



# Stone Oak Area Regional Center Planning Team

Meeting #9

Thursday, July 13, 2023

Zoom

2 – 4 PM



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

# Stone Oak Area Project Team



## City of San Antonio, Planning Department

Channary Gould, Project Manager

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## MIG

Jay Renkens, AICP, Principal

Saul Vazquez, Senior Project Associate

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## Cambridge Systematics

Hannah Santiago, Senior Associate

# Timeline of Meetings



# Meeting Objectives

## 1. Reintroduction of Mobility Recommendations

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

## 2. Updated Amenities & Public Spaces 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



*Classen-Steubing Ranch Park. Credit: Google Earth*



# Draft Vision

*The Stone Oak Area Regional Center maintains its natural integrity with ample natural parks and trails, open space, and trees and is well-served with local shops, restaurants, employment and entertainment organized into walkable community hubs supported with resilient infrastructure and connected by a multi-modal roadway and trail network that respects the area's natural systems and topography.*



# Goals

Goal 1: Promote development, programming and design that encourages walkability in key areas and is compatible with existing neighborhoods and the **natural landscape**.

Goal 2: Facilitate development patterns that include local employment and entertainment opportunities in highly walkable and connected activity centers with a variety of amenities catering to different lifestyles.

Goal 3: Increase the number and diversity of housing opportunities while preserving **natural and improved parks and open space** interspersed throughout the area to create connectivity for multi-modal transportation options.

Goal 4: Ensure transportation and other infrastructure is designed to minimize impacts on the natural landscape and implemented prior to or concurrently with new development.

Goal 5: Increase **equitable access to parks, open space, trails and diverse recreational amenities** throughout the Regional Center.

Goal 6: Create housing, employment, goods and services that serve, support and are accessible to youth, families and older adults.

Goal 7: Incorporate environmentally friendly and sustainable development practices to balance growth and preserving natural resources such as groundwater conservation and **natural landscaping**.

Goal 8: Create a business-friendly environment that attracts corporations of varying sizes to provide diverse employment opportunities and encourage higher education facilities to locate in the Stone Oak Area Regional Center to broaden educational opportunities for residents.



