



Digital Design Charrete Overview Rolling Oaks Regional Center

June 13, 2023



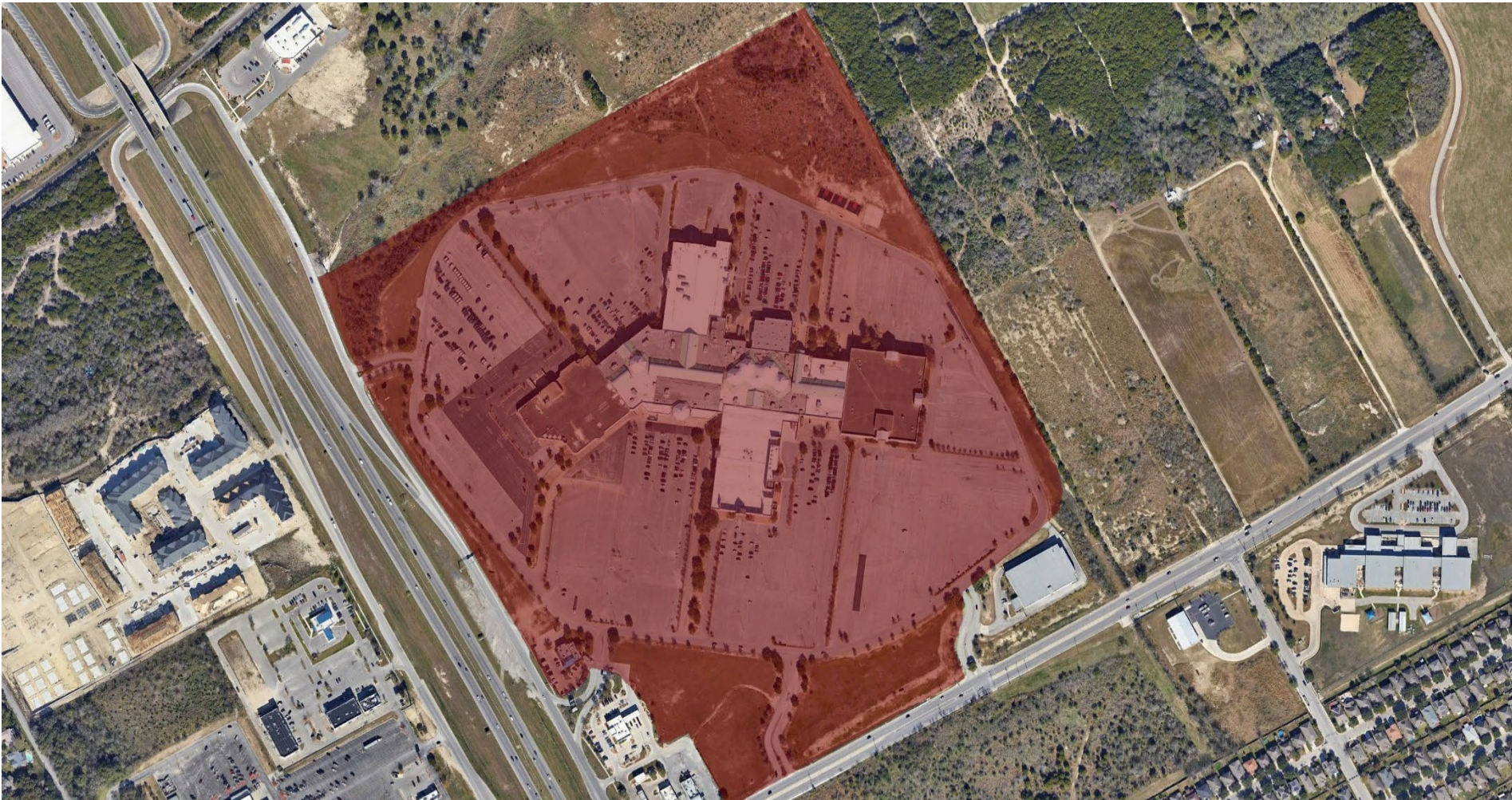
Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

SA TOMORROW

Rolling Oaks: Focus Area 1 – Rolling
Oaks Mall

DRAFT GRAPHICS

06/13/2023





II ITEMS TO NOTE

- APPROX 90 ACRES



- ADJACENT TO COMMERCIAL
+ ROLLING MEADOW
NEIGHBORHOODS



- SERVICED BY VIALINK

- GREEN STREET ARE RECOMMENDED

→

II POTENTIAL OPPORTUNITIES

- UNIQUE & CLIMATE CONSCIOUS



- ENJOY TREES & LANDSCAPING ARE PRESENT

- WATER FEATURES

- COLLAGRATE w/ HIGHER ED.

