



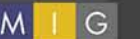
Highway 151 and 1604 Regional Center Planning Team

Planning Team Meeting #11

Wednesday, December 16, 2020

WebEx Meeting

Meeting ID: 177 913 2479



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

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Welcome and Introductions

Highway 151 & Loop 1604 Area Project Team

- Sarah Serpas, Project Manager
City of San Antonio
- Andrew Rutz, Project Manager
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.



Meeting Objectives

- Welcome and Introductions
- Process and Project Schedule
- Recap of Focus Areas
 - Digital Design Charrette Results
 - Additional Graphics Overview
- Discuss Amenities and Public Spaces Review
- Wrap-up and Next Steps

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Project Process and Schedule



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 –
Early 2021

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2021



Overall Sequence of Planning Team Meetings

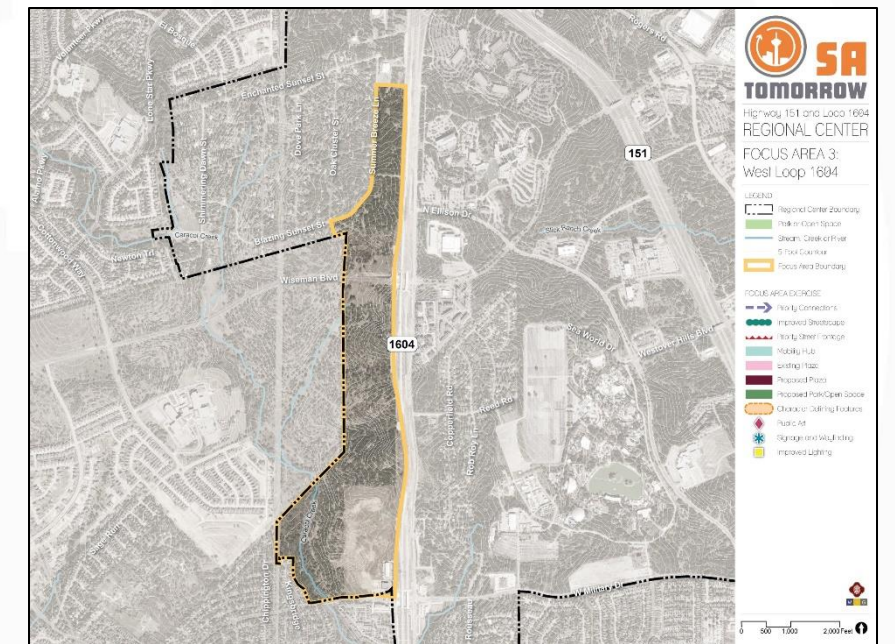
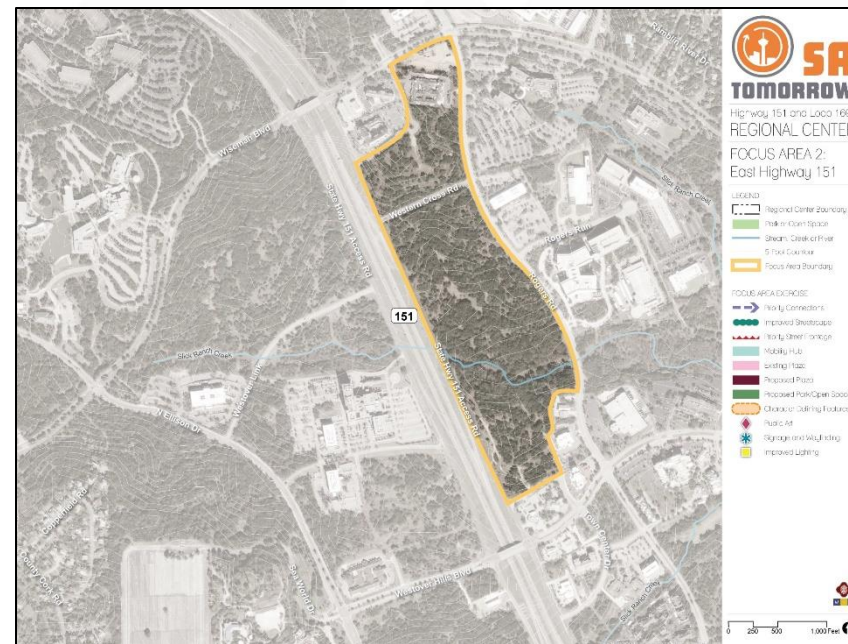
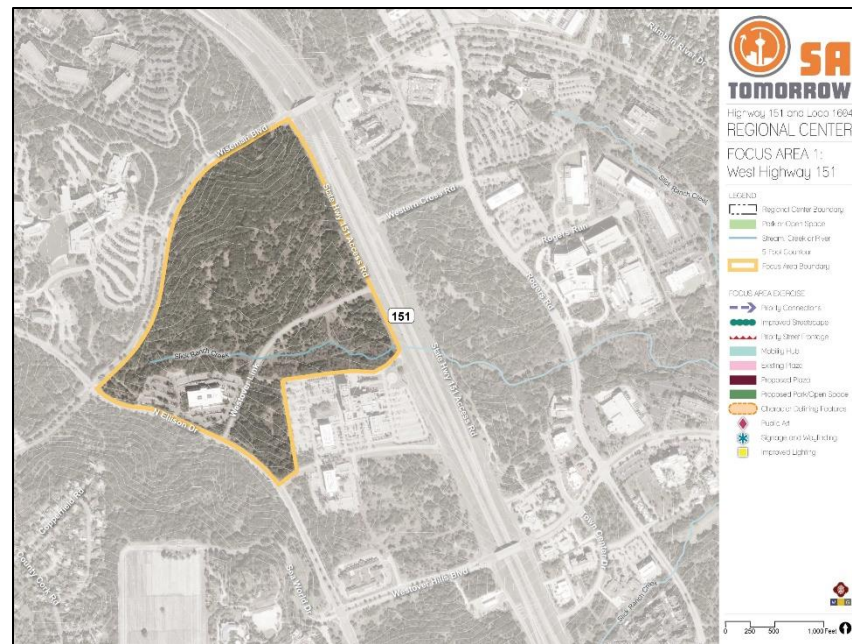
- ✓ **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- ✓ **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- ✓ **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- ✓ **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- ✓ **Meeting #5:** Land Use (2 of 2)
- ✓ **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- ✓ **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- ✓ **Meeting #8:** Mobility
- ✓ **Meeting #9:** Infrastructure and Amenities
- ✓ **Meeting #10:** Mobility (2 of 2)
- ➔ **Meeting #11: Review Digital Design Charrette; Focus Areas; Amenities & Public Spaces**
- **Meeting #12:** Plan Framework & Recommendations
- **Meeting #13:** Public Draft Review