# SA TOMORROW

Land Use



## Stone Oak Area REGIONAL CENTER

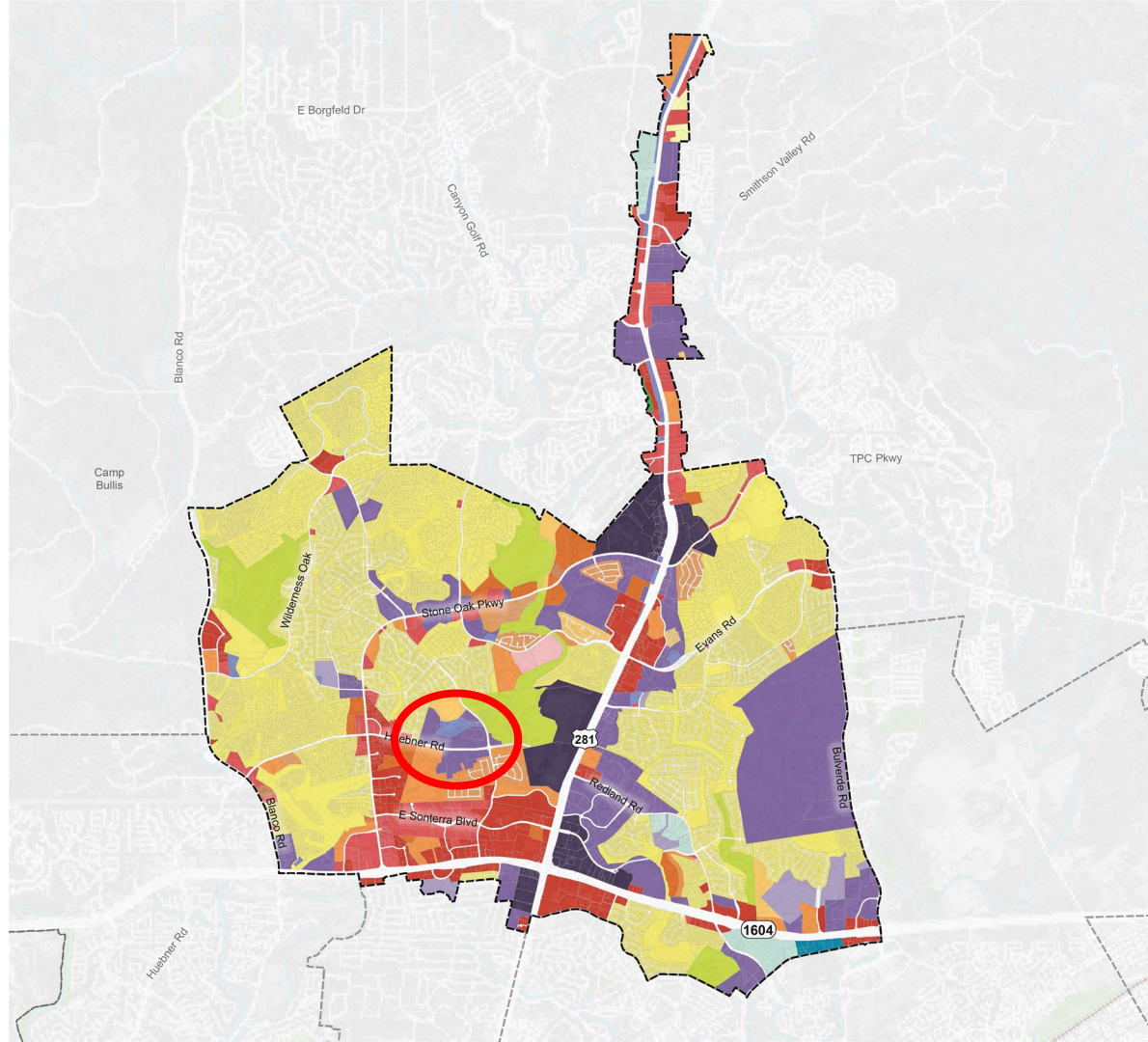
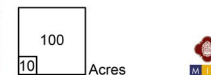
### FUTURE LAND USE

- 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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