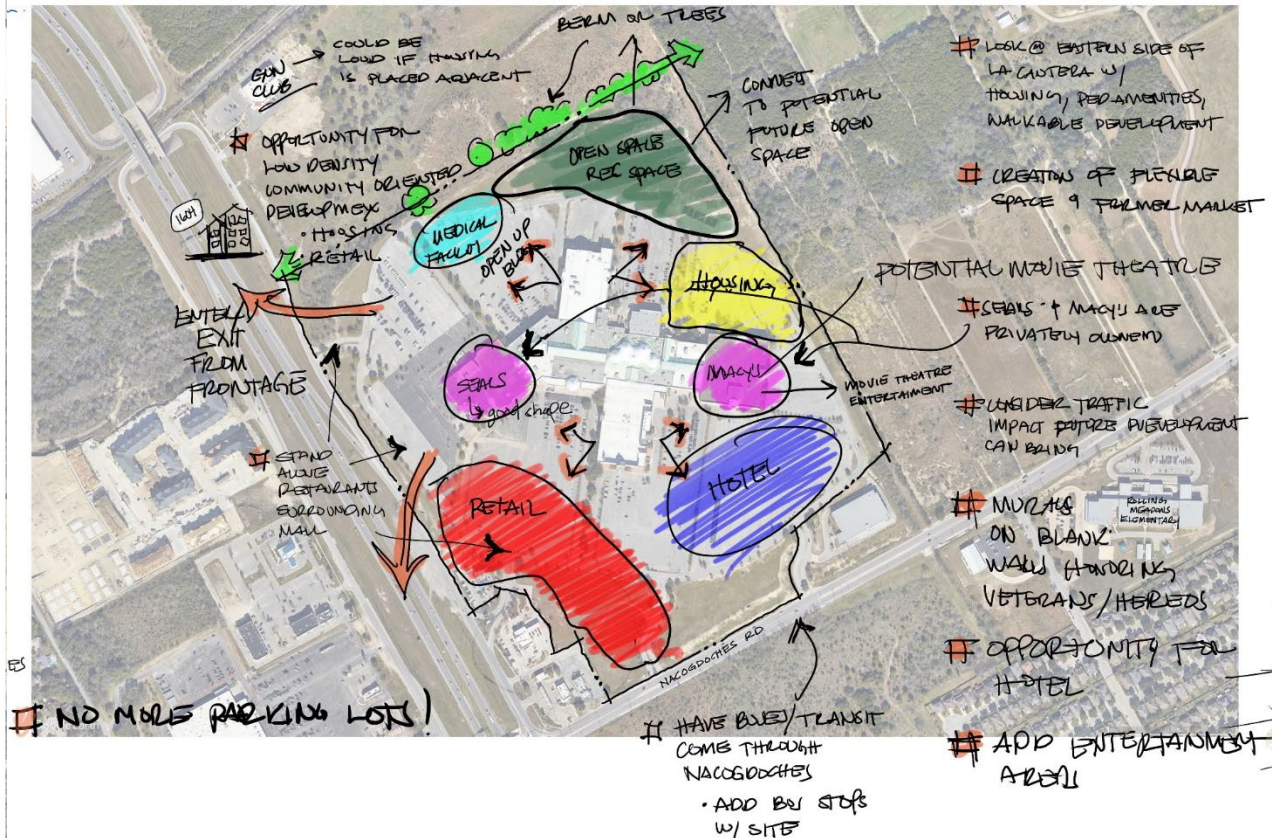
- MAJOR UNIVERSITIES
- GREEN JOBS TRAINING



- QUANTITY LOCAL FOOD OPTIONS

- SPORTS BAR

- SPORTS FACILITY / COMPLEX / PARK AMENITIES
OPICULE BALL

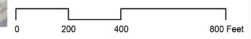




Rolling Oaks Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 1:
ROLLING OAKS MALL

- LEGEND
- Community Plan Area Boundary
 - Neighborhood Association
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain

- FOCUS AREA RECOMMENDATIONS
- Trail
 - Proposed Plaza
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure







GREEN BELT

1604

OFFICES

MEDICAL USES

PARK FACILITIES

FOOD COURT

OPEN-AIR
ENTRANCE

PLAZAS + PLAY AREA

HOTEL

PEDESTRIAN
GATEWAY

BUS STOP

COMMUNITY
CENTER

IMPROVED
SURFACE PARKING

DROP-OFF
ZONE

COMMERCIAL +
RESIDENTIAL

TOWNHOMES

RESIDENTIAL

SENIOR
CENTER

RESIDENTIAL

BUS
STOP

Nacogdoches Rd.



