



Rolling Oaks Regional Center Planning Team

Meeting #9

Tuesday, July 18, 2023

Zoom

2 – 4 PM



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

Rolling Oaks Area Project Team



City of San Antonio, Planning Department

Ana Villarreal, Project Manager



MIG

Jay Renkens, AICP, Principal

Saul Vazquez, Senior Project Associate



Cambridge Systematics

Hannah Santiago, Senior Associate

Timeline of Meetings

PT Meeting 1 (Apr. 20th 2022)

Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals

Community Meeting 1 (May 31st 2022)

PT Meeting 2 (Jul. 14th 2022)

Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID

PT Meeting 3 (Aug. 8th 2022)

Land Use (Housing & Economic Development Lens) (1 of 2)

PT Meeting 4 (Sept. 12th 2022)

Housing & Economic Development (Based on Land Use) (1 of 2)

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

PT Meeting 5 (Dec. 6th 2022)

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

PT Meeting 6 (Feb. 7th 2023)

Mobility (1 of 2)

PT Meeting 7 (Mar. 7th 2023)

Amenities & Public Space, Focus Areas, NPPs Intro

Digital Design Workshop (Mar. 30th 2023)

Community Meeting 3 (May 15th 2023)

PT Meeting 8 (Jun. 13th 2023)

Mobility, Amenities & Public Space, Focus Areas, DDC (2 of 2)

WE ARE HERE

PT Meeting 9 (Jul. 18th 2023)

Review of Maps; Plan Framework (1 of 2)

PT Meeting 10 (Aug. 15th 2023)

Plan Framework (2 of 2), Implementation Review

Community Meeting 4 (TBD - Week of January 22nd 2024)

PT Meeting 11 (TBD- Week of Feb, 5th 2024)

Public Draft Review & Final Revisions, Process Feedback

Meeting Objectives

1. Reintroduction of Mobility Recommendations

Review updated mobility recommendations, and introduction of the draft mobility map and graphics

2. Updated Amenities & Public Space Map and Draft Strategies

Review updated Amenities & Public Space map and introduction of draft strategies

3. Overview of Neighborhood Profile and Priorities (NPP)

Overview and status update of the NPP along with review of overarching themes



Comanche Lookout Park

Draft Vision

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

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.



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Land Use



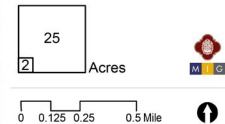
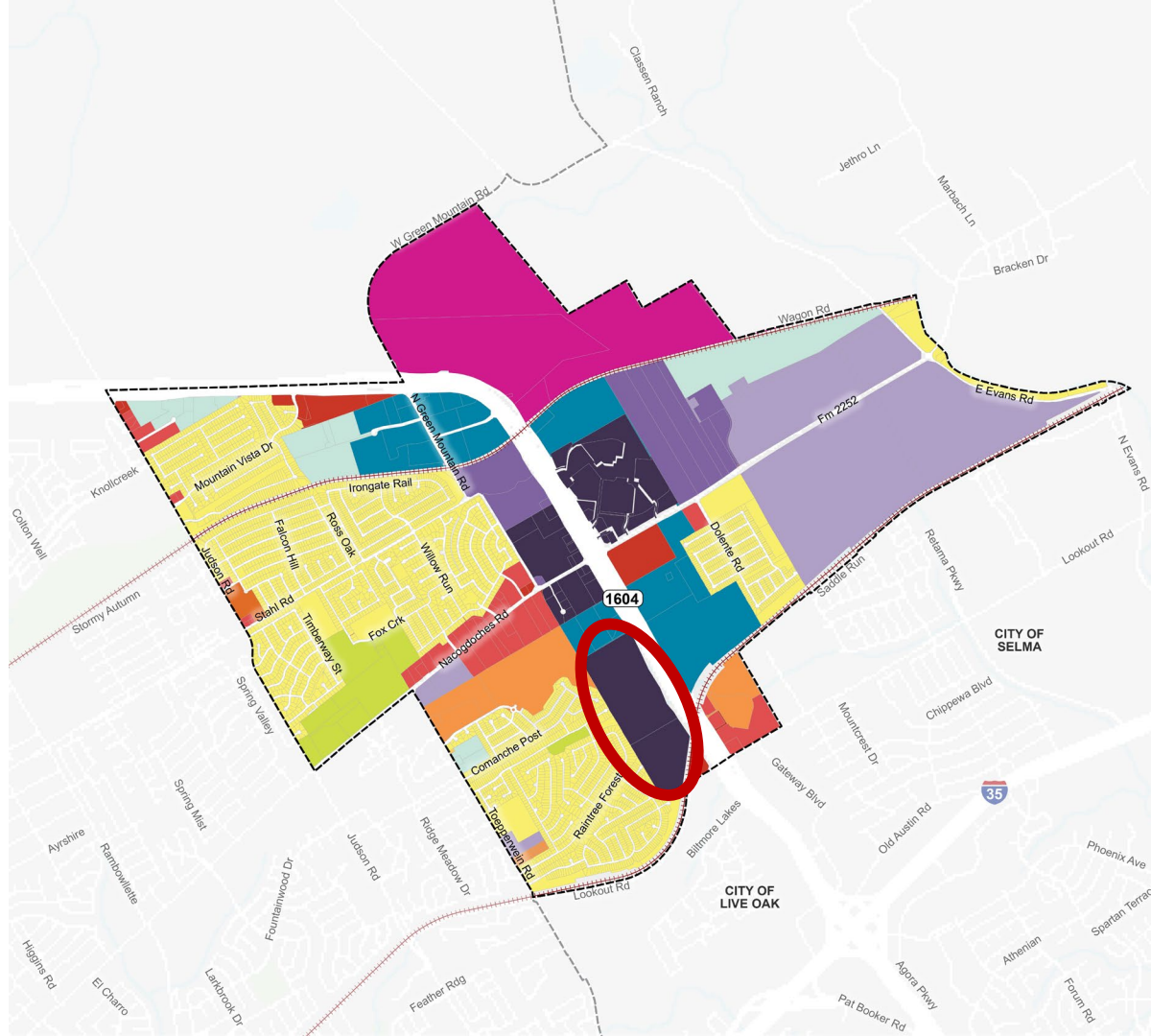
Rolling Oaks Area REGIONAL CENTER

