



# Greater Airport Area Regional Center Planning Team

Meeting #10

Thursday, August 17, 2023

Zoom

2 – 4 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 (Interim PM)

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## Cambridge Systematics

Hannah Santiago, Senior Associate

# Timeline of Meetings

**PT Meeting 1 (Apr. 21<sup>st</sup> 2022)**

Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals

**Community Meeting 1 (June 7<sup>th</sup> 2022)**

**PT Meeting 2 (Jul. 12<sup>th</sup> 2022)**

Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID

**PT Meeting 3 (Aug. 11<sup>th</sup> 2022)**

Land Use (Housing & Economic Development Lens) (1 of 2)

**PT Meeting 4 (Sept. 15<sup>th</sup> 2022)**

Housing & Economic Development (Based on Land Use) (1 of 2)

**Community Meeting 2 (Nov. 3<sup>rd</sup> 2022)**

**PT Meeting 5 (Dec. 8<sup>th</sup> 2022)**

Land Use (2 of 2), Housing and Economic Development (2 of 2)

**PT Meeting 6 (Feb. 9<sup>th</sup> 2023)**

Mobility (1 of 2)

**PT Meeting 7 (Mar. 9<sup>th</sup> 2023)**

Focus Areas, Amenities & Public Space Improvements

**Digital Design Workshop (Apr. 6<sup>th</sup> 2023)**

**Community Meeting 3 (May 9<sup>th</sup> 2023)**

**PT Meeting 8 (Jun. 22<sup>nd</sup> 2023)**

**PT Meeting 9 (Jul. 20<sup>th</sup> 2023)**

Rec and Strategies Refinement for Mobility and Amenities & P.S. , NPPs

**PT Meeting 10 (Aug. 17<sup>th</sup> 2023)**

Plan Framework, DDC Updated Graphics

**Community Meeting 4 (TBD - Week of Dec. 4<sup>th</sup> 2023)**

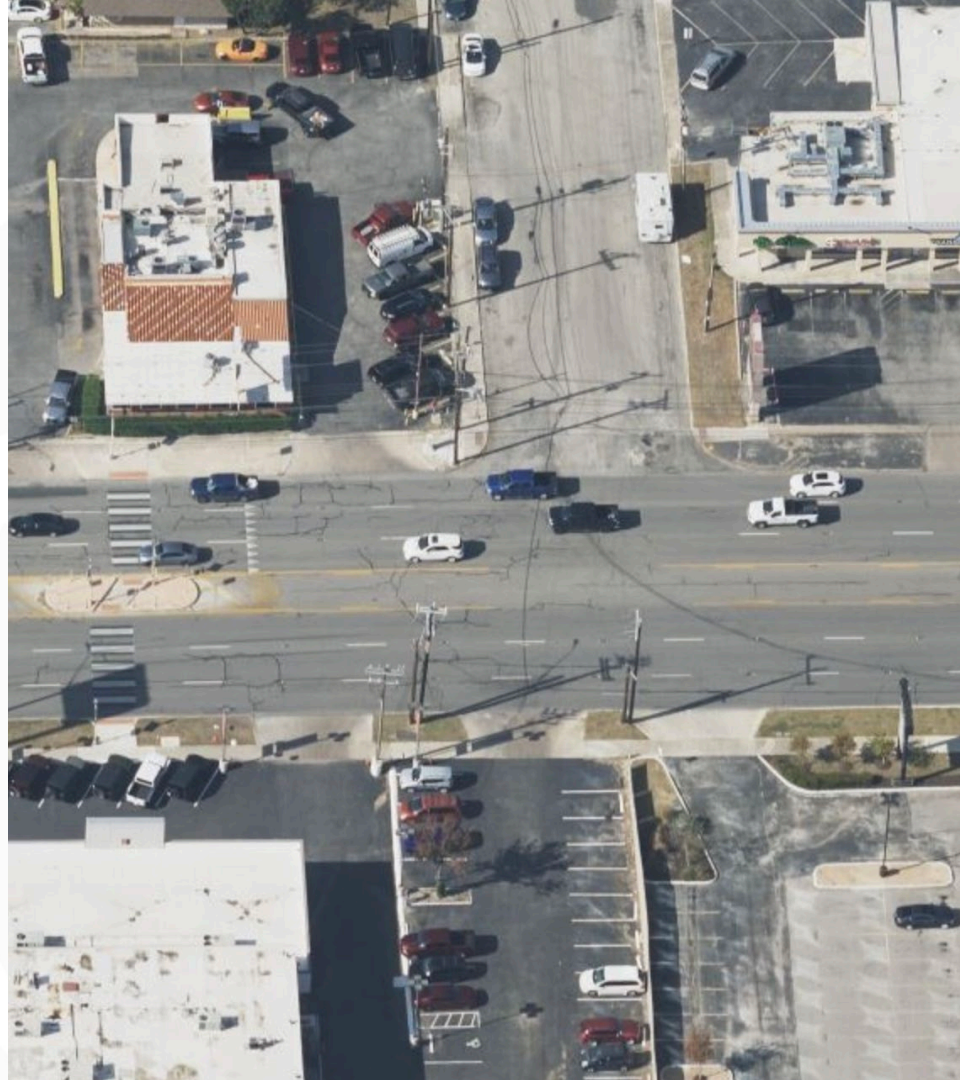
**PT Meeting 11 (Jan. 11<sup>th</sup> 2024)**

Public Draft Review & Final Revisions, Process Feedback

**WE ARE HERE** 

# Meeting Objectives

- 1. Reintroduction of Digital Design Charette Graphics**  
Review the updated graphics created from the digital design charrette and reviewed during PT meeting #8.
- 2. Reintroduction of APS Recommendations and Strategies**  
Review and confirm edits to recommendations and strategies presented during PT#9.
- 3. Reintroduction of Individual Plan Elements Maps**  
Review the updated land use, focus area, APS, and mobility maps.
- 4. Introduction of Draft Plan Framework Map**  
Introduce the Plan Framework Map and provide input on the elements shown.
- 5. Discussion of Implementation Strategy**  
Begin to identify key stakeholders, timing, and funding strategies.





