



Rolling Oaks Regional Center Planning Team

Meeting #10

Tuesday, August 15, 2023

Zoom

2 – 4 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Rolling Oaks Area Project Team



City of San Antonio, Planning Department

Ana Villarreal, Project Manager



MIG

Jay Renkens, AICP, Principal

Marco Hinojosa, Senior Project Associate (Interim PM)



Cambridge Systematics

Hannah Santiago, Senior Associate

Timeline of Meetings

PT Meeting 1 (Apr. 20th 2022)

Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals

Community Meeting 1 (May 31st 2022)

PT Meeting 2 (Jul. 14th 2022)

Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID

PT Meeting 3 (Aug. 8th 2022)

Land Use (Housing & Economic Development Lens) (1 of 2)

PT Meeting 4 (Sept. 12th 2022)

Housing & Economic Development (Based on Land Use) (1 of 2)

Community Meeting 2 (TBD - Week of Oct. 18th 2022)

PT Meeting 5 (Dec. 6th 2022)

Land Use (2 of 2), Housing and Economic Development (2 of 2)

PT Meeting 6 (Feb. 7th 2023)

Mobility (1 of 2)

PT Meeting 7 (Mar. 7th 2023)

Amenities & Public Space, Focus Areas, NPPs Intro

Digital Design Workshop (Mar. 30th 2023)

Community Meeting 3 (May 15th 2023)

PT Meeting 8 (Jun. 13th 2023)

Mobility, Amenities & Public Space, Focus Areas, DDC (2 of 2)

PT Meeting 9 (Jul. 18th 2023)

Review of Maps; Plan Framework (1 of 2)

WE ARE HERE

PT Meeting 10 (Aug. 15th 2023)

Plan Framework (2 of 2), Implementation Review

Community Meeting 4 (TBD - Week of January 22nd 2024)

PT Meeting 11 (TBD- Week of Feb, 5th 2024)

Public Draft Review & Final Revisions, Process Feedback

Meeting Objectives

- 1. Reintroduction of Digital Design Charette Graphics**
Review the updated graphics created from the digital design charrette and reviewed during PT meeting #8.
- 2. Reintroduction of APS Recommendations and Strategies**
Review and confirm edits to recommendations and strategies presented during PT#9.
- 3. Reintroduction of Individual Plan Elements Maps** Review the updated land use, focus area, APS, and mobility maps.
- 4. Introduction of Draft Plan Framework Map**
Introduce the Plan Framework Map and provide input on the elements shown.
- 5. Discussion of Implementation Strategy**
Begin to identify key stakeholders, timing, and funding strategies.

Draft Vision

The Rolling Oaks Area Regional Center is built on quiet, safe and **family-friendly** neighborhoods stitched together with **walkable, bikeable and transit-friendly mixed use areas** including **shops, restaurants,** and diverse opportunities for housing and employment. Long-time and new **residents are connected** to each other and to **ample parks, trails and recreation** by beautiful and calm **green streets.**



Goals

Goal 1: Promote **quality development** that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.

Goal 2: Ensure that existing residents and businesses – and the culture and authenticity they represent – are a part of the Regional Center Area moving forward as public and private improvements are made.

Goal 3: Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between **commercial and mixed-use areas**.

Goal 4: Retrofit auto-oriented commercial **development to be more walkable** and provide a greater diversity of locally serving **restaurant and retail options**.

Goal 5: Expand the amount and variety of **transit services** throughout and connecting the Regional Center to other area **destinations** and amenities.

Goal 6: Improve existing connections and create new **connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits**.

Goal 7: Provide **more parks, open space, trails and recreational amenities** throughout the Regional Center.

Goal 8: Encourage responsible watershed management through **sustainable** and resilient public investments, private development, and strategic partnerships.

