

MEETING SUMMARY

Meeting: UTSA Area Planning Team Meeting #3
Date: October 23, 2017
Time: 2:00 – 4:00 pm
Location: John Igo Branch Library

Invited/Accepted/Attended

Ashley Farrimond, Kaufman | Killen
Colleen Waguespack, Northside Neighborhoods for Organized Development (NNOD)
Ernest Haffner, Facilities Planning & Development - UTSA
Mark Johnson, North San Antonio Chamber of Commerce
Peggy Brimhall, American Institute of Architects
Benjamin Perry, Facilities Planning & Development - UTSA
James Griffin, Brown & Ortiz, P.C.
Brent Doty, Edwards Aquifer Authority
Santiago Jaramillo, VIA Metropolitan Transit
Karen Bishop, San Antonio River Authority
Lauren Simcic, VIA Metropolitan Transit

Invited/Could not attend

Darcie Schipull, TXDOT
Teri Bilby, San Antonio Apartment Association
Michelle E. Garza, San Antonio River Authority
Marcus Thomas, Student Government Association - UTSA
Al Philippus, Valero
Nicholas Mohat, Cedar Point Homeowners Association

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 third meeting of the UTSA Area Planning Team aimed to accomplish these objectives: review input from the September 18th Community Meeting; review and discuss the initial draft vision and goals; review and discuss opportunity areas; and obtain input for the Plan Framework.

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 community input so far, and introduced a preliminary draft project vision and goals for consideration. This introductory presentation was followed by a Planning Team discussion led by MIG Principal Jay Renkens. Next, project co-lead Mark De La Torre described the opportunity

areas analyses, and introduced a facilitated mapping activity designed to inform the Plan Framework. The Planning Team separated into two groups for the activity.

This memo provides highlights of the meeting discussion organized into two main sections, followed by a review of next steps in the process:

- Draft Vision and Goals;
- Plan Framework Mapping Activity; and
- Next Steps

Draft Vision and Goals

The Planning Team's discussion on the draft vision and goals was recorded on a wall graphic (see photographs at the end of this meeting summary). The Team indicated that the initial drafts should be revised in the following ways to more accurately capture their aspirations for the UTSA Area.

- Need to address mixed use head on. Need to create a diverse mix of housing stock to match existing jobs.
- Need to improve neighborhood character not just maintain. Create character and improve design. Employ archetypes that respond to climate and landscape.
- Recreational opportunities should be comfortable, accessible and connected. Need signage and way finding to identify what is there.
- Connectivity needs to tie to destinations and respond to climate.
- Greenways should connect to recreation and employment.
- To encourage walkability need to downscale size of development.
- Need to address motor vehicle connectivity and mobility.
- Accommodating anticipated growth (access of vehicle s.o.v. use).
- Incentivize retro-fitting to current ERZD standards.

This input, along with additional feedback that the Planning Team submitted through email will be used to revise the draft UTSA Area Vision and Goals.

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, and housing and economic development elements. The purpose of the activity was to gather Planning Team input to inform the Plan Framework. The Plan Framework activity involved mapping several features on trace paper, using markers and a predefined legend that is provided at the end of this summary.

1. *Objective: Identify focus areas where more development should occur or is likely to occur, and accordingly, where extra attention of the Planning Team should be focused.*

Results: Both groups identified the quarries as potential focus areas. Other potential focus areas identified by the Planning Team include: undeveloped property located at UTSA Blvd and IH 10 West and undeveloped property located east of the Shops at La Cantera.

2. *Objective: Identify places to encourage a new open space, park, or plaza.*

Results: The following general locations were identified as potential new open space areas:



- A portion of Beckmann Quarry
- Undeveloped land located west of the Eilan
- Undeveloped land located on the east and west side of IH 10 West, north of Loop 1604

Some plaza opportunities that were identified include:

- Tradesman Quarry
- Property located east of Vance Jackson Road, south of Loop 1604
- Property located at UTSA Blvd and IH 10 West
- Property located east of Tradesman Drive, south of Capital Port Drive

3. *Objective: Identify preliminary preferred trail, bicycle, and transit routes through the Plan area, and associated intersection improvement locations.*

Results: One group identified the following potential future trails: following Maverick Creek from Bamberger Park to Crownridge Canyon Park, as well as along UTSA Blvd from Leon Creek to Maverick Creek/Babcock Rd. The other group identified a trail connecting Tradesman Quarry to Beckmann Quarry following the rail line. Both groups identified potential trails following Huesta Creek from Bamberger Park to Medallion Park and following Leon Creek Greenway from Loop 1604 to Eisenhower Park while one group wanted the potential trail to also connect to Raymond Russell Park.