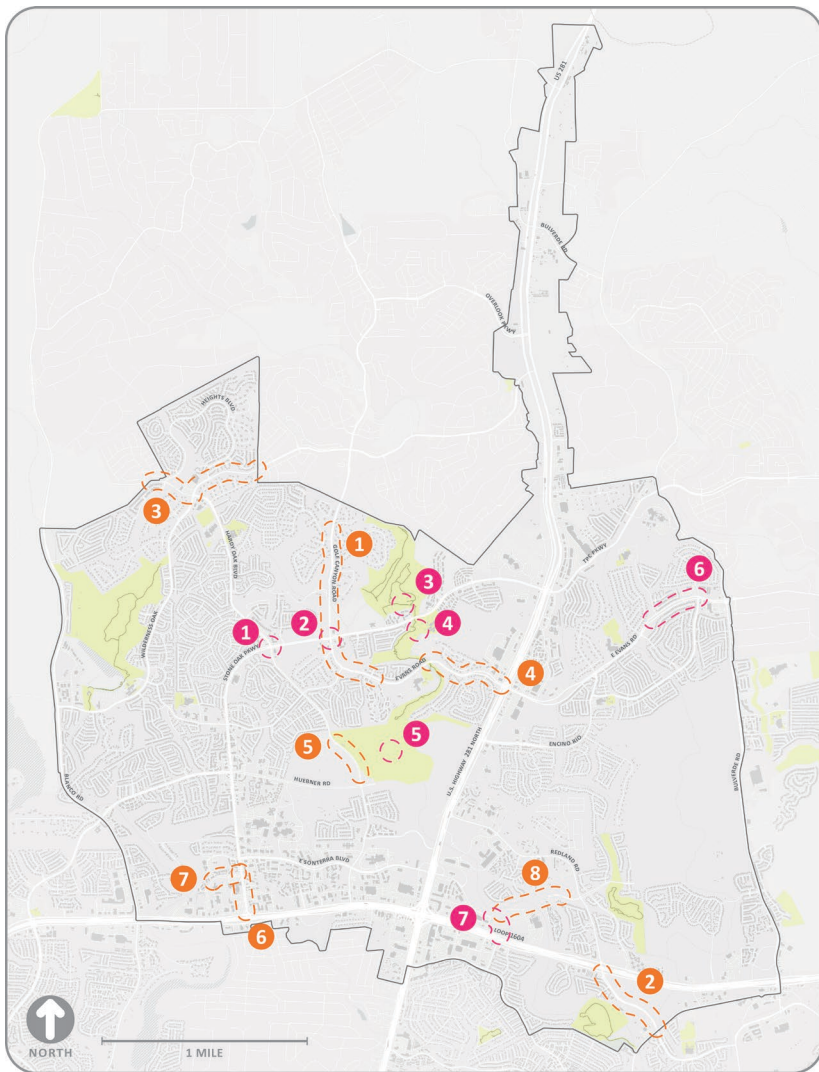


# SA TOMORROW

Draft Mobility Recommendations







## 2022 Bond Projects

- 1 2 District 9 Traffic and Mobility Improvements (Stone Oak Parkway, Evans, Hardy Oak and Stone Oak Area) Construct intersection improvements at Stone Oak Parkway at Evans Road and Hardy Oak, and other Stone Oak area intersections to include turn lanes, curbs, sidewalks, driveway approaches, drainage, and traffic improvements as applicable and within available funding.
- 3 4 Stone Oak Park Construct general park improvements within available funding which may include trail rehabilitation and improvements.
- 5 Classen-Steubing Ranch Park Construct Phase 2 general park improvements within available funding as part of the Park's Master Plan.
- 6 Sonterra Road Extension (Sonterra to Loop 1604) Construct roadway improvements to include sidewalks, curbs, driveway approaches, drainage, and other improvements as applicable and within available funding.
- 7 Evans Road Phase 1 (East Elm Creek to Masonwood) Construct roadway improvements to include sidewalks, curbs, driveway approaches, drainage, and other improvements as applicable and within available funding.

## DRAFT SA Tomorrow Stone Oak Regional Center Mobility Sites

- 1 Improve road condition and address sidewalk gaps.
- 2 Potential to improve streetscape and enhance safety for pedestrians and bicyclists.
- 3 Sidewalk gaps near middle school and shopping center.
- 4 Enhance pedestrian crossings at Evans Spring and create connection to Stone Oak South Trail under Evans Rd.
- 5 Potential for mid-block crossing for pedestrians to access Classen-Steubing Ranch Park after it opens.
- 6 Improve left-turns and u-turn traffic circulation between Frontage Road and Sonterra Pl. to reduce number of traffic collision incidences.
- 7 Sidewalk gap along Sonterra Pl. and no safe pedestrian crossing across Stone Oak Pkwy.
- 8 Incomplete segment of Gold Canyon Road.

# 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 vehicles, people walking and people bicycling
- Improve crossing opportunities for students accessing school campuses **and for pedestrians crossing highways**
- Improve crossing opportunities for people accessing VIA Metropolitan Transit bus stops



# What We've Been Hearing

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# What We've Been Hearing

## *Mobility Recommendations*

Focus on  
**accessibility** for  
youth, families  
and older  
adults to key  
destinations.

### Strategies

- Design transportation demand management resources, like carpool, bicycling and walking matching systems, to target school locations & student/parent populations
- Develop infrastructure projects, like sidewalks, traffic calming and speed reduction, to support Safe Routes to Schools
- Evaluate mobility-on-demand transit solutions **or increased weekend bus service** to connect residents to the rest of the transit system through the existing Stone Oak park & ride facility

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# What We've Been Hearing

## *Mobility Recommendations*

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

### Strategies

- Support build out of major thoroughfare plan to support long term growth
- Update the Unified Development Code to reflect the Major Thoroughfare Plan and the Complete Streets Policy
- Incorporate green infrastructure elements into future Bond funded mobility projects