FUTURE LAND USE

- Regional Center Plan Area Boundary
- Adjacent Regional Center or Community Area

Land Uses

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





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Draft Mobility Recommendations



MOBILITY



DRAFT SA Tomorrow Rolling Oaks Regional Center Mobility Sites

- 1** Judson Rd.- Address **safety and sidewalk gaps** between Kissing Oaks St. and Chesnut View Dr.
- 2** Stahl Road Corridor- Address **sidewalk gaps and address safety** to reduce the number of traffic collision incidences.
- 3** Nacogdoches Rd. (from Toepperwein rd. to Fox Knoll)- **Enhance streetscape and address safety** for pedestrians and bicyclists.
- 4** Nacogdoches Rd. from Loop 1604 to Evans Rd.- Address safety for pedestrians/bicyclists and **improve pedestrian crossings**.
- 5** Future extension of Retama Pkwy- Planned road extension will be critical to the **mobility of new development**.
- 6** Nacogdoches Rd. and Evans Rd.- Opportunity for **safety and mobility improvements** (including trails and bike lanes).

2022 Bond Projects

- 1** Toepperwein Rd. (From Nacogdoches Rd. to Raintree Forest) Construct roadway improvements to include sidewalks, curbs, driveway approaches, drainage, and other improvements as applicable and within available funding.

What We've Been Hearing

Mobility Recommendations

Prioritize **safe**
mobility
for all.

Strategies

- Continue implementation of Vision Zero strategies (reduced speeds, narrow lanes) for key areas of conflicts between people driving, people walking and people bicycling
- Incorporate separate zones for emerging mobility options, like scooters, electric bicycles and other future mobility devices
- Improve lighting at parks and trails
- **Evaluate** at grade railroad crossings to improve safety and delay

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What We've Been Hearing

Mobility Recommendations

Improve
walkability and
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Strategies

- Improve the condition and maintenance of existing pedestrian infrastructure & ~~integrate green stormwater infrastructure~~
- Support neighborhood access with traffic signals and crossing opportunities.
- Incorporate functional aesthetics into street design to improve walkability and comfort, like green stormwater infrastructure or street trees

What We've Been Hearing

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What We've Been Hearing

Mobility Recommendations

Support future growth with **complete & connected** transportation network.

Strategies

- Reconnect neighborhoods through pedestrian scale improvements at intersections of highways and arterials
- Evaluate fixed-route transit as density of destinations and housing increase
- Support build out of major thoroughfare plan and update the Unified Development Code to reflect the Major Thoroughfare Plan, Green Infrastructure opportunities, and the Complete Streets Policy

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MOBILITY

LEGEND

-  Rolling Oaks Area Regional Center Boundary
-  Park or Open Space
-  River or Stream
-  Body of Water
-  Railroad Line
-  Focus Areas
-  Public Schools
-  Public Libraries

