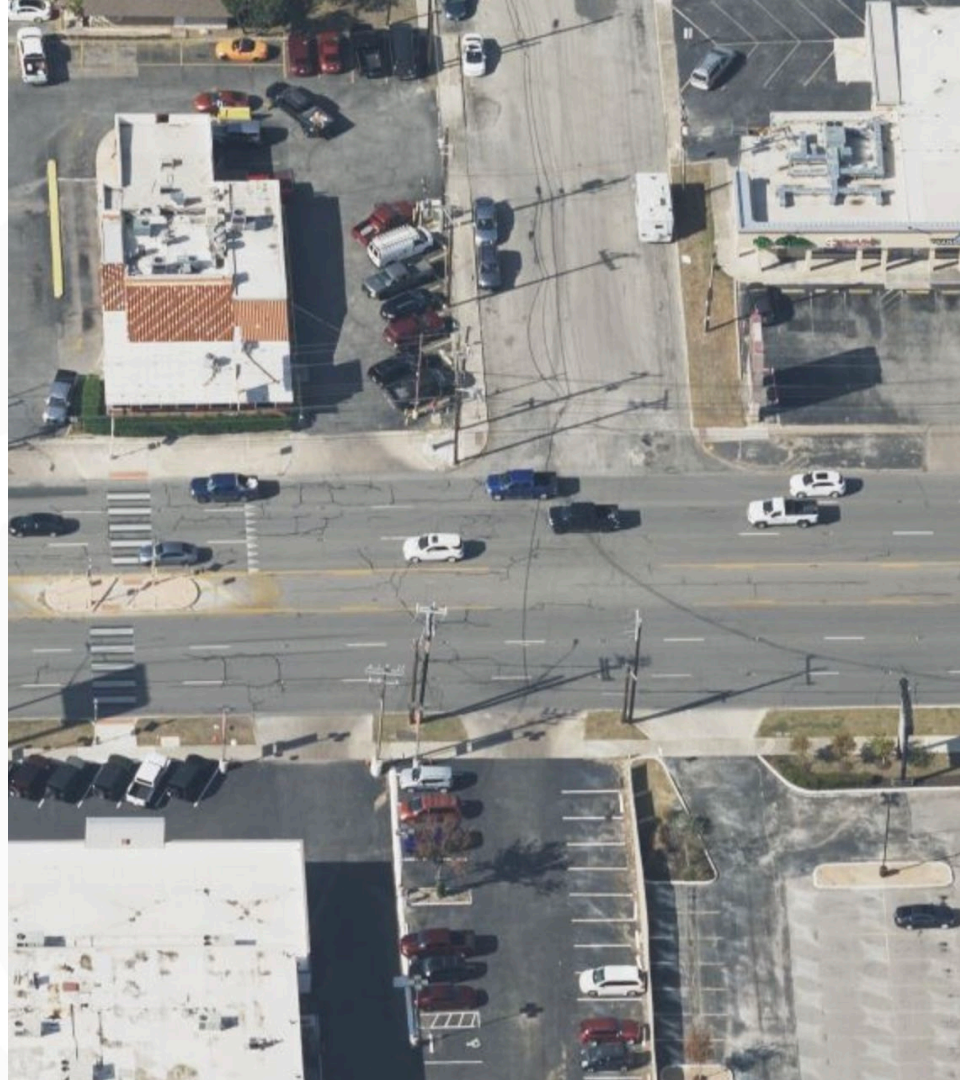
Review updated mobility recommendations, and introduction of the draft mobility map and graphics

