

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #2

Meeting Date: February 19, 2019

Time: 5:30 PM – 7:30 PM

Location: Port San Antonio Board Meeting Room, 907 Billy Mitchell Blvd, Ste. 110

Attendees:

Amber Lamm, JBSA

Gabriel Gonzales, JBSA

Andy Diaz, P.A.C.E.

Gerald Jones, Springvale

Peter Onofre, New Life Christian Center

Trisha Herrera, Resident

Brian Mast, SARA

Jose Cipriano III, Thompson Neighborhood Association

Rudy Lopez, Thompson Neighborhood Association

Christine Viña, VIA

Ray Flores, Port San Antonio

Darlene Diaz, Port San Antonio

Madeleine Mendez, NHSD

Isaac Bernal, EDD

Andy Rutz, MIG

Krystin Ramirez, MIG

Meeting Objective

The purpose of Planning Team Meeting #2 was to discuss the plan area’s assets, challenges, and opportunities, which would then be used to draft a vision and goals for the Port San Antonio Area Regional Center Plan.

Meeting Format

The Port San Antonio Area Regional Center Project Manager, Channary Gould presented an update on the planning process and mentioned the existing conditions atlas document that is posted on the plan’s website and made available to the public. Andy Rutz and Krystin Ramirez of MIG presented the existing conditions detailed in the atlas to the group. The group was provided copies of the existing conditions atlas and encouraged to provide comments, corrections or edits to the project manager so the document could be updated. The document also contained several maps that described the existing conditions for the area. The maps were used as reference during the discussion. The discussion was followed by a brief presentation by the project manager on responses received thus far on the vision and goals questionnaire and input provided during the all residents meeting that was held on January 29, 2019. The last hour of the meeting was dedicated to a discussion on the area’s assets, challenges, opportunities and vision for the future of the plan area.

Existing Conditions

The Port San Antonio Area Regional Center has a diverse mix of land uses that includes several institutional uses, large format strip retails that includes HEB and Walmart as the main anchor stores, other smaller scale limited commercial uses, large areas for industrial uses, predominantly single family residential for housing types, and some of multi-family housing. The Plan area has a significant amount of vacant and/or underutilized land that could be growth opportunities for the area.

Initial Survey and Community Input Results

A short questionnaire titled “Vision and Goals Questionnaire-Port San Antonio” was made available on-line on January 15, 2019. The purpose of the questionnaire was to gather community input that will be



used to draft the vision and goals for the Port San Antonio Area Regional Center Plan. Flyers about the questionnaire were distributed at the first Planning Team kick-off meeting and during the all residents meeting on January 29th. The all residents meeting included an iPad survey station so that participants could respond to the survey during the meeting, and a wall-graphic station so that participants could write comments and post their input under sections of the wall graphic that corresponded with questions in the vision and goals questionnaire.

The results were presented to the Planning Team and there was a discussion regarding the reoccurring themes that emerged from the responses to the questionnaire. The project manager encouraged the Planning Team to help obtain more responses to the questionnaire and indicated that she will send an email containing the website link to the questionnaire so that the Planning Team members could distribute the link. The survey will close on February 26, 2019.

Assets, Challenges, Opportunities, and Vision

The last hour of the meeting was dedicated to a group discussion on the areas assets, challenges, opportunities and vision. Planning Team members were asked to provide input for the following questions:

1. *What are the assets of the area that we need to protect and leverage?*
2. *What are the challenges in the area?*
3. *What are the opportunities for change/improvements?*
4. *What would you like Port San Antonio to be like 20 years from now?* Andy Rutz, of MIG, wrote down the ideas on a wall graphic in the room. A photo of the wall graphic is provided at the end of this summary.

The team identified geographical assets such as the 9/11 memorial, the new Tribute to Freedom monument just off Hwy 90, the ballfields at Kennedy Park, and trailways along Leon Creek, to name a few. Other assets that are unique to this region that helps distinguish it from other areas of the City include the rich military history specifically to the former Kelly Field and how development occurred as a result of Lackland AFB and Kelly Field, and air force missions and businesses that located at Port San Antonio as it is redeveloped, including the San Antonio Museum of Science & Technology (SAMSAT). With the number of graduations from the base, it was identified as an asset and as being an economic driver for the area due to visitors coming into the region for the frequent graduations.

