



Port San Antonio Area Regional Center Plan

City Council A Session
Item # 34

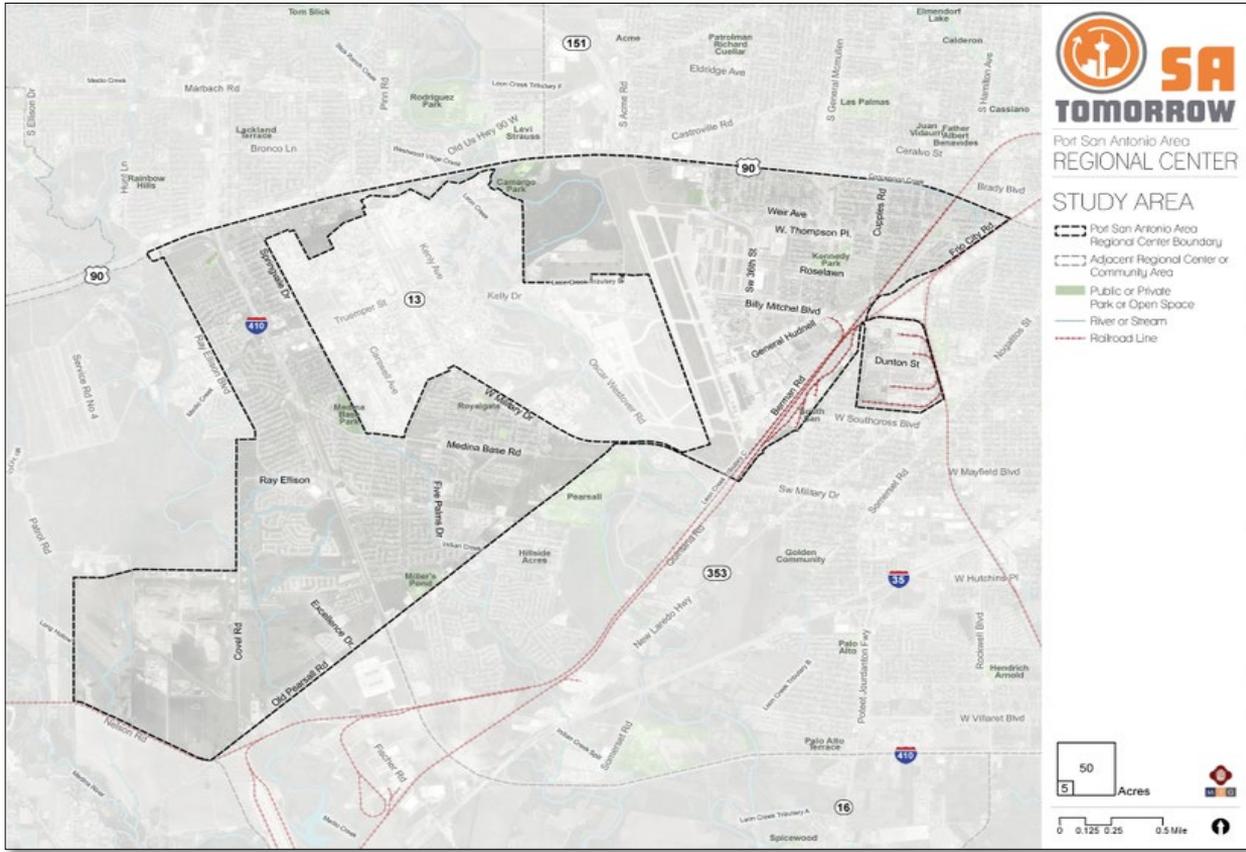
Bridgett White, AICP
Director, Planning Department
December 2, 2021



Auxiliary Marketing Services
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Cambridge Systematics, Inc.
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Ximenes & Associates



The Port San Antonio Area Regional Center



Outreach and Engagement



SA TOMORROW
PT #2 2.19.2019
PORT SAN ANTONIO
REGIONAL CENTER



PEDESTRIAN
SAFETY



DESTINATION



SCIENCE &
INNOVATION

TRANS/MOBILITY

- GREENWAY TRAILS SYSTEM
 - ENSURE INCORPORATION INTO MAP
- SOME IN PIPELINE & UNDER DESIGN
- LINEAR PARK EXPANSION FUNDING
- ALREADY FUNDED IMPROVEMENTS TO MILITARY DR.
- KELLY PARKWAY STUDY
- AMENITIES & ACCESS
- COMMUNITY CENTER ERROR @ JFK PARK
- PROPOSED VISITOR CENTER & NEW TRAILHEAD → MILITARY BARRIER @ 9/11 MEMORIAL
- HOW MANY RESIDENTS ARE EMPLOYEES IN AREA?

