



**Southeast Community Area
Planning Team
Meeting #11**

Tuesday, February 2, 2021

WebEx Meeting

177 860 8269



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

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TOMORROW

Welcome and Introductions

Southeast Community Area Plan Project Team

- Shepard Beamon, Project Manager
City of San Antonio
- Andrew Rutz, Project Manager
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.



Meeting Objectives

- Welcome and Introductions
- Process and Project Schedule
- Recap of Focus Areas
 - Digital Design Charrette Results
 - Additional Graphics Overview
- Discuss Amenities and Public Spaces
- Neighborhood Profiles & Priorities Review
- Wrap-up and Next Steps

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Project Process and Schedule



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Early 2020 –
Early 2021

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2021



Overall Sequence of Planning Team Meetings

- ✓ **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- ✓ **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- ✓ **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- ✓ **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- ✓ **Meeting #5:** Land Use (2 of 2)
- ✓ **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- ✓ **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- ✓ **Meeting #8:** Mobility
- ✓ **Meeting #9:** Infrastructure and Amenities
- ✓ **Meeting #10:** Mobility (2 of 2)
- • **Meeting #11: Review Digital Design Charrette; Focus Areas; Amenities & Public Spaces**
- **Meeting #12:** Plan Framework & Recommendations
- **Meeting #13:** Public Draft Review

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Focus Areas Review



Planning Team Meeting #9 - 1/13/2020

SATOMORROW SUBAREA PLANNING
SOUTHEAST COMMUNITY AREA PLAN - MTH #9

WE NEED ART IN OUR AREA! **AGE IN PLACE** **THE LANDS TO LAUNCH**

OTHER TYPES OF AMENITIES & PUBLIC SPACE

- HEALTH SERVICES
- DOG PARKS (SOUTH)
- ART MUSEUM/CULTURAL INSTITUTE
- INDOOR ADULTIC CENTER
- FILL/GREETING SERVICE CENTER
- ENTERTAINMENT (MUSIC) DRINK

PROPOSED AMENITIES/APPROACHES

- GATHERING SPACE @ EXIST SHOPS ON HACKBERRY
- NEED FOR ART THROUGHOUT
- ART AS WINDFALLING/ANALOGUE
- @ RESTAURANT CORNER
- @ S. CROSS
- PLACES LIKE THE FRIENDLY SPOT, THE CAVE
- HIGHER EDUCATION (ACCESS FOR ART/ARTS)
- AMENITY TO ATTRACT

FOCUS AREA #1 (PARKLANDS)

- STREET CORNER CENERS (NATURAL ASSETS)
- CORNER/BOARD CONNECTIONS
- TRAILHEAD @ SE CORNER
- SPAN/TEEL PARK
- STREET/SLATE TRIP ON RIGBY
- LEGAL CONNECTION TO PARK

FOCUS AREA #2 (PARKS)

- PARK/STREET/BOARD CONNECTIONS
- PARK IMPROVEMENT (PARK)
- TRAIL CENTER (W/ SPAN/TEEL)
- SPAN/TEEL
- USE UTILITIES ON RIGBY & ADD TREES
- PED CONNECTION TO ART SHOPPING
- LV W/ART/ART

FOCUS AREA #3 (PARKLANDS)

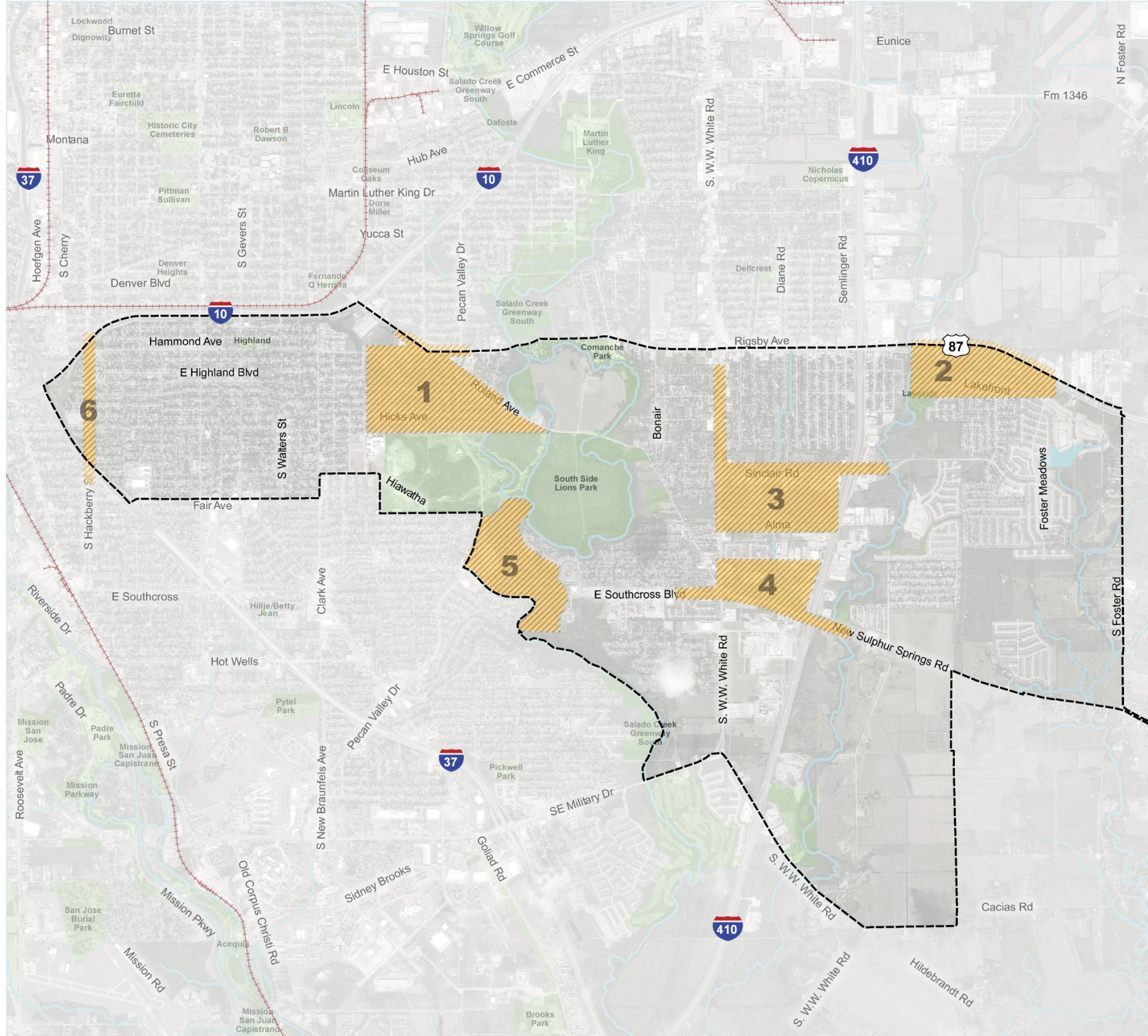
- CORNER TRAIL
- "SOMETHING MORE SUBSTANTIAL" @ PV & SC
- INDOOR PARKS, ACROSS THE BOARD

FOCUS AREA #4 (SOUTH LAKE)

- PED IMPROVEMENTS THROUGHOUT
- LIGHTSIGHT (MUSIC & SERVICE) - JAZZ
- DRINKS (ALL W/ART)

RESTAURANT CORRIDOR

- REC ELEMENTS → COFFEE



Southeast
COMMUNITY AREA PLAN
FOCUS AREAS

- LEGEND
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
- FOCUS AREA IDENTIFIERS
- 1** Pasadena Heights
 - 2** Lakeside/ Hwy 87
 - 3** W.W. White/ Sinclair Road
 - 4** Southcross/ W.W. White
 - 5** Pecan Valley Golf Course
 - 6** Hackberry St. Corridor

50
5 Acres



SA



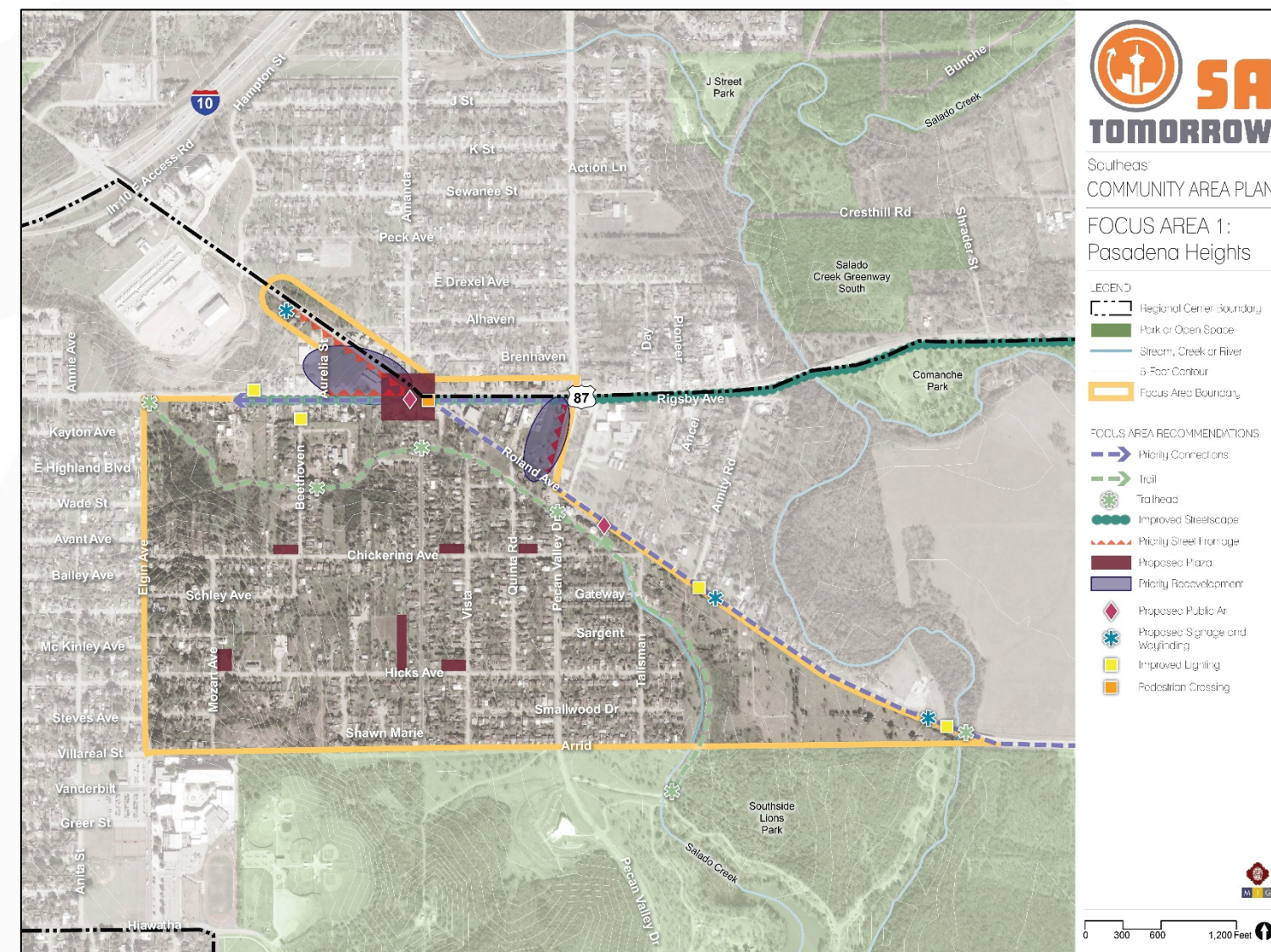
TOMORROW

Focus Area #1:
Pasadena Heights

Focus Area #1 – Pasadena Heights

Vision:

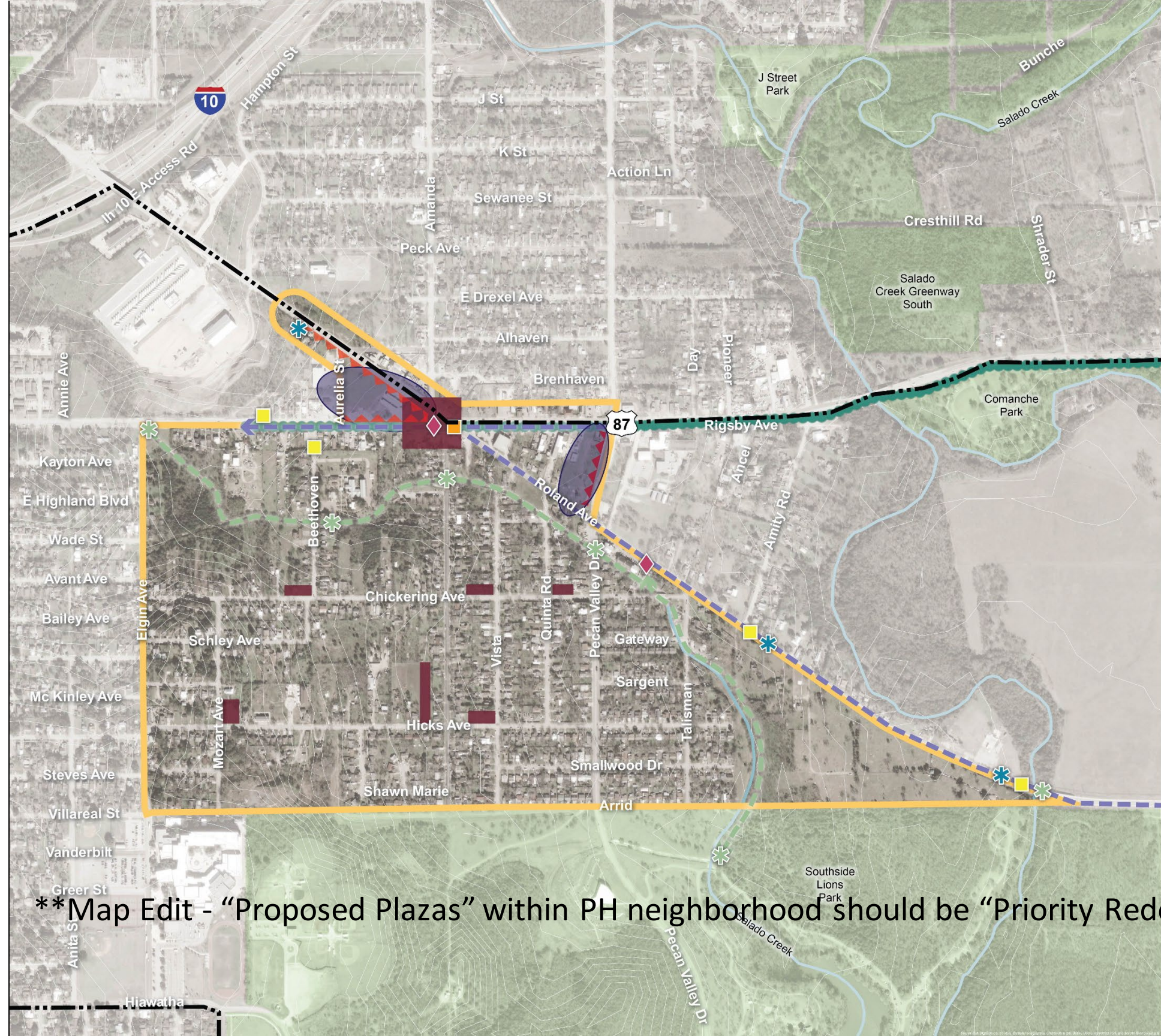
- *The vision for the Pasadena Heights Focus Area is to establish a hub near the intersection of Roland Road and Rigsby Avenue with a mix of neighborhood-scaled commercial uses and medium-density residential uses on vacant and underutilized lots.*
- *Residents of the Pasadena Heights neighborhood have expressed the need for infrastructure improvements, infill development on vacant parcels, and introduction of a linear park and other public spaces.*



FOCUS AREA 1:
Pasadena Heights

- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

- FOCUS AREA RECOMMENDATIONS
- Priority Connections
 - Trail
 - Trailhead
 - Improved Streetscape
 - Priority Street Frontage
 - Proposed Plaza
 - Priority Redevelopment
 - Proposed Public Art
 - Proposed Signage and Wayfinding
 - Improved Lighting
 - Pedestrian Crossing



****Map Edit - "Proposed Plazas" within PH neighborhood should be "Priority Redevelopment"**

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Focus Area #1:

Digital Design Charrette Graphic

8/19/2020



-  Trailhead
-  Improved Streetscape
-  Priority Street Frontage
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Focus Area #1 – Rigsby Ave & Roland Rd

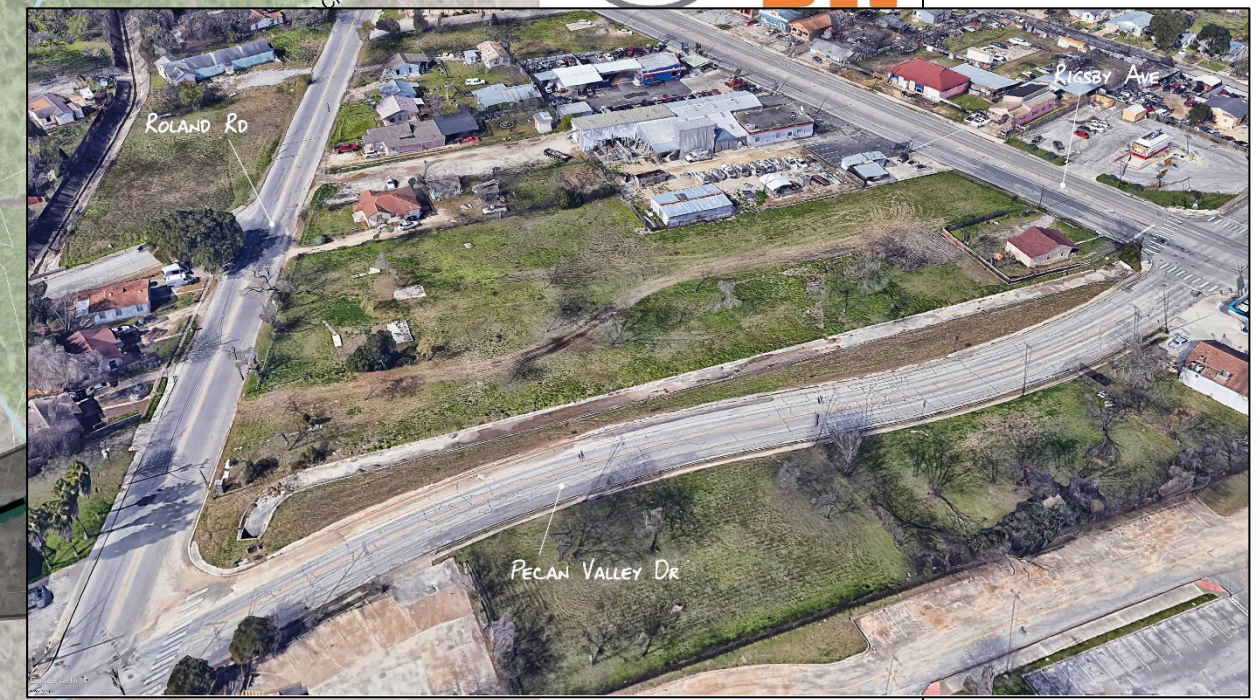
Existing Condition



Focus Area #1 – Rigsby Ave & Roland Rd

Aspirational





-  Trailhead
-  Improved Streetscape
-  Priority Street Frontage
-  Proposed Plaza
-  Priority Redevelopment
-  Proposed Public Art
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Focus Area #1 – Pecan Valley Drive & Riggsby Ave

Existing Condition



Focus Area #1 – Pecan Valley Drive & Riggsby Ave

Aspirational





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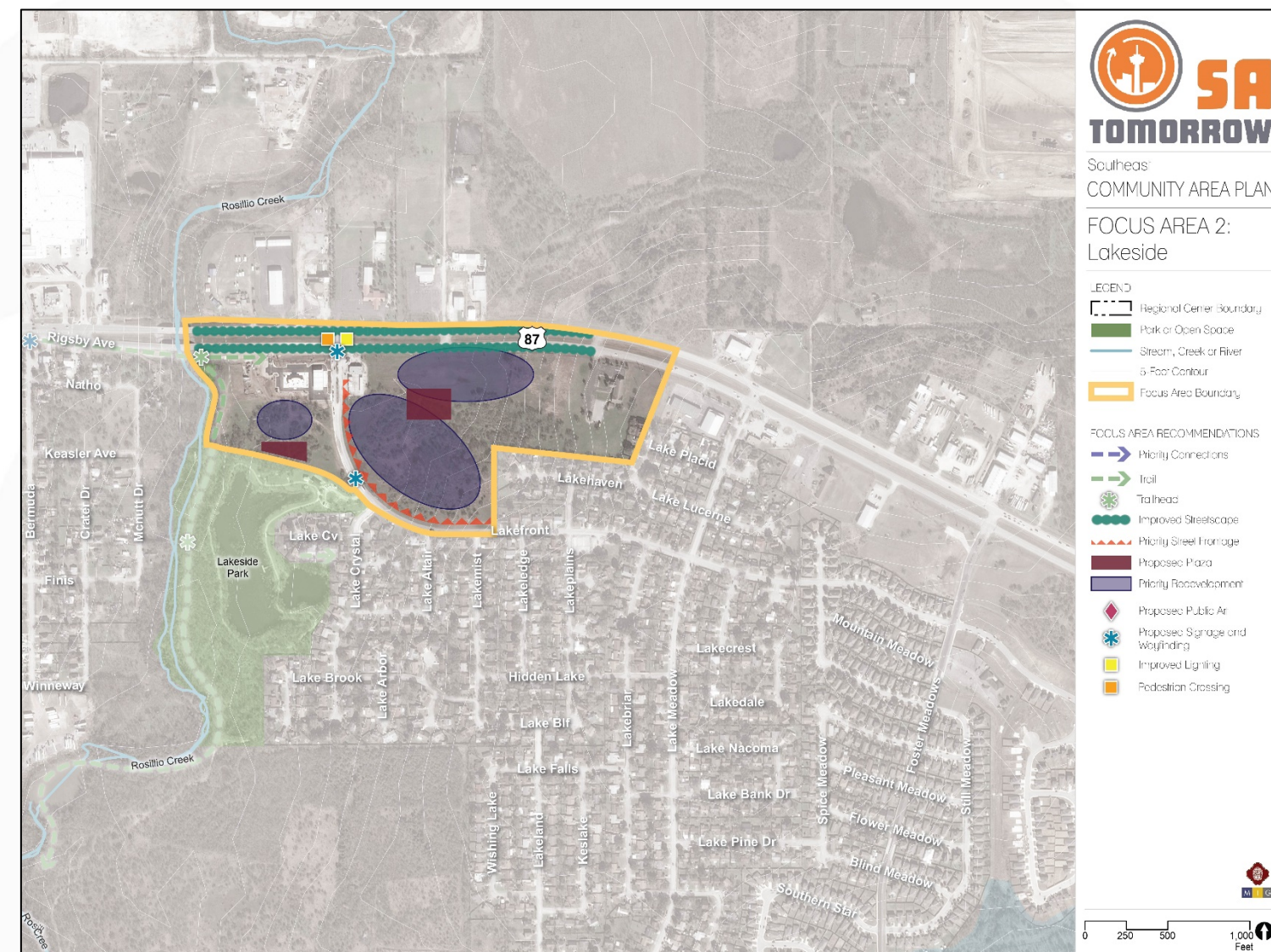
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Focus Area #2:
Lakeside

