

Wednesday, April 20, 2022

Rolling Oaks Area Regional Center Planning Team Meeting #1

Attendees: What do you enjoy most about the Rollings Oaks Area?

Samantha Wickwire, Council District 10 Planning & Zoning Director: Schools

Christine Vina, VIA Urban Design: SEARS tire shop and Lone Star Station **David Bemporad, Great Springs Project:** Comanche Lookout Park and Potential to Connect to other Green Space

Michael Anderson, Friends of Comanche Lookout Park: Interest in Comanche Park and Accessibility to Trails (need for non-car oriented accessibility)

Anne and Donald Macaulay, High Country HOA: residents since 1960's, love the accessibility of the area! There is an open community garden for High Country HOA

Michael Gallagher, President of Northeast Neighborhood Alliance (includes 86 neighborhoods): Concerned about too much development too fast and Comanche Lookout is a gem! In favor of connecting the park to other areas. Tony Casa, Vista Neighborhood Association

Dylan McDonald, Alamo Cement In-House Counsel: Interested in finding new places to eat in area

Kathryne Short (Kathy), Fox Run Neighborhood Association: Long time resident and loves Comanche Lookout. The area needs to learn to grow with the old and new and include mixed use.

Rocky Duque de Estrada, Parks and Rec Dept: Rain Tree Park

Ruffin Moore, Rolling Oaks Mall General Manager: Area has a small city feel and he loves the local events hosted at the mall

Jennifer Oates, Vista Neighborhood: enjoys having a wide variety of restaurants and shopping

Niekos Robbins, San Antonio Youth Commission (Council District 10 Appointee): Inflatable Wonderland at Rolling Oaks Mall Jorge Chavez, Branch Manager at the Semmes Library: Fan of the Semmes Library!

Michael Frere, Council District 10 San Antonio Youth Commission Member: Nature, Parks, and overall Community!

David Arciniega, Parks Dept

Ken Weber, Representative of Fox Run NA (President): Comanche Park friend! Improved traffic to prepare for apartments being built in the area

