



# South Area Community Area Planning Team

Meeting #10

Thursday, September 7th, 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 Area Project Team



## City of San Antonio, Planning Department

Debora Gonzalez, Project Manager

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## MIG



Jay Renkens, AICP, Principal

Marco Hinojosa, AICP, Senior Project Associate (Interim PM)

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## Cambridge Systematics

Hannah Santiago, Senior Associate

# Timeline of Meetings



A vertical timeline of meetings from April 2022 to March 2024. The timeline consists of a central vertical line with circular markers. Grey markers represent Planning Team (PT) meetings, and orange markers represent Community Meetings. The background is light grey with horizontal bands. An orange arrow points to the PT Meeting 10 entry, which is highlighted with a red border.

<b>PT Meeting 1 (Apr. 11<sup>th</sup>, 2022)</b>	Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals
<b>Community Meeting 1 (May 17<sup>th</sup>, 2022)</b>	
<b>PT Meeting 2 (June 30<sup>th</sup>, 2022)</b>	Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID
<b>PT Meeting 3 (Aug. 4<sup>th</sup>, 2022)</b>	Land Use (Housing & Economic Development Lens) (1 of 2)
<b>PT Meeting 4 (Sep. 1<sup>st</sup>, 2022)</b>	Housing & Economic Development (Based on Land Use) (1 of 2)
<b>Community Meeting 2 (Oct. 27<sup>th</sup>, 2022)</b>	
<b>PT Meeting 5 (Dec. 5<sup>th</sup>, 2022)</b>	Land Use (2 of 2), Housing and Economic Development (2 of 2)
<b>PT Meeting 6 (January 23<sup>rd</sup>, 2023)</b>	Mobility (1 of 2)
<b>PT Meeting 7 (February 27<sup>th</sup>, 2023)</b>	Focus Areas, Amenities & Public Space, N'hood Profiles & Priorities (1 of 2)
<b>Digital Design Charrette (March 29<sup>th</sup>, 2023)</b>	Digital Design Charrette for two transformative redevelopment sites
<b>Community Meeting 3 (May 11<sup>th</sup>, 2023)</b>	
<b>PT Meeting 8 (June 26<sup>th</sup>, 2023)</b>	Mobility (2 of 2), Review DDC, Amenities & Public Space (2 of 2)
<b>PT Meeting 9 (August 1<sup>st</sup>, 2023)</b>	Rec and Strategies Refinement for Mobility and Amenities & P.S. , NPPs
<b>PT Meeting 10 (September 7<sup>th</sup>, 2023)</b>	Plan Framework, DDC Updated Graphics
<b>Community Meeting 4 (February 2024)</b>	
<b>PT Meeting 11 (March 2024)</b>	Public Draft Review & Final Revisions, Process Feedback

# Meeting Objectives

1. Reintroduction of Digital Design Charette Graphics
2. Reintroduction of APS Recommendations and Strategies
3. Reintroduction of Individual Plan Elements Maps
4. Introduction of Draft Plan Framework Map
5. Discussion of Implementation Strategies



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



# Draft Vision

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



# Goals

**Goal 1:** Improve **comfort** and **safety** through **urban greening** and integration of **sustainable infrastructure**.

**Goal 2:** Promote **quality development** that is **compatible** with **existing neighborhoods** and includes additional housing and employment options for **existing** and **new residents**.

**Goal 3:** **Attract** and **grow clean industries** with **well-paying, quality** jobs for local residents.

**Goal 4:** Leverage **heritage tourism** and **ecotourism** to grow **existing** and **new small businesses**.

**Goal 5:** **Support** and **cultivate** retention and growth of **artists, makers** and the **creative class**.

**Goal 6:** **Increase access** to **healthy food, health care** and **recreational amenities** for all residents.

**Goal 7:** Utilize existing mobility routes to create **multi-modal connectivity** and transportation options from the South Community Area to major hubs in the City.