# What We've Been Hearing

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# DRAFT MOBILITY

## LEGEND

 Stone Oak Area Regional Center Boundary

 Park or Open Space

 Stream, Creek or River

 Body of Water

 Focus Areas


 Public Schools

 Public Libraries

 Community Centers

## MOBILITY FEATURES

 2022 Bond Projects  
(Planning/ Design Phase)

 2017 Bond Projects  
(Completed/Nearly Complete)

 Park Trails

 VIA Transit Centers

## MOBILITY AREAS

**A** Canyon Golf Rd

**B** Redland Rd

**C** Hardy Oak Blvd & Wilderness Oak

**D** Evans Rd

**E** Hardy Oak Blvd

**F** Stone Oak Pkwy

**G** Sonterra Place

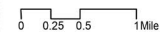
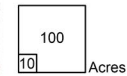
**H** Gold Canyon Rd (extension)

## PROPOSED ELEMENTS

 Walk/Bike Trail Improvements

 Pedestrian Crossing

 Improved Lighting

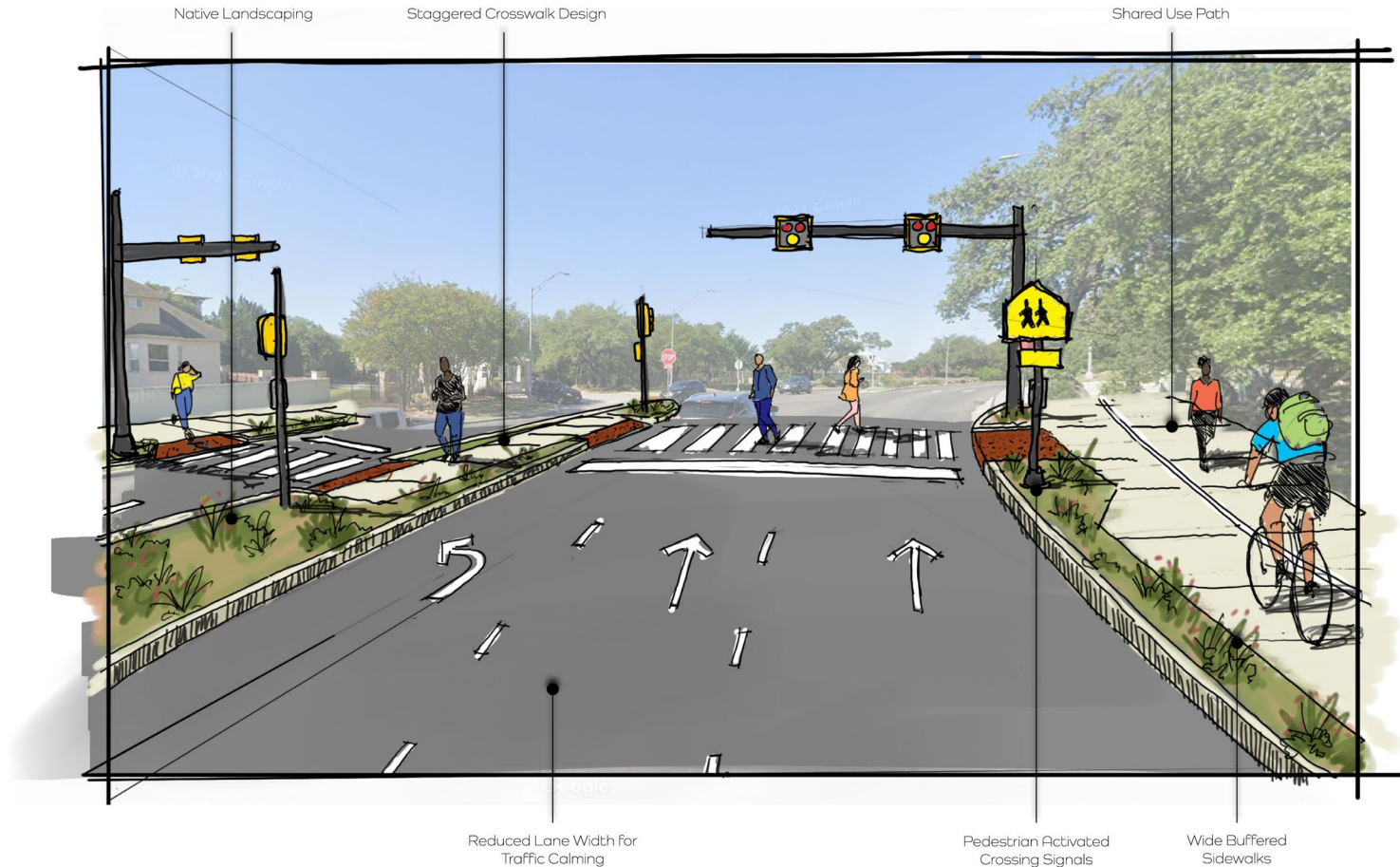




## Evans Road & Evans Spring- Existing Conditions



# Evans Road & Evans Spring- Mobility Recommendations Applied





## TPC Pkwy & Bulverde Rd- Existing Conditions (near Johnson High School)





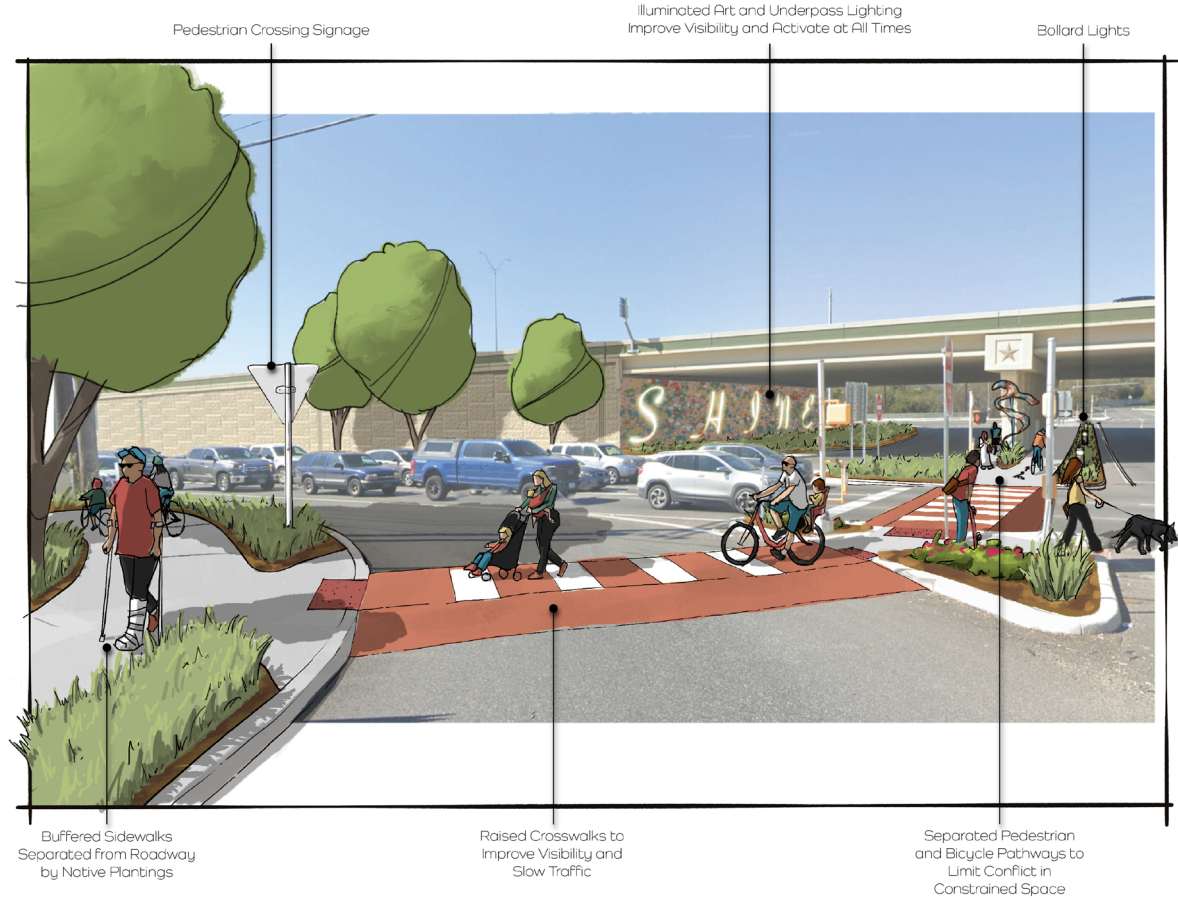
# TPC Pkwy & Bulverde Rd- Mobility Recommendations Applied



