

### **Southeast Community Area Planning Team**

- Monday, January 13, 2020 James Bode Community Center

Meeting #9 5:30 – 7:30 PM



### Southeast Community Plan Area Project Team

- Shepard Beamon, Project Manager City of San Antonio
- Mark De La Torre, Project Manager MIG, Inc.
- Krystin Ramirez, Senior Project Associate MIG, Inc.





### Meeting Objectives

- Welcome and Introductions
- Process Update
- Complete Communities Amenities and Public Space
  - Large Group Discussion and Mapping Activity
- Presentation by SARA
- Focus Area Vision Recap

- Small Group Mapping Activity

Wrap-up and Next Steps



# **SFILE TOMORROW** Project Process and Schedule





### Sub-Area Planning Project Phases



3

### **Analysis & Visioning**

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

**Plan Framework** 

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

### **Recommendations & Implementation**

Action and phasing strategies; draft Plan elements; Community Meeting #3

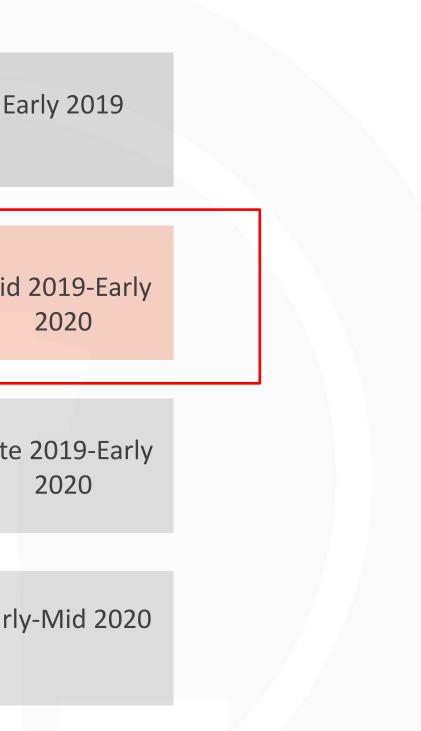
Late 2019-Early 2020

### **Documentation & Adoption**

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020





### **Overview of Planning Team Meetings in 2019**

- ✓ 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



**Summary of Allocation Activity and** Capacity Analysis





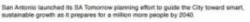
## SA Tomorrow: 3 Plans

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





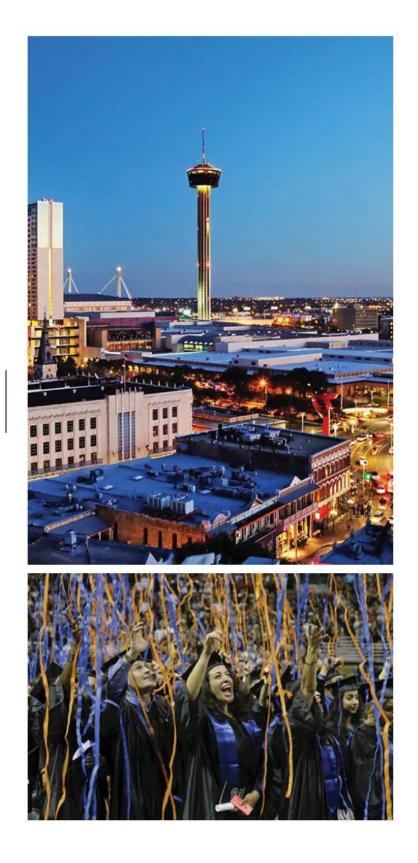
City of San Antonio











### 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:

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.

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.

drainage ways.





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

## **SA Tomorrow Plan Elements**

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





### Historic Preservation

Military

### Transportation & Connectivity

## SA Tomorrow Plan Elements

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





### Historic Preservation

Military

Transportation & Connectivity

## What makes a Complete Community?

- 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





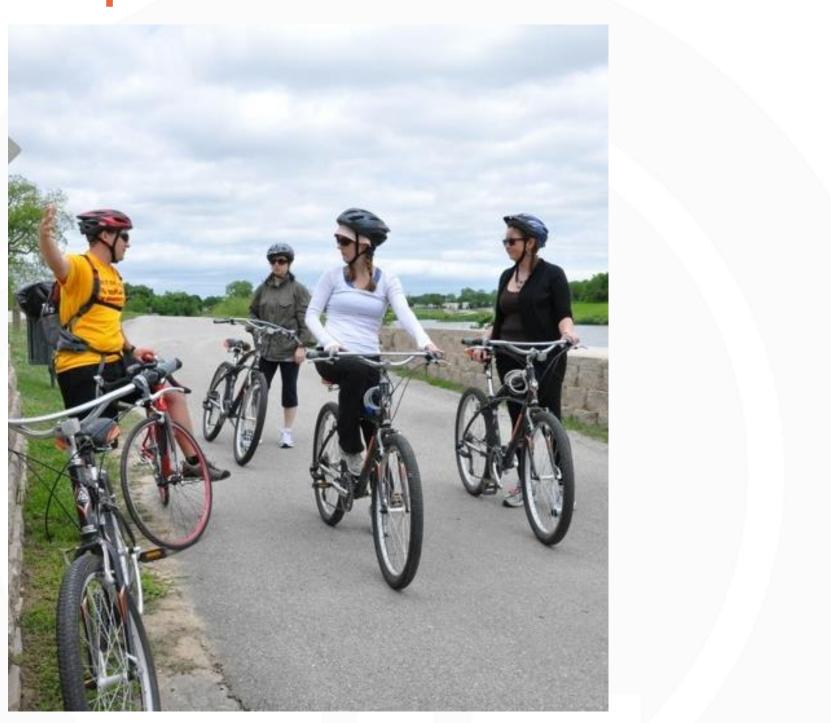
• Parks/Plazas





• Trails/Trailheads







Social Gathering and Community Events Space





 Social Gathering and Community Events Space – Community Gardens







• Public Art









**5H** (**H**) **TOMORROW** Large Group Discussion & Mapping Exercise: Amenities and Public Space



Which of these (or other) elements are the most critical to creating Complete Communities in the Southeast Community Plan Area?

