



PUBLIC MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Regional Center Plan Community Open House #2
Date: April 15, 2019
Time: 6:00 – 7:30 pm
Location: Northwest Vista College, Lago Vista Room
Attendees: 17 Community Members, 6 Planning Department Staff

Meeting Purpose

The City of San Antonio Planning Department held a public meeting on April 15, 2019 to gather feedback from people who live, work, go to school, or otherwise have a stake in the Highway 151 & Loop 1604 Area Regional Center Plan. This meeting was designed to gather public feedback and priorities through several interactive stations to determine:

- Public agreement/disagreement with Draft Vision + Goals
- Public preferences on “Place Types” through a mapping exercise
- Public priorities on amenities/other potential activities the area needs
- Public ideas around four focus areas identified for discussion purposes

Invites to Meeting

In order to ensure attendance at this public meeting, the Planning Department advertised the meeting through several outlets including

- Flyers and emails distributed to local institutions, employers, and neighborhood associations
- Social Media posts to Nextdoor



Meeting Flyer

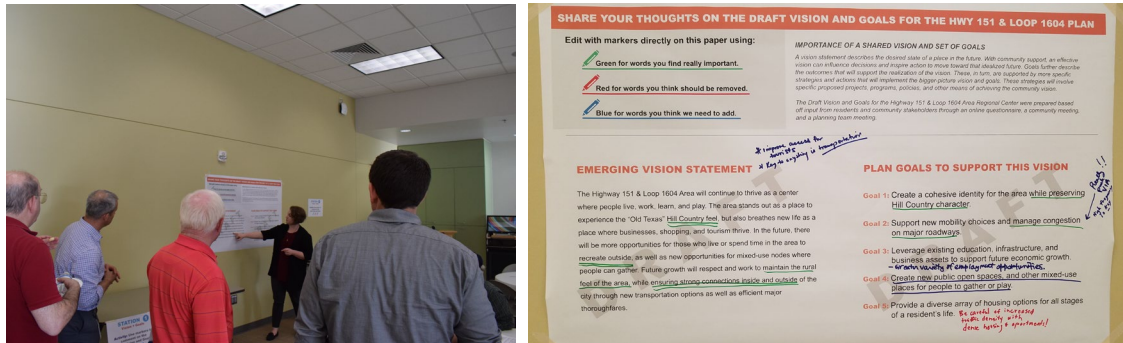
Meeting Format

The meeting was designed to have more of an open house format with several stations for the public to provide their feedback to planning staff directly. All of the meeting boards, activities, and results are provided at the end of this document.



Station 1: Vision + Goals

At this meeting, planning staff presented the public with a draft vision statement and a set of potential guiding goals. Meeting attendees were asked to take markers and edit or mark up the poster using red for things they think should be removed, blue for words they think should be added, or green for things they find very important.



Attendees discuss the draft vision and goals. A Larger version of this poster can be seen at the end of this document.

Station 2: Place Types

At the second station, attendees were asked to look at 12 different “place types” which were identified in the SA Tomorrow Comprehensive Plan as ideal types of development for various contexts in San Antonio. Each place type was given a corresponding letter, and participants were asked to place letters where they believed they should apply on a map of the area. Participants primarily placed the following types:

- B: High Capacity Transit Corridor
- G: Community/Regional Park
- H: Natural/Historic/Cultural/Economic Asset
- F: Trail-Oriented Development



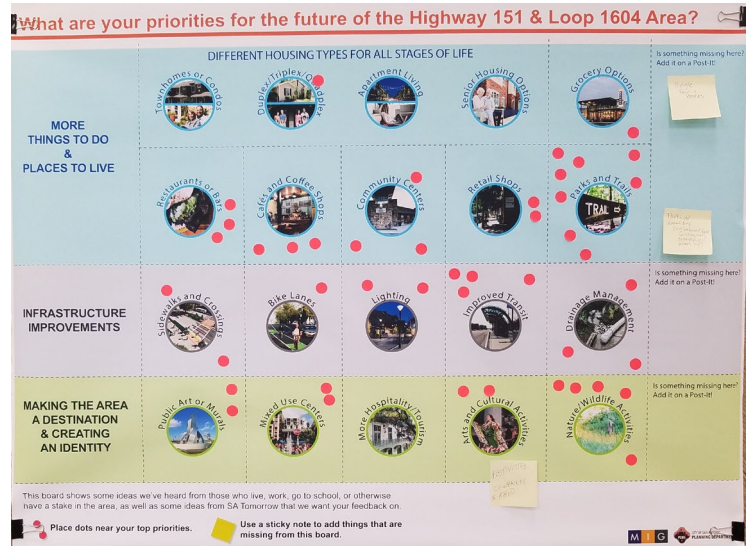
Map used in “place types” workshop at community meeting, all markings in yellow and red were added in a later discussion of focus areas, and a larger version of this map is available at the end of this document.



Station 3: Priorities Board

To learn more about the amenities and other activities attendees would like to see in the area, they were asked to use only three colored dots to prioritize a set of options on a board, or to add their own choices with a sticky note. The table below shows the options residents voted for:

Option	Sticker Count
Parks & Trails	8
Nature/Wildlife Activities	5
Improved Transit	4
Restaurant or Bars	3
Cafes and Coffee Shops	3
Community Centers	3
Drainage Management	3
Retail Shops	2
Lighting	2
Public Art or Murals	2
Mixed Use Centers	2
Arts + Cultural Amenities	2
Duplex/Triplex/Quadplex	1
Grocery Options	1
Sidewalks and Crossings	1
Bike Lanes	1



The marked-up priorities board, a larger version of this is available at the end of this document.