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Focus Areas Review



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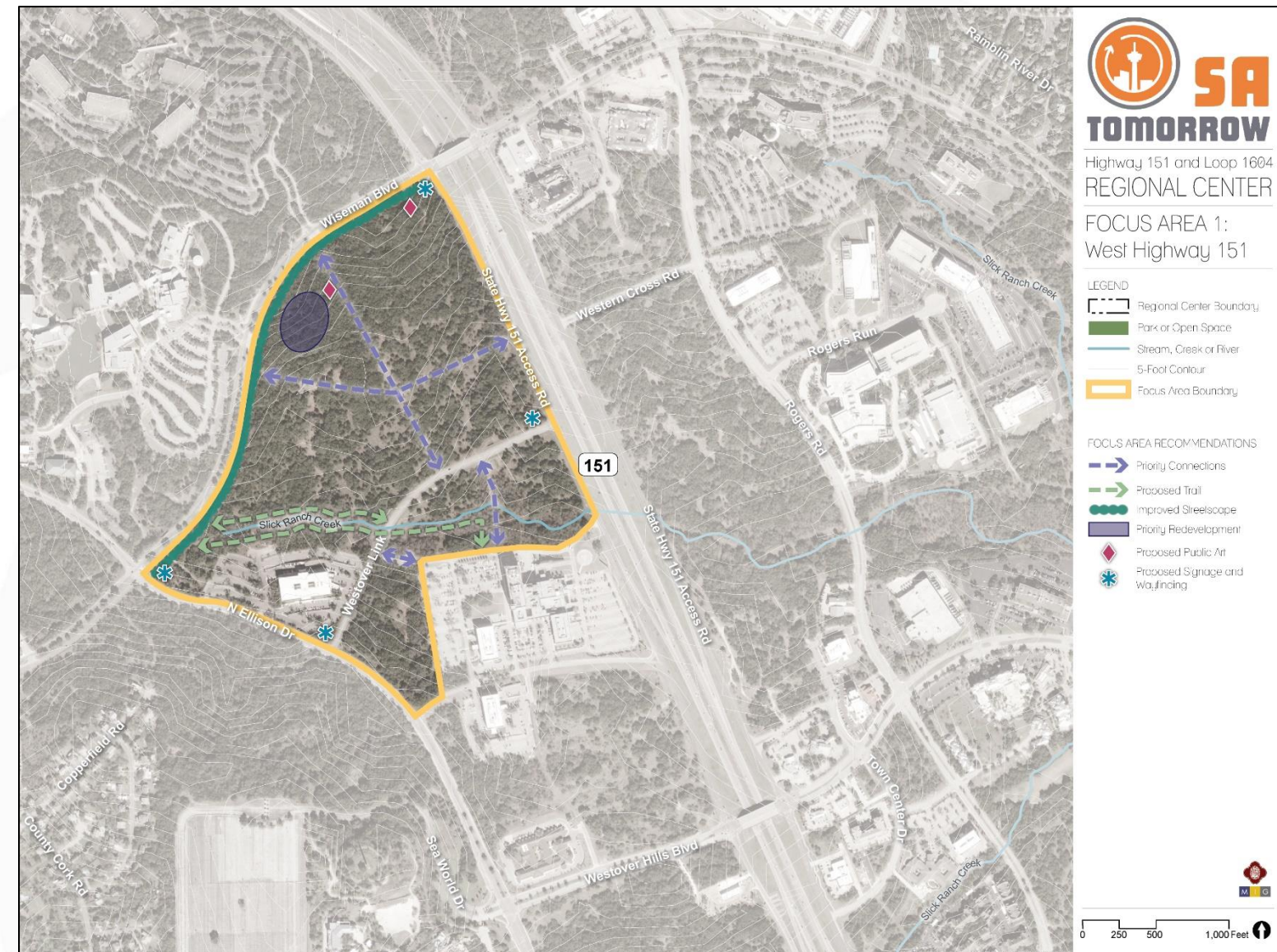
Focus Area #1:

West Highway 151 & Wiseman Blvd

Focus Area #1 – West Hwy 151 & Wiseman Blvd

Vision:

- *affordable mixed-use housing options for Northwest Vista College students, recent graduates, or employees of the neighboring businesses.*
 - *strong desire for key transit center to the area, such as a bus hub, that could serve the focus area, Regional Center, and surrounding area.*
- Public art + Wayfinding
 - Internal connections, walkability to allow access to students and new residents/visitors to area



FOCUS AREA 1:
West Highway 151

- 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 Redevelopment
 -  Proposed Public Art
 -  Proposed Signage and Wayfinding



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Focus Area #1:
Digital Design Charrette Results

Focus Area #1 – West Hwy 151 & Wiseman Blvd

Existing Condition



Focus Area #1 – West Hwy 151 & Wiseman Blvd

Aspirational





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Focus Area #2:

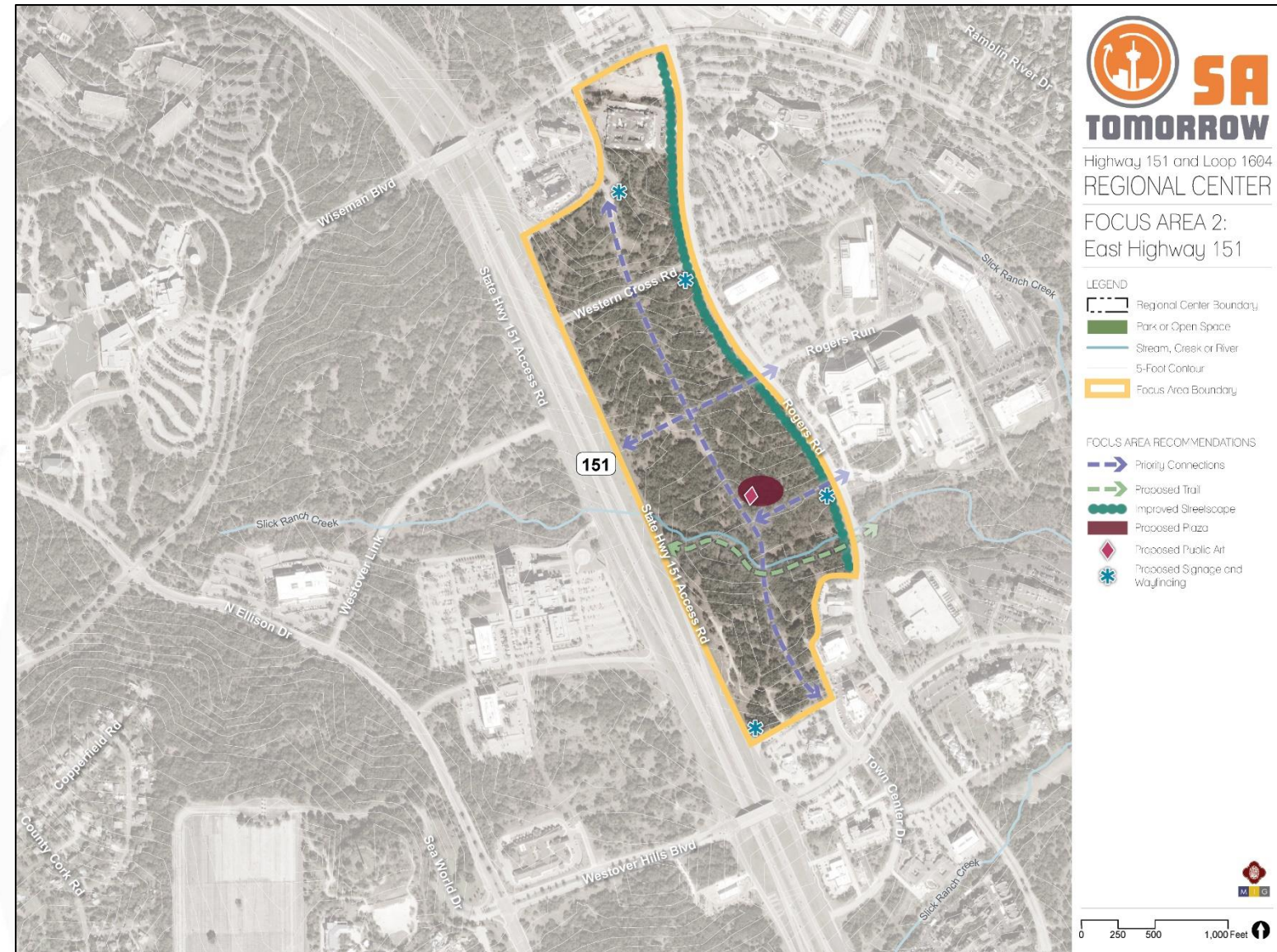
East Hwy 151 & Wiseman Blvd

Focus Area #2 – East Highway 151

Vision:

Instead of a mixed-use area with residences and retail, this Focus Area is envisioned as more of a mix of hospitality, restaurant, and public space uses.

- Internal circulation crucial to connect site to existing roads
- Public art and wayfinding
- Walkability to allow access to nearby employees





Highway 151 and Loop 1604
REGIONAL CENTER

FOCUS AREA 2:
East Highway 151

- 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
 - Proposed Plaza
 - Proposed Public Art
 - Proposed Signage and Wayfinding

0 250 500 1,000 Feet

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Focus Area #2:
Digital Design Charrette

Focus Area #2 – East Highway 151

Existing Condition



Focus Area #2 – East Highway 151

Aspirational



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Focus Area #3:

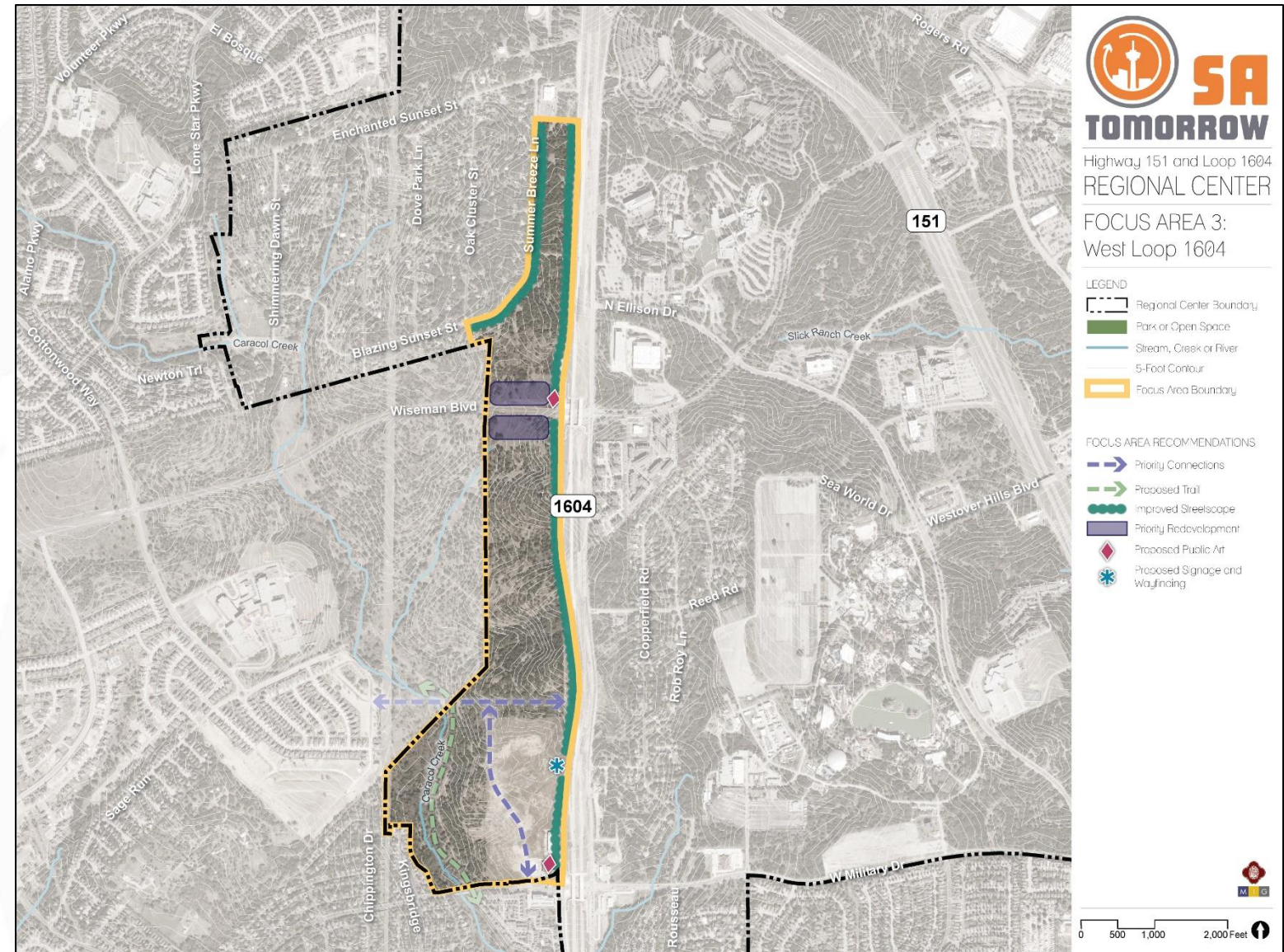
West Loop 1604 & W Military Drive

Focus Area #3 - West Loop 1604 & W Military Drive

Vision:

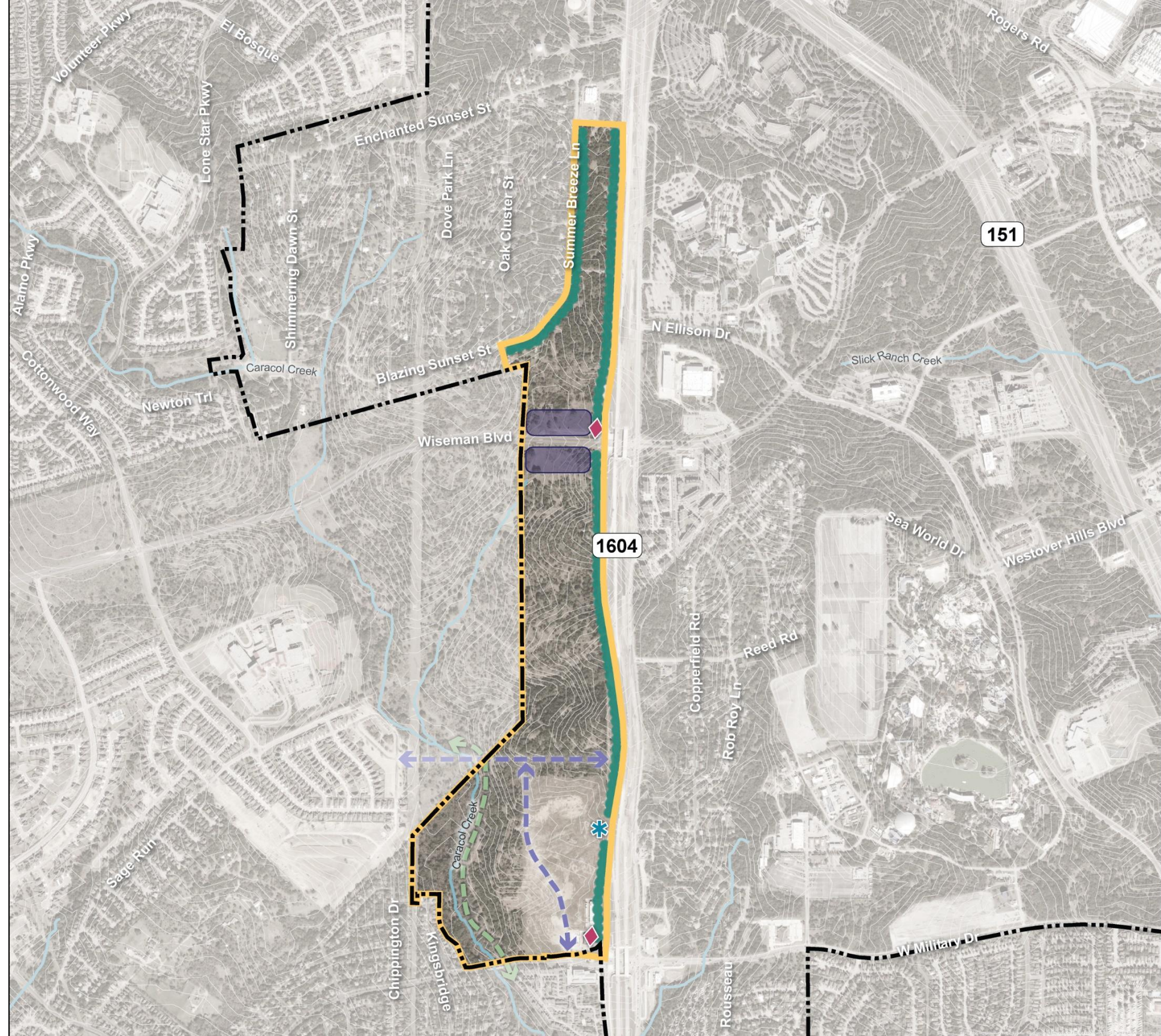
Envisioned as more a commercial hub with proximity to 1604.

- Internal trail network with Caracol Creek
- Wayfinding – important along fast-moving road
- Safety and streetscape improvements



- 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 Redevelopment
 -  Proposed Public Art
 -  Proposed Signage and Wayfinding



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Focus Area #3:
Additional Graphic

