



# South Area Community Area Planning Team

Meeting #7

Monday, February 27<sup>th</sup>, 2023

Stinson Municipal Airport

5:30 – 7:30 PM



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

# South Community Area Project Team



## City of San Antonio, Planning Department

Debora Gonzalez, Project Manager

---



## MIG

Jay Renkens, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate

# Timeline of Meetings



# 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



*Mission Reach Trail. Credit: Bonnie Arbittier /  
San Antonio Report*



# SA TOMORROW

Overview of Amenities & Public  
Space Elements

# 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



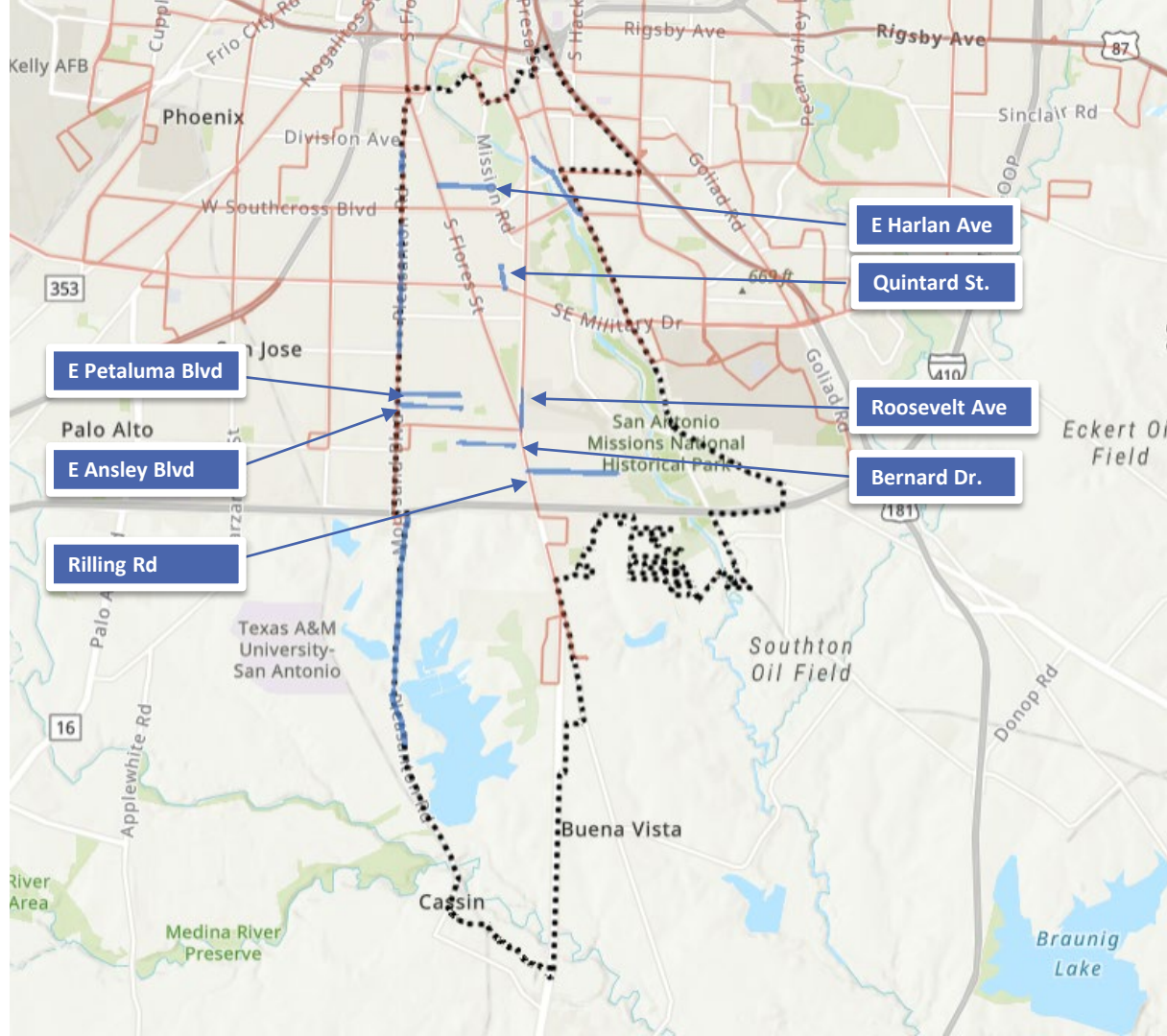
Community Plan Area Boundary

Adjacent Regional Center or Community Area

- 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

100  
10 Acres





# Vision – Amenities & Public Space Related

The South Community Area helps multi-generational households, residents, and businesses thrive by respecting, celebrating, and connecting the area's rich history and authenticity, **community destinations** and **gathering places**, and **family friendly recreational amenities** with **clean and green infrastructure**.





# Goals – Amenities & Public Space Related

Improve **safety** and **comfort** through urban greening and integration of sustainable infrastructure.

Increase **access** to healthy food, health care and recreational amenities for all residents.