With the following write-ins on sticky notes:

- "Single Family Homes"
- "Parks w/ amenities (e.g. baseball fields, walking trails, covered picnic areas, etc)
- "Festivities, celebrations to attend"

Station 4: Focus Areas

The last station for attendees consisted of a set of four "focus areas" which were identified by the Planning Department as areas for extra discussion. These focus areas are identified as areas of opportunity, and will be further refined by the Planning Team for this area.

The following areas were discussed with both colored dots and comment cards:

- Focus Area #1: Culebra Creek Greenway
 - o The area that runs along Culebra Creek and underneath Culebra Road will soon become part of the Leon Creek Greenway as part of the Howard W. Peak Greenway Trails System. But what development should go near the trail?
- Focus Area #2: Hwy 151 Between SeaWorld & Hyatt Hill Country
 - o Between two major entertainment destinations, this area has developed with a Nationwide Campus, apartments, and Vale Middle School. What other developments should be here?
- Focus Area #3: Hwy 151 from Wiseman to Westover Hills
 - o Considering the Christus Santa Rosa Hospital and Northwest Vista College are near these vacant parcels on either side of Hwy 151, what future do you imagine for this area?



- Focus Area #4: Hwy 151 between Wiseman & 1604
 - o To the south of these vacant parcels is a Wells Fargo Campus, and to the north are Microsoft Data Centers and the Mountain View Acres Neighborhood. What could you see here?

Attendees had conversations with planning staff about each of these areas, and identified their concerns or priorities. The maps from these conversations with dots and notes, as well as any comment cards received, are presented at the end of this document.



Planning Department staff discuss focus areas with attendees.

Next Steps for Highway 151 and Loop 1604

The input received from this meeting will be delivered to the Planning Team guiding the process for this Regional Center at their next meeting, and will continue to inform the planning process. Future public meetings will be announced as their dates are known.

The second online questionnaire for the draft vision and goals and focus areas is live until May 11th:
<https://www.surveymonkey.com/r/Q2hwy151>

The Existing Conditions Atlas, further information about subsequent public meetings, and other documents, boards, and materials from this community meeting and planning team meetings can be found in the Document Library on our plan website: <https://highway151.sacompplan.com>

If you have any questions please contact the project manager for the Highway 151 & Loop 1604 Area Regional Center Plan:

Sarah Serpas | sarah.serpas@sanantonio.gov | 210-207-5452



WELCOME

TO THE OPEN HOUSE

☒ Grab some food

☒ Visit the interactive stations

STATION 1 Vision + Goals

Activity: Use markers to comment on the draft Vision and Goals



STATION 2 Place Types

Activity: Use stickers to show which of the 12 “place types” belong in the area



STATION 3 Priorities Board

Activity: Use stickers and post-its to show your priorities for the future



STATION 4 Focus Areas

Activity: Use the cards and stickers to share your thoughts at all four tables.

Each table has a different area.

☒ Fill out the meeting survey
(How did we do?)

☒ **After tonight:** Stay involved and share the online questionnaire with your friends, neighbors, coworkers, and networks

STATION 1

Vision + Goals

Activity: Use markers to
comment on the
draft Vision and Goals



SHARE YOUR THOUGHTS ON THE DRAFT VISION AND GOALS FOR THE HWY 151 & LOOP 1604 PLAN

Edit with markers directly on this paper using:



Green for words you find really important.



Red for words you think should be removed.



Blue for words you think we need to add.

IMPORTANCE OF A SHARED VISION AND SET OF GOALS

A vision statement describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future. Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific proposed projects, programs, policies, and other means of achieving the community vision.

The Draft Vision and Goals for the Highway 151 & Loop 1604 Area Regional Center were prepared based off input from residents and community stakeholders through an online questionnaire, a community meeting, and a planning team meeting.

EMERGING VISION STATEMENT

The Highway 151 & Loop 1604 Area will continue to thrive as a center where people live, work, learn, and play. The area stands out as a place to experience the “Old Texas” Hill Country feel, but also breathes new life as a place where businesses, shopping, and tourism thrive. In the future, there will be more opportunities for those who live or spend time in the area to recreate outside, as well as new opportunities for mixed-use nodes where people can gather. Future growth will respect and work to maintain the rural feel of the area, while ensuring strong connections inside and outside of the city through new transportation options as well as efficient major thoroughfares.

PLAN GOALS TO SUPPORT THIS VISION

- Goal 1:** Create a cohesive identity for the area while preserving Hill Country character.
- Goal 2:** Support new mobility choices and manage congestion on major roadways.
- Goal 3:** Leverage existing education, infrastructure, and business assets to support future economic growth.
- Goal 4:** Create new public open spaces, and other mixed-use places for people to gather or play.
- Goal 5:** Provide a diverse array of housing options for all stages of a resident’s life.

SHARE YOUR THOUGHTS ON THE DRAFT VISION AND GOALS FOR THE HWY 151 & LOOP 1604 PLAN

Edit with markers directly on this paper using:



Green for words you find really important.



Red for words you think should be removed.