MOBILITY FEATURES

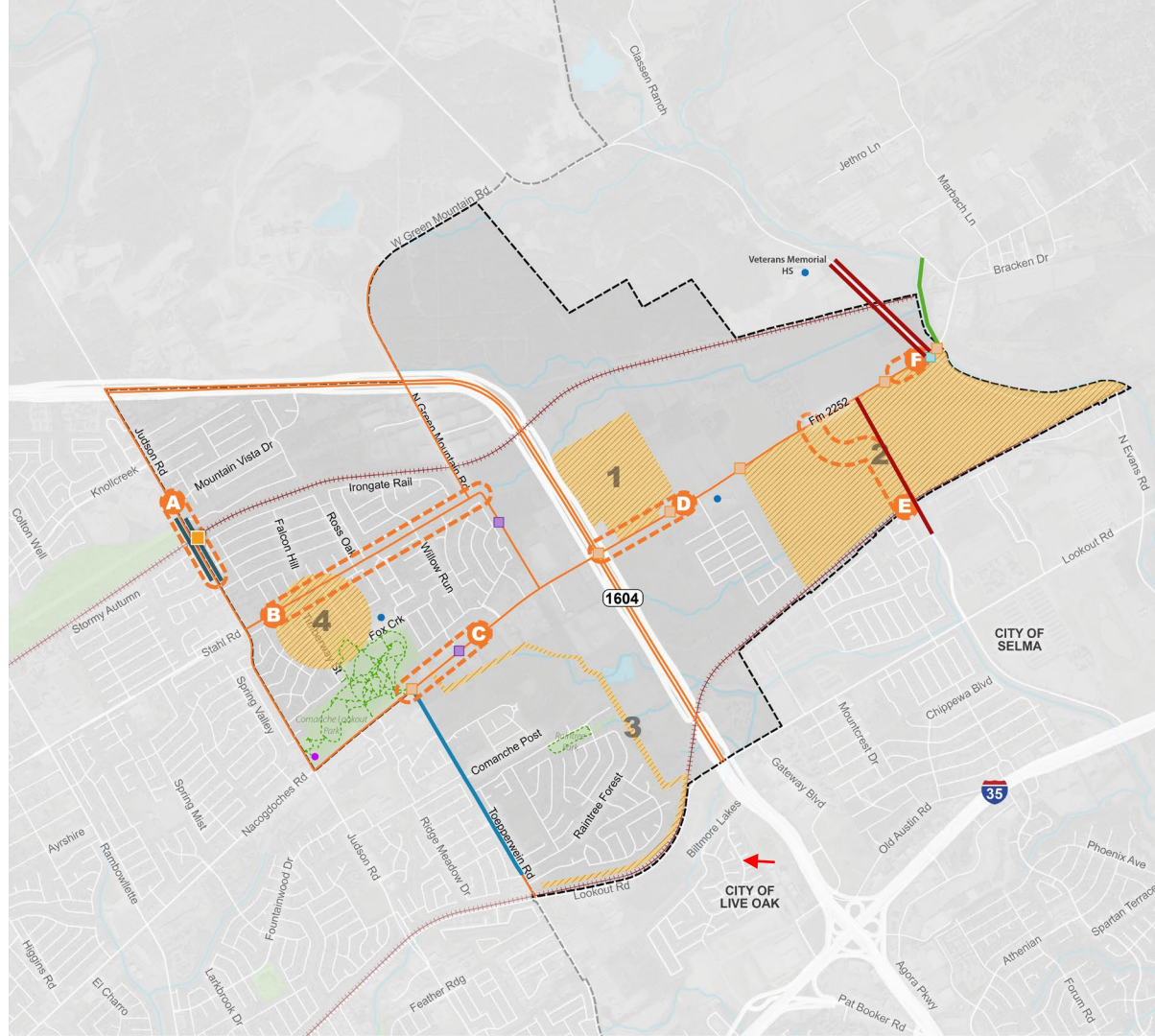
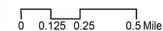
2022 Bond Projects
(Planning/Design Phase)

MOBILITY AREAS

-  A Judson Rd from Kissing Oaks St to Chestnut Dr
-  B Stahl Rd Corridor
-  C Nacogdoches Rd from Toepferwein Rd to Fox Knoll
-  D Nacogdoches Rd from Loop 1604 to Evans Rd
-  E Future Extension of Retama Pkwy
-  F Nacogdoches and Evans Rd

PROPOSED ELEMENTS

-  Road Extension
-  Walk/Bike Trail Extension
-  Sidewalk Gap
-  Pedestrian Crossing
-  Traffic Signal (New Signal)
-  Additional Bus Stop





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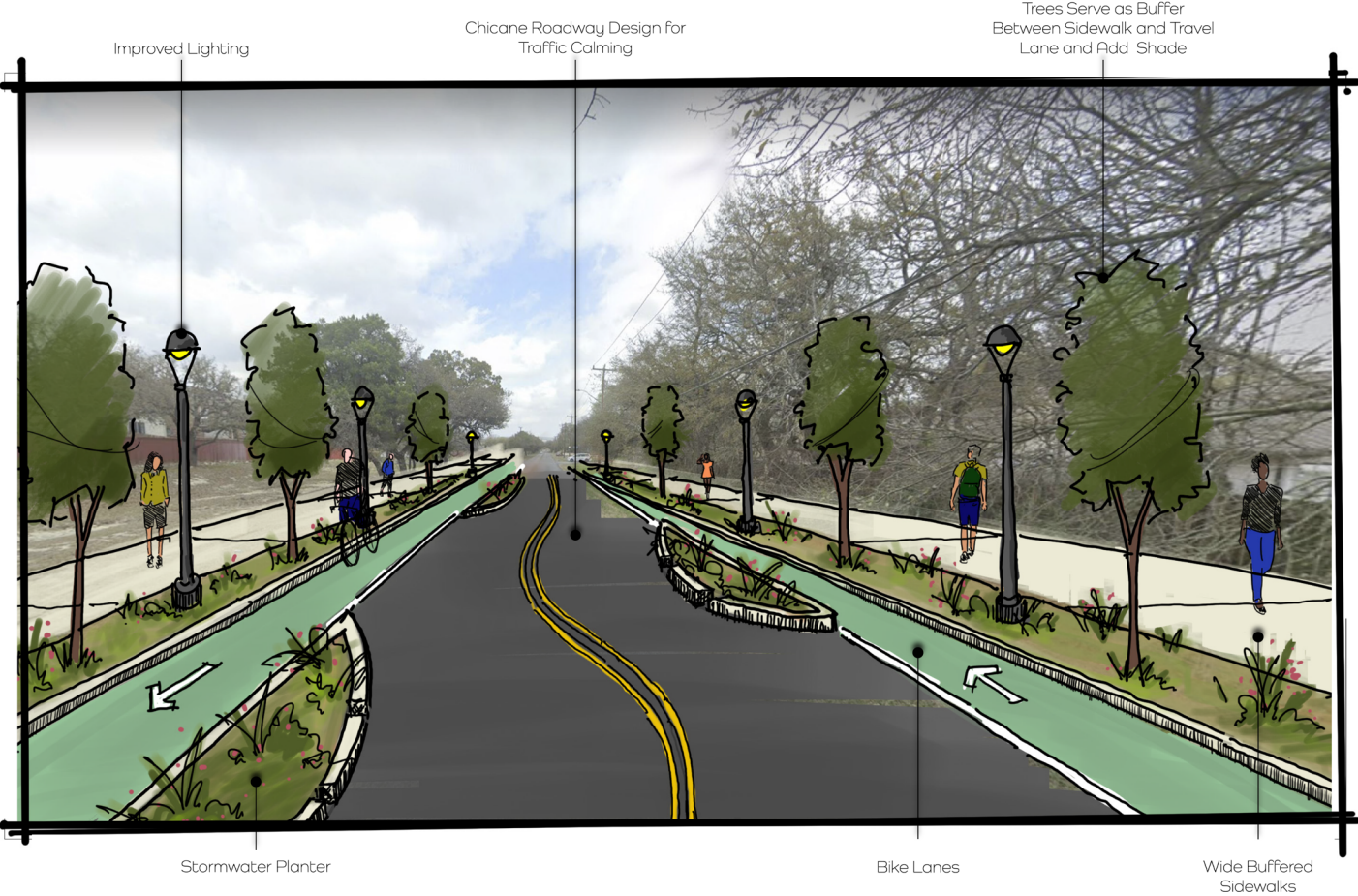
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Mural Board Activity