The team identified challenges to the plan area. Operations at Lackland AFB result in sound attenuation restrictions that affect potential development opportunities for the surrounding areas. With frequent graduations, and because the Base currently has a total of eight (8) gates, the traffic associated with visitors affects the nearby communities. With the current operations of the businesses at Port San Antonio, some of the challenges for the area relate to large truck traffic and trucks cutting through residential streets/communities. As a result of existing conditions that consist of some major roadways missing sidewalks and roadway sections that do not have separated sidewalks, there is a lack in safe pedestrian amenities. Education and academic performance was identified as a challenge due to current ratings, however it was also seen as an opportunity with SAMSAT at Port San Antonio and the STEM education that Edgewood ISD has been promoting, particularly with the collaboration between SAMSAT and Edgewood ISD. The major roadways were identified as challenges because they potentially create pedestrian barriers. Attainable jobs and housing were identified as challenges as they relate to one another because of lack of job opportunities available within the plan area for the local residents



and lack of housing options for employees in the area. Another challenge that was identified was that there are no after-hour crowds and that “energy is missing”. This was mentioned as the team talked about Port San Antonio being fairly quiet after normal business hours.

After discussing the challenges and assets to the area, the group began brainstorming on the opportunities. The triangular parcel of land near Pearsall Park and Five Palms was identified as a potential site for development. With the military presence being mentioned as an asset for this Region, it was also brought up as an opportunity with the Lackland Corridor Gateway Project, which includes the Tribute to Freedom monument that is part of the current construction activities of the first two acres of the site, located at the corner of Hwy 90 and Military Drive. A rapid transit connection to Brooks was identified as a transportation related opportunity and enhanced designs for the gates to the AFB was mentioned to help create an identity for this Region. There was a discussion about pedestrians in the area and that this Region has an opportunity to increase pedestrian safety through a variety of traffic calming and pedestrian oriented design strategies, such as reducing roadway widths and incorporating landscape medians/buffers to create a pedestrian-friendly environment. The potential to revitalize the area with modern amenities was also mentioned as an opportunity for the area. Adding a mix of uses that includes more nighttime amenities and more food options was identified as an opportunity for this Region. A team member suggested encouraging a partnership between the private sector and the military to help build upon the unique character of the area. Camargo Park was also identified as a potential opportunity for the area because of its current operation, which requires advance reservation otherwise the park remains closed.