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IMPORTANCE OF A SHARED VISION AND SET OF GOALS

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** Improve access for tourists
↓ Key to anything is transportation*

PLAN GOALS TO SUPPORT THIS VISION

- Goal 1:** Create a cohesive identity for the area while preserving Hill Country character.
- Goal 2:** Support new mobility choices and manage congestion on major roadways.
- Goal 3:** Leverage existing education, infrastructure, and business assets to support future economic growth.
- Greater variety of employment opportunities.
- Goal 4:** Create new public open spaces, and other mixed-use places for people to gather or play.
- Goal 5:** Provide a diverse array of housing options for all stages of a resident's life. *Be careful of increased traffic density with dense housing & apartments!*

*Plan !!
Highway 151 & Loop 1604*



EXIT



STATION 1
Bicycle and Pedestrian Safety
Bicycle and Pedestrian Safety
Bicycle and Pedestrian Safety
Bicycle and Pedestrian Safety

STATION 2

Place Types

Activity: Use stickers to show which of the 12 “place types” belong in the area

B

C

D

A



Place Types



A REGIONAL/COMMUTER RAIL

DESCRIPTION

A regional/commuter rail place type has a major transit station along a regional or commuter-heavy rail corridor. The predominant land uses surrounding the transit station should be mixed, with high-density residential closer to the station and then transition to single-family residential moving further away from the station. The features that make this place type unique are pedestrian access to regional transit and pedestrian and bicycle connectivity, which activate the surrounding neighborhood. The VIA Centro Plaza, Robert Thompson Transit Center and future Lone Star Rail all have the potential to best realize the Regional/Commuter Rail place type.



PERFORMANCE STANDARDS

Height: 5 to 12 stories or 10 to 150 feet
Mixing and Density: 20 to 40 housing units per acre and 2.5:1 to 8:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 60%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 150 intersections per square mile
Public Space: Plaza and park spaces totaling 15 acres per 1,000 residents
Parking: On-street and off-street parking (most in structures)

C INSTITUTIONAL/CAMPUS MIXED-USE

DESCRIPTION

Large institutional or campus-style developments tend to be magnets for people, which helps develop a built-in critical mass that can support a variety of amenities and services. These existing destinations should be enhanced with mixed-use development, higher-density residential land use and open spaces that can weave the surrounding community. Often, public-private partnerships catalyze the transformation of institutions and campuses into true places. If appropriately planned and designed, the institutional core and identity can actually be strengthened. Strong pedestrian and bicycle connections to the surrounding neighborhoods help to stitch the institutional anchor into the surrounding community fabric. Key locations such as Our Lady of the Lake University, Port San Antonio, UTSA, Texas A&M San Antonio, UTSA and the Medical Center are candidates for the institutional/campus mixed-use place type.



PERFORMANCE STANDARDS

Height: 2 to 5-story development or 35 to 70 feet
Mixing and Density: 16 to 30 housing units per acre and 2:1 to 4:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 120 intersections per square mile
Public Space: Plaza and park spaces totaling 15 acres per 1,000 residents
Parking: On-street and off-street parking (most in structures)

E NEIGHBORHOOD MAIN STREET

DESCRIPTION

The neighborhood main street place type aligns with the VIA Vision 2040 transit-supportive development typology. It is an area within a new or existing neighborhood that has development largely limited to the land immediately adjacent to the transit facility. The neighborhood main street provides a safe, quality walking environment for residents nearby. It's ideal for small commercial and entertainment-based districts that draw local patrons. The mix of uses includes local-serving commercial, small-scale mixed-use, smaller multi-family development and attached single-family residential. This place type typically occurs along a short two- to four-block linear corridor with a mix of restaurants, small shops and local services. Southtown, Southtown, Flores and Commercial Avenue are examples of the Neighborhood Main Street place type.



PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet
Mixing and Density: 15 to 20 housing units per acre and 1.1 to 3:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 10 acres per 1,000 residents
Parking: On-street and off-street parking

B HIGH-CAPACITY TRANSIT CORRIDOR

DESCRIPTION

High-capacity transit corridors often have many major stations or transfer points and serve as anchors for higher-density and intensity mixed-use development. These stations are usually served well by mixed-use development in the immediate proximity, along with high-density residential development that transitions out to lower-scale structures and attached single-family housing as development approaches the detached single-family residential neighborhoods. Surrounding neighborhoods along high-capacity transit corridors have great pedestrian and bicycle access to nearby stations. San Pedro and Broadway are high-capacity transit corridors that would be well served by this place type.



PERFORMANCE STANDARDS

Height: 6 to 8-story development or 35 to 110 feet
Mixing and Density: 16 to 40 housing units per acre and 2.5:1 to 5:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 60%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 150 intersections per square mile
Public Space: Plaza and park spaces totaling 15 acres per 1,000 residents
Parking: On-street and off-street parking (most in structures)

D COMMUNITY CORRIDOR

DESCRIPTION

The Comprehensive Plan and VIA Vision 2040 Plan share the Community Corridor place type. Community Corridors are commercial areas with limited available land that may surround a transit facility typically a bus stop. They are focused on an infill development and redevelopment approach to corridor revitalization. They can be transformed over time through adaptive reuse and infill strategies and reinvention of auto-oriented strip malls. Land uses include higher-density residential and commercial mixed-use. Future development should maintain a necessary parking supply and viability for key retail sites. An improved streetscape should frame higher-intensity uses, mixed with existing retail and new development that better relates to the corridor and its pedestrian realm. Roosevelt, Perrin, Bernal, Pleasanton and Zimmern are potential candidates for the Community Corridor place type.



PERFORMANCE STANDARDS

Height: 2 to 4-story development or 35 to 110 feet
Mixing and Density: 10 to 30 housing units per acre and 1:1 to 4:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 10 acres per 1,000 residents
Parking: On-street and off-street parking (mix of surface and structured parking)

F TRAIL-ORIENTED DEVELOPMENT

DESCRIPTION

The Trail-Oriented Development place type builds on the growing network of trails and pathways throughout San Antonio and the region. Key features include well-connected, multi-use pathways and trails (often along drainage ways or other water features), multiple trail crossings that include both dedicated pedestrian and bike bridges, as well as vehicular bridges with sidewalks, and strong pedestrian and bicycle connectivity with surrounding neighborhoods. The predominant land use can vary significantly, ranging from single-family residential to medium-scale mixed-use development. Higher-intensity development should be limited to select nodes along the trail and development should generally provide a substantial buffer between structures and the trail. Existing and potential locations for the trail-oriented place type include the Riverwalk, San Antonio Greenway Trail, Alamo and Apache Creeks, the Mission Reach and Leon Creek.