SA TOMORROW

Rolling Oaks: Focus Area 2 –
Nacogdoches Rd
DRAFT GRAPHICS
06/13/2023





NACOGDOCHES & EVANS ROAD

ITEMS TO NOTE

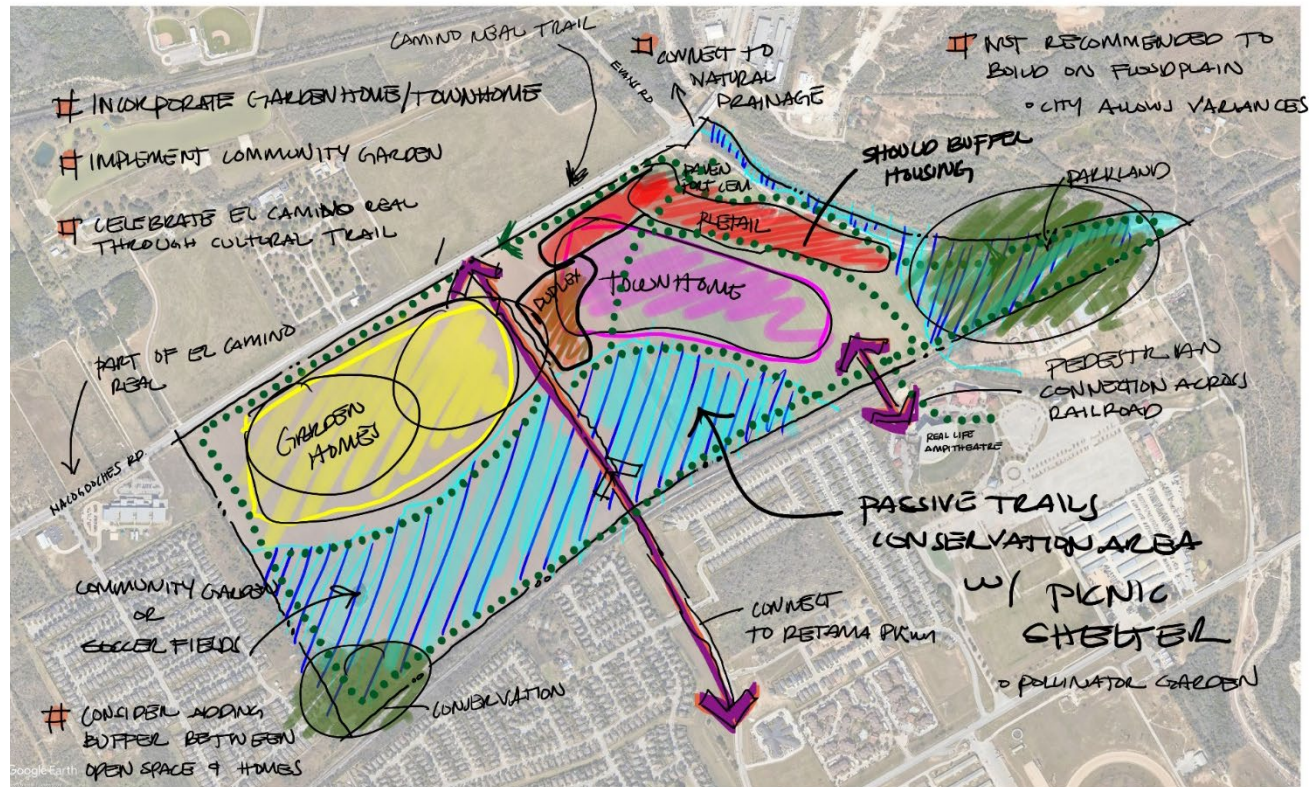


- APPROX 370 ACRES
- ADJACENT TO ROLLING MEADOWS
- SERVICED BY VIA LINK
- VISION SMALL SCALE OFFICE, RETAIL, HOUSING



POTENTIAL DEVELOPMENT

- NFL STADIUM
 - WAS IN CONVERSATION YRS AGO
 - OR UTSA STADIUM
- SERVICE ORIENTED BUSINESS THAT DON'T COMPETE W/ MAJOR DEVELOPMENT
 - TRADER JOES
 - GROUTS
 - PAYCARS
 - FEDBX
 - NAIL SALON
 - AUTO PARTS
 - BIKE REPAIR / STATIONS