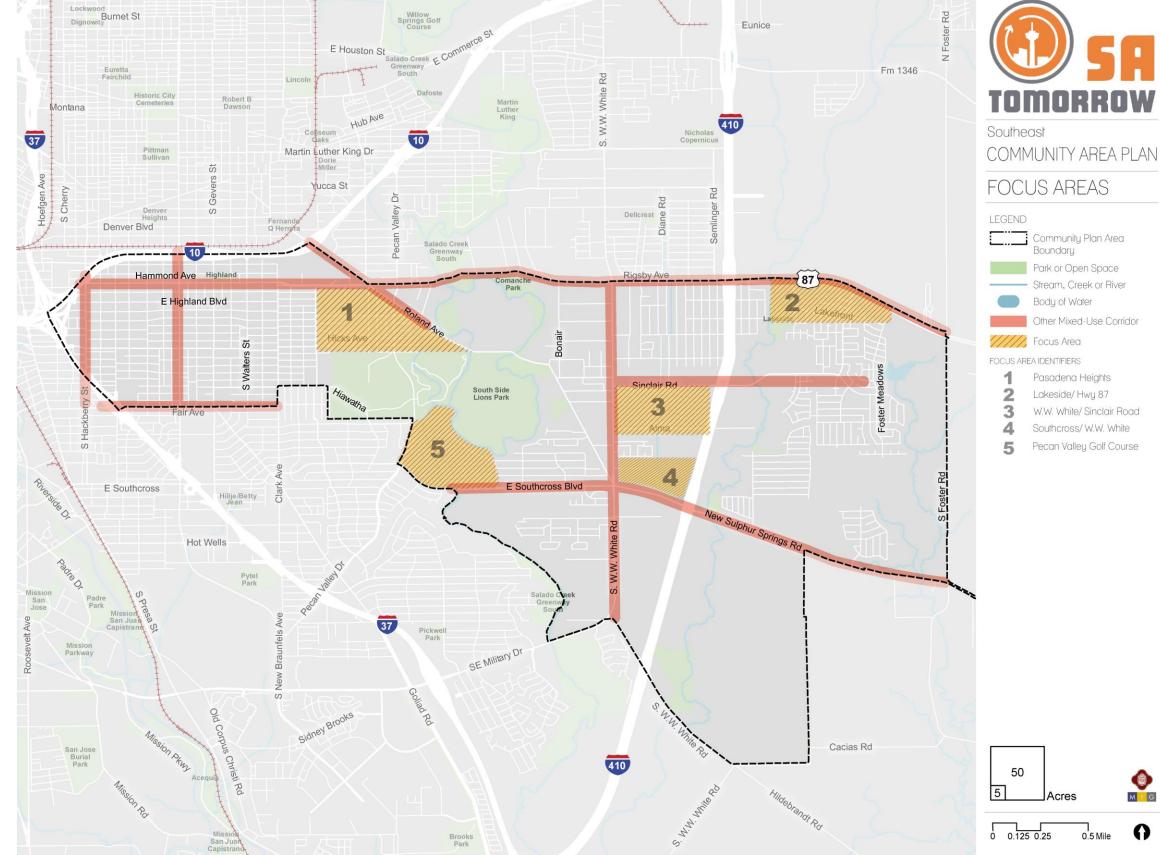
Where do some of these exist, but need reinvestment?

- 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



Southeast -DRAFT Amenities and Public Space





# **SFICE TOMORROW** Low Impact Development



### What is Low Impact Development (LID)?

Site planning and development techniques that

- Reduce and/or mitigate impervious surfaces, such as parking lots, roads, and roofs, to improv rain runoff quality
- Use soils, vegetation, and infrastructure to increase the storage and treatment of rain runo onsite
- Treat rain runoff as a resource, not a nuisance!
- Use nature-based engineering to mimic site predevelopment rain runoff patterns





Source: Low Impact Development Opportunities for the PLanET Region; University of Tennessee Landscape Architecture Program, 2013

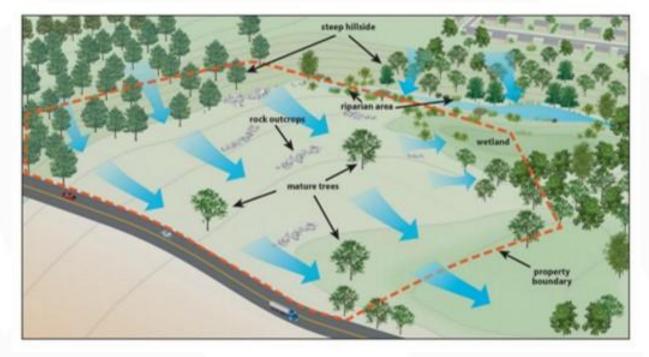
### Why LID, or Nature-based Engineering?

