

## Rolling Oaks Area Feedback (Planning Team Meeting, Community Meeting and Survey)

### PLANNING TEAM MEETING FEEDBACK

#### **Vision and Goals:**

- IH-35 construction: need to address traffic moving to neighborhood streets and impacts of construction
- Wide, high-speed corridors without appropriate density/height to support (also opportunity to accept more density so SF neighborhoods don't get impacted by new dev.)
- Design street and uses to mitigate encroachment into neighborhoods; utilize design to calm traffic
- Adaptable Reuse Place Type: retrofit formal: <https://sacompplan.com/place-types/shopping-mall-retrofit>
- Unlike other suburban areas -great road connectivity that provide opportunity for minimum infrastructure improvements (sidewalks) or redesign of roads (e.g., Stahl Road not on Major Thoroughfare Plan) to make streets safer
- Multi-use paths to connect schools and neighborhoods safely
- Avoid randomly planting trees without creating plan for how trees can grow well. Greenery needs to be sustainable and long- lasting and placement should be well thought out to be beneficial and fit with aesthetics of area
- Major thoroughfares opportunity: identify traffic islands/medians for bioswales (wildflowers, trees, etc.). Work with the City's Arborist and Botanical Gardens to assess bios landscaping opportunities
- Area of Interest: open space land near Bracken Road
- Develop comprehensive signage plan along commercial corridors
- A city sports complex for different sports (basketball, volleyball, etc.) - need public location for families to go and practice.
- Community and Recreation Centers not located in the area- opportunity! Theater back in the mall? Inflatable Wonderful Land is located in previous
- Need increased variety of restaurants (high-scale options) around the mall
- Completion of sidewalk along Nacogdoches (on both sides). The bus route drops off where sidewalk exists to date, but riders to not have a safe way to access the cemetery from the bus stop since there isn't a sidewalk along cemetery.
- Traffic light signalization – light at Evans Rd needs to run on green longer in the morning (peak traffic time). Lots of backup is created and people cannot get to cemetery, school, or work efficiently.
- Transportation Routes -Wetmore, Nacogdoches, and Judson are high speed and accessibility for pedestrians & cyclists improvements needed (overpasses, slow down areas)
- Integration of bikeways and paved streets -opportunity for multimodal movement in the plan area

- Law enforcement: need increased presence of police in neighborhoods (safety and traffic improvements)
- Sidewalk improvement needed between Judson Rd and Vista -middle school students can't cross safely to Harris or Madison  
EMS assets: assess need for more stations
- Increase in warehouses and distribution centers – Green Mountain and FM1604. Amazon in area, trucks in mall area - rumors of Amazon ultimately obtaining taking over Mall.
- Stahl Road: redesign to 3-lanes and add bike path and crosswalk connecting to Comanche Park and other destinations
- Stahl Road: D10 exploring potential widening of the street for a future bond project. Green Mountain Road already has land dedicated to city to realign dangerous curve. Curve is high crash zone. Interest from PT members to have sidewalks along Stahl.
- Community without barriers: Nacogdoches, 1604, and Railroads create barriers for children crossing from one side to the other - need innovative approaches to transportation and land use
- Highways as zippers! (Land bridges as options)
- Property located next to Rolling Oaks Mall is owned by Nardis. Goal is to attract corporate headquarters.
- One man's flood creek is another man's bike trail.
- Support businesses that can provide services to residents of the area
- Increase job diversity in the area
- Similar to Pat Booker near Randolph Air Force Base – add landscaping and greenery along roadway (increase tree canopy and clean up aesthetics) Street trees and landscaping can improve water quality and drainage
- Walking path/running trail (multi-use path) that connected/looped around the mall!

**Assets:**

- Julia Yates Semmes Library
- Harris Middle School and Madison High School
- Via Link
- Easy access to transportation areas -Nacogdoches,35, Loop 1604Challenges:
- Connectivity
- Lots of community assets: McClain Park - near Plan Area; schools -Madison O'Connor
- Disc Golf Course
- Positive access to IH35 N/S nearby, the COSA Library and Comanche Lookout Park are jewels to this area.
- Established Neighbor-hoods
- Great voter turnout!
- Loop 1604Gateway is more appealing than enter the City through IH-35
- Alternate roads to bypass IH-35traffic

- Future of Rolling Oaks Mall: focus on local businesses filling the mall (60% local currently), community center, 90% occupied between Macy's and Sears
- Property located next to Rolling Oaks Mall is owned by Nardis. Goal is to attract corporate headquarters.

### **COMMUNITY MEETING VISION BOARD**

#### **What do you like most about this area?**

- My house was affordable when we moved in 28 years ago
- Older homes, established trees, Comanche Lookout Park, Julia Semmes Library, Established Neighborhood Associations. High Country Community Garden
- Mostly quiet, not overly developed compared to 281/1604 and I-10/1604, yet.
- Fairly quiet residential area with access to major roads to travel throughout the city or out of the city. Close shopping centers.
- Greenspace and close built communities
- Less homes
- Semmes Library and Comanche Trail
- Not too much traffic
- A great area to live and raise a family. Love it here!