**SA**



**TOMORROW**

## Updated Digital Design Charette Graphics

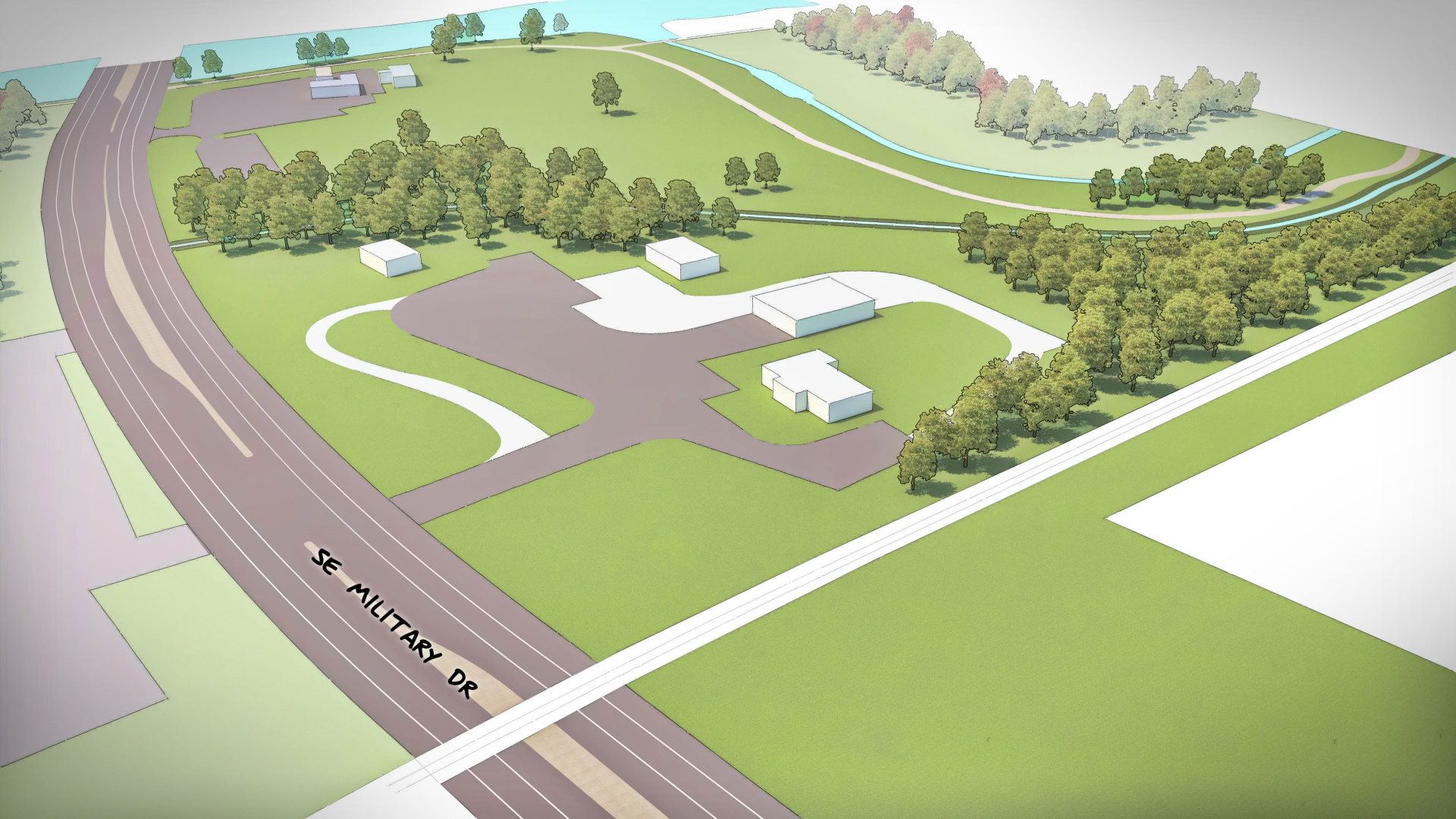


**SA**



**TOMORROW**

South Area:  
South Presa Southeast Military Road





PT#8 Meeting Version





Updated Version







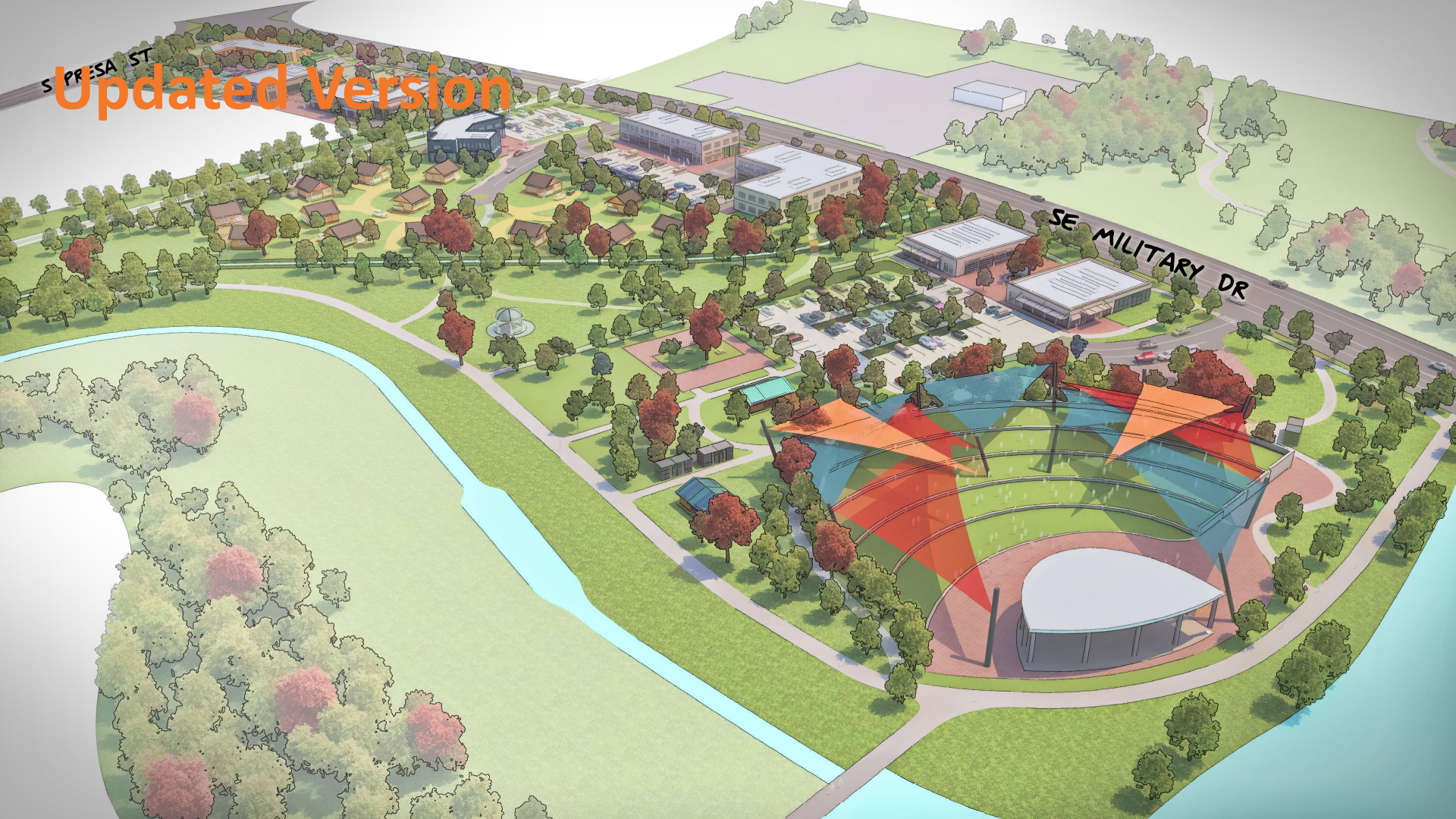


# PT #8 Meeting Version





S PRESA ST  
Updated Version







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South Area:  
Pleasanton and South Flores



# PT#8 Meeting Version





An aerial perspective rendering of a city block. The streets shown are Merrick St (running horizontally on the left), Touhouze St (running horizontally across the middle), Pleasanton Rd (running diagonally from the top right), Mildred St (running diagonally from the bottom center), and S Flores St (running horizontally on the right). The block contains a mix of residential houses with white roofs and walls, and larger commercial or industrial buildings with flat roofs. There are numerous trees of various sizes and colors (green, red, orange). A playground with colorful equipment is located near the intersection of Touhouze St and Mildred St. A river or canal flows along the right side of the block, adjacent to S Flores St. The overall scene is a detailed urban planning visualization.



