

MEETING SUMMARY

Meeting: UTSA Area Planning Team Meeting
#4 Date: December 6, 2017
Time: 2:00 – 4:00 pm
Location: Phil Hardberger Park Urban Ecology Center Classroom

Invited/Accepted/Attended

Colleen Waguespack, Northside Neighborhoods for Organized Development (NNOD)
Ernest Haffner, Facilities Planning & Development - UTSA
Brent Doty, Edwards Aquifer Authority
Santiago Jaramillo, VIA Metropolitan Transit
Karen Bishop, San Antonio River Authority
Lauren Simcic, VIA Metropolitan Transit
Darcie Schipull, TXDOT

Invited/Could not attend

Ashley Farrimond, Kaufman | Killen
James Griffin, Brown & Ortiz, P.C.
Teri Bilby, San Antonio Apartment Association
Al Philippus, Valero
Mark Johnson, North San Antonio Chamber of Commerce
Peggy Brimhall, American Institute of Architects
Nicholas Mohat, Cedar Point Homeowners Association
Michelle E. Garza, San Antonio River Authority
Benjamin Perry, Facilities Planning & Development – UTSA
Marcus Thomas, Student Government Association - UTSA

Invited Organizations

Woodland Park HOA
Oakland Heights HOA
The Woods of Shavano Community Association
Ridgehaven Volunteer HOA
College Park Neighborhood Association
Cantera Village HOA

Meeting Purpose

The fourth meeting of the UTSA Area Planning Team aimed to accomplish the following objectives:

- Discuss the revised draft Vision and Goals; and
- Review draft Strategic Framework Map
 - Plan Framework Discussion and Refinement: Purpose, character, scale, and transitions for focus areas and corridors

Meeting Format

Brenda Valadez, City of San Antonio Project Manager for the SA Tomorrow UTSA Area Regional Center Project, provided an update on the planning process and schedule and introduced the revised draft

Vision and Goals for consideration. MIG, Inc. Principal Jay Renkens presented information on the Emerging Themes analysis, and then facilitated a group discussion. Next, MIG, Inc. Project Manager Mark De La Torre described the Draft Plan Framework map that was created based on input at Planning Team Meeting #3, and introduced the follow-up activity to obtain more input on the draft Plan Framework. The Planning Team separated into two groups for the activity.

Revised Draft Vision & Goals

The revised vision and goals were presented to the planning team during the meeting. The Team indicated that the revised draft reflected most of the feedback from Planning Team Meeting #3, and discussed the following concept

- Need to add detail to the objectives listed in the Connectivity & Mobility Goal to include complete green streets/developing streets with green infrastructure and providing an explanation of what is meant by high-quality transit.

Plan Framework Mapping Activity

The Plan Framework will comprise the bulk of the UTSA Area Regional Center Plan document, including the catalytic sites, land use, mobility, open space, housing, and economic development elements. A draft plan framework map was created during Planning Team Meeting #3. During this activity, the Planning Team members were asked to identify preliminary focus areas, mixed-use corridors, priority streetscape improvements, gateway opportunities, pedestrian crossings, and priority mobility routes.

The purpose of the Plan Framework Mapping Activity during Planning Team Meeting #4 was to inform the intended purpose and character of the focus areas and mixed-use corridors, shown on the Draft Plan Framework Map, and identify potential catalytic sites and discuss other framework elements if they arose during the activity. The planning team was separated into two groups for the activity. In order to ensure that all the focus areas would be completed within the allotted time, the groups were assigned odd and even numbered focus areas. The results are as follows:

FOCUS AREA #1: Beckmann Quarry (Group 1)

FUTURE PURPOSE: Natural area that follows natural features.

Mixed-Use (residential, retail, office etc.) around the border with unique places inside.

FUTURE CHARACTER: Green spaces/ streets, green buffers and east/west connectivity.

BUILDING HEIGHTS: Shorter – 2 stories

Build with topography.

5 – 6 stories on southern edge of the property and lower western edge.

TRANSITION AREAS: Transitions to the south.

CATALYTIC PROJECTS: Restoration of the quarry.

FOCUS AREA #2: Tradesman Quarry (Group 2)

FUTURE PURPOSE: Mixed-use “downtown” for the existing neighborhood (not dissimilar to small-town main streets in function)

Complimentary uses to the existing regional center nodes, such as La Cantera.

Organized around a central open space, trail

The open space could be recreational in nature.

Urban trails

FUTURE CHARACTER: In a nod to the historic use of the rail, include rail-oriented thematic elements in the development (likely in materiality)

Create a unique style, different from University Village.

BUILDING HEIGHTS: Up to approximately 5 stories.

Height should be concentrated towards the center of the focus area

TRANSITION AREAS: The perimeter building heights should be no greater than 2 stories, respecting the varied adjacent land uses of which includes residential.

CATALYTIC PROJECTS: Rails to Trails project to connect Tradesman Quarry with Beckmann Quarry and the Rim

Trailhead located at a central open space

FOCUS AREA #2: Tradesman Quarry (Group 1)

FUTURE PURPOSE: Explore potential for residential.

FUTURE CHARACTER: Office and retail. More office development as you get closer to neighborhoods.

BUILDING HEIGHTS: 3 stories

Around edges of property - 2 stories

TRANSITION AREAS:

CATALYTIC PROJECTS:

FOCUS AREA #3: UTSA Blvd. & Vance Jackson Rd. (Group 1)

FUTURE PURPOSE: Mixed-use with complete/green streets along Vance Jackson. Streetscape improvements along UTSA Blvd. Office and retail in a mixed-use setting.

FUTURE CHARACTER: Transit oriented (UTSA Blvd.)

BUILDING HEIGHTS: 2 stories east of Vance Jackson

TRANSITION AREAS:

CATALYTIC PROJECTS: Closure of quarries

FOCUS AREA #4: West Hausman Rd. (Group 2)

FUTURE PURPOSE: Allow for pocketed infill development with residentially-oriented amenities (local restaurants, community spaces, etc.)

Decrease the use of the street as a cut-through/short-cut for vehicles attempting to avoid the 1604/IH-10 intersection.

FUTURE CHARACTER: Increased quality of movement, either through:

Lane reductions and/or dedicated lanes

Lane width reductions

Increased shade, through structure or plantings

Increased landscape elements

BUILDING HEIGHT: Residential scale, 1 – 3 stories.

TRANSITION AREAS: Building height, and pedestrian entries should be oriented towards the street.

Building height and activity should taper towards the residential uses.

CATALYTIC PROJECTS:

FOCUS AREA #4: West Hausman Rd. (Group 1)

FUTURE PURPOSE: Mixed-use, multi-family & student multi-family.

FUTURE CHARACTER:

BUILDING HEIGHT: 3 stories max. Development near single-family residences located south of Hausman

Rd. should be 1-2 stories.

TRANSITION AREAS:

CATALYTIC PROJECTS:

FOCUS AREA #5: IH 10 West (From La Cantera Parkway to UTSA Blvd) (Group 1)

In planning team meeting #3, this stretch of IH 10 West was identified as a possible mixed use corridor. Group 1 felt that IH 10 West did not have much opportunity for mixed-use development since it is already built out.

FOCUS AREA #6: Loop 1604 & Babcock Rd. (Group 2)

FUTURE PURPOSE: Mixed-use projects within a larger research/technology campus.

Serve the surrounding neighborhood either through the open space, or some of the building uses.

Programmed open space to allow for: farmer's markets, food trucks, etc.

FUTURE CHARACTER: Extension of the "campus feel"

High quality architecture to drive character

BUILDING HEIGHT: Modest (presumably between 4 – 5 stories)

TRANSITION AREAS:

CATALYTIC PROJECTS: At the western corner of Loop 1604 and Hausman, there's an opportunity to establish a strong presence, for the both the focus area as well as the regional center area. That presence can be established through an iconic piece of architecture, or public art installation.

General Notes:

- Be cognizant of the flood plain
- Uses should be complementary, not competitive with existing nodes such as La Cantera, the Rim and UTSA.

FOCUS AREA #6: Loop 1604 & Babcock Rd. (Group 1)

In planning team meeting #3, this area was identified as a possible mixed-use corridor. Group 1 felt that Babcock Rd. and Hausman Rd. should be mixed-use corridors and that Hausman Rd. should connect to UTSA Blvd.

FOCUS AREA #7: Vacant property at UTSA Blvd & IH 10 West. (Group 1)

In planning team meeting #3, this piece of property was identified as a possible focus area. Group 1 decided to forgo this area since there are already development plans in place to turn it into a mixed-use development. The proposed development is called University Village.

FOCUS AREA #8: Vacant property at La Cantera (Group 2)

FUTURE PURPOSE: Complement existing uses (amusement & shopping). Grocery store, neighborhood market.

FUTURE CHARACTER: Views like the Eilan. Outdoor event/amenity space.

BUILDING HEIGHTS: 6 to 7 stories

TRANSITION AREAS:

CATALYTIC PROJECTS:

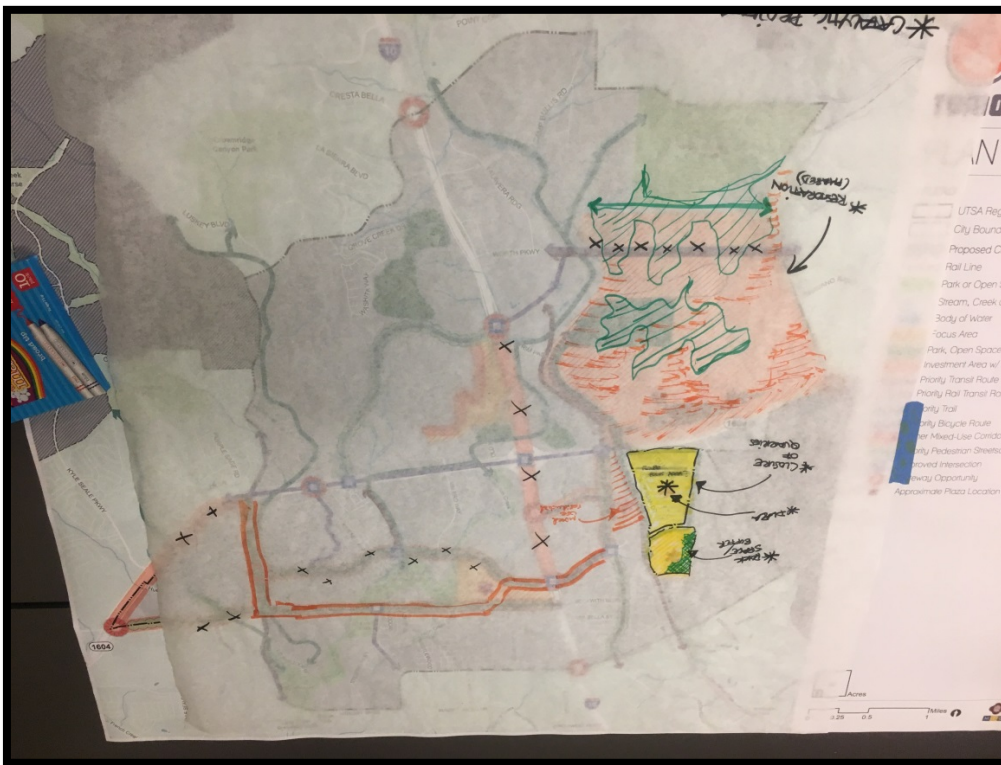
FOCUS AREA #8: Vacant property at La Cantera (Group 1)

In planning team meeting #3, this piece of property was identified as a possible focus area. Group 1 decided to forgo this area since there is already a master development plan in place.



ADDITIONAL COMMENTS AND DISCUSSION:

During the plan framework activity discussion, Group 1 identified an additional focus area, the area located in between the Beckmann and Tradesman Quarries. They also felt the area in between Vance Jackson Rd and the rail line should be mixed-use residential.



NEXT STEPS:

January 16th from 6:00-7:30 at the Henry B. Gonzalez Convention Center, Room 220; The Planning Department will host a city-wide meeting to gather input on land use classifications. The meeting is open to the general public and will discuss land use classifications related to the entire SA Tomorrow Comprehensive Plan. It will not be specific to the UTSA area and your attendance is not required, but if you can make it, please try to bring a neighbor or two!

Community Meeting #2 will be held on **January 29, 2018** at the **Phil Hardberger Park Urban Ecology Center Gathering Hall located at 8400 NW Military** in the evening. The meeting will be an open house format, with no formal presentation, and will include both the UTSA Area and Medical Center Area Regional Plans. The meeting is open to the public; a formal invite will be sent out via email after the time is confirmed.

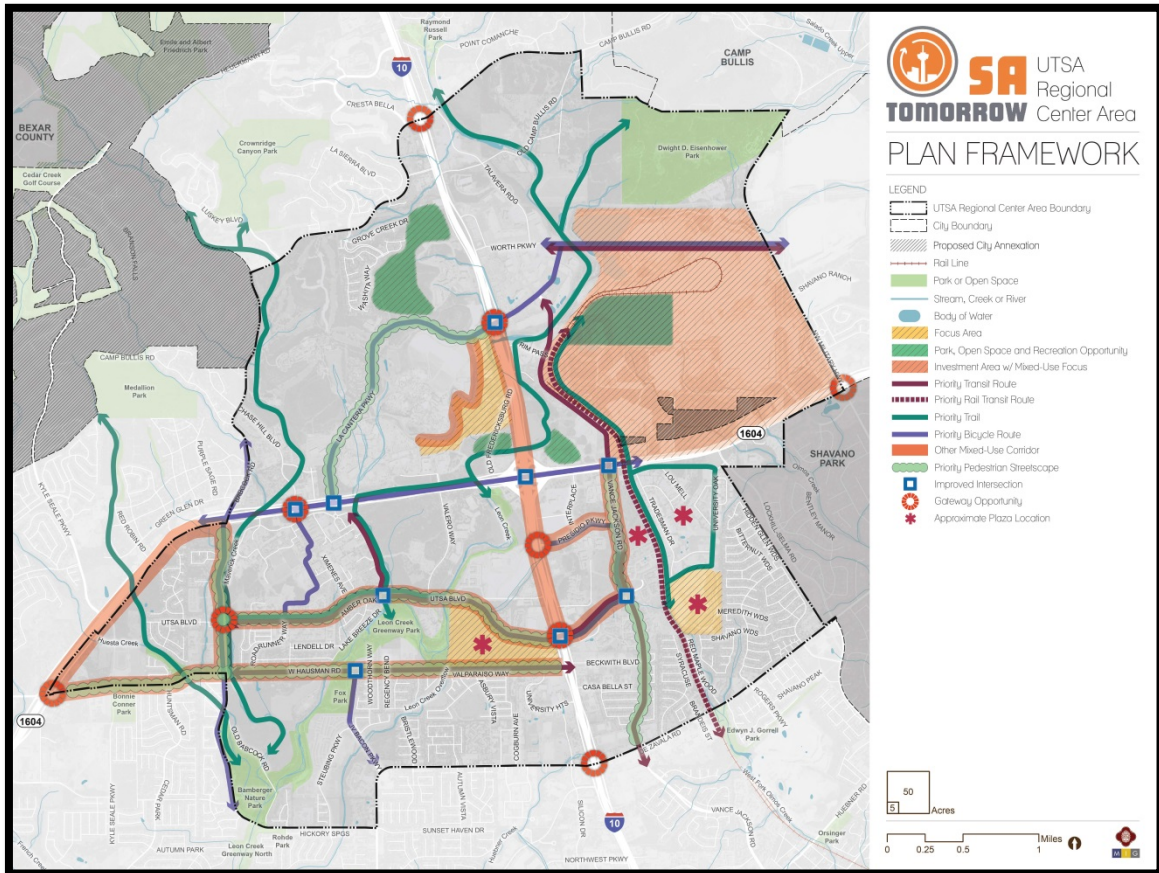
Planning Team Meeting #5 will be held in February 2018. Location: TBD.

The UTSA Area Website is up; however, it is still a work in progress. Please take a look and share with your neighborhood associations, friends or colleagues: <https://utsa-area.sacomplan.com>



If you have questions about the UTSA Area planning project, please contact Project Manager Brenda Valadez, City of San Antonio Planning Department.

Email: Brenda.valadez@sanantonio.gov Phone: (210) 207-5428





① **BECKMANN QUARRY**

FUTURE PURPOSE:

- NATURAL AREA [FOLLOWS NAT. FEATURES]
- MIXED USE → RESIDENTIAL, RETAIL, OFFICE, ETC...
(AROUND BORDER + LEAVES PLACES INSIDE)

FUTURE CHARACTER:

- GREEN SPACES / STREETS
- GREEN BUFFERS
- E → W CONNECTIVITY

BUILDING HEIGHTS:

- SHORTER - 2 STORIES?
- 5-6 ON S. EDGE * TOPOGRAPHY
- + LOWER W. EDGE.

TRANSITION AREAS:

TRANS. TO THE SOUTH

CATALYTIC PROJECTS
Restoration

② **TRADESMAN QUARRY**

FUTURE PURPOSE: "DOWNTOWN FOR THE EXIST. NBHD."
TRANSIT STOP, COMPLEMENT EXIST. NODES + LAC
M.U. — TIE TO TRAIL / OR DEL. OPEN SPACE.

FUTURE CHARACTER: STAND OUT FROM (W.N.I. V IMAGE).
RAIL HISTORY. — INCREASED TRAILS.

BUILDING HEIGHTS:

5 ISH OPPORTUNITY FOR M.U. @ CENTER
TRANSITION AREAS 2 STORY EDGE

CATALYTIC PROJECTS
PARK - EXIST. AMENITY TO ORG. DEV.
BY TRAIL

③ **UTSA BLVD & VANLE JACKSON**
[EAST OF VANLE JACKSON]

FUTURE PURPOSE:

- MIXED USE / COMPLETE STREETS ALONG UTSA BLVD. ^{VJ} _{GREEN}
- STREETScape IMP. ALONG UTSA BLVD. - LIGHT INDUSTRIES - BREWERY / DISTILLERIES.
- OFFICE + RETAIL IN A M.U. SETTING.

FUTURE CHARACTER:

- TRANSIT ORIENTED [UTSA BLVD]

BUILDING HEIGHTS:

2 STORIES (E. OF VANLE)

TRANSITION AREAS

CATALYTIC PROJECTS
closure of quarries

④ **WEST HAUSSMAN RD.**

FUTURE PURPOSE: POCKETED N.F.U., RES. AMENITIES (RESTAURANT, COMM.), NOT A CUT-THROUGHT / SHORT CUT, RECAPTURE LANES? → PLANTING, PLS, ETC.

FUTURE CHARACTER: INCREASED QUALITY OF MOTION.

BUILDING HEIGHTS:

RESIDENTIAL SCALE.

TRANSITION AREAS: EMPRACE STREET, RESPECT RES. EDGE.

CATALYTIC PROJECTS

8 VACANT PROPERTY @ LACANTERA

FUTURE PURPOSE: COMPLEMENT EXST. USE:
 HOTEL? — AMUSEMENT, SHOPPING.
 GROCERY STORE → NEXT MKT.

FUTURE CHARACTER: VIEWS (LIVE PLAN)
 OUTDOOR EVENT/AMENITY SPACE

BUILDING HEIGHTS:
 617.

TRANSITION AREAS:

CATALYTIC PROJECTS

6 LOOP 1604 & BARLOCK RD. "COMPLIMENTARY"

FUTURE PURPOSE: P3 → M.U., RESEARCH PARK
 CEMETERY BIRTH - COIN. OF F.P.
 UTA. SERVES NORTH, BIOMED MKT TECH. HUBS

FUTURE CHARACTER: *

BUILDING HEIGHTS:
 MODEST, W/ CHARACTER/
 QUALITY DRIVEN ARCH.

TRANSITION AREAS:

CATALYTIC PROJECTS
ESTABLISH PRESENCE @

