



# Port San Antonio Area Regional Center Planning Team Meeting #9

Monday, November 4, 2019  
Port San Antonio Marketing Conference Room  
5:30 PM – 7:30 PM



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

# SA TOMORROW

Welcome and Introductions



# Port San Antonio Area Project Team

- Channary Gould, Project Manager  
City of San Antonio
- Jay Renkens, Principal  
MIG, Inc.
- Krystin Ramirez, Senior Project Associate  
MIG, Inc.



# Meeting Agenda

- Welcome and Introductions
- Process Update
- Complete Neighborhoods – Amenities and Public Space
  - Large Group Discussion and Mapping Activity
- Low Impact Development (SARA)
- Focus Area Vision Recap
  - Small Group Mapping Activity
- Wrap-up and Next Steps



**SA**



**TOMORROW**

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

Late 2019-Early  
2020

4

## Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

# Overall 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:** Amenities and Public Space
- **Meeting #10:** Mobility (2 of 2)
- **Meeting #11:** Transformative Projects; Design Character

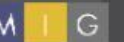


**SA**



**TOMORROW**

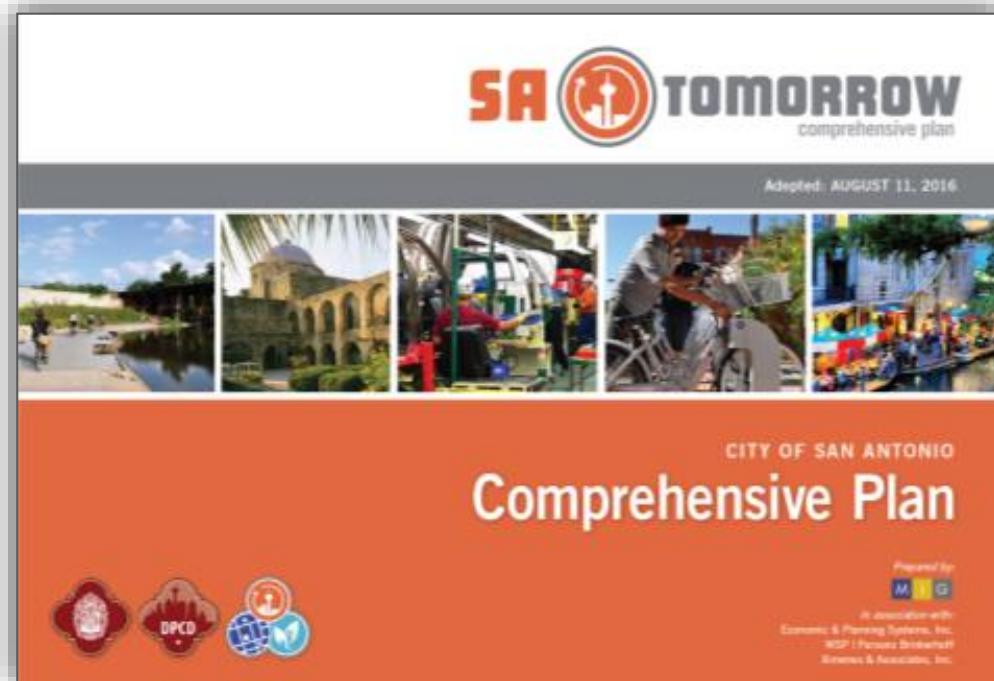
Complete Neighborhoods –  
Amenities and Public Space





# SA Tomorrow: 3 Plans

- Comprehensive Plan, Multimodal Transportation Plan and Sustainability Plan
- Working along with Sub-Area Plans to promote **Complete Neighborhoods**







## SA Tomorrow is the story of a great American city.

San Antonio is a **dynamic city with neighborhoods** that are complete with **unique places** that define their **character** and **celebrate our history**. Our corridors **unite our residents** and our businesses, using **cutting-edge multimodal options** that **connect our neighborhoods** to vibrant regional destinations. Our infrastructure supports a **healthy and safe** lifestyle while making **San Antonio an efficient, resilient city**. Our economy is the envy of the country, with a **thriving and ever expanding business sector**. San Antonio maintains an elite status in the country, **supporting the military missions** that keep our country safe while supporting the vast number of **military personnel** that call San Antonio **home**. We **nurture our future**, with a **thriving natural environment** as well as **quality education** and opportunities for all children...they will inherit **a truly great and sustainable city**.