Focus Area #2 – Lakeside

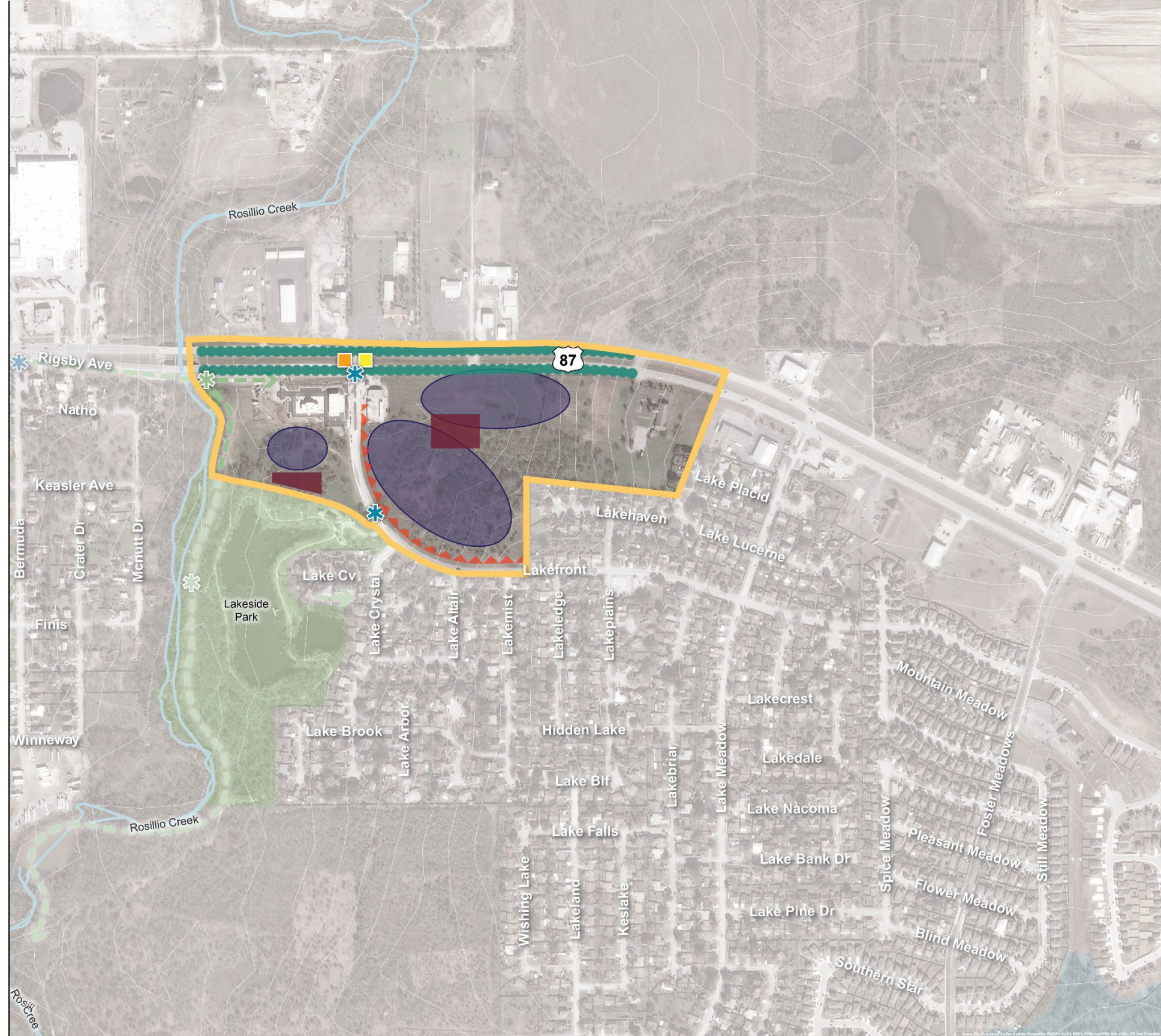
Vision:

- *The vision for the Lakeside Focus Area is a mixed-use town center that provides services to east San Antonio neighborhoods and adjacent municipalities. This focus area would ideally include retail, dining, entertainment, medical, residential, hospitality, and recreational uses.*
- *The area should be well-designed with good connectivity and circulation, walkability, attractiveness, appropriate scale and transition of uses, balance between buildings and open spaces, and harmony amongst the built environment and mobility.*



Potential uses and improvements include:

- Multi-generational center
- Hotel
- Medical facility
- Offices
- Shops and quality dining
- Variety of housing
- Linear trail along Rosillo Creek
- Public plazas
- Improvements to Tealer Park and lake
- Pedestrian improvements along Highway 87

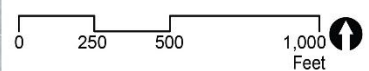


Southeast
COMMUNITY AREA PLAN

FOCUS AREA 2:
Lakeside

- LEGEND
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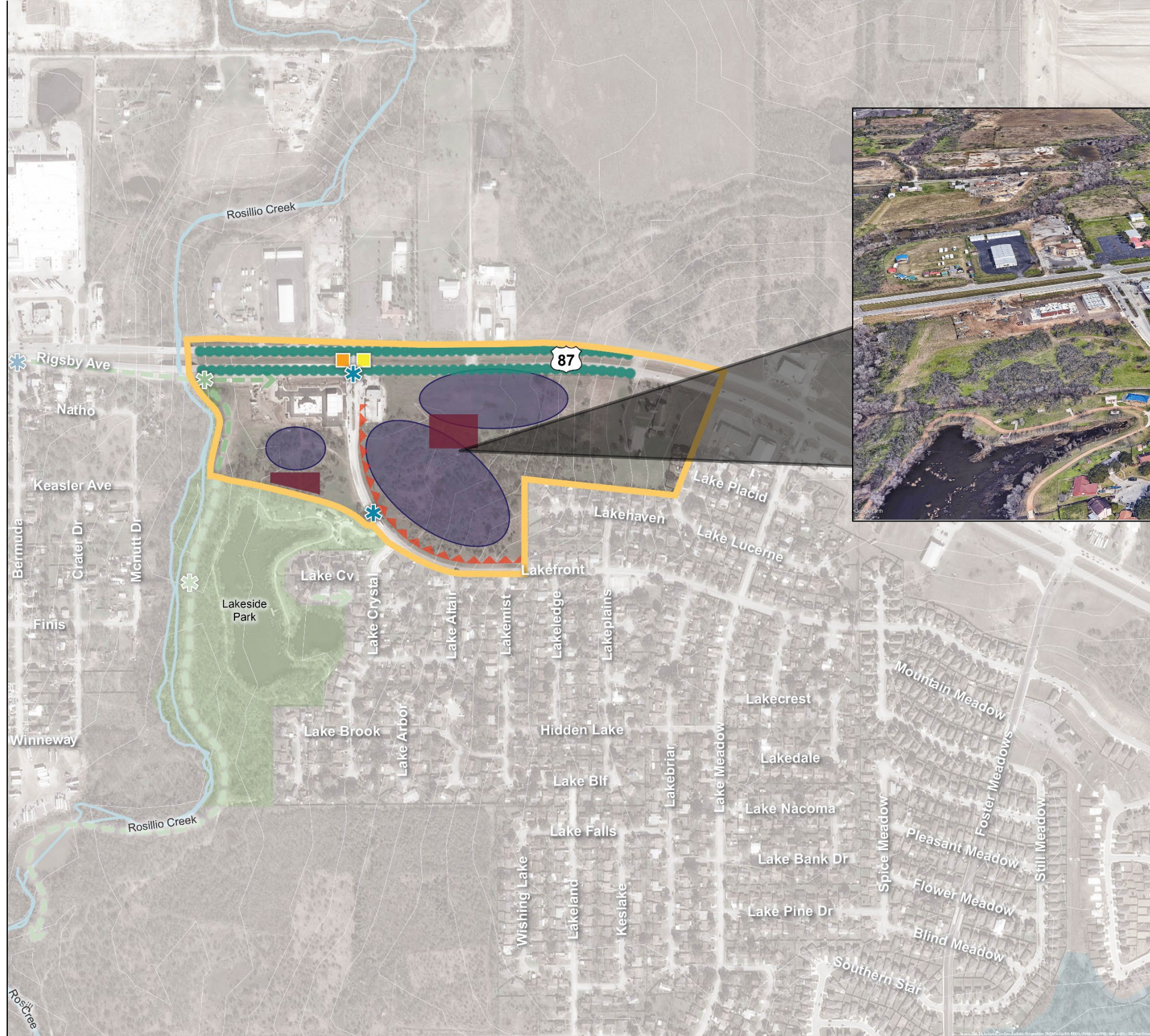


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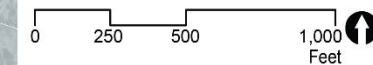
Focus Area #2:

Digital Design Charrette Graphic

8/19/2020



-  Trailhead
-  Improved Streetscape
-  Priority Street Frontage
-  Proposed Plaza
-  Priority Redevelopment
-  Proposed Public Art
-  Proposed Signage and Wayfinding
-  Improved Lighting
-  Pedestrian Crossing