SA TOMORROW

Updated Digital Design Charette
Graphics

SA TOMORROW

Rolling Oaks: Focus Area 1 – Rolling
Oaks Mall

Loop 1604

NACOGDOCHES RD

Zellhub



PT#8 Meeting Version



Updated Version

Loop 1604

NACOGDOCHES RD



Loop 1604

NACOGDOCHES RD

Zellhub



PT#8 Meeting Version



Updated Version



Community Park

Townhomes

Mixed Use

Apartments

Medical Offices

Entry/Event Plaza

Community Plaza

Senior Housing

Retail

Hotel

Memorial Plaza

FRONTAGE RD

LOOP 1604

NACOGDOCHES RD

SA TOMORROW

Rolling Oaks: Focus Area 2 –
Nacogdoches Rd



E EVANS RD

UNION PACIFIC RAILROAD

MACCADOCHES RD

8000
1000
1000

PT#8 Meeting Version



Updated Version



Garden Home Subdivision

Railway Underpass

Community Park Space – Active Recreation

UNION PACIFIC RAILROAD

Community Center

Neighborhood Park and Daycare

Community Retail Center

Apartments

Camino Real Trail

Garden Home Subdivision

E EVANS RD

NACOSDACHES RD

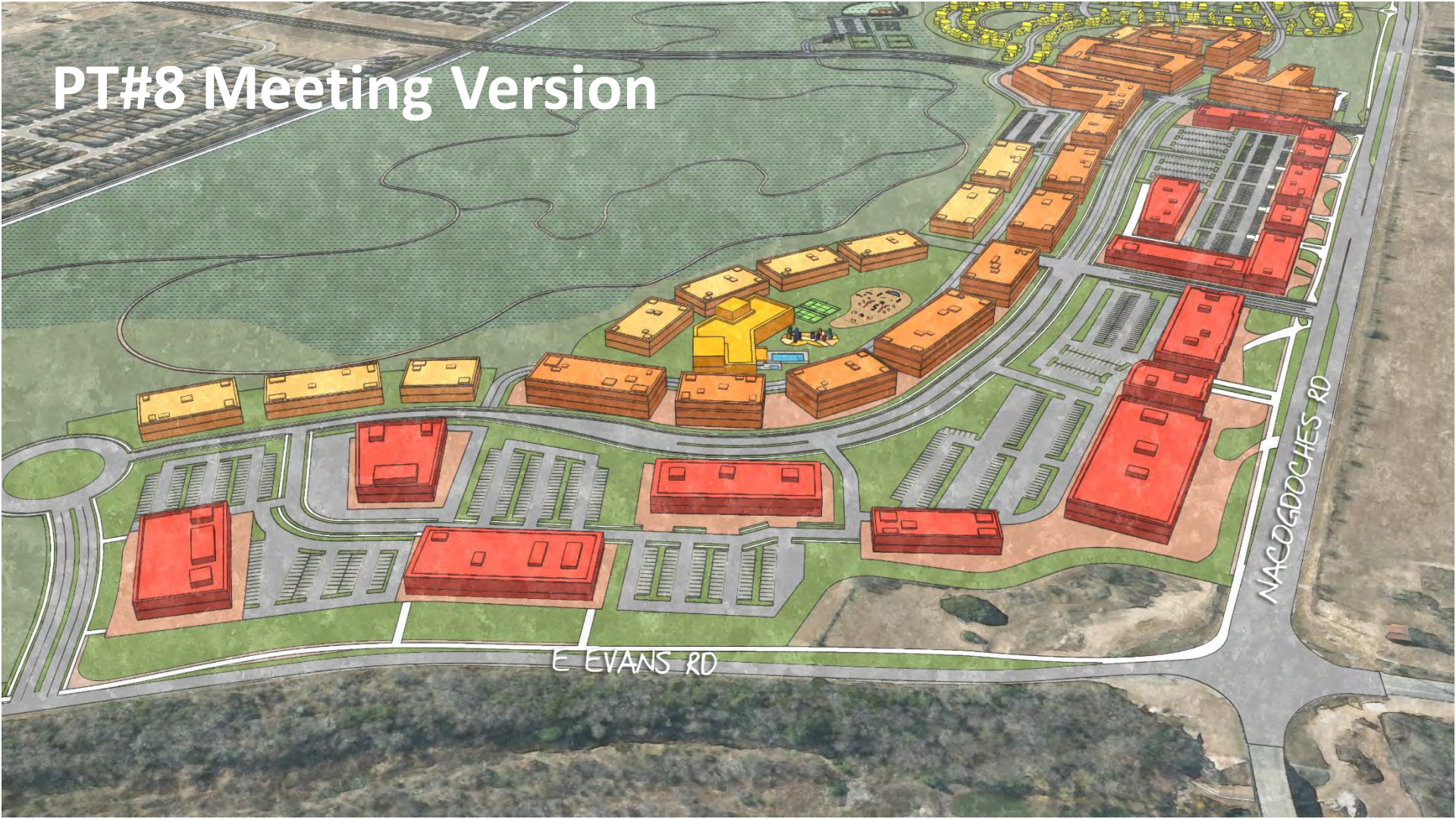
PT#8 Meeting Version



Updated Version



PT#8 Meeting Version

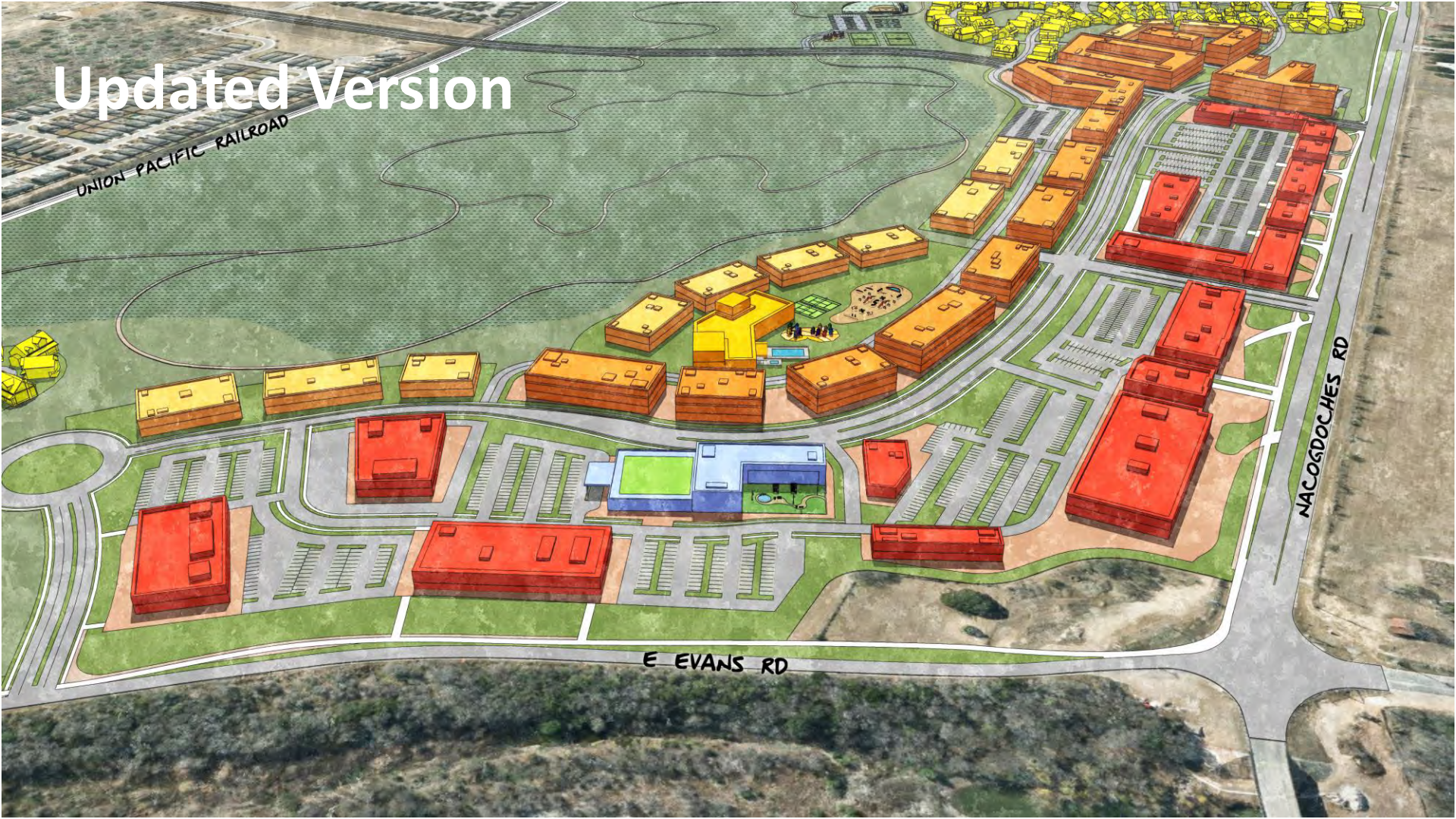


Updated Version

UNION PACIFIC RAILROAD

NACOGDOCHES RD

E EVANS RD



SA TOMORROW

Amenities & Public Spaces
(Continued from PT#9)