# 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

Updated Digital Design Charette  
Graphics

# SA TOMORROW

Greater Airport Area: Focus Area 1 –  
North Park Shopping Center



SAN PEDRO AVE

RECTOR DR

BLANCO RD

I-410





# PT#8 Meeting Version





# Updated Version

SAN PEDRO AVE

RECTOR DR

BLANCO RD

I-410





BLANCO RD

I-410

RECTOR DR

SAN PEDRO AVE





# PT#8 Meeting Version





Updated Version

BLANCO RD

I-410

RECTOR DR

SAN PEDRO AVE





# SA TOMORROW

Greater Airport Area: Focus Area 2 –  
Burlington/AutoFit





EMBASSY OAKS

INTERPARK BLVD

SAN PEDRO AVE

HWY 281



# PT#8 Meeting Version





Updated Version



EMBASSY OAKS

INTERPARK BLVD

SAN PEDRO AVE

HWY 281



WURZBACH PKWY

INTERPARK BLVD

SAN PEDRO AVE

HWY 281

EMBASSY OAKS





# PT#8 Meeting Version





Updated Version

WURZBACH TRWY

INTERPARK BLVD

SAN PEDRO AVE

HWY 281

EMBASSY OAKS





**SA**



**TOMORROW**

Amenities & Public Spaces  
(Continued from PT#9)

# Amenities & Public Space Recommendations

- **APS Recommendation #1:** Promote development of underutilized parking lots 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.

**APS Strategy 1.4:** Create neighborhood sidewalk connections to new community serving uses.

**APS Strategy 1.5:** Conduct an inventory of large or underutilized parking lots.

# Updated Amenities & Public Space Strategies

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

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**APS Strategy 1.4:** Create neighborhood sidewalk connections to new community serving uses.

**APS Strategy 1.5:** Conduct an inventory of large or underutilized parking lots.

# 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.

**APS Strategy 2.4:** Provide shade at shopping center parking lots that won't be redeveloped in the near future.

**APS Strategy 2.5:** Consider downward facing lighting for wildlife and airport operations.

# Updated Amenities & Public Space Strategies

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

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**APS Strategy 2.4:** Provide shade at shopping center parking lots that won't be redeveloped in the near future.

**APS Strategy 2.5:** Consider downward facing lighting for wildlife and airport operations.



# 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.

**APS Strategy 4.4:** Provide shade at connections between neighborhoods and different destinations.

**APS Strategy 4.5:** Provide water fountains to people to stay hydrated during warmer seasons.

# 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.

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**APS Strategy 4.4:** Provide shade at connections between neighborhoods and different destinations.

**APS Strategy 4.5:** Provide water fountains to people to stay hydrated during warmer seasons.



# 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

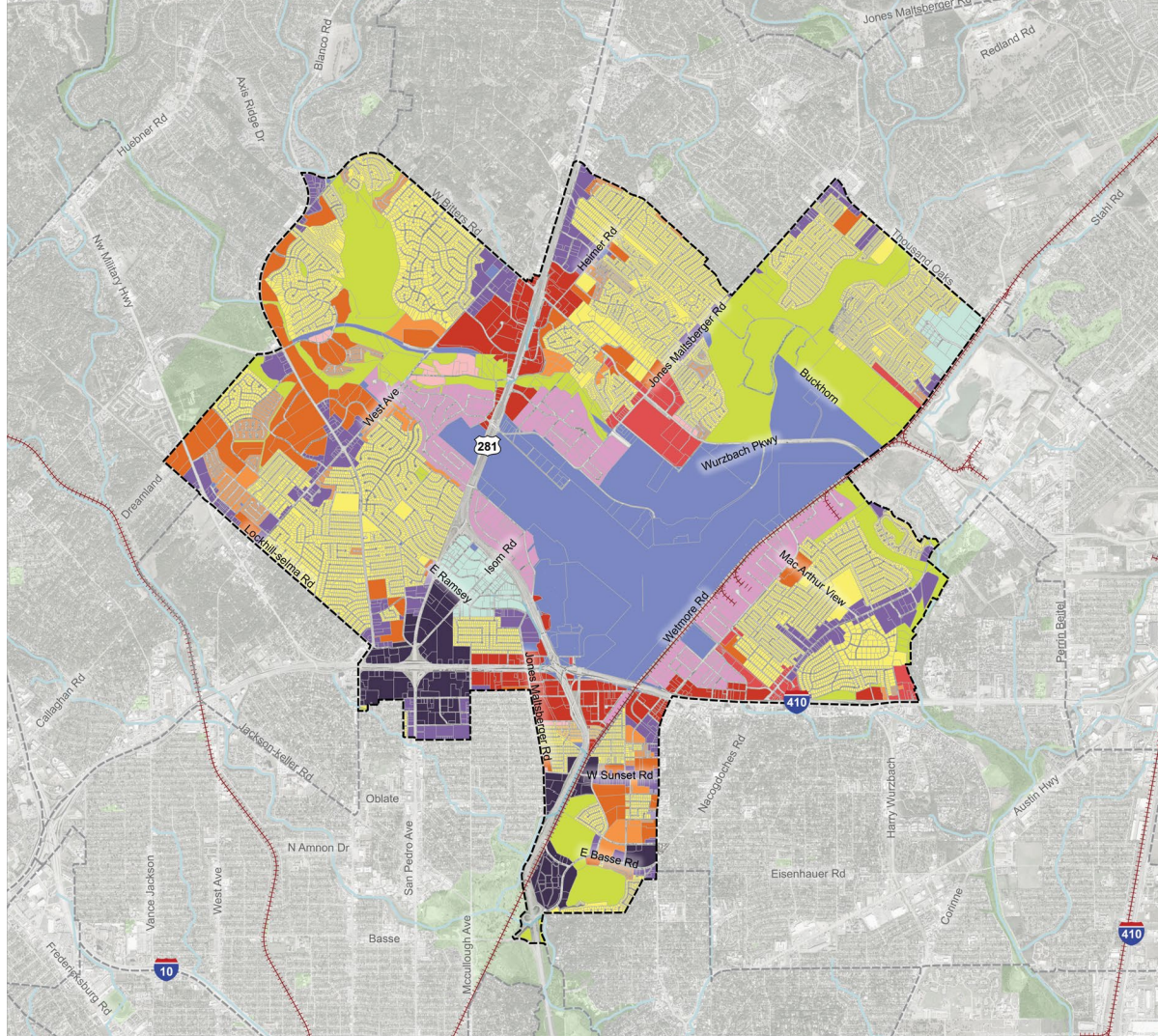
Previous Land Use, Focus Areas, APS,  
and Mobility Maps