Focus Area #2 – Lakefront and Highway 87

Existing Condition



Focus Area #2 – Lakefront and Highway 87

Aspirational



Focus Area #2 – Lakefront and Highway 87

Existing Condition



Focus Area #2 – Lakefront and Highway 87

Aspirational





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TOMORROW

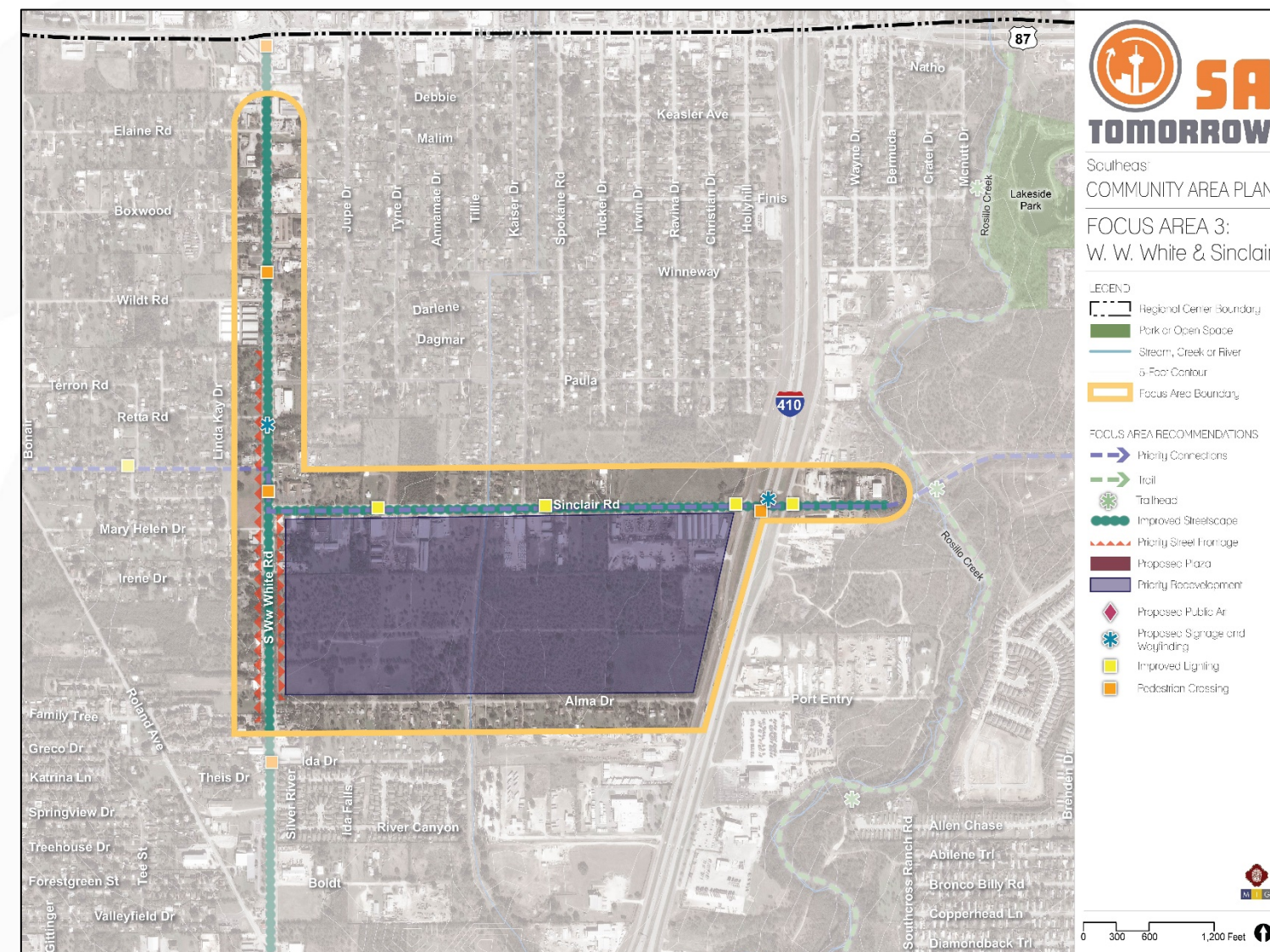
Focus Area #3:

W.W. White & Sinclair

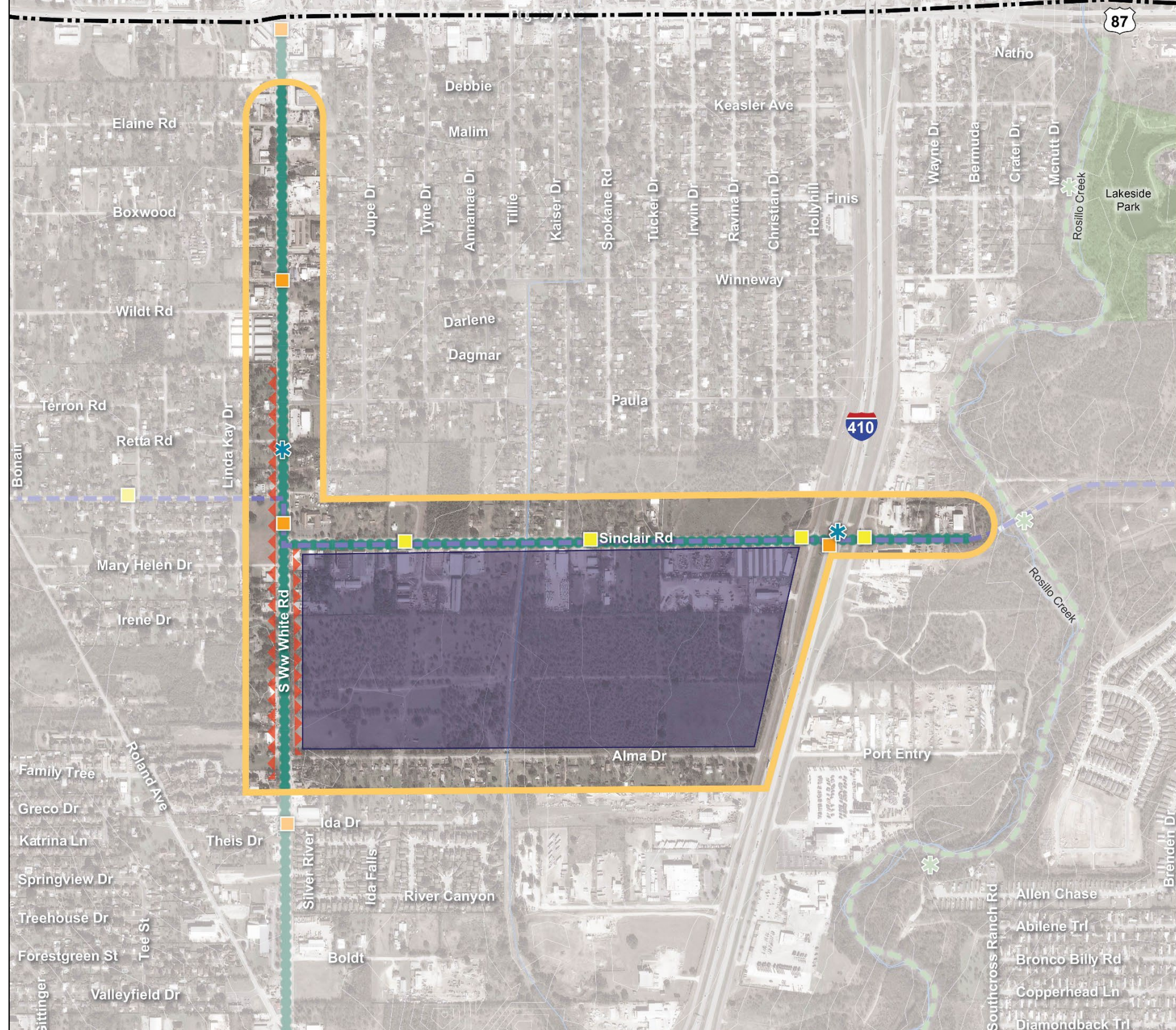
Focus Area #3 – W.W. White & Sinclair

Vision:

- The WW White Road and Sinclair Road Focus Area is envisioned as a compact mixed-use center with retail, dining, office space, housing, and public open space.
- Adaptive reuse of industrial buildings is encouraged along Sinclair Road. These buildings are reimagined as live/work units, collaborative workspace, or cultural and art exhibition space. Vacant parcels could be infill projects for housing or neighborhood-scaled commercial uses.
- Sinclair Road and WW White Road should include streetscape improvements for pedestrian and bicycle connections and comfort, and traffic calming to ensure safety for all modes of mobility.



FOCUS AREA 3:
W. W. White & Sinclair



- LEGEND
-  Regional Center Boundary
 -  Park or Open Space
 -  Stream, Creek or River
 -  5-Foot Contour
 -  Focus Area Boundary

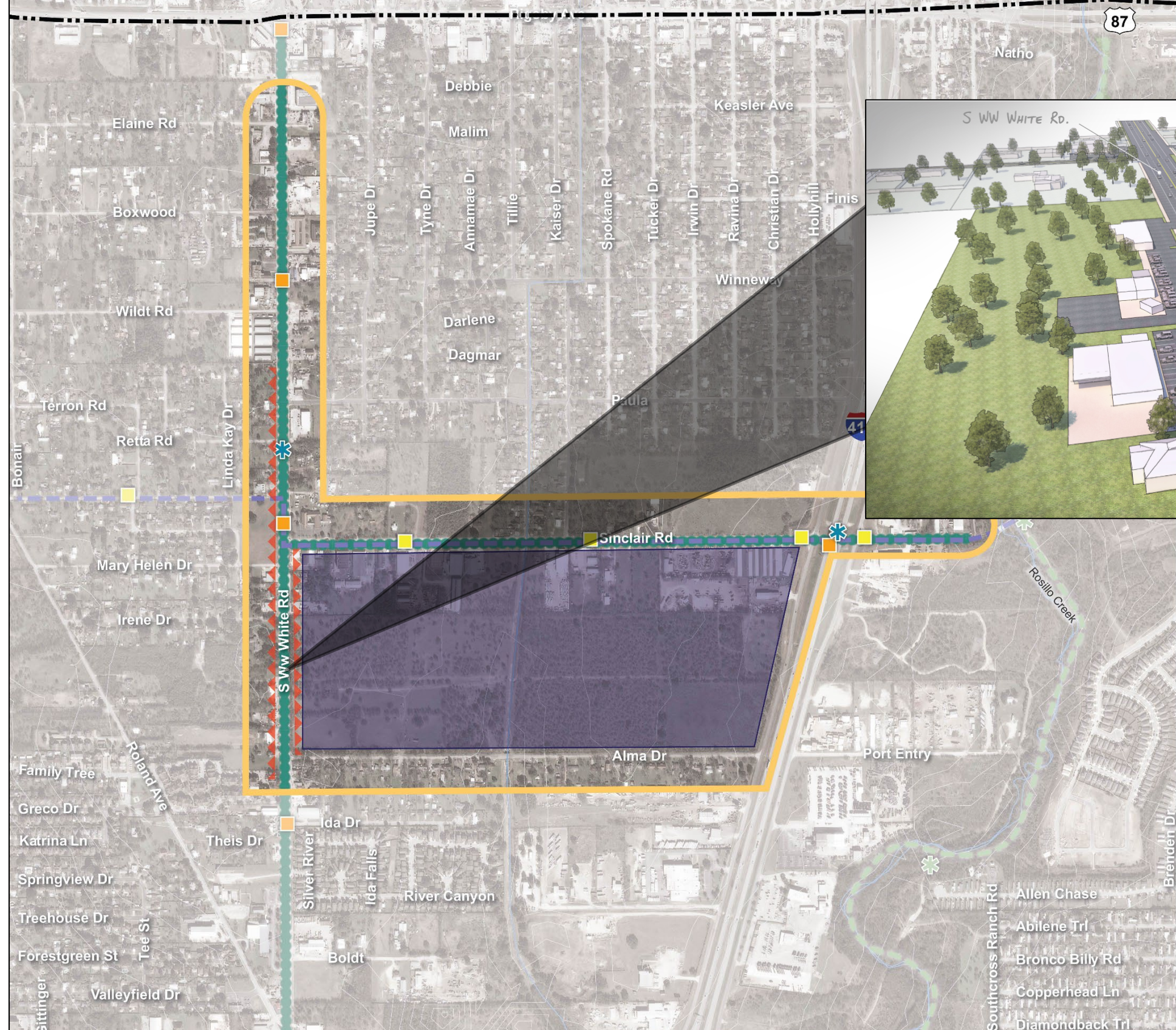
- FOCUS AREA RECOMMENDATIONS
-  Priority Connections
 -  Trail
 -  Trailhead
 -  Improved Streetscape
 -  Priority Street Frontage
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Focus Area #3:
Additional Graphics