Heather Yost, Planning Dept: Comanche Lookout Park and Rolling Oaks Mall

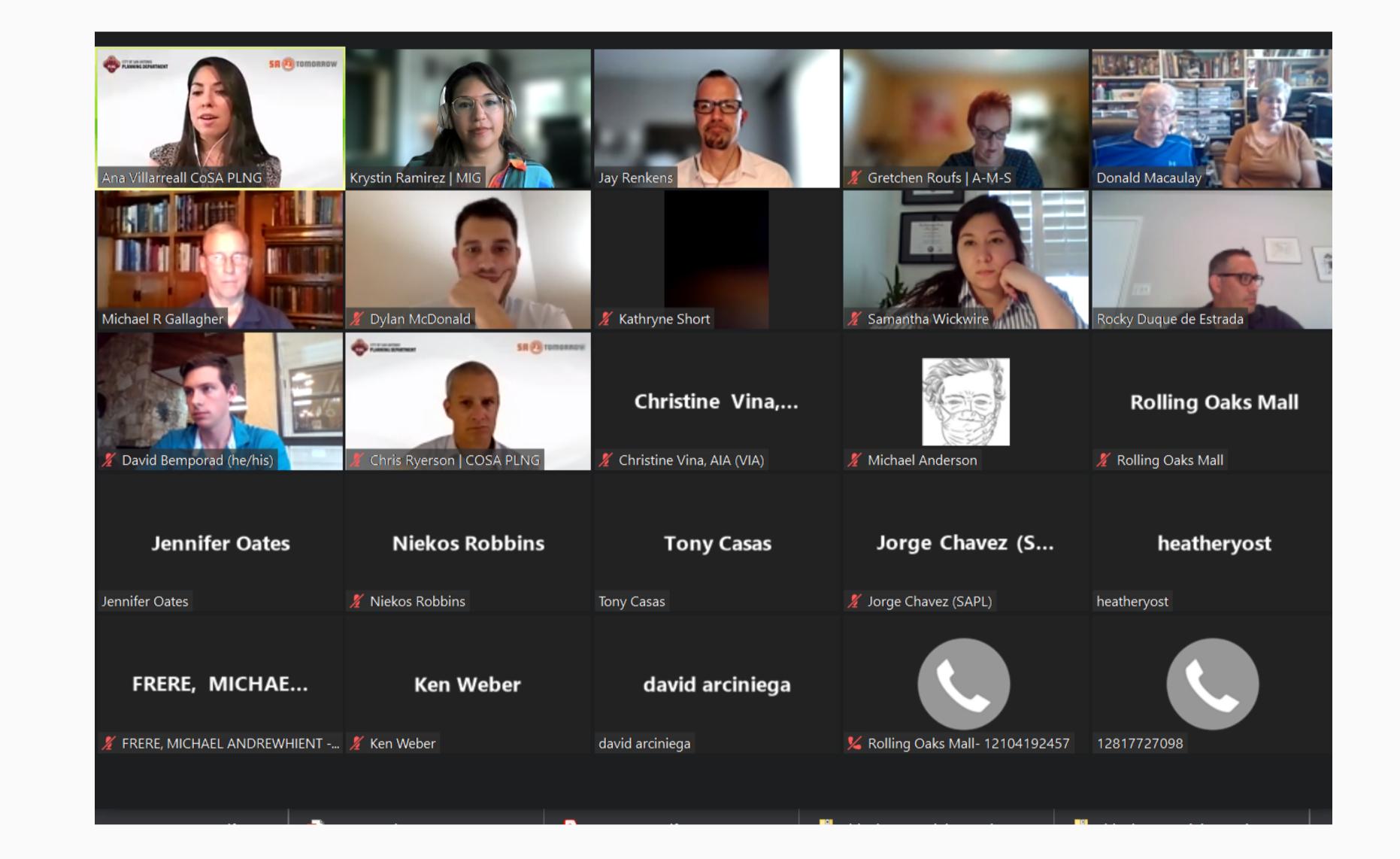
Iris Gonzales, Planning Dept.

Chris Ryerson, Planning Dept: Ready to explore the area!