San Antonio is a **diverse and thriving** community, with a local government that's **accountable, innovative and responsive**.

**This is the story of a great American city...SA Tomorrow.**



## Guiding Principles

The following principles establish a higher-order decision-making framework to guide the growth and evolution of the City of San Antonio for the next 25 years. The guiding principles were developed throughout the Comprehensive Plan process to support the vision and set clear priorities for plan development. The guiding principles articulate the overarching direction for the plan recommendations while also framing a set of criteria for evaluating unanticipated opportunities and potential deviations from the specific direction set in this document. The seven guiding principles include:

**1** Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

**2** Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.

**3** Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.



# SA Tomorrow Plan Elements

- 9 Plan Elements to help guide Citywide Goals, Policies and Strategies for Implementation



Community  
Health & Wellness



Growth & City  
Form



Historic  
Preservation



Housing



Jobs & Economic  
Competitiveness



Military



Natural Resources



Public Facilities &  
Community Safety



Transportation &  
Connectivity



# SA Tomorrow Plan Elements

- 3 Plan Elements that are focused on within the Amenities & Public Space section of the Plan



**Community  
Health & Wellness**



Growth & City  
Form



Historic  
Preservation



Housing



Jobs & Economic  
Competitiveness



Military



**Natural Resources**



**Public Facilities &  
Community Safety**



Transportation &  
Connectivity

# What makes Complete Neighborhoods?

- **Built Form, Land Use & Urban Design**
  - Define the character of a place
- **Mobility & Access**
  - Provide connections to and from places within the City
- **Amenities & Public Space**
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City

What is an *amenity*?

# What is an *amenity*?

- Amenities are *public*
  - Features that enhance the quality of life of residents
- Amenities enhance the comfort, enjoyment, or convenience of a public place for gathering in or spending time with other community members



# Types of Amenities and Public Spaces

- Parks/Plazas
- Trails/Trailheads
- Social Gathering and Community Event Spaces
  - Community Centers/Rec Centers/Senior Centers
  - Schools and Colleges
  - Libraries
  - Community Gardens
  - Neighborhood Main Streets
- Public Art