-  Trailhead
-  Improved Streetscape
-  Priority Street Frontage
-  Proposed Plaza
-  Priority Redevelopment
-  Proposed Public Art
-  Proposed Signage and Wayfinding
-  Improved Lighting
-  Pedestrian Crossing

Focus Area #3 – W.W. White Corridor

Existing Condition



Focus Area #3 – W.W. White Corridor

Aspirational



Focus Area #3 – W.W. White Corridor

Aspirational



Focus Area #3 – W.W. White Corridor

Aspirational





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Focus Area #4:
Loop 410 & Southcross

Focus Area #4 – Loop 410 & Southcross

Vision:

- *The vacant parcels in this focus area are primarily suitable for a commercial and employment hub.*
- *Potential uses could include a shopping plaza, fine dining options, a theater, office or gallery space, boutique, a small grocery store, and other retail options and services.*
- *Outdoor gathering space, such as a plaza or promenade, should be incorporated.*
- *Residential uses are not encouraged due to high traffic volumes; however, live/work units could be a compatible housing option.*
- *Streetscape improvements along Southcross Boulevard include trees, landscape buffering, lighting, and appropriately scaled signage for businesses and wayfinding.*





- LEGEND
-  Regional Center Boundary
 -  Park or Open Space
 -  Stream, Creek or River
 -  5-Foot Contour
 -  Focus Area Boundary

- FOCUS AREA RECOMMENDATIONS
-  Priority Connections
 -  Trail
 -  Trailhead
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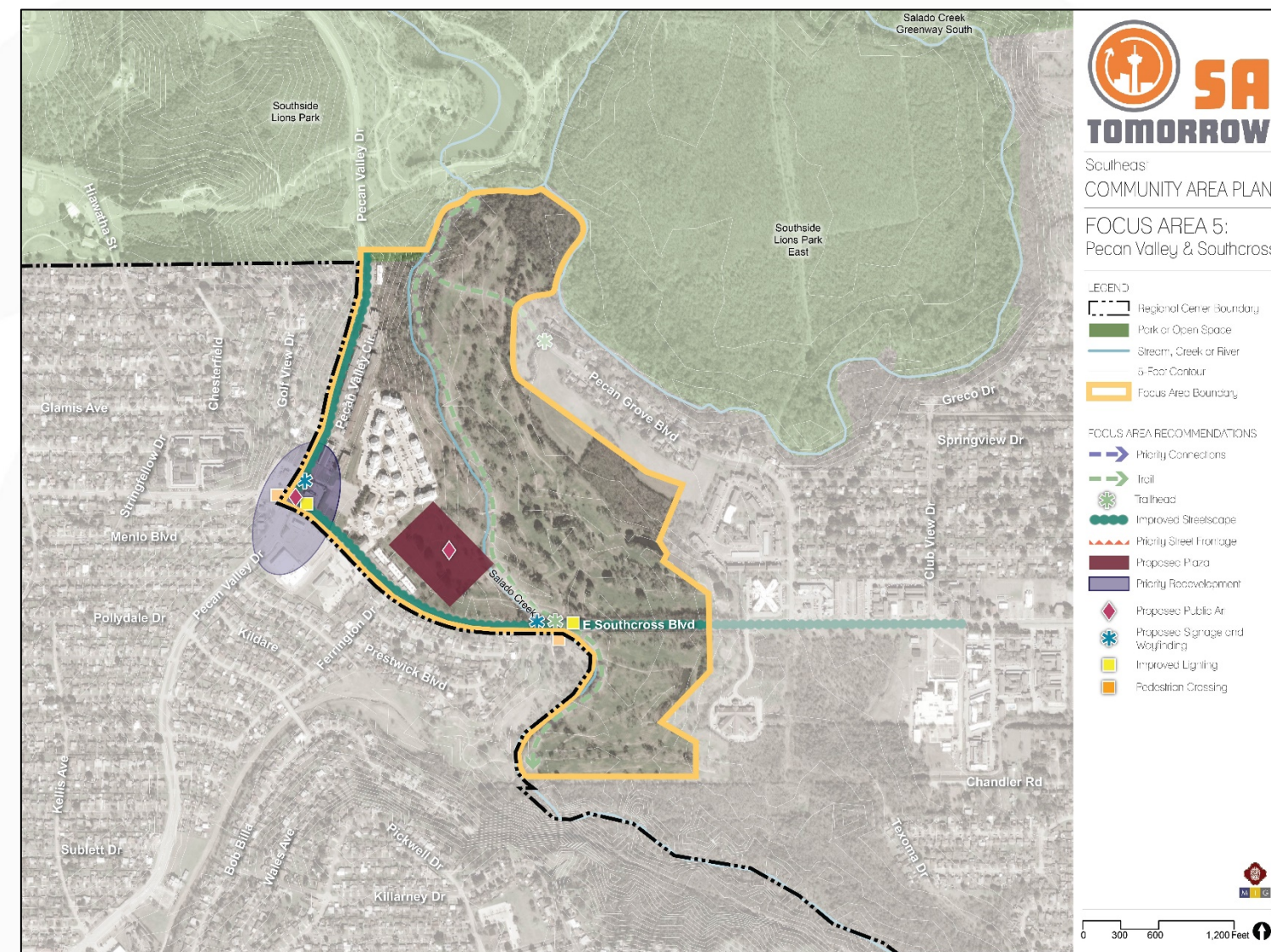
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Focus Area #5:
Pecan Valley & Southcross

Focus Area #5 – Pecan Valley & Southcross

Vision:

- This focus area encourages increased measures to improve public safety, neighborhood commercial uses at the intersection of Southcross Boulevard and Pecan Valley Drive, natural preservation and public use of the former Pecan Valley Golf Course, extension of the Salado Creek Greenway Trail, improvements to the existing multi-family, and more variety in housing types.



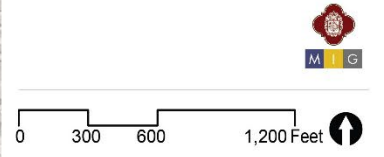


Southeast
COMMUNITY AREA PLAN

FOCUS AREA 5:
Pecan Valley & Southcross

- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

- FOCUS AREA RECOMMENDATIONS
- Priority Connections
 - Trail
 - Trailhead
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 - Proposed Public Art
 - Proposed Signage and Wayfinding
 - Improved Lighting
 - Pedestrian Crossing

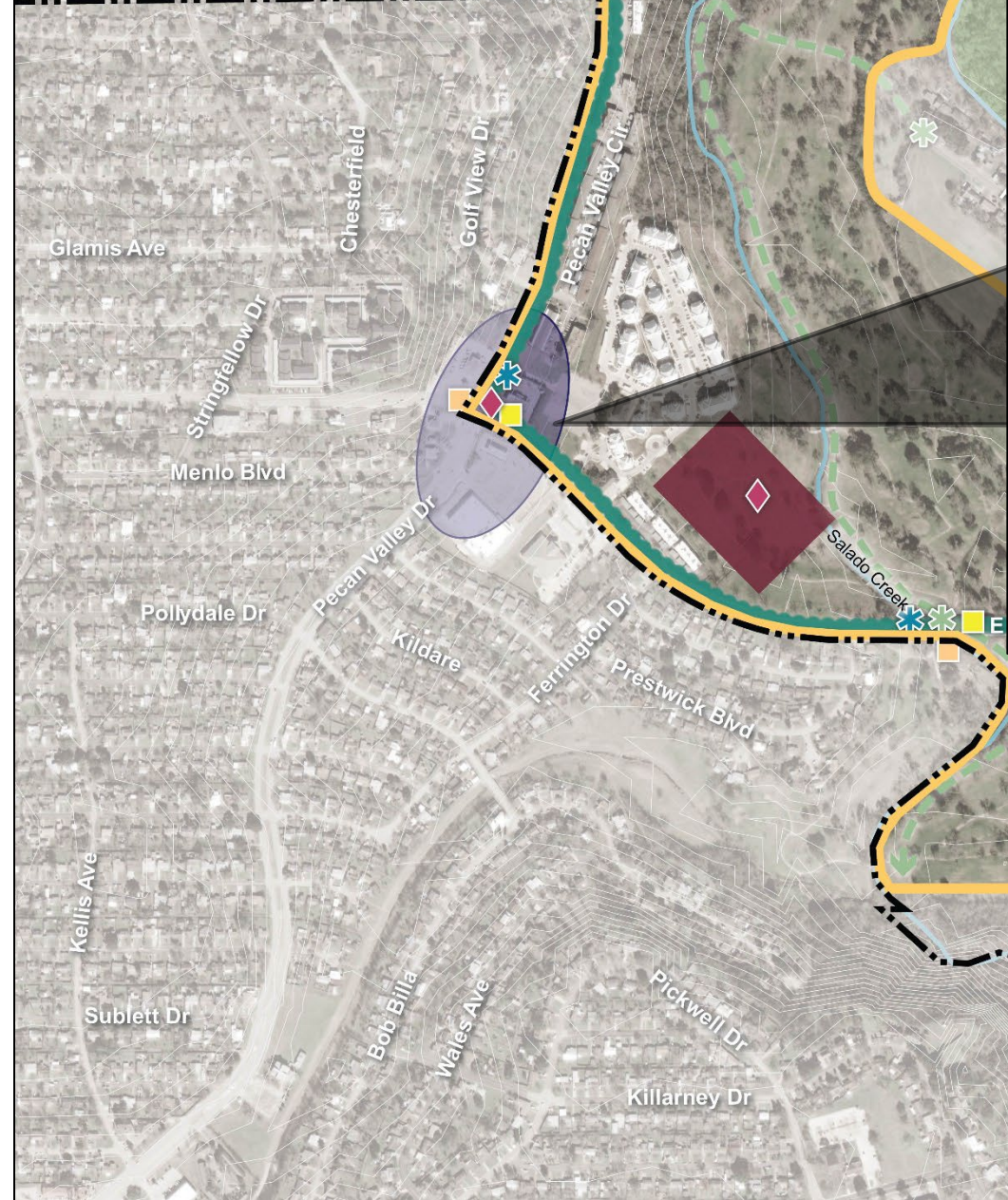


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Focus Area #5:
Additional Graphics