PERFORMANCE STANDARDS

Height: 1 to 4-story development or 20 to 70 feet
Mixing and Density: 15 to 20 housing units per acre and 0.25:1 to 2:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 20 acres per 1,000 residents
Parking: On-street and off-street parking



Place Types



G COMMUNITY/REGIONAL PARK

DESCRIPTION

Large community and regional parks provide an amenity that can be better leveraged with medium to higher-intensity development along a portion of their perimeter. A major park entrance is a frequent anchor for the high-intensity nodes. The predominant land uses in higher-intensity edges include attached single-family residential, medium to high-density residential and small to large-scale mixed-use development. Development should have the main entrance oriented to the park. Mixed-use and commercial development should be buffered from detached single-family housing with smaller-scale multifamily development and attached single-family development. Neighborhood pedestrian and bicycle connections should be emphasized. Areas well-suited for this include Brackenridge Park and Phil Hardberger Park.



PERFORMANCE STANDARDS

Height: 2 to 12-story development or 35 to 150 feet
Mixing and Density: 10 to 40 housing units per acre and 1:1 to 6:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 20 acres per 1,000 residents
Parking: On-street and off-street parking

I GREEN NEIGHBORHOOD

DESCRIPTION

The Green Neighborhood place type typically involves new development focused on optimizing sustainability. Key features include the use of natural drainage ways, a network of connected pedestrian and bicycle trails, designated areas for urban agriculture, alternative energy production, localized utilities and site orientation for passive lighting, heating and cooling. The land use mix is mostly compact single-family residential with the potential for a mixed-use node. There are often a variety of small and larger park-like open spaces within the development. It's common to use sustainable materials and technology such as solar panels, small wind turbines and low-impact development practices. Potential locations for this could include Marbach Park and areas outside Interstate Loop 410 in the southern portion of the city.



PERFORMANCE STANDARDS

Height: 2 to 4-story development or 30 to 65 feet
Mixing and Density: 10 to 20 housing units per acre and 0.5:1 to 2:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 25%, transparency along side street of 15%
Connectivity: Maximum block perimeter of 1,000 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 15 acres per 1,000 residents
Parking: On-street and off-street parking

K OFFICE PARK INFILL

DESCRIPTION

Suburban-style office parks with large buildings surrounded by parking are very similar to shopping malls in that they are heavily auto-oriented and are frequently focused inward. Infill development should be used to create a denser, more compact development pattern, with integrated plazas and park spaces. Pedestrian connectivity to and within the site should be a major objective. The mix of uses includes office buildings with a better pedestrian land experience, medium to high-density residential and parking garages integrated with retail and additional office space. Multi-use/commercial edges bring more activity into the immediate area and help to better integrate office parks with other surrounding land uses. Potential locations include Port San Antonio, Brooks and the Westwood Hills area.



PERFORMANCE STANDARDS

Height: 2 to 10-story development or 35 to 130 feet
Mixing and Density: 15 to 40 housing units per acre and 2:1 to 6:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 40%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 5 acres per 1,000 residents
Parking: On-street and off-street parking (most in structures)

H NATURAL/HISTORIC/CULTURAL/ECONOMIC ASSET

DESCRIPTION

Sometimes the most important aspect of a place has everything to do with what is there now, what happened there or what has been there historically. The Natural/Historic/Cultural Asset place type is intended to respect and preserve such places of importance. Protected assets can include historical structures, special habitat or areas identified as a place of significance. Key features can include a peripheral vehicular road with more limited access through the amenity, neighborhood pedestrian and bike connections, and parking limited to on-street spaces along the perimeter road and small parking lots near a few trailheads. Unlike other place types, the density adjacent to these place types is much lower, scaling up as one moves away from the asset. The surrounding land use context is primarily single-family residential neighborhoods with a character strongly influenced by the natural, historic or cultural asset. Appropriate areas include the World Heritage Corridor (Mission San Antonio de Valero [Alamo] to Mission San Francisco de la Espada), military assets and the San Antonio River Authority Plan (e.g., San Pedro Creek Project).



PERFORMANCE STANDARDS

Height: 1 to 2-story development or 20 to 350 feet
Mixing and Density: 2 to 10 housing units per acre and 0.25:1 to 1:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 35%, transparency along side street of 15%
Connectivity: Maximum block perimeter of 1,600 feet; minimum 75 intersections per square mile
Public Space: Plaza and park spaces totaling 20 acres per 1,000 residents
Parking: On-street and off-street parking

J SHOPPING MALL RETROFIT

DESCRIPTION

San Antonio has many large, suburban shopping malls—many were built decades ago and have outlived their intended use. Most were designed to focus on an interior corridor and they are surrounded by a "sea" of parking lots. However, reusing a shopping mall for new development can be cost-prohibitive. Adaptive reuse of large shopping mall spaces can help activate the available indoor spaces and the surrounding neighborhoods. Adaptive reuse can also integrate new transportation connections and pedestrian amenities. Introducing new connections through a shopping mall site can help break the mall into smaller pieces with double-loaded exterior commercial corridors. This helps street-level activity, thereby reintroducing the surrounding street grid into the site and creating better pedestrian and bicycle connections to the surrounding community. The land use mix includes commercial, medium to high-density residential, office and civic uses. Parking solutions can include on-street parking, parking structures and retaining, downsized parking lots. Repurpose is a well-known example of this place type, and South Park Mall could be better used with this place type designation.