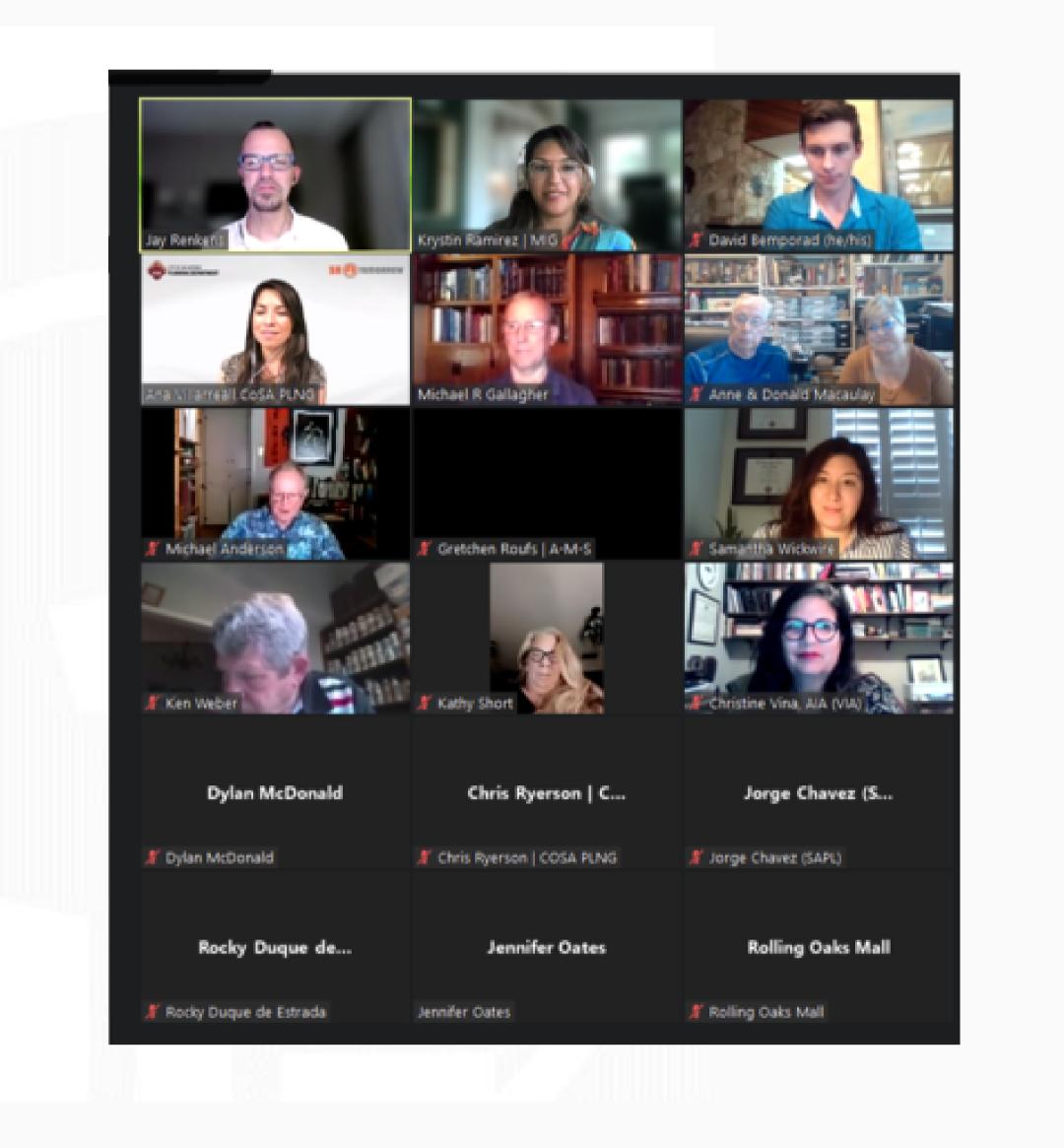
Keep Public informed through entire process - Northeast Neighborhood Alliance and D10 Neighborhood Leader