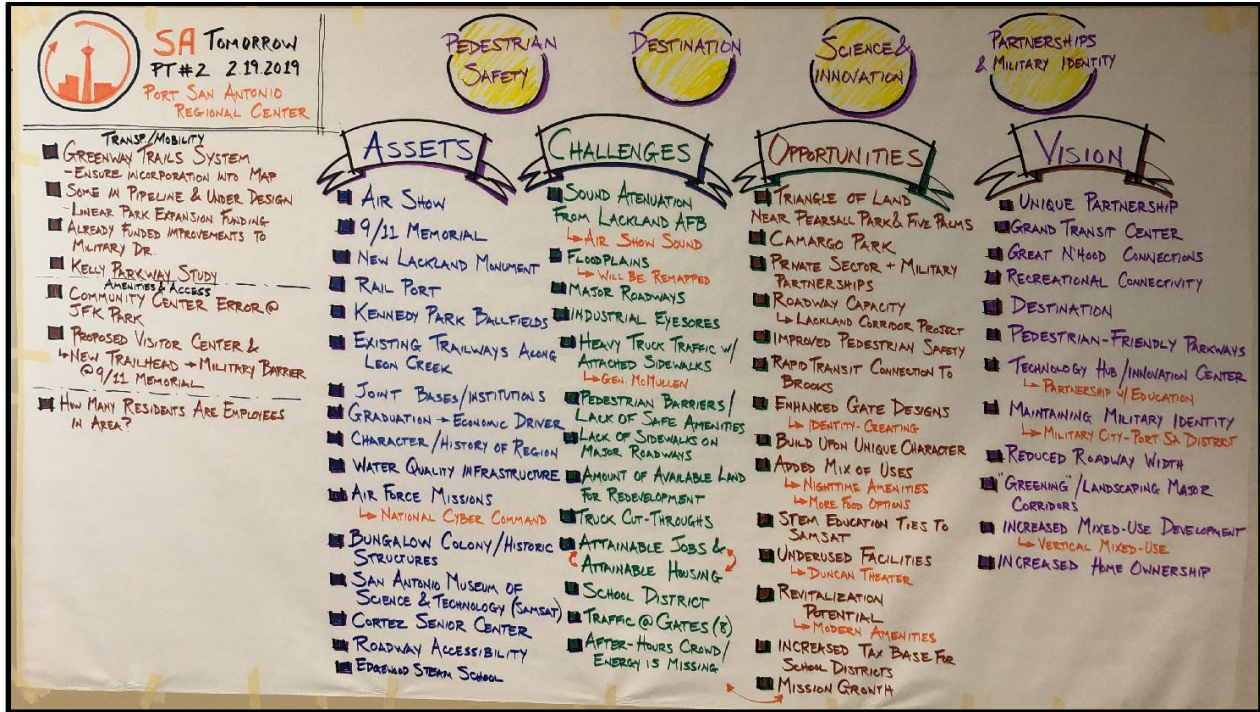
After the discussion on the areas opportunities, team members were asked what their vision for the Port San Antonio Area Regional Center area is for the next 20, 30 or even 50 years. The team generally agreed that improved pedestrian safety is important. It could continue to be a technology hub with an innovation center due to the current Base operations and businesses at the Port. Because of the rich military history and presence, maintaining a military identity is important and possibly establishing a military city-Port San Antonio district is an option to preserve the military identity. Increased mixed use development, including vertical mixed use in certain areas was mentioned. The team discussed increasing home ownership as a vision for the community. With the existing businesses and employment opportunities for this area, a grand transit center would help with mobility for this area. In the future, this Regional Center will be a destination that has great neighborhood connections.

Overall, the discussion was productive and the team portrayed the area as having growth potential. With the Port’s current effort to attract more businesses as part of redeveloping the former Kelly Field, it will hopefully help the area evolve into a location with a military identity and also a science and innovation center that will attract a growing workforce that could help the economy for this region.

A photo of the final wall graphic is provided on the next page.



Port San Antonio Area Regional Center
Planning Team Meeting #2 Summary



NEXT STEPS:

Planning Team Meeting #3: Week of April 8th, 2019

Planning Team Meeting #4: Week of May 6th, 2019

Meeting summaries and presentations will be available on the sub area plan website:

<https://portsanantonio.sacomplan.com/>

If you have any questions about the Port San Antonio Area Regional Center Plan, please contact the Project Manager: Channary Gould, City of San Antonio Planning Department.

Email: chan.gould@sanantonio.gov

Phone: (210) 207-5446



Port SA Area Regional Center Plan

Community Meeting – 01-29-2019

1. What do you like most about this area?

- *“History and close community”*
- *“Sense of unity & family”*
- *“Sense of community”*
- *“Ditto”*
- *“Old neighborhoods”*
- *“Millers Pond”*
- *“Proximity to downtown and airport”*

2. What is missing from this area?

- *“Community centers”*
- *“More community centers”*
- *“Ditto”*
- *“Need a police substation”*
- *“More police protection”*
- *“Police protection Five Palms”*
- *“Street speed bumps Five Palms”*
- *“When are they going to fix Five Palms? Money already granted on a bond years ago.”*
- *“Drainage on Century Rd is BAD flooding us out due to new sidewalks Century Dr. 78242”*
- *“A hospital”*
- *“Trash pickup of trash along streets & highways”*
- *“Rec areas: bike trails, kayaking, Leon Creek”*
- *“Areas for children participation after school”*
- *“A movie theater”*
- *“Music areas”*
- *“A Super HEB”*
- *“Major commercial strips”*
- *“Development retail East side of region (North of Port) temp neig [?]”*