# Amenities and Public Space

- Parks/Plazas



# Amenities and Public Space

- Trails/Trailheads





# Amenities and Public Space

- Social Gathering and Community Events Space





# Amenities and Public Space

- Social Gathering and Community Events Space –  
Community Gardens





# Amenities and Public Space

- Public Art





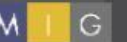


# SA



# TOMORROW

Large Group Discussion  
& Mapping Exercise:  
Amenities and Public Space



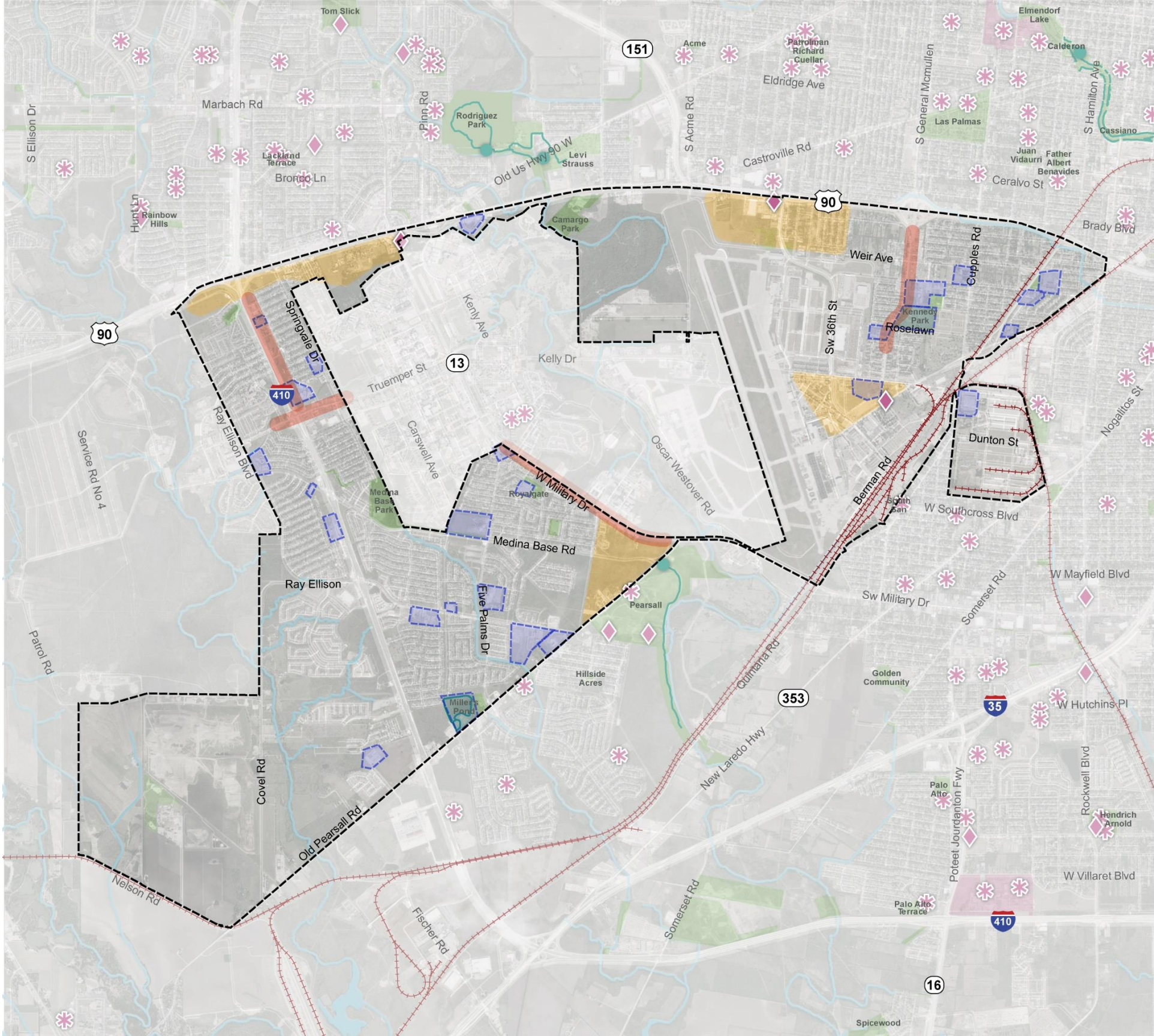
Which of these (or other) elements are the most critical to creating Complete Neighborhoods in the Port SA Plan Area?

Where do some of these exist, but need reinvestment?

- Parks/Plazas
- Trails/Trailheads
- Public Art
- Social Gathering and Community Event Spaces
  - Community Centers/Rec Centers/Senior Centers
  - Schools and Colleges
  - Libraries
  - Community Gardens
  - Neighborhood Main Streets



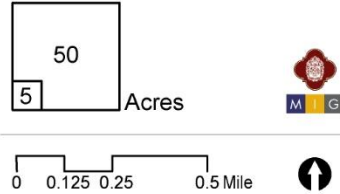
# Port SA – DRAFT Amenities & Public Space Map



Port San Antonio Area  
REGIONAL CENTER

## AMENITIES AND PUBLIC SPACE

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Park or Open Space
- Plaza
- Focus Area
- Mixed-Use Corridor
- Stream
- Trails
- Trailhead
- Social Gathering and Community Event Space (Inside of Study Area)
- Social Gathering and Community Event Space (Outside of Study Area)
- Public Art





# SA TOMORROW

Low Impact Development

# SA Tomorrow Goals

- **PFCS 3:** Provide the opportunity to live in safe and resilient neighborhoods
- **PFCS 7:** Create equitable quality of and access to a variety of park, trail and open space amenities
- **GCF 7:** Minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality
- **CHW 3:** Access to clean, sustainable, and affordable water
- **CHW 7:** Ensure air quality is better than state and national standards
- **NRES 1:** Ensure sustainable land use and development
- **NRES 2:** Balance environmental goals with business and community needs
- **NRES 6:** Become a national leader in stormwater management and **LID**

# What is Low Impact Development (LID)?

- Site planning and development techniques
- Recreate site predevelopment hydrology (how water moves across and interacts with the land)
- Reduce and mitigate impervious surfaces such as parking lots, roads, and roofs
- Use soils, vegetation, and infrastructure to increase the storage and treatment of stormwater onsite
- Treat stormwater as a resource, not a nuisance!