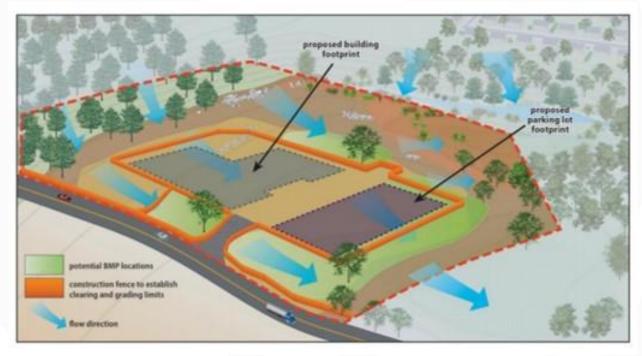
- Reduce pollutants and nuisance flooding
- Moderate rising urban temperatures
- Cut installation costs of traditional infrastructure (pipes, culverts)
- Increase livability
- Provide place-making amenities
- Preserve "working lands"



### Nature-based site planning & design 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 subdivisions



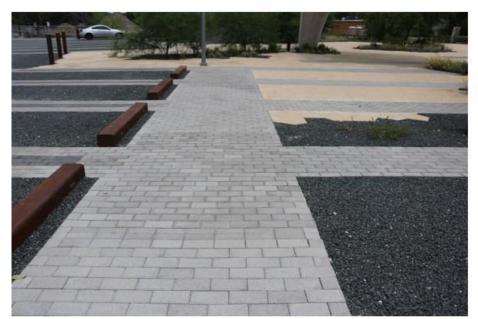


# Nature-based techniques (also known as Green Stormwater Infrastructure, or GSI)

- Bioretention ("rain gardens")
- Green roofs
- Permeable pavement
- Cisterns
- Vegetated filter strips
- Planter boxes
- Stormwater wetlands



### San Antonio nature-based engineering features







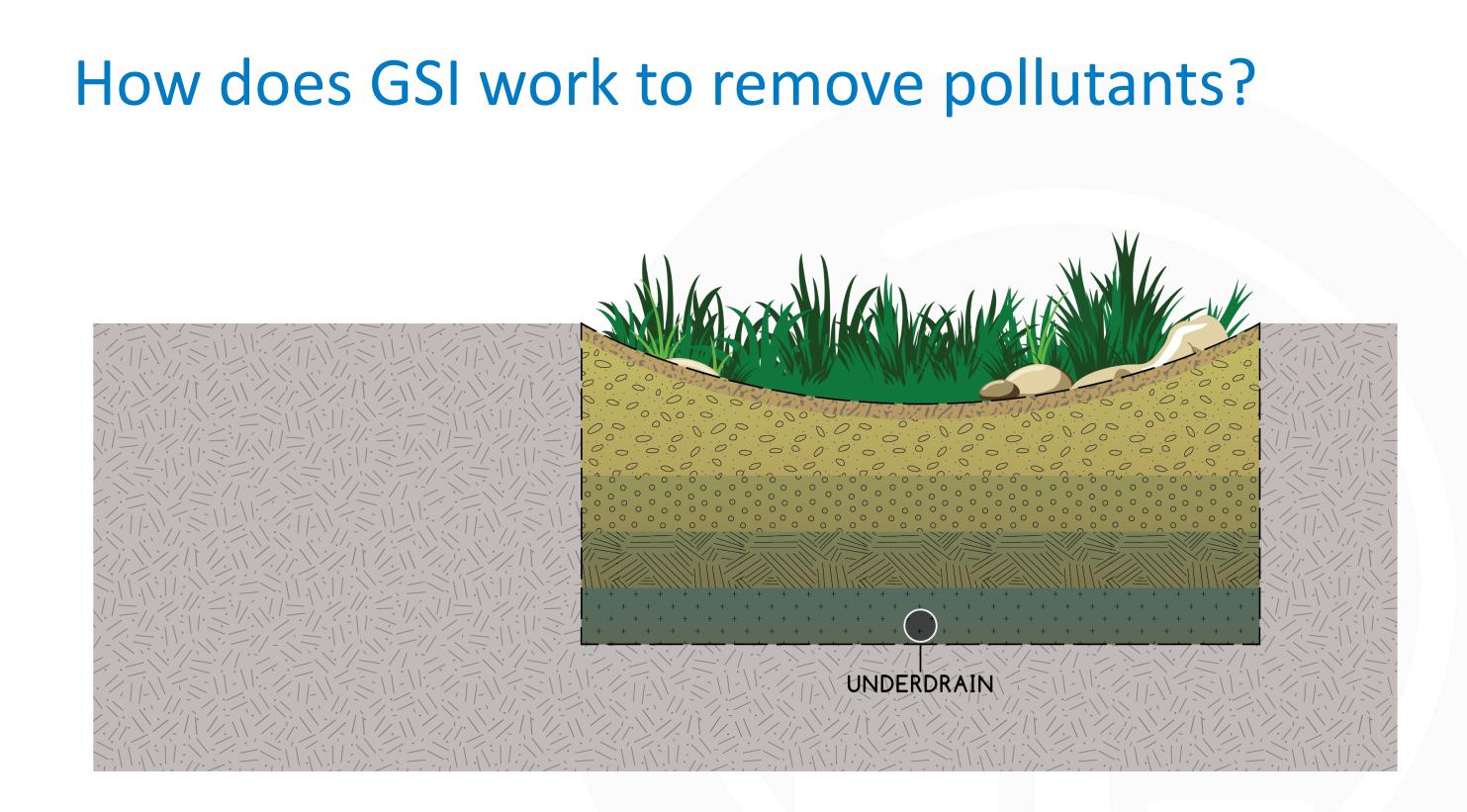
### San Antonio nature-based engineering features