## Evans Rd & Hwy 281- Existing Conditions



## Evans Rd & Hwy 281- Mobility Recommendations Applied

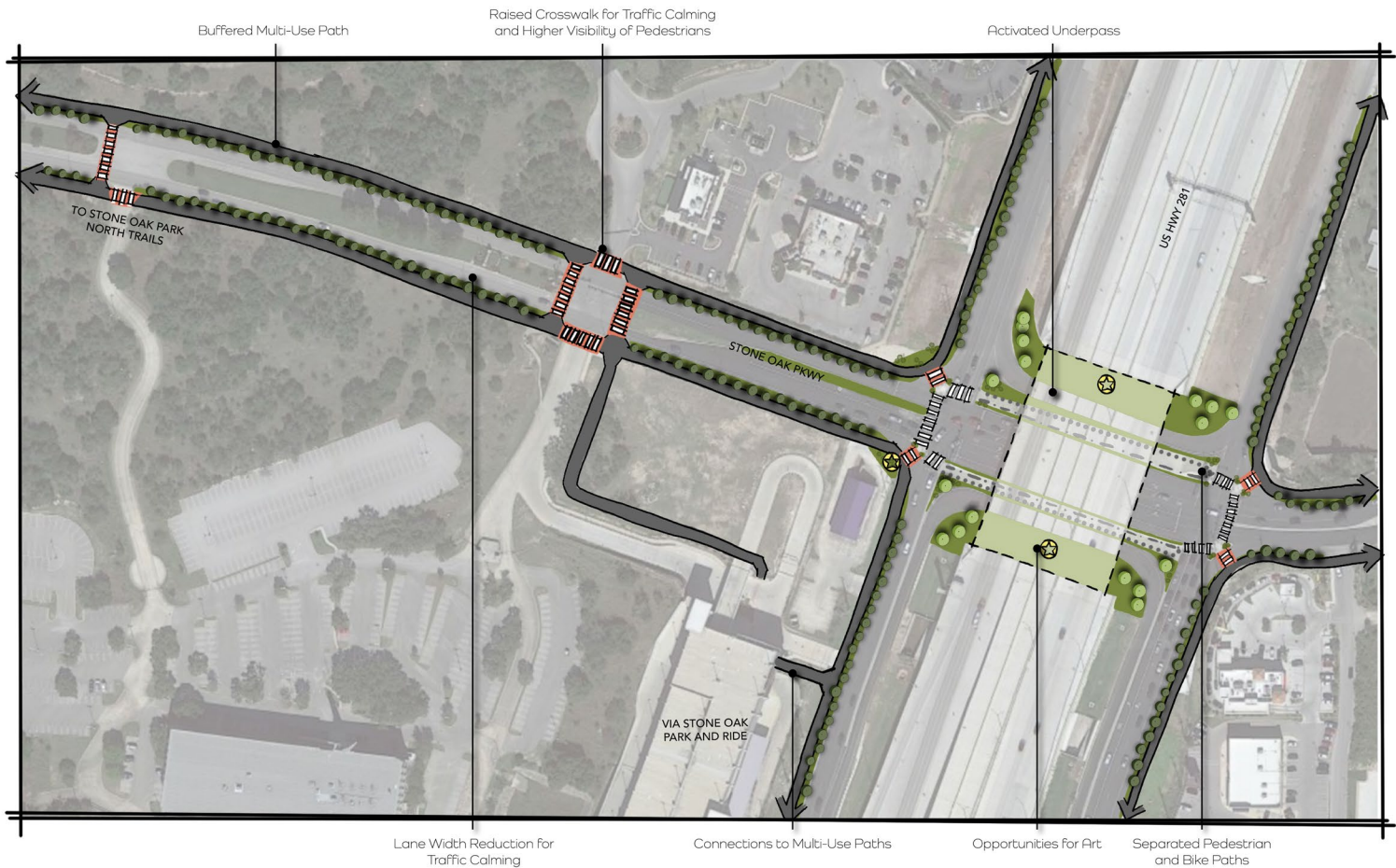




## Stone Oak Pkwy & Hwy 281- Existing Conditions (corner near VIA Park & Ride)



# Stone Oak Pkwy & Hwy 281- Mobility Recommendations Applied





**SA**



**TOMORROW**

Amenities & Public Spaces  
(Continued from PT#8)

# What We've Been Hearing

## *Amenities & Public Space Themes*

"Pearl-like" venue where you can spend a day doing multiple things in same area

Connection to Howard Peak Greenway from Stone Oak Area

Dog park and seating at Classen-Steubing Ranch Park

Walking trails and park along creek

Provide as much open space as possible

More connected trails/greenway, nature trails a plus

Better bike lanes on Wilderness, Hardy Oak, Stone Oak

More public art

More community centers, an older adults center with natatorium near Classen-Steubing Ranch Park

# 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

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PROPOSED ELEMENTS

 Public Art

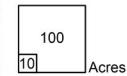
 Signage and Wayfinding

 Trailhead

 Pedestrian Crossing

 Improved Lighting

 Proposed Park/Open Space



# Updated Amenities & Public Space Recommendations

- **Amenities and Public Space Recommendation #1:** Utilize public art to establish character at existing parks, **trailheads**, and open spaces, **as well as other** key locations within the Regional Center.
- **Amenities and Public Space Recommendation #2:** **Improve** ~~increase wayfinding and navigation for pedestrians~~ **and cyclists** by incorporating signage, ~~and wayfinding~~ **and lighting** features ~~downward pedestrian lighting along open spaces and key locations~~ **along streets, trails and parks.**
- **Amenities and Public Space Recommendation #3:** ~~Create regional and neighborhood scale parks~~ **Establish parks and open spaces of multiple scales** east of Highway 281 to provide recreational opportunities evenly distributed throughout the Regional Center.