# What We've Been Hearing

## *Amenities & Public Space Themes*

Trees along sidewalks to provide beautification, shade, urban heat island reduction, and improved air quality

Increase green space opportunities

Need for East-West trail connections & opportunities for rails to trails

Harlandale needs lighting as well as other parks in the area

Future Jaguar Parkway East connection to South Area

Future Jaguar Parkway East connection to South Area

Support Ecotourism & Historic Tourism

Opportunities to establish more community gardens & food coops

Hike & Bike connections – build off existing conditions & identify trail gaps

# 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* 

# Type of Amenities & Public Spaces

## *PARKS*



# Type of Amenities & Public Spaces

PLAZAS





# Type of Amenities & Public Spaces

TRAILS \* /  
TRAILHEADS - - - -



# Type of Amenities & Public Spaces

## SIGNAGE AND WAYFINDING



# Type of Amenities & Public Spaces

*IMPROVED LIGHTING*





# Type of Amenities & Public Spaces

*PEDESTRIAN CROSSINGS*

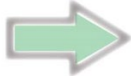


*PRIORITY CONNECTIONS*



# Type of Amenities & Public Spaces

*GREEN INFRASTRUCTURE*





# Type of Amenities & Public Spaces

## *PUBLIC ART*



# Type of Amenities & Public Spaces

*CHARACTER DEFINING FEATURES*

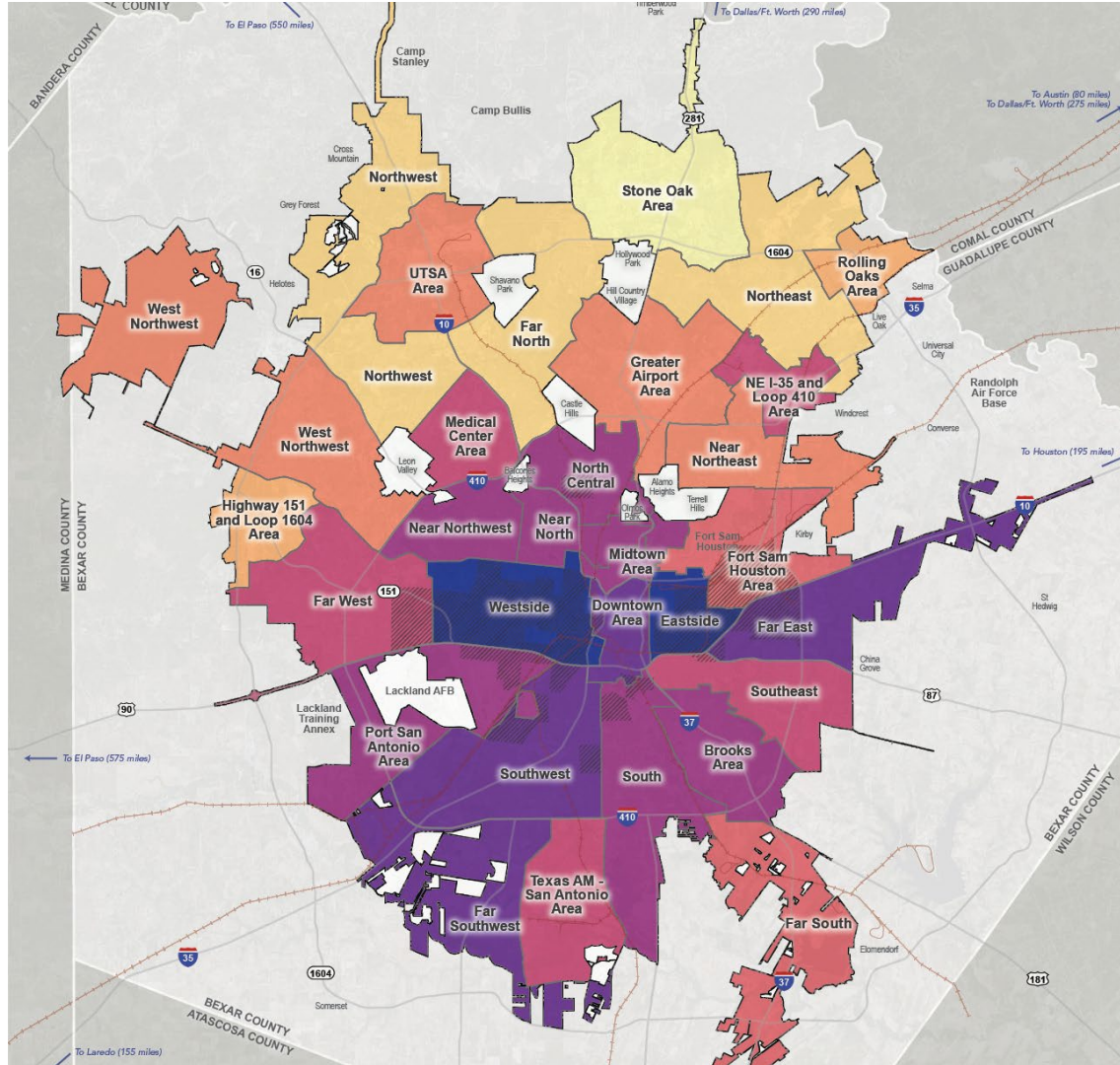




# SA TOMORROW

## Equity Analysis





LEGEND

- City Boundary
- Planning Sub-Area Boundary
- Major Highway
- Rail Line

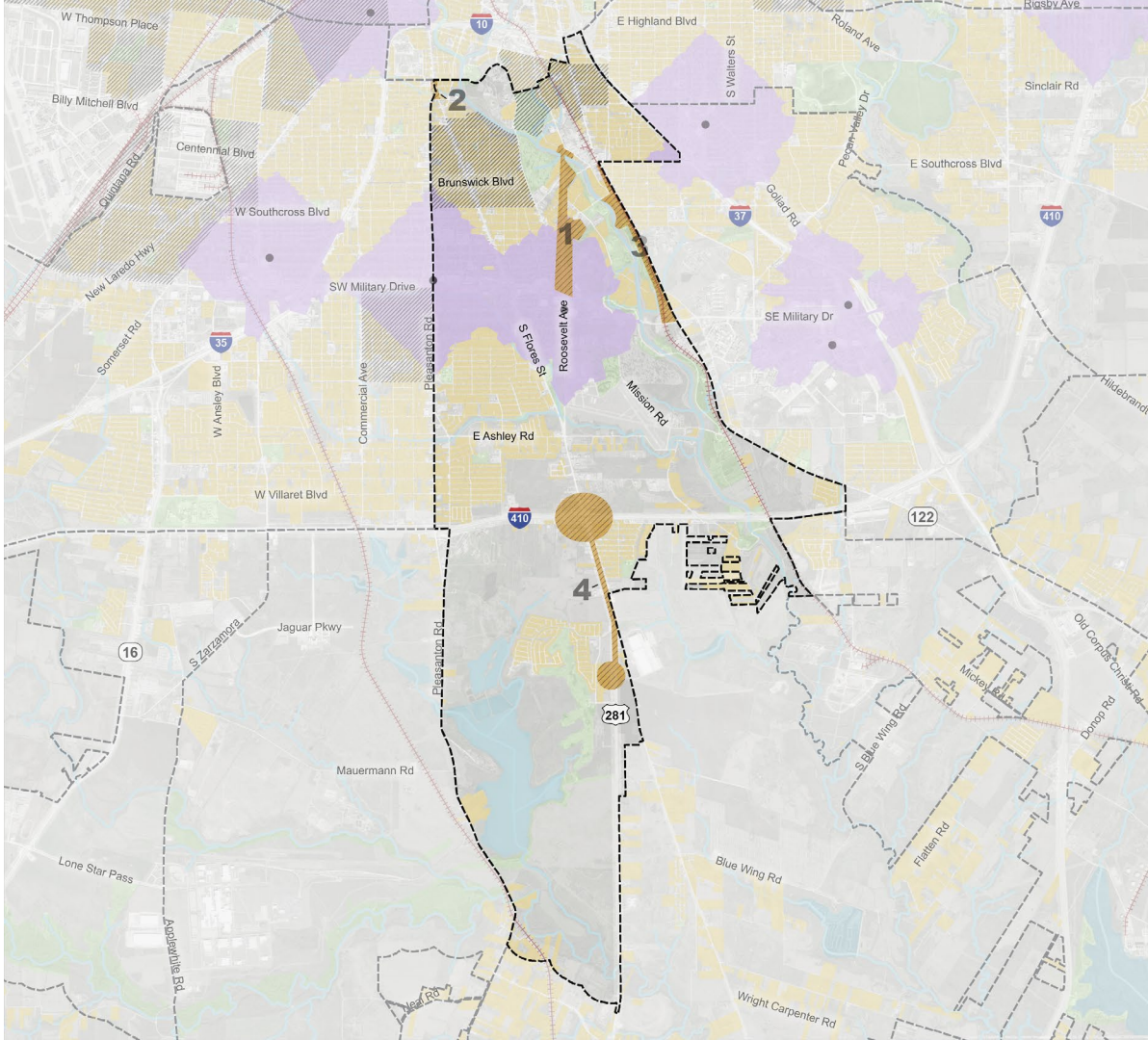
Equity Score

- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2

\* Lowest 20% Median Household Income and Highest 20% People of Color

Equity Score is determined by an assessment of Median Household Income and Percent of People of Color\* in each Planning Sub-Area.

\*Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



# South COMMUNITY AREA PLAN FOOD ACCESS

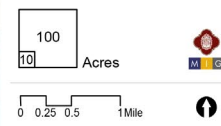
- South Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Focus Area
- Focus Area Identifiers**

- 1** Roosevelt Corridor
- 2** Pleasanton & South Flores
- 3** South Presa Corridor
- 4** Loop 410 & Roosevelt