ASSETS

- AIR SHOW
- 9/11 MEMORIAL
- NEW LACKLAND MONUMENT
- RAIL PORT
- KENNEDY PARK BALLFIELDS
- EXISTING TRAILWAYS ALONG LEON CREEK
- JOINT BASES/INSTITUTIONS
- GRADUATION → ECONOMIC DRIVER
- CHARACTER/HISTORY OF REGION
- WATER QUALITY INFRASTRUCTURE
- AIR FORCE MISSIONS
 - ↳ NATIONAL CYBER COMMAND
- BUNGALOW COLONY/HISTORIC STRUCTURES
- SAN ANTONIO MUSEUM OF SCIENCE & TECHNOLOGY (SAMSAT)
- CORTZEE SENIOR CENTER
- ROADWAY ACCESSIBILITY
- EDEWOOD STEAM SCHOOL

CHALLENGES

- SOUND ATTENUATION FROM LACKLAND AFB
 - ↳ AIR SHOW SOUND
- FLOODPLAINS
 - ↳ WILL BE REMAPPED
- MAJOR ROADWAYS
- INDUSTRIAL EYESORES
- HEAVY TRUCK TRAFFIC w/ ATTACHED SIDEWALKS
 - ↳ GEN. McMULLEN
- PEDESTRIAN BARRIERS/LACK OF SAFE AMENITIES
- LACK OF SIDEWALKS ON MAJOR ROADWAYS
- AMOUNT OF AVAILABLE LAND FOR REDEVELOPMENT
- TRUCK CUT-THROUGHS
- ATTAINABLE JOBS & ATTAINABLE HOUSING
- SCHOOL DISTRICT
- TRAFFIC @ GATES (8)
- AFTER-HOURS CROWD/ENERGY IS MISSING

OPPORTUNITIES

- TRIANGLE OF LAND NEAR PEARSALL PARK & FIVE PALMS
- CAMARGO PARK
- PRIVATE SECTOR + MILITARY PARTNERSHIPS
- ROADWAY CAPACITY
 - ↳ LACKLAND CORRIDOR PROJECT
- IMPROVED PEDESTRIAN SAFETY
- RAPID TRANSIT CONNECTION TO BROOKS
- ENHANCED GATE DESIGNS
 - ↳ IDENTITY-CREATING
- BUILD UPON UNIQUE CHARACTER
- ADDED MIX OF USES
 - ↳ NIGHTTIME AMENITIES
 - ↳ MORE FOOD OPTIONS
- STEM EDUCATION TIES TO SAMSAT
- UNDERUSED FACILITIES
 - ↳ DUNCAN THEATER
- REVITALIZATION POTENTIAL
 - ↳ MODERN AMENITIES
- INCREASED TAX BASE FOR SCHOOL DISTRICTS
- MISSION GRANT



Vision

The Port San Antonio Area Regional Center will be a community that supports Joint Base San Antonio Lackland's mission, embraces and enhances its rich military history while continuing to evolve as an innovation hub with strong partnerships focused on promoting science, technology, and education.

The regional center will be an attractive and vibrant destination area that encourages a dynamic mix of community-serving uses along with stable, family-friendly neighborhoods. We foster an environment that promotes a healthy ecosystem, where people feel safe and comfortable bicycling and walking, where street sidewalks, and trails are pleasant and inviting to use, and where all businesses and industries have the support of local residents and visitors.

Goals

Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics and technology.

Goal 2: Promote the Port San Antonio Area Regional Center's military identity and preserve Port San Antonio's rich military history.