3. What about the community would you want to see different?

- *“Improved roads and sidewalks”*
- *“Wider sidewalks with no obstructive mailbox & sidewalks with wheelchair access. Is there a city ordinance on mailbox struction”*
- *“Fix the sidewalks Better sidewalks”*
- *“More bicycle lanes that connect to other areas”*

- *“Careful land use planning”*
- *“Ditto”*
- *“More jobs opportunities”*
- *“Drainage on Ben Hudnell; train blocks traffic & horn noise”*
- *“Fewer apartments”*
- *“Stop the housing development. My area is completely enclosed with buildings”*
- *“Get people to clean their yards”*
- *“Clean up Holm Road & keep dumpers out”*

4. What is your vision or what are your “big ideas” for the future of the area?

- *“The Brooks of the West side”*
- *“Movie/entertainment complex”*
- *“Keep my neighborhood plans”*
- *“Ditto”*
- *“My idea is to make use of the Old Hwy 90 Park-N-Ride to build a restaurant for the homeless for meals n needy hygiene needs (210)895-2870 Julia N. Benning”*

Port San Antonio Area Regional Center Vision and Goals Questionnaire – Results

Question 1 – What do you like most about this area?

Reoccurring Themes

Military presence

Accessibility to highways

Open areas with a lot of vacant land

9/11 memorial

Proximity to downtown area

Great potential/growth opportunities

Historical air force base

Neighbors

Families

All comments received

Birding and matured greenery

Major military presence

Ease to major highways

Less traffic congestion

Nice community

Great potential

potential for light rail stations

Easy access to major roads and highways

9/11 Memorial

New life christian center

I grew up there

Comfortable

space for expansion

Affordable

jobs

Access to shops

Weather

open areas/easy to get around on streets

Ease to Downtown Area

longtime neighbors

Leave it alone

Miller Pond is the best for our community

Nice big open space

Light traffic

It's central to town.

Accessibility, near 410 South and Church

Continued use of Kelly property

Ease to mass transit
Land for future businesses
growth opportunities
potential to build second runway
Close access to Lackland AFB
Greenway Trail Expansion
911 memorial
Well tended
needs to be reused
Family nearby
companies
Public transporttion
Quiet / Low Crime
"mom & pop" businesses
Expressway access
Not congested
Port San Antonio community anchor
Easy access
Public Library, Post Office, Grocer
Easy access to expressways
historical presence
cheaper land compared to north
Lackland afb
Not far from City center
opportunity
Access to freeways
Little high density residential housing
Military presence
Historical- Air Force Base

Question 2 – What is missing from this area?

Reoccurring Themes

Commercial retail

Services (e.g. medical, dental, lab facilities)

Housing options

Recreational opportunities (e.g. dog park, park, trails, pedestrian and bike spaces)

Community center/multi use facilities

Transit

All Comments

Panera

Entertainment area

Multi use facilities

Doctors, Therapy Labs, Laboratories

Fast food

Linear parks

denser housing

Major shopping centers

9/11 Memorial Visitor Center - Theater

Community center

The Old Street entrance to Kelly

Quiet

Major grocery store

housing

Traffic

safe bicycle facilities. Not accommodations

Designated buffer area to adjacent residences

Modernized parks

sidewalks

Nothing

Community Org. That bring the community together

Police ,dog park, running track

New affordable housing

Grocery Store

Restaurants

Off base military residences

community centers

Businesses, restrauants,

Parks

businesses on Hwy 90 corridor

mixed development properties

Movie theater

Peace

Better quality schools

healthy food
Need more transit to suburbs
Unique amenities
consistent city service (public maintenance)
Police sub station
Medical offices
Commercial development
Retail Shops
Nature Walking Trails
Pedestrian and bike spaces.
Clean SafeParks not city landfills dumps
Food store
affordable housing/ apartments
effective mass transit
More urban housing developments
City-funded effort to repair/improve housing
Later transit service
Modernized shopping areas
Entertainment
Greenway trails connected to system
High End Eateries

Question 3 - What about the community would you want to see be different so that it will remain an attractive place for future generations?

Reoccurring Themes

Maintenance and repair of infrastructure (sidewalks, curbs, drainage)

Existing buildings (property upkeep, maintenance, demolishing unused buildings)

Education opportunities

Affordable housing

Increased amenities for residents (shopping, trails, community centers)

All Comments

Property Upkeep HOA Tree Preservation

Demolish older, dilapidated residences

More uniform architecture.