## 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**

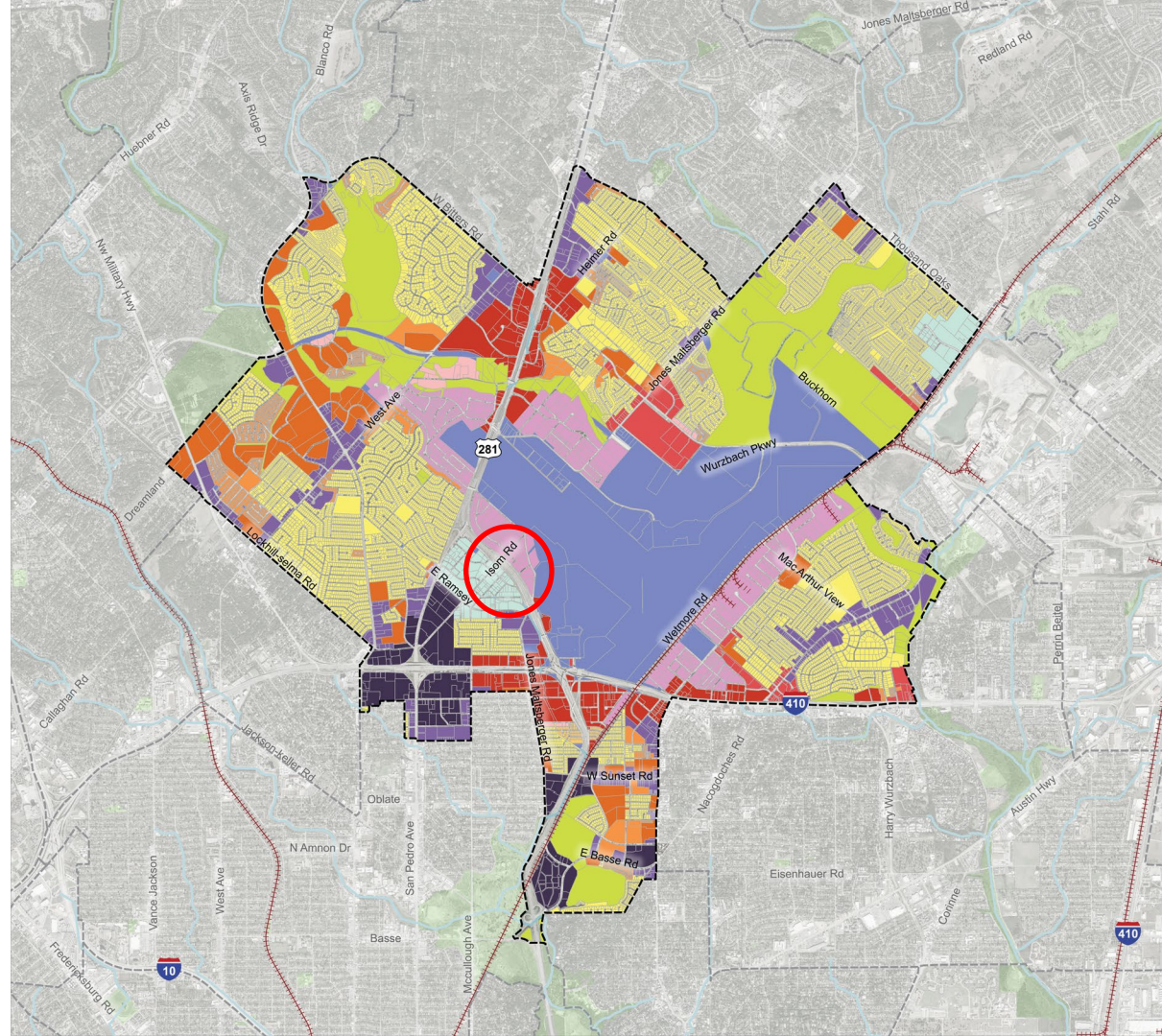
Land Use



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



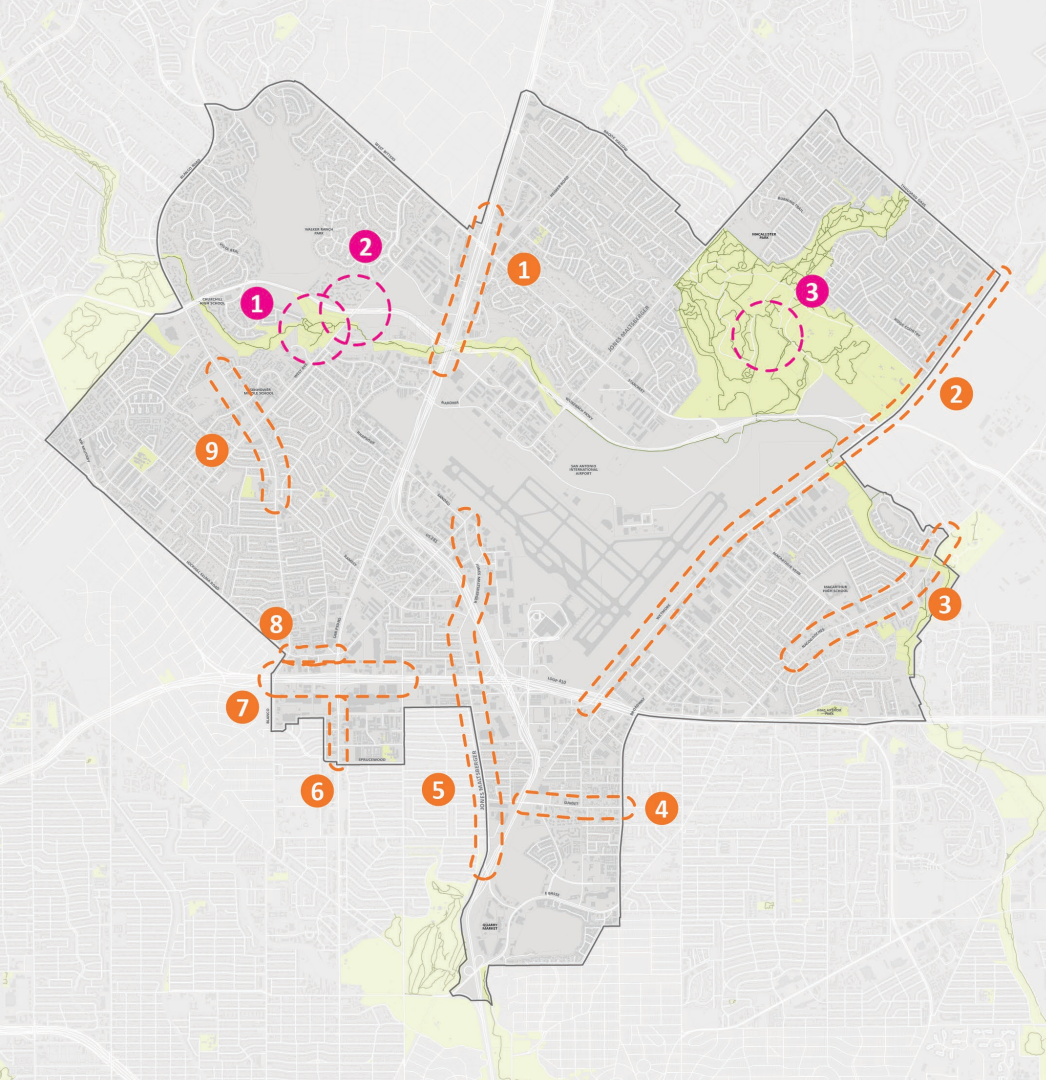
**SA**



**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

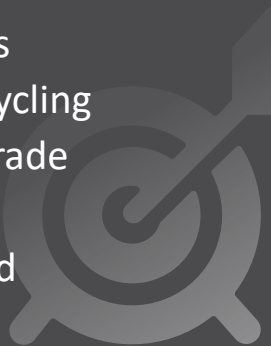


# What We've Been Hearing

## *Mobility Recommendation #1*

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### Strategies

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  - Eliminate low water crossings as roads are reconstructed
- 
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# 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*