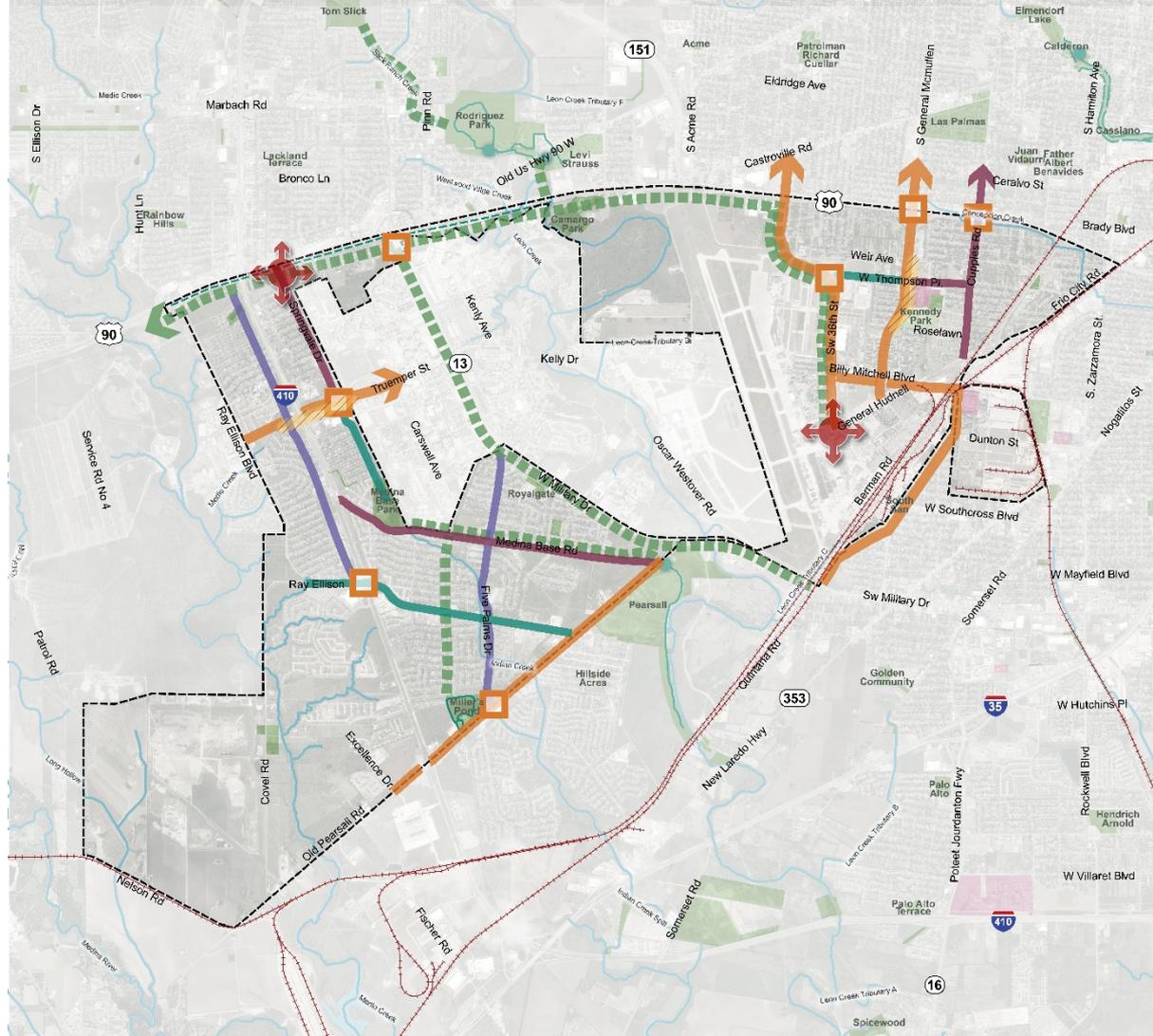
Goal 3: Increase healthy and sustainable transportation options in areas with anticipated increases in intensity of public and private use.

Goal 4: Increase housing options while preserving or increasing home ownership rates.

Goal 5: Create public-facing amenities and entertainment to transform the Port San Antonio Area into a destination.