Focus Area #3 - West Loop 1604 & W Military Drive

Existing Conditions



Focus Area #3 - West Loop 1604 & W Military Drive

Aspirational



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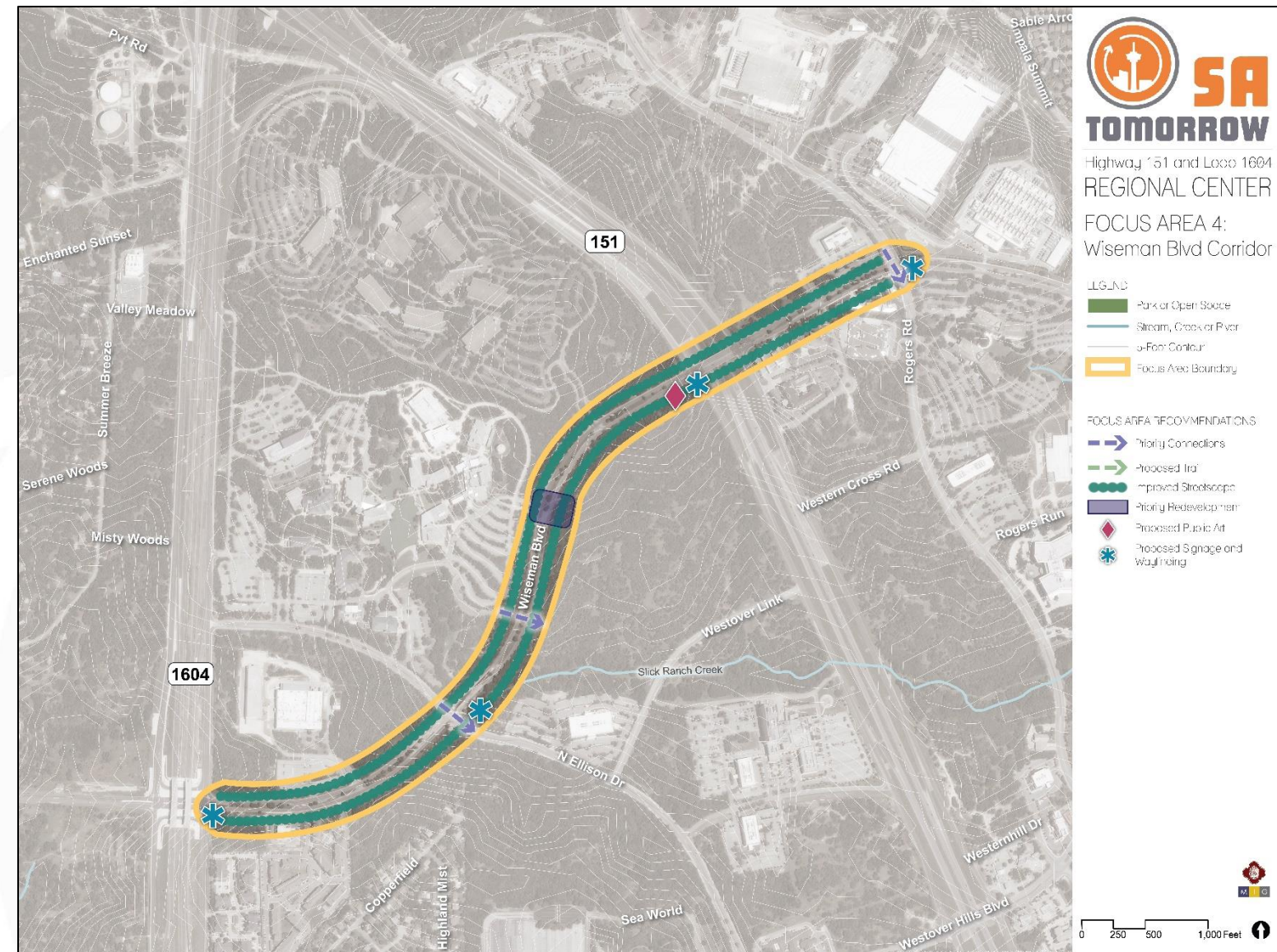
Focus Area #4:
Wiseman Blvd

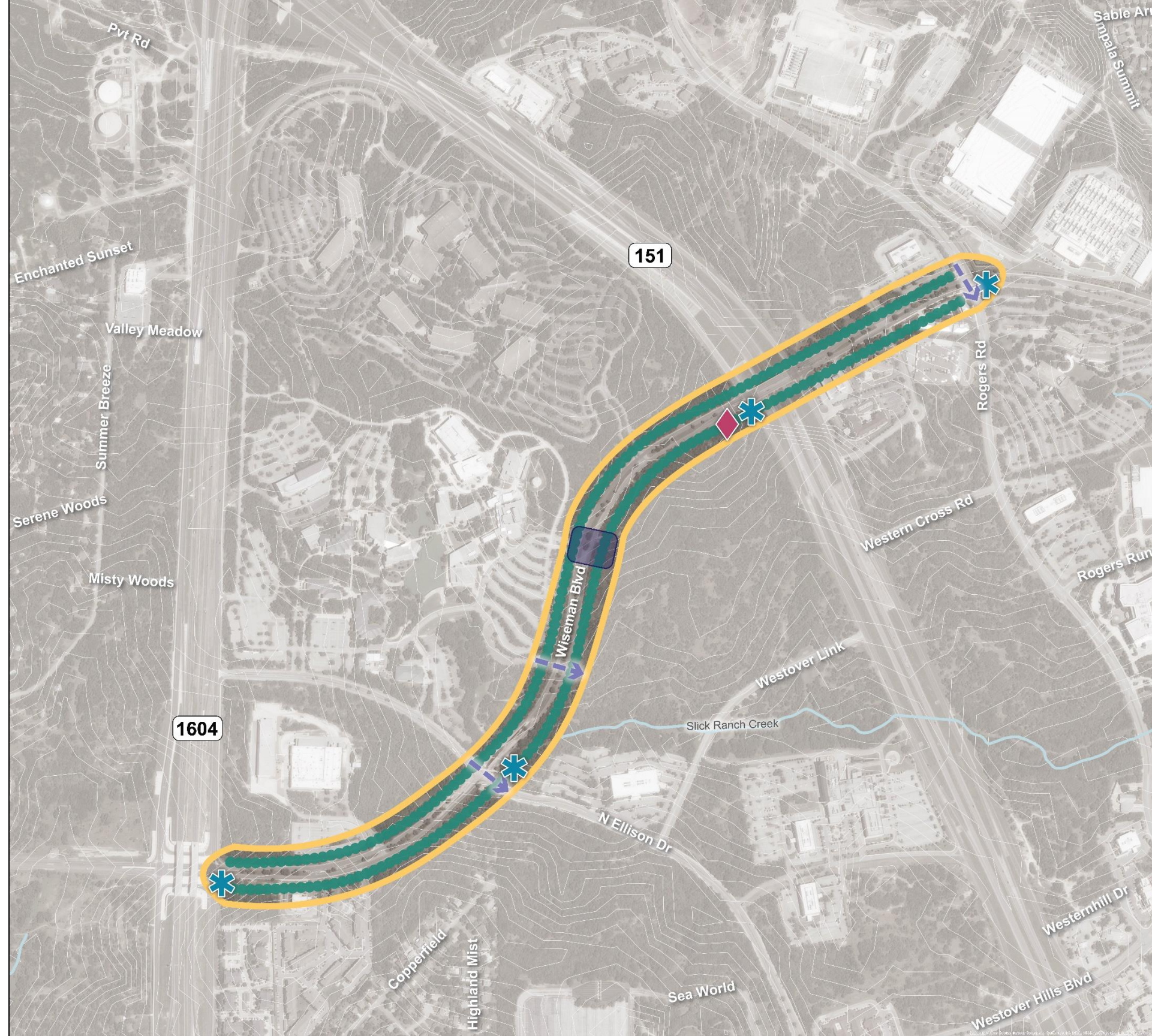
Focus Area #4 – Wiseman Blvd Corridor

Vision:

Considerable vacant land on either side of the Wiseman Boulevard corridor, there are major opportunities as development occurs to create a safer pedestrian, bicyclist, and transit environment along the thoroughfare.