updates at mtgs	Vision Zero & TxDOT traffic counters		
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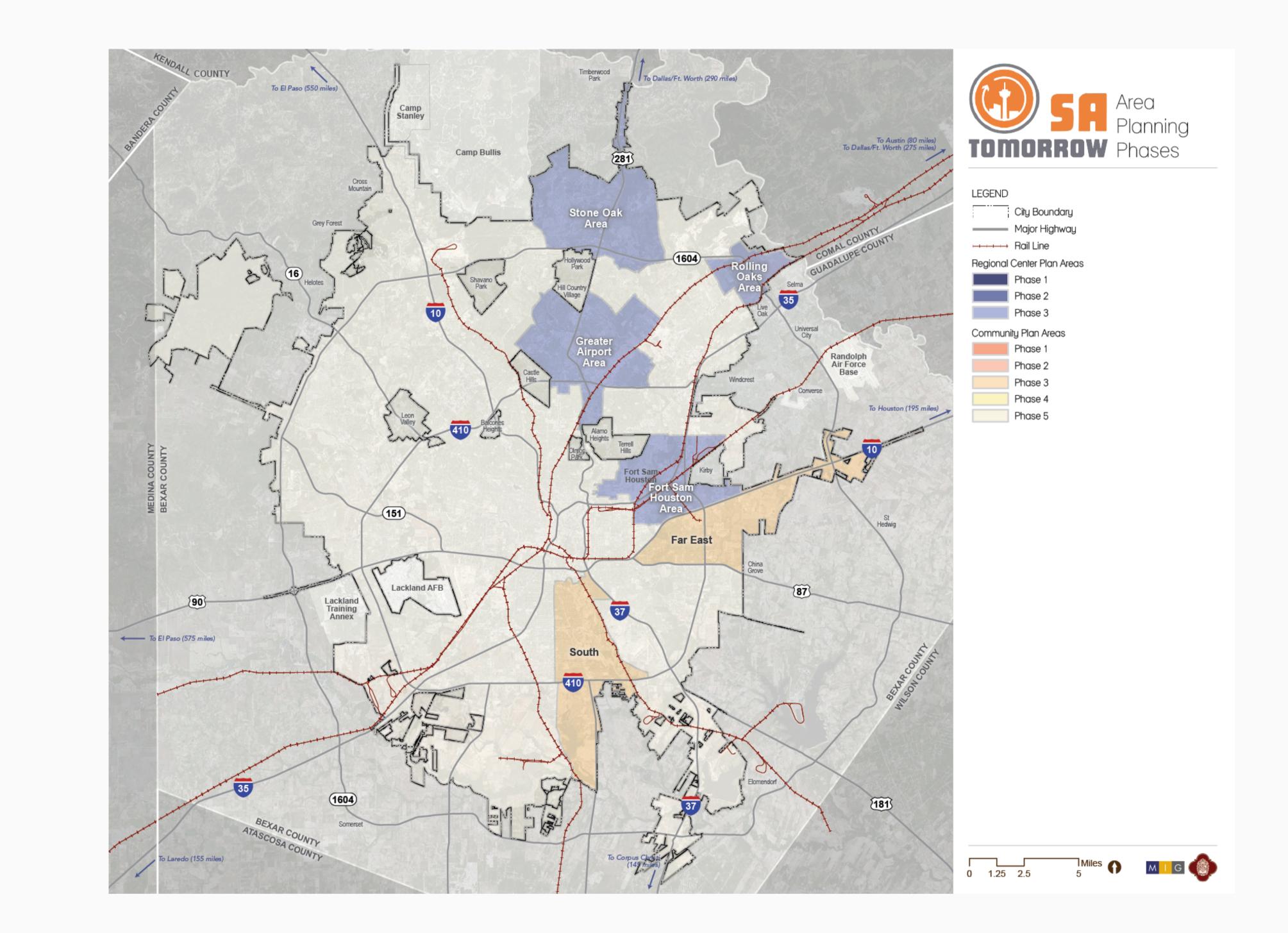