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











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
  - Body of Water
  - Focus Area
  - FEMA 100-year Floodplain
- FOCUS AREA RECOMMENDATIONS
- Priority Connections
  - Proposed Plaza or Park/Open Space
  - Pedestrian Crossing













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 RECOMMENDATIONS**
-  Priority Connections
-  Pedestrian Crossing



0 200 400 800 Feet



# PT#8 Meeting Version

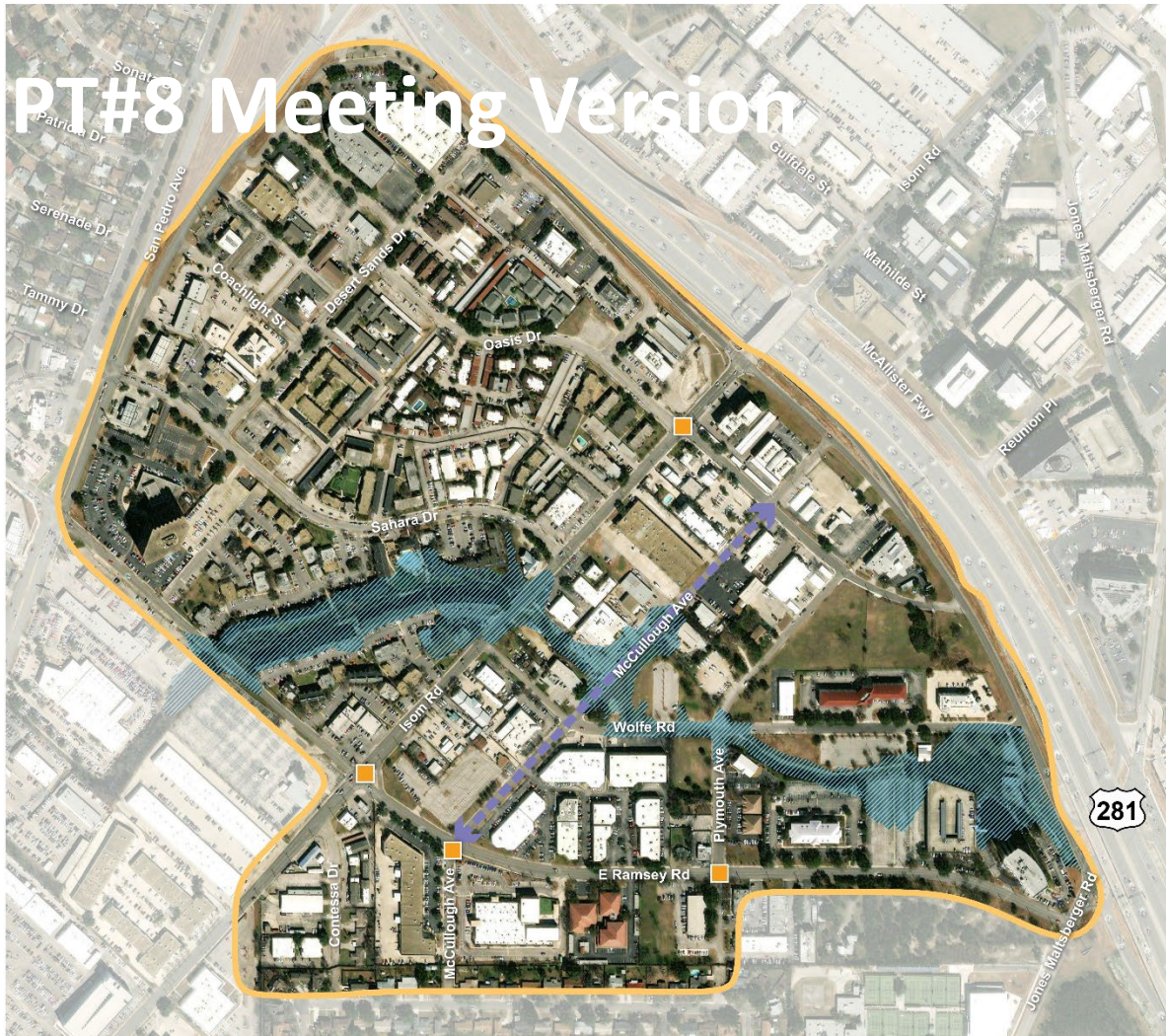


## Greater Airport Area REGIONAL CENTER PLAN

### 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
- FOCUS AREA A (RECOMMENDATIONS)
- Priority Connections
- Pedestrian Crossing