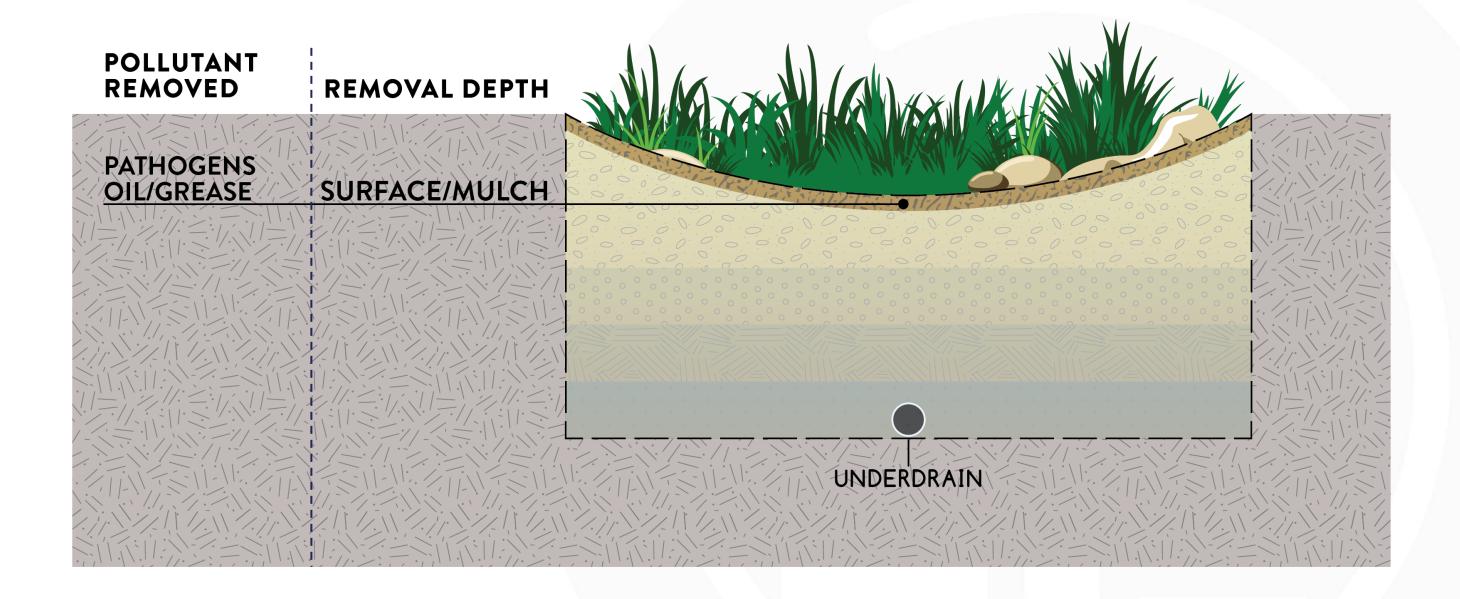


### San Antonio nature-based engineering features



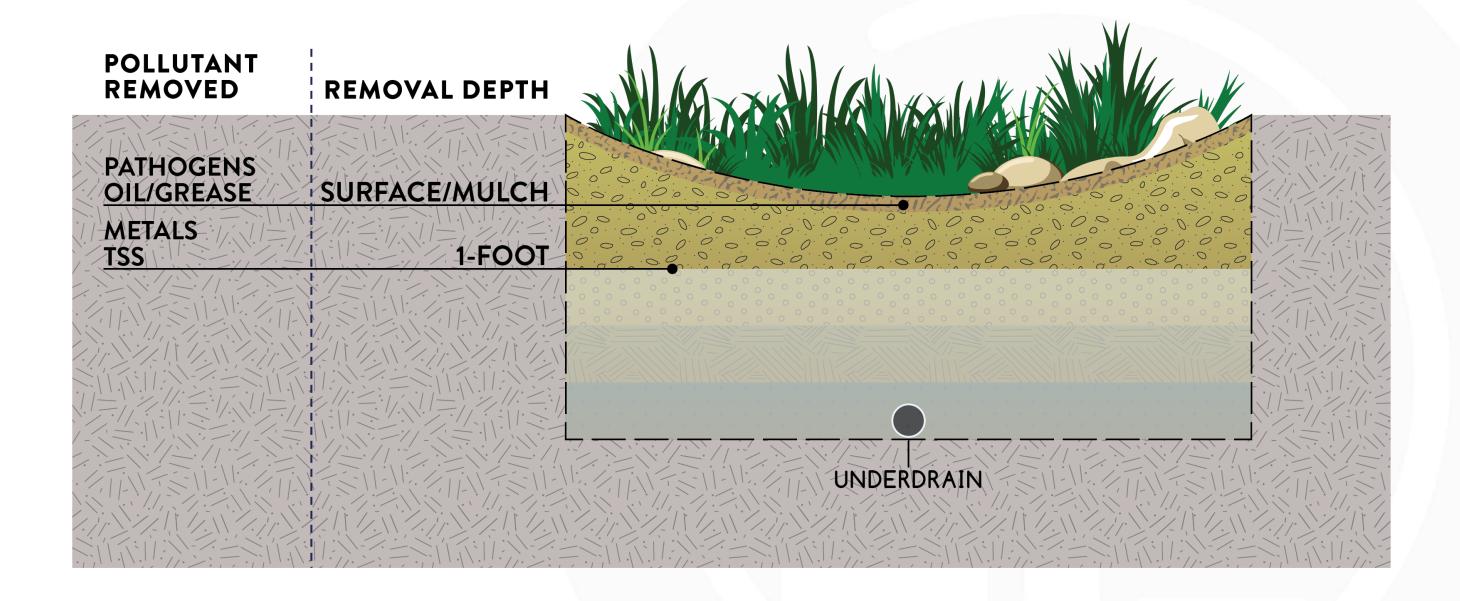