#### **What is missing from the area?**

- Parks, bike trails, small entertainment (more entertainment & museums).
- More entertainment for seniors- not enough senior centers.
- Community sports complex.
- Community center for kids all ages during summer and school holidays.
- Traffic routing would make for safe environment for our area.
- A good Indian restaurant.
- I'm puzzled as to why Rolling Oaks is separated from Northeast. I see that Rolling Oaks contains most of the big commercial stores here. But if you want an optimal city, team together.
- Handyman to do simple jobs. Streets need repair in certain areas.
- Areas with more activities (as the RIM), more eateries, more theaters, places to eat and dance. More patrol cars during school on and off time- people don't pay attention to school zones.
- More bike lanes and parks.
- Greenway trails.
- Walkable, bikeable, and transit oriented streets- if doesn't have to be every street but one or two walkable streets with protected bikeways would be amazing.
- Better roads- many potholes in neighborhoods such as Fox Run.
- More variety restaurants- park like patio eateries. But route missing. Fast train route to Austin/Dallas/I-35 corridor and to Downtown. More police presence- drive by's and patrolling.
- Pedestrian corridor and alleys to connect disconnected streets- making cul-de-sacs a more walkable street-scape.

#### **What is would you change for the future?**

- Minimize Industrial uses in the area, support for the homeless around homeless around Nacogdoches/ Toepperwein area. Revitalize Rolling Oaks Mall. Improve safety at Lookout Rd./ Toepperwein intersection.
- Areas of medium density housing, not business, but single-family attached or low rise multi-family.
- Safety improvements- want to be able to feel safe going home each night.
- Community gathering places- McAllister Park as an example of what is wanted. Need to activate/ improve trails. Idea of things being safer if you know your neighbors and have a place to socialize.
- No more stand-alone strip shopping centers. Too many were built in the 1970's and 1980's/ They can't all survive.
- Walkability, more sidewalks- especially on Stahl. Safer crossings on Judson and the tracks.
- Stop developing warehouses, especially on greenfield opportunities.
- Pick one or two arterial roadways and redesign them as walkable, bikeable "green streets" (Higher density with ground floors retail and safer bikeways and sidewalks).
- More areas for walking.
- Extend Dolente across Nacogdoches to the railroad tracks. I saw a plan once to put a bridge over the tracks to connect to Green Mountain to Nacogdoches, the bridge is not needed for just an extension.
- Have some areas that bring I money from outside the neighborhoods (R.O & N.E).
- I would like to see more police presence to care for safety of the elderly population. There seems to be a lot of crime and dangerous situations happening around HEB etc. And a lot of people roaming the neighborhood loading through the recycle bins and checking for access to homes and information.
- No apartment complexes in neighborhood communities. Stricter ordinances.
- City services. Possibility of opening a DPS facility in Rolling Oaks Area. Place where individuals can take driver tests and renew their license.
- No car or motorcycles drag racing and doing donuts in Rolling oak Mall Parking lot. Stop lights that let more cars flow through.
- Implement low-cost, protected bike/ped infrastructure.
- Do not underestimate the number of families in many of our own neighborhoods that are in financial distress. Even in areas that look pretty neat, there are families struggling to put food on the table or in their kids lunch bags.
- The library often has a problem with parking. An HEB is welcome at 1604 and Nacogdoches.

### **My BIG idea for the Rolling Oaks Community Area**

- Would like to see an HEB on 1604 and Nacogdoches Rd.
- Restaurants!
- Connect Rolling Oaks Mall to Comanche Lookout Park with a full roadway separated.
- Hike and bike trail and transform undeveloped land into park space along the way!
- Give or trade the floodplain to Selma
- Evans Road need to be upgraded
- Revitalize Rolling Oaks Mall
- Develop a small park outside of 1604. There aren't any in the area except Comanche Lookout.

- Need more housing in area to support businesses.
- We need a major corporate campus that includes great offices as well as sit-down restaurants, bars, entertainment, etc. Anchored by a company to attract young professionals to the area

## **SURVEY RESULTS**

### **What do you like most about the area?**

- Somewhat isolated yet convenient access to roadways.
- Green area outside 1604 from Bulverde to Lookout.
- Not packed with commercial development
- Strategic access to commercial business, key roads, schools, colleges, downtown
- Family oriented.
- Relatively quiet area with low crime
- Comanche lookout park and unused greenspace lots (area feels rural and natural).
- Neighborhoods
- Close to most typical shopping
- Uncrowded, easy access
- Comanche Lookout Park
- Centrally located
- Access to 1604, 1-10 and I-35
- Quiet, safe residential neighborhood
- Julia Yates Semmes Library
- Area isn't too congested
- Everything close to what one could want, shopping, food.
- Traffic is reasonable
- Availability of a mall
- Green Space and Access to business
- Open area, green trees, ease to get to it
- I love the green open space
- Perfect location to major highways
- Convenience to shops, new trails on Evans Rd.
- Potential for connectivity
- Easy access to 1604 and Comanche Lookout Park/Library/walking trails
- Access to highways and not too busy with random commercial properties
- Available housing

