



MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Area Regional Center
Planning Team Meeting #9
Amenities and Open Space

Date: December 9, 2019

Time: 5:30 – 7:30 pm

Location: Great Northwest Library (9050 Wellwood St, San Antonio, TX 78250)

Attendees: *Taris Bell, Westover Valley Neighborhood Association*
Mike Tavitias, Stonegate Hill Neighborhood Association
Valerie Cobos, Frost Bank
Christine Viña, VIA Metropolitan Transit
Tom Lehrman, GM Financial
Joshua Spencer, San Antonio River Authority
Joe Hindsley, Hyatt Regency Hill Country
Amy Zola, San Antonio River Authority
Mukul Malhotra, MIG, Inc.
Krystin Ramirez, MIG, Inc.
Natalie Garza, District 6 CW Havrda
Chris Ryerson, COSA Planning Department
Sarah Serpas, COSA Planning Department

Meeting Purpose

The objectives of this meeting were to:

- Discuss complete communities in terms of amenities and public space
- Review considerations around Low Impact Development (SARA)
- Review Focus Areas and their revisions

Meeting Format

MIG and COSA staff facilitated the meeting, and provided a presentation which guided the meeting agenda. The presentation can be found at the documents library on the plan website:

<https://highway151.sacompplan.com/documents/>

Complete communities

To start the meeting, MIG facilitated a conversation around what is meant by an “amenity” for an area, which for the purposes of this plan are considered publicly accessible assets to a community such as public art, community gathering spaces, parks, and trails.

Following a presentation about amenities, Krystin Ramirez of MIG facilitated a conversation around the amenities identified within the sub-area. Planning team members were asked to mark areas where they believe there should be increased amenities, but also expressed concerns about the magnitude of proposed growth for the area, and whether this aligns with an appropriate future. In order for the future to be realized, Planning Team members did agree that much more open space and public amenities would be necessary. There was especially interest around wayfinding opportunities to create a sense of “identity” for the area. The map and notes from this discussion are presented below.



HWY 151 & LOOP 1604 AREA REGIONAL CENTER PLAN PLANNING TEAM MEETING #9

- ⊕ FUN BUS STOPS
- ⊕ INCORPORATE PUBLIC ART IN:
 - UNDER PASSES
 - TRAIL HEAD
 - SIGNAGE
 - GATEWAYS
 - INFRASTRUCTURE
- ⊕ LIGHTING
- ⊕ MOSAIC TILES @ NEIGHBORHOOD NODES
- HILL COUNTRY
- SEA WORLD
- GREAT PLACE FOR RESIDENTS
- ⊕ TRAIL HEADS
- ⊕ USE GRADE CHANGES.... HIGH POINTS
- ⊕ MORE WALKING TRAILS
- ⊕ STONE GATE HILL PARK
- ⊕ MORE SMALLER GATHERING SPACES
- ⊕ PRESERVE BEAUTIFUL TREES....ADD NEW TREES
- ⊕ WAYFINDING....SIGNAGE FOR BUILDINGS (EMERGENCY)
 - HOSPITALS ACCESS
 - (MONUMENTS, SIGNS) DIRECTIONAL





Low Impact Development Presentation (SARA)

Following up on the first exercise, Joshua Spencer and Amy Zola of the San Antonio River Authority gave a presentation about concepts of low-impact development (or LID). The central ideas around LID are to limit the amount of runoff from new development, which can exacerbate flooding and contribute to other threats. Their presentation is included in the PowerPoint Deck on the plan website. Planning team members were enthusiastic about the concepts of LID, especially in this area with considerably steep topography. The area has also had past issues with new development leading to increased runoff issues, and there was support for including concepts around LID into future development considerations.

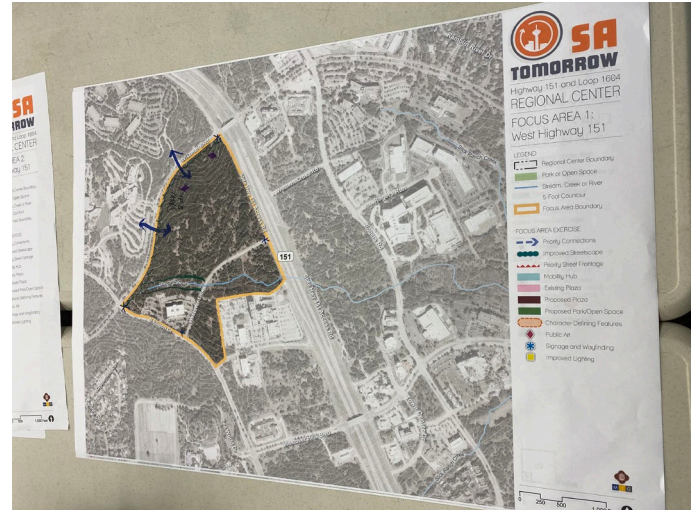


Focus Areas

For the last portion of the meeting, MIG and COSA led the planning team through a discussion of three identified focus areas. Notes and maps from these discussions are presented below.