- Safer crossings for students and employees





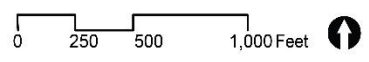
Highway 151 and Loop 1604
REGIONAL CENTER

FOCUS AREA 4:
Wiseman Blvd Corridor

- LEGEND
- Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

FOCUS AREA RECOMMENDATIONS

- Priority Connections
- Proposed Trail
- Improved Streetscape
- Priority Redevelopment
- Proposed Public Art
- Proposed Signage and Wayfinding



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Focus Area #4:
Additional Graphic

Additional Graphic – Wiseman Blvd

Existing Conditions



Additional Graphic – Wiseman Blvd

Aspirational





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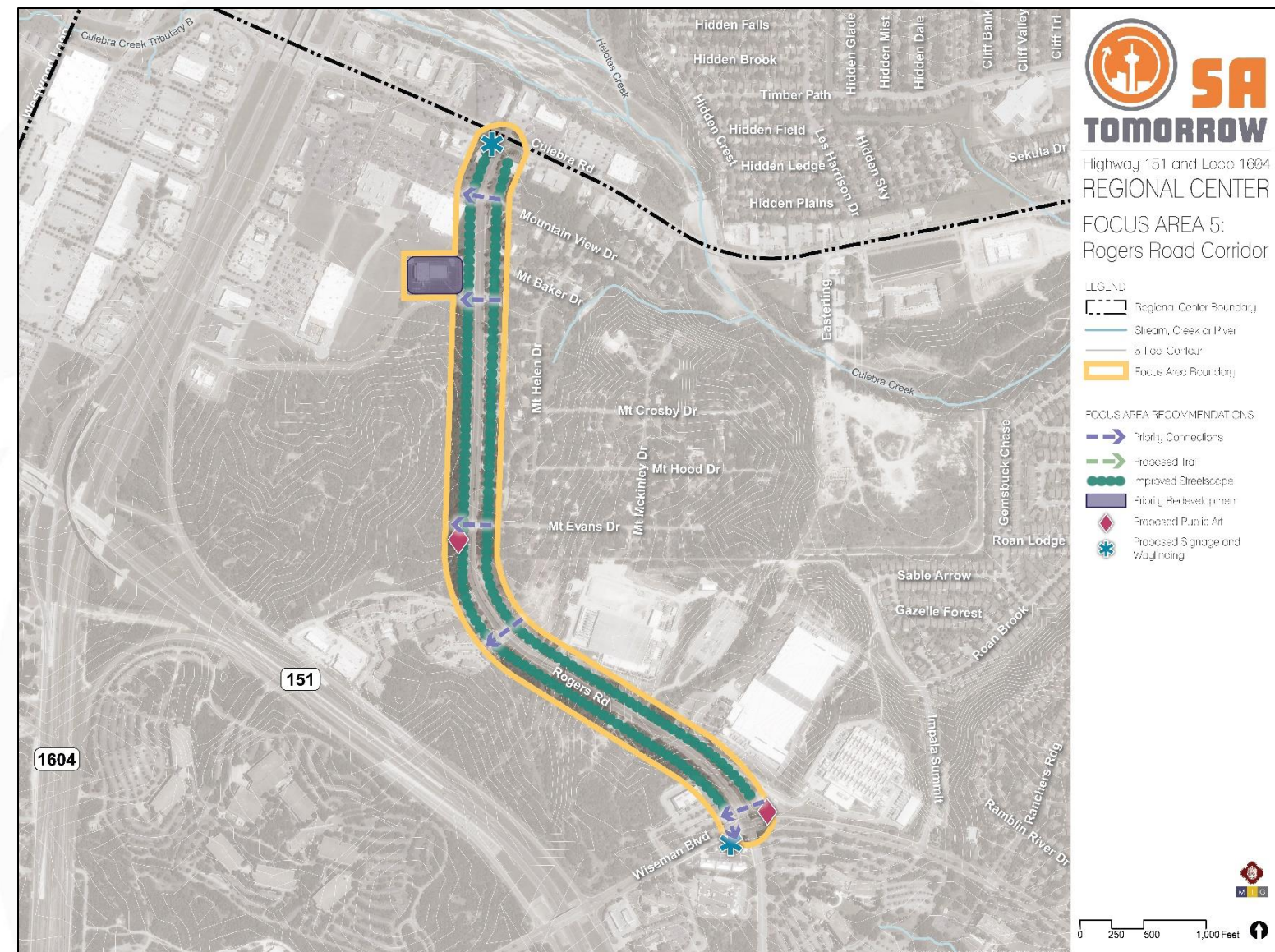
Focus Area #5:
Rogers Road