PERFORMANCE STANDARDS

Height: 2 to 8-story development or 35 to 110 feet
Mixing and Density: 15 to 40 housing units per acre and 2:1 to 5:1 Floor Area Ratio (FAR)
Street Level Activation: Transparency along primary street of 50%, transparency along side street of 20%
Connectivity: Maximum block perimeter of 1,200 feet; minimum 90 intersections per square mile
Public Space: Plaza and park spaces totaling 10 acres per 1,000 residents
Parking: On-street and off-street parking (most in structures)

L INDUSTRIAL SITE ADAPTIVE REUSE

DESCRIPTION

Industrial sites are some of the least activated "places" in urban areas. Buildings typically have deep setbacks, are single-story with high ceilings, few windows, and specific intended uses (such as storage or manufacturing) that are associated with very few people for the use of the buildings and properties they occupy. Industrial Site Adaptive Reuse can breathe new life into underutilized and vacant industrial sites. Key features include adaptive reuse of older industrial buildings, great public spaces and introducing a large mix of uses. High-density residential is often brought into the site, mixing old structures and infrastructure with new uses, and integrating active landscaping and pedestrian connectivity throughout the site. This place type is well represented by the Pearl Brewery and Blue Star developments. Future areas where this place type would work include the Lone Star Brewery site.



PERFORMANCE STANDARDS

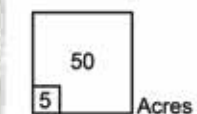
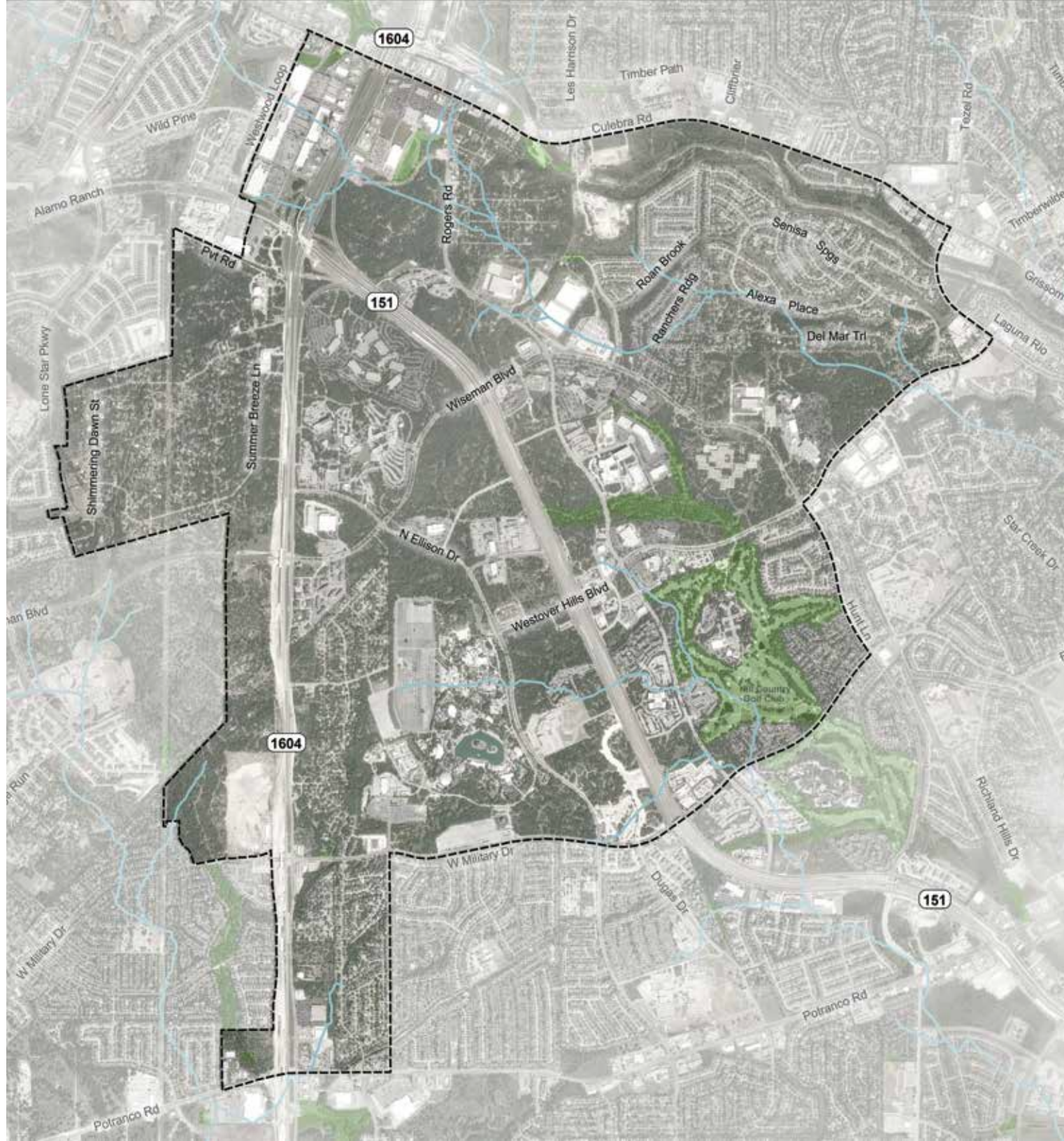
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Highway 151 and Loop 1604 REGIONAL CENTER