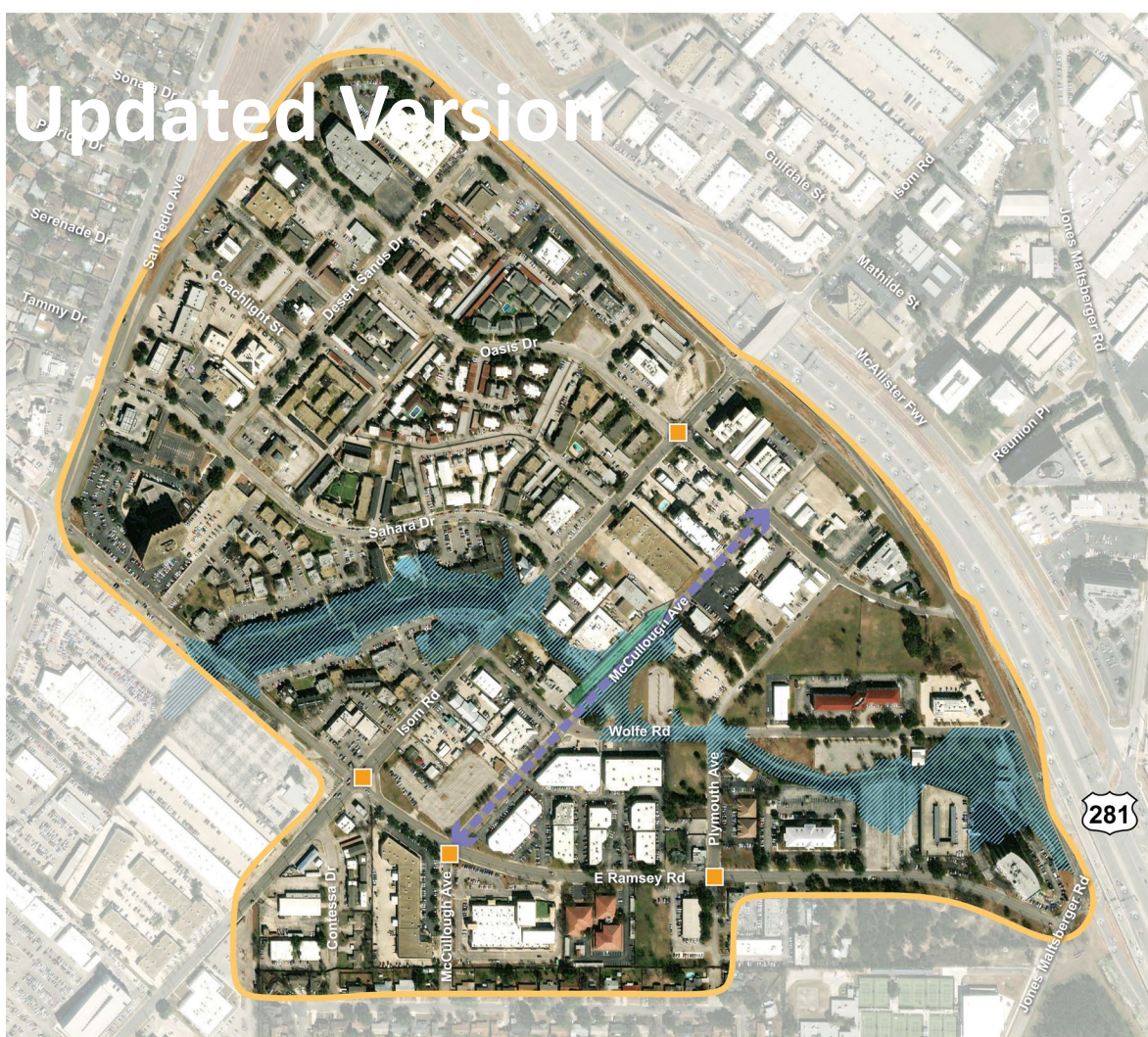
# Updated Version



## Greater Airport Area REGIONAL CENTER 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
- FOCUS AREA RECOMMENDATIONS
  - Priority Connections
  - Pedestrian Crossing
  - Green Infrastructure



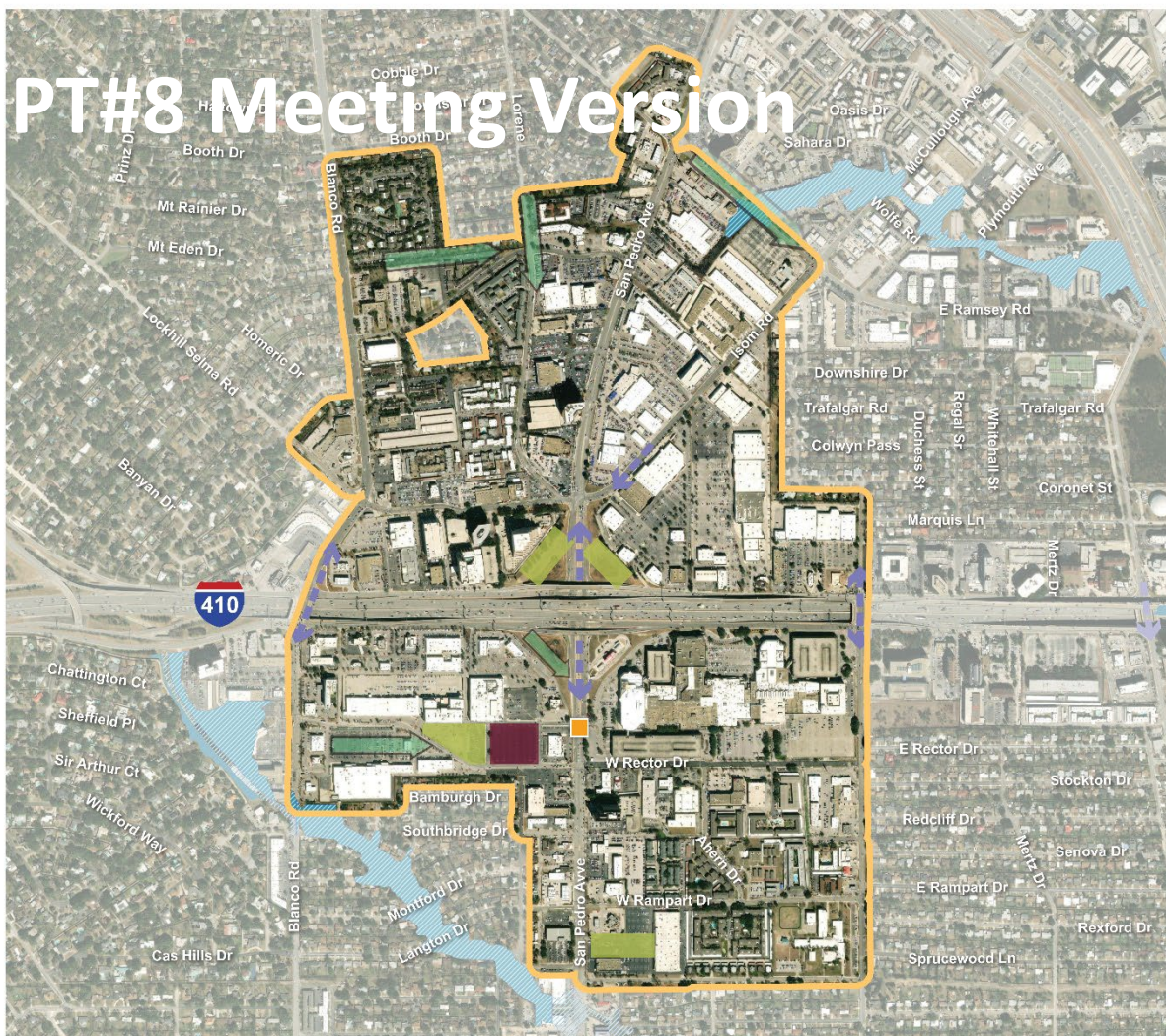
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# PT#8 Meeting Version



