

Rolling Oaks Area Regional Center Planning Team Meeting #7 Tuesday, March 7, 2023 Zoom (virtual) 2:00 – 4:00 PM



MIG

Cambridge Systematics, Inc Bowtik Economic & Planning Systems, Inc Auxiliary Marketing Service osaic Planning and Development Service SIP

## **Rolling Oaks Area Project Team**



### **City of San Antonio, Planning Department**

Ana Villarreal, Project Manager



### MIG

Jay Renkens, AICP, Principal Krystin Ramirez, Project Manager Saul Vazquez, Senior Project Associate

## **Timeline of Meetings**

PT Meeting 1 (Apr. 20<sup>th</sup> 2022)

Community Meeting 1 (May 31<sup>st</sup> 2022)

PT Meeting 2 (Jul. 14<sup>th</sup> 2022)

PT Meeting 3 (Aug. 8<sup>th</sup> 2022)

PT Meeting 4 (Sept. 12<sup>th</sup> 2022)

Community Meeting 2 (TBD - Week of Oct. 18th 2022)

WE ARE HERE

PT Meeting 5 (Dec. 6<sup>th</sup> 2022)

PT Meeting 6 (Feb. 7<sup>th</sup> 2023)

PT Meeting 7 (Mar. 7<sup>th</sup> 2023)

Digital Design Workshop (Mar. 30th 2023)

Community Meeting 3 (May 15<sup>th</sup> 2023)

PT Meeting 8 (Jun. 13<sup>th</sup> 2023)

PT Meeting 9 (Jul. 18<sup>th</sup> 2023)

PT Meeting 10 (Aug. 15<sup>th</sup> 2023)

Community Meeting 4 (TBD - Week of January 22<sup>nd</sup> 2024) PT Meeting 11 (TBD- Week of Feb, 5<sup>th</sup> 2024) Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals

Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID Land Use (Housing & Economic Development Lens) (1 of 2) Housing & Economic Development (Based on Land Use) (1 of 2)

Land Use (2 of 2), Housing and Economic Development (2 of 2) Mobility (1 of 2)

Amenities & Public Space, Focus Areas, NPPs Intro

Mobility, Amenities & Public Space, Focus Areas, DDC (2 of 2) Review of Maps; Plan Framework (1 of 2) Plan Framework (2 of 2), Implementation Review

Public Draft Review & Final Revisions, Process Feedback

## **Meeting Objectives**

1. Amenities & Public Space Elements Overview

Build on Future Land Use and Mobility discussions to assess appropriate amenities & public space elements

- 2. Reintroduction to Equity Maps Identify Equity Gaps outside Focus Area boundaries
- **3. Overview of Individual Focus Areas** Confirm vision and amenities & public space elements for focus areas



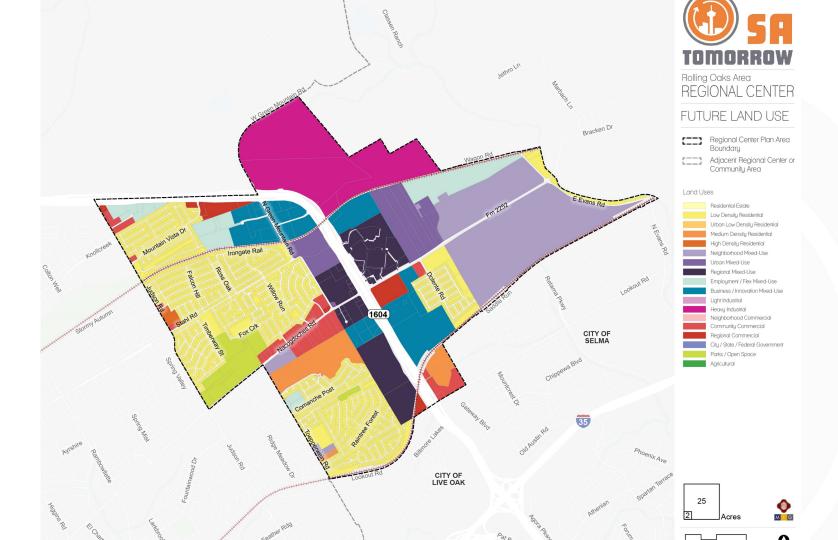
**SECTOMORROW** Overview of Amenities & Public Space Elements

