

PUBLIC MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Regional Center Plan Community Open House #3
Date: September 16, 2019
Time: 5:00 – 7:00 pm
Location: Northwest Vista College, Lago Vista Room
Attendees: 77 Community Members
 7 Planning Department Staff
 District 6 Councilwoman Melissa Cabello Havrda + 2 Staff

Meeting Purpose

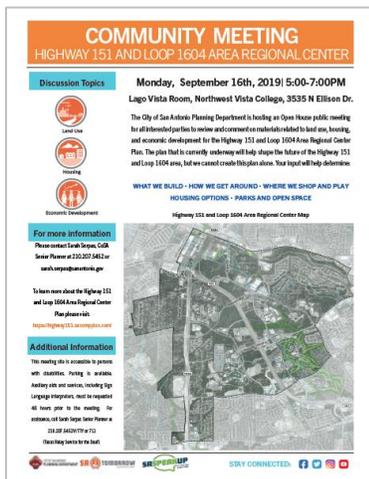
The City of San Antonio Planning Department held a public meeting on September 16, 2019 to gather feedback from people who live, work, go to school, or otherwise have a stake in the Highway 151 & Loop 1604 Area Regional Center Plan. This meeting was designed to gather public feedback and priorities through several interactive stations to determine:

- a. Public agreement/disagreement with Draft Plan Recommendations for
 - i. Land Use
 - ii. Housing
 - iii. Economic Development
- b. Public Input for next topics of
 - i. Mobility
 - ii. Parks and Open Space

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
- Emails to email lists
- Mailers to every address in the study area, to capture both renters and owners
- Social Media posts to Nextdoor and Facebook



Meeting Flyer in English and Spanish

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.

Vision and Goals Wall Graphic – there was a wall graphic displaying the draft vision and goals along with a handout that included the vision and goals. The purpose of presenting the vision and goals for the Regional Center was for the public to understand the framework for each of the draft recommendations and how each recommendation helped to further the vision and goals for the Regional Center.

iPad Questionnaire Station – Two iPads were set up with questionnaires containing questions that corresponded to the sticker dot exercise, asking responders to indicate their level of agreement with the draft recommendations. The questionnaire also asked mobility related questions.

Station 1: Draft Land Use Recommendations

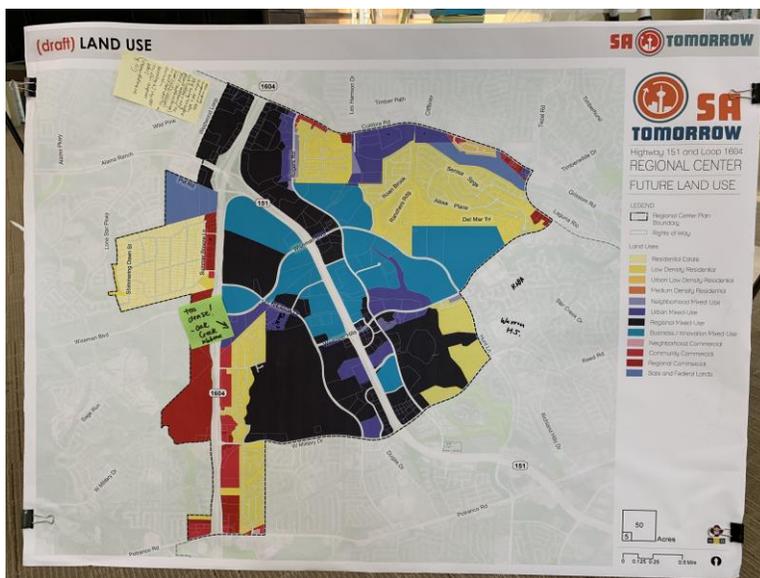
his station included displays of the working draft Future Land Use Map draft land use recommendations. Attendees were asked to use sticker dots to indicate the degree to which they agreed with each of the recommendations.