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# 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*

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# DRAFT MOBILITY

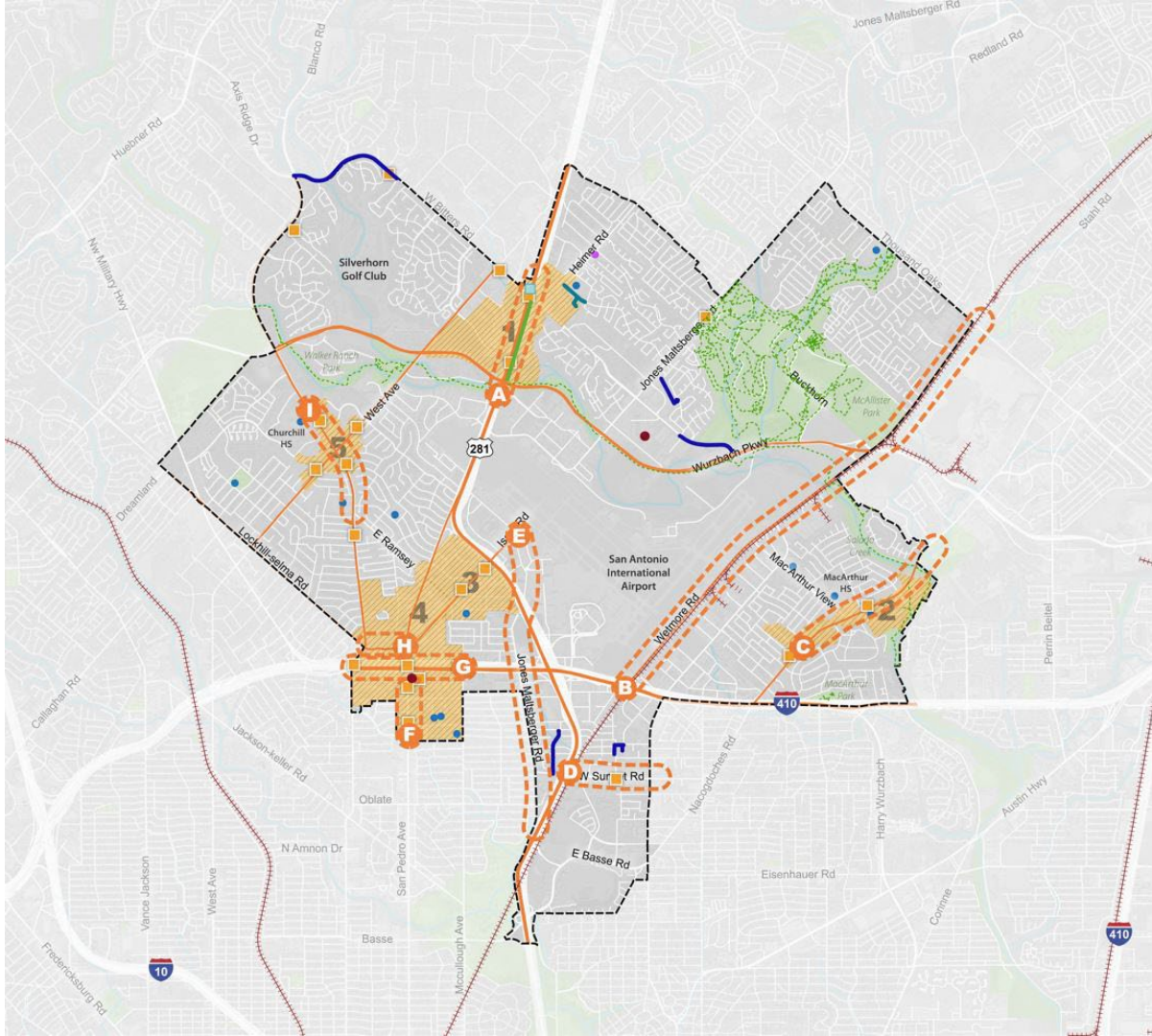
- LEGEND**
- Community Plan Area Boundary
  - Park or Open Space
  - River or Stream
  - Body of Water
  - Railroad Line
  - Focus Areas
  - Public Schools
  - Public Libraries
- PROPOSED ELEMENTS**
- 2022 Bond Projects (Planning/Design Phase)
  - 2017 Bond Projects (Completed/Nearly Complete)
  - Park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