**SA**



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Amenities & Public Spaces  
(Continued from PT#9)



# Amenities & Public Space Recommendations

- **APS Recommendation #1:** Provide trees along sidewalks to beautify streets, provide shade, reduce the urban **heat** island effect, and improve air quality.
- **APS Recommendation #2:** Create east-west trail connections that intersect with existing north-south connections.
- **APS Recommendation #3:** Increase pedestrian scale lighting **and other safety features** along main streets and public spaces to allow them to be utilized during **needed** times of the day.
- **APS Recommendation #4:** Add community gardens, **splash pads**, and playgrounds at existing parks and open spaces.
- **APS Recommendation #5:** Integrate green stormwater elements and **pervious surfaces to** mitigate flooding **in and near parking lots**.
- **APS Recommendation #6:** Create protected crosswalks on main streets, **improve lighting, and manage stray dogs**, to allow people to safely connect from neighborhoods to community destinations.

# Amenities & Public Space Recommendations

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# Updated Amenities & Public Space Strategies

**APS Recommendation #1:** Provide trees along sidewalks to beautify streets, provide shade, reduce the urban heat island effect, and improve air quality.

**APS Strategy 1.1:** Incorporate **shade and fruit** trees into streetscape enhancements and improvements **as appropriate**.

**APS Strategy 1.2:** Encourage planting of trees along the back of sidewalks on private property.

**APS Strategy 1.3:** Create a neighborhood planting program to plant new trees and maintain existing trees.

**APS Strategy 1.4:** Provide incentives for developers and property owners to plant mature trees.

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# Updated Amenities & Public Space Strategies

**APS Recommendation #2:** Create east-west trail connections that intersect with existing north-south connections.

**APS Strategy 2.1:** Create new and enhance existing trail connections to allow all South Area residents to safely access parks and community facilities.

**APS Strategy 2.2:** Prioritize trail connections that allow residents to efficiently and safely access key destinations like **public and private** schools and grocery stores by foot or bike.

**APS Strategy 2.3:** Enhance connections to and access points along existing and future trails.

**APS Strategy 2.4:** Create more “Street to Creek” connections between neighborhoods and creekways.



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# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Increase pedestrian scale lighting and other safety features along main streets and public spaces to allow them to be utilized during needed times of the day.

**APS Strategy 3.1:** Conduct a lighting study to identify gaps, ~~and~~ potential improvements, national parks, and wildlife habitat considerations.

**APS Strategy 3.2:** Work with developers to enhance lighting around public areas as part of new developments.

**APS Strategy 3.3:** Integrate improved lighting into park maintenance and improvement projects as appropriate.

**APS Strategy 3.4:** Coordinate with partner agencies to identify locations where lighting should be limited and where it should be added.

**APS Strategy 3.5:** Incorporate wayfinding/reference points and emergency call boxes to improve safety and response times.

# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Increase pedestrian scale lighting and other safety features along main streets and public spaces to allow them to be utilized during all times of the day.

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**APS Strategy 3.2:** Work with developers to enhance lighting around public areas as part of new developments.

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# Updated Amenities & Public Space Strategies

**APS Recommendation #4:** Add community gardens, splash pads, and playgrounds at existing parks and open spaces.

**APS Strategy 4.1:** Promote programs to educate residents on how to effectively maintain, ~~and~~ start, **and locate** a community garden.

**APS Strategy 4.2:** Connect residents to existing resources and supplies to create community gardens, **including engagement of non-profits that can help set up and maintain a community garden.**

**APS Strategy 4.3:** Identify potential locations to create community gardens to help ensure that South Area residents have equitable access to healthy food.

**APS Strategy 4.4:** Identify opportunities for new splash pads and playgrounds in existing parks.

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# Updated Amenities & Public Space Strategies

**APS Recommendation #5:** Integrate green stormwater elements and pervious surfaces in and near parking lots to mitigate flooding.

**APS Strategy 5.1:** Identify larger underutilized parking lots and initiate discussions with property owners about improvements.

**APS Strategy 5.2:** Provide technical assistance **and resources (e.g., list of potential improvements)** for property owners that are willing to improve surface parking lots.

**APS Strategy 5.3:** Explore a policy requiring all or a minimum percentage of new and improved parking lots include pervious materials and green stormwater features.

**APS Strategy 5.4:** Incorporate tree canopies at parking lots that have little to no shade.

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# Updated Amenities & Public Space Strategies

**APS Recommendation #6:** Create protected crosswalks on main streets, improve lighting, and manage stray dogs, to allow people to safely connect from neighborhoods to community destinations.

**APS Strategy 6.1:** Create designated spaces whenever possible for bicyclists and pedestrian to co-exist without conflicts.

**APS Strategy 6.2:** ~~Create programs~~ Review and update policies and programs to remove dangerous, stray and off-leash and owned dogs from the public realm.

**APS Strategy 6.3:** Place well-lit crosswalks on major roads that connect to major destinations such as schools, parks, transit stops, and grocery stores.

# SA TOMORROW

Previous Land Use, Focus Areas, APS,  
and Mobility Maps



DRAFT



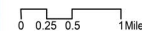
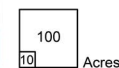
# South COMMUNITY AREA PLAN FUTURE LAND USE