## 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 410-41 COMMUNICATIONS**
- Priority Connections
- Proposed Plaza
- Proposed Park/Open Space
- Green Infrastructure
- Pedestrian Crossing



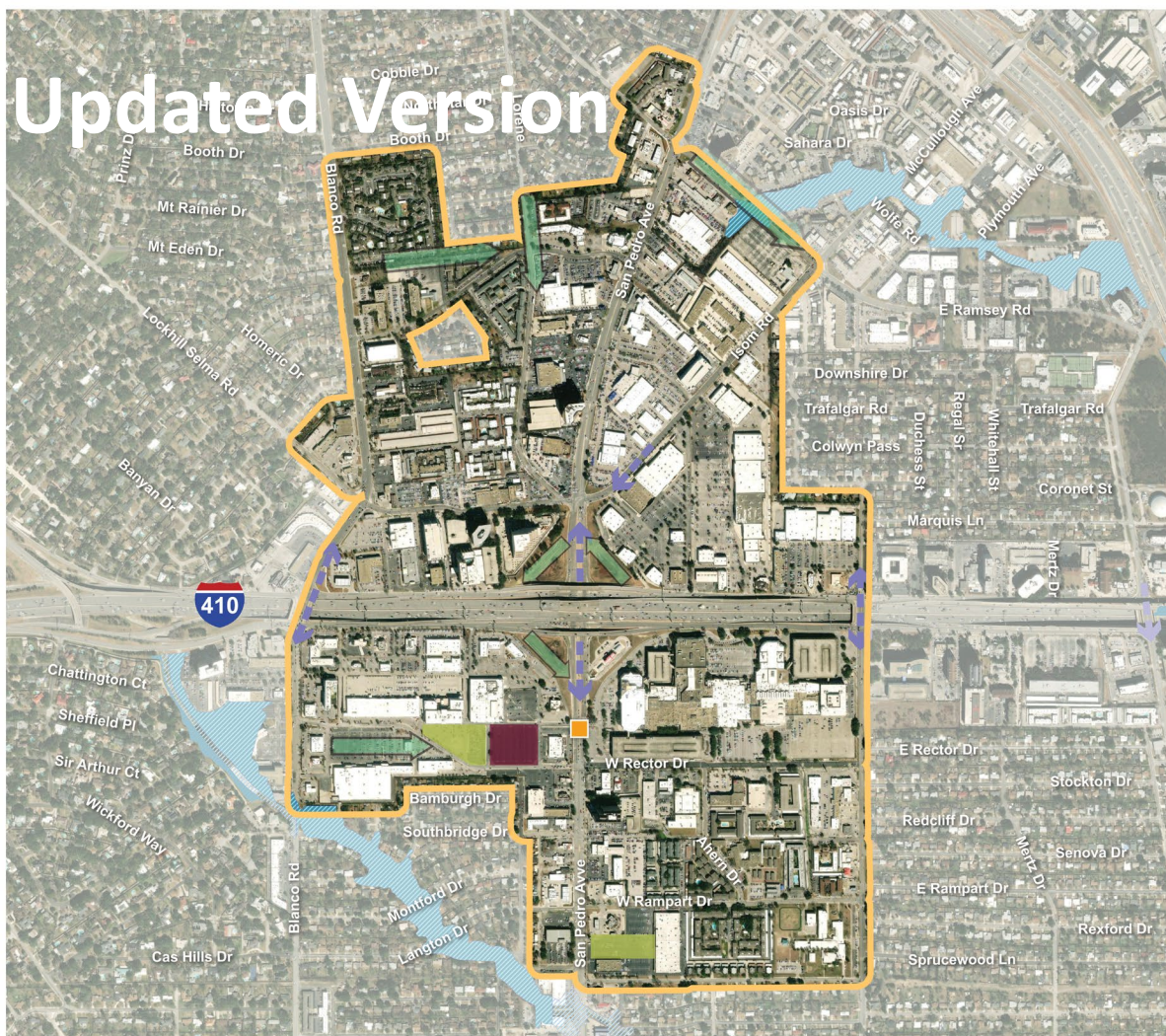
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# Updated Version