### How does GSI work to remove pollutants?



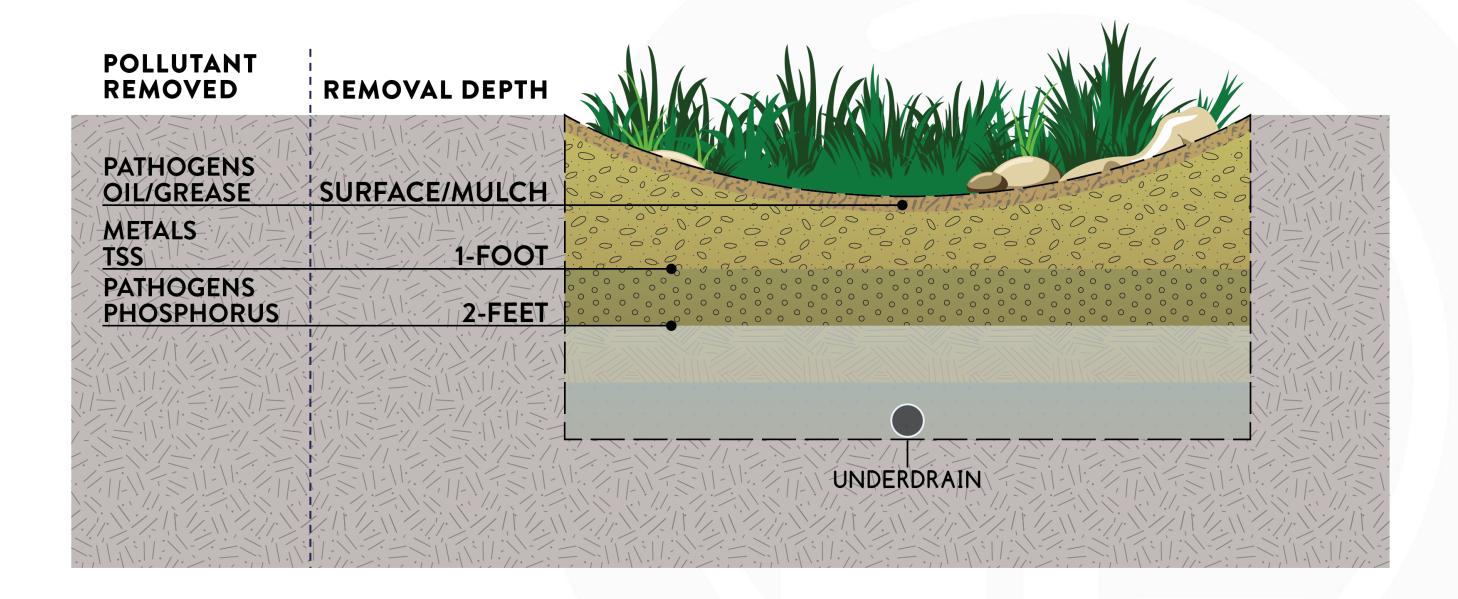


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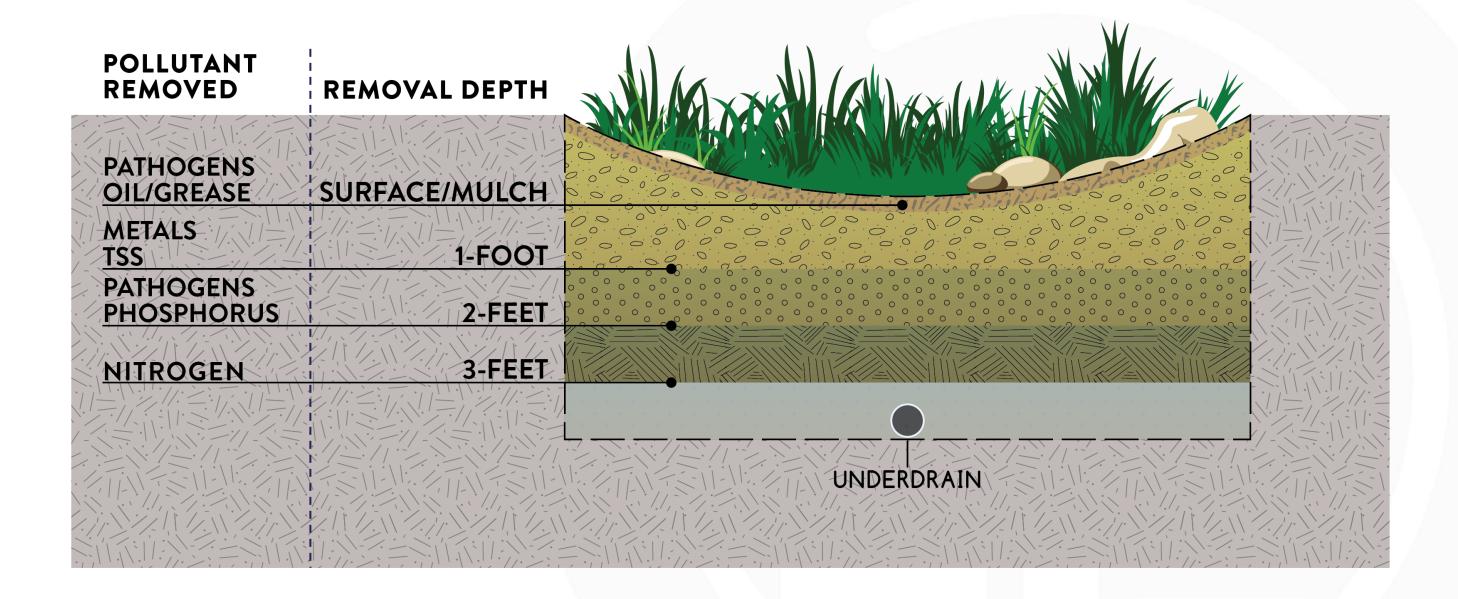