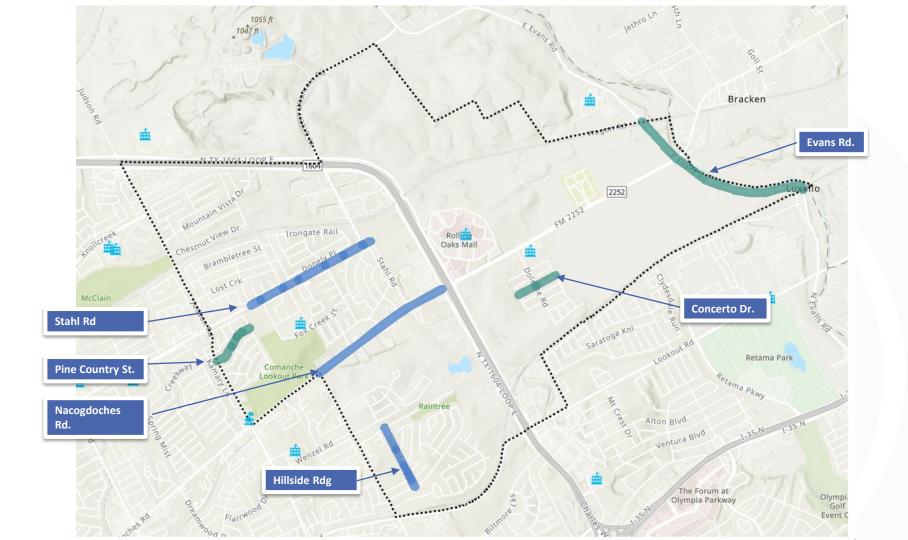
> SAN ANTONIO PLANNING

MIG

## What makes Complete Neighborhoods?

- Built Form, Land Use & Urban Design — Define the character of a place
- Mobility & Access
  - Provide connections to and from places within the City
- Amenities & Public Space
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City





## Vision – Amenities & Public Space Related

The Rolling Oaks Area Regional Center is built on quiet, safe and family-friendly neighborhoods stitched together with walkable, bikeable and transit-friendly mixed use areas including shops, restaurants, and diverse opportunities for housing and employment. Long-time and new residents are connected to each other and to ample parks, trails and recreation by beautiful and calm green streets.



## **Goals – Amenities & Public Space Related**

Goal 1: Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.

Goal 2: Ensure that existing residents and businesses – and the culture and authenticity they represent – are a part of the Regional Center Area moving forward as public and private improvements are made.

Goal 3: Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between **commercial and mixed-use areas**.

Goal 4: Retrofit auto-oriented commercial **development to be more walkable** and provide a greater diversity of locally serving **restaurant and retail options**.

Goal 5: Expand the amount and variety of transit services throughout and connecting the Regional Center to other area destinations and amenities.

Goal 6:Improve existing connections and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.

Goal 7: Provide more parks, open space, trails and recreational amenities throughout the Regional Center.

Goal 8: Encourage responsible watershed management through sustainable and resilient public investments, private development, and strategic partnerships

## What We've Been Hearing Amenities & Public Space Themes

Connections to Semmes Library and Comanche Lookout Park from neighborhoods

Parks, trees and landscaping

Have more sit-down restaurants with patios, bars, entertainment, etc.

