

## DIGITAL DESIGN CHARRETTE MEETING SUMMARY

### Port San Antonio Area Regional Center Digital Design Charrette

**Meeting Date:** January 16, 2020

**Time:** 9:00 AM – 12:00 PM

**Location:** Port San Antonio Board Meeting Room, 907 Billy Mitchell Blvd

**Attendees:**

*Joey Cipriano, Thompson NA*

*Rudy Lopez, Thompson NA*

*Jerry Jones, Springvale HOA*

*Ken Gindy, Alamo Aircraft Representative*

*Peter Onofre, New Life Christian Center*

*John H. Anderson, JBSA*

*Alan Wolfe*

*Travis Witt, JBSA*

*Jamie Brady, JBSA*

*Ernest Mora, Central Electric*

*Eddie Zamora, OE Investments*

*Amber Lamm, JBSA*

*Katie Merry, JBSA*

*Raul Olveda, District 4*

*Channary Gould, Planning Dept.*

*Chris Ryerson, Planning Dept.*

*Christine Viña, VIA*

*Chase Mullen, MIG*

*Jay Renkens, MIG*

**Meeting Objectives:**

The Digital Design Charrette is a collaborative work session, where key stakeholders and City Staff are invited to tap into their expertise and creativity to help envision the future of various catalytic sites in the Plan Area. A variety of tools and methods are used during the Digital Design Charrette to help the participants envision, in real-time, their suggestions and recommendations for the identified sites. As the ideas discussed around the table take shape a facilitator illustrates them through hand sketches and on the computer which is then projected to a large display. The digital nature of this process allows the concept to be vetted against any number of base mapping layers at any scale; concepts to be copied/saved/modified quickly; and numeric analysis to be performed at the click of a button.

**Meeting Format**

The meeting began with staff and attendee introductions followed by a brief summary of each of the sites, and why they were selected by the project manager. Participants were asked to express their ideas and discuss the appropriate development types for each of the selected sites. As the team discussed options for site design, the consultant digitally sketched conceptual designs on a large screen for the team to view as the sites were being discussed.

**Presentation**

After brief introductions, the project manager gave a presentation on the two selected sites. 36<sup>th</sup> Street is one of the focus areas for the Regional Center, and based on existing conditions it was identified as an area with great potential due to underutilized lots and because it serves as one of the primary entrances to Port San Antonio. Valley Hi Drive was identified as the second site due to its proximity to one of the gates to Lackland Air Force Base, with a lot of activity due to visitors and residents frequently shopping there with HEB as an anchor store.

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### Site #1: 36<sup>th</sup> Street

This general vicinity is one of four focus areas that will be discussed in the Port San Antonio Area Regional Center Plan. 36<sup>th</sup> Street is identified as a primary entrance to Port San Antonio. The roadway is a secondary arterial that was fairly recently improved, with a dedicated bike lane and sidewalks. Several businesses are located along the 36<sup>th</sup> Street corridor.

#### Discussion:

Alamo Aircraft and Central Electric Contractors are two businesses, among several, that are located off 36<sup>th</sup> Street. A representative for each business was able to attend the meeting and participate in the discussions regarding the vision for 36<sup>th</sup> Street. The discussions identified several items to keep in mind as we identified the vision for this area:

- The most westerly portion of the focus area, closest to the runway, is within the sound attenuation buffer, thus less intense establishments, such as warehouses where the number of employees is lower, is more desirable within the sound attenuation boundaries.
- The Working Draft Future Land Use Plan identified the properties west of 36<sup>th</sup> Street as Employment/Flex Mixed-Use. However, based on discussions regarding compatibility of land use adjacent to the runway, within the sound attenuation boundary and close to the APZ's, staff will be evaluating the option of changing the parcels closest to the runway to "Light Industrial", while keeping the designation of properties along 36<sup>th</sup> Street as Employment/Flex Mixed Use.
- The lots between El Jardin Rd. and 35<sup>th</sup> Street is proposed to be designated as "Neighborhood Mixed Use" to allow a mixture of residential uses and complimentary smaller scale commercial uses, such as a small grocery shop.
- A concern was raised regarding the likelihood of investors interested in developing multi-family homes along the 36<sup>th</sup> Street focus area, particularly due to the existing business operations, existing conditions, and aesthetics associated with current business operations along 36<sup>th</sup> Street.
- Participants discussed the need for additional food market/grocery store options nearby with only one HEB and Walmart within the entire Regional Center, and both are located west of Lackland AFB. Residents within the Thompson NA community currently have to travel outside the Regional Center for groceries, unless they go to the HEB off Valley Hi Drive.
- Residential product types that integrated a green belt or alley into the design was discussed as a potential development option between El Jardin Road and 35<sup>th</sup> Street. It was discussed as a buffer between the businesses along 36<sup>th</sup> Street and the residences east of 35<sup>th</sup> Street.
- The need for access was raised for lots east of the runway, east and adjacent to the cabinet business.
- Potential trail connectivity opportunity was raised as potential connection to the San Pedro Creek trail network, and possibly connecting to Port San Antonio's Innovation Hub

### Site #2: Valley Hi Drive

Valley Hi Drive is an area with a lot of activity due to HEB and other commercial businesses located along this corridor. Visitors are drawn to this area because of graduations that occur at Lackland AFB on a weekly basis and the local residents frequently make a trip to this area because of HEB being one of the anchor stores in this commercial strip. Numerous dine-in and drive-through restaurants are located off Valley Hi Drive, along with other retail services.

#### Discussion



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In addition to the Planning Team, a representative for OE Investments participated. OE Investments owns approximately 14 acres north of Valley Hi. The land holding is undeveloped, with the exception of an approximate 250 foot tall radio tower. The Planning Team and representative for OE Investments identified potential lots that could be redeveloped in the future to accommodate more housing and commercial uses. The following were items that the team mentioned during the charrette for Valley Hi Drive:

- Potential entertainment such as a Santikos concept, off Loop 410, south of Valley Hi
- Potential hotel near the entertainment building, near the location where the post office is currently located
- HEB is an anchor that will remain, and adequate parking needs to remain for HEB customers
- Mixed use in the form of residential above commercial could be possible
- Improved sidewalk streetscape would make walking along Valley Hi a better pedestrian experience
- Walking trails for students walking from residences to the middle school is important
- The large parcel owned by OE Investment could be developed with more multi-family housing with a park in the area surrounding the radio tower
- The driveway entrance going into the HEB shopping center, immediately across from Cedarhurst Drive feels awkward and should be evaluated for potentially improving it as a main entrance to HEB and the other commercial uses

**NEXT STEPS:** Planning staff will analyze the discussion and digital design results and provide a more detailed summary with renderings for the planning team to discuss. The next Planning Team Meeting will be to discuss the results, and discuss focus area recommendations. Some of the discussion from the Digital Design Charrette will be incorporated into the focus area discussions.

### Planning Team Meeting #11: Digital Design Charrette Results & Focus Areas

Week of February 10<sup>th</sup>, 2020

Location: TBD

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 Channary Gould, Project Manager

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