RESULTS: Commentary on Draft Land Use Recommendations

Rec. #	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	TOTAL
1	12	12	2	1	1	28
2	10	6	6	0	0	22
3	12	6	3	1	0	22
4	8	8	0	1	0	17
5	16	3	0	1	0	20
Total	58	35	11	4	1	109

Comments on boards/Map:

- Is it known that Lackland AFB noise contours do not impact the study area?
- “too dense!” to the Urban Mixed Use classification on parcels north of Oak Creek Neighborhood



(draft) LAND USE **SA TOMORROW**

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT LAND USE RECOMMENDATIONS
 Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Land Use Recommendation #1:
 Preserve and enhance the character and identity of established neighborhoods.

"We love our neighborhood and sense of community."
 - Planning Team Member

"We chose to live here because of the quiet, country feel."
 - Vision & Goals Questionnaire Response

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Land Use Recommendation #2:
 Encourage mixed-use development in the plan area at appropriate scales, with transitions in density that complement existing nearby uses.

"While Regional Centers should promote higher-density, mixed-use development, not all areas within a regional center are recommended for this type of growth."
 - SA Tomorrow Comprehensive Plan, Chapter 5

"I am interested in creating a more walkable suburban environment focused on outdoor activities."
 - Vision & Goals Questionnaire Response

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Land Use Recommendation #3:
 Strengthen the identity of the Highway 151 corridor as an area for innovation and technology-oriented employment.

"Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets."
 - SA Tomorrow Comprehensive Plan, GCF P6

Businesses are drawn to put their campuses in this area because of the robust internet and electrical infrastructure.
 - Planning Team Discussion

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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(draft) LAND USE **SA TOMORROW**

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Land Use Recommendation #4:
 Encourage efficient density patterns in the plan area so that high intensity uses (such as major employers or institutions) have access to major highways, while neighborhoods have access to local services, shops, and recreational opportunity.

"Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors."
 - SA Tomorrow Comprehensive Plan, JEC P30

"I like the mix of homes and businesses. I believe it helps with the traffic flow."
 - Vision & Goals Questionnaire Response

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Land Use Recommendation #5:
 Improve access to public park land, open spaces, and recreational areas within this regional center.

"A public park would be great"
 "Need a large scale public park area"
 "Keep the wilderness feel"
 - Vision & Goals Questionnaire Responses

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Stations 2 and 3 : Draft Housing and Economic Development Recommendations

These stations included displays of the draft Housing and Economic Development recommendations along with a display containing infographics and statistics related to housing and economic data specific to the Regional Center.

RESULTS: Commentary on Draft Housing Strategy Recommendations

Rec. #	Strongly		Neither	Disagree	Strongly		TOTAL
	Agree	Agree			Disagree	Disagree	
1	7	4	2.5	5.5	2		21
2	7	2	3	4	3		19
3	23	7	0	1	0		31
4	15	8	0	2	0		25
Total	52	21	5.5	12.5	5		96

Comments on boards:

- Too large buffers can segment communities
- Need for more trees and butterfly gardens
- Create green space linkage to existing neighborhood
- No available land zoned for “Pearl-Like” activities!!
- “I love this idea!” to the thought of a smaller-scale Pearl
- Create pedestrian linkage to existing neighborhoods to mixed-use areas
- Reduce the amount of unaffordable apartment complexes

RESULTS: Commentary on Draft Economic Development Recommendations

Rec. #	Strongly		Neither	Disagree	Strongly		TOTAL
	Agree	Agree			Disagree	Disagree	
1	13	9	3	1	0		26
2	12	8	2	1	0		23
3	17	8	1	0	0		26
4	3	3	7	0	1		14
5	10	10	2	0	0		22
Total	55	38	15	2	1		111



(draft) HOUSING STRATEGY **SA TOMORROW**

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT HOUSING STRATEGY RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Housing Strategy Recommendation #1:
Encourage higher density multifamily uses in mixed use centers near retail, services, and access to transportation systems.