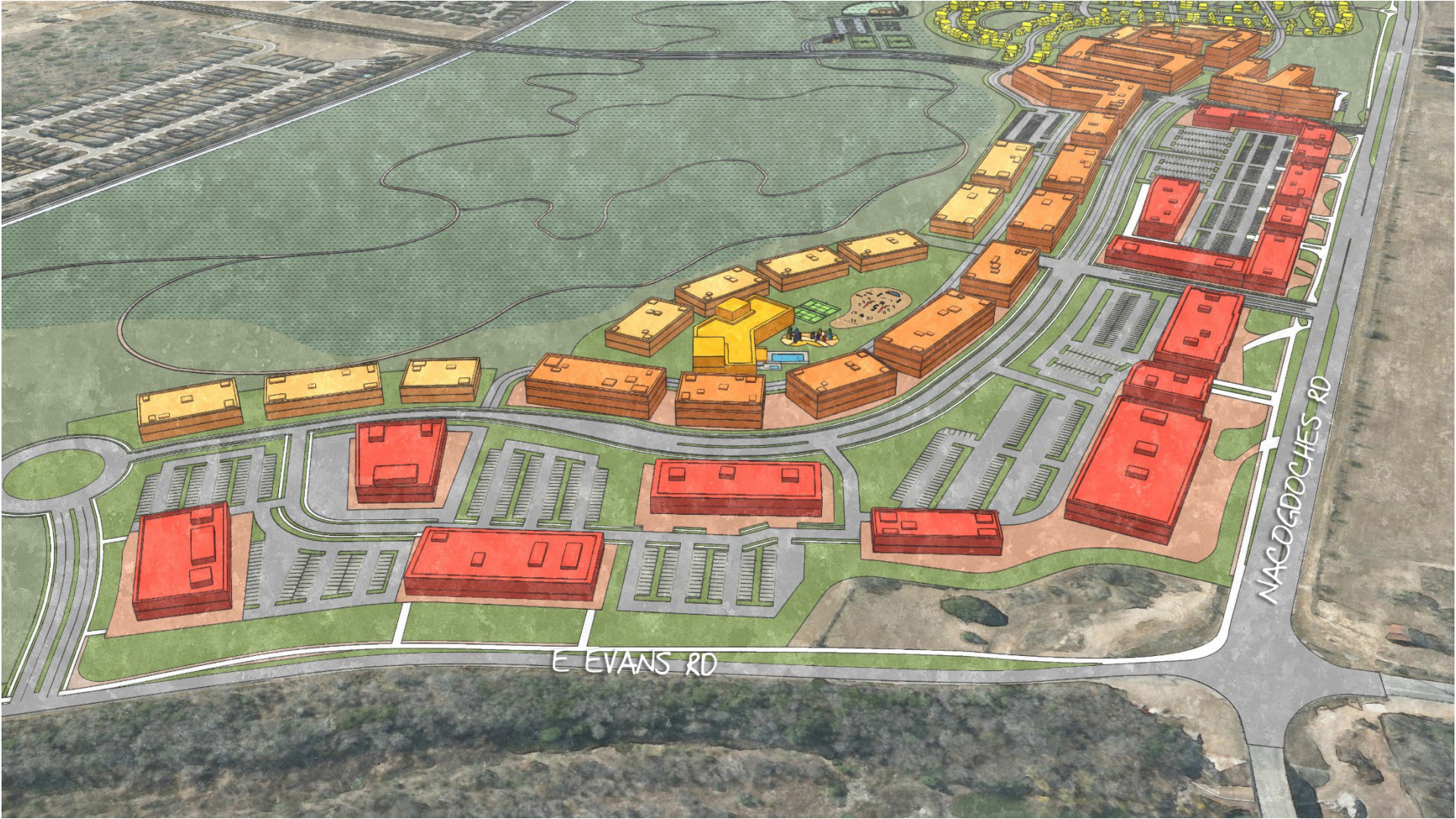


Rolling Oaks Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 2:
NACOGDOCHES & EVANS RD

- LEGEND
- Community Plan Area Boundary
 - Neighborhood Association
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain
- FOCUS AREA RECOMMENDATIONS
- Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Proposed Park/Open Space
 - Improved Lighting
 - Pedestrian Crossing







E EVANS RD

NACOGDOCHES RD



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