Amenities & Public Space Recommendations

- **Amenities and Public Space Recommendation #1:** Utilize floodplains, creeks, and underutilized open space to provide recreational opportunities, such as trails, greenways, and park space.
- **Amenities and Public Space Recommendation #2:** Increase walkability to key destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks, green infrastructure, and overall streetscape improvements.
- **Amenities and Public Space Recommendation #3:** Enhance the connectivity and overall experience for pedestrians, cyclists, and transit riders in the Regional Center area by providing amenities and safe connections along and between key corridors.
- **Amenities and Public Space Recommendation #4:** Create indoor and outdoor community gathering spaces at key destinations and at locations with underutilized land that enhance and define the community character.

Updated Amenities & Public Space Strategies

APS Recommendation

#1: Utilize floodplains, creeks, and underutilized open space to provide recreational opportunities, such as trails, greenways, and park space.

APS Strategy 1.1: Perform a detailed inventory of underutilized and undeveloped lands in the study area.

APS Strategy 1.2: Work with developers to create new trail and greenway connections that are accessible to the public.

APS Strategy 1.3: Integrate Low Impact Development (LID) best practices to ensure new greenways and park space provide multiple benefits.

APS Strategy 1.4: Mitigate stormwater impacts by implementing green infrastructure on major roads and near essential services.

Updated Amenities & Public Space Strategies

APS Recommendation

#1: Utilize floodplains, creeks, and underutilized open space to provide recreational opportunities, such as trails, greenways, and park space.

APS Strategy 1.1: Perform a detailed inventory of underutilized and undeveloped lands in the study area.

APS Strategy 1.2: Work with developers to create new trail and greenway connections that are accessible to the public.

APS Strategy 1.3: Integrate Low Impact Development (LID) best practices to ensure new greenways and park space provide multiple benefits.

APS Strategy 1.4: Mitigate stormwater impacts by implementing green infrastructure on major roads and near essential services.

Updated Amenities & Public Space Strategies

APS Recommendation #2: Increase walkability to key destinations with high visibility pedestrian crossings, improved lighting, enhanced sidewalks, green infrastructure, and overall streetscape improvements.

APS Strategy 2.1: Perform a walking audit of the area to identify places with insufficient lighting, poor or missing sidewalks, and low-quality crossings.

APS Strategy 2.2: Add people-scaled lighting along major roads and within neighborhoods.

APS Strategy 2.3: Prioritize access to existing schools, parks, and open spaces with pedestrian crossing improvements, sidewalk enhancements, and trail connections.

APS Strategy 2.4: Integrate green infrastructure improvements in street maintenance and improvement projects.

Updated Amenities & Public Space Strategies

APS Recommendation #3: Enhance the connectivity and overall experience for pedestrians, cyclists, and transit riders in the Regional Center area by providing amenities safe connections along and between key corridors.

APS Strategy 3.1: Add street trees, transit shelters, awnings, and other elements to provide shade along sidewalks.

APS Strategy 3.2: Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.

APS Strategy 3.3: Incorporate street furnishings (e.g., benches, trash cans, bike racks) throughout the plan area.

APS Strategy 3.4: Incorporate public art **and interpretive elements that tell the history of the area** into streetscape enhancements and improvements to and along parks and trails.

Updated Amenities & Public Space Strategies

APS Recommendation #3: Enhance the connectivity and overall experience for pedestrians, cyclists, and transit riders in the Regional Center area by providing amenities safe connections along and between key corridors.

APS Strategy 3.1: Add street trees, transit shelters, awnings, and other elements to provide shade along sidewalks.

APS Strategy 3.2: Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations.

APS Strategy 3.3: Incorporate street furnishings (e.g., benches, trash cans, bike racks) throughout the plan area.

APS Strategy 3.4: Incorporate public art and interpretive elements that tell the history of the area into streetscape enhancements and improvements to and along parks and trails.

Updated Amenities & Public Space Strategies

APS Recommendation

#4: Create indoor and outdoor community gathering spaces at key destinations and at locations with underutilized land that enhance and define the community character.

APS Strategy 4.1: Work with developers and owners of larger properties to identify opportunities for new gathering spaces that are accessible to the public.

APS Strategy 4.2: Engage the community in designing new or improved public spaces to ensure they reflect the people and culture of the area.

SA TOMORROW

Previous Land Use, Focus Areas, APS,
and Mobility Maps



