

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #9

Meeting Date: November 4, 2019

Time: 5:30 PM – 7:30 PM

Location: Port San Antonio, Marketing Conference Room

Attendees:

John Anderson, JBSA

Jerry Jones, Springvale

Brian Mast, SARA

Arturo Herrera, VIA

Joey Cipriano III, Thompson Neighborhood

Association

Rudy Lopez, Thompson N.A.

Dan Ferris, Port San Antonio

Gabriel Gonzales, JBSA

Amber Lamm, JBSA

Katie Merry, JBSA

Raul Olvera, District 4

Meeting Objective

The purpose of Planning Team Meeting #9 was to discuss amenities and public space within the Port San Antonio Area Regional Center and have the Planning Team participate in mapping activities to help determine opportunities to enhance existing amenities and also identify new amenities and public spaces within the Plan Area with attention in the Focus Areas.

Meeting Format

The meeting included staff introductions and an update on the plan's process and schedule. Ms. Krystin Ramirez, consultant staff from MIG, presented background information on complete communities and amenities, drawing from the guiding principles of SA Tomorrow. Mr. Jay Renkens, consultant staff from MIG presented more detailed information related to complete communities, and different types of amenities that help create a successful public space. Mr. Renkens talked about the different types of social gathering and community event spaces and the Planning Team discussed existing spaces within the Plan Area.

Amenities

The team discussed amenities as public features that enhance the quality of life for residents. Amenities enhance the comfort, enjoyment, or convenience of a public place and provide the opportunity for social gatherings. Amenities and Public Spaces could include: Parks/Plazas, Trails/Trailheads, Social Gathering and Community Event Spaces such as community centers, schools, colleges, libraries, community gardens, and main streets. Amenities could also include Public Art. The team discussed some existing community centers and talked about how some existing parks, such as Kennedy Park, or existing trails, such as the trail to Medina Base Park, could be further enhanced with programming or better wayfinding signage.

Low Impact Development

Brian Mast, Planning Team member and San Antonio River Authority staff member, provided a presentation regarding low impact development and different site planning and development techniques that integrate methods to reduce potential runoff and treat stormwater runoff onsite when



feasible to help reduce pollutants in storm water and reduce potential flooding. He presented some design techniques such as bio-retention basins and swales, green roofs, vegetated filter strips, and stormwater wetlands, that when done appropriately, helps enhance the aesthetics while also serving the purpose of stormwater treatment and improved drainage.

Mapping Exercise

Study Area Map

The Planning Team reviewed the study area map and identified items that could further enhance existing amenities and public spaces, and also potential new locations for trails and amenities.

Comments provided included:

- Importance of arrival elements to help identify places, such as gateway amenities, historical signage, interpretive signage, trail markers, and identifying historical artifacts
- The northeast area of the plan area currently does not have a community center or library, although there are existing community centers and libraries in other areas of the Regional Center
- Improved open space areas that is accessible to the community
- Lighting is important but it also needs to be balanced with compliance with the dark skies ordinance
- Potential improvement of wayfinding signage
- Potential new trail through Port San Antonio that would connect Camargo Park to the Innovation Hub planned as Port San Antonio's main activity center
- Potential extension of trail from Medina Base Park that would connect it to Pearsall Park, along Medina Base road
- Trails that connect and provide recreational opportunities are important
- Old railroad easement identified as potential opportunity for connecting to Miller's Pond Park
- Increase program in parks and community centers for existing parks
- General landscaping and maintenance is needed
- If any community gardens are considered, it is important to have a partnership with an institution or property owners to ensure that the community garden is properly maintained and cared for
- Reinvestment in Kennedy Park
- Potential opportunity with the old amusement park just south of the US-90 and General McMullen intersection, Fun Town
- There are existing pedestrian/bike access issues for the existing trail to Medina Base Park, possibly poor signage as a contributing factor
- Identifying the 9/11 memorial as an existing amenity and public art, and explore any additional potential connectivity opportunities beyond the recently easement for east-west trail from New Life Christian Center property to the Tribute to Freedom monument
- Possible education visitor center along northerly portion of Plan area, around the New Life Christian Center property



Focus Area Maps

The Planning Team reviewed four focus areas. Below are items that were discussed for each focus area:

Focus Area 1: Highway 90

- For the two clover leaf ramps south of US-90, possible art and LID opportunities
- Possible pedestrian bridge over US-90 for improved connectivity to community north of US-90 with VIA transit station
- Possible pedestrian bridge over Loop 410 for improved connectivity to Springvale community
- Institutional/Campus Mixed Use place type for the existing businesses located to the east of the mobile home park
- Protect some of existing undeveloped vegetated land surrounding existing BCFS campus.
- Improved streetscape between Frontage Road and US-90, on westerly focus area boundary, and adjacent to cloverleaf intersection of US-90 and Loop 410 interchange
- Modify focus area boundary to include Stablewood Farms Park
- Priority street frontage along rear property lines of “church row” area
- Improved streetscape and connection in focus area north of Springvale community between mobile home park and clover leaf area

Focus Area 2: 36th Street

- Improved streetscape along both sides of 36th Steet, and along Frontage Road along ROW immediately off Frontage Road
- Buffer of street trees on southerly side of existing neighborhood
- Priority pedestrian connection
- New boundary of focus area to exclude property(ies) on westerly side, which is property in the clear zone and APZs
- Potential priority connection from 36th street going west across existing undeveloped land, near the existing Alamo Aircraft buildings
- Potential right-in, right-out only access off Frontage Road into westerly area of focus area, just east of existing small subdivision north of runway

Focus Area 3: Innovation Hub

- Green space at southwest corner of Billy Mitchell Blvd. and General McMullen intersection
- Plaza/community center at east corner of focus area, where Billy Mitchell Blvd. and General Hudnell intersect
- Public art at intersection of Billy Mitchell Blvd. and General Hudnell intersection
- Streetscape improvement along Paul Wagner Drive
- Trail along drainage improvement area that runs along Paul Wagner Drive
- Signage at intersection of 36th Street and Billy Mitchell Blvd.
- Priority connection along the length of the focus area, parallel to General Hudnell Drive, along center of focus area
- New focus area boundary to eliminate southwesterly portion of current focus area boundary that is an industrial use space
- Improved streetscape along General Hudnell Drive, public art at key street intersections
- Charter school planned to be located within Innovation Hub



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- Plazas and greenspace west of planned charter school location
- Westerly portion of focus area is an existing historic landmark district

Focus Area 4: Old Pearsall Road

- Urban park and/or plaza somewhere south of Medina Base Road
- Neighborhood main street somewhere south of Medina Base Road
- With new apartment complex rezone north of Medina Base Road, consider connection opportunity
- Green buffer along Old Pearsall Road
- Priority connection along Military Drive
- Streetscape improvement opportunity along Medina Base
- Pedestrian over/under pass from Military Drive, south, across Medina Base Road to connect to Old Pearsall Road
- Character dev./treeline buffer at southwesterly corner of focus area, south of existing substation
- Improved lighting, signage and wayfinding, along Old Pearsall Road

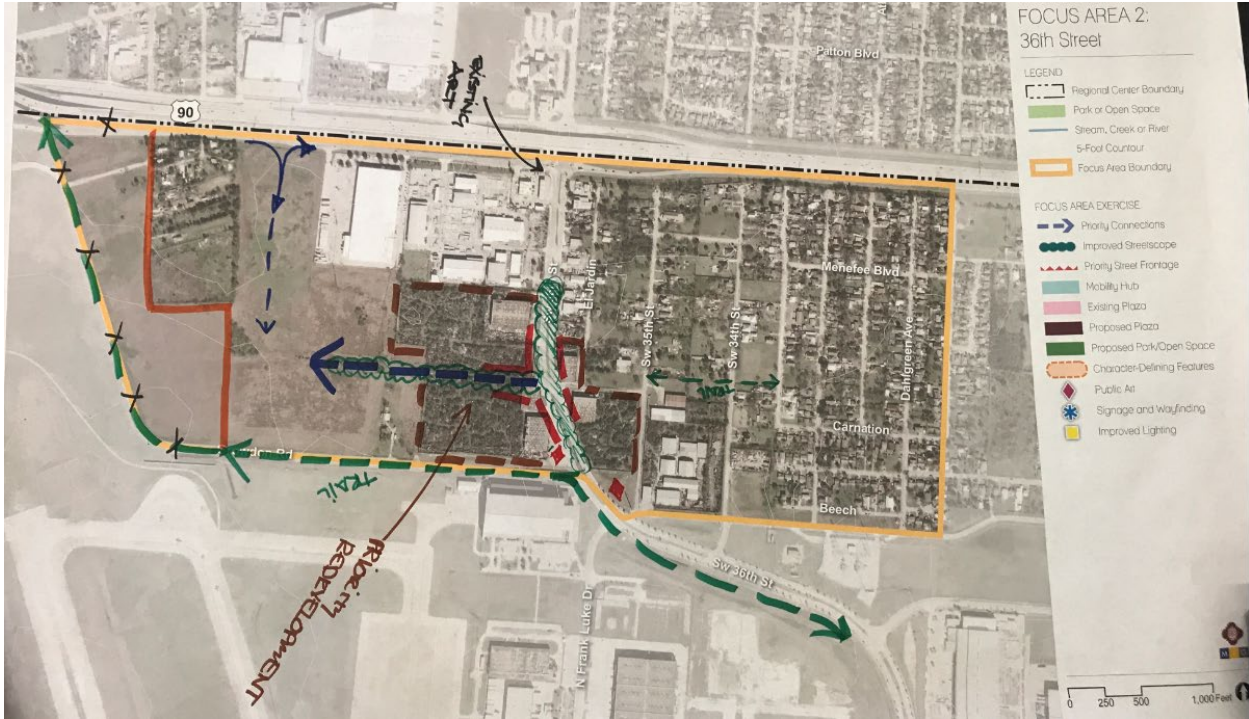
Below are photos of the map activities:



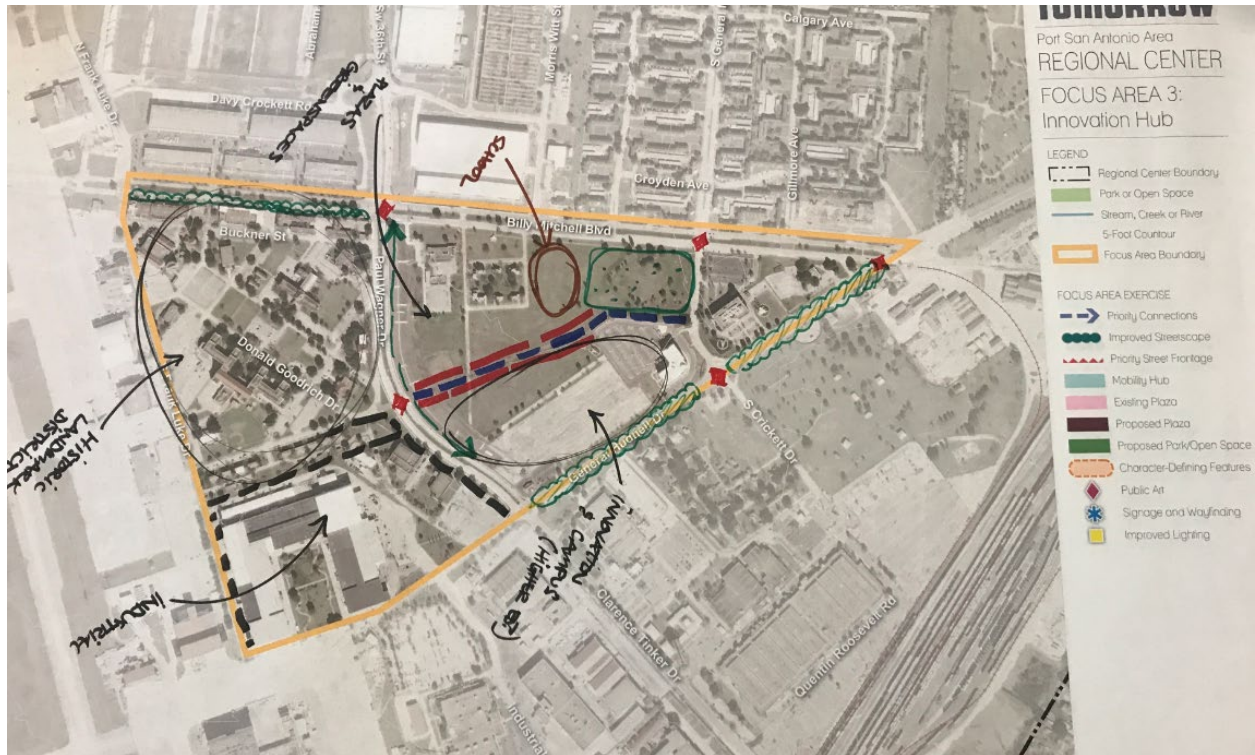
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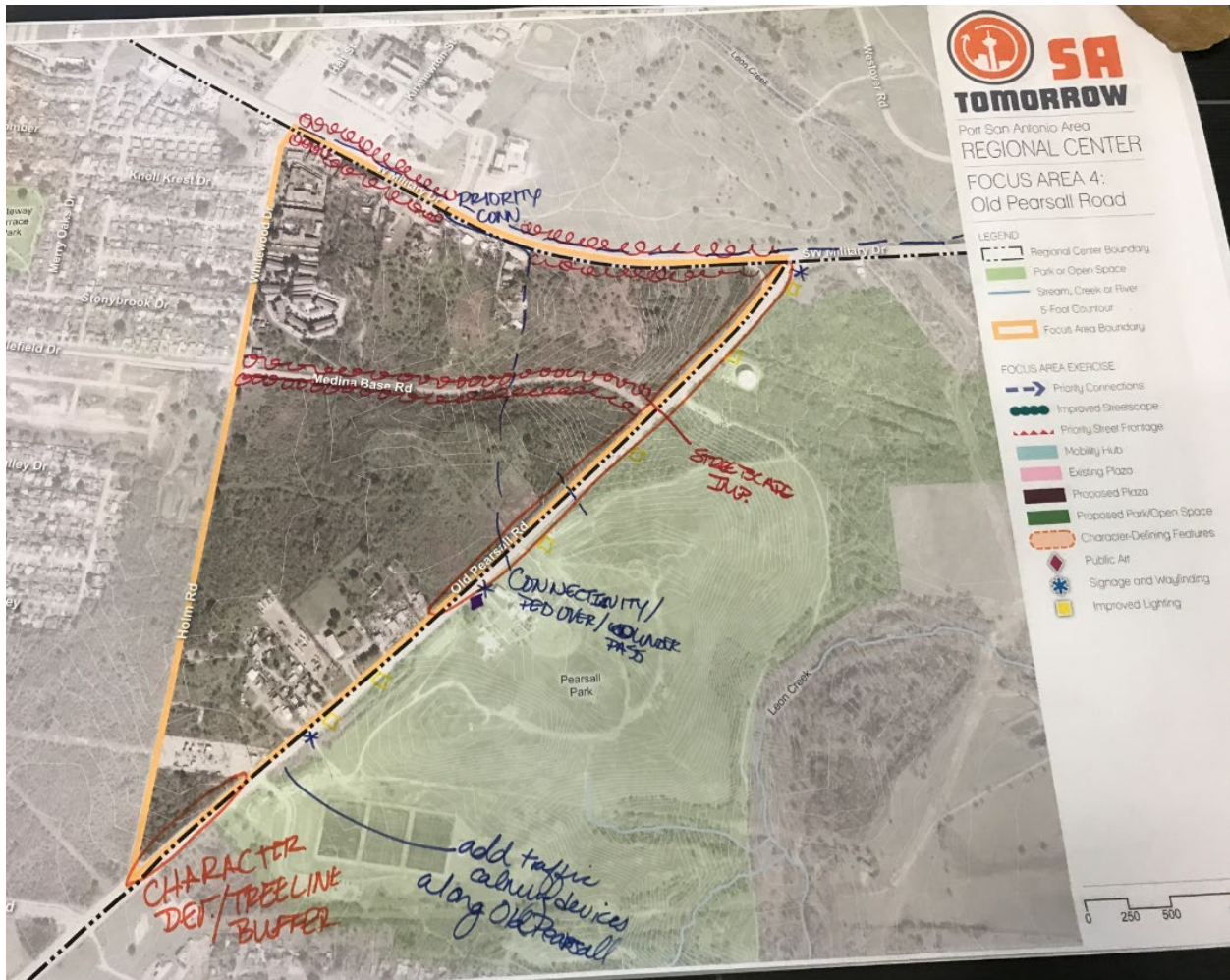


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NEXT STEPS:

Planning staff will analyze the discussion and exercise results, following up with the Planning Team as needed, and prepare a working draft on Amenities and Public Space that will ultimately be included as part of the Port San Antonio Area Regional Center Sub Area Plan document.

Planning Team Meeting #10: Mobility (2 of 2)

Tuesday, December 10, 2019, from 5:30 PM to 7:30 PM

Marketing Conference Room at Port San Antonio, 907 Billy Mitchell Blvd. Ste 110

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.

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