Curbs, drainage, sidewalks

Remodel schools

police presence

Major business/industry in this area

9/11 Memorial Visitor Center - Theater

Developed trails

Better street maintenance

Help stray animals

Improve building structures

Repair houses for CURRENT homeowners

jobs

Tight control on heavy truck traffic

Biking / walking trails

better educational opportunity

More senior centers

More code compliance activity

Keep clean and beautiful

Youth Ed programs

Affordable Housing

Rebuild with newer residences

Green space buffers.

Enforcing of City Ordinance, properties

More security for our kids

infrastructure repairs/ expansion

Developed parks

Plane noise at 3:am

demolish unusable buildings

Better schools

housing

UIKEYINPUTUPARROW

More housing development
more community events
Accessible/ useful
Ministry collaborations
IT/ Aerospace Jobs
Stricker restrictions for Builders
Encourage military personnel residences
Curbing enforcing pet animal control
Sidewalks
one location for education/ counseling
Air traffic
make if more secure
Less crime
transportation
better communication re: community events
Greenway trail connection
Shopping

Question 4 - What is your vision or what are your "big ideas" for the future of this area?

Reoccurring Themes

Commercial Retail – need more

Medical services

Cohesion between live work and play

Military

All Comments

Preservation of nature habitat

Lackland City

Better use of existing buildings.

planning management for available land

Newer remodeled schools

military/business interaction

cargo airport hub

See my response to #2

9/11 Memorial Visitor Center - Theater

Community involvement

Reestablish historic Kelly AFB entrance

Plant native trees and shrubs

Why do we have to have big, expensive ideas?

cargo airplane port hub

Money and technology for schools

manufacturing and recycling hub

Comprehensive bicycle facility system

Business`'s that attract smaller area buisness

Technology jobs

None. Plan to leave @1st chance

For the community to have events

Medical, government offices

Make Port SA a catalytic site

Eat, work, live environment

Better reception

replicate Brooks City Base

More work, live, play areas.

More businesses,restraunts

Good school district

hospital closeby

second runway addition

Healthy community

Return to nature
Smaller city budget; fewer taxes
Free coding camps/classes + equipment
housing, food and transportation cohesion
Updated infrastructure
Tax Rebates for individuals
Hospital
Military City USA theme
Place professionals to live and work
Traffic flow and freeway upkeep
More cultural events.
High school, parks
Safety
more affordable housing
light rail train yard
Like Central Park
Maintain roads
Pilot universal basic income & internet
Improvement in the business structures
College
Homeland security investment
Hospital

Additional Comments

I believe in reconnecting the community directly east across the tracks towards Quintana Road would greatly improve access to the now civilian Kelly. Turn the Union Pacific RR yard into a park with an outdoor culture venue.

Preserve historical areas in former Kelly AFB areas

No displacement in the surrounding neighborhoods

This area as you know was Kelly AFB. Port of SA has very few employers in this area. It should generate more jobs, affordable housing and a place for people to shop in the area. Also a hospital is missing in the area. It would be nice to see this area flourish like the Pearl or Broadway.

Not everyone has access to the internet. Stakeholders in/around the area that do not have access to the internet should be included. Diligent efforts should be made to include the voices of these stakeholders. More so using equity as a guiding principle, ensure that ALL appropriate voices are represented proportionally.

Rey Saldana has been heaven sent. We need another Rey when he's out of office.

I support Port SA being developed into a catalytic site. Because of areas rich military history, I'd recommend adopting a Military City USA theme for the overall area and promote greater military collaboration. I believe we need to connect current proposed greenway trail to larger trail system. I advocate for more ministry / community/ neighborhood collaboration and advanced child/youth/family educational and recreational options for the area.

We need a hospital on this area and a minor emergency center. More police patrol as we have many reported thefts and cars vandalized.

