

Highway 151 and Loop 1604
Area Regional Center
Community Meeting
October 7th, 2021



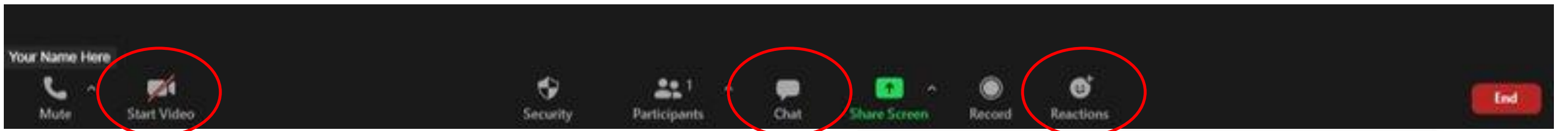
Reunión comunitaria del Centro
Regional del Área de Highway
151 and Loop 1604
7 de octubre del 2021

The meeting will begin shortly!

If you need any technical assistance please make a note in the Chat, or you can call Special Projects Manager, Iris González at (210) 207-5454.

¡La reunión comenzará brevemente!

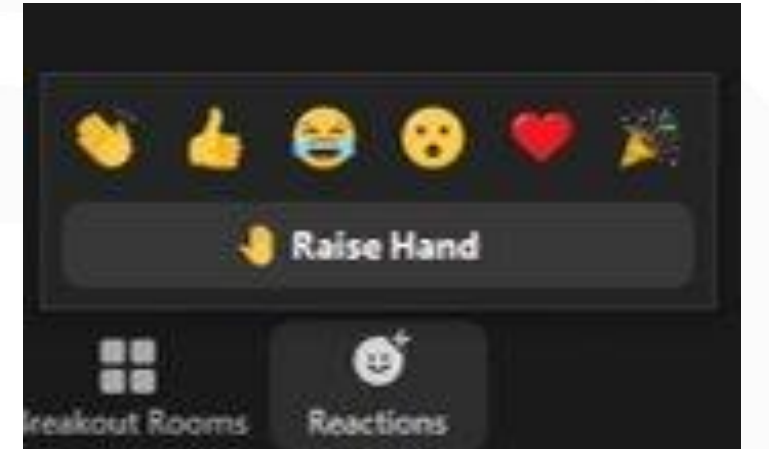
Si necesita asistencia técnica o **interpretación en español**, use la función "levante la mano" en la plataforma Zoom, avísenos en el chat o llame a la Gerente de Proyectos Especiales, Iris González al (210) 207-5454.



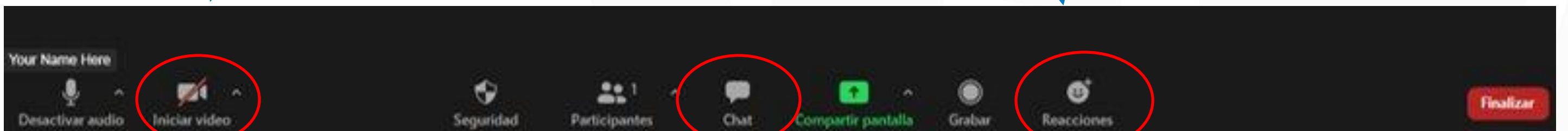
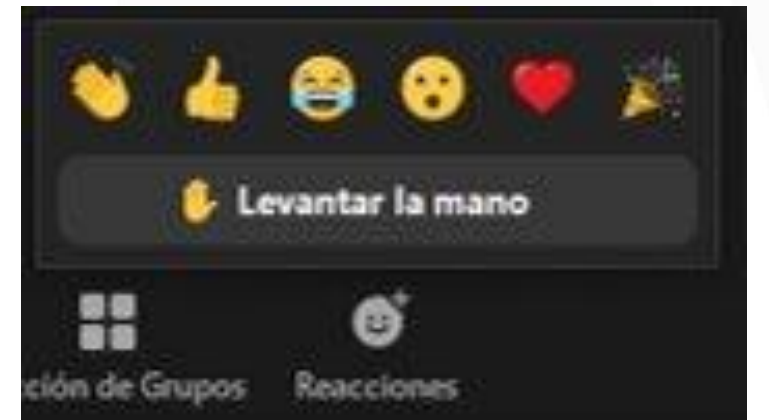
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Chat

Raise hand/
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Chat





Highway 151 and Loop 1604 Area Regional Center Virtual Community Meeting

October 7, 2021



Auxiliary Marketing Services
Bowtie
Cambridge Systematics, Inc.
Economic & Planning Systems, Inc.
Mosaic Planning and Development Services
Ximenes & Associates