"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."
- SA Tomorrow Guiding Principle #1

If more people could afford to live near where they work or go to school, or at least near transit that will get them there, perhaps there would be less traffic congestion in the area
- Planning Team Discussion

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

Housing Strategy Recommendation #2:
Attract greater diversity of housing products and price points that can evolve with changing demographic conditions.

"Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city."
- SA Tomorrow Guiding Principle #4

"It is expensive to live in the area for working class individuals and/or single-income families"
- Vision & Goals Survey Response

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

(draft) HOUSING STRATEGY **SA TOMORROW**

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT HOUSING STRATEGY RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Housing Strategy Recommendation #3:
Provide transitions and buffers from higher density/employment areas and residential neighborhoods.

"While Regional Centers should promote higher-density, mixed-use development, not all areas within a regional center are recommended for this type of growth."
- SA Tomorrow Comprehensive Plan, Chapter 3

"We love the trees and land"
- Vision and Goals Survey Responses

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

Housing Strategy Recommendation #4:
Create more areas and opportunities for community gathering beyond neighborhood boundaries

"Create gathering places that encourage interactions between people within regional centers and along transit and other transportation corridors."
- SA Tomorrow Comprehensive Plan, Chapter 3

Mixed-use spaces with retail and housing could provide opportunities for community to gather - something like the Pearl, but on a smaller, and more Hill Country, scale
- Planning Team Discussion

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree



(draft) ECONOMIC DEVELOPMENT **SA TOMORROW**

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT ECONOMIC DEVELOPMENT RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Economic Development Recommendation #1:
Support the growth of employment in the area within the area's target industries including IT/technology, financial services, back-office support services, and tourism.

*"Develop master plans for the regional centers to align land use with future development demand and to direct industries to the appropriate regional centers."
- SA Tomorrow Comprehensive Plan, JEC P29*

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Economic Development Recommendation #2:
Attract mixed-use destinations with a focus on entertainment, retail, and services oriented to area workers and residents.

*Businesses are drawn to put their campuses in this area because of the robust internet and electrical infrastructure, but many employees would like more after-work activities in the area.
- Planning Team Discussion*

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Economic Development Recommendation #3:
Maintain Hill Country aesthetic and office campus opportunities for employers within a more integrated land use pattern that better connects campuses to mixed use destinations and mobility options.

*"This area is really nice to work in, there are still areas of nature that have not been disturbed."
- Vision and Goals Survey Response*

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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(draft) ECONOMIC DEVELOPMENT **SA TOMORROW**

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT ECONOMIC DEVELOPMENT RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Economic Development Recommendation #4:
Encourage and support the formation of a place management organization to support the economic health of the area.

*Regarding Gateway Corridor Overlay Zoning:
"The limited signage and the mature trees as well as the height ordinance restrictions were awesome and made this area special."
- Vision & Goals Questionnaire Response*

*Keeping the "Hill Country" feel and adding an identity is very important for the area. Businesses could work together to ensure the identity is enhanced.
- Planning Team Discussion*

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Economic Development Recommendation #5:
Provide opportunities for smaller scale, multi-tenant office and employment spaces and buildings to allow for a wider-variety of businesses and business sizes to locate in the area.