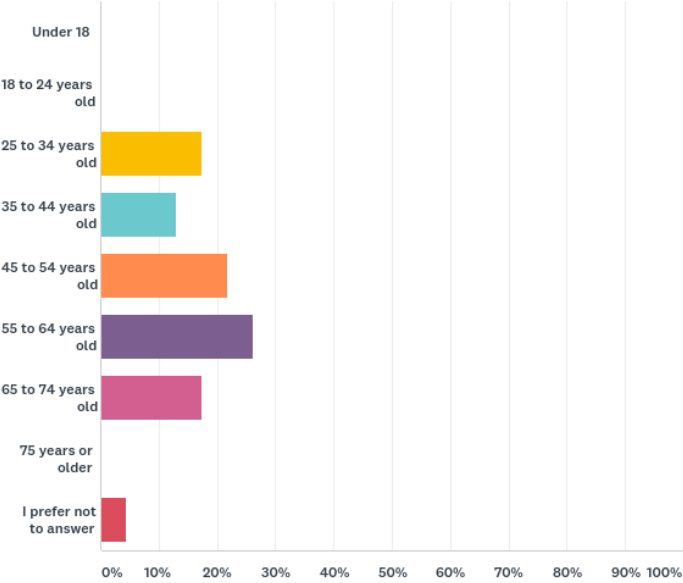
this corridor needs a desperate upgrade. parks, businesses, affordable housing, infrastructure is in need of repair. the neighborhoods need to come together and become one with a plan to revitalize this area. This could be the next Brooks City Base corridor. If you did it there, you can do it here. We need the military involved, it would be a shame to plan without their input or leave them out of the equation and watch them leave because of poor planning. We cannot lose Lackland AFB!!!

Education development and ministry partnership!

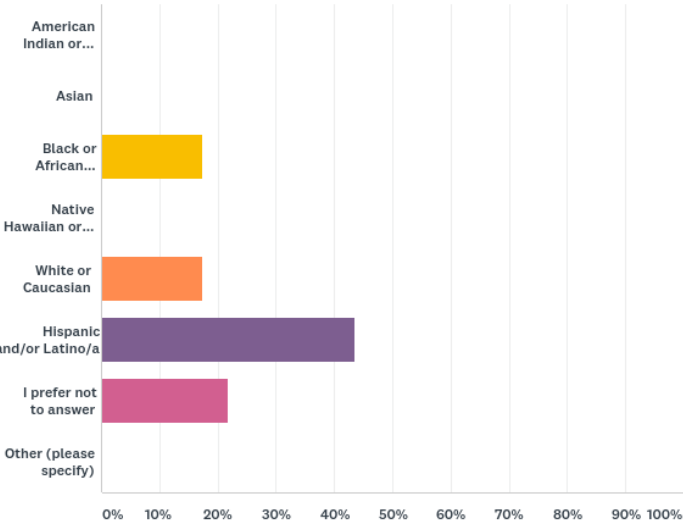
This area used to be so vibrant but as the off-base areas have aged, they have not done so gracefully.

Demographic of Respondents

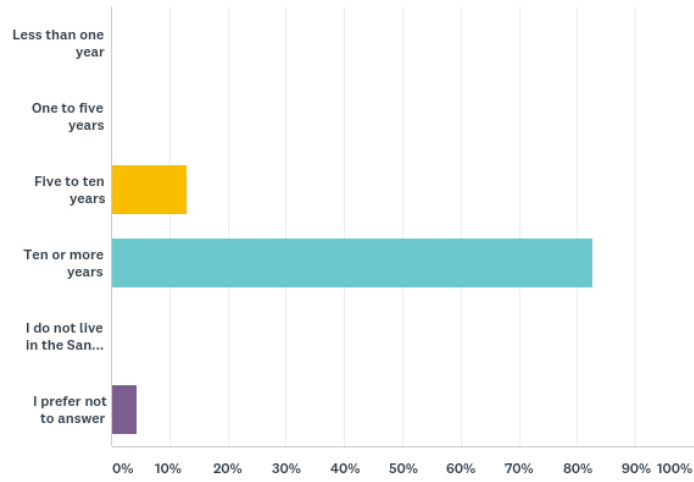
Q6 What is your age group?