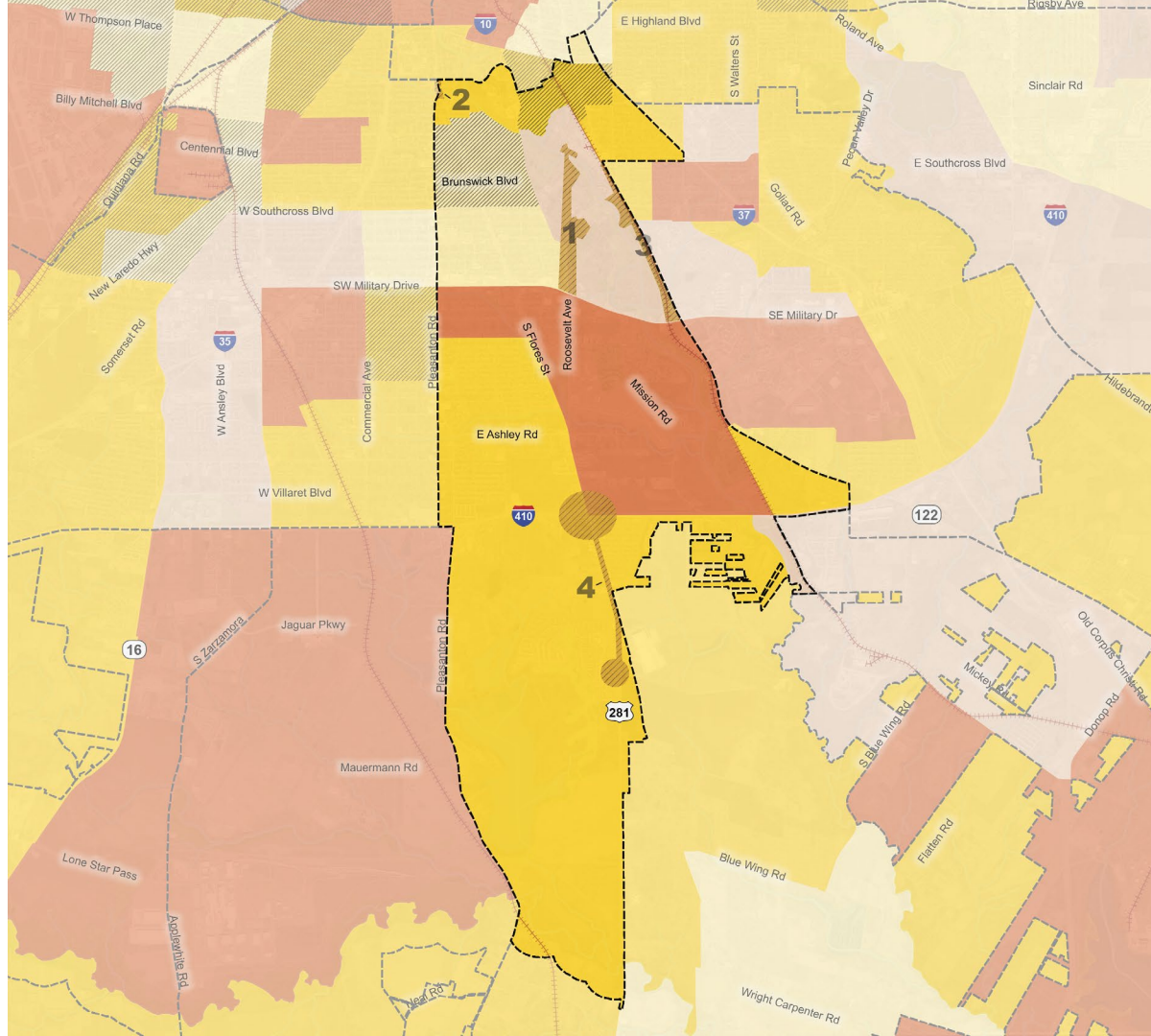
- Food Access**
- Supermarket
- 1-Mile Walking Distance to a Supermarket
- Residential Area Beyond 1-Mile Walking Distance to a Supermarket
- \* High Risk Populations

\* Populations under 20% Median Household Income or highest 20% concentration of non-white population.

\* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.







## South COMMUNITY AREA PLAN

### EMPLOYMENT ACCESS

- South Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Railroad Line

#### Focus Area Identifiers

- 1** Roosevelt Corridor
- 2** Pleasanton & South Flores
- 3** South Presa Corridor
- 4** Loop 410 & Roosevelt

#### Employment Access

- More than 2 Jobs for every 1 Household ( $>2:1$ )
- Between 2 Jobs for every 1 Household and 1 Job for every 1 Household ( $2:1-1:1$ )
- Between 1 Job for every 1 Household and 1 Job for every 2 Households ( $1:1-1:2$ )
- Less than 1 Job for every 2 Households ( $<1:2$ )
- Lowest 20% Median Household Income and Highest 20% People of Color

\* Includes all population that does not self-identify as "white, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race



# South COMMUNITY AREA PLAN PARK ACCESS

- South Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- River or Stream
- Railroad Line

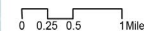
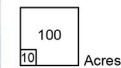
## Focus Area Identifiers

- Roosevelt Corridor
- Pleasanton & South Flores
- South Presa Corridor
- Loop 410 & Roosevelt

## Park Access

- Park Boundaries
- 0.5-Mile Walking Distance to a Park
- Residential Area Beyond 0.5-Mile Walking Distance to a Park
- \* Lowest 20% Median Household Income and Highest 20% People of Color

\* Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race



# SA TOMORROW

Focus Areas





# South COMMUNITY AREA PLAN

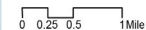
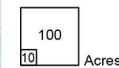
DRAFT  
FOCUS AREAS

## LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Missions
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

## FOCUS AREA IDENTIFIERS

- 1 Roosevelt Corridor
- 2 Pleasonton & South Flores
- 3 South Presa Corridor
- 4 Loop 410 & Roosevelt



# Focus Area:

## Roosevelt Corridor

### Existing Conditions:

- Mix of local restaurants, auto repair and services, and other local businesses and services, in small building footprints
- Older single-family homes with a handful of duplexes and a couple of mid-rise apartment buildings with multi-family zoning

### Draft Vision:

Establish a neighborhood-scaled hub with mixed uses, allowing for community-serving commercial uses and medium-density residential uses.