Stahl Road- Existing Conditions



Stahl Road- Mobility Recommendations Applied



Judson Road- Existing Conditions



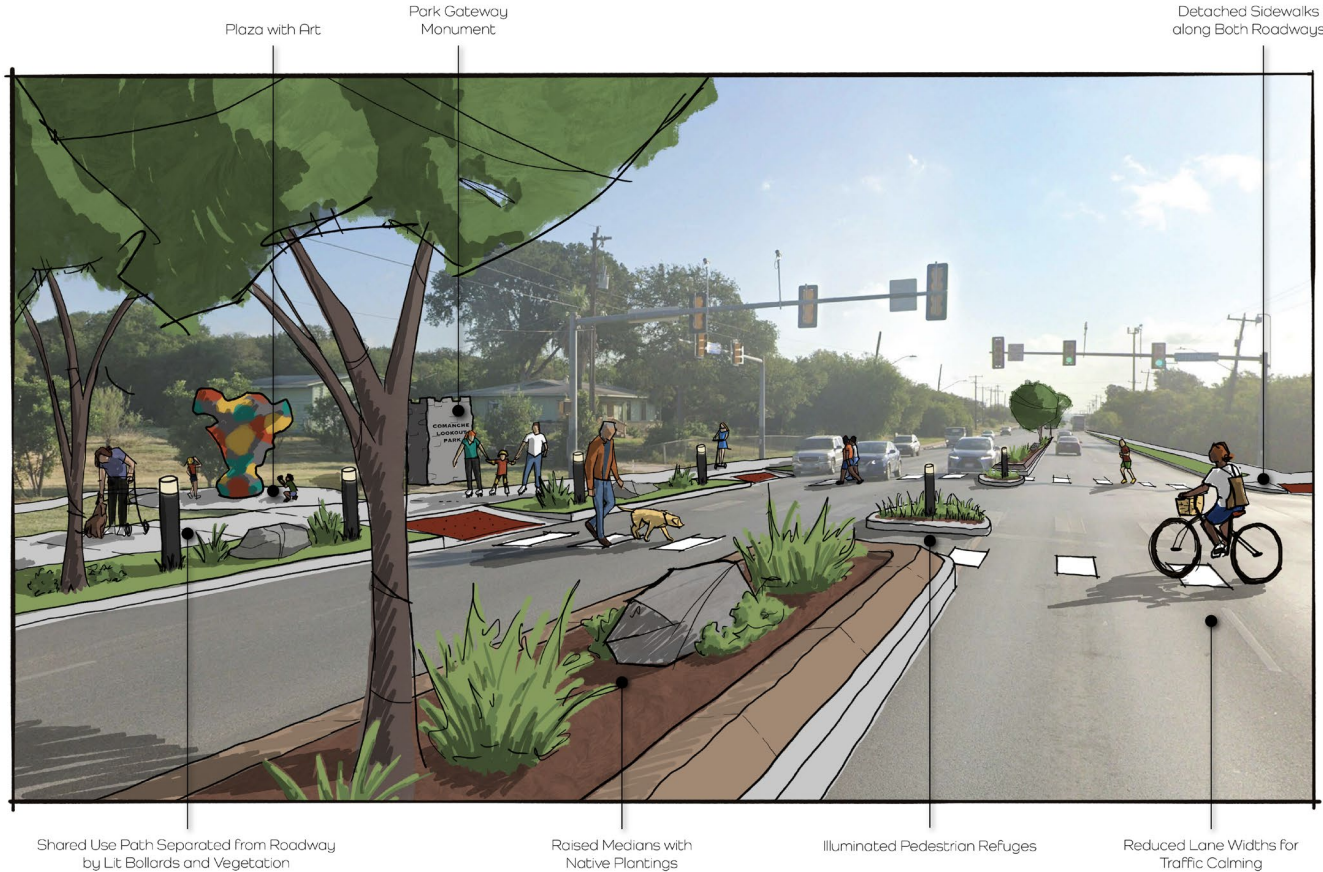
Judson Road- Mobility Recommendations Applied