- **Amenities and Public Space Recommendation #4:** Enhance the experience for pedestrians moving along and across major thoroughfares and high trafficked areas **by incorporating pedestrian amenities, green infrastructure, and safe crossing opportunities.**

# Updated Amenities & Public Space Recommendations

- **Amenities and Public Space Recommendation #1:** Utilize public art to establish character at existing parks, trailheads, and open spaces, as well as other key locations within the Regional Center.
- **Amenities and Public Space Recommendation #2:** Improve navigation for pedestrians and cyclists by incorporating signage, wayfinding and lighting features along streets, trails and parks.
- **Amenities and Public Space Recommendation #3:** Establish parks and open spaces of multiple scales east of Highway 281 to provide recreational opportunities that are evenly distributed throughout the Regional Center.
- **Amenities and Public Space Recommendation #4:** Enhance the experience for pedestrians moving along and across major thoroughfares and high traffic areas by incorporating pedestrian amenities, green infrastructure, and safe crossing opportunities.

# Updated Amenities & Public Space Strategies

## **APS Recommendation**

**#1:** Utilize public art to establish character at existing parks, trailheads, and open spaces, as well as other key locations within the Regional Center.

**APS Strategy 1.1:** Incorporate public art into improvements to existing parks, trailheads, and open spaces.

**APS Strategy 1.2:** Prioritize public art in the design of new parks, trailheads, and open spaces.

**APS Strategy 1.3:** Explore opportunities to integrate public art into other public investments, including streetscape designs and community facilities.

# Updated Amenities & Public Space Strategies

**APS Recommendation #2:** Improve navigation for pedestrians and cyclists by incorporating signage, wayfinding and lighting features along streets, trails and parks.