Next Steps

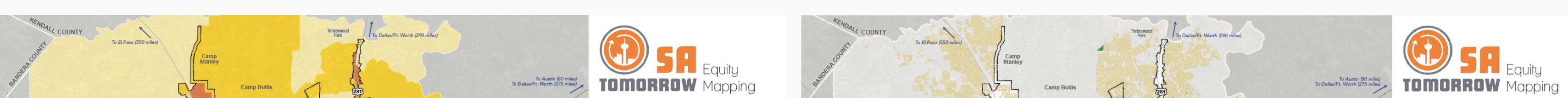
- Where can we meet and what time of day? Staff will follow up with a Google Poll to your email
- Community Meeting: Open to the public: Week of May 23rd
- Next Planning Team Meeting(s): Meeting #2: Week of July 11th
- Questions?
 Ana G. Villarreal, City of San Antonio <u>Ana.Villarreal@sanantonio.gov</u> (210) 207-5404

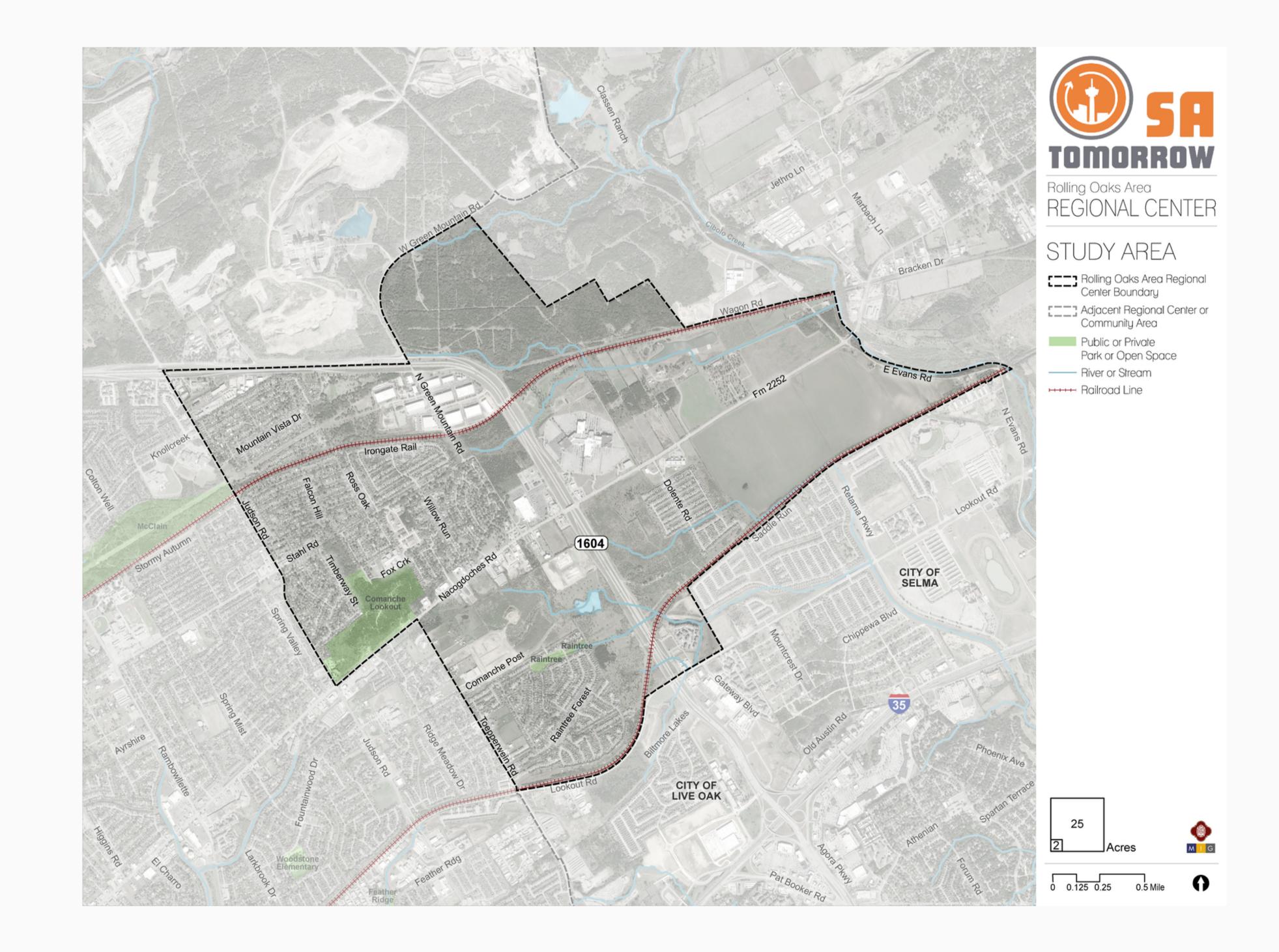


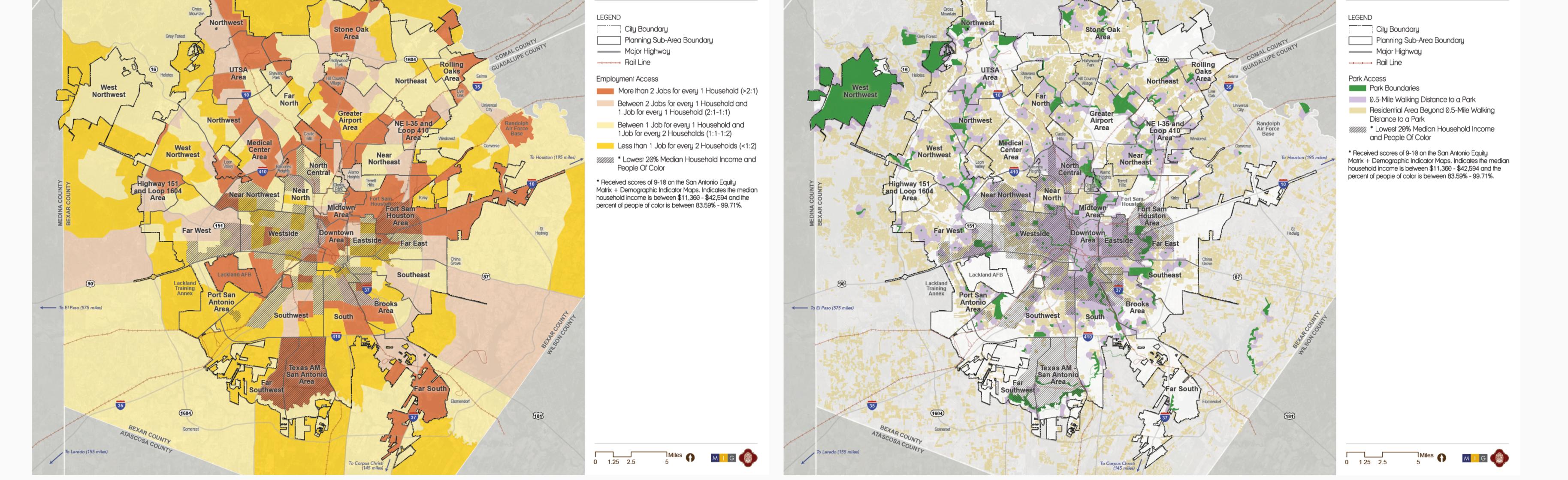
EXISTING CONDITIONS:

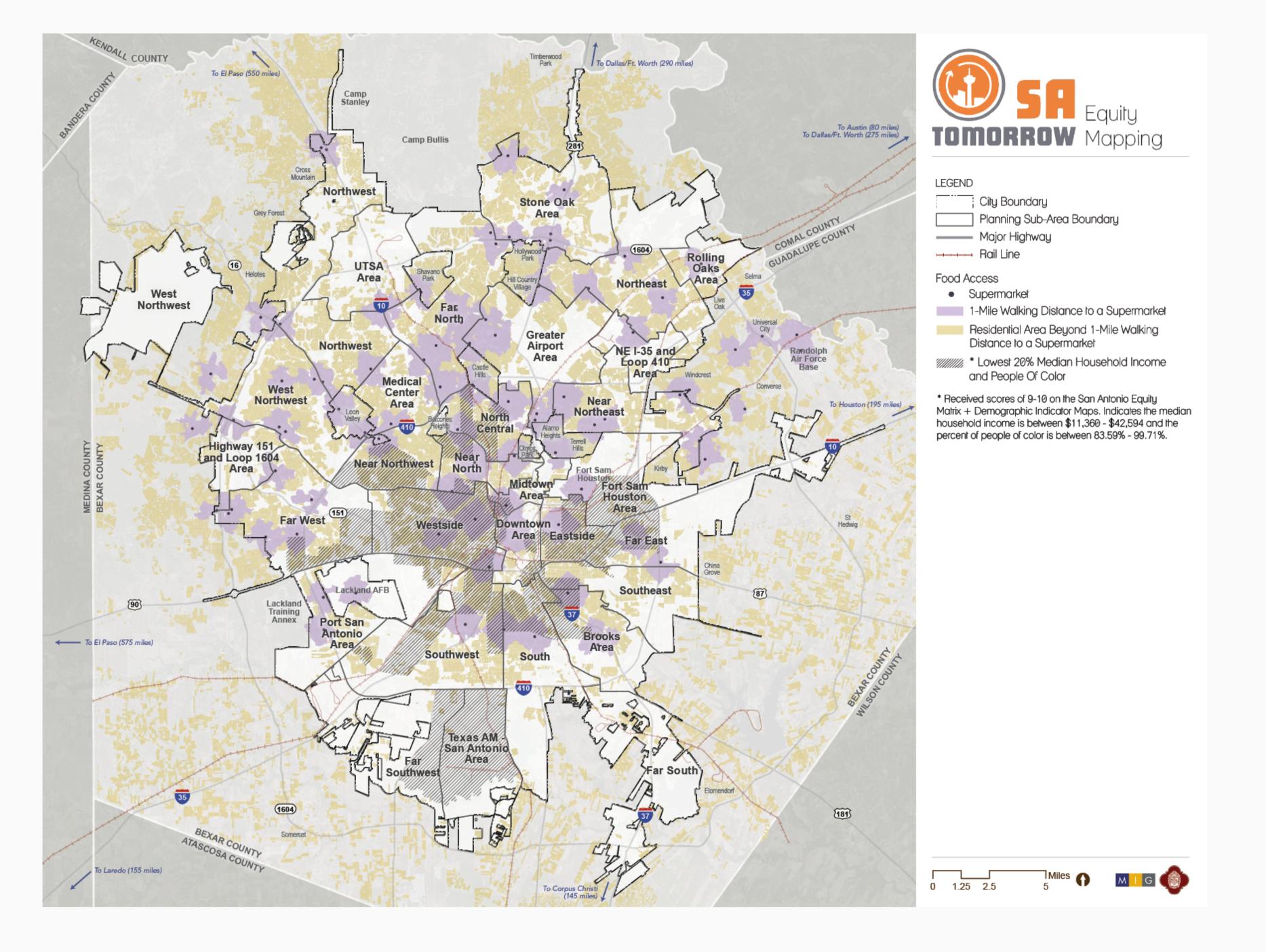


EQUITY:









- DISCUSSION:	VISION & GOALS	EXISTING CONDITIONS - ASSETS	EXISTING CONDITIONS - CHALLENGES	EQUITY	GENERAL NOTES	
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Julia Semmes Library	Harris Middle School and Madison High School	VIA Link	Easy access to transportation areas - Nacogdoches, 35, Loop 1604	Connectivity!	Concern about transportation flow and impact from apartments	IH-35 construction: need to address traffic moving to neighborhood streets and impacts of construction	MCCLAIN Disc Golf Course	 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	and Comanche	Established Neighbor- hoods	Great voter turnout!	Loop 1604 Gateway is more appealing than enter the City through IH- 35	Alternate roads to bypass IH-35 traffic - Bracken connection to 3009	Future of Rolling Oaks Mall: focus on local businesses filling the mall (60% local currently), community center, 90% occupied between Macy's and Sears	
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Macys and Sears currently for sale	 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.) (Part 1) 	Design street and uses to mitigate encroachment into neighborhoods; utilize design to calm traffic (Part 2)	Adaptable Reuse Place Type: retrofit for mall: 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	Lots of community assets: McClain Park - near Plan Area; schools - Madison, O'Connor	Multi-use paths to connect schools and neighborhoods safely	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	Comment from K. Weber: 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. Confirmation from Rolling Oaks Rep. that Amazon is only using parking in Sears and NOT taking over mall.	Stahl Road: redesign to 3-lanes and add bike path and cross walk 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.	Alta Vista apartment managers worked with Ken and City to dedicate land for future road development/ improvements	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
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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 aestethics of area (Part 1)	Major thoroughfares opportunity: identify traffic islands/medians for bioswales (wildflowers, trees, etc.). Work with the City's Arborist and Botanical Gardens to assess bioswale and landscaping opportunities (Part 2)	Area of Interest: open space land near Bracken Road	Develop comprehensive signage plan along commercial corridors	Past Plans for HEB to locate at 1604 and Nacogdoches (property location: across 1604 from Jims/across street from the Exxon station & Mall) (Property will be developed to offices/warehouses)	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 theater spot	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	Is there a need to look back at the regional center classification for Rolling Oaks Area?	Walking path/ running trail (multi-use path) that connected/ looped around the mall!
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Need increased	Completion of sidewalk along Nacogdoches (on	Traffic light signalization light	Great access to this	
variety of	both sides). The bus route	Traffic light signalization - light at Evans Rd needs to run on	regional center by	