Nacogdoches & Toepperwein- Existing Conditions



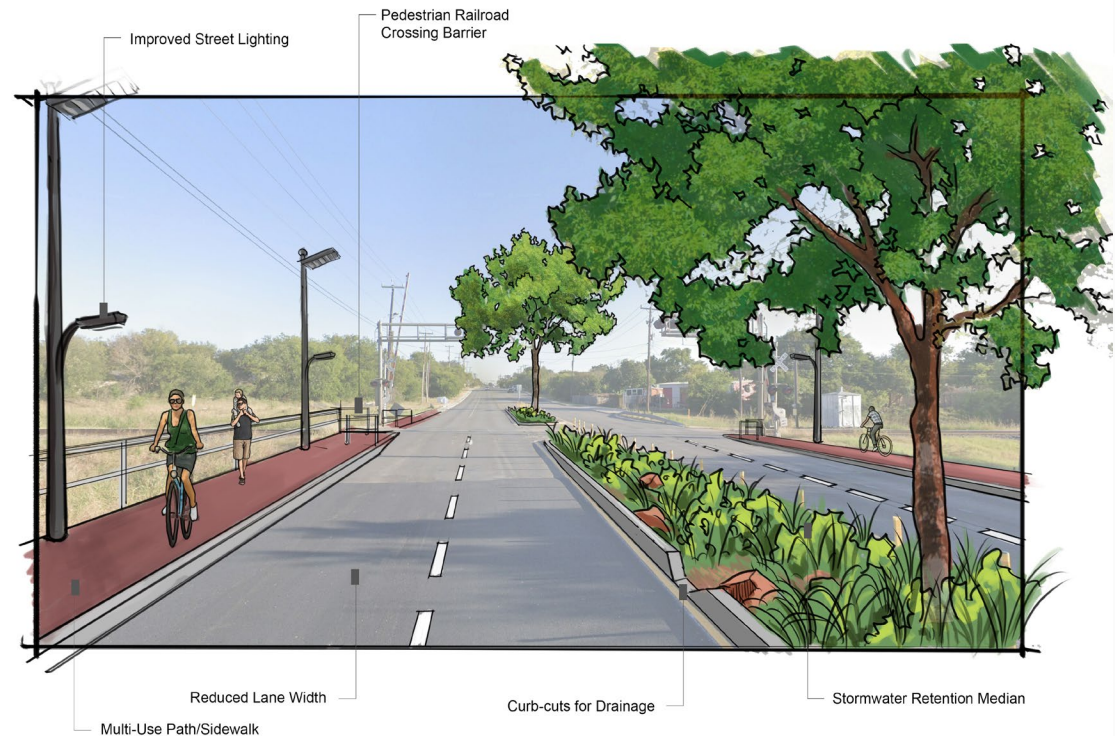
Nacogdoches & Toepperwein- Mobility Recommendations Applied



Judson at Rail Crossing- Existing Conditions



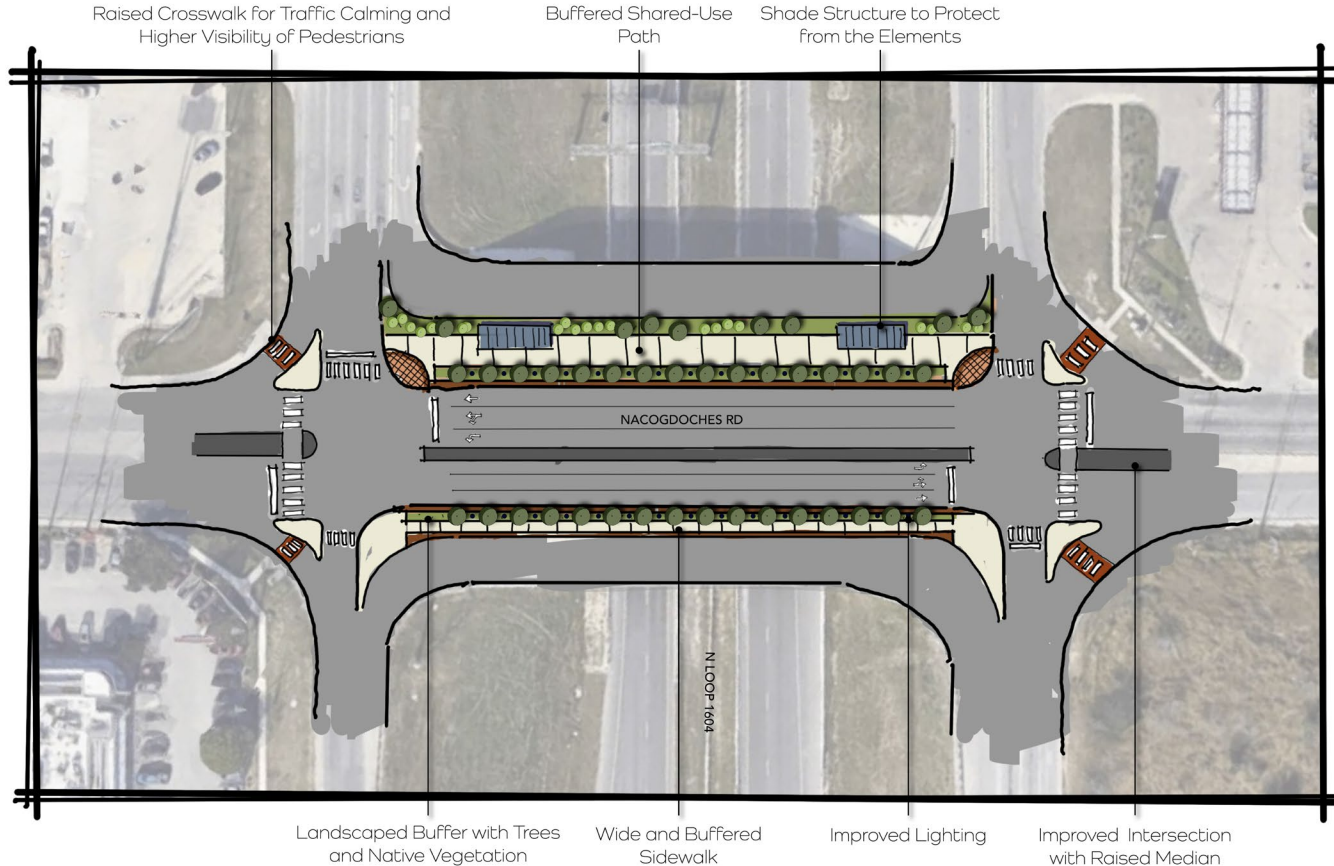
Judson at Rail Crossing- Mobility Recommendations Applied