### **What is missing from the area?**

- Hopes for more permanent greenspace such as parks (kids and dogs\_
- Need more parks and trails
- A public pool
- Unique non-chain dining/bar options
- Mall revitalization
- Stoplight at intersection of Lookout/1604
- Forward thinking as to the roadways
- Use drought resistant décor to improve aesthetics
- Sport fields

- Good retail shopping (too many empty retail spaces)
- Bike trails, libraries, pool, convenient stores
- Name brand retail
- Traffic light at the intersection of Lookout Rd. & Toepperwein Rd.
- Friendly family entertainment
- Whole foods, Trader Joes, good Chinese restaurant
- Outdoor dining options
- Pocket parks
- Movie theater
- More pedestrian friendly routes to reach Semmes Library/ Comanche Park
- Community sports complex
- Older areas along Nacogdoches, Judson and O'Connor need revitalization and investment
- Picnic areas
- Clean air- construction/quarry dust is horrendous
- Street medians
- Police presence mature trees, dog parks
- Healthy food restaurants
- Better road infrastructure

#### **What would you change about the community so that it attracts future generations?**

- Sidewalks for people to use instead of walking on roads
- Addition of single family houses townhouses, walkable/bikeable communities, grocery store-Aldi
- Expansion of greenspace and walkable areas
- Roads. Most are in really bad shape.
- Expand/develop comprehensive interconnected bike, walk, run trail system, track.
- Build some affordable Senior Housing available to the lower middle class
- Walkable areas with parks, bike trails, pools, outdoorsy stuff and gyms
- restaurants and mix use projects
- City of Cibolo has announced 8000 new roof tops have been plotted for the next 15 years.
- Current, the metrocom cities are expanding. City of Converse is projecting another 5000 roof tops.
- A mix of truly affordable housing options within walking/biking distance of recreation and retail.
- Better landscaping upkeep and litter pick up on sides of roads. More sidewalks. Less homeless camps.
- Add more outdoor community spaces. Community centers, pools, trails, parks.
- More activities like retail, gyms, parks, overall it needs more vitality and affordable housing
- More homes, fewer apartments
- Add family friendly entertainment.
- Improve infrastructure (roads, parks, etc.)
- HEB, indoor play areas or covered areas, Make Comanche trails longer, and add other trails around
- Expansion of green space and walkable areas
- unique shopping, dining, bar, options, and access to running/bike trails
- Most places in the area need a face-lift
- Investment in existing commercial property and higher quality apartments/living options

- Beautify walkways, trim tree & brush overgrowth Widen roads to accommodate high traffic volume.
- Would like it to be more like Alamo Ranch area with more shopping and name brand restaurants
- Better zoning along lookout road and investment along Nacogdoches
- Better access to 1604 and a better 1604-35 interchange.
- Nothing. Traffic from apartments is taking its toll on roads and travel
- Ensure sidewalks and areas for being outdoors are available and kept updated
- more trees and landscaping, have industrial businesses put up trees to block the view of heavy equip
- Stop building industrial sites and add more sidewalks
- Less businesses out here and not taking away the scenery

**What is your vision or what are your “big ideas” for the future of this area?**

- Connected Greenway trails from Salado Creek to Comanche Lookout Park and to Cibolo Creek.
- Increased lanes for 1604. Better eating shopping areas. Biking/walking trails.
- Beautify! the gravel/materials trucks entering directly on FM 2252 are such a mess and throw rocks
- Affordable housing for families, public playgrounds, beautification, more sidewalks
- Regional rec/athletic center, including aquatic center, sport fields, trails hub, track, courts,
- Affordable Senior Housing for the lower middle class who already live in the area or very nearby.
- The northeast area of Bexar county is known as the Metrocom cities. A lot of military live here.
- Beautify areas in and around Toepperwein Rd to not look so poor and forgotten about. More trails.
- Increase in greenspaces, parks, walking and biking trails, dog park.
- Trail from Comanche Lookout Park to McAlister Park or Lady Bird Johnson Park
- A park area similar to Levi Park in Houston, Texas
- Sports park. Bike paths to allow one to get to all the shopping, food.
- Parks and trails and smart business mixture to look like the quarry at Basse road. Attractive yet environmentally sound
- use mall are for something people will visit park/entertainment option like TopGolf/Pearl type area
- More lanes on the highway
- Additional parks/green areas
- Beautify area without gentrifying, make the natural site of Comanche and library an area highlight City of San Antonio
- It looks so fun down. Raise the bar for this area so owners take care of their commercial properties
- Major revitalization and parks in old quarry and commercial space
- More green areas
- Better upscale shopping and dining area. Perhaps more walking/biking trails.
- more green areas and less quick stops
- Mature trees, more police, buildings do not look like cement blocks, dog parkland beautification
- Possibly have bracken village area with some small, owned shops and restaurants owned locally