More gathering spaces for older adults Major corporate campus that includes great offices

Need hike and bike trails

Community gathering places to have places to socialize

Transform undeveloped land into park space

Community sports complex and pool

- PARKS
- PLAZAS
- TRAILS 🛞 / TRAILHEADS
- SIGNAGE AND WAYFINDING 🗱
- IMPROVED LIGHTING
- PEDESTRIAN CROSSINGS
- GREEN INFRASTRUCTURE
- PUBLIC ART 📢
- PRIORITY CONNECTIONS -→
- CHARACTER DEFINING FEATURES



PARKS



PLAZAS















IMPROVED LIGHTING

# PEDESTRIAN CROSSINGS







### GREEN INFRASTRUCTURE



















CHARACTER DEFINING FEATURES



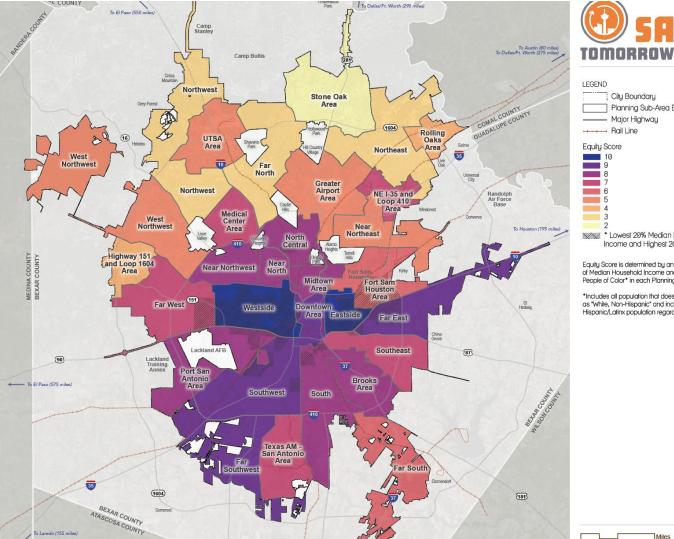


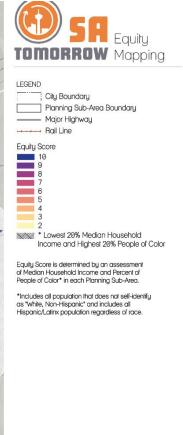
- ----

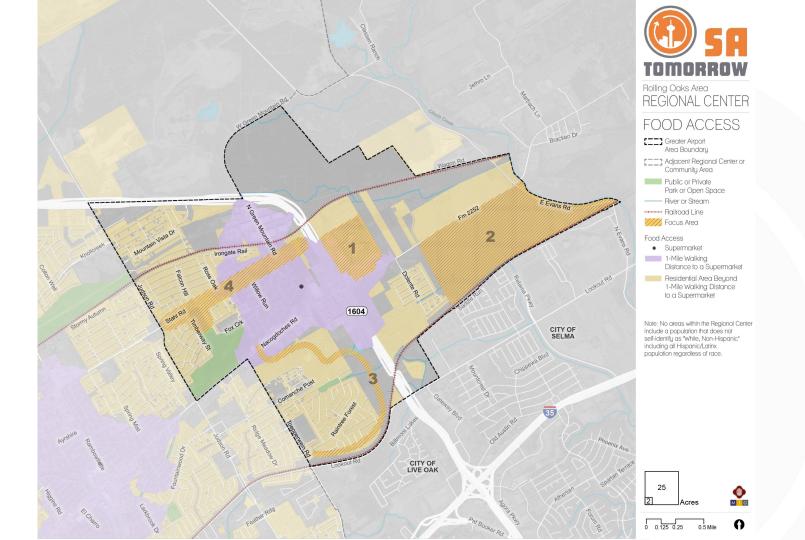
**SR TOMORROW** Equity Analysis

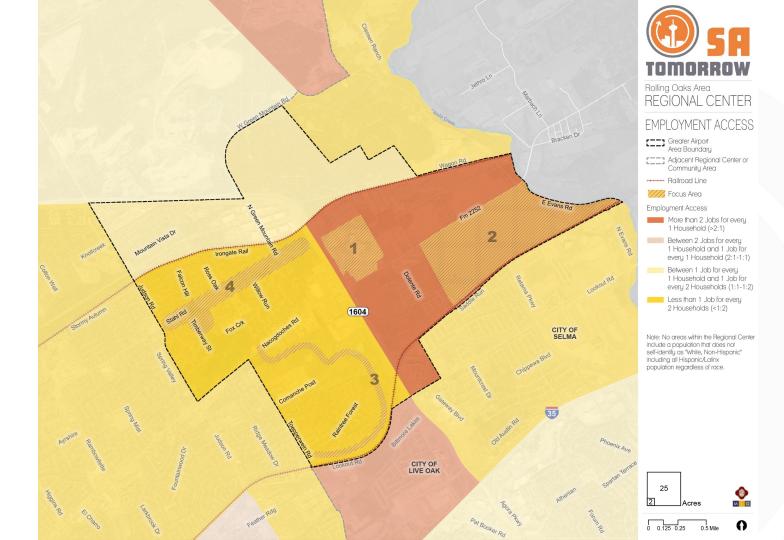
PLANNING

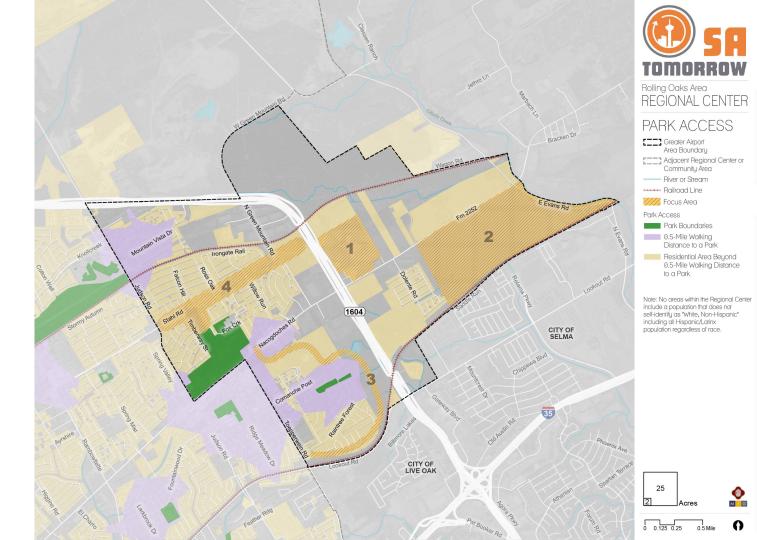
MIG











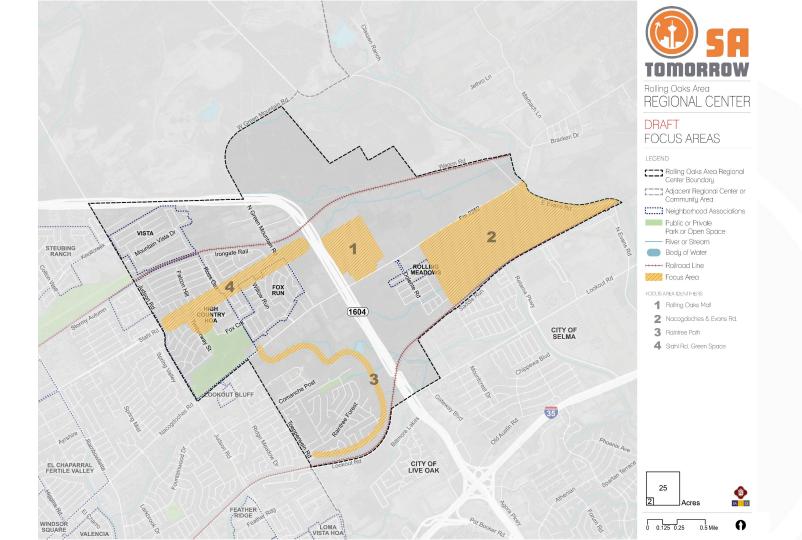
tine the second

\*

**SR TOMORROW** Focus Areas

PLANNING

MIG



### Focus Area #1: Rolling Oaks Mall

#### **Existing Conditions:**

• Mall currently houses a mix of 100 local retail shops, restaurants, and services inside the Rolling Oaks Mall.