STUDY AREA

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line





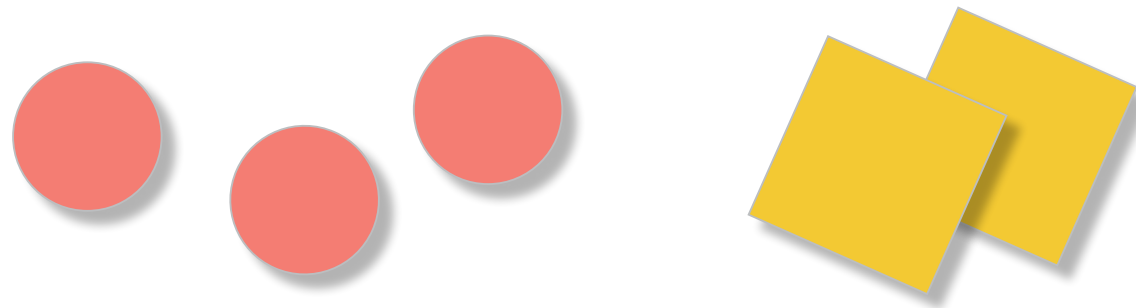
Map used in place types workshop at community meeting, all markings in yellow and red were added in a later discussion of focus areas



STATION ③

Priorities Board

Activity: Use stickers and post-its to show your priorities for the future



What are your priorities for the future of the Highway 151 & Loop 1604 Area?

MORE THINGS TO DO & PLACES TO LIVE

DIFFERENT HOUSING TYPES FOR ALL STAGES OF LIFE



Is something missing here?
Add it on a Post-It!



INFRASTRUCTURE IMPROVEMENTS



Is something missing here?
Add it on a Post-It!

MAKING THE AREA A DESTINATION & CREATING AN IDENTITY



Is something missing here?
Add it on a Post-It!

This board shows some ideas we've heard from those who live, work, go to school, or otherwise have a stake in the area, as well as some ideas from SA Tomorrow that we want your feedback on.

- Place dots near your top priorities.
- Use a sticky note to add things that are missing from this board.

What are your priorities for the future of the Highway 151 & Loop 1604 Area?

MORE THINGS TO DO & PLACES TO LIVE



Is something missing here?
Add it on a Post-It!

More
Parks

INFRASTRUCTURE IMPROVEMENTS



Is something missing here?
Add it on a Post-It!

MAKING THE AREA A DESTINATION & CREATING AN IDENTITY



Is something missing here?
Add it on a Post-It!