*"... encourage creation of other mixed-use nodes in order to create environments attractive to young professionals and other workers.
- SA Tomorrow Comprehensive Plan, JEC P23*

*Small businesses would benefit from being located near other small businesses as well as coffee shops and retail options.
- Planning Team Discussion*

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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Station 4: Mobility Feedback

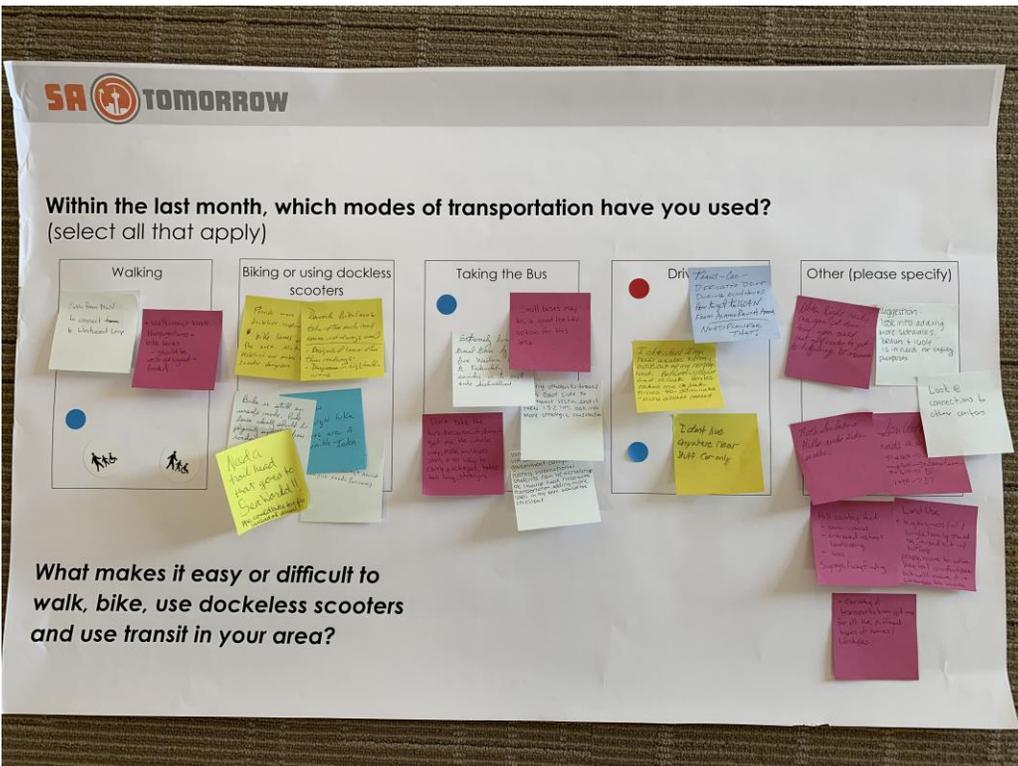
This station included a mobility map along with questions for participants to respond to regarding the ease of certain mobility options to and from the Regional Center.