Team Introductions

Sarah Serpas, AICP

Project Manager,

Sarah.serpas@sanantonio.gov

City of San Antonio Planning Department



Bridgett White, AICP

Planning Director

Bridgett.White@sanantonio.gov

City of San Antonio Planning Department

Chris Ryerson, AICP

Planning Administrator

Chris.Ryerson@sanantonio.gov

City of San Antonio Planning Department

<https://highway151.sacomplan.com/>

Meeting Agenda

- Overview of the Plan
- Q & A Session
- Next Steps

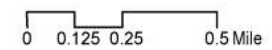
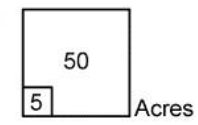
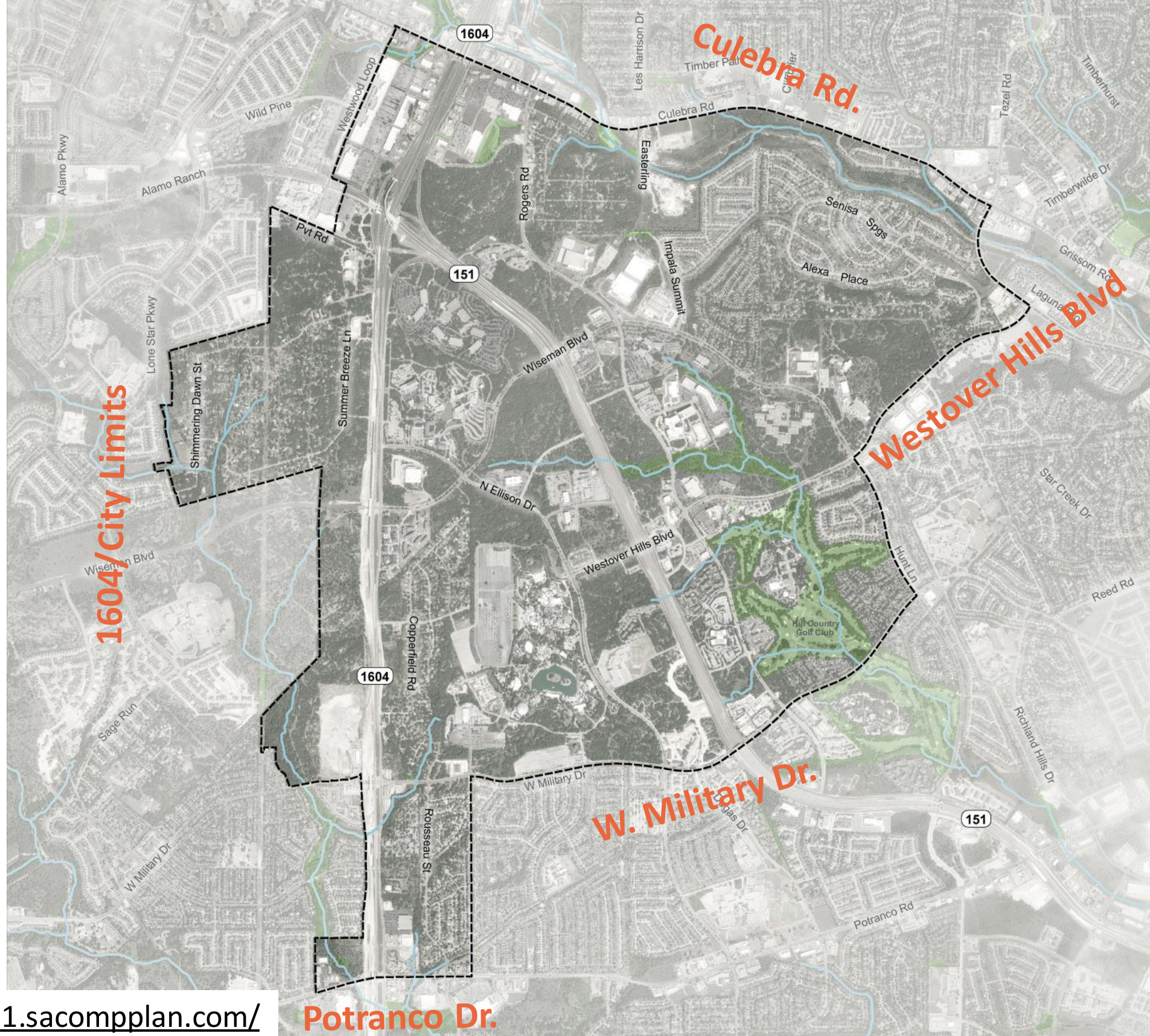




Highway 151 and Loop 1604 REGIONAL CENTER

STUDY AREA

-  Regional Center Area Boundary
-  Adjacent Regional Center or Community Area
-  Public or Private Park or Open Space
-  River or Stream
-  Railroad Line



Planning Team

HIGHWAY 151 AND LOOP 1604 AREA

PLANNING TEAM MEETING #2

03/24/2019

ASSETS

- HILL COUNTRY FEEL
- COMMERCIAL DESTINATIONS/CAMPUSES
- EASY ACCESS
- DIVERSE MIX OF BUSINESSES
- BUILD ON EXISTING RESOURCES (e.g. DATA CENTER): AFFORDABLE LAND
- GOOD INFRASTRUCTURE: FIBER OPTICS, ELECTRICAL GRID

OPPORTUNITIES

- ADDRESS DRAINAGE
- CONTINUE SETBACKS & LANDSCAPING
- COURTYARD W/AMENITIES FOR ALL CHILDREN FARMERS MARKET
- MAINTAIN UNIQUE CHARACTER
- CO-ORDINATE WITH COUNTY (EXPLORE TASK FORCE?) TO ADDRESS REGIONAL ISSUES

CHALLENGES

- TRAFFIC AT 151 & 1604
- DRAINAGE
- WATER RUNOFF WHEN NEW DEVELOPMENTS COME
- CONGESTION @ ALAMO RANCH, CULEBRA
- DEVELOPMENT PATTERN NOT CONDUCIVE TO TRANSIT NETWORK

Handwritten notes on a map include: POCKET NEIGHBORHOODS, SENSE OF COMMUNITY, INTIMATE WALKABLE NODES, EASY ACCESS, HILL COUNTRY CHARACTER, OLD TEXAS QUANT, ORGANIC DESIRE LINE, ON-SITE LIVING, LONG TERM CARE FACILITIES, SENIOR WING, LOCAL LANDSCAPE, WELL LANDSCAPED, LARGE SETBACKS, WALKABLE NODES, TRANSIT OPPORTUNITIES VARY BY DEMO-GRAPHICS, INTEGRATE WORK-FORCE HOUSING, AFFORDABLE LAND, ROOM TO GROW, DESTINATION RESORT, HISTORIC RANCH.