## 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



0 250 500 1000 Feet



# PT#8 Meeting Version



## 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 5 COMMUNICATIONS

- Priority Connections
- Green Infrastructure
- Pedestrian Crossing



0 200 400 800 Feet



# Updated Version



## 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

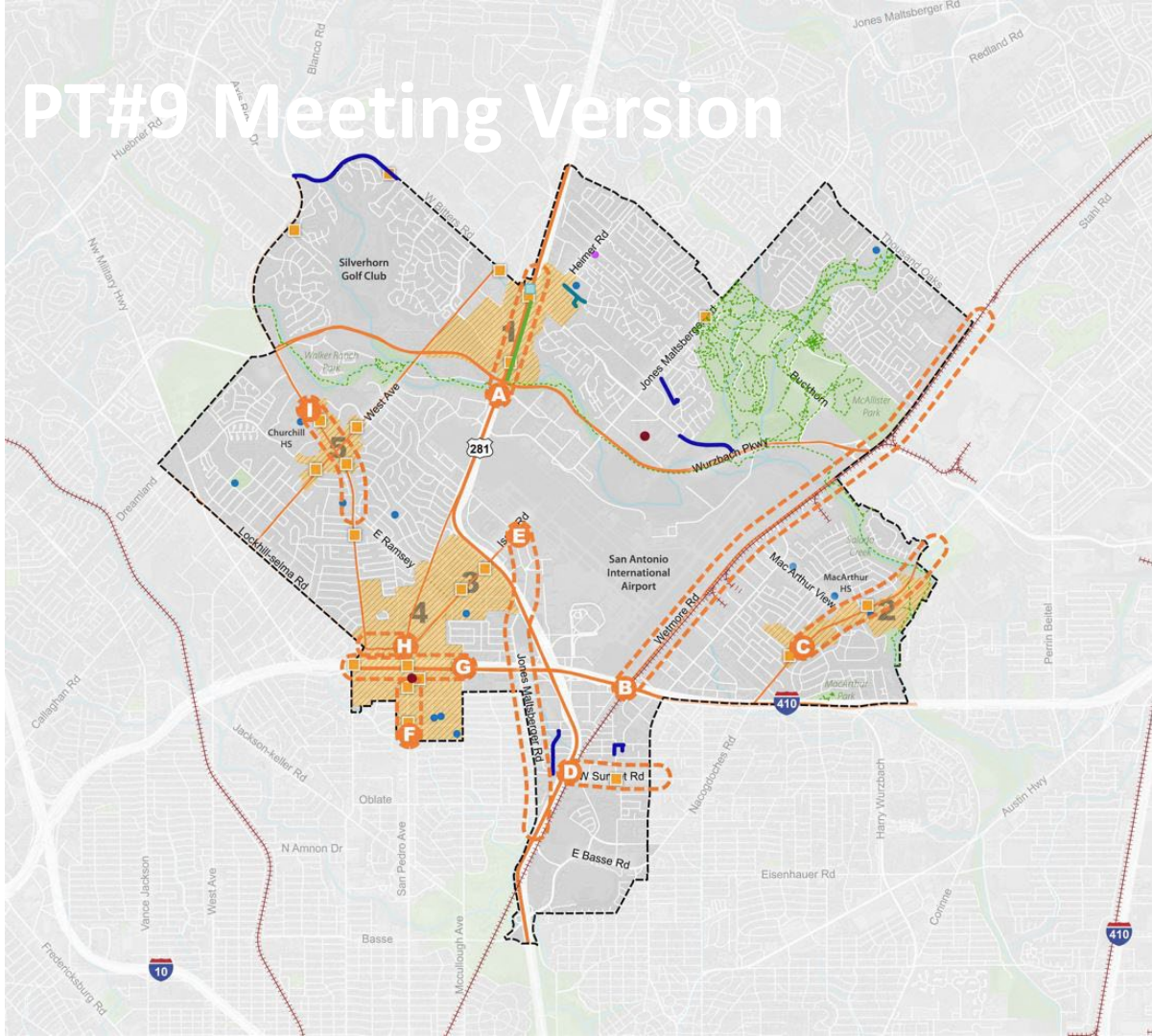
- Priority Connections
- Green Infrastructure
- Pedestrian Crossing



0 200 400 800 Feet



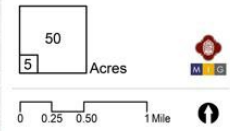
# PT#9 Meeting Version



- 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** Wetmore from 410 to Loop 410 from Blanco 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





# Updated Version



Greater Airport Area  
REGIONAL CENTER

## 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

### MOBILITY FEATURES

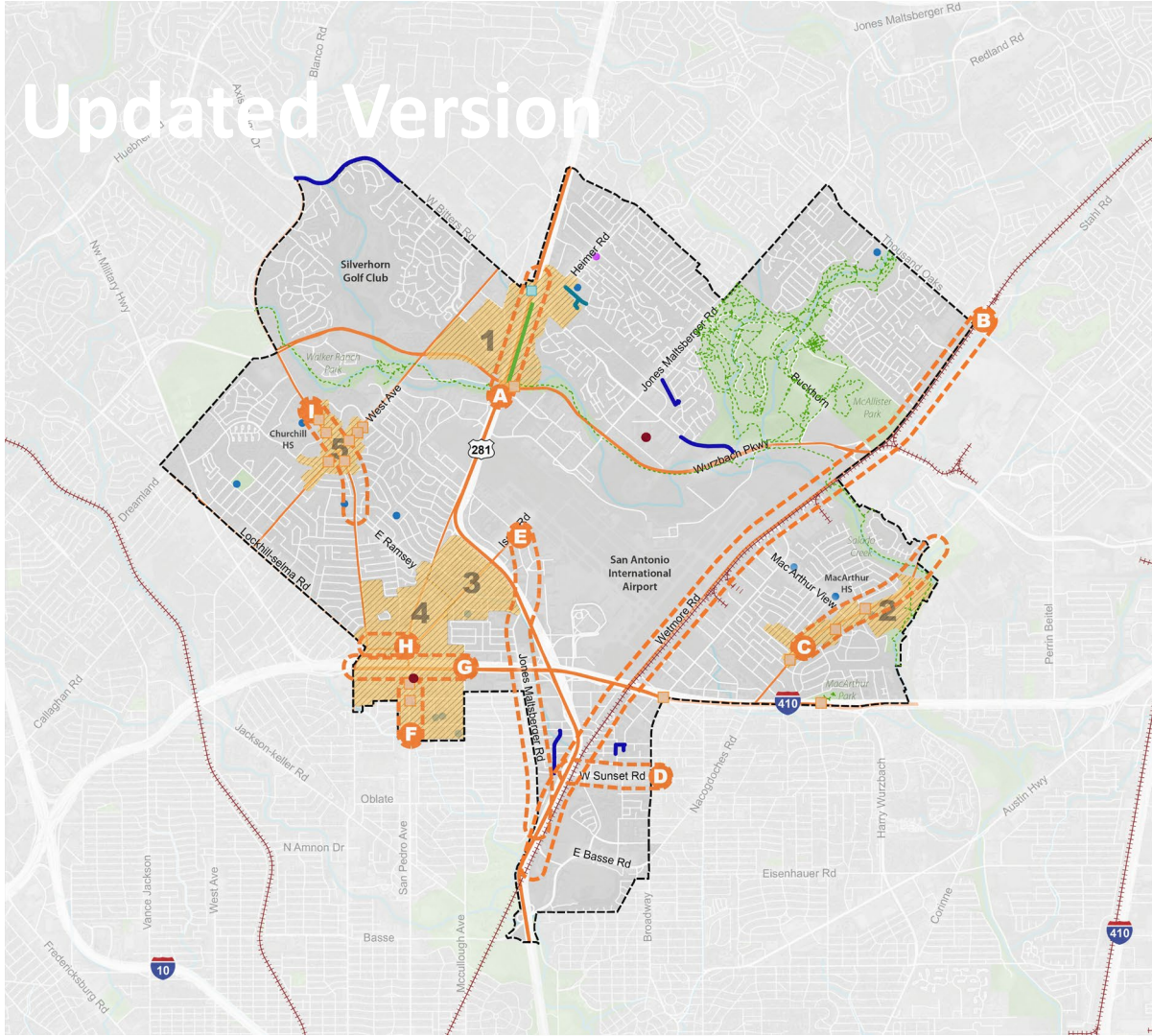
- 2022 Bond Projects (Planning/ Design Phase)
- 2017 Bond Projects (Completed/Nearly Complete)
- Park Trails
- VIA Transit Centers