-  Wayfinding
-  Improved Lighting
-  Pedestrian Crossing



Focus Area #5 – Southcross & Pecan Valley

Existing Condition



Focus Area #5 – Southcross & Pecan

Aspirational



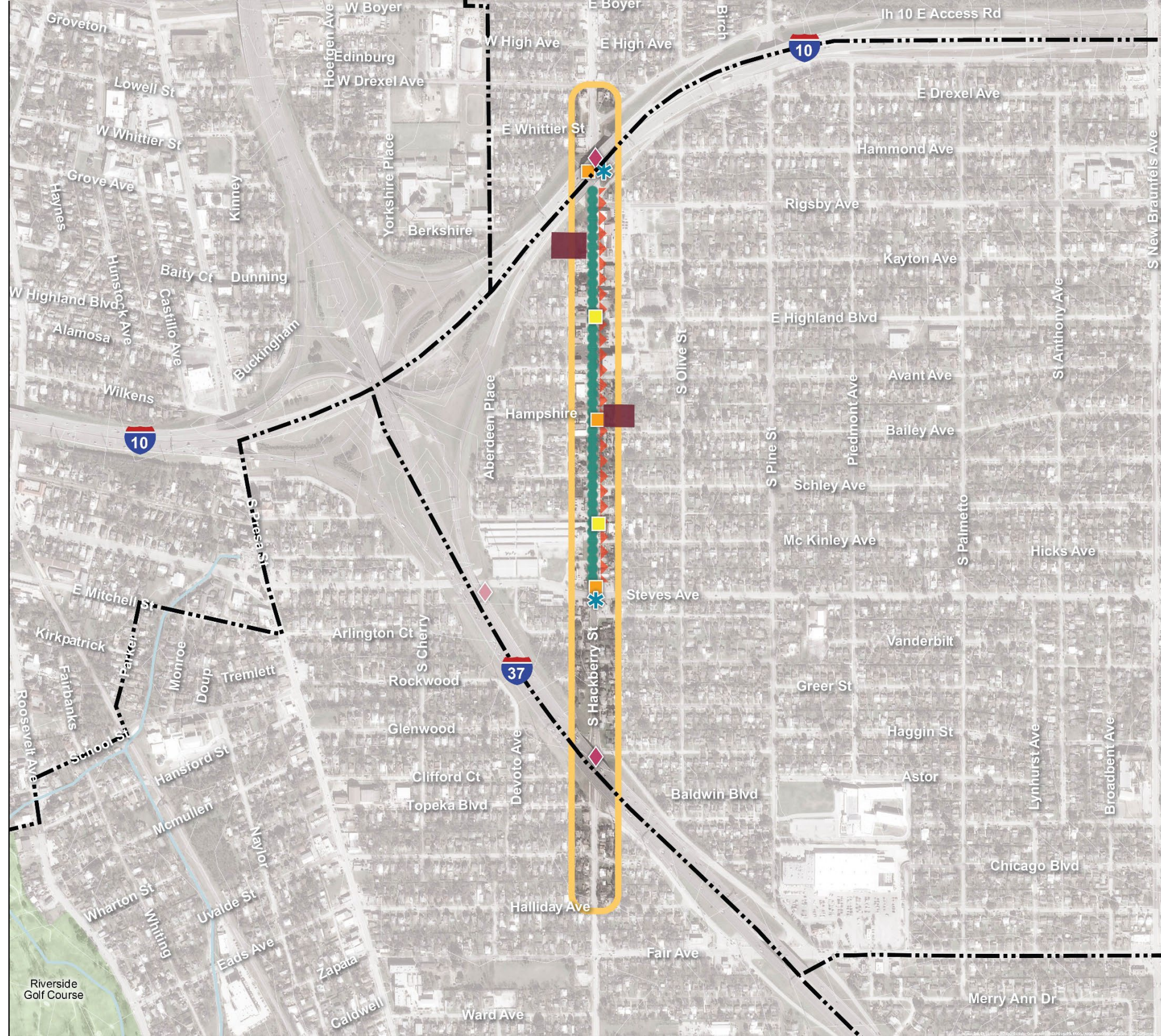


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Focus Area #6:
Hackberry St. Corridor

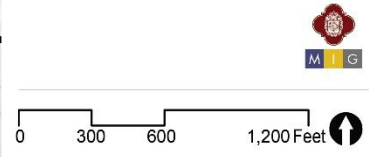


Southeast
COMMUNITY AREA PLAN

FOCUS AREA 6:
Hackberry St. Corridor

- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
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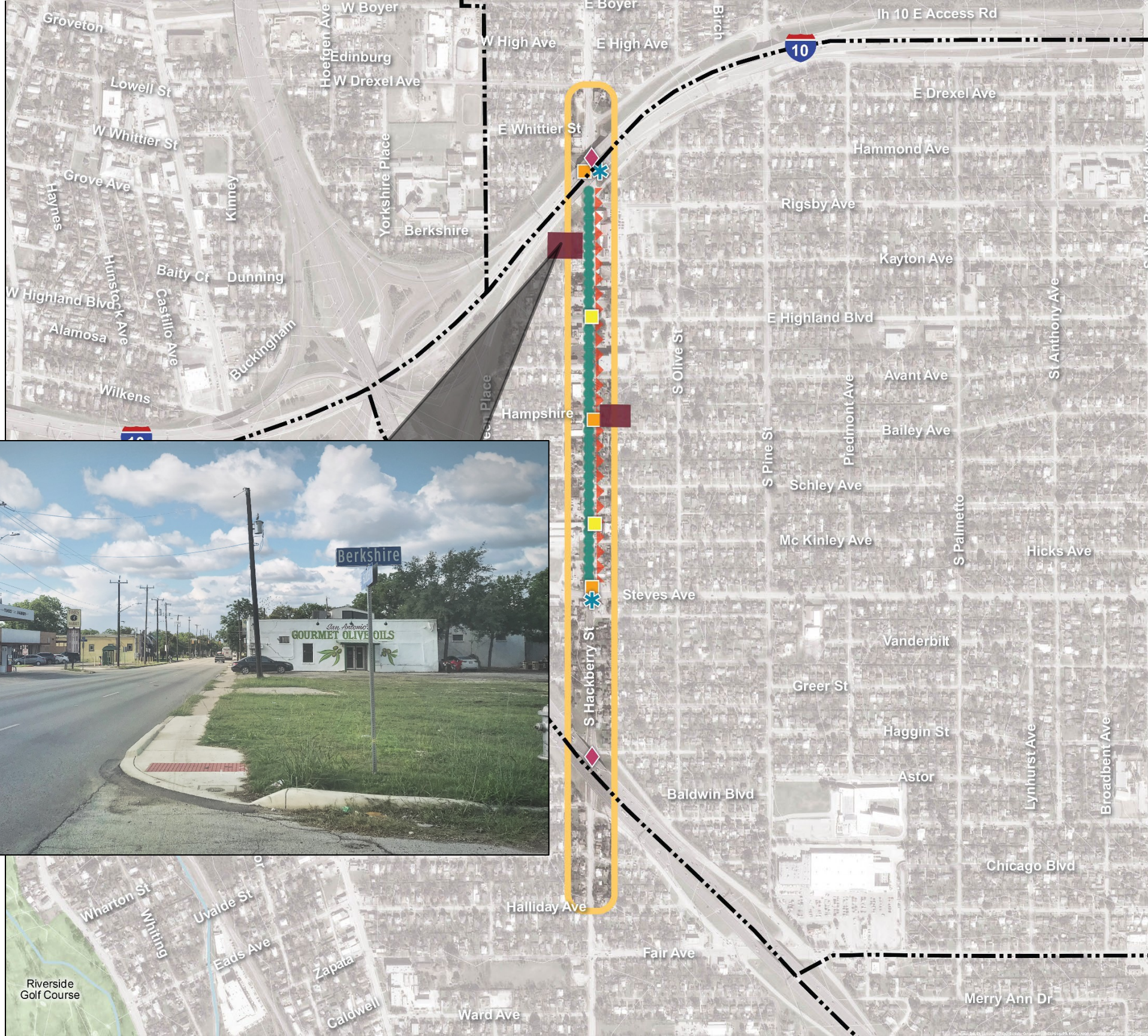


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Focus Area #6:
Additional Graphics



FOCUS AREA 6:
Hackberry St. Corridor

- LEGEND
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 - Stream, Creek or River
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Focus Area #6 – Hackberry Corridor

Existing Condition



Focus Area #6 – Hackberry Corridor

Aspirational



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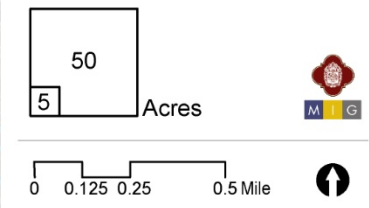
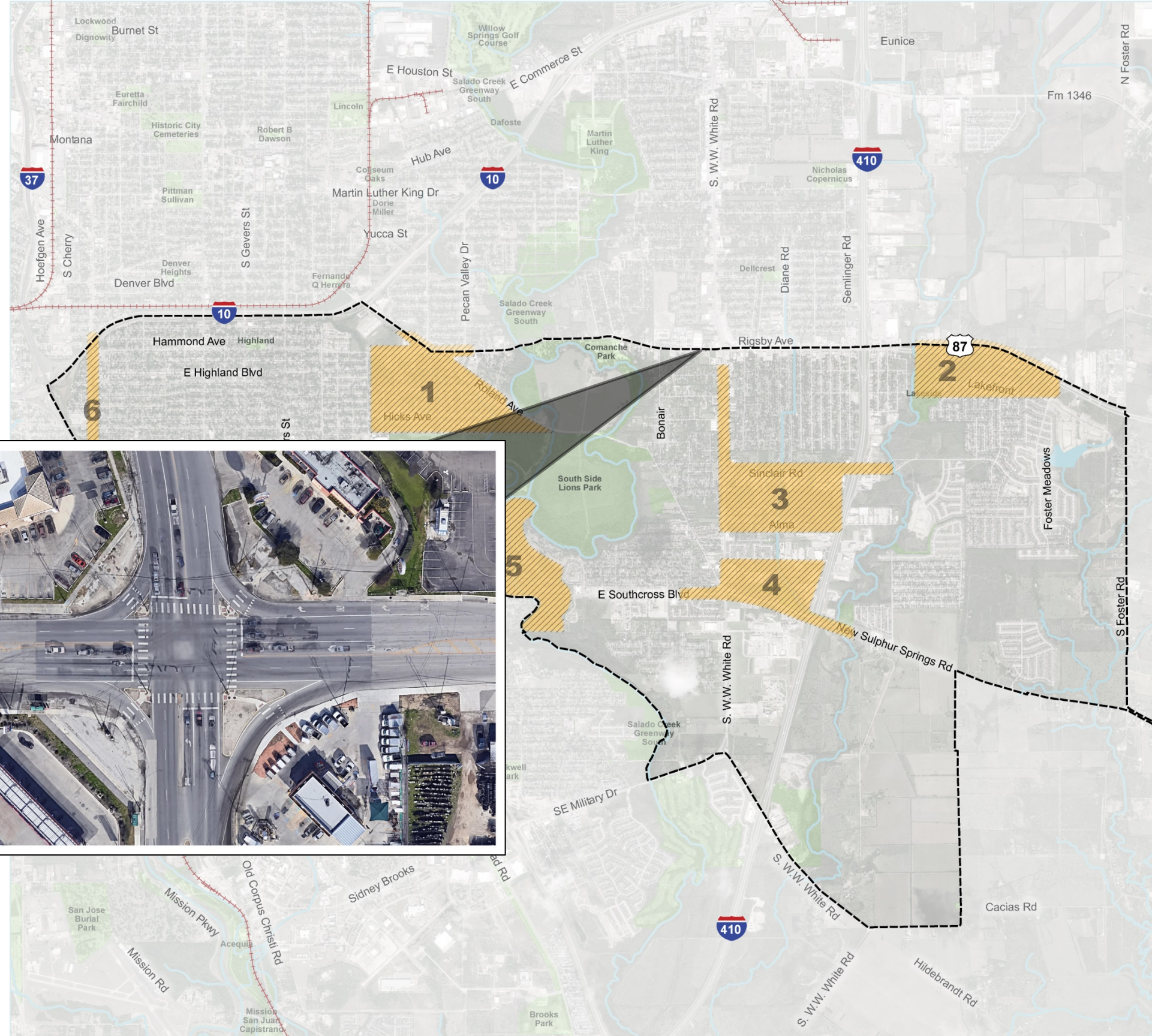
TOMORROW