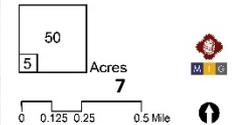
Plan Framework

- ❖ Land Use
- ❖ Focus Areas and Transformative Projects
- ❖ Mobility
- ❖ Amenities and Public Space
- ❖ Housing
- ❖ Economic Development



Port San Antonio Area REGIONAL CENTER PLAN FRAMEWORK

- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Park / Open Space
- Water Body
- Focus Area
- School / College
- Stream
- Trails
- Trailhead
- Bicycles
- Transit / Pedestrian
- Multi-Use Trail
- Balanced / Multi-Mode
- Pedestrian
- New Connection
- Intersection / Crossing Enhancement
- Mobility Hub



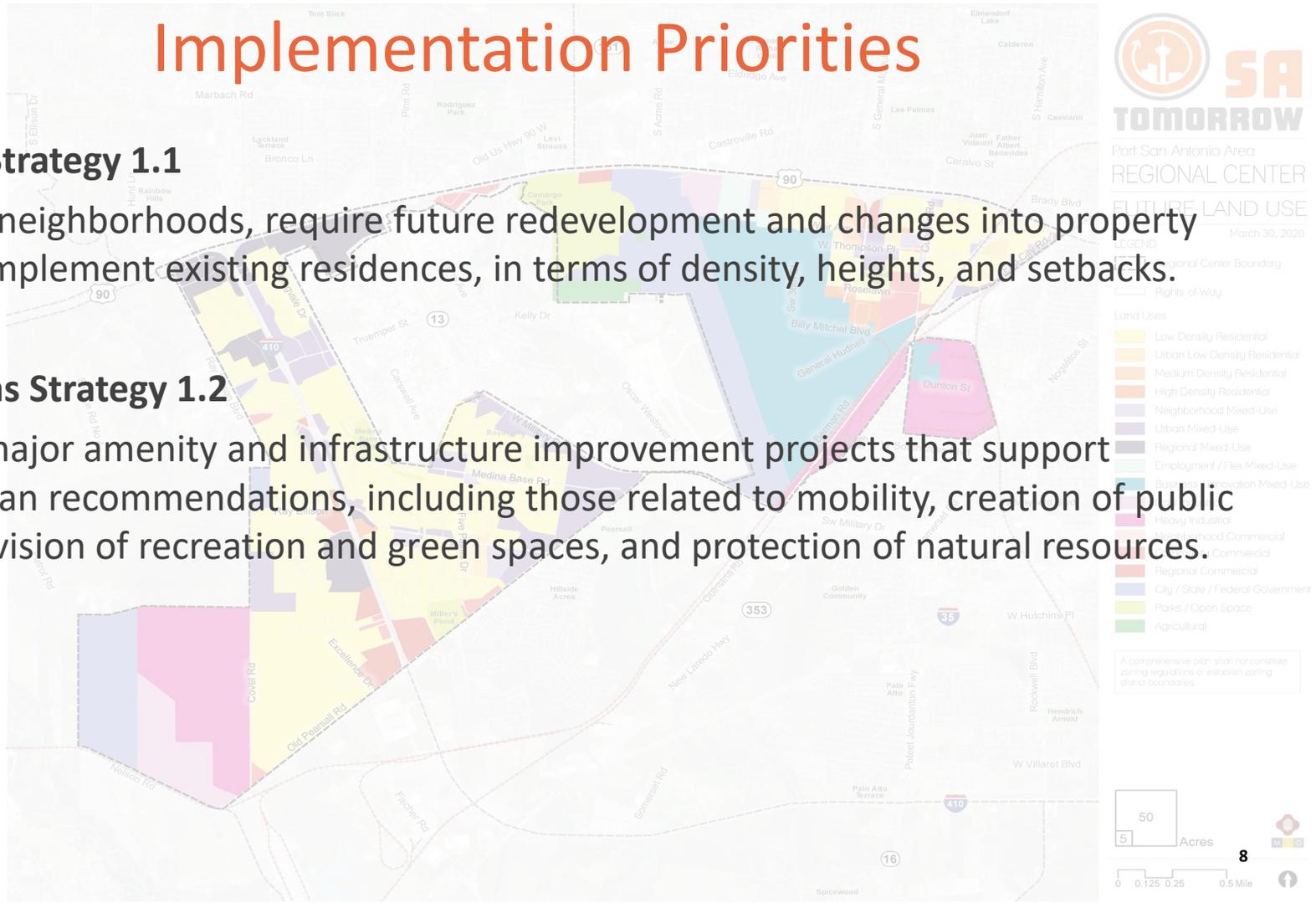
Implementation Priorities

Land Use Strategy 1.1

In existing neighborhoods, require future redevelopment and changes into property uses to complement existing residences, in terms of density, heights, and setbacks.