SA TOMORROW

Hwy 151 / Loop 1604

PLANNING TEAM MTG. JULY 2, 2019

LAND USE

- CONTINUE MULTI-PRONGED APPROACH TO ENCOURAGING PARKS + OPEN SPACE
- LAND USE NARRATIVE
- FOCUS AREAS
- AMENITIES MAPPING
- BOTH SIDES ROGERS RD SHOULD BE MIXED-USE
- NNV VISTA COLLEGE / ONE OF OUR AREA'S BIGGEST ASSETS => NEED TO HIGHLIGHT
- REGIONAL MIXED-USE + MIXED-USE OF BUSINESS INNOVATION MIXED-USE
- PARK-N-RIDES AS PART OF BUSINESS INNOVATION MIXED-USE
- MAY NEED TO Δ IN CATEGORY DEFINITION OR FOCUS OF NARRATIVE
- DESIGNATE NATIONWIDE AS BIUMU

TO DO:

- MAP SCHOOLS FOR PSP POTENTIAL SPARK FOR AMENITIES OPPORTUNITIES
- OVERLAY TO TOPOGRAPHY TO COMPARE W/ LU MAP
- CITY-OWNED LAND NORTH OF WEISMAN + HINPALA? PARK POTENTIAL? LANDMARK CHANNEL?
- BETTER WAY TO IDENTIFY TRACK CURRENT DEVELOPMENT PROJECTS FOR PT?
- COMMUNITY MEETING #2
- ACTIVITY RE: PARKS + OPEN SPACE IDEAS

Map Notes:

- OAK CREEK / PARKS OCCASIONALLY DESIGN ENTRANCE / EXIT
- SEANWORLD AREA HAS POTENTIAL AS COMMUNITY PARK!
- BUFFERS / OPEN SPACE ON NORTH + WEST EDGE OF TOWER JAZZ SITE?
- SPARK OPTIONS W/ AREA SCHOOLS?
- NARRATIVE GUIDANCE RELATED TO GOAL OF MAINTAINING 'HILL COUNTRY CHARACTER'