Additional Graphics

FOCUS AREAS

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

- FOCUS AREA IDENTIFIERS
- 1** Pasadena Heights
 - 2** Lakeside/ Hwy 87
 - 3** W.W. White/ Sinclair Road
 - 4** Southcross/ W.W. White
 - 5** Pecan Valley Golf Course
 - 6** Hackberry St. Corridor



Additional Graphic – SE Rigsby & W.W. White

Existing Condition



Additional Graphic – SE Rigsby & W.W. White

Aspirational

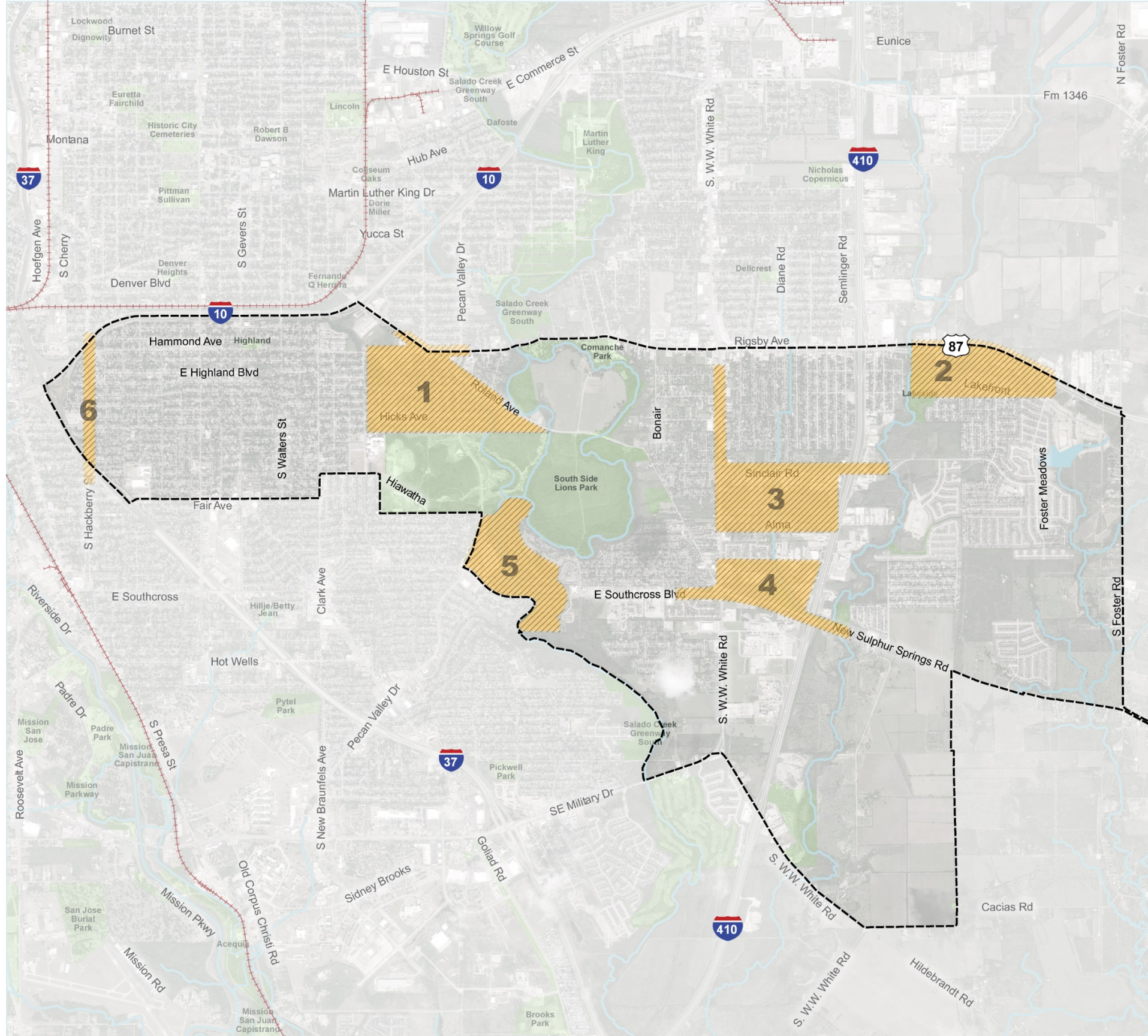


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Focus Area Recommendations



Southeast
COMMUNITY AREA PLAN
FOCUS AREAS

- LEGEND
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50
5 Acres

Focus Areas Recommendations

Focus Areas Recommendation #1:

Create unique and skillfully planned places that are transit supportive, incorporate a mix of uses, are compatible with adjacent neighborhoods, and aim to achieve the vision of each focus area.

Focus Areas Recommendation #2:

Establish or enhance public gathering spaces in identified focus areas.

Focus Areas Recommendation #3:

Encourage streetscape improvements and designs that are character defining and enhance the pedestrian realm.

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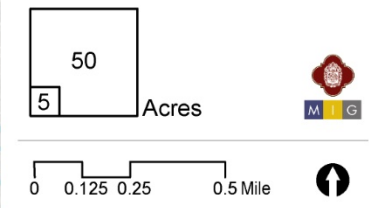
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Amenities and Public Spaces Review

AMENITIES AND PUBLIC SPACE

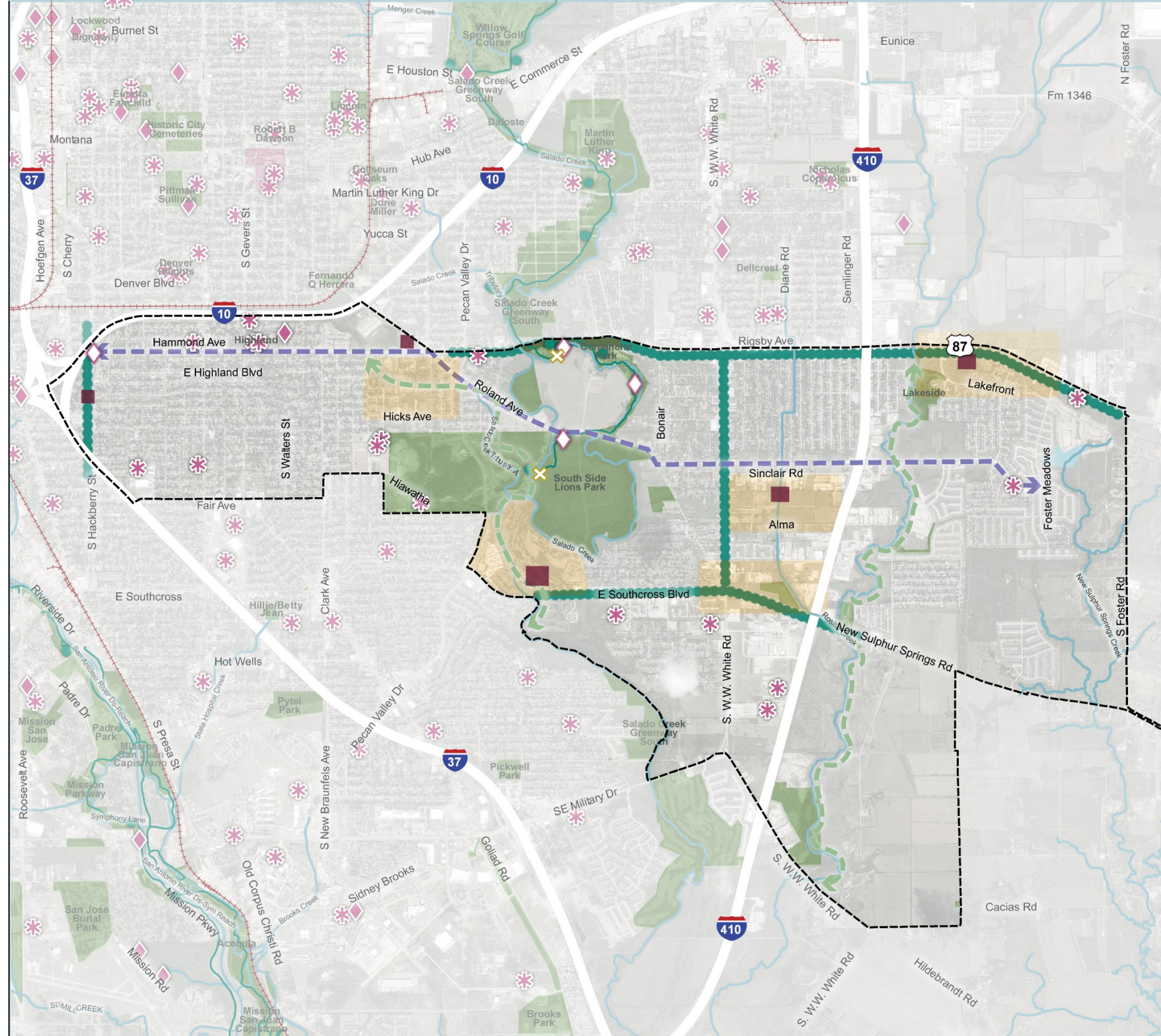
-  Regional Center Area Boundary
-  Adjacent Regional Center or Community Area
-  Park or Open Space
-  Water Body
-  Focus Area
-  School/College
-  Stream
-  Trails
-  Trailhead
-  Social Gathering and Community Event Space
-  Public Art

- Proposed Elements
-  Signage
 -  Public Art
 -  Priority Connections
 -  Trail
 -  Trailhead
 -  Improved Streetscape
 -  Proposed Plaza



50
5 Acres

0 0.125 0.25 0.5 Mile



Amenities & Public Space Recommendations

Amenities and Public Spaces Recommendation #1:

Encourage more public and private investment and improvements along South WW White Road to enhance the corridor and establish it as a community destination.

Amenities and Public Spaces Recommendation #2:

Improve pedestrian and bicycle connections between neighborhoods and across the plan area.

Amenities and Public Spaces Recommendation #3:

Invest in tree canopy and green stormwater infrastructure to achieve community goals.

Amenities & Public Space Recommendations

Amenities and Public Spaces Recommendation #4:

Extend or establish linear trails along the Southeast Community Area's creeks or drainage easements.

Amenities and Public Spaces Recommendation #5:

Create enjoyable spaces in vacant and underutilized spaces to serve people of all ages for social gathering, recreation, and community projects.