Focus Areas Strategy 1.2

Prioritize major amenity and infrastructure improvement projects that support multiple plan recommendations, including those related to mobility, creation of public space, provision of recreation and green spaces, and protection of natural resources.



Focus Areas

#1 – U.S. Highway 90

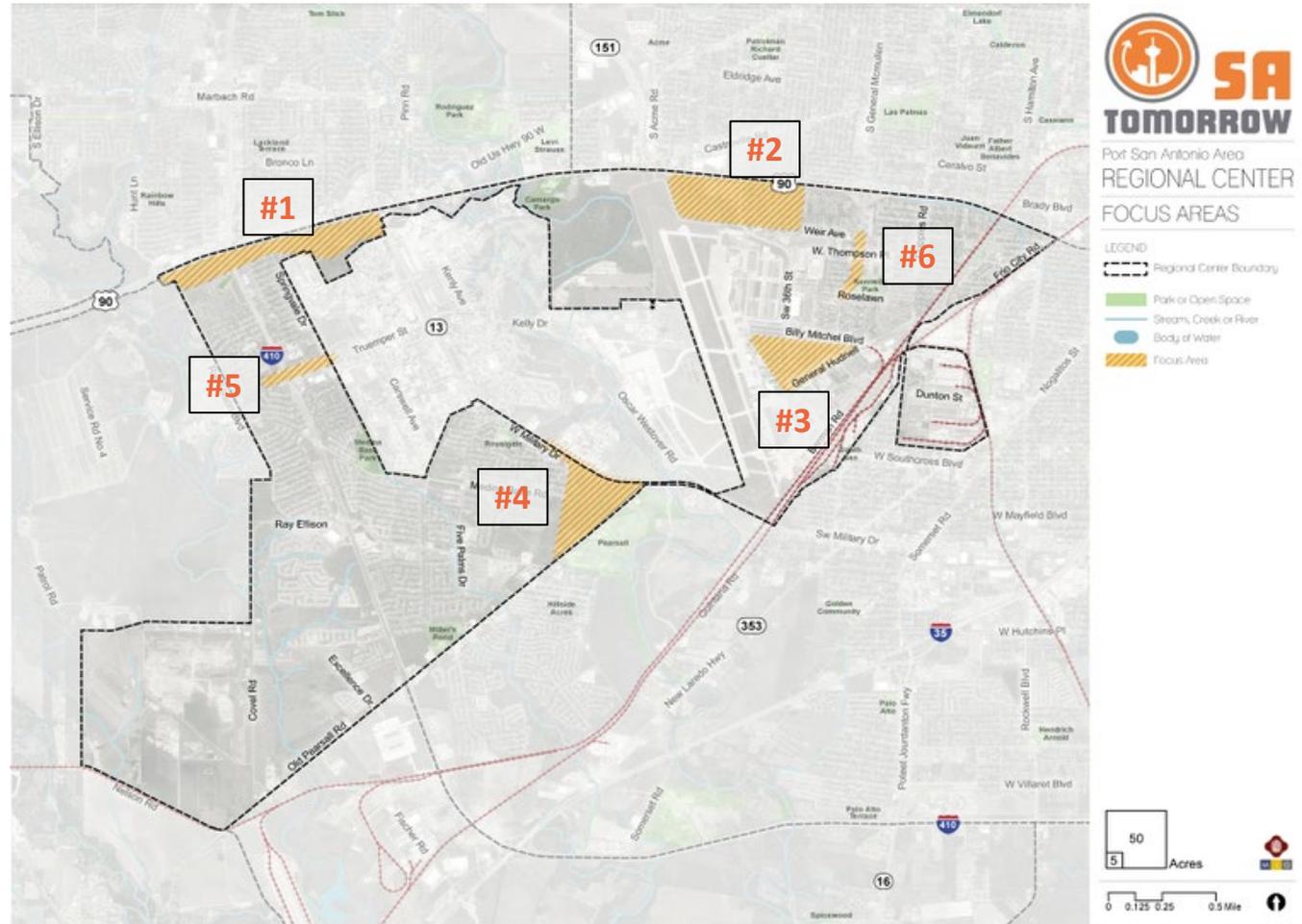
#2 – Southwest 36th Street

#3 – Innovation Hub

#4 – Old Pearsall Road

#5 – Valley Hi Drive
Mixed-Use Corridor

#6 – South General
McMullen Drive
Mixed-Use Corridor



Implementation Priorities



Port San Antonio Area
REGIONAL CENTER

MOBILITY MAP

Port San Antonio Area
Community Area

- Tree or Lawn Space
- Street
- MT Bus Route
- MT Bus Stop
- MT Bus Stop (more than 3 stops)
- Proposed UFACTP Route
- Proposed UFACTP Stop
- Existing Bicycle Trail, Lane or Route
- Proposed Bicycle Trail, Lane or Route
- MT Bus Station

Amenities and Public Space Strategy 1.3

Incorporate street trees when reconstructing sidewalks, curbs, and gutters in mixed-use corridors and focus areas. In San Antonio's climate, shade is important for making walking a comfortable and viable transportation option.

Economic Development Strategy 1.4

Partner with Greater: SATX (previously the San Antonio Economic Development Foundation) to reach out to property owners and businesses outside of the Port Authority of San Antonio's control to identify potential sites within the regional center that can support the growth of target industries. Help owners of commercial/industrial properties to leverage their proximity to Port San Antonio and Lackland Airforce Base to attract additional employers to the regional center.



Neighborhood Profiles & Priorities: Thompson

<p>Support business growth within mixed-use and commercial corridors located along major roadways, such as South General McMullen Drive and Cupples Road.</p>	
<p>Improve the condition of existing sidewalks and implement more crosswalk safety features to improve the pedestrian experience, particularly along South General McMullen Drive and Cupples Road.</p>	
<p>Continue communications with Port San Antonio so that Port San Antonio's redevelopment is integrated with the Thompson community, including coordinating infrastructure improvements at Port San Antonio and within the Thompson community.</p>	