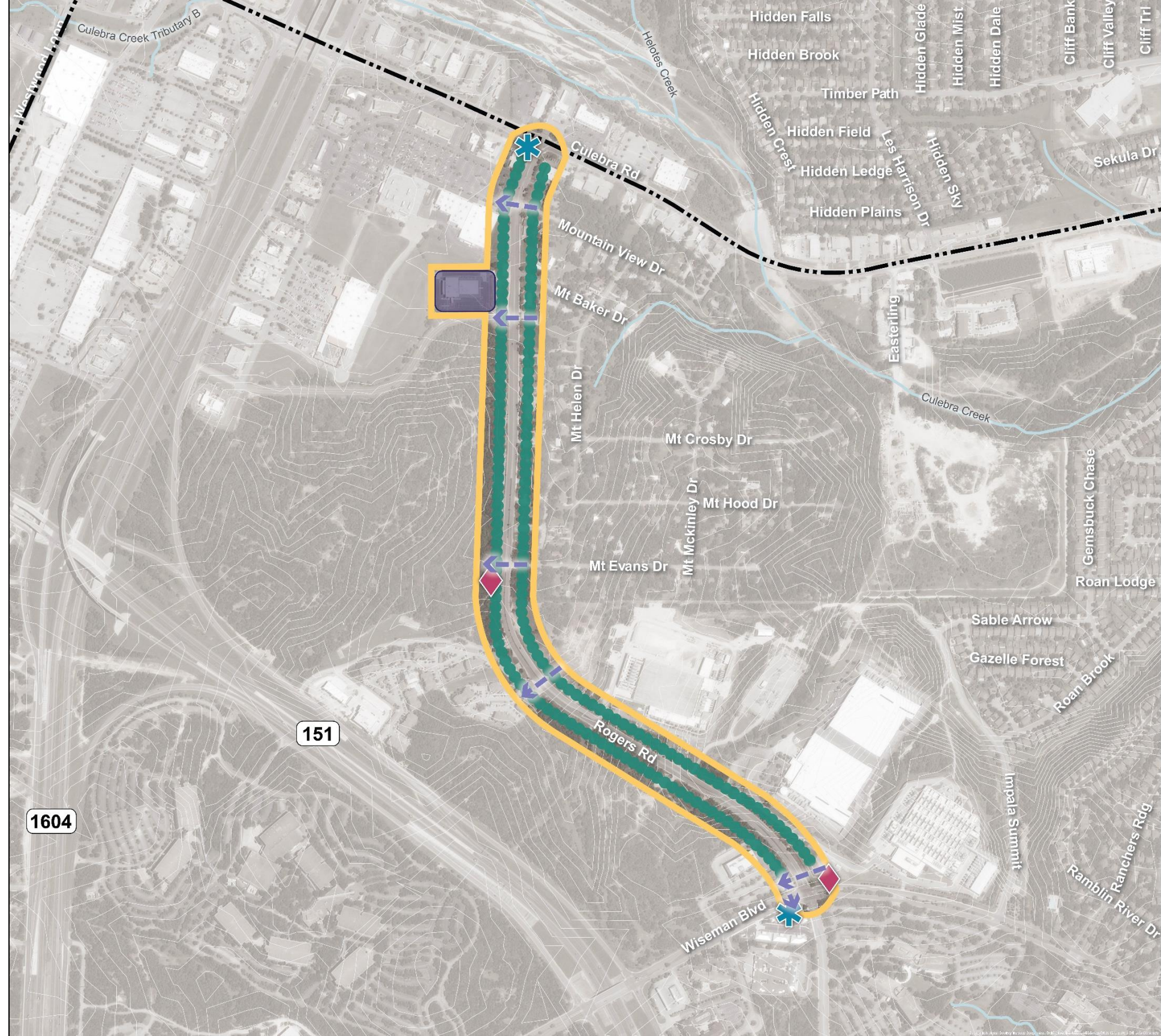
Focus Area #5 – Rogers Road

Vision:

Envisioned to expand to become more mixed-use and will need to support more modes of travel.

- Central to this will be better pedestrian crossings, in addition to safer travel for those who might be bicycling or taking transit.
- Maintaining adequate parking while screening with trees and creating a desirable walking environment.

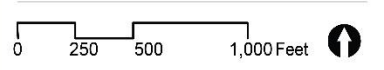




Highway 151 and Loop 1604
REGIONAL CENTER

FOCUS AREA 5:
Rogers Road Corridor

- LEGEND**
- Regional Center Boundary
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary
- FOCUS AREA RECOMMENDATIONS**
- Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Priority Redevelopment
 - Proposed Public Art
 - Proposed Signage and Wayfinding



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Focus Area #5:
Additional Graphic

Additional Graphic – Rogers Rd.

Existing Conditions



Additional Graphic – Rogers Rd.

Aspirational



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Focus Area Recommendations

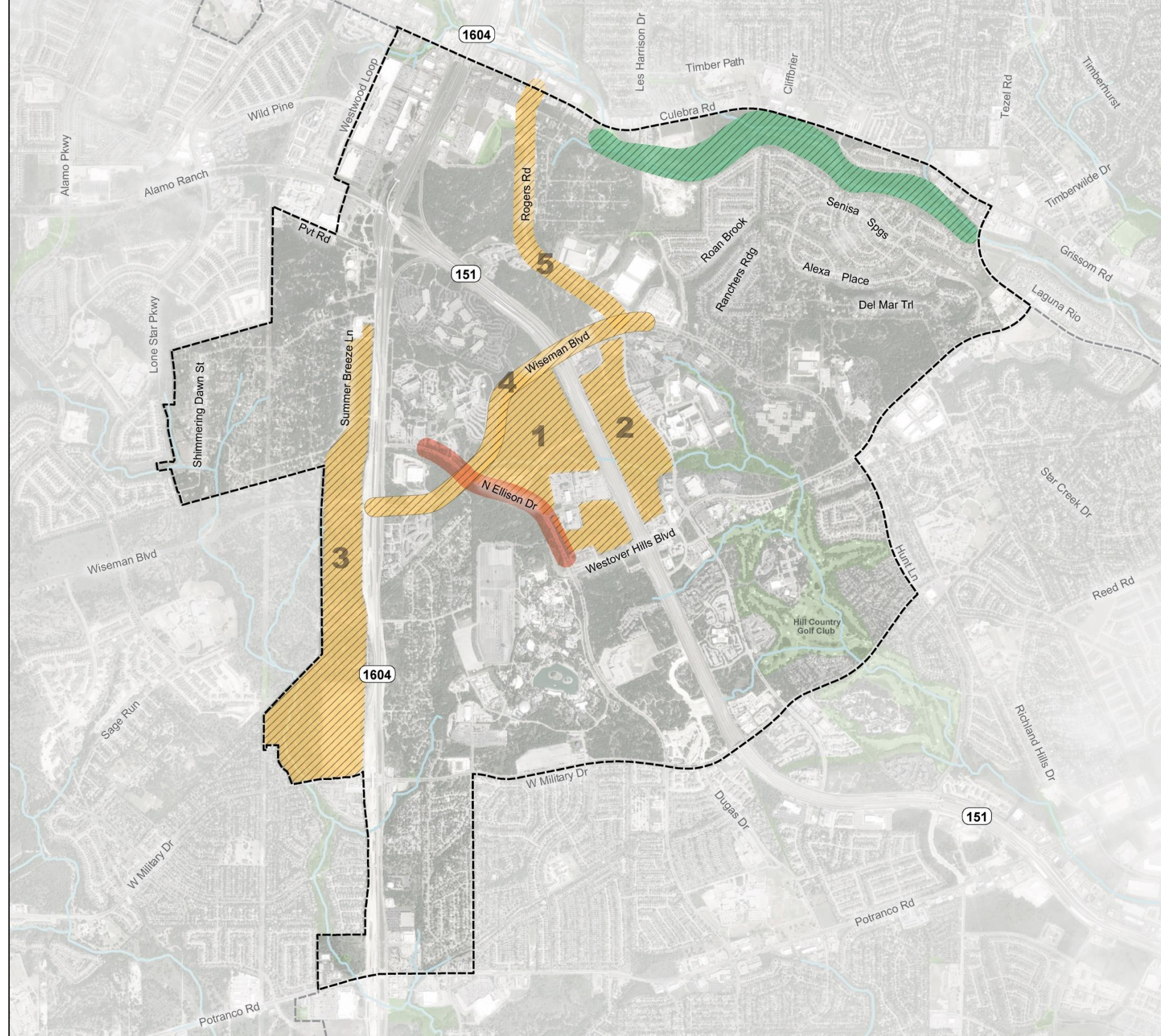


Highway 151 and Loop 1604 REGIONAL CENTER

FOCUS AREAS

- LEGEND**
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Park, Open Space and Recreation Opportunity
 - Focus Area
 - Mixed-Use Corridor