The proposed future land use for this focus area along Roosevelt Corridor is mostly designated as Urban Mixed-Use (UMU) with a small designation of Neighborhood Mixed-Use (NMU), Medium Density Residential (MDR) and City/State/Federal Government.

### Three Nodes:











1. Roosevelt & Riverside
2. Roosevelt & E. Southcross
3. Roosevelt & VFW Boulevard

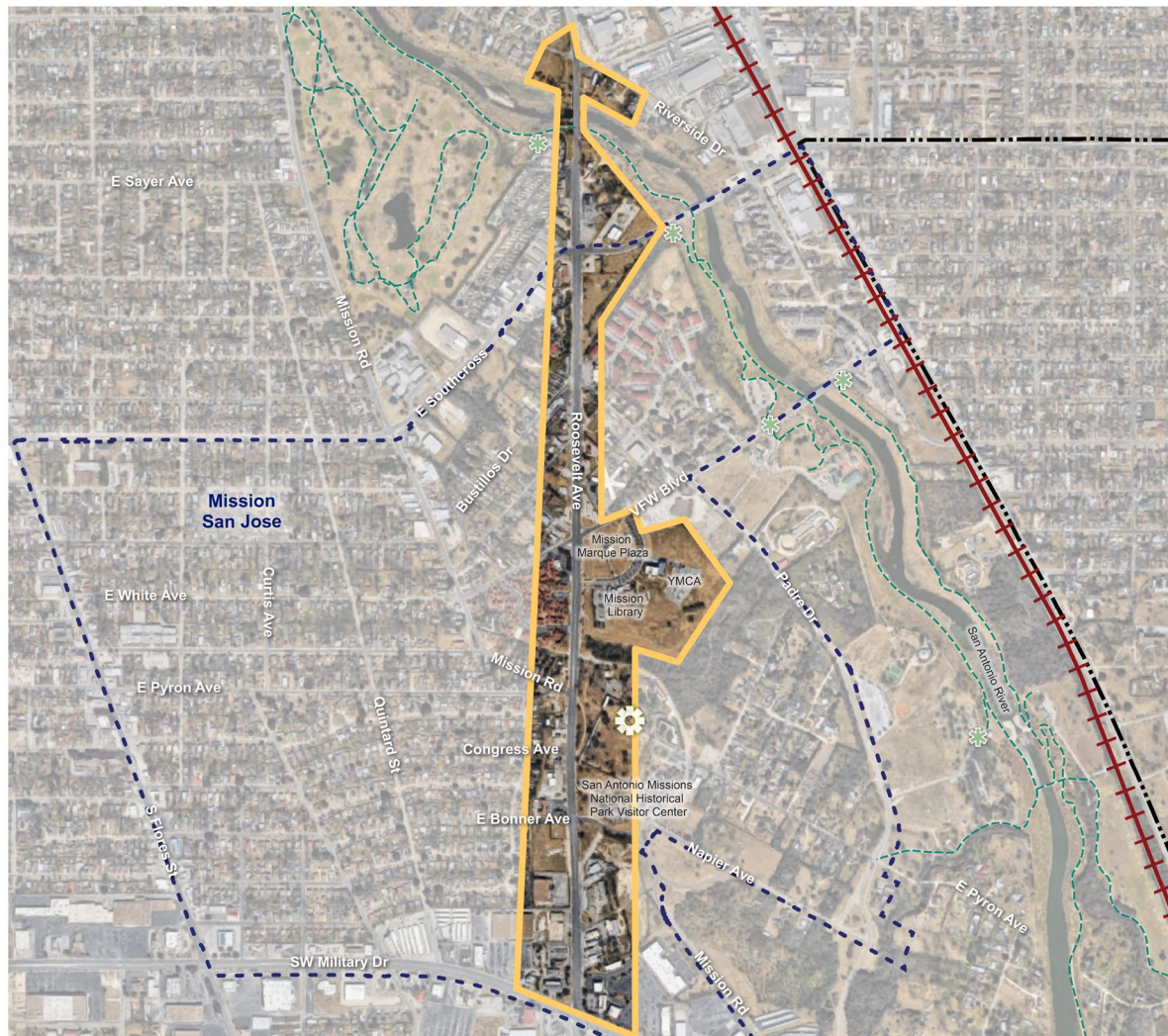




South  
**COMMUNITY  
AREA PLAN**  
FOCUS AREA 1:  
ROOSEVELT CORRIDOR

LEGEND

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area
-  Neighborhood Associations
-  Missions
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  Trail
-  Trailhead