## LEGEND

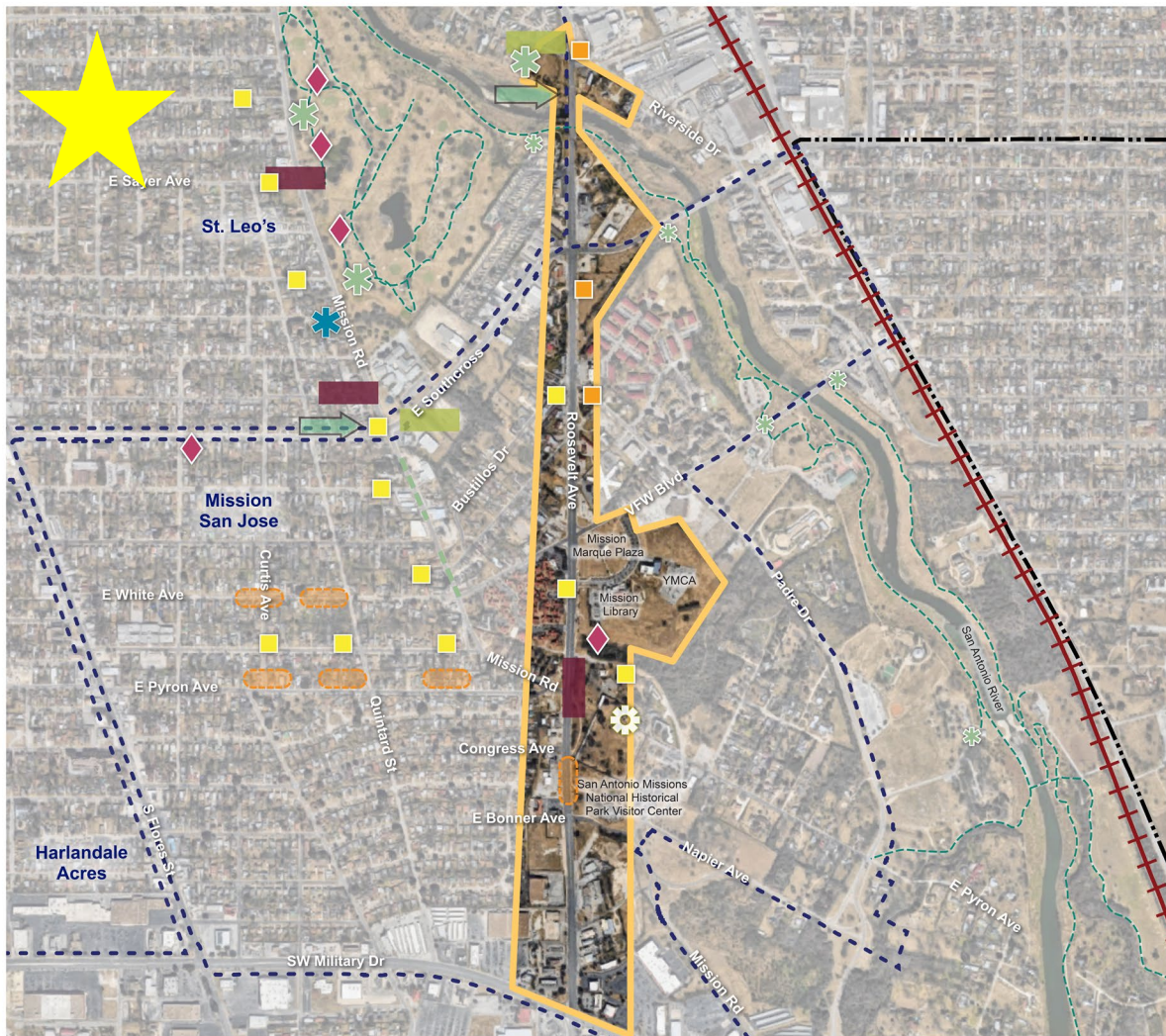
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Park or Open Space
- Stream, Creek or River
- Body of Water

## 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







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 RECOMMENDATIONS
- Trail
  - Proposed Plaza
  - Proposed Park/Open Space
  - Character-Defining Features
  - Public Art
  - Signage and Wayfinding
  - Trailhead
  - Improved Lighting
  - Pedestrian Crossing
  - Green Infrastructure



South  
COMMUNITY  
AREA PLAN









FOCUS AREA 2:

PLEASANTON & SOUTH FLORES

LEGEND

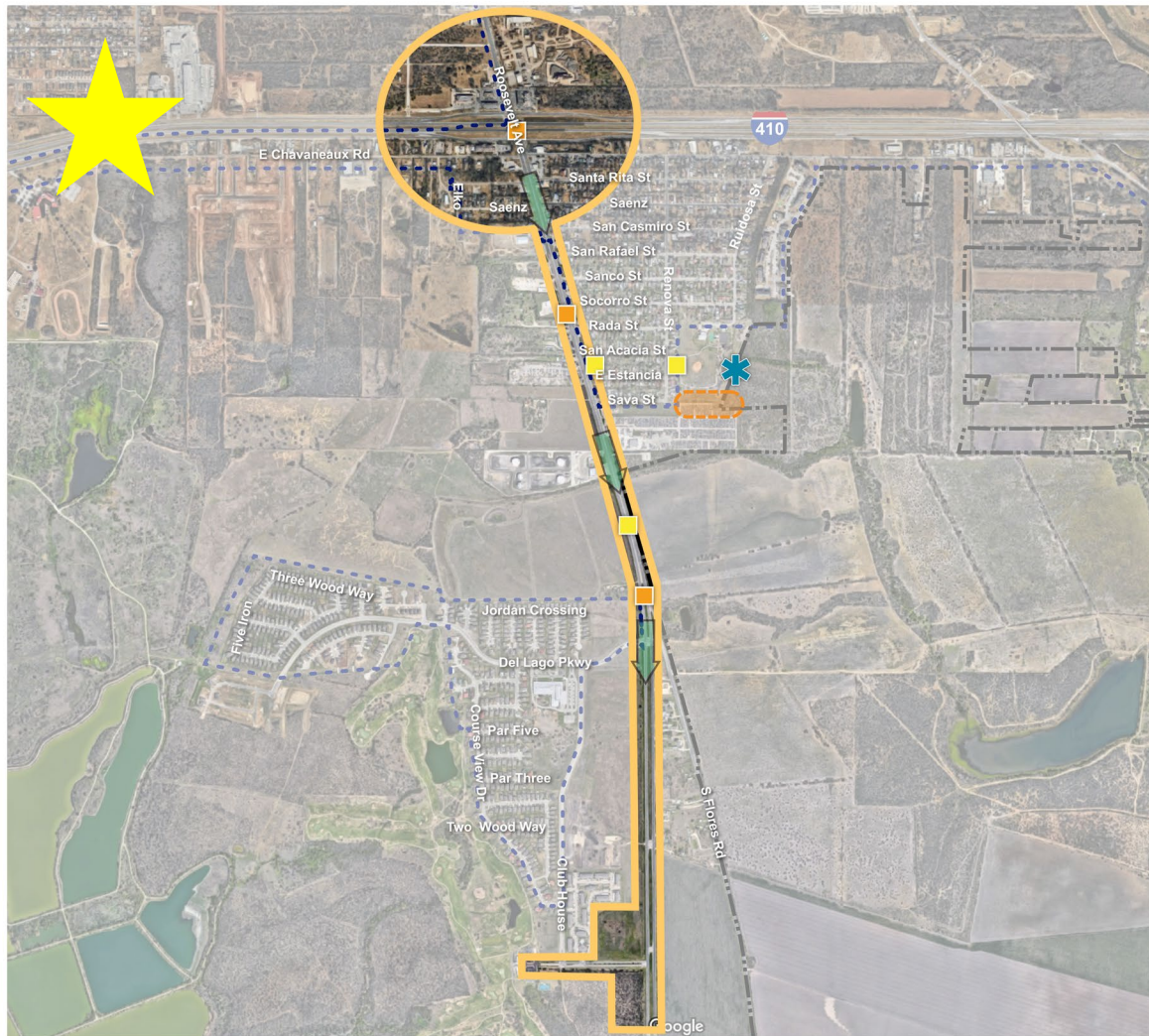
-  Community Plan Area Boundary
-  Neighborhood Associations
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area