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Early 2020-Mid 2021

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

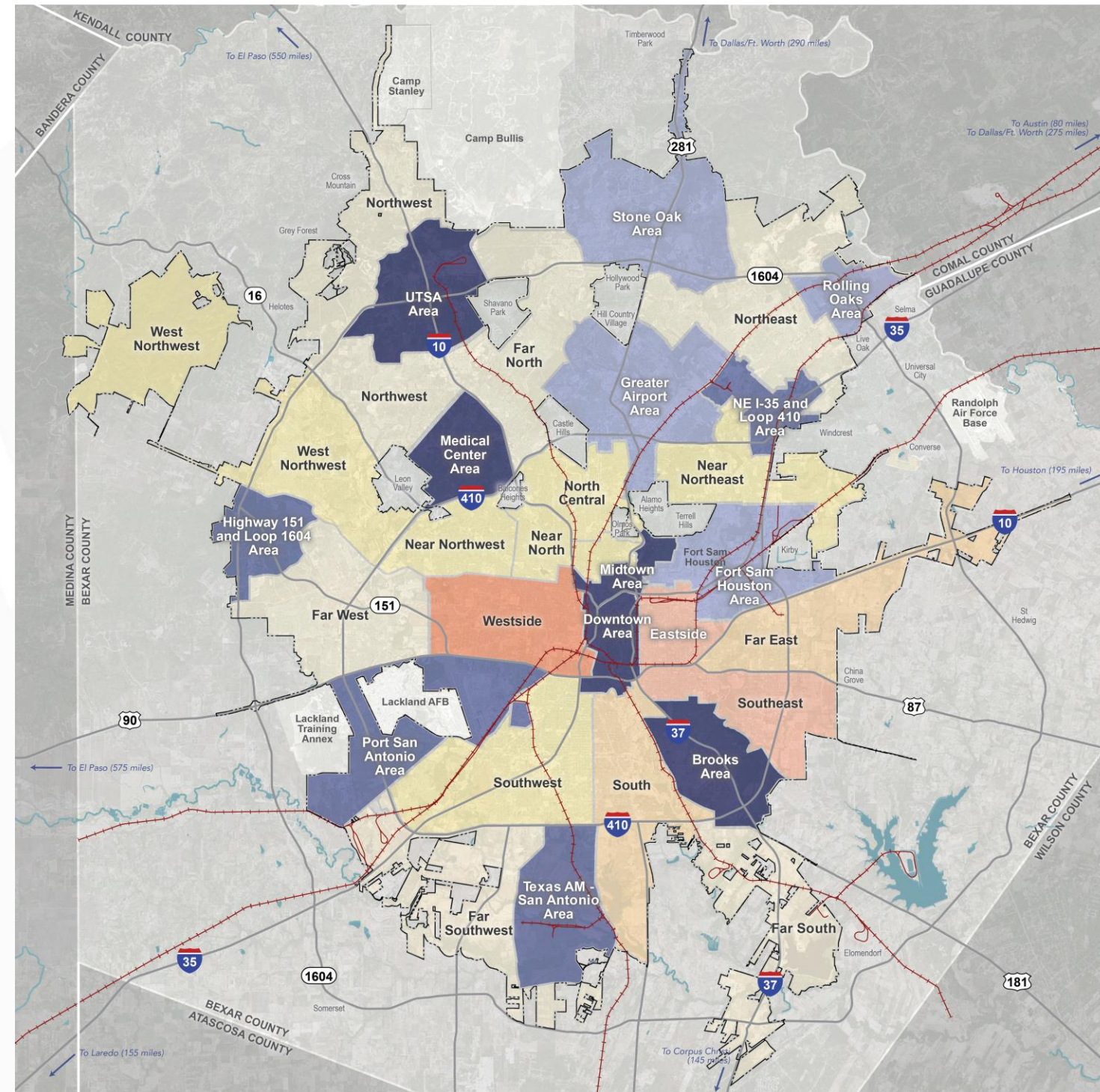
Mid-Late 2021



SA Tomorrow Sub-areas

30 “Sub-areas:”

- **13 Regional Centers:** major activity and employment centers in San Antonio
- **17 Community Plan Areas:** areas outside Regional Centers that include several neighborhoods



The Vision

"The Highway 151 and Loop 1604 Area will continue to thrive as a center where people **live, work, learn, and play**. The area stands out as a place to experience the **Texas Hill Country feel**, but also breathes new life as a place where **businesses, shopping, and tourism thrive**. In the future, there will be more opportunities for those who live or spend time in the area to **recreate outside**, as well as new opportunities for **mixed-use nodes where people can gather**. Future growth will respect and work to maintain the **green space and natural feel of the area**, while ensuring strong connections inside and outside of the city through **new transportation options** as well as efficient major thoroughfares."

Goals

- Goal 1:** Create a cohesive identity for the area while preserving Hill Country character.
- Goal 2:** Support new mobility choices and manage congestion on major roadways while encouraging new development and land use choices that do not increase congestion.
- Goal 3:** Leverage education, infrastructure, and business assets to support future economic growth.
- Goal 4:** Create new public open spaces, recreation options, and other mixed-use places for people to gather or play.
- Goal 5:** Provide a diverse array of housing options for all stages of a resident's life.

Main Topics

- Existing Conditions
 - Review of Existing Plans
 - Assets, Challenges, and Opportunities
 - Data and Community Insights
- Vision and Goals
- **Plan Framework** →
- Neighborhood Profile and Priorities
- Implementation