# Why Low Impact Development (LID)?

- Reduce pollutants and flooding
- Moderate rising urban temperatures
- Cut installation costs for traditional infrastructure (pipes, culverts)
- Increase livability
- Provide place-making amenities
- Preserve “working lands”

# Site planning & design LID techniques

- Safeguard mature tree canopy or grasslands
- Preserve well-draining soils
- Avoid disturbing slopes
- Protect the floodplain and its riparian buffer
- Preserve wetlands and other sensitive habitat
- Design conservation communities (subdivisions)



# Site planning & design LID techniques





# Infrastructure-based LID techniques

- **Also known as Green Stormwater Infrastructure (GSI)**
- Bioretention basins and swales
- Vegetated filter strips
- Green roofs
- Planter boxes
- Stormwater wetlands
- Permeable pavers
- Cisterns



# Infrastructure-based LID techniques (GSI)





# Common stormwater pollutants

Contaminant	Source
Oil, Grease, Lead, Copper, Cadmium	Vehicles
E.coli	Pet waste
Zinc	Metal Roof Systems
TSS, Oil, Fuels, Cement, VOCs, PAH	Construction Sites
Oil & Grease, Metals, PAH	Parking Lots
Bacteria, Nutrients, Pesticides	Neighborhoods
Nutrients, Bacteria, Pathogens, Suspended Solids	Sewage System Overflows (SSO)

# How can we mitigate stormwater?

- Preserve and restore rivers, creeks, and wetlands
- Preserve and increase open space, like parks and natural areas
- Do not build in or alter the 100-year floodplain
- Avoid capping (parking lots) well-draining soils
- Implement GSI retrofits to intercept and treat stormwater
- Include GSI features in new developments



# SA TOMORROW

Focus Area Vision Recap  
& Small Group Mapping Activity

# Three Tools for refinement and additional specificity in the Focus Areas

1. Application of SA Tomorrow Place Types
2. Mapping of specific Urban Design, Amenities and Public Space elements with each Focus Area
3. Annotations on Focus Area maps to be incorporated into Focus Area narrative



# Place Types

## Trails, Parks and Open Space Place Types:

- Trail-Oriented Development
- Community/Regional Park
- Natural/Historic/Cultural Asset
- Green Neighborhood

TRAIL-ORIENTED  
DEVELOPMENT



COMMUNITY/REGIONAL  
PARK



GREEN  
NEIGHBORHOOD





# Place Types

## Adaptive Re-Use Place Types:

- Shopping Mall Retrofit
- Office Park Infill
- Industrial Site Reuse

SHOPPING MALL RETROFIT



OFFICE PARK INFILL



INDUSTRIAL SITE REUSE





# Place Types

## Multimodal, Mixed-Use Place Types:

- Regional/Commuter Rail
- High Capacity Transit Corridor
- Institutional/Campus Mixed Use
- Community Corridor
- Neighborhood Main Street

INSTITUTIONAL/CAMPUS  
MIXED-USE



COMMUNITY CORRIDOR



NEIGHBORHOOD MAIN  
STREET



# Urban Design, Amenities & Public Space elements to map for each Focus Area:

- Priority Connections
- Improved Streetscape
- Priority Street Frontage
- Mobility Hub
- Existing Plaza
- Proposed Plaza
- Proposed Park/Open Space
- Public Art
- Signage and Wayfinding
- Improved Lighting