# Focus Area: S. Flores & Pleasanton

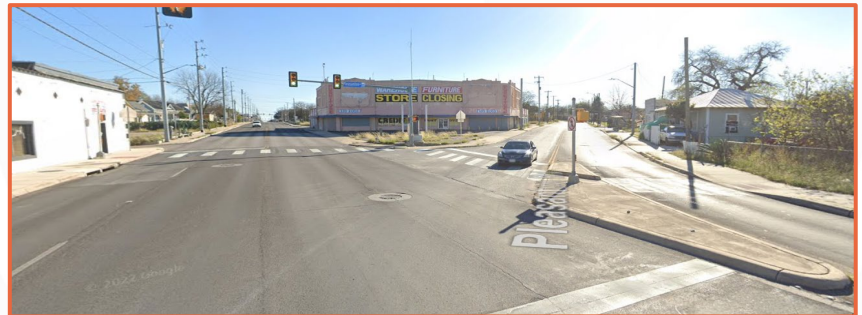
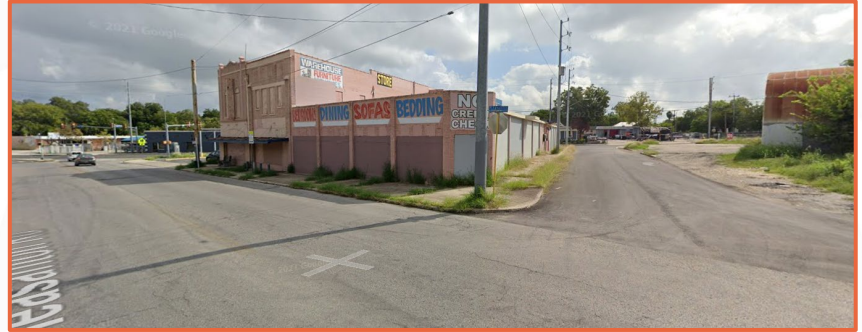
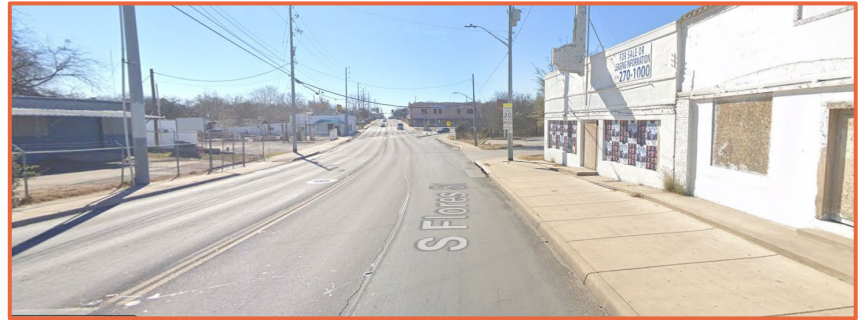
## Existing Conditions:

- Vacant historic landmark surrounded by a few vacant lots
- Mix of local commercial uses & single-family residential homes

## Draft Vision:

The focus area is envisioned as a compact mixed-use node with retail, dining, office space, housing, and public open space to serve the adjacent residential neighborhoods and local employees.

The proposed future land use for the focus area is designated as Urban Mixed-Use (UMU) and Neighborhood Mixed-Use (NMU).







South  
COMMUNITY  
AREA PLAN  
FOCUS AREA 2:  
PLEASANTON & SOUTH FLORES

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



0 100 200 Feet



# Focus Area: South Presa Corridor

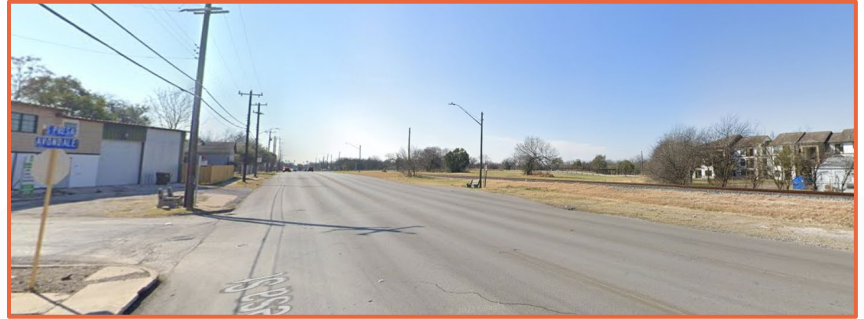
## Existing Conditions:

- A few local businesses, low-rise apartments, and industrial use areas bounded by railroad tracks
- Adjacent neighborhood consists of older single-family homes, a few scattered local restaurants, local business and services on small building footprints.

## Draft Vision:

Establish a corridor with neighborhood-scaled mixed uses, allowing for commercial uses, light industrial employment opportunities, and a range of residential uses.









The proposed future land use for the S. Presa St. corridor Focus Area is designated as Urban Mixed-Use (UMU) and Medium Density Residential (MDR).





South  
COMMUNITY  
AREA PLAN  
FOCUS AREA 3:  
SOUTH PRESA CORRIDOR

LEGEND

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area
-  Neighborhood Associations
-  Missions
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



# Focus Area: Loop 410 & Roosevelt

## Existing Conditions:

- Undeveloped parcels, a few local restaurants and services along with one older neighborhood located to the southeast
- Newer single-family home developments
- Trail access near Mission Grande, along with mid-rise apartments.