FOCUS AREA RECOMMENDATIONS

-  Trail
-  Proposed Plaza
-  Public Art
-  Signage and Wayfinding
-  Trailhead
-  Improved Lighting
-  Pedestrian Crossing
-  Green Infrastructure







South  
COMMUNITY  
AREA PLAN  
FOCUS AREA 3:  
LOOP 410 & ROOSEVELT

LEGEND

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

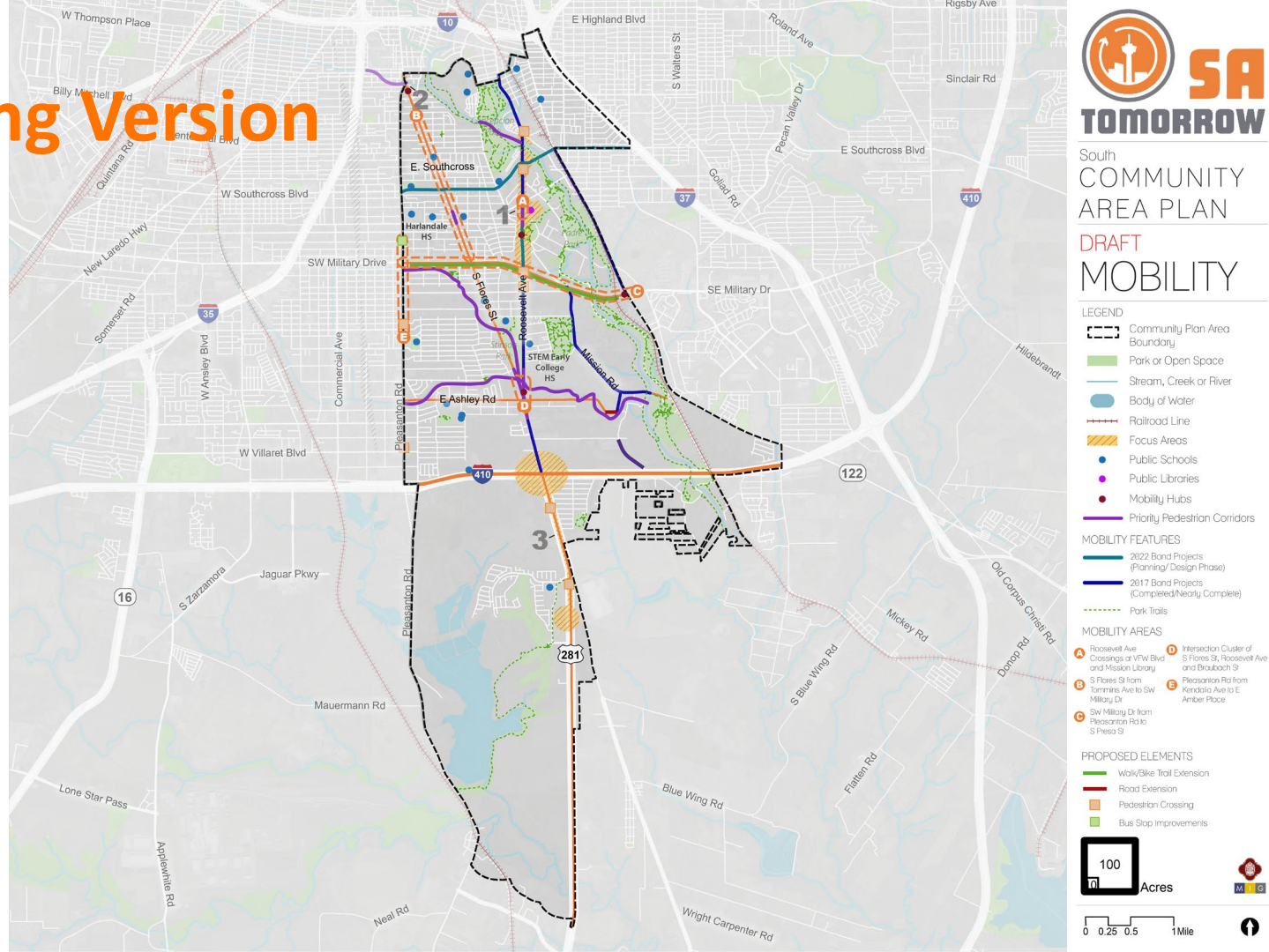
FOCUS AREA RECOMMENDATIONS

- Character-Defining Features
- Signage and Wayfinding
- Improved Lighting
- Pedestrian Crossing
- Green Infrastructure