# Focus Area 1: Highway 90

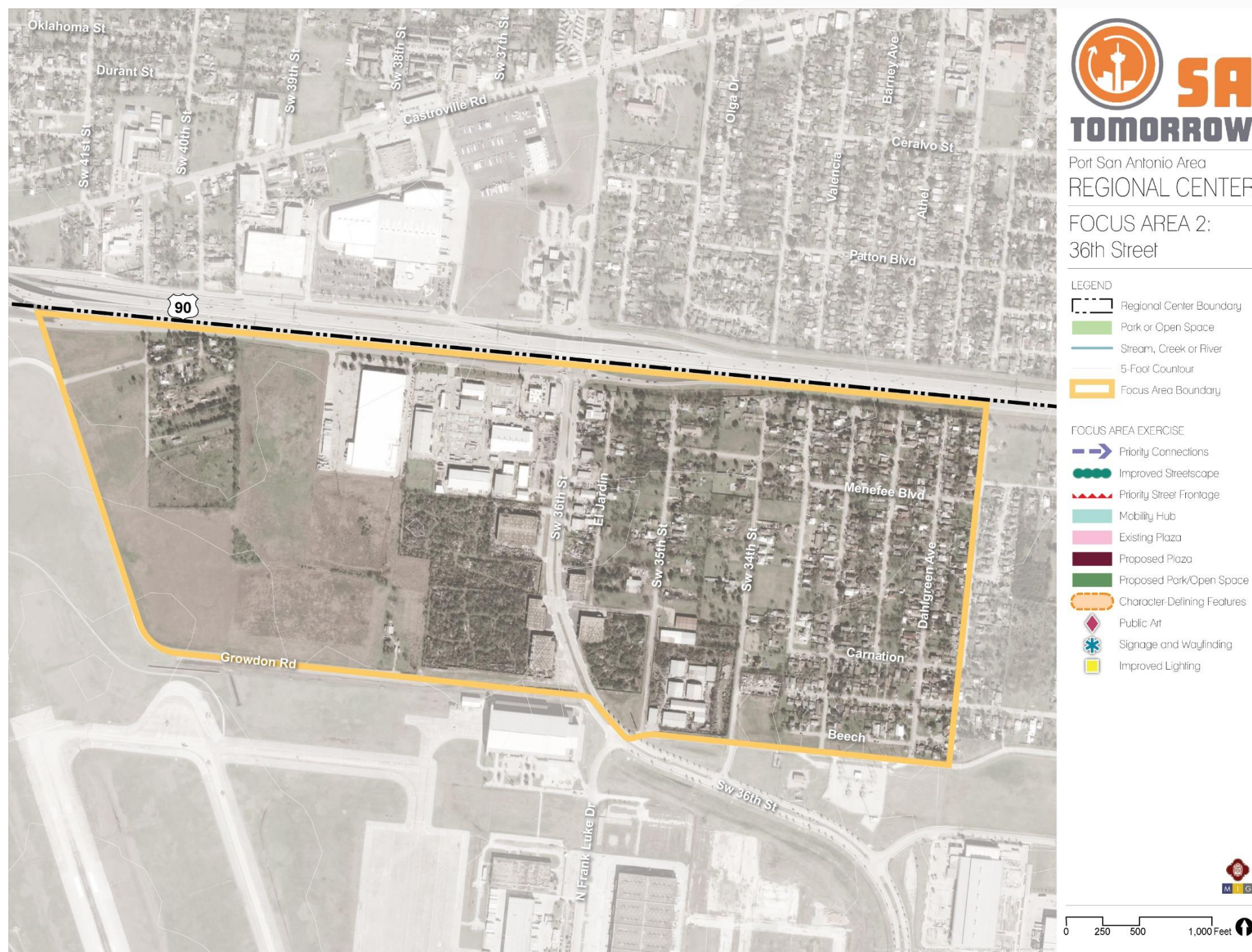




# Focus Area 1: Highway 90

- Regional scale commercial opportunities
- Area that could respond to needs of visitors attending graduations at Lackland by provided services and retail within the plan area to reduce necessary commute
- Help provide more diverse uses in plan area, which will help further the plan area's goal of encouraging a dynamic mix of community-serving uses.

# Focus Area 2: 36<sup>th</sup> Street



## Focus Area 2: 36<sup>th</sup> Street

- “Gateway” for Port San Antonio
- As Port San Antonio redevelops, more traffic anticipated along 36<sup>th</sup> Street, since it is a direct connection from US 90 to Port San Antonio
- Port San Antonio has plans to extend 36<sup>th</sup> Street (currently Wagner Drive) for direct access to Innovation Hub
- The employment/flex mixed use and Neighborhood Mixed Use applications for these properties are intended to help create an attractive and vibrant destination area
- Separated bike lanes along 36<sup>th</sup> Street also helps implement the plan area’s goal regarding increasing healthy and sustainable transportation options in areas with anticipated increases in intensity of public and private use.