FOCUS AREA 1: “West Highway 151”

- Site could be considered for future VIA Park and Ride (desired by Planning Team Members)
- Flooding should have special consideration
- Site needs multiple entries, streetscape improvements
- There is a desire for mixed use development in this Focus Area, especially with the college nearby.



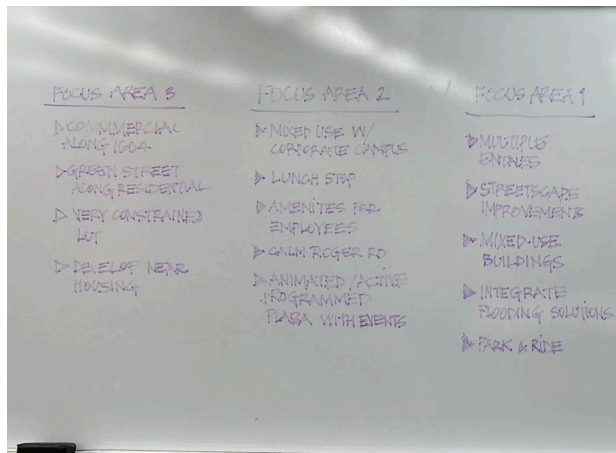
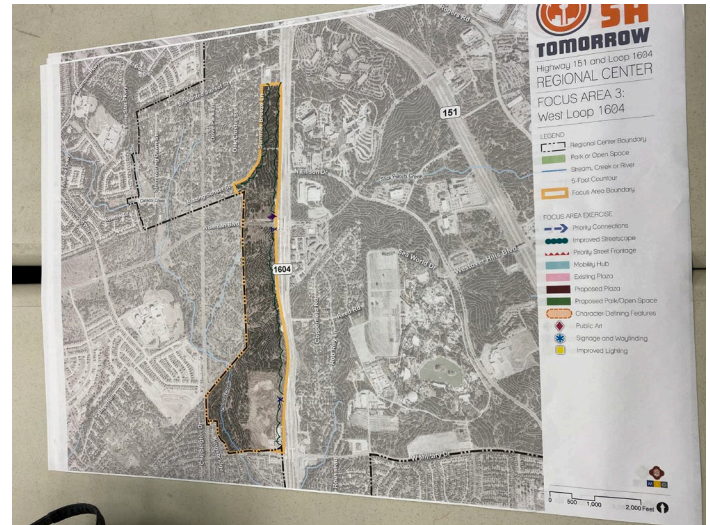
FOCUS AREA 2: “East Highway 151”

- For this area, there was more of a desire to have a “lunch spot” for local businesses, given the corporate campuses across Rogers Road.
- There was desire for mixed use, and perhaps a plaza and other amenities for employees.
- Traffic calming was discussed for Rogers Road, or additional stop lights to facilitate crossings.
- The goal would be to have an animated/activated plaza with events.



FOCUS AREA 3: "West Loop 1604"

- For this area, there is a concern that the area contained within the city limits is too small for major consideration, and a rezoning has already taken place for horizontal mixed use.
- The site will have commercial along 1604
- There were discussions among Planning Team members about potential greening of streets in the area, to reduce the amount of concrete coverage.
- In general, the planning team members were less enthusiastic about the future for this focus area. This area will likely have its future land use changed in the future land use map as it currently stands, since it is all designated as commercial and will instead be likely more mixed use in nature.



Next Steps for Highway 151 and Loop 1604

This discussion will inform considerations around the focus areas in the Sub-Area, and around future development considerations for amenities and public space.

The next planning team meeting is scheduled for Wednesday, January 15th, 2020 where the planning team will discuss draft recommendations for mobility.

More information about the upcoming meeting, materials from previous meetings, and other information can be found on the plan website: <https://highway151.sacomplan.com/>

If you have any questions please contact me:

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