More
Parks
Trails

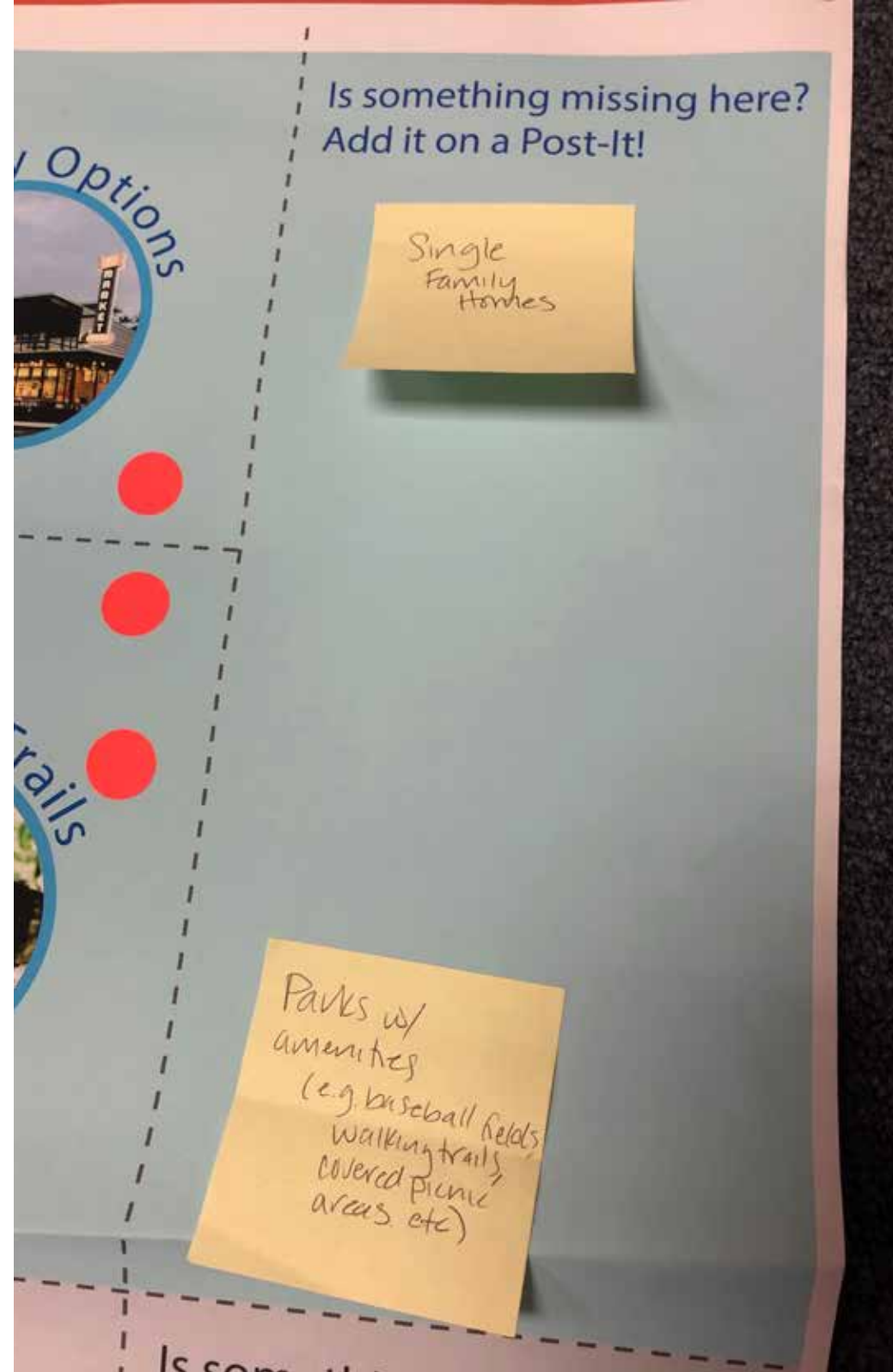
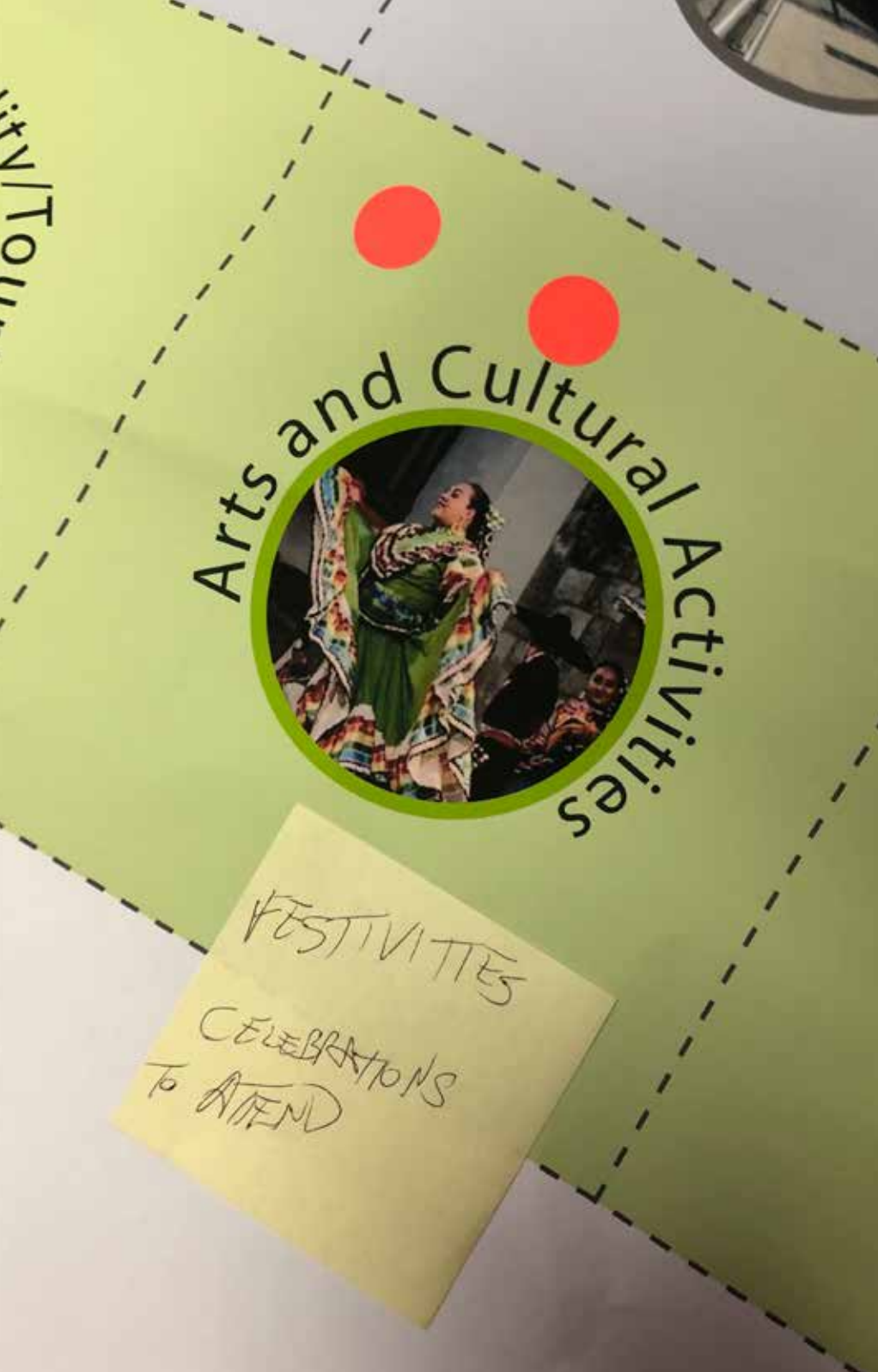
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Place dots near your top priorities.

Use a sticky note to add things that are missing from this board.

M I G

SA TOMORROW
PLANNING DEPARTMENT





STATION 4

Focus Areas

Activity: Use the cards and stickers to share your thoughts at all four tables.

Each table has a different area.

It looks like sidewalks are
being planned along the sections
fronting 151 to connect to existing
sidewalks. Yea!!

I've seen many signs for various businesses
for the area off 151 / Western Cross. but nothing
has been built.

No more apartments, overcrowding our schools ~~etc~~



FOCUS AREA #1: Culebra Creek Greenway

The area that runs along Culebra Creek and underneath Culebra Road will soon become part of the Leon Creek Greenway as part of the Howard W. Peak Greenway Trails System. But what development should go near the trail?



SHARE YOUR THOUGHTS

1 Place dots on the map for:

- = assets
- = challenges
- = opportunities

2 Fill out the cards on the table:





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- 1 Place dots on the map for:
 - assets
 - challenges
 - opportunities
- 2 Fill out the cards on the table.







FOCUS AREA #2: Hwy 151 Between SeaWorld & Hyatt Hill Country

Between two major entertainment destinations, this area has developed with a Nationwide Campus, apartments, and Vale Middle School. What other developments should be here?



SHARE YOUR THOUGHTS

1 Place dots on the map for:

- = assets
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2 Fill out the cards on the table:





FOCUS AREA #2: Hwy 151 Between SeaWorld & Hyatt Hill Country

Between two major entertainment destinations, this area has developed with a Nationwide Campus, apartments, and Vale Middle School. What other developments should be here?