Amenities and Public Spaces Recommendation #6:

Improve public health and safety through public space and amenities.

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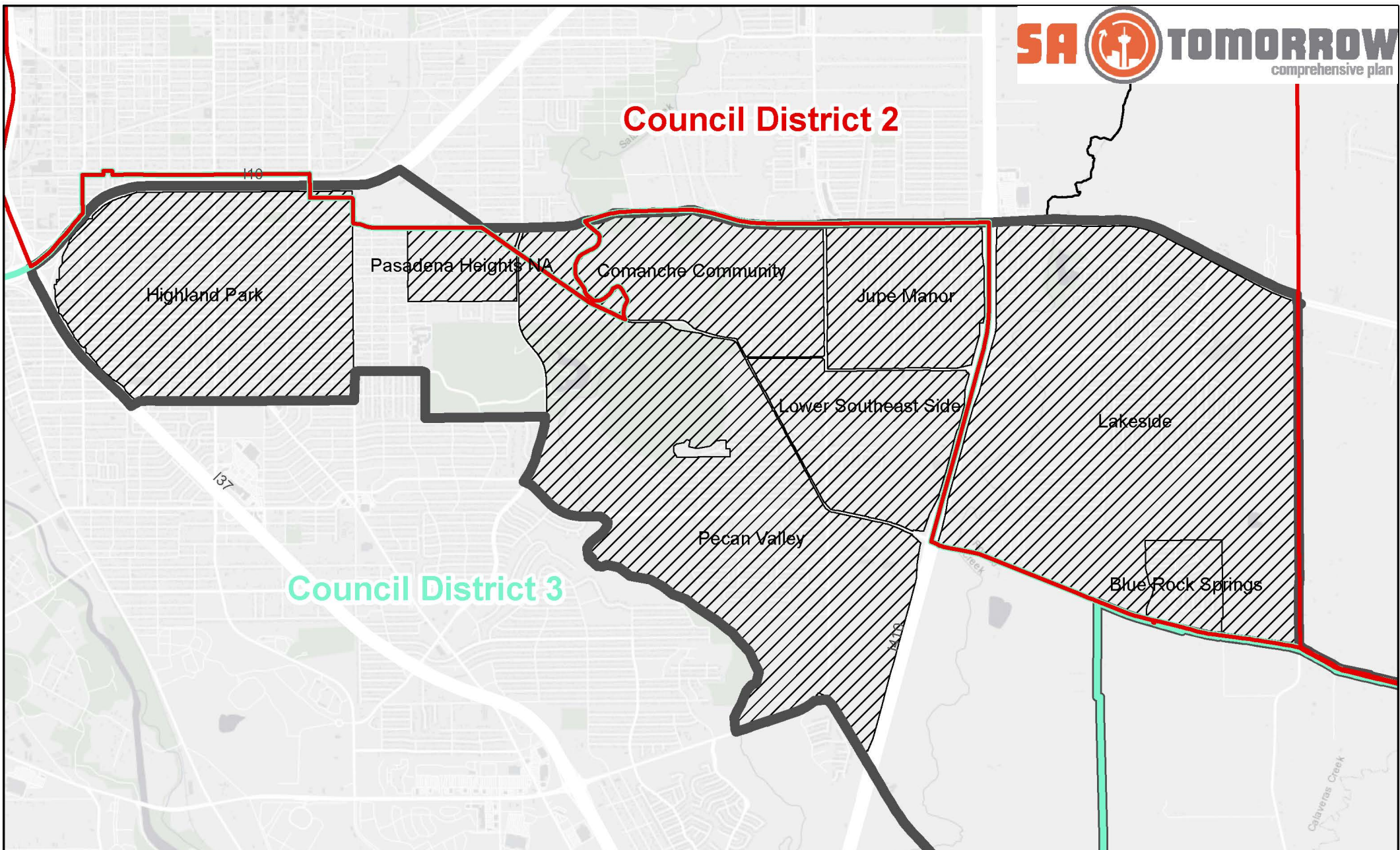


TOMORROW

Neighborhood Profiles & Priorities


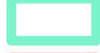




Council District 2



Council District 3

Southeast Community Area Plan

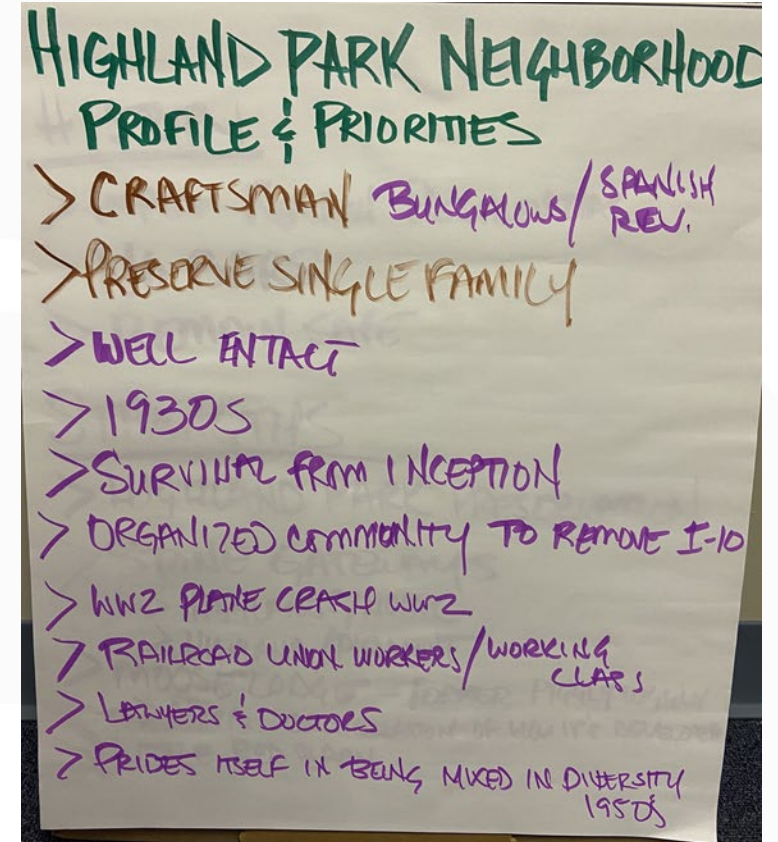
-  SE Community Plan Boundary
-  District 3
-  District 2
-  Neighborhood Associations



Highland Park

Draft Priorities

- Preserve the historic character and building styles of neighborhood
- Hackberry Street
 - Retain existing businesses and attract new shopping and dining options
 - Improve streetscape and add character defining features
- Improved lighting along bus routes on Walters and Clark
- Improve sidewalks along Kayton, Steves, New Braunfels Ave, Palmetto, and streets near Highlands High School
- Encourage continuation of Cosgrove Street and compatible housing
- Adaptive reuse of Moose Lodge
- Stricter code enforcement of building permits for home rehabilitation and new construction



Lakeside

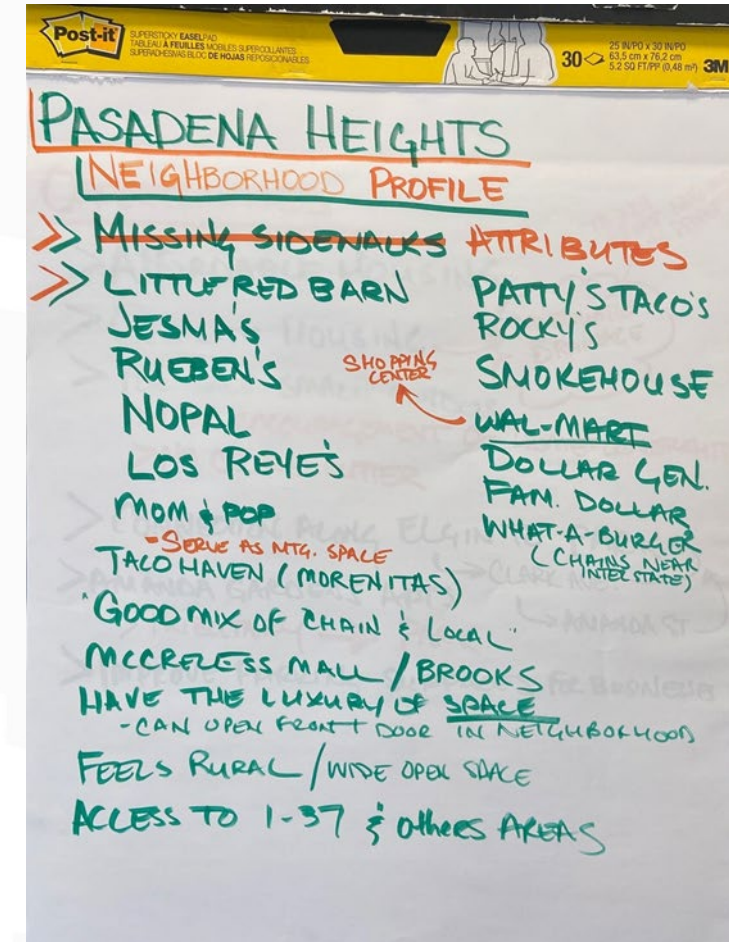
Draft Priorities

- Improve pedestrian routes, traffic congestion, and overall streetscape appearance along Highway 87
- Hike and bike trail along Rosillo Creek
- Establish a multi-generational center and aquatic center
- Attract healthy, local grocery options and fine dining restaurants
- More options for entertainment and retail that are targeted towards all ages
- Encourage a closer full-service hospital or medical facilities
- Maintenance of Lake Verda and exercise facilities at Tealer Park
- Reconfigure Sinclair Road to include all modes of mobility
- Identify funding sources for improvements to community tennis courts at 5810 Lakefront

Pasadena Heights

Draft Priorities

- Stormwater infrastructure and drainage improvements are needed along following streets: Chickering, Rigsby, Schley, Hicks, Amanda, Beethoven, and Vista
- Street and sidewalk repair along Chickering, Beethoven, Pecan Valley
- Rigsby Avenue - a priority corridor in need of street lighting and improvements to eroding soil and vegetation along the street.
- Lower speeds along Amanda Street
- Support rehabilitation of existing homes and infill of vacant and underutilized lots for compatible housing or public gathering space
- Linear trail throughout neighborhood along drainage easement and Salado Creek Tributary that connects to Southside Lions Park



Pecan Valley

Draft Priorities

- Change the perception and reality of safety; Encourage a police sub-station within nearby
- Encourage rehabilitation and constant maintenance of existing multi-family housing
- New housing development should encourage more lower density, market-rate housing
- Traffic speed reduction on Clubview Drive and other residential streets
- Street and sidewalk repair and maintenance for accessibility for all ages and physical abilities, particularly on Southcross Boulevard
- Better maintenance and surveillance of former PVGC and include public recreational opportunities and natural preservation in floodplain
- Adaptive re-use of vacant Wal-Mart Marketplace
- Encourage a full-service medical facility
- More proactive representation and coordination with City Council office



SA



TOMORROW

Wrap-up and Next Steps

Sub-Area Planning Project Phases

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Analysis & Visioning

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Up next...

Planning Team #12
March 2021



Planning Team Meeting #13
June 2021



**Southeast Community Area
Planning Team
Meeting #11**

Tuesday, February 2, 2021

WebEx Meeting

177 860 8269



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