Nacogdoches & 1604- Existing Conditions



Nacogdoches & 1604- Mobility Recommendations Applied





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Amenities & Public Spaces
(Continued from PT#8)

What We've Been Hearing

Amenities & Public Space Themes

Connections to Semmes Library and Comanche Lookout Park from neighborhoods

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

Community gathering places to have places to socialize

We need more public art

Park with amenities like those in McAllister Park

Parks, trees and landscaping

Community sports complex and pool (indoors and outdoors)

Need hike and bike trails









Transform undeveloped land into park space

Type of Amenities & Public Spaces

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

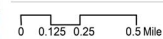
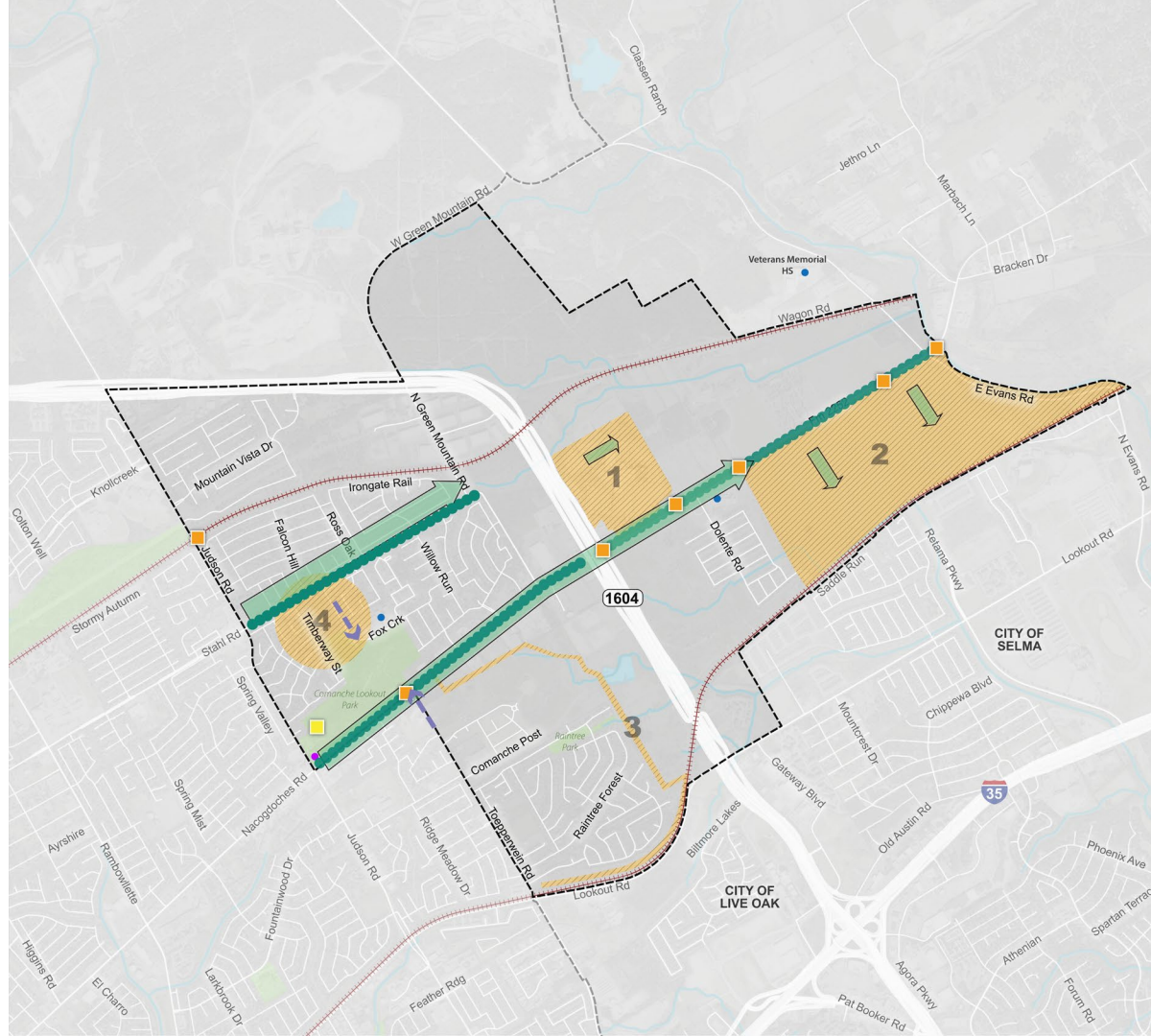
DRAFT AMENITIES AND PUBLIC SPACES