Plan Framework

Land Use

Focus Areas / Corridors

Transformative Projects

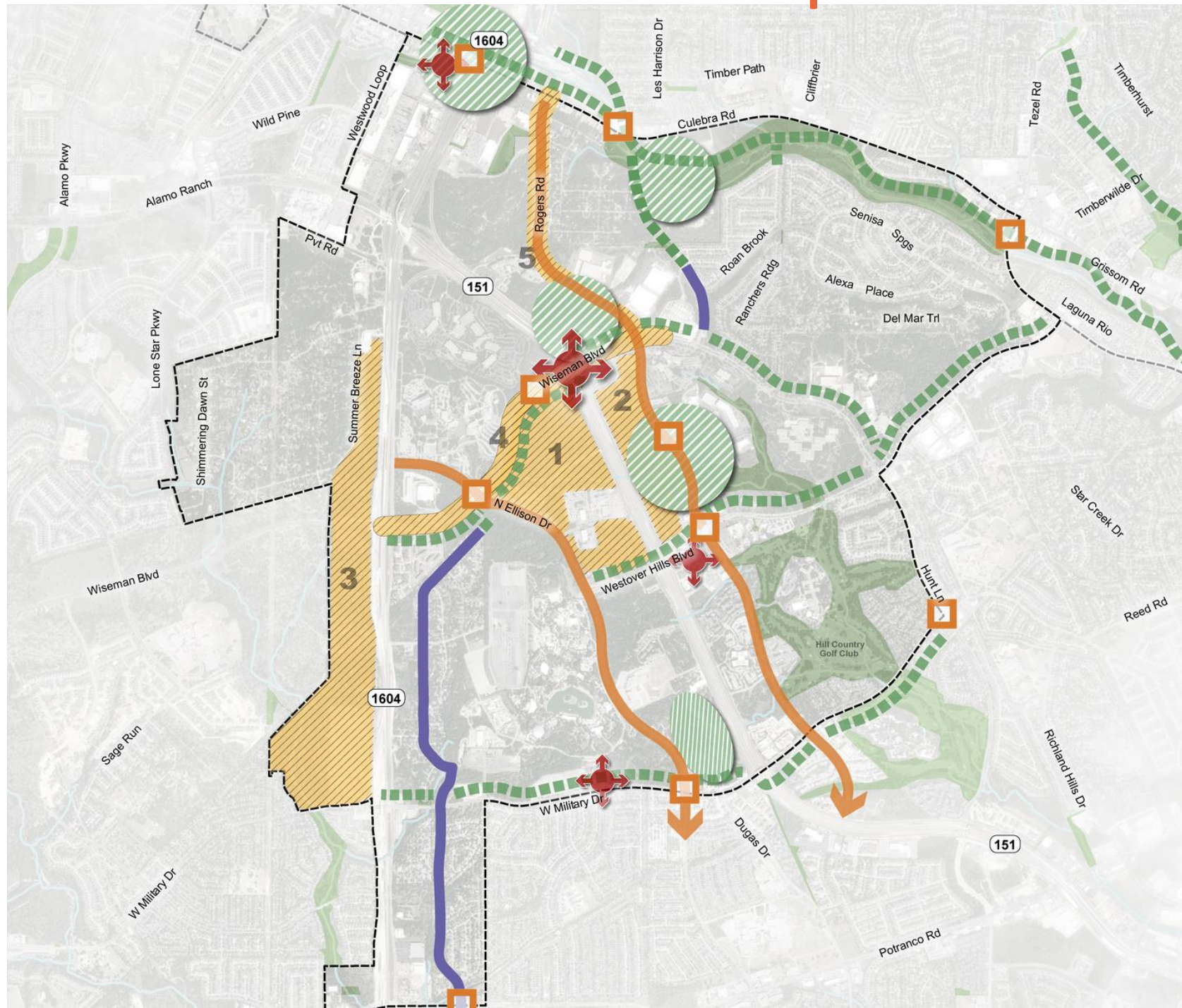
Amenities and Public Space

Mobility

Housing

Economic Development

Plan Framework Map



Highway 151 and Loop 1604
REGIONAL CENTER
PLAN FRAMEWORK

LEGEND

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Park or Open Space
- Focus Area

Mobility Framework

- Bicycles
- Multi-Use Trail
- Balanced / Multimodal
- New Connection
- Intersection / Crossing Enhancement
- Mobility Hub
- Pedestrian Focus Area



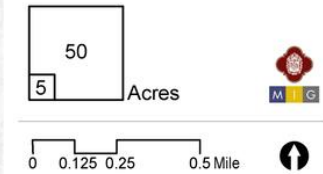
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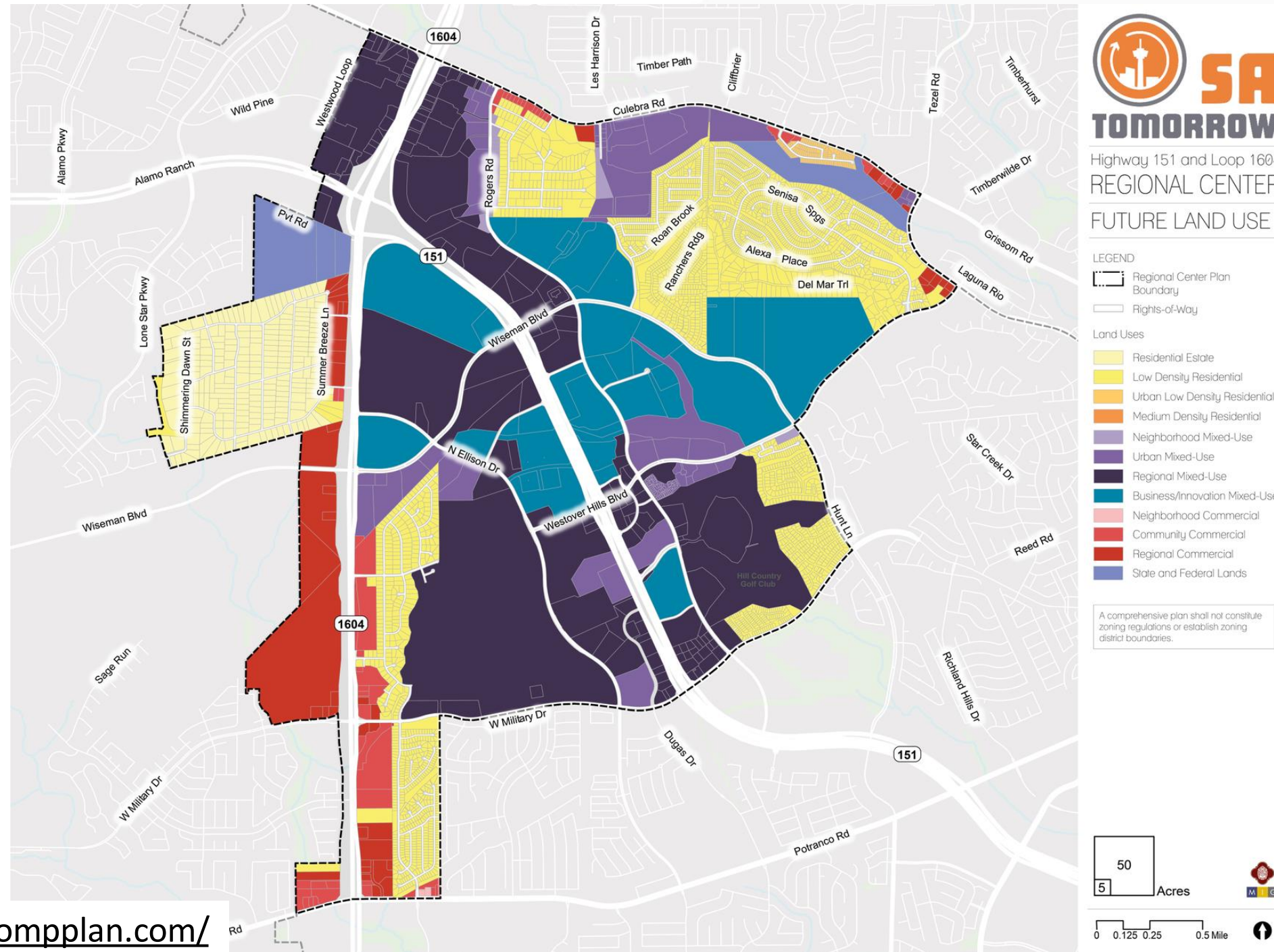
Mobility Framework