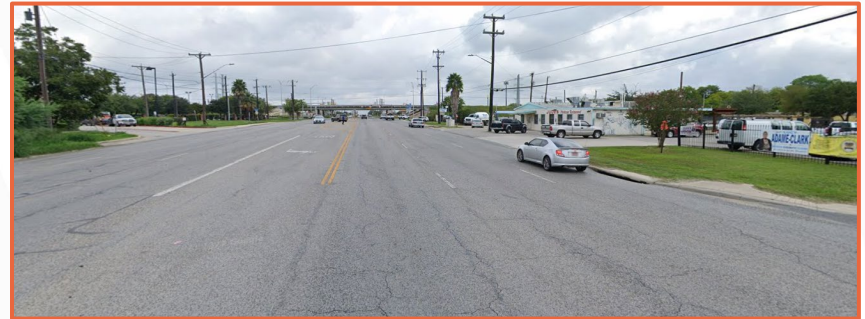
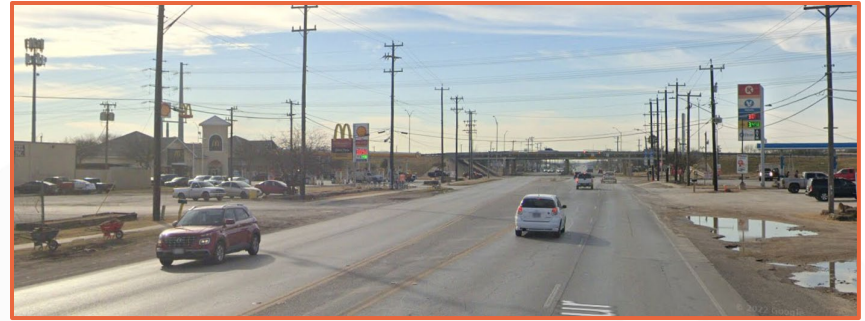
## Draft Vision:

The undeveloped parcels in this focus area are primarily suitable for a mix of residential, commercial, and light industrial employment opportunities at a medium level of intensity. Development patterns should have connections to the street and as well as to the surrounding neighborhoods.

The proposed future land uses for the focus area are designated primarily as Urban Mixed Use (UMU) and Employment/Flex Mixed-Use (EFMU).

## Two nodes:

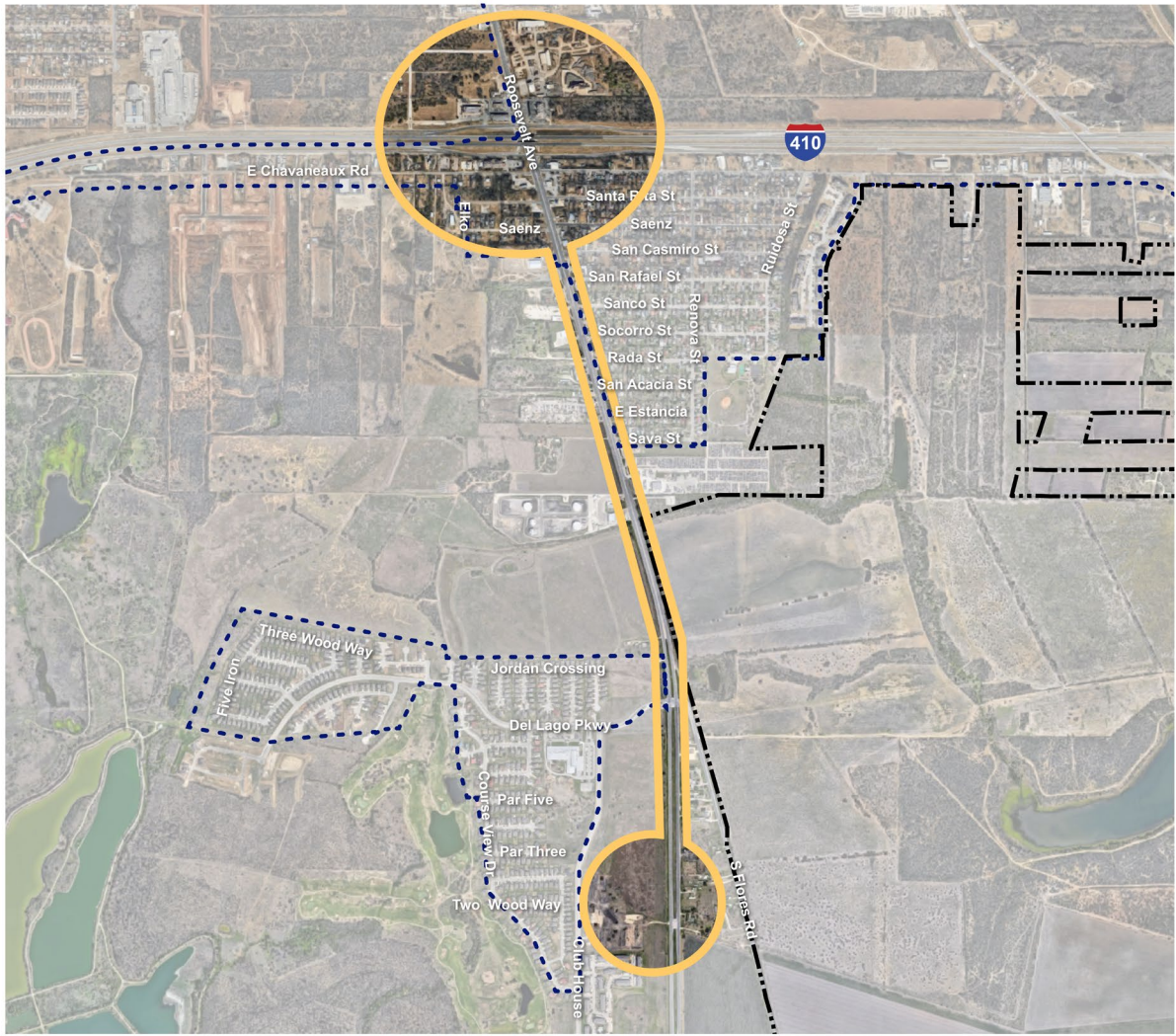
1. Commercial uses at medium level intensity and connections to the neighborhoods.
2. Focusing a node on Mattox Park, extend the focus area to include the corridor itself running up to the 410 interchange.