### MOBILITY AREAS

- A** US 281 from Nakenma to Coulter Dr
- B** San Pedro from Loop 410 to Spaulwood
- C** Wetmore from 410 Loop 410 from Blanco to McCullough
- D** MacArthur View from MacArthur View to Salado 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 Spaulwood
- I** Lockhill Selma from Blanco to San Pedro
- J** Sunset from US 281 to Broadway

### PROPOSED ELEMENTS

- Walk/Bike Trail Extension
- Pedestrian Crossing
- Additional Bus Stop



# PT#9 Meeting Version



Greater Airport Area  
REGIONAL CENTER

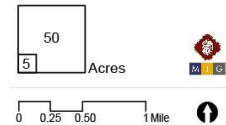
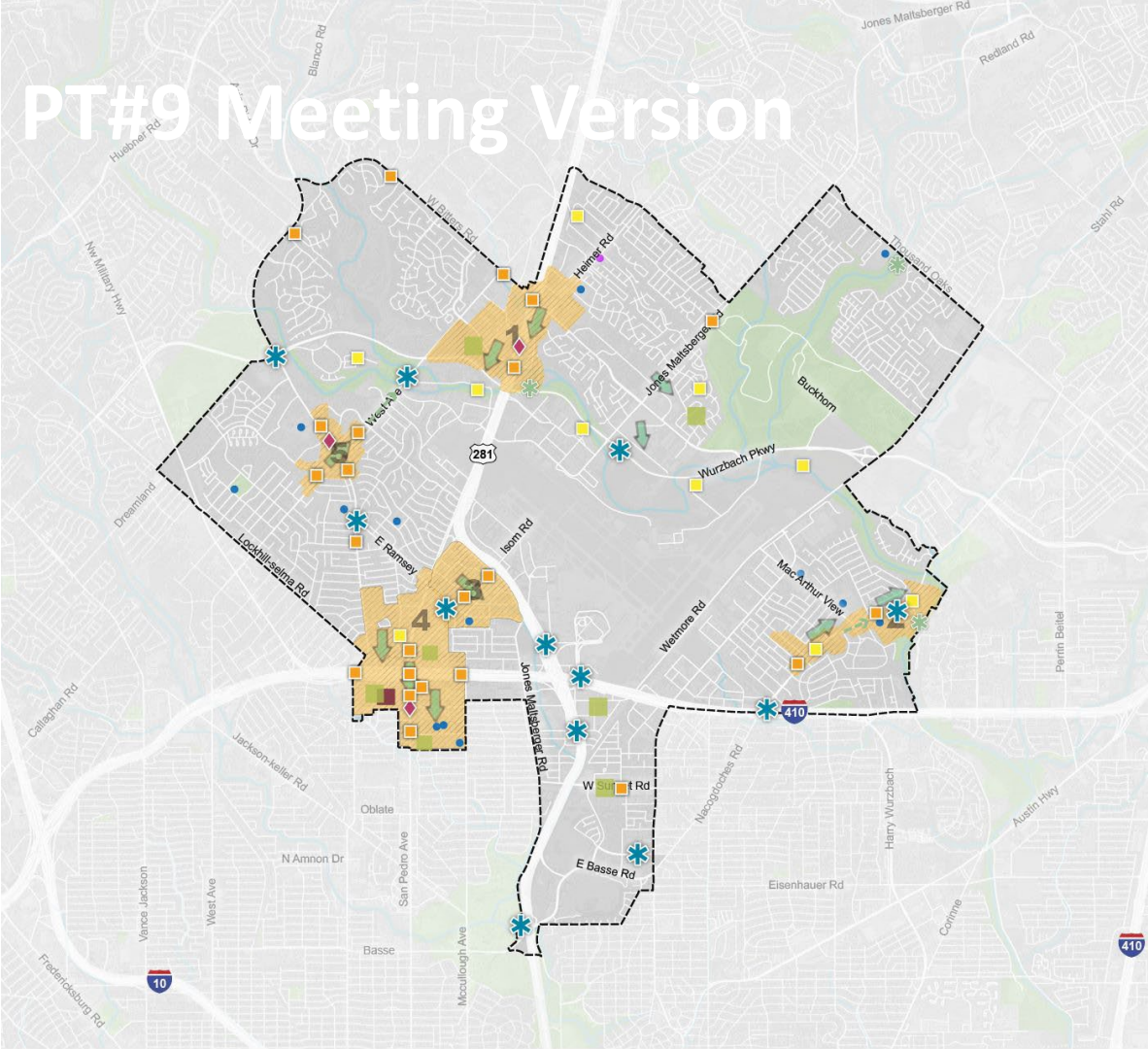
## DRAFT AMENITIES AND PUBLIC SPACE

