SA TOMORROW

Rolling Oaks Area Plan

Planning Team Meeting #3

Attendees:

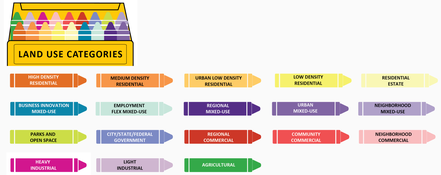
Karen Bishop, SARA
David Arciniega, Parks Dept.
Don Macaulay
Dyan McDonald
E. Kuhlmann
Jennifer
Kathryne Short
Patricia Franco
Rocky Duque de Estreda
Rolling Oaks Mall
Samantha Wickwire
David Bemporad
Ana Villereal, CoSA
Krystin Ramirez, MIG
Elly Schaefer, MIG
Andy Ruiz, MIG
Jonathan Tarr, MIG
Carissa Cox, Mosaic
Gretchen Roufu, A-M-S
Chris Ryerson, CoSA

Vision/Goals Feedback

Housing/Economic Development Feedback

General Comments

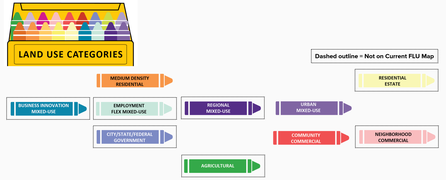
Recorder Instructions: Pull copies of crayons down to question area



Within this area, what land use do you live, work, or spend most of your time in?

Comments

Recorder Instructions: Move crayons down to designated question area



What land uses would you like to see more of in this area?

What land uses aren't appropriate for this area?

What land uses do we not need more of in this area?

Comments

Opportunity to add entertainment

The area has surplus of industrial and needs more residential

No more chain restaurants

Overwhelming interest to have more green space (park space)

Interest in single-family

Design green streets in area

The area needs more green space and less development

Allow Mixed-use in the area, but only if the uses are compatible and not overwhelming surrounding neighborhoods (Mixed Use Medium)

Opportunity for fence line of all uses?

Industrial consistency and compatibility with residential - Industrial buffering to adjacent neighborhoods (Industrial Buffer)

Support for more green space around Rolling Oaks

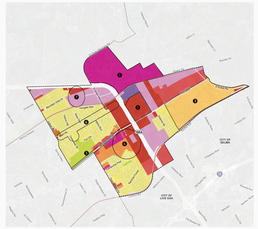
Site-sensitive distribution of commercial, residential, & industrial uses - Allow property to develop to all participants

Concern about more tenants and increase traffic/congestion/growth (a.k.a. Gentrification)

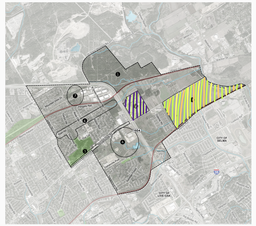
Utility corridorsare recreational or an amenity to the area - Trails, bike lanes, and other amenities in utility corridors (Utilities Corridor Recreational Amenity)

Recorder instructions: Bold legend items that match "what land uses would you like to see more of" area, but keep all for reference.

Draft Future Land Use Map



Focus Areas



Priority land uses

- High Density Residential
- Medium Density Residential
- **Urban Low Density Residential**
- **Low Density Residential**
- Residential Estate
- Business Innovation Mixed-Use
- Employment Flex Mixed-Use
- Regional Mixed-Use
- Urban Mixed-Use
- **Neighborhood Mixed-Use**
- **Parks and Open Space**
- City/State/Federal Government
- **Regional Commercial**
- Community Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Agricultural

Comments

Lanham Dr/E Bland overlaps with a portion of a sports complex - Consider school redevelopment

McClain Parks needs to be developed further

There are no sidewalks or bike paths in the area

Complete streets/bike lanes are bike friendly

Criteria for new or infill development should include: Green space, tree canopy, and walk-to neighborhood facilities (Walkable Neighborhoods)

Focus Area 1 - Mixed use park area

More sales tax generating commercial/office in the area - Need public parks

Mixed use Focus Area 2 - Rolling Oaks Mall

Greenway/ Greenway/ Greenway along focus areas

Storm drain park

Incorporate more greenery in parking lots - Mall design

Interest in have warning lines off of Rolling Oaks Dr. Intensity further away from Bitter

Incorporate considerations in Rolling Oaks Mall redevelopment - e.g. Amphitheater and/or park