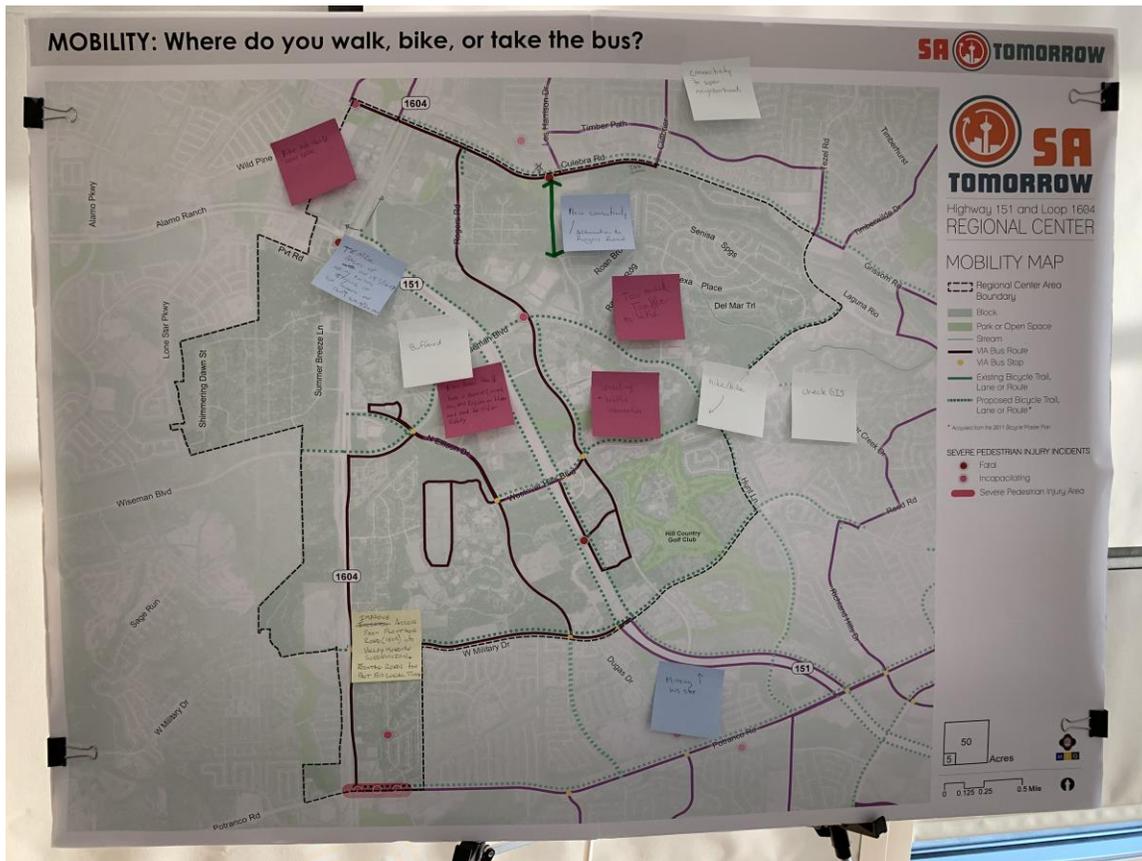
RESULTS: Feedback on "How easy is it to _____ in your community"

MOBILITY	Very Easy	Easy	Neither	Difficult	Very	TOTAL
					Difficult	
Walk	3	2	4	7	5	21
Bike/Scooter	1	3	1	5	8	18
Bus	0	5	2	8	6	21
Drive	4	7	2	11	0	24

Comments on Map:

- Bike path should cross 1604
- Traffic backs up on 151/1604 mainly exiting, trying to go north on 1604 during rush hour
- New connectivity/Alternative to Rogers Road (suggested between Westover Valley and Mountain View Acres Neighborhood)
- Too much traffic to bike
- "Hike/bike" along Military
- Check GIS (for bike lanes)
- Speeding – Traffic Intervention (Military and Rogers)
- Bike lanes should have a barrier (a curb, poles, etc) between them and road for rider safety
- Buffered (along Wiseman)
- Improve access from frontage road (1604) into Valley Meadow Subdivision. Frontage Roads too fast for local turns.
- Missing Bus Stop (at 151 between Military and Potranco)
- Connectivity to Super neighborhood (at top of board)