- MOBILITY AREAS**
- A** US 281 from Nacoma to Coulter Dr
  - B** Wilmore from 410 to Thousand Oaks
  - C** Loop 410 from Blanco to McCullough
  - D** MacArthur Views from MacArthur View to Sabalo Creek
  - E** Lockhill Selma from Blanco to San Pedro
  - F** Sunset from US 281 to Broadway
  - G** Jones Maltzberger from Sandau to US 281
  - H** San Pedro from Loop 410 to Sprucewood
  - I** Loop 410 from Blanco to McCullough
  - J** Lockhill Selma from Blanco to San Pedro
  - K** 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



**SA**



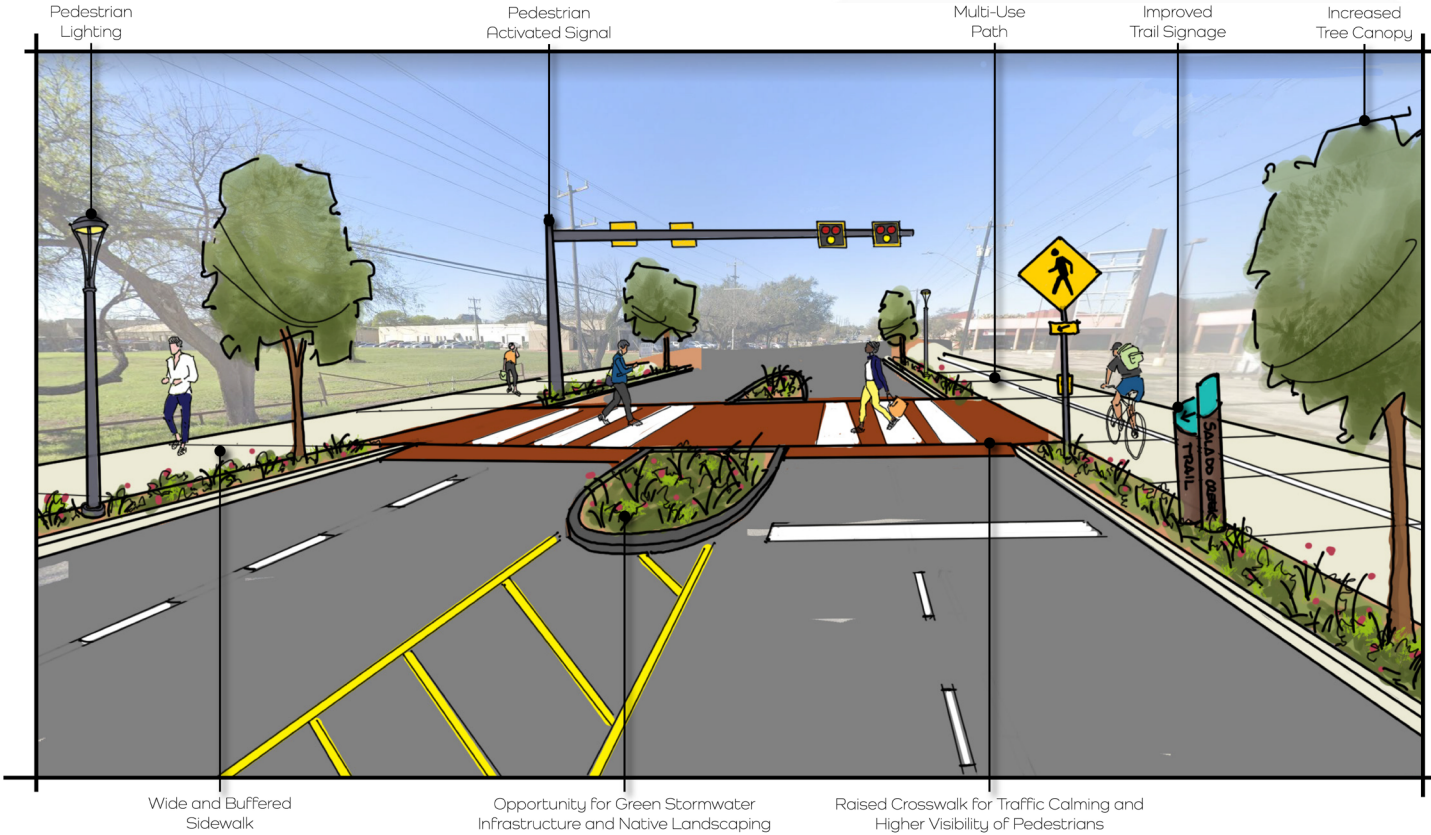
**TOMORROW**

Mural Board Activity

## Nacogdoches- Existing Conditions



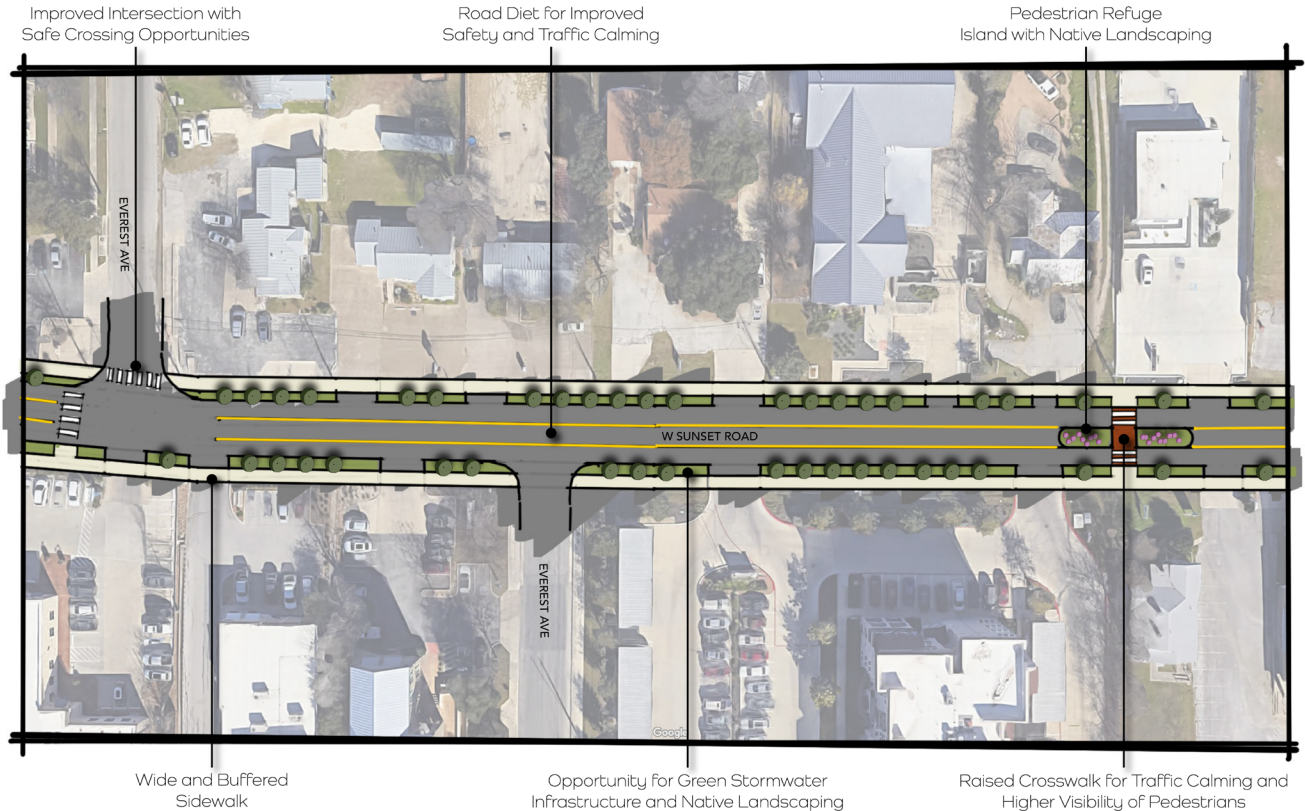
# Nacogdoches- Mobility Recommendations Applied