- Bicycles
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- Pedestrian Focus Area



Priority Recommendations

Land Use Strategy 1.2



Priority Recommendations

Focus Areas Strategy 2.1

Focus Areas:

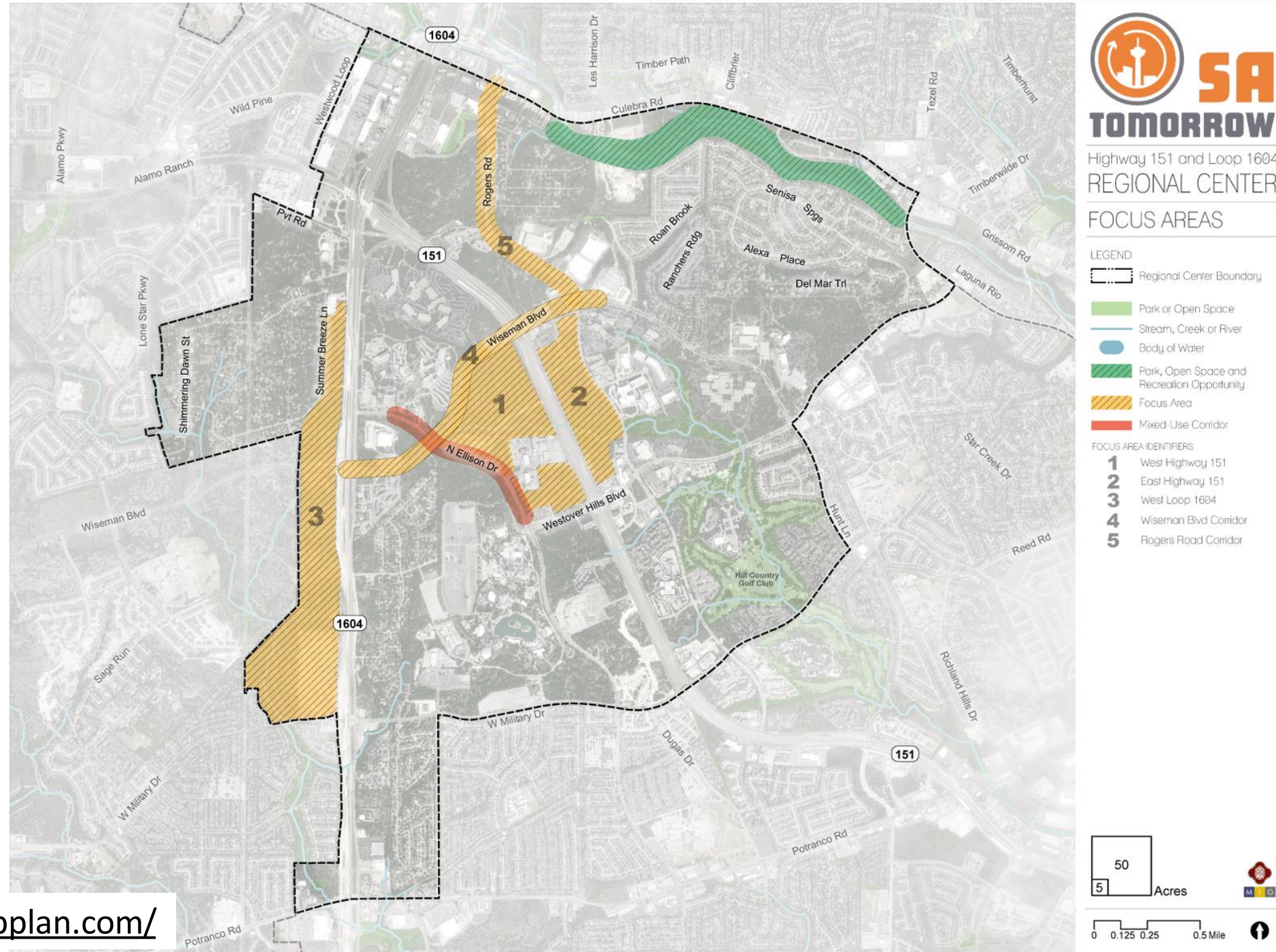
#1 - West Highway 151

#2 - East Highway 151

#3 - West Loop 1604

#4 - Wiseman Blvd

#5 - Rogers Road



Priority Recommendations

Mobility Strategy 2.1

Improved Crosswalks

Aspirational Illustration - Rogers Road

More street trees for shade

Safer sidewalks
With bike lanes and medians to accommodate more types of travelers

More mixed-use or commercial activity

Screened parking with trees



Priority Recommendation

Amenities and Public Space Strategy 1.1



Expand greenspace wherever possible, especially in floodplain areas

Embrace and preserve the natural "hill country" feel

Space for play and exercise

Safe recreation separated from cars

Wayfinding signage

Priority Recommendations

Housing Strategy 2.1

Focus Area #1: West Highway 151



Affordable housing options

Mixed-use opportunities

Buildings wrapped around parking allows for more walkable space

Walkable from other destinations and Transit Options

Open space opportunities (especially in floodplain areas)