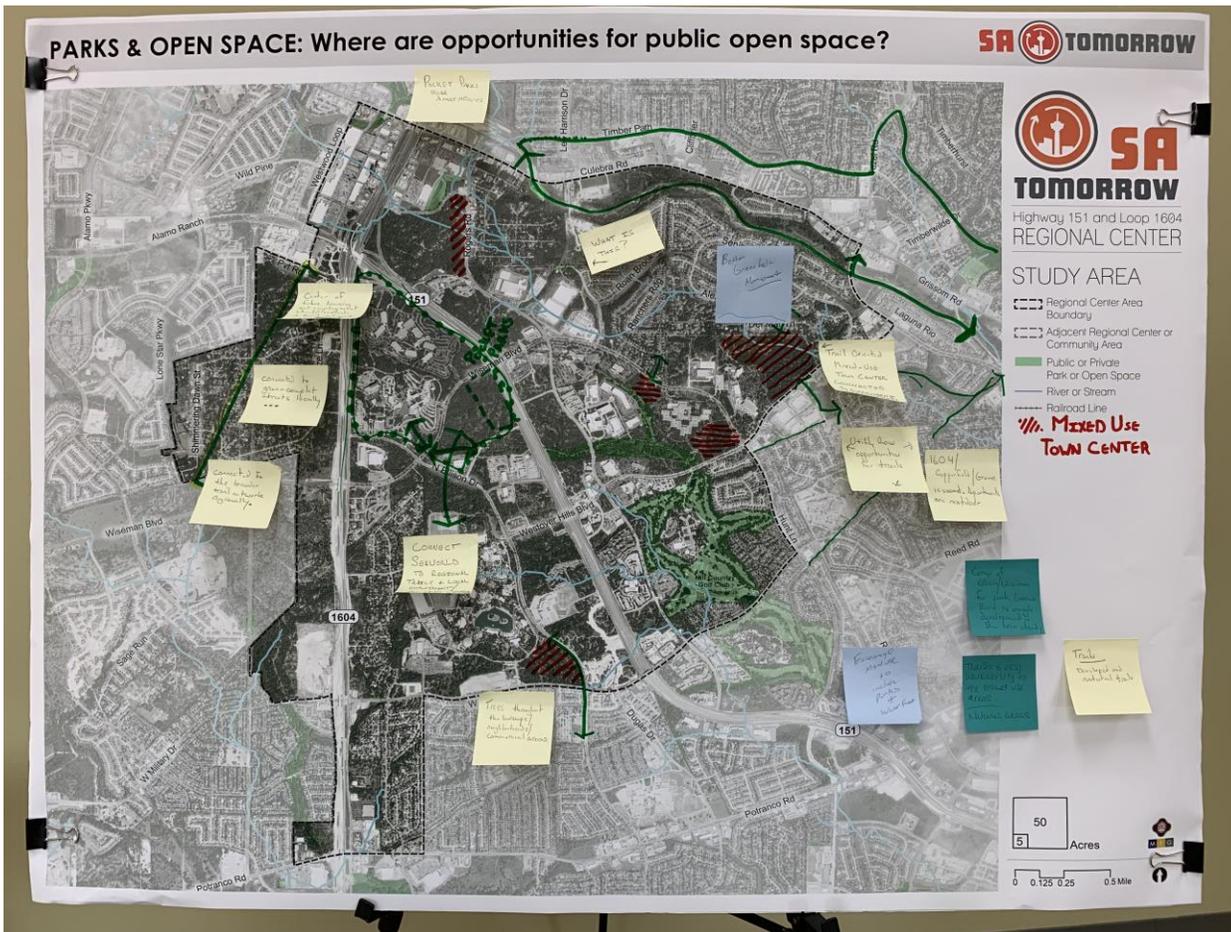
Station 5: Parks and Open Space Feedback

A Map was presented asking residents where they believe more parks or open space could be located in the area.

Comments on Board

- Pocket parks near apartments
- Connected to green, complete streets locally
- Center of future housing and employment should include a trail network
- Connected to the broader trail network regionally
- Connect SeaWorld to regional trails & local employment/housing centers
- Trees throughout the landscape/neighborhoods/commercial areas
- “what is this?” (on a portion of the area designated in green, when it is just floodplain)
- Trail-oriented mixed use town center connected to surrounding neighborhoods
- Utility Right of Way opportunities for trails
- Better Greenbelt Management
- Trails and Easy walkability to the mixed use areas, natural areas
- Encourage Mixed-Use to include parks + water features(?)
- 1604/Copperfield/Gruene is vacant. Apartments are nextdoor.
- Corner of Ellison/Wiseman for park because there is enough development in the area already
- Trails: Developed and natural trails





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 November 1st: <https://www.surveymonkey.com/r/Hwy151Q3>

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.sacomplan.com>

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

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