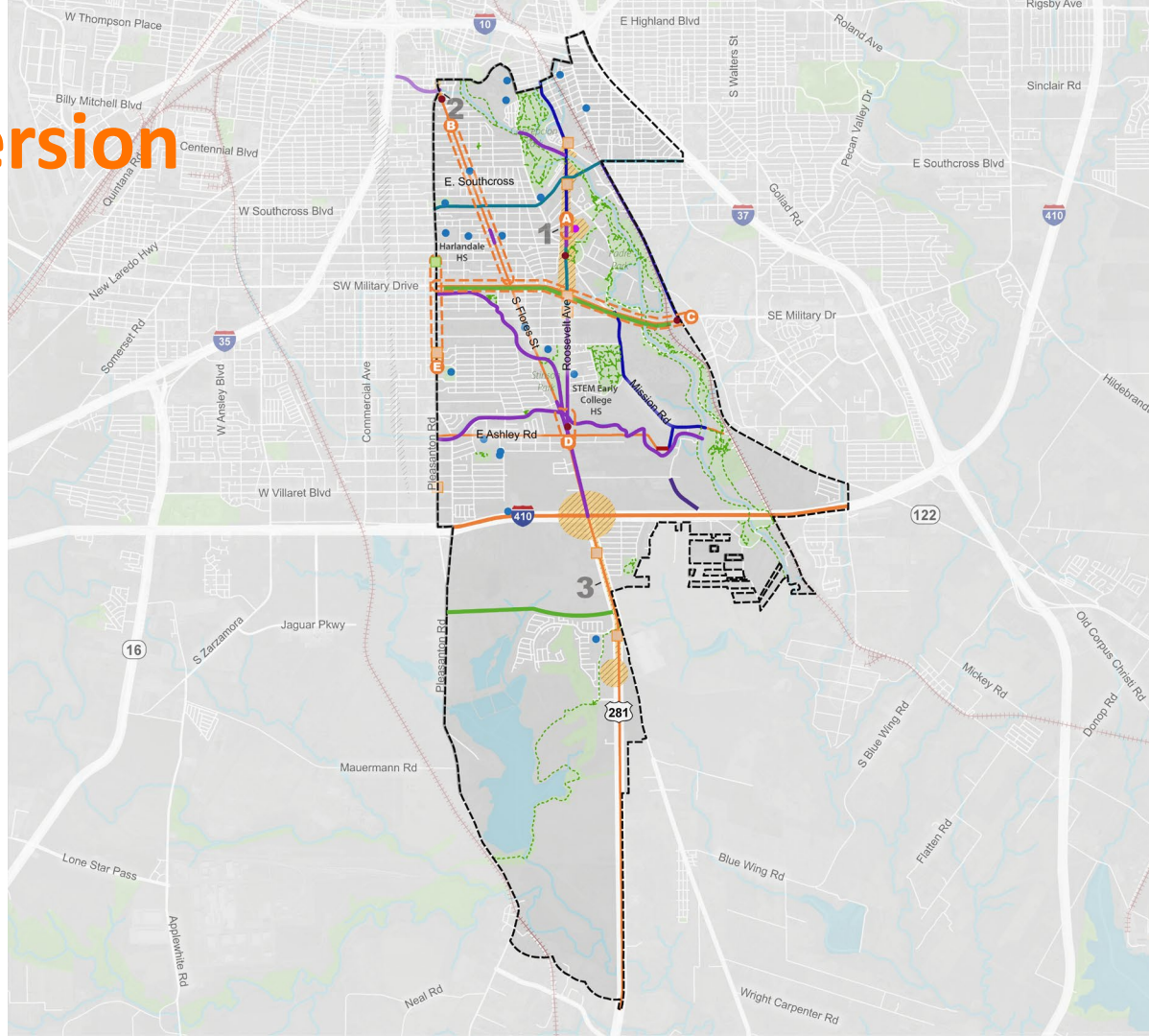
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# PT#9 Meeting Version





# Updated Version



## South COMMUNITY AREA PLAN

### DRAFT MOBILITY

#### LEGEND

- Community Plan Area Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries
- Mobility Hubs
- Priority Pedestrian Corridors

#### MOBILITY FEATURES

- 2022 Bond Projects (Planning/Design Phase)
- 2017 Bond Projects (Completed/Nearly Complete)
- Park Trails

#### MOBILITY AREAS

- A: Roosevelt Ave Crossings at WFW Blvd and Mission Library
- B: S Flores St from Tompkins Ave to SW Military Dr
- C: S Paces St from Tompkins Ave to SW Military Dr
- D: Intersection Cluster of S Flores St, Roosevelt Ave and Braubach St
- E: Pleasonton Rd from Kendall Ave to E Amber Place
- F: SW Military Dr from Pleasonton Rd to S Paces St

#### PROPOSED ELEMENTS

- Walk/Bike Trail Extension
- Road Extension
- Pedestrian Crossing
- Bus Stop Improvements