Priority Recommendations

Economic Development Strategy 2.1

Focus Area #2: East Highway 151

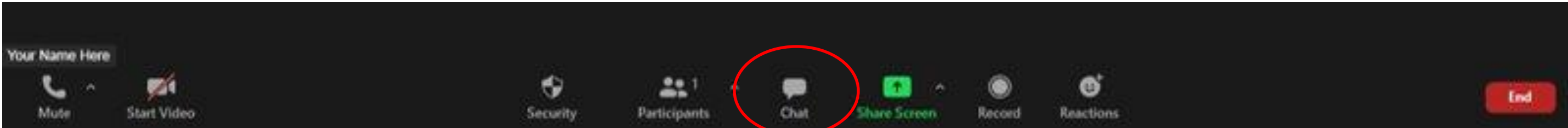


Open space opportunities for workers, students, and residents

Walkable space inside developments after arriving by car, bike, bus, or foot

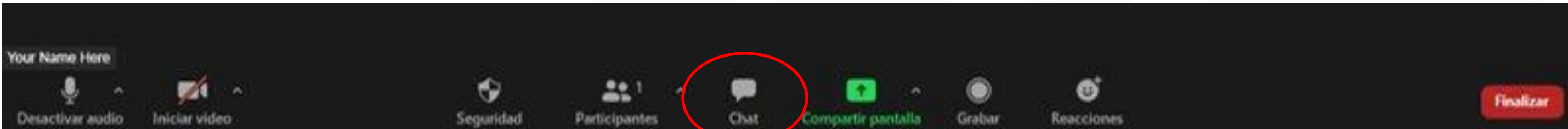
Parking behind buildings

Retail, Office, Hospitality, Dining opportunities



Chat

Chat



Q&A Live Session

Sarah Serpas, AICP

Project Manager,

sarah.serpas@sanantonio.gov

City of San Antonio Planning Department

Chris Ryerson, AICP

Planning Administrator

City of San Antonio Planning Department

Rudy Niño, AICP

Assistant Director

City of San Antonio Planning Department

Why are you planning for the Highway 151 and Loop 1604 Area?

How will these improvements and projects be paid for?

Q&A Live Session

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<https://highway151.sacompplan.com/>

Option #2 – View Plan Content Online

The public draft of the Highway 151 and Loop 1604 Area Regional Center Plan is available for review and comment. Comments are due by November 7, 2021. Please submit comments directly through the website by filling out the form at the bottom of the webpage, or by emailing Sarah Serpas, Project Manager for the Highway 151 and Loop 1604 Area Regional Center Plan at Sarah.Serpas@sanantonio.gov.

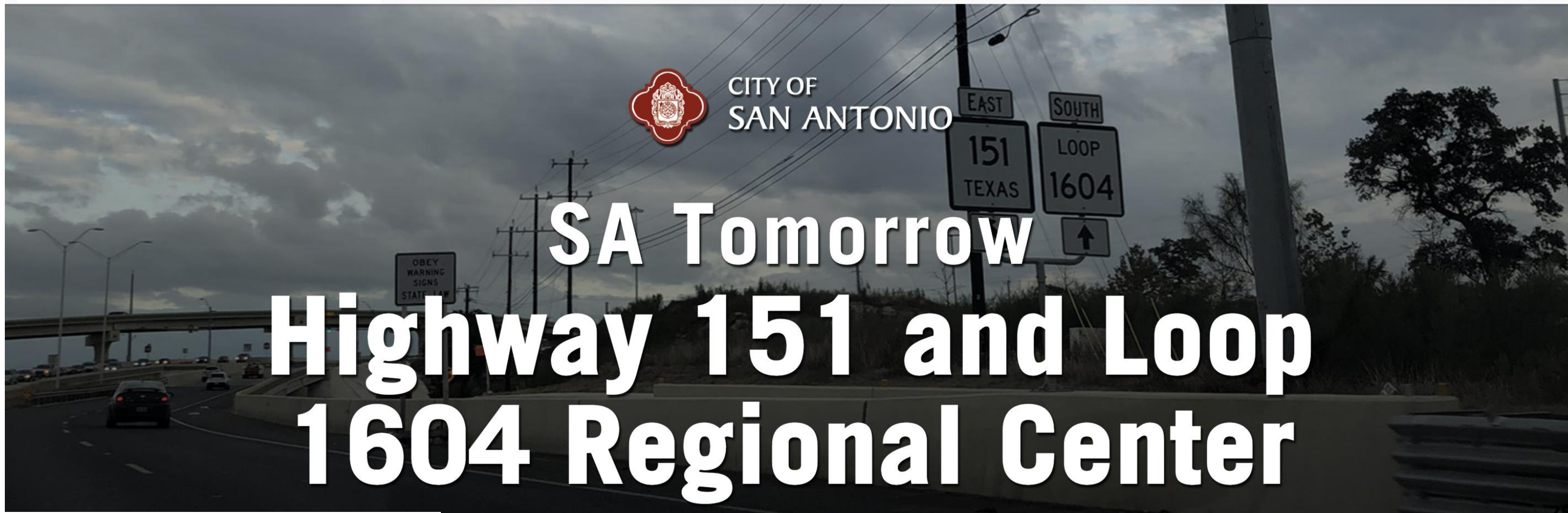
To read a PDF of the draft plan, click here.

The Plan can also be viewed by clicking on the "Plan Framework and Implementation Priorities" pull-down menu at the top of the page.



Option #1 – Download PDF

Home Vision & Goals Draft Plan Get Involved! About Library



SA Tomorrow Highway 151 and Loop 1604 Regional Center

<https://highway151.sacompplan.com/>

How to submit comments online

We'd love to hear your feedback.