# 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





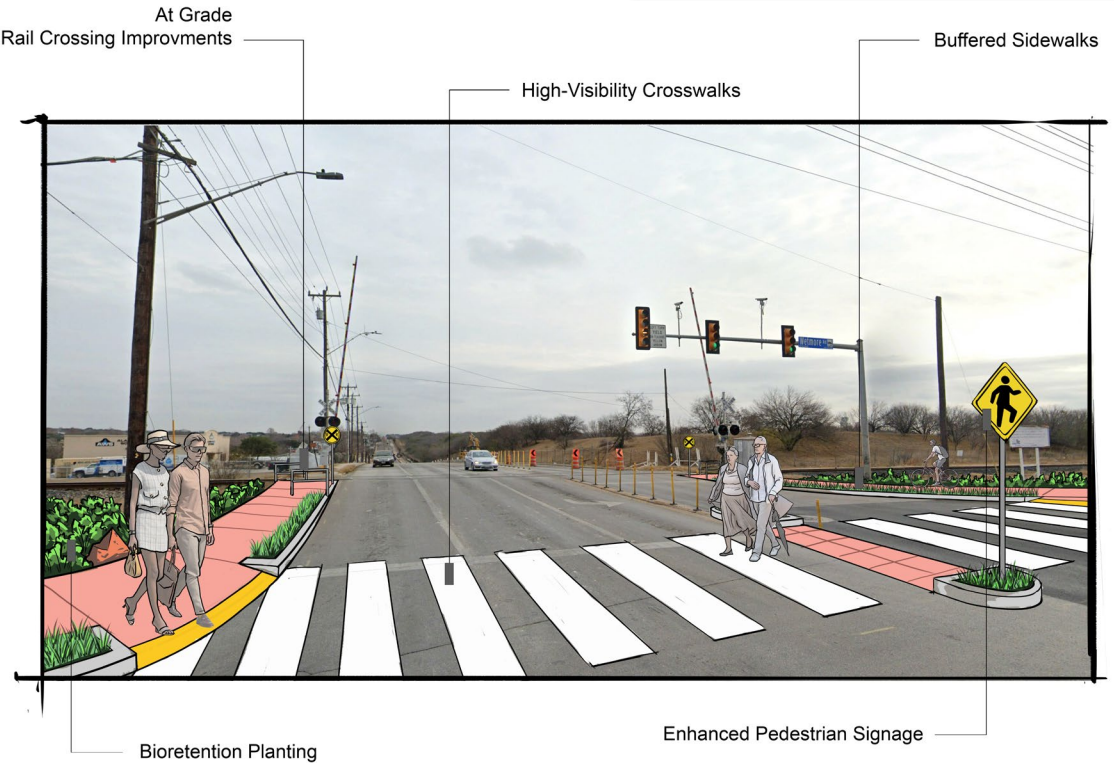
# Bitters & Hwy 281- Mobility Recommendations Applied



# Wetmore & Thousand Oaks- Existing Conditions



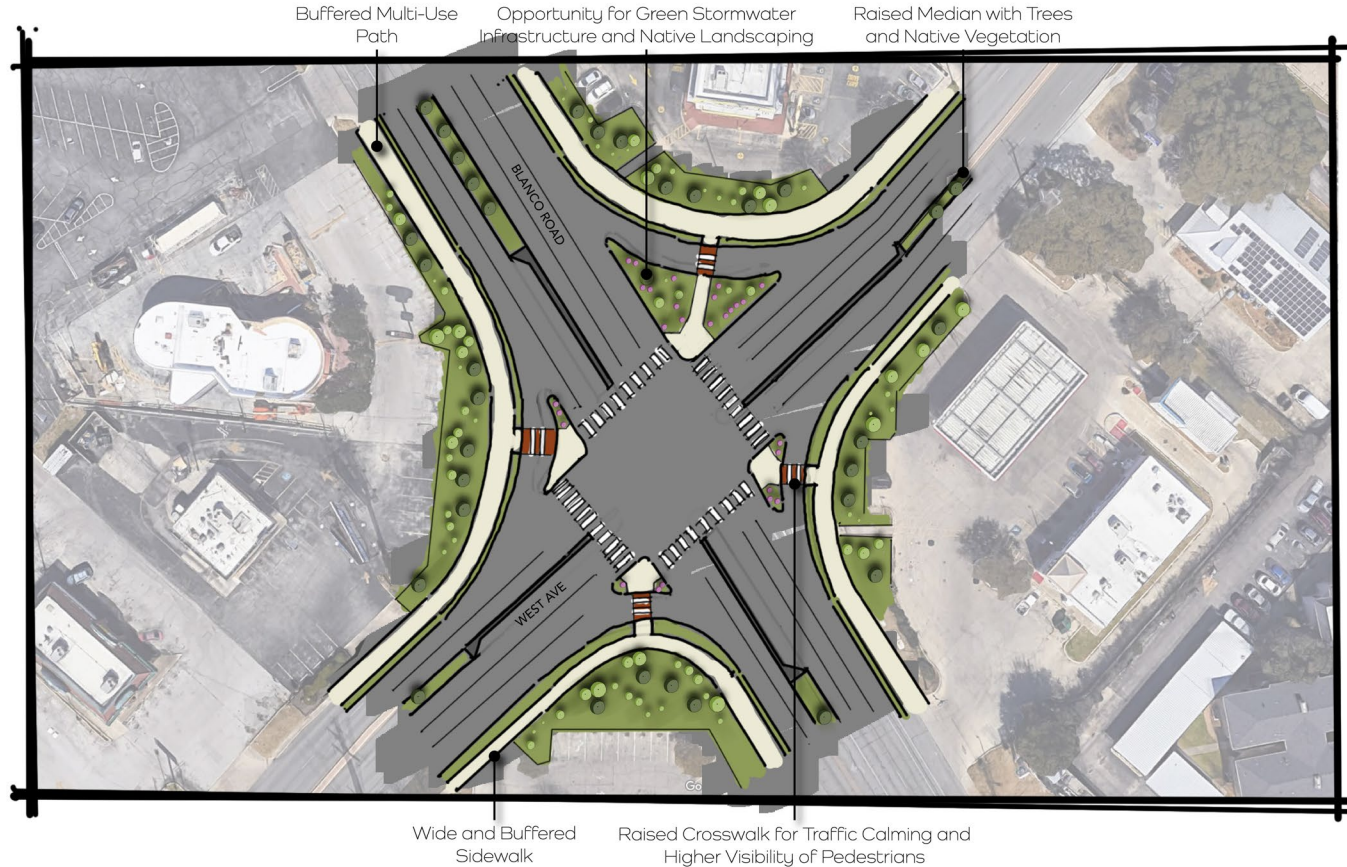
# Wetmore & Thousand Oaks- Mobility Recommendations Applied