SHARE YOUR THOUGHTS

- Place dots on the map for:
 - assets
 - challenges
 - opportunities
- Fill out the cards on the table

Please complete this card reflecting your knowledge of the area and the plan's vision and goals.

FOCUS AREA #2: Hwy 151 between SeaWorld & Hyatt

1. Use colored stickers to identify the following on the map:
 ● = assets ● = challenges ● = opportunities
2. Briefly, how would you describe this area and how it enhances or detracts from the community?

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?

4. In the future, this area should be (select all that apply):
☐ a place for more people to live.
☒ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:
A police substation is located in this area for the sake of safety in the community. Newark police substation is located inside loop 410

Please complete this card reflecting your knowledge of the area and the plan's vision and goals.

FOCUS AREA #2: Hwy 151 between SeaWorld & Hyatt

1. Use colored stickers to identify the following on the map:
 ● = assets ● = challenges ● = opportunities
2. Briefly, how would you describe this area and how it enhances or detracts from the community?
HAZEL ROAD WAS NOT DESIGNED
3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?
VERY FUTURE
4. In the future, this area should be (select all that apply):
☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:

Please complete this card reflecting your knowledge of the area and the plan's vision and goals.

FOCUS AREA #2: Hwy 151 between SeaWorld & Hyatt

1. Use colored stickers to identify the following on the map:
 ● = assets ● = challenges ● = opportunities
2. Briefly, how would you describe this area and how it enhances or detracts from the community?
The area is adjacent to highway with traffic and business
3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?
The community life in this area is very diverse
4. In the future, this area should be (select all that apply):
☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:
It feel like we need a police sub-station to continue the future growth

Please complete this card reflecting your knowledge of the area and the plan's vision and goals.

FOCUS AREA #2: Hwy 151 between SeaWorld & Hyatt

1. Use colored stickers to identify the following on the map:
 ● = assets ● = challenges ● = opportunities
2. Briefly, how would you describe this area and how it enhances or detracts from the community?
Need to have shops to support growth traffic
3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?

4. In the future, this area should be (select all that apply):
☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☐ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:

Please complete this card reflecting your knowledge of the area and the plan's vision and goals.

FOCUS AREA #2: Hwy 151 between SeaWorld & Hyatt

1. Use colored stickers to identify the following on the map:
 ● = assets ● = challenges ● = opportunities
2. Briefly, how would you describe this area and how it enhances or detracts from the community?
Opportunities for more food lot options
3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?
A lot of exits through the area
4. In the future, this area should be (select all that apply):
☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☐ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:



FOCUS AREA #3: Hwy 151 from Wiseman to Westover Hills

Considering the Christus Santa Rosa Hospital and Northwest Vista College are near these vacant parcels on either side of Hwy 151, what future do you imagine for this area?



SHARE YOUR THOUGHTS

1 Place dots on the map for:

- = assets
- = challenges
- = opportunities

2 Fill out the cards on the table:





FOCUS AREA #3: Hwy 151 from Wiseman to Westover Hills

Considering the Christus Santa Rosa Hospital and Northwest Vista College are near these vacant parcels on either side of Hwy 151, what future do you imagine for this area?



SHARE YOUR THOUGHTS

- 1 Place dots on the map for
- 2 Fill out the cards on the table

- = assets
- = challenges
- = opportunities



Please complete this card referencing your knowledge of the area and the plan's vision and goals.

FOCUS AREA #3: Hwy 151 from Wiseman to Westover Hills

1. Use colored stickers to identify the following on the map:

● = assets ● = challenges ● = opportunities

2. Briefly, how would you describe this area and how it enhances or detracts from the community?

*Access to community center
Love this area*

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?

4. In the future, this area should be (check all that apply):

- ☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☐ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:

Please complete this card referencing your knowledge of the area and the plan's vision and goals.

FOCUS AREA #3: Hwy 151 from Wiseman to Westover Hills

1. Use colored stickers to identify the following on the map:

● = assets ● = challenges ● = opportunities

2. Briefly, how would you describe this area and how it enhances or detracts from the community?

Right off the highway, Easy access

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?

4. In the future, this area should be (check all that apply):

- ☐ a place for more people to live.
☒ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:

Please complete this card referencing your knowledge of the area and the plan's vision and goals.

FOCUS AREA #3: Hwy 151 from Wiseman to Westover Hills

1. Use colored stickers to identify the following on the map:

● = assets ● = challenges ● = opportunities

2. Briefly, how would you describe this area and how it enhances or detracts from the community?

Hard to build park would be great great big friendly

3. What, if anything, is special about the buildings, public spaces, natural environment, or community life in this area?

4. In the future, this area should be (check all that apply):

- ☐ a place for more people to live.
☐ a place for more people to work, shop, or run errands.
☒ a place that includes opportunities to play, recreate, or gather.

Explain your answers or provide any additional comments on the back:

Would love to see a big park & a police station



FOCUS AREA #4: Hwy 151 between Wiseman & 1604

To the south of these vacant parcels is a Wells Fargo Campus, and to the north are Microsoft Data Centers and the Mountain View Acres Neighborhood. What could you see here?



SHARE YOUR THOUGHTS

1 Place dots on the map for:

- = assets
- = challenges
- = opportunities

2 Fill out the cards on the table:





FOCUS AREA #4: Hwy 151 between Wiseman & 1604

To the south of these vacant parcels is a Wells Fargo Campus, and to the north are Microsoft Data Centers and the Mountain View Acres Neighborhood. What could you see here?



SHARE YOUR THOUGHTS

1 Place dots on the map for:

● = assets

● = challenges

● = opportunities

2 Fill out the cards on the table.