### 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





# Updated Version



Greater Airport Area  
REGIONAL CENTER

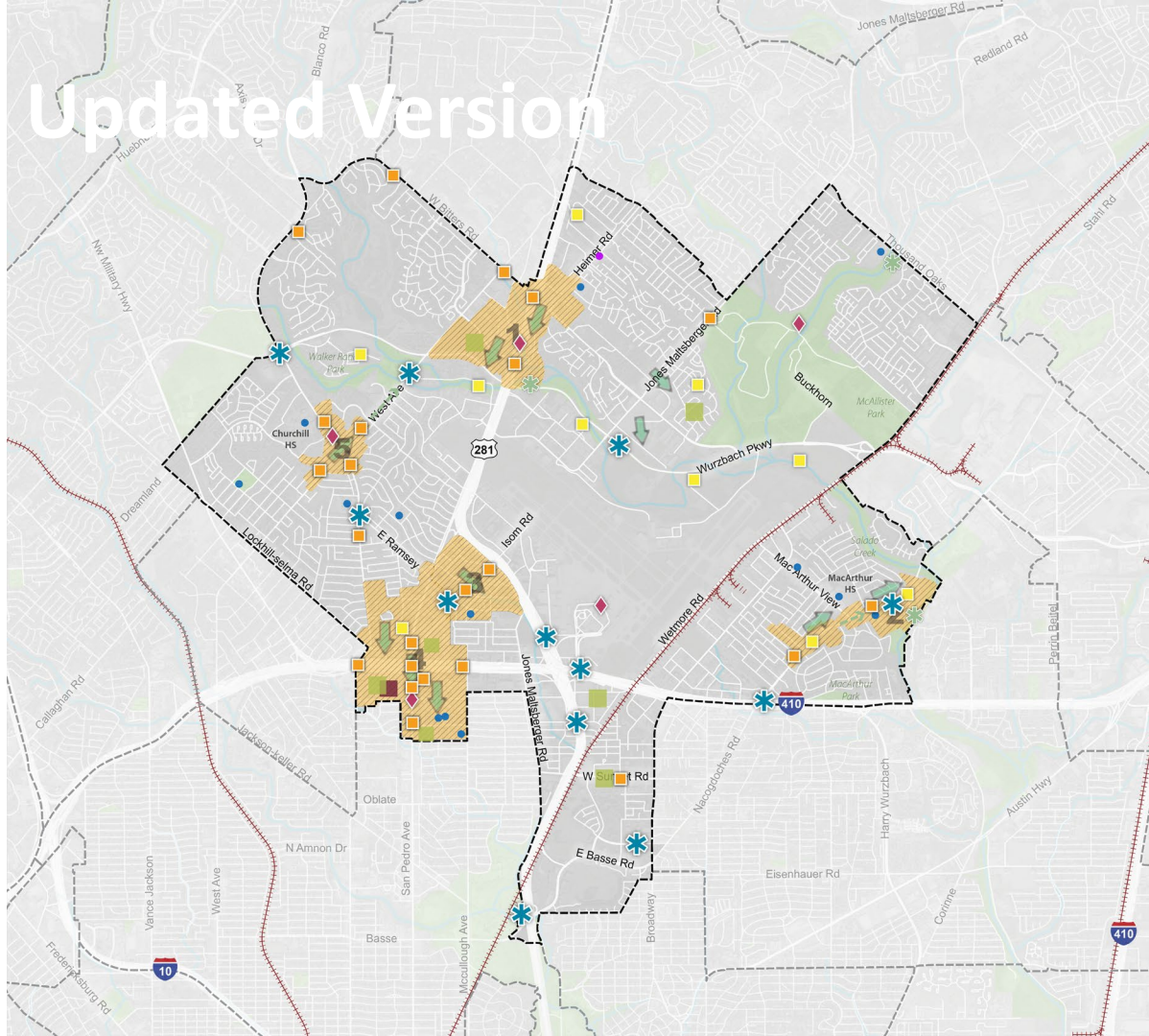
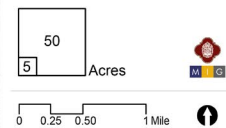
## DRAFT AMENITIES AND PUBLIC SPACES

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



**SA**



**TOMORROW**

Draft Plan Framework Map



# Plan Framework Map Elements



Trail



Trailhead



Green Infrastructure



Proposed Park/Open Space



Proposed Plaza



Priority Connection



Signage and Wayfinding



Improved Lighting



Pedestrian Crossing



Mobility Hub



Gateway



Street-to-creek Connection



Main Street



Multimodal Priority







**SA**



**TOMORROW**

Mural Activity

**SA**



**TOMORROW**

Implementation Strategy Discussion



# Funding Opportunities

## 1. City Funding Sources

- Bond
- Community Development Block Grant
- City Council Project Fund
- Infrastructure Maintenance Program (IMP)

## 2. State Funding Sources

- Transportation Alternatives Set-Aside (TA) Program
- Congestion Mitigation and Air Quality Improvement (CMAQ) Program

## 3. Federal Funding Sources

- Flood Mitigation Assistance (FMA) Program
- Building Resilient Infrastructure and Communities (BRIC) Program
- Reconnecting Communities Pilot Program Planning Grants and Capital Construction Grants
- Safe Streets and Roads for All (SS4A)

# Implementation of Plan Framework Map

Project	Key Stakeholders	Funding	Timing
Mobility Hub North of Loop 410 and San Pedro			
Gateway Improvements at Loop 410 and 281			
Public Art Near Churchill High School			
Multiple Pedestrian Crossings Along West Avenue			
Wayfinding Signage Around the Airport			
Proposed Plaza West of San Pedro			
Improved Lighting Along Trails Near Wurzbach Parkway			
Multiple Pedestrian Crossings Along Nacogdoches Road			
Green Infrastructure Around MacArthur High School			
Multi-Modal Improvements Along San Pedro Avenue			
???			



**SA**



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Mural Activity

**SA**



**TOMORROW**

Next Steps



# Next Steps

## *UPCOMING EVENTS:*

- Plan Sections Release – Fall/Winter 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



# Greater Airport Area Regional Center Planning Team

Meeting #10

Thursday, August 17, 2023

Zoom

2 – 4 PM



Cambridge Systematics, Inc.  
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