# West Ave & Blanco- Existing Conditions



# West Ave & Blanco- Mobility Recommendations Applied



**SA**



**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.

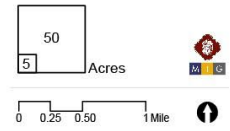
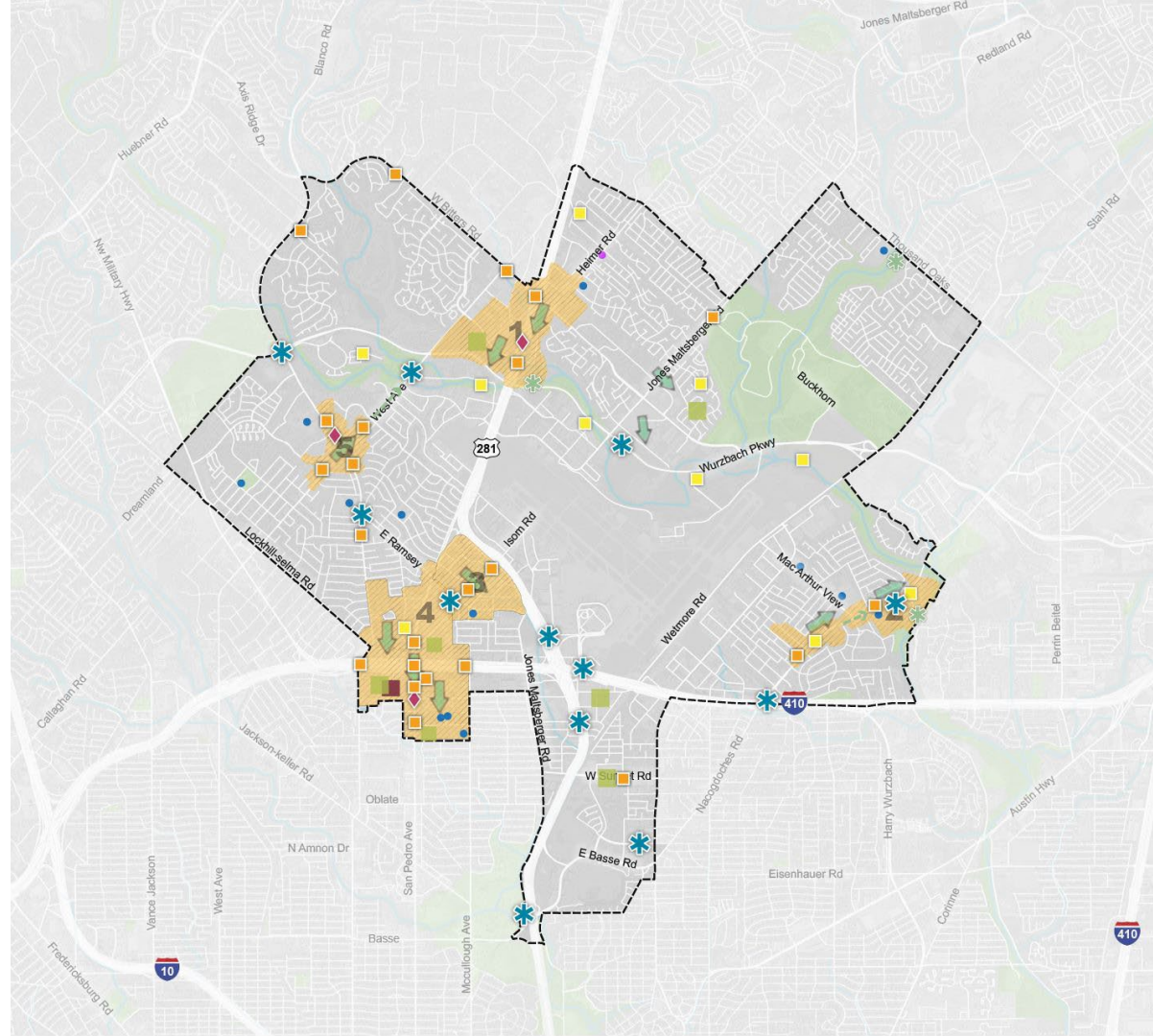
# Type of Amenities & Public Spaces