**APS Strategy 2.1:** Add people-scaled lighting along major roads and within neighborhoods.

**APS Strategy 2.2:** Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.

**APS Strategy 2.3:** Develop entry monuments and gateway elements at key intersections.

**APS Strategy 2.4:** Add dark sky friendly downlighting in parks and open spaces.

# Updated Amenities & Public Space Strategies

**APS Recommendation #3:** Establish parks and open spaces of multiple scales east of Highway 281 to provide recreational opportunities that are evenly distributed throughout the Regional Center.

**APS Strategy 3.1:** Work with owners of larger properties to identify opportunities for new and expanded parks and open spaces.

**APS Strategy 3.2:** Partner to incorporate publicly accessible parks and open spaces into new developments.

**APS Strategy 3.3:** Improve access to existing parks and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.

# Updated Amenities & Public Space Strategies

**APS Recommendation #4:** Enhance the experience for pedestrians moving along and across major thoroughfares and high traffic areas by incorporating pedestrian amenities, green infrastructure, and safe crossing opportunities.

**APS Strategy 4.1:** Add street trees and other shade elements throughout the plan area.

**APS Strategy 4.2:** Integrate green infrastructure and other Low Impact Development (LID) improvements in streets, parks, parking lots, and landscaping.

**APS Strategy 4.3:** Incorporate street furnishings (e.g., benches, trash cans, bike racks) throughout the plan area.

**APS Strategy 4.4:** Improve intersections and add new crossings for pedestrian safety and comfort.



**DRAFT**  
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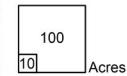
 Signage and Wayfinding

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# SA TOMORROW

## Neighborhood Profile and Priorities (NPP)

# What are Neighborhood Profile and Priorities (NPP)?

## Section of Plan that:

- Provides special attention to individual neighborhood priorities and recognizes prior neighborhood planning efforts
- 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 (example)

## 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.

## Neighborhood Snapshot

### NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

#### Opportunities

- Redevelopment of vacant and industrial land can be leveraged to create a safer and more comfortable street environment.
- Restoration and adaptive reuse of historic industrial buildings such as Merchant's Ice House and the G.J. Sutton Building can create new places for people to live, work, and find entertainment while preserving aspects of the area's history.
- There is vacant and underutilized land that can be used to add to the housing supply without directly displacing existing housing in the neighborhood.
- Land banking could be employed to acquire vacant sites to be redeveloped for affordable housing.

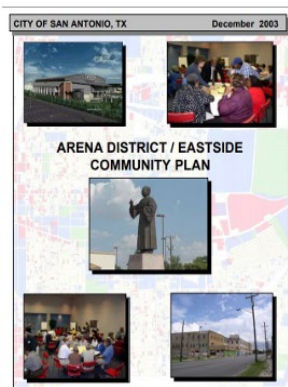
#### Challenges

- The Union Pacific Railroad tracks bisect the area and present a challenge to all modes of travel and the noise generated by rail traffic is detrimental to the quality of life for existing and future residents of this area.
- As the warehouse and industrial area is redeveloped, maintaining a supply of affordable housing will be a challenge as more people choose to live near Downtown San Antonio.
- The connectivity with the Downtown area west of IH-37 is challenged by the obstacle of the elevated interstate and unwelcoming conditions beneath it.
- An absence of sidewalks and bike infrastructure creates an unsafe and unwelcoming environment for pedestrians and people on bicycles.

# Overview of NPP (example)

## 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.



## Neighborhood Priorities

- Provide safe and comfortable pedestrian crossings at the eight railroad crossing in this area.

- Increase the quality and quantity of pedestrian and bicycle infrastructure such as wide sidewalks, street trees and landscaping, buffered bike lanes, and bike boxes.

- Development near Cherry Street should decrease in height and massing from west to east, transitioning to the residential area east of Cherry Street.

### 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.

- Priority from Previous Neighborhood Plan
- Aligns with Sub-Area Plan Recommendation
- Aligns with other Neighborhood Action Plan Recommendation



# Participating Neighborhoods

- Stone Oak POA
  - Sonterra POA deferred to Stone Oak POA's NPP
- The Overlook at Stone Oak
- Encino Rio
- Emerald Forest (TBD)

# SA TOMORROW

Next Steps

# Next Steps

## *UPCOMING EVENTS:*

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

## *QUESTIONS?*

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