#### Surrounding Area:

- Mall is surrounded by commercial uses
- Single-family residential neighborhood
- Rolling Meadows Elementary
- Vacant and undeveloped land

#### **Draft Vision:**

Create a regional destination with large multi-functioning buildings that allow for a wide variety of commercial units, office spaces, learning centers, civic services, dining and entertainment options, ample walkable and open spaces, and a range of medium to high density residential uses for the local workforce.

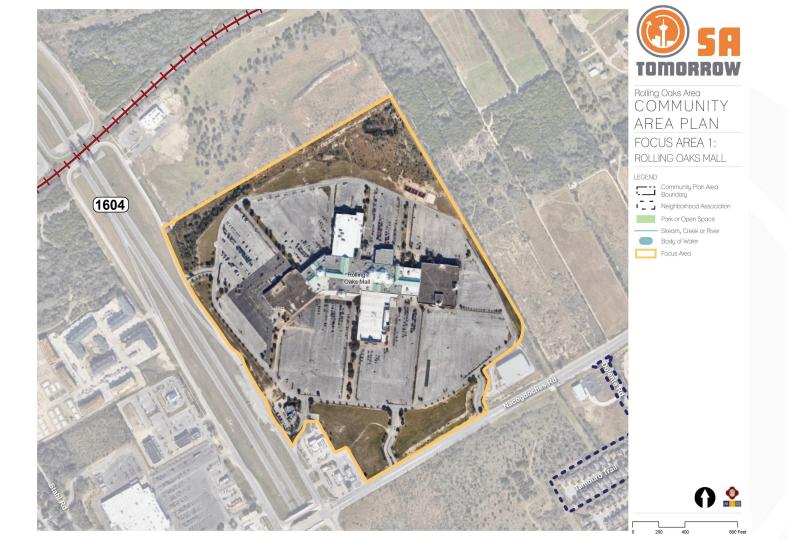
The proposed future land use for this focus area along Nacogdoches Rd. is designated as **Regional Mixed**-**Use (RMU).** 



Loop 1604 looking east towards Rolling Oaks Mall



Nacogdoches Rd. (FM 2252) looking north



### Focus Area #2: Nacogdoches and Evans Rd.

#### **Existing Conditions:**

- 2 large tracts of undeveloped land
- Approximately 370 acres

#### Surrounding Area:

- Adjacent neighborhood consists of single-family homes
- Holy Cross Cemetery across Nacogdoches Rd.

### **Draft Vision:**

This large undeveloped parcel is suitable for a flexible live/work environment that houses a mix of small-scaled office spaces, professional services, retail establishments, and housing opportunities at a medium level of intensity. Development patterns should have floodway considerations and incorporate green spaces and green infrastructure when possible.

The proposed future land use for this Focus Area is designated as Neighborhood Mixed-Use (NMU).



Nacogdoches Rd. (FM 2252) going east towards Evans Rd.