- **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.**
- **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.

# Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** Promote development of underutilized parking lots ~~into~~ with community serving uses, open spaces, and amenities.
- **APS Recommendation #2:** Safely connect 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-at key destinations and at locations with underutilized land to cultivate community connections and enhance community character.
- **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.

**APS Strategy 2.3:** Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.

# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Utilize green stormwater elements and Low Impact Development (LID) to beautify spaces, create buffers, and mitigate flooding.

**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.

# Updated Amenities & Public Space Strategies

**APS Recommendation #4:** Create indoor and outdoor community gathering spaces at key destinations and at locations with underutilized land to cultivate community connections and enhance community character.

**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.

# 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.



**SA**



**TOMORROW**

Mural Board Activity



# SA TOMORROW

## Neighborhood Profile and Priorities (NPP)

# What are Neighborhood Profiles and Priorities (NPP)?

## Section of Plan that:

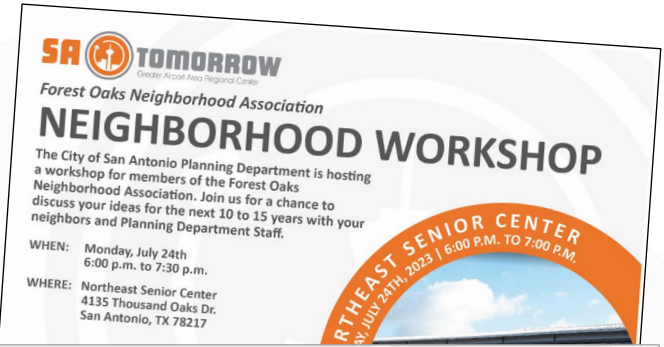
- Provides special attention to individual **neighborhood priorities**
- Summarize specific **opportunities, challenges, recommendations,** and priorities from each participating neighborhood
- Efficiently direct **public and private investment** within the city to help these neighborhoods achieve their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

# Neighborhoods

- Arboretum
- Blossom Park
- Crownhill Park
- Forest Oaks
- Greater Harmony Hills
- Shearer Hills /Ridgeview
- North Castle Hills
- The Woodlands of Camino Real



**NEIGHBORHOOD PROFILE AND PRIORITIES**

The Neighborhood Profiles and Priorities Sections pays special attention to prior neighborhood planning efforts and recognizes the community groups and individuals who were instrumental in their creation. They summarize specific opportunities, challenges, recommendations, and priorities from each participating neighborhood to help these neighborhoods achieve their short-term goals and long-term visions.

Sub-area plans address the five main topics listed here. You can think about these when you are imagining your neighborhood in 10 - 15 years.

- MOBILITY**  
This section discusses strategies and improvements that could improve getting around in the area.
- LAND USE**  
A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city.
- AMENITIES & PUBLIC SPACE**  
This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets.
- HOUSING**  
This section complements the Land Use section with specific strategies for housing in the area.
- ECONOMIC DEVELOPMENT**  
This section describes specific strategies for supporting businesses and connecting people to jobs.

**STRENGTHS**  
What are the strengths of this area? For instance, what are unique things that make the area a good place to live or visit?

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**WEAKNESSES**  
What are the weaknesses of this area? For instance, what are the issues that locals here face?

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**OPPORTUNITIES**  
What are the opportunities for this area? For instance, what are things that could be done to enhance what is good about the area?

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**CHALLENGES**  
What are the challenges for this area? For instance, what are things that could be done to address issues facing the area?

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Information gathered here will be used to draft a profile, and a set of recommendations for the area.

**SA TOMORROW** Greater Airport Area Regional Center **SAN ANTONIO PLANNING**

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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,  
City of San Antonio  
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(210) 207-5441



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