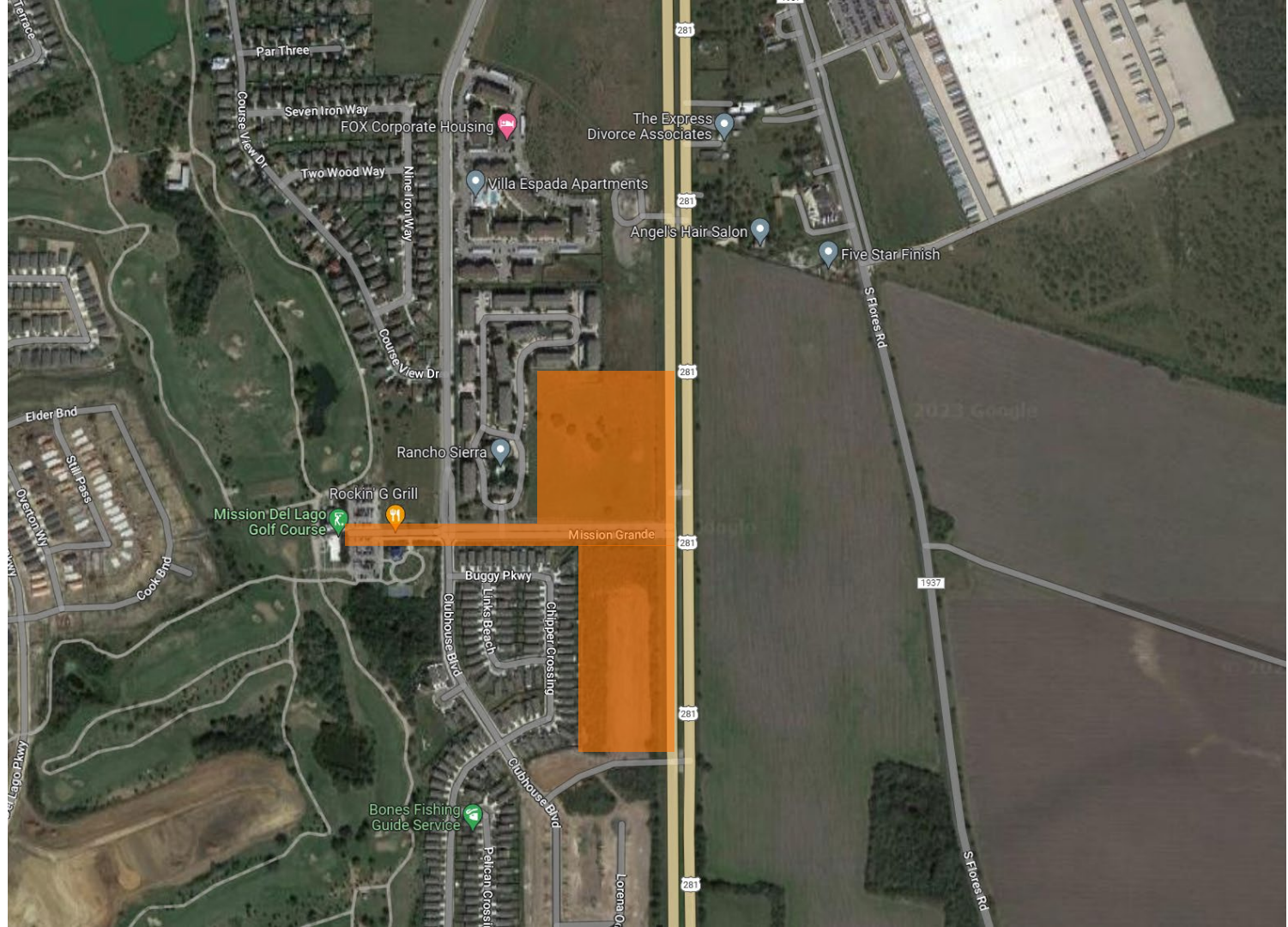


South  
**COMMUNITY  
 AREA PLAN**  
**FOCUS AREA 4:**  
**LOOP 410 & ROOSEVELT**

- LEGEND**
-  Community Plan Area Boundary
  -  Neighborhood Associations
  -  Park or Open Space
  -  Stream, Creek or River
  -  Body of Water
  -  Focus Area









**SA**



**TOMORROW**

Upcoming Project Items

# South Community Area Digital Design Charrette Potential Sites

1. Pleasanton Road & South Flores Street
2. Riverside & Roosevelt
3. Mission Grande & Clubhouse Blvd (near Mission del Lago Golf Course and Jim Mattox Park)



# 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 advisory 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



# SA TOMORROW

Next Steps

# Next Steps

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

- Digital Design Charrette – March 29<sup>th</sup> – 23<sup>rd</sup>, 2023
- Community Meeting #3 - TBD, week of April 17<sup>th</sup>, 2023

## ***QUESTIONS?***

Debora Gonzalez,  
City of San Antonio  
Debora.Gonzalez2@sanantonio.gov  
(210) 207-8085





# South Area Community Area Planning Team

Meeting #7

Monday, February 27<sup>th</sup>, 2023

Stinson Municipal Airport

5:30 – 7:30 PM



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