LEGEND

-  Rolling Oaks Area Regional Center Boundary
-  Park or Open Space
-  River or Stream
-  Body of Water
-  Railroad Line
-  Focus Areas
-  Public Schools
-  Public Libraries

PROPOSED ELEMENTS

-  Priority Connections
-  Improved Streetscape
-  Improved Lighting
-  Pedestrian Crossing
-  Green Infrastructure



Updated Amenities & Public Space Recommendations

- **Amenities and Public Space Recommendation #1:** Utilize floodplains, creeks, and underutilized open space to provide recreational opportunities, such as trails, **greenways**, and park space.
- **Amenities and Public Space Recommendation #2:** Increase walkability ~~between existing and future~~ to key destinations with **high visibility** pedestrian crossings, improved lighting, **enhanced sidewalks, green infrastructure**, and overall streetscape improvements.
- **Amenities and Public Space Recommendation #3:** Enhance the connectivity and overall experience for pedestrians, **cyclists, and transit riders** in the Regional Center **area** by providing **amenities and safe** ~~priority~~ connections **along and** between key corridors.
- **Amenities and Public Space Recommendation #4:** Create **indoor and outdoor** community gathering spaces, ~~indoor and out~~, at key destinations **and at locations** with underutilized land, ~~to create~~ **that enhance and** define ~~ing~~ **the** community character.

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- **Amenities and Public Space Recommendation #3:** Enhance the connectivity and overall experience for pedestrians, cyclists, and transit riders in the Regional Center area by providing amenities and safe connections along and between key corridors.
- **Amenities and Public Space Recommendation #4:** Create indoor and outdoor community gathering spaces at key destinations and at locations with underutilized land that enhance and define the community character.

Updated Amenities & Public Space Strategies

APS Recommendation #1: Utilize floodplains, creeks, and underutilized open space to provide recreational opportunities, such as trails, greenways, and park space.

APS Strategy 1.1: Perform a detailed inventory of underutilized and undeveloped lands in the study area.

APS Strategy 1.2: Work with developers to create new trail and greenway connections that are accessible to the public.

APS Strategy 1.3: Integrate Low Impact Development (LID) best practices to ensure new greenways and park space provide multiple benefits.

Updated Amenities & Public Space Strategies

APS Recommendation #2: Increase walkability to key destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks, green infrastructure, and overall streetscape improvements.

APS Strategy 2.1: Perform a walking audit of the area to identify places with insufficient lighting, poor or missing sidewalks, and low-quality crossings.

APS Strategy 2.2: Add people-scaled lighting along major roads and within neighborhoods.

APS Strategy 2.3: Prioritize access to existing schools, parks, and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.

APS Strategy 2.4: Integrate green infrastructure improvements in street maintenance and improvement projects.

Updated Amenities & Public Space Strategies

APS Recommendation #3: Enhance the connectivity and overall experience for pedestrians, cyclists, and transit riders in the Regional Center area by providing amenities safe connections along and between key corridors.

APS Strategy 3.1: Add street trees, transit shelters, awnings, and other elements to provide shade along sidewalks.

APS Strategy 3.2: Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.

APS Strategy 3.3: Incorporate street furnishings (e.g., benches, trash cans, bike racks) throughout the plan area.

APS Strategy 3.4: Incorporate public art into streetscape enhancements and improvements to and along parks and trails.

Updated Amenities & Public Space Strategies

APS Recommendation #4: Create indoor and outdoor community gathering spaces at key destinations and at locations with underutilized land that enhance and define the community character.

APS Strategy 4.1: Work with developers and owners of larger properties to identify opportunities for new gathering spaces that are accessible to the public.

APS Strategy 4.2: Engage the community in designing new or improved public spaces to ensure they reflect the people and culture of the area.



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Mural Board Activity

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Neighborhood Profile and Priorities (NPP)

What are Neighborhood Profiles and Priorities (NPP)?

Section of Plan that:

- Provides special attention to individual **neighborhood priorities**
- Summarize specific **opportunities, challenges, recommendations,** and priorities from each participating neighborhood
- Efficiently direct **public and private investment** within the city to help these neighborhoods achieve their short-term goals and long-term visions

Key Components of NPPs

- **Neighborhood Snapshots:** Background about people and places that make up the participating neighborhoods
- **Strengths:** Existing assets to protect, enhance and build upon
- **Opportunities and Challenges:** Existing issues and potential changes (good and bad) that can be addressed and leveraged to improve the neighborhood
- **Priorities:** Articulates the physical, programmatic and policy improvements most important to the neighborhood

Overview of NPP

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



The Denver Heights neighborhood is a diverse and historic community. A small western portion of the neighborhood between Cherry Street, Aberdeen Place, and IH-37 is within the Downtown Area Regional Center Plan boundary. This area is comprised mainly of large industrial and commercial uses, along with a number of single-family residences. The rest of the neighborhood, which includes traditional residential areas, the New Braunfels Avenue corridor, parks, and other important places will be included



in the SA Tomorrow Eastside Community Area Plan in future years. Accordingly, the Neighborhood Profile and Priorities for Denver Heights in the Downtown Area Regional Center Plan has a limited scope and is focused on the portion of the neighborhood association area that overlaps with the Downtown Area Regional Center. A more comprehensive Denver Heights Neighborhood Profile and Priorities section will be included in the Eastside Community Area Plan.