# Focus Area 3: Innovation Hub

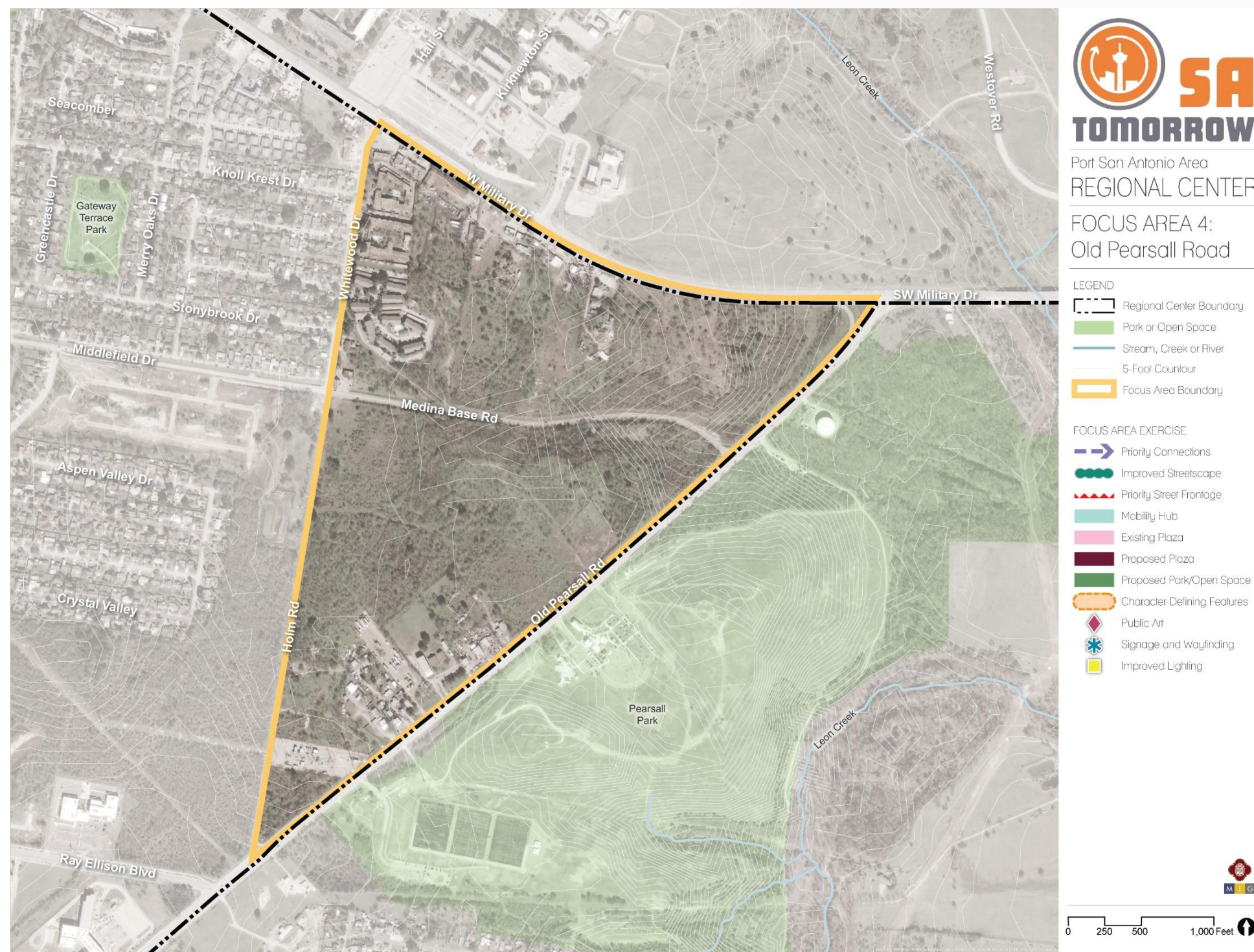


# Focus Area 3: Innovation Hub

- Includes the Roberson Building, Project Tech Building 1 and the future Project Tech Building 2
- Institutional/Campus Mixed Use Place Type
- Helps support Port San Antonio's vision of redeveloping the former Kelly Air Field into a dynamic technology and innovation campus that connects people with opportunities
- This focus area coincides with Port San Antonio's vision of this area serving as the primary activity center
- It will help us achieve our goal in supporting JBSA Lackland's mission and continue to evolve as an innovation hub, promoting science, technology, and education
- Anticipated to be a significant contributor to future employment opportunities.