<p>Rehabilitate the appearance of existing deteriorated houses and other buildings. Expand and leverage programs through various sources including non-profits and City programs to assist homeowners and business owners.</p>	

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Implementation

Recommendation and Strategy Examples		Strategy Types		
		Regulatory and Policy	Partnerships	Investments
Land Use Recommendation #1	Preserve and celebrate existing neighborhoods.			
Strategy 1.1	In existing neighborhoods, require future redevelopment and changes in property use to compliment existing residences, in terms of density, heights, and setbacks.	X		
Focus Areas Recommendation #1	Create quality mixed-use community destinations that are attractive to residents, businesses, and visitors, and that increase opportunities for residential, employment, and recreational uses to be established near one another throughout the Port San Antonio Area Regional Center, especially within the focus areas.			
Strategy 1.2	Prioritize major amenity and infrastructure improvement projects that support multiple plan recommendations, including those related to mobility, creation of public space, provision of recreation and green spaces, and protection of natural resources.	X	X	X
Amenities and Public Space Recommendation #1	Create urban trail connections between existing and proposed park systems.			
Strategy 1.4	Evaluate and amend the City's Unified Development Code, if needed, to grant developers credit towards tree maintenance and landscaping requirements for planting and successfully maintaining street trees that are large enough to shade sidewalks.	X	X	

Staff Recommendation

Staff recommends adoption of the Port San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan.



SA TOMORROW SUB-AREA PLANNING:
PORT SAN ANTONIO AREA REGIONAL CENTER PLAN

ADMINISTRATIVE DRAFT: AUGUST 23, 2021

THIS IS A PROPOSED DRAFT SUBJECT TO COMMUNITY INPUT, LEGAL AND ADMINISTRATIVE REVIEW, AND WILL BE REPLACED BY THE FINAL PLAN ADOPTED BY THE CITY COUNCIL.



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