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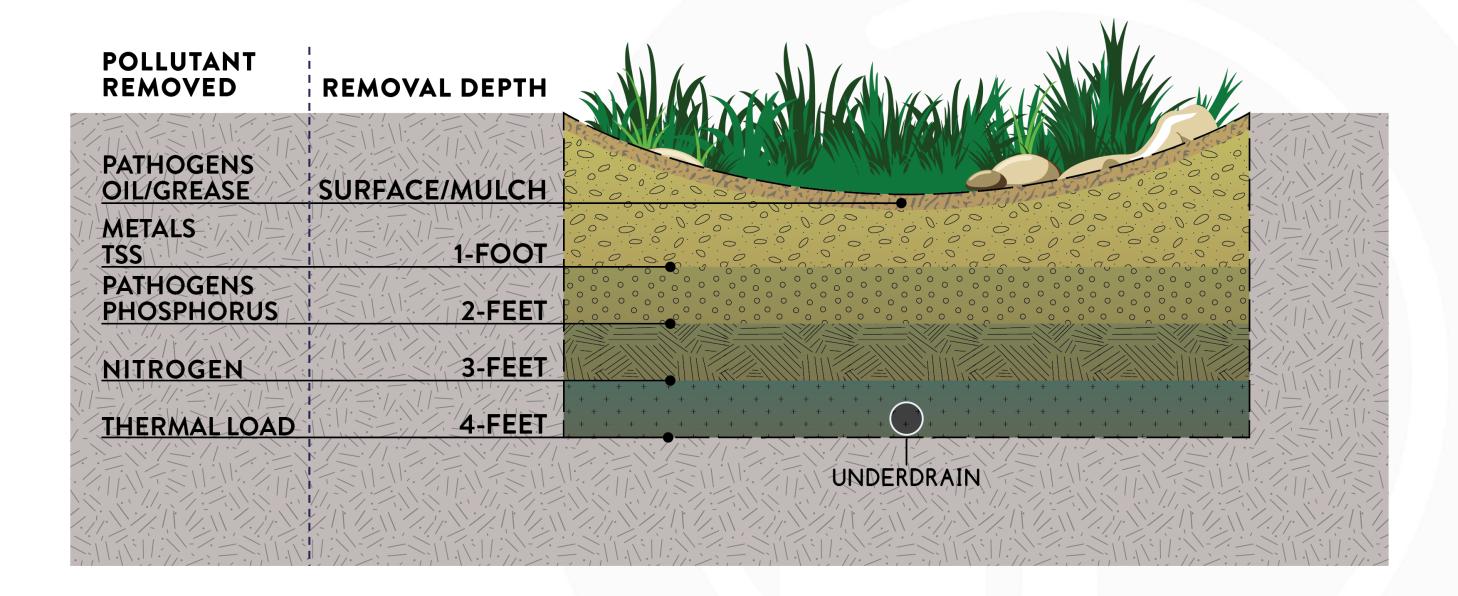


# How does GSI work to remove pollutants?





# How does GSI work to remove pollutants?





## How can we mitigate rain runoff?

- 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
- Use nature-based retrofits to intercept and treat rain runoff
- Include nature-based features in new developments









# 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

### **SF (I) 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













## **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

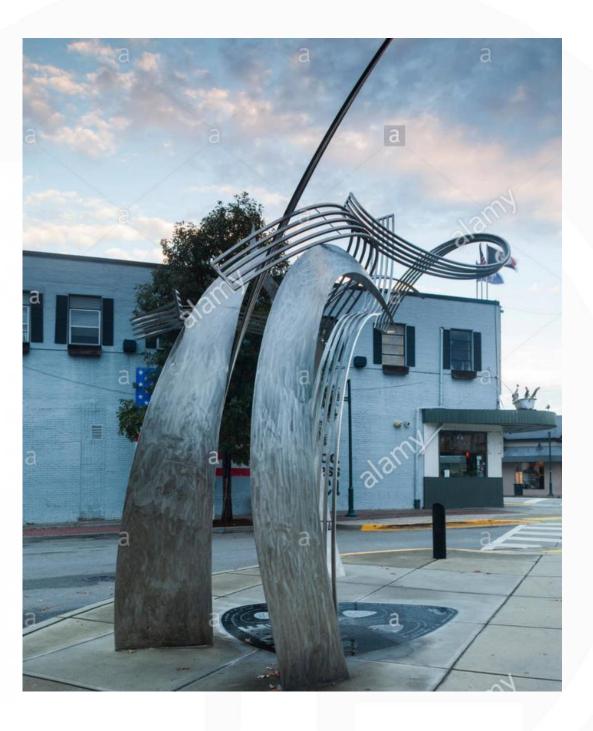
- Proposed Plaza
- Proposed Park/Open Space
- Public Art
- Signage and Wayfinding
- Improved Lighting



### Focus Area Elements

• Signage and Wayfinding





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### Focus Area Elements

Tree Canopy/Landscaping







### Focus Area Elements

• Lighting



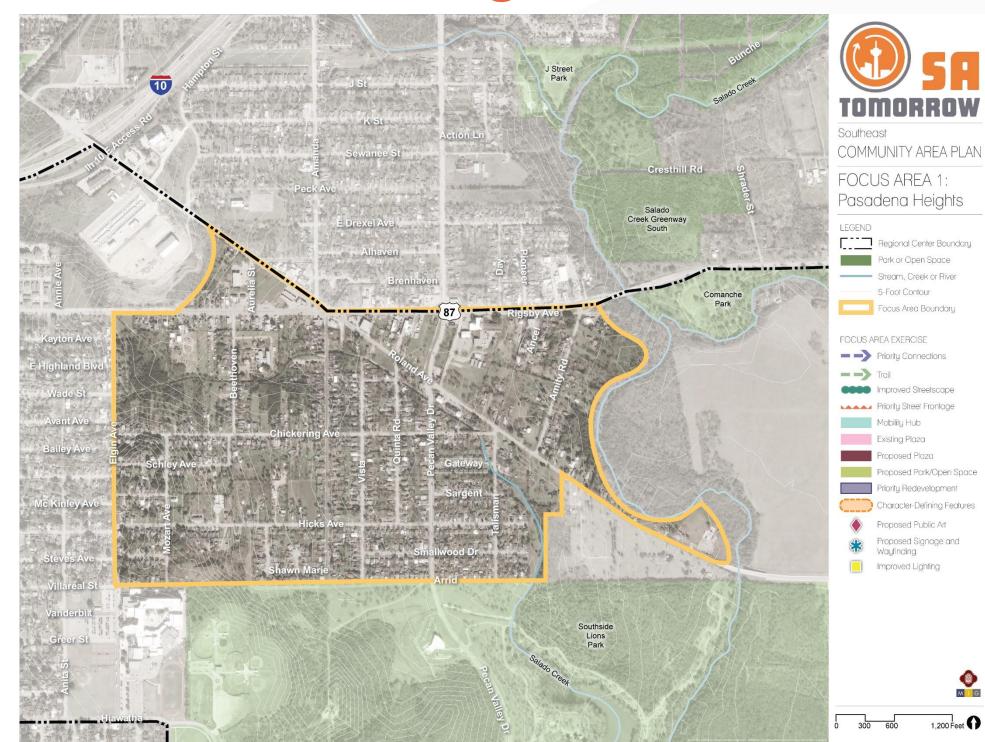








### Focus Area: Pasadena Heights











### Focus Area 1: Pasadena Heights

- Current condition Bounded by Clark Avenue to the west, Rigsby Avenue to the north, Salado Creek to the east, Southside Lions Park to the south
- Potential Could accommodate mixed-use or commercial development at Roland and Rigsby
- Includes vacant parcels that vary in size, with some over an acre
- Neighborhood infill on vacant parcels. Include compatible housing, with multiple units on a single lot when applicable.



### Focus Area: Lakeside









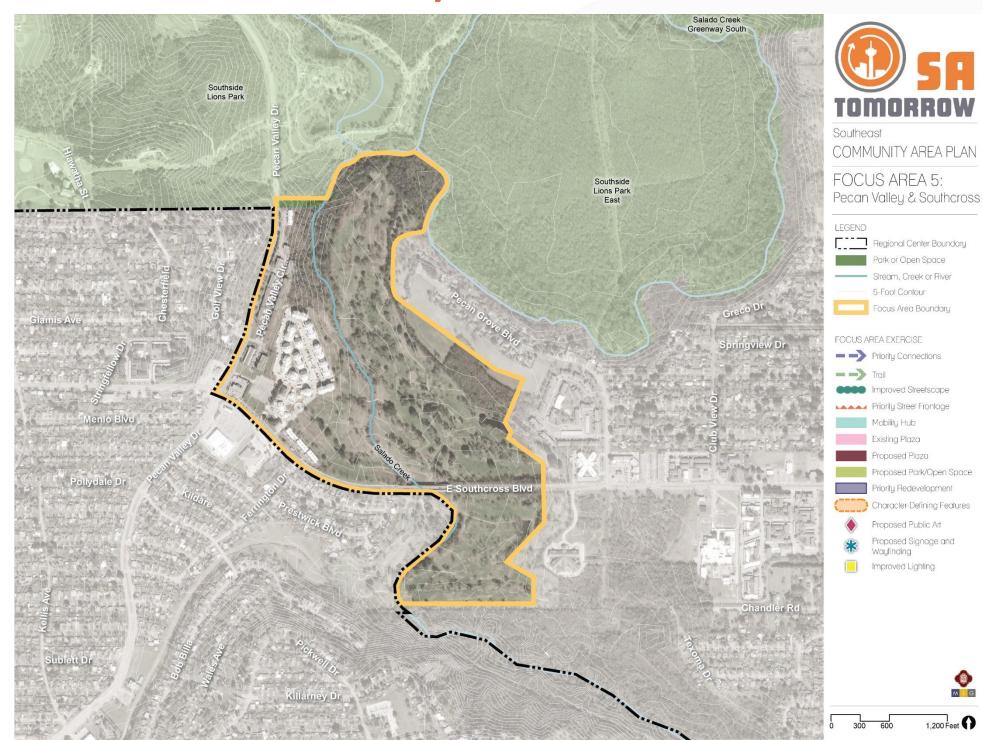


### Focus Area 2: Lakeside

- Surrounded by agricultural and industrial uses to the north of US Highway 87 and single-family residential development to south, ranging in age from the 1980s to the present.
- Surrounding area currently being developed with singlefamily housing
- **Potential** Vacant land can accommodate a mix of uses included housing, offices, and commercial uses.
- Improve pedestrian and bicycle experience and connections along the entirety US Highway 87



### Focus Area: Pecan Valley











### Focus Area 5: Pecan Valley

- Generally bounded by the Pecan Valley Drive, Southcross Drive, Salado Creek, and Southside Lions Park
- Former Pecan Valley Golf Course
- Majority of the area is privately owned by a single owner
- **Potential** Existing paths from golf course for future trails
- Potential for future public park/open space on former golf course
- More single-family housing in areas not within the floodplain to encourage more homeownership



### Focus Area: South W.W. White Road





### Focus Area: Rigsby Avenue





### Focus Area: Southcross









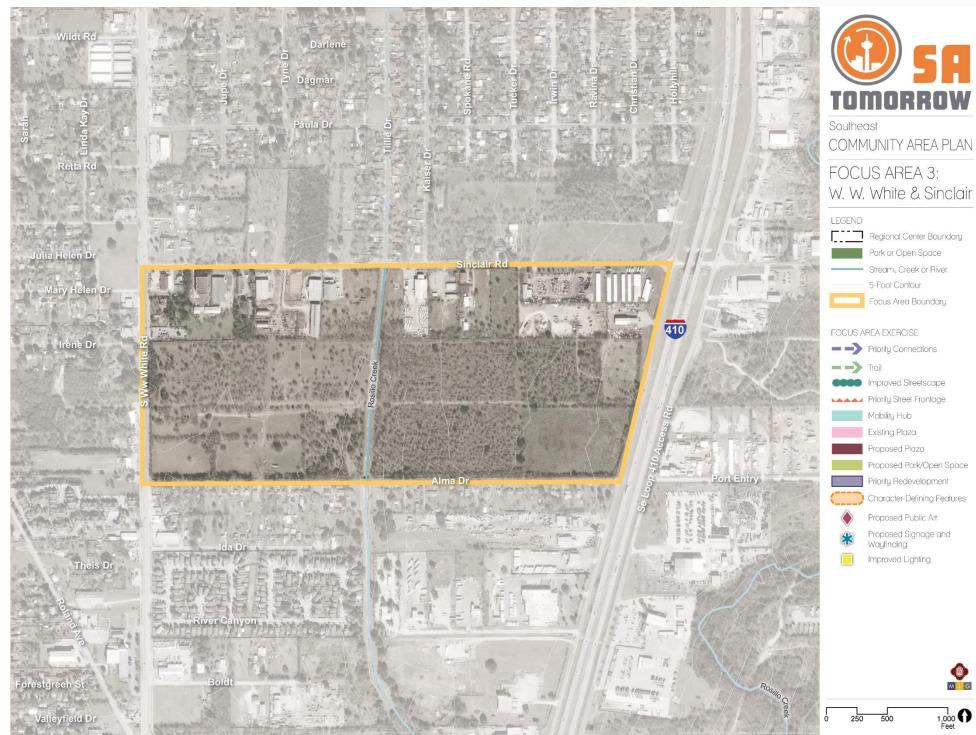


### Focus Area 4: Southcross

- Generally bounded by W.W. White Road to the west, Southcross to the south, Loop 410 frontage to east, and contiguous property line to the north
- Consists of multiple vacant parcels and one parcel with a single-family detached home
- Potential Future community shopping center/plaza
- Connection from highway to neighborhoods
- Increase pedestrian safety



### Focus Area: W.W. White & Sinclair











### Focus Area 3: W.W. White & Sinclair

- Bounded by W.W. White Road to the west, Sinclair to the north, Alma Drive to the south, and frontage along the Loop 410 frontage road to the east.
- Contains a large vacant privately owned parcel
- **Potential** Planning Team identified this area as future mixed-use development, with potential commercial uses along WW White and Loop 410 frontage
- Diverse and affordable housing options
- More compact, higher-density



# **SFUE TOMORROW** Wrap-up and Next Steps

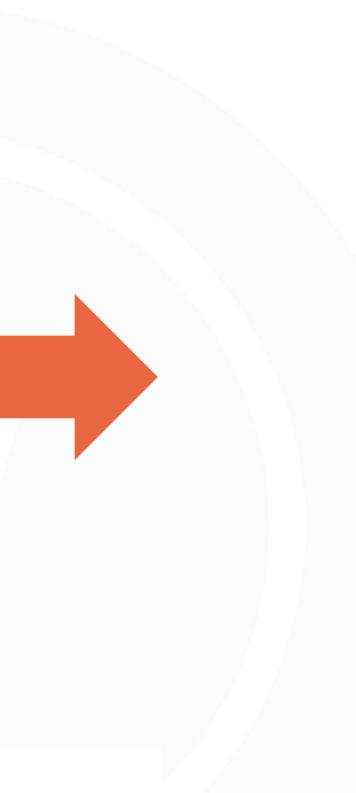




### Coming Up...

Planning Team Meeting #10: Mobility Part 2 Week of February 10<sup>th</sup>, 5:30 PM – 7:30 PM







# **Southeast Community Area**

**Planning Team** Meeting #9 Monday, January 13, 2020 James Bode Community Center 5:30 – 7:30 PM