# Focus Area 4: Old Pearsall Road



# Focus Area 4: Old Pearsall Road

- Possible green neighborhood opportunity that can be created to complement the character of Pearsall Park on the southerly side and enhance the experience for current residents at existing apartments and homes, and create opportunities for new residents in this focus area
- Adjacent to Pearsall Park, which is a community/regional park place type
- Current new phase of residential development off Medina Base Road, north of Valley Forest.



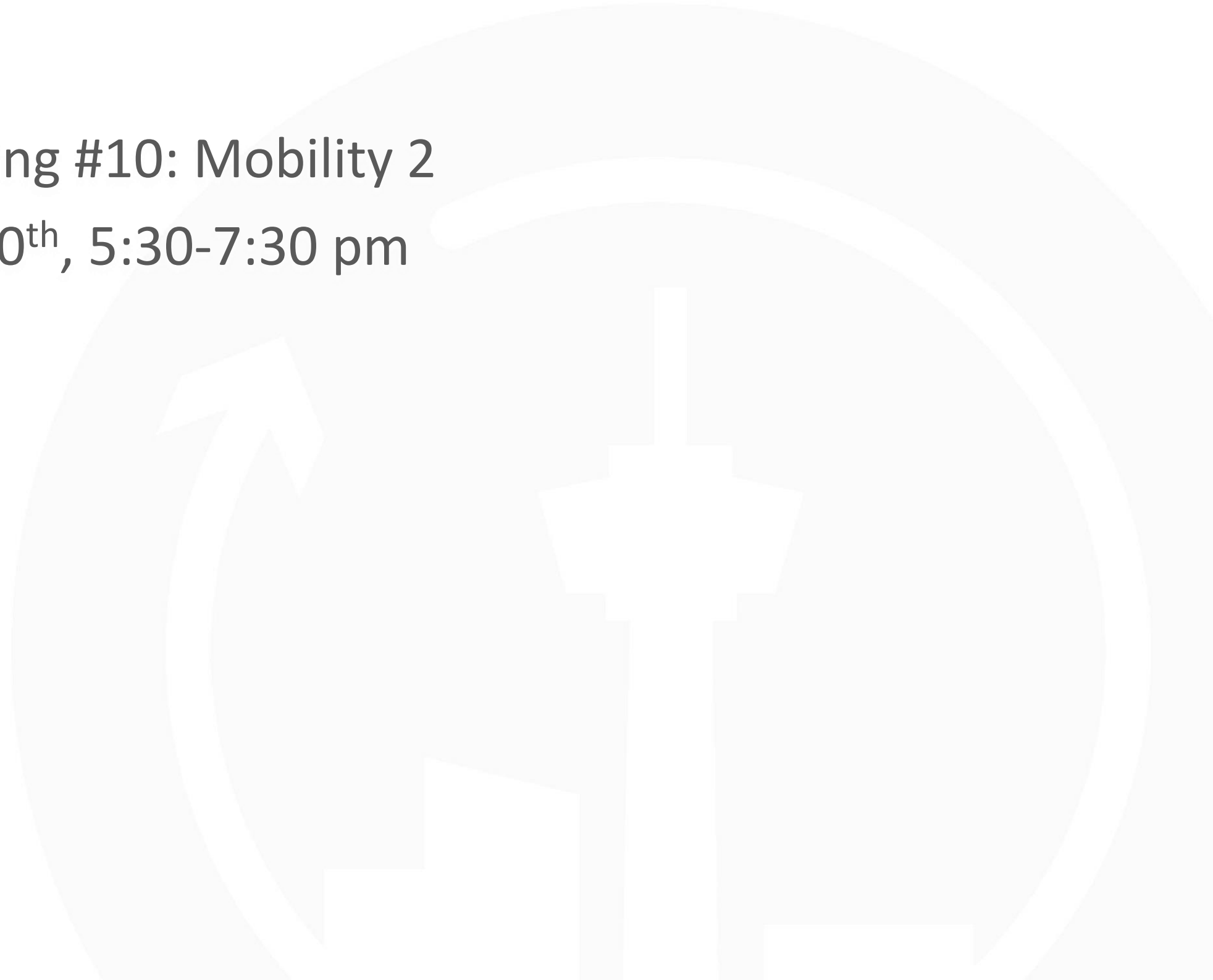
# SA TOMORROW

Wrap-up and Next Steps

# Coming Up...

Planning Team Meeting #10: Mobility 2

Tuesday December 10<sup>th</sup>, 5:30-7:30 pm







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