Evans Rd. looking north



Evans Rd. and Nacogdoches Rd. intersection

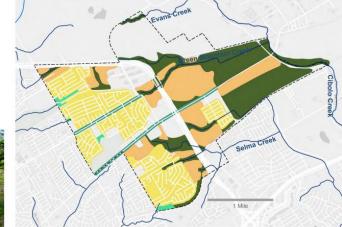




### Recommendations

- Green Streets
- Stormwater Parks
- Home Retrofits
- New Development
- Stream Buffers







22

### Focus Area #3:

### Rain Tree Path

### **Existing Conditions:**

- Currently undeveloped land
- Southermost portion owned by the City **Surrounding Area:**
- Bounded by adjacent to railroad tracks
- Existing single-family residential neighborhoods:
  - Comanche Ridge
  - Raintree
- Raintree Park (Approx. 5.5 Acres) **Draft Vision:**

This focus area envisions a walkable green trail that connects the residents of the adjacent neighborhoods to public open spaces and two of the major streets in the plan area: Toepperwein Rd. and Nacogdoches Rd.

The proposed future land use for the focus area varies from Low Density Residential, Regional Mixed Use, High Density Residential and Neighborhood Mixed Use.



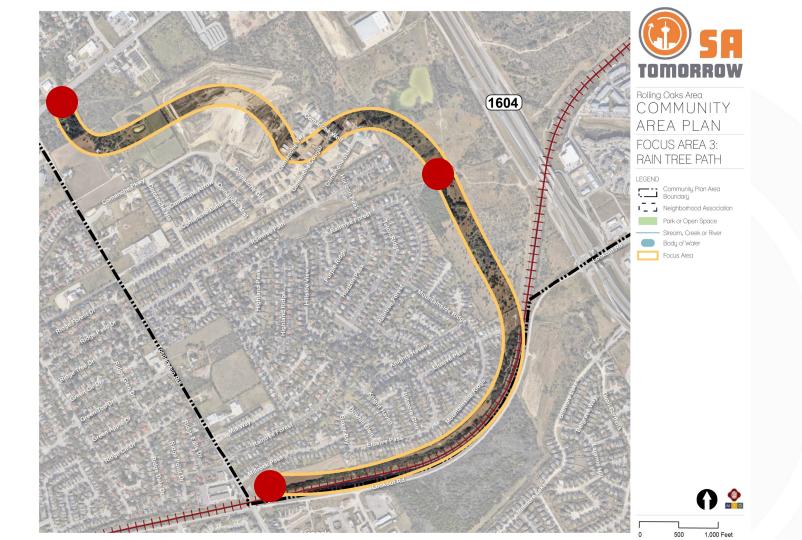
Nacogdoches Rd. - possible north connection to trail



Raintree Path Rd.- dead-end looking east



Toepperwein Rd. and Lookout Rd. intersection



### Recommendations



### Focus Area #4: Green Space on Stahl Rd.

#### **Existing Conditions:**

- Stahl Rd. serves two established single-family neighborhoods in the area: High County and Fox Run
- Also serving newer single-family home developments (Ascend at 1604)
- Proximity to Comanche Lookout Park

#### **Draft Vision:**

Stahl Road is envisioned as walkable corridor that safely connects the adjacent neighborhoods to the Comanche Lookout Park. The green space selected as the focus area could accommodate a combination of medium density housing options and public recreational amenities leading to the Comanche Lookout Park.

The proposed future land uses for the Stahl green space focus area is designated primarily as **Low Density Residential (LDR).** A change of FLU will be needed.