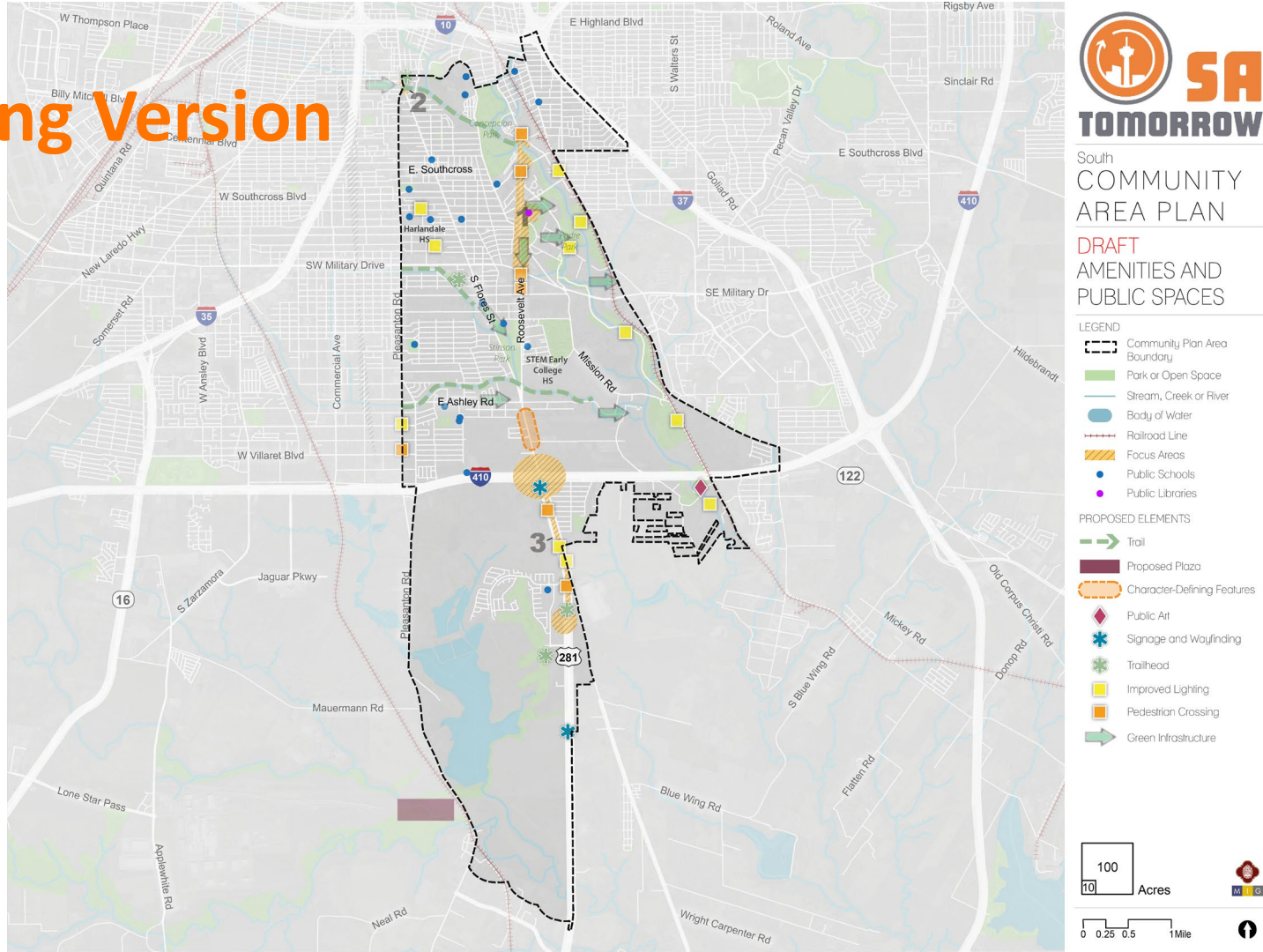
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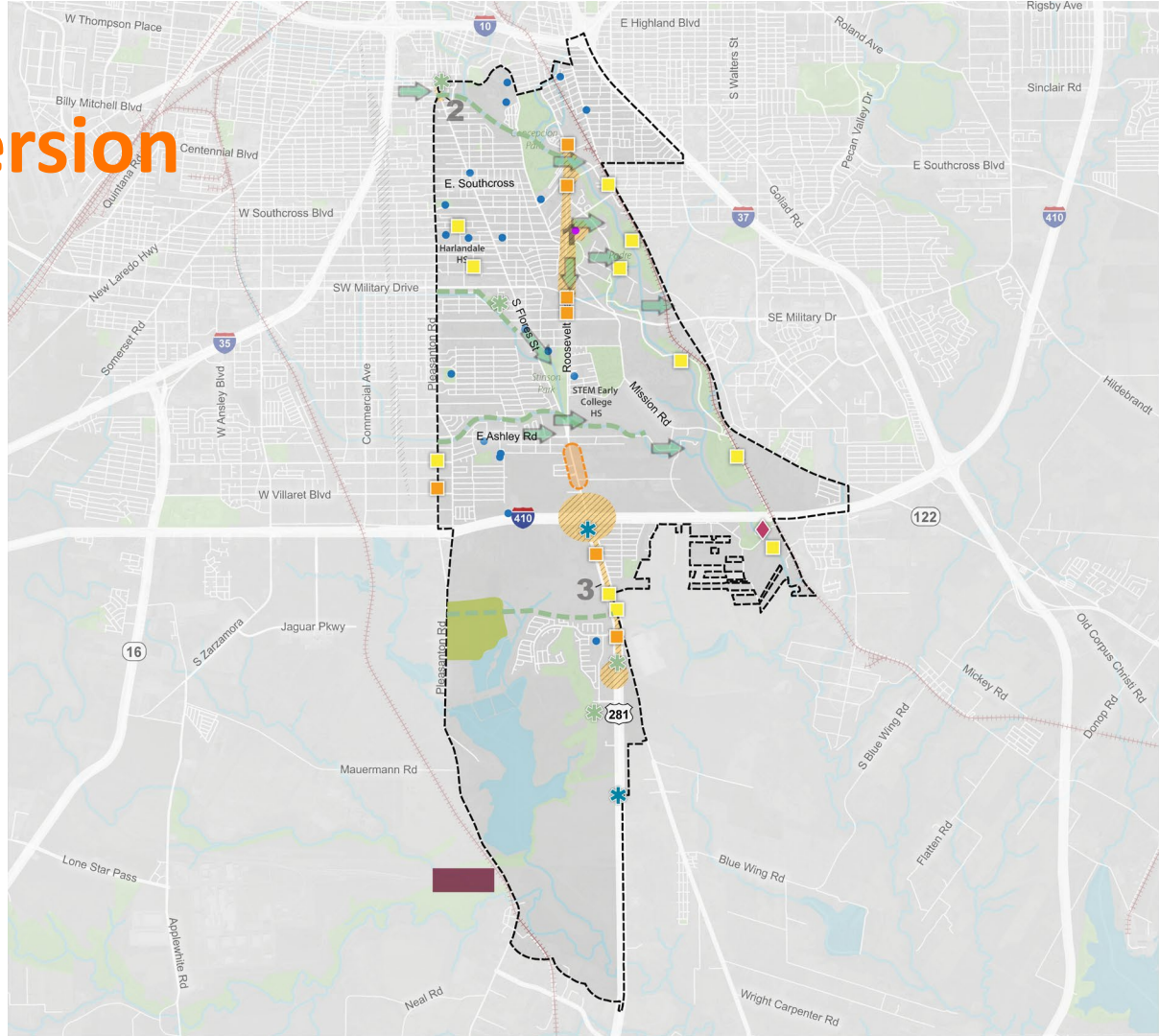




# PT#9 Meeting Version



# Updated Version



## South COMMUNITY AREA PLAN

### DRAFT AMENITIES AND PUBLIC SPACES

#### LEGEND

- Community Plan Area Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

#### PROPOSED ELEMENTS

- Trail
- Proposed Plaza
- Character-Defining Features
- Public Art
- Signage and Wayfinding
- Trailhead
- Improved Lighting
- Pedestrian Crossing
- Green Infrastructure
- Proposed Park/Open Space