Type of Feedback

- General Plan Framework Comments
- Focus Areas
- Mobility
- Amenities and Infrastructure
- Land Use
- Housing
- Economic Development
- Other

Feedback

Leave your suggestions...

Name*

Name

Zipcode*

Zipcode

Email

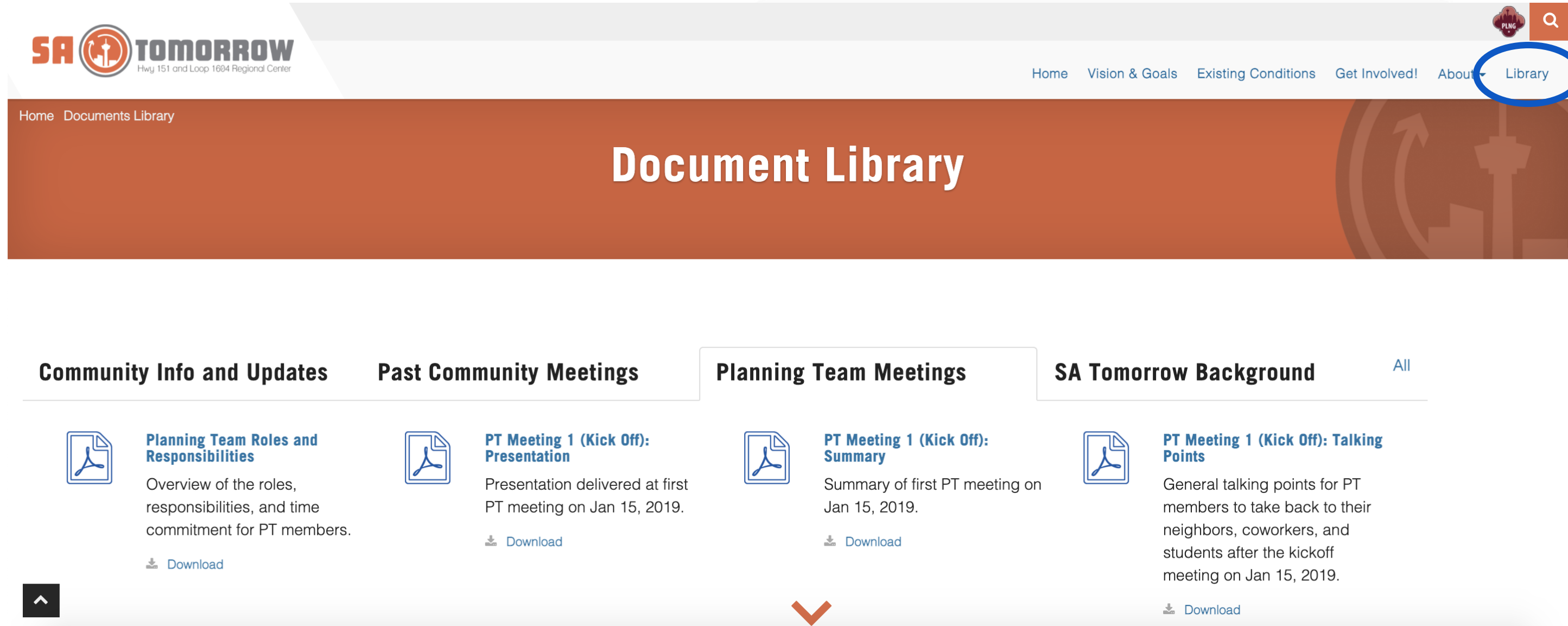
Email

* indicates a required field.

Submit

Additional Resources

<https://highway151.sacomplan.com/documents/>



The screenshot shows the SA Tomorrow website's Document Library. The header includes the SA Tomorrow logo and navigation links: Home, Vision & Goals, Existing Conditions, Get Involved!, About, and Library (circled in blue). A search icon is also present. Below the header, a breadcrumb trail reads 'Home Documents Library'. The main heading is 'Document Library'. There are four tabs: 'Community Info and Updates', 'Past Community Meetings', 'Planning Team Meetings' (which is active and highlighted with a white border), and 'SA Tomorrow Background'. Under the 'Planning Team Meetings' tab, three document cards are displayed, each with a PDF icon, a title, a description, and a 'Download' link. A large orange checkmark is centered below the document cards. A small black square with a white arrow pointing up is in the bottom left corner of the screenshot.

Home Documents Library

Document Library

Home Vision & Goals Existing Conditions Get Involved! About Library

Community Info and Updates Past Community Meetings **Planning Team Meetings** SA Tomorrow Background All

Planning Team Roles and Responsibilities
Overview of the roles, responsibilities, and time commitment for PT members.
[Download](#)

PT Meeting 1 (Kick Off): Presentation
Presentation delivered at first PT meeting on Jan 15, 2019.
[Download](#)

PT Meeting 1 (Kick Off): Summary
Summary of first PT meeting on Jan 15, 2019.
[Download](#)

PT Meeting 1 (Kick Off): Talking Points
General talking points for PT members to take back to their neighbors, coworkers, and students after the kickoff meeting on Jan 15, 2019.
[Download](#)

**Comment Submission Deadline:
Sunday, November 7, 2021**

Sarah Serpas, Project Manager

Email: sarah.serpas@sanantonio.gov

Phone: 210.207.5452



**Highway 151 and Loop 1604 Area
Regional Center
Virtual Community Meeting**

**October 7, 2021
Thank you!**



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