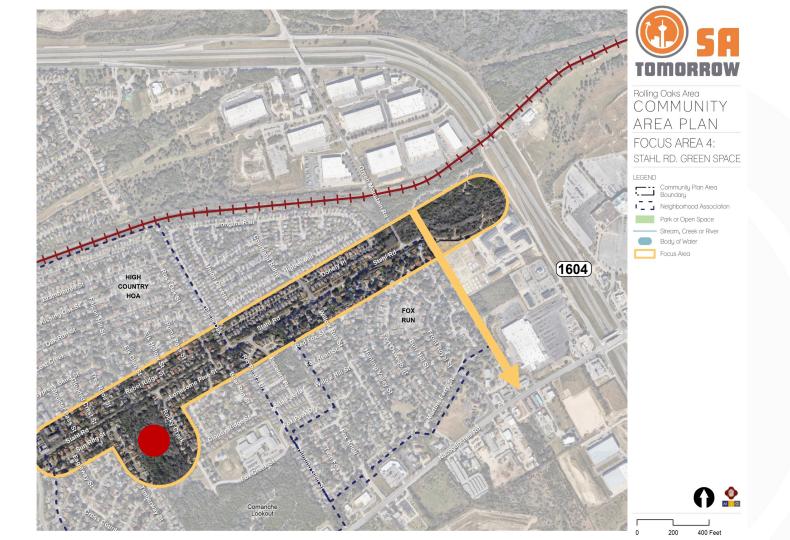


Aerial View-location area in red



Stahl Road-looking east towards the green space





and a state of the second s

Constant and

----

SF (F) TOMORROW Upcoming Project Items



MIG

## Rolling Oaks Area Regional Center Digital Design Charrette Potential Sites

- 1. Focus Area #1 Rolling Oaks Mall
- 2. Focus Area #2 Nacogdoches and Evans Rd.
- 3. Focus Area #3 Rain Tree Trail
- 4. Focus Area #4 Green Space on Stahl Rd.

## **Neighborhood Profile & Priorities**

Neighborhood Profiles and Priorities are developed to promote special attention to prior planning efforts and address specific priorities from participating neighborhoods in the plan area. Shown below are three examples taken from the Downtown Area Regional Center Plan:

#### **DENVER HEIGHTS**

Priorities were developed using recommendations from the Arena District/Eastside Community Plan and through input and engagement with area residents, neighborhood association members and prior plan advisor y team members.

#### **Priority Examples**

- Pedestrian and bicycle infrastructure
- Transition in development scale

#### LAVACA

Priorities were developed from the key recommendations of the Lavaca Neighborhood Plan and through community discussion with area residents, prior planning team members, and neighborhood association leaders.

#### **Priority Examples**

- Pedestrian and transit service improvements
- Encourage new buildings on empty land

#### **LONE STAR**

The Lone Star neighborhood was part of the Lone Star Community Plan and South Central Community Plan. The neighborhood group met with the Planning Department to discuss key priorities and a lasting direction for the Neighborhood.

#### **Priority Examples**

- Housing diversity and affordability
- Streetscape improvements

t the t

e de la

**SF (TOMORROW** Next Steps

PLANNING

MIG



### **NEXT PLANNING TEAM MEETING(S):**

- Virtual Digital Design Charrette March 30<sup>th</sup>
- Community Meeting #3 May 15<sup>th</sup>
  - OPEN HOUSE
    5:30- 7:30 PM
    Julia Yates Semmes Library

## **QUESTIONS?**

Ana Villarreal, Project Manager City of San Antonio Ana.Villarreal@sanantonio.gov (210) 207-5404



Rolling Oaks Area Regional Center Planning Team Meeting #7 Tuesday, March 7, 2023 Zoom (virtual) 2:00 – 4:00 PM

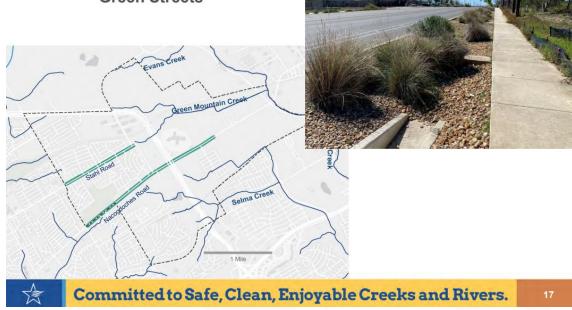


MIG

Cambridge Systematics, Inc Bowti Economic & Planning Systems, Inc Auxiliary Marketing Service osaic Planning and Development Service SIP

### Recommendations

Green Streets



### Recommendations



### Recommendations

- Green Streets
- Stormwater Parks
- Home Retrofits
- New Development







Committed to Safe, Clean, Enjoyable Creeks and Rivers.