**SA**



**TOMORROW**

Draft Plan Framework Map

# Plan Framework Map Elements



Trails/Pedestrian Priority  
Connection



Proposed Plaza



Character-Defining Features



Public Art



Signage and Wayfinding



Trailhead



Improved Lighting



Pedestrian Crossing



Improved Pedestrian Crossing



Activity Hub



Mobility Hub



Community Hub



Green Infrastructure





# South COMMUNITY AREA PLAN

DRAFT  
PLAN FRAMEWORK

## LEGEND

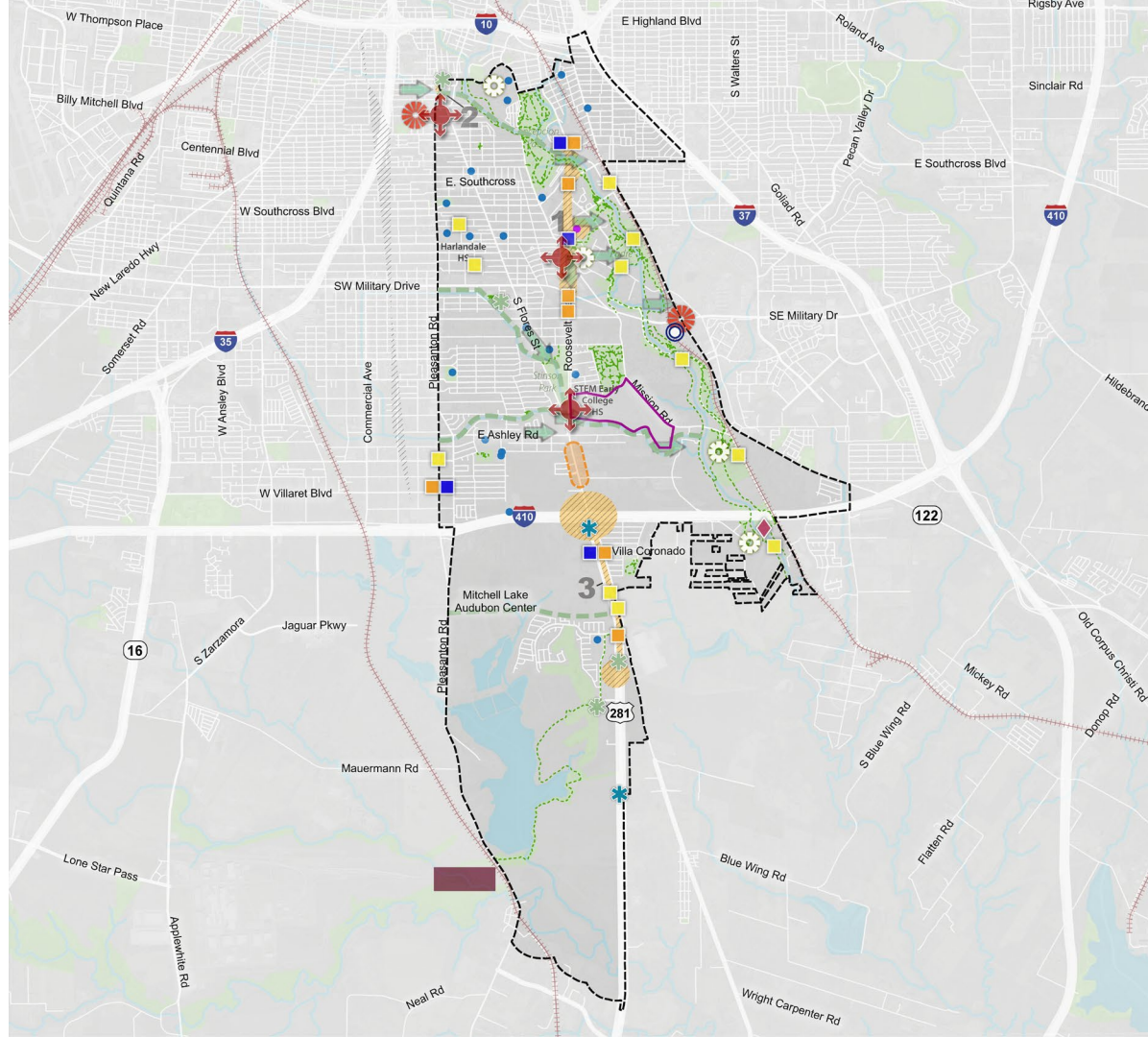
- Community Plan Area Boundary
- Economic Development Opportunities
- Missions
- Park or Open Space
- Park Trails
- Stream, Creek or River
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

## PROPOSED ELEMENTS

- Trails/Pedestrian Priority Connection
- Proposed Plaza
- Character-Defining Features
- Public Art
- Signage and Wayfinding
- Trailhead
- Improved Lighting
- Pedestrian Crossing
- Improved Pedestrian Crossing
- Activity Hub
- Mobility Hub
- Community Hub
- Green Infrastructure



0 0.25 0.5 1 Mile



# SA TOMORROW

Mural Activity

# SA TOMORROW

## Implementation Strategy Discussion

# Funding Opportunities

## 1. City Funding Sources

- Bond
- Community Development Block Grant
- City Council Project Fund
- Infrastructure Maintenance Program (IMP)

## 2. State Funding Sources

- Transportation Alternatives Set-Aside (TA) Program
- Congestion Mitigation and Air Quality Improvement (CMAQ) Program

## 3. Federal Funding Sources

- Flood Mitigation Assistance (FMA) Program
- Building Resilient Infrastructure and Communities (BRIC) Program
- Reconnecting Communities Pilot Program Planning Grants and Capital Construction Grants
- Safe Streets and Roads for All (SS4A)



# Implementation of Plan Framework Map

Project	Key Stakeholders	Funding	Timing
Plaza Near Mitchell Lake			
Public Art Along San Antonio River			
Wayfinding Along Highway 281 South of Loop 410			
Improved Lighting Along San Antonio River			
Multiple Pedestrian Crossings Along Roosevelt Avenue			
Mobility Hub Near STEM Early College HS			
Multiple Trail Extensions			
Gateway at the Intersection of Military Drive and the San Antonio River			
Green Infrastructure Along San Antonio River			
Mobility Hub at Pleasanton and S Flores			

# SA TOMORROW

Mural Activity



# SA TOMORROW

Next Steps

# Next Steps

## *UPCOMING EVENTS:*

- Plan Sections Release – Fall/Winter 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

## *QUESTIONS?*

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





# South Area Community Area Planning Team

Meeting #10

Thursday, September 7th, 2023

Stinson Municipal Airport

5:30 – 7:30 PM



Cambridge Systematics, Inc.  
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