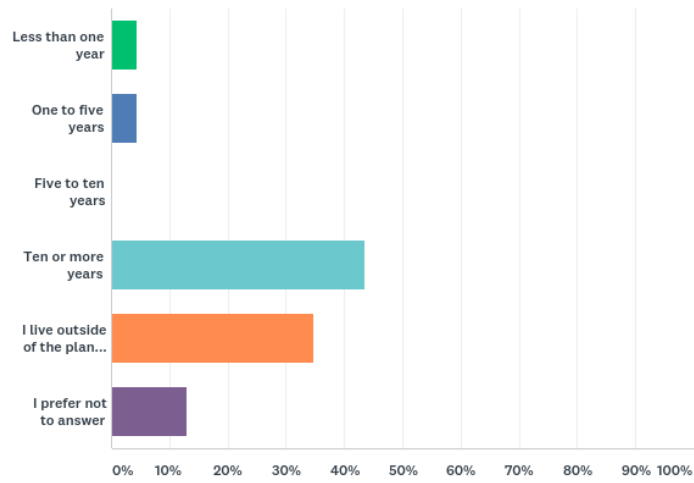
Q7 What race/ethnicity do you identify with?



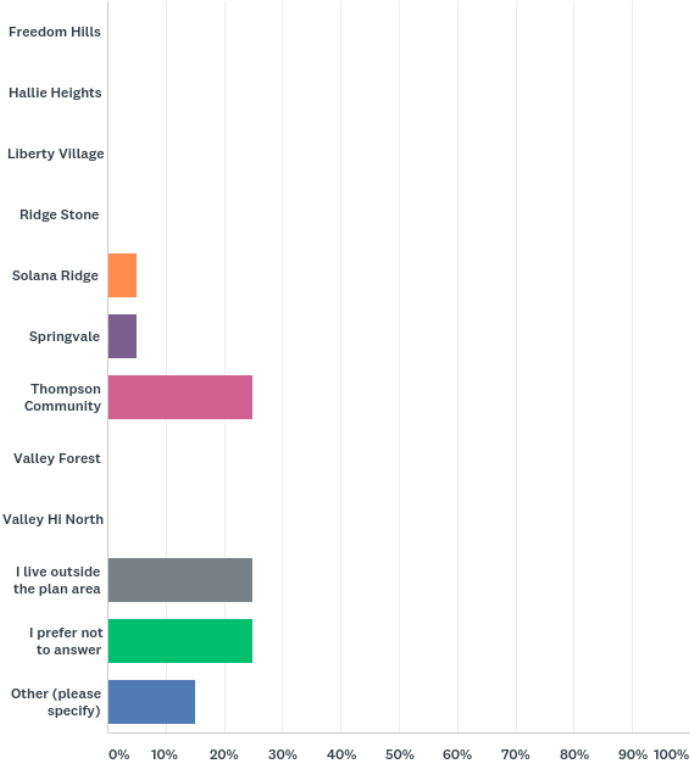
Q8 How long have you lived in the San Antonio region?



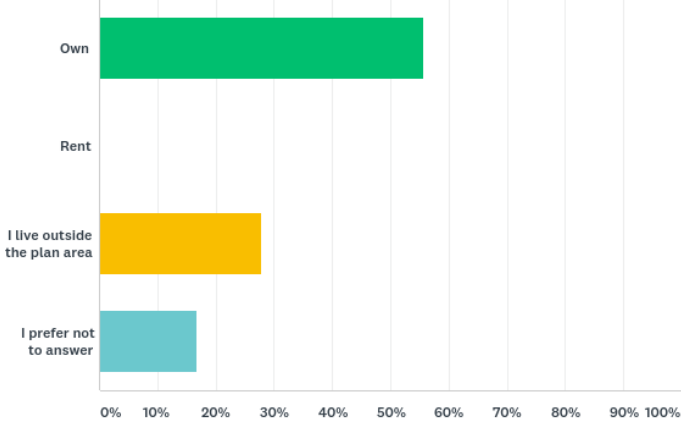
Q9 Do you live or own property in the plan area? If so, for how long?



Q10 If you live or own property in the plan area, in which neighborhood?



Q11 If you live in the Plan area, do you own or rent your home?



Q12 Do you work in the plan area? If so, for how long?