Strengths



This area is located in close proximity to the traditional Downtown area and is well connected to the east and north.



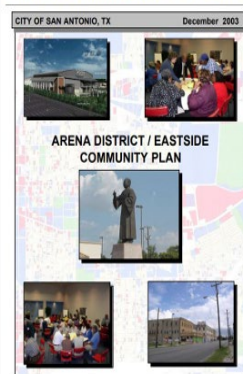
The industrial area of western Denver Heights has large tracts of land, often entire blocks, under common ownership.



A majority of the residential properties appear to be owner occupied.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The Arena District/Eastside Community Plan included this portion of the neighborhood, and recommended that it continue as a light-industrial and residential area consistent with the existing pattern of land use and encouraged minor development and redevelopment. The future land use vision of the Downtown



Area Regional Plan is for the area to evolve a wider mix of light-industrial and creative land uses bookended by nodes of higher-density mixed-use.

The East Corridor Multi-Modal Alternatives Plan, developed by the Alamo Area Metropolitan Planning Organization

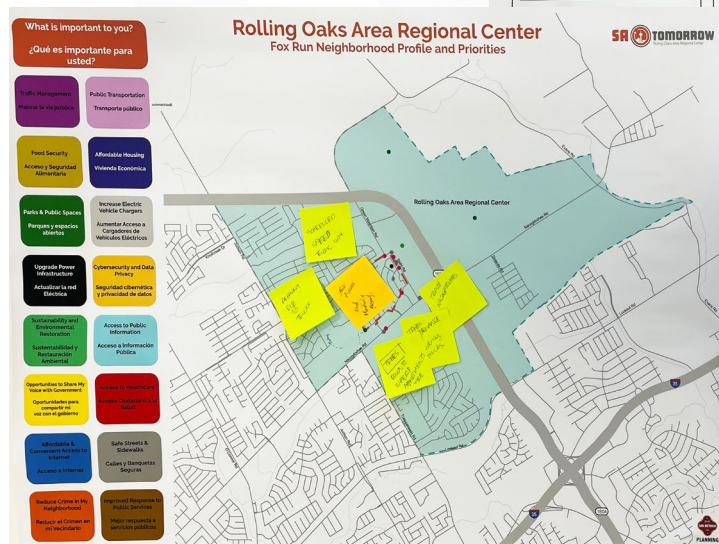
jointly alongside the Arena District/Eastside Community Plan, recommended closing the at-grade railroad crossings in the area at Iowa Street, Virginia Street, Indiana Street, and Delaware Street, and improving the crossing at Florida Street, in addition to street resurfacing and sidewalk improvements.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- The area has largely remained a light-industrial area with residential uses along its edges. However, in recent years interest in redeveloping underutilized industrial sites as mixed-use centers has increased.

Participating Neighborhoods

- Fox Run NA- January 27, 2023
- High Country HOA- February 27, 2023
- Rolling Meadows HOA- March 21, 2023
- Vista NA- TBD



High Country HOMEOWNERS ASSOCIATION
Rolling Oaks Area Regional Center

Land Use	Mobility	Housing	Amenities & Public Space	Economic Development
Opportunities/ Oportunidades: Show school boundaries & how street conditions affects students Add street lights on Judson Crosswalks on Judson for kids biking/walking Safety railroad crossing on Street Mountain Rd. Don't Shopping Ctr. On Nacadoritas - Near Fox Run (North) via Parks to Downtown Regional City w/ hybrid via Link Service around plan area				
Challenges/ Desafios: No sidewalks on Stain & Judson near Railroad tracks Speeding on Judson Rd. Too many vehicles per house				

FOX RUN Neighborhood Association
Rolling Oaks Area Regional Center

Land Use	Mobility	Housing	Amenities & Public Space	Economic Development
Opportunities: - senior housing - racetrack are redevelop to large - Starbucks here to get to - change the WDC - public ball activities at ranches park - opportunity for trails - have food trucks - don't over develop the park - need a place for the independence hall - more heavy garden homes - northern half of 55+ area - Alamo ranch del web - scenic hills - will there be gates at apartments the another road - cut-throughs that won't help help with instead of a street / 1604 may help with traffic				
Challenges: - Apartments - Bridge between warehouses on railroad - animals - lost habitat - dog - change well is existing been reported twice - construction quality - litter, materials - businesses need to be a part of activities - large mountain city don't develop as park (w/ property) - street road is a dangerous road - lack of commercial shopping centers are dead - no forest jobs in the area - crime - not begin bicycle friendly - Perhaps - bike walks not needed				



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Next Steps

Next Steps

UPCOMING EVENTS:

- Planning Team Meeting #10 – August 15, 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

QUESTIONS?

Ana G. Villarreal,
City of San Antonio
ana.villarreal@sanantonio.gov
(210) 207-5404



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Zoom

2:00 – 4:00 PM



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