- FOCUS AREA IDENTIFIERS**
- 1** West Highway 151
 - 2** East Highway 151
 - 3** West Loop 1604
 - 4** Wiseman Blvd Corridor
 - 5** Rogers Road Corridor



50
5 Acres

0 0.125 0.25 0.5 Mile

Focus Areas Recommendations

Focus Areas Recommendation #1:

Encourage the creation of park, open, recreation, or civic space in the identified Focus Areas.

Focus Areas Recommendation #2:

Protect the established character of the Regional Center in each Focus Area by providing landscaped buffers and screening, and encouraging low impact development.

Focus Areas Recommendation #3:

Support the unique vision for each Focus Areas and emerging industries within the Regional Center by creating high-quality places with a mix of uses, vibrant public spaces, and appropriate transitions to surrounding uses.



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Amenities and Public Spaces Review

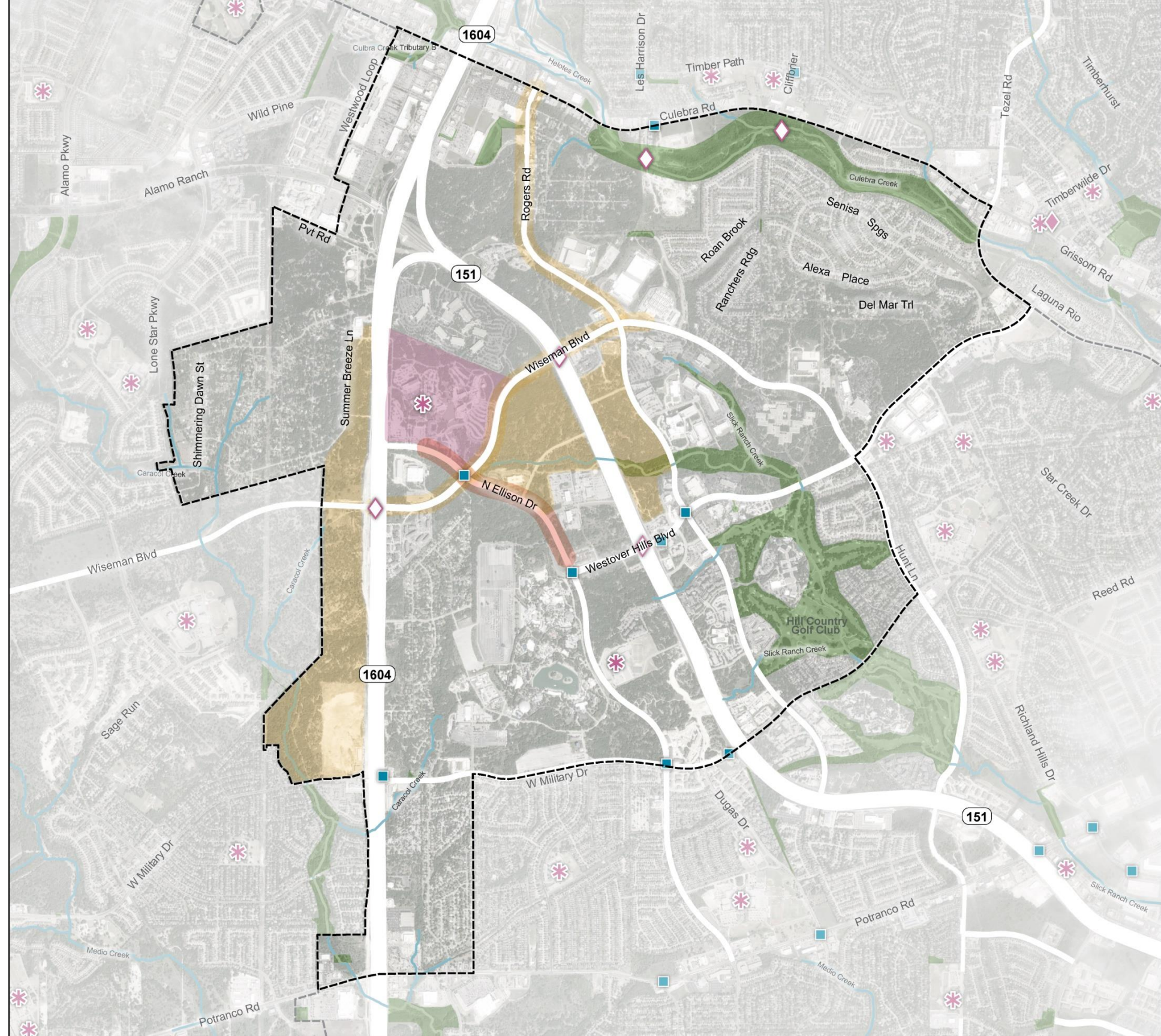


Highway 151 and Loop 1604 REGIONAL CENTER

AMENITIES AND PUBLIC SPACE

- Regional Center Area Boundary
 - Adjacent Regional Center or Community Area
 - Park or Open Space
 - Water Body
 - Focus Area
 - School/College
 - Mixed-Use Corridor
 - Stream
 - Trails
 - Trailhead
 - Social Gathering and Community Event Space
 - Public Art
 - Bus Stop
- Proposed Elements
- Public Art

50
5 Acres



Amenities & Public Space Recommendations

Amenities and Public Spaces Recommendation #1:

Create more public green space wherever feasible, including the continuation of the Howard W. Peak Trail System through Culebra Creek.

Amenities and Public Spaces Recommendation #2:

Establish character defining elements unique to the Regional Center.

Amenities and Public Spaces Recommendation #3:

Create more areas and opportunities for community gathering beyond neighborhood boundaries.

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Wrap-up and Next Steps

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Early 2020-Early 2021

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Early-Mid 2021

Up next...

Planning Team #12
February 2021



Planning Team Meeting #13
May 2021



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