One group identified UTSA Blvd, Babcock Road, Presidio Parkway, and a portion of Vance Jackson Road as primary bicycle routes. The other group identified JV Bacon Parkway, La Cantera Parkway, the access roads on Loop 1604 from Babcock Road to Vance Jackson Road, a route across the UTSA Main Campus connecting to Chase Hill Blvd and across the northern section of Beckmann Quarry connecting to Worth Parkway all as primary bicycle routes.

Some potential primary transit routes identified by both groups include the following: Vance Jackson Road and West Hausman Road. One group identified UTSA Blvd as well as the northern section of Beckmann Quarry where possible transit routes should be located. The other group identified the need for a transit route along the eastern edge of the UTSA Main Campus with connections to Loop 1604 and La Cantera Parkway.

La Cantera Parkway, UTSA Blvd., West Hausman Road, Babcock Road and Vance Jackson Road were identified as preferred streetscape improvement locations. Some improved intersection crossings identified by the groups include the following:

- West Hausman Rd & JV Bacon Parkway
- IH 10 West & UTSA Blvd.
- UTSA Blvd. & Vance Jackson Rd.
- Loop 1604 & La Cantera Parkway
- Loop 1604 & Chase Hill Blvd.
- UTSA Blvd & the UTSA Main Campus
- Loop 1604 & Vance Jackson Rd.
- IH 10 West & La Cantera Parkway
- Loop 1604 & IH 10 West



4. *Objective: Identify preferred mixed-use corridors and associated gateway locations.*

Results: Some preferred mixed-use corridors identified by the planning team members include the following streets:

- West Hausman Rd.
- UTSA Blvd.
- A portion of IH 10 West
- Vance Jackson Rd.
- Presidio Parkway
- Babcock Rd.
- A portion of Loop 1604
- Surrounding the Beckmann Quarry
- Along vacant land located east of the Shops at La Cantera and Six Flags Fiesta Texas

Some gateway locations that the planning team identified include:

- Loop 1604 & West Hausman Rd.
- IH 10 West & De Zavala Rd.
- Babcock Rd & UTSA Blvd.
- Loop 1604 & Chase Hill Blvd.
- IH 10 West & UTSA Blvd.
- IH 10 West & Presidio Parkway
- Loop 1604 & NW Military Hwy.
- IH 10 West & La Cantera Parkway
- IH 10 West & Camp Bullis Rd.



Next Steps

The fourth Planning Team Meeting will be held December 6th.

Preliminary objectives for this meeting include:

- Review and Discuss Revised Draft Vision and Goals
- Review and Discuss Draft Plan Framework
- Discuss Emerging Themes
- Discuss potential catalytic sites

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

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

SAAP: UTSA
PLANNING TEAM #3

CURRENT GOALS

- HOUSING
- CHARACTER
- CONNECTIVITY
- RECREATION
- ✓ • NATURAL RESOURCES
- PUBLIC FACILITIES / INF.
- JOBS/ECON.
- CAMP BUIVIS
- UTSA
- GATEWAY

PUBLIC READY TO ADDRESS CHARACTER

MISSING GOALS

- MIXED-USE DEVELOPMENT
- HOUSING:
 - MATCH HOUSING STOCK TO JOBS
 - OPTIONS
 - ECON. DIVERSITY
- IMPROVE THE CHARACTER OF NBHD.
 - DON'T JUST MAINTAIN
 - CONSIDER SAFETY
 - SUSTAINABLE
 - QUALITY: COSA → INCENTIVES/BONUSES
 - RAISE THE BAR IN DESIGN
 - LEARN FROM GOOD EXAMPLES. (LA CAMERA)
 - EMPLOYING ARCHETYPES THAT RESPOND TO:
 - LANDSCAPE
 - CLIMATE
 - WALKABILITY (CURRENTLY INHIBITED BY GATED COMM.)
- ACCESSIBLE
 - SIGNAGE/WAYFINDING
 - UTSA DOES A GOOD JOB REGIONALLY

CONNECTIVITY NEEDS TO:

- TIE TO DESTINATION
- RESPOND TO THE CLIMATE
- GREENWAYS NEED TO CONNECT TO:
 - RECREATION
 - EMPLOYMENT

UTSA'S CONTEXT/ADJACENCIES

NEED TO INCORPORATE COMM TO EXPRESS CULTURE.

RETROACTIVELY BRING EXIST. DEVELOPMENT UP TO STANDARDS.

ACCOMMODATING ANTICIPATED GROWTH/ACCESS OF VEHICLE (S.O.V.) USE?

Plan Element “Framework”

- ↔ Trails
- ↔ Priority Transit Routes
- ↔ Priority Bicycle Routes
- Focus Areas
- Other Mixed Use Corridors
- Park, Open Space, and Recreation
- Plaza
- Improved Pedestrian Crossings
- Priority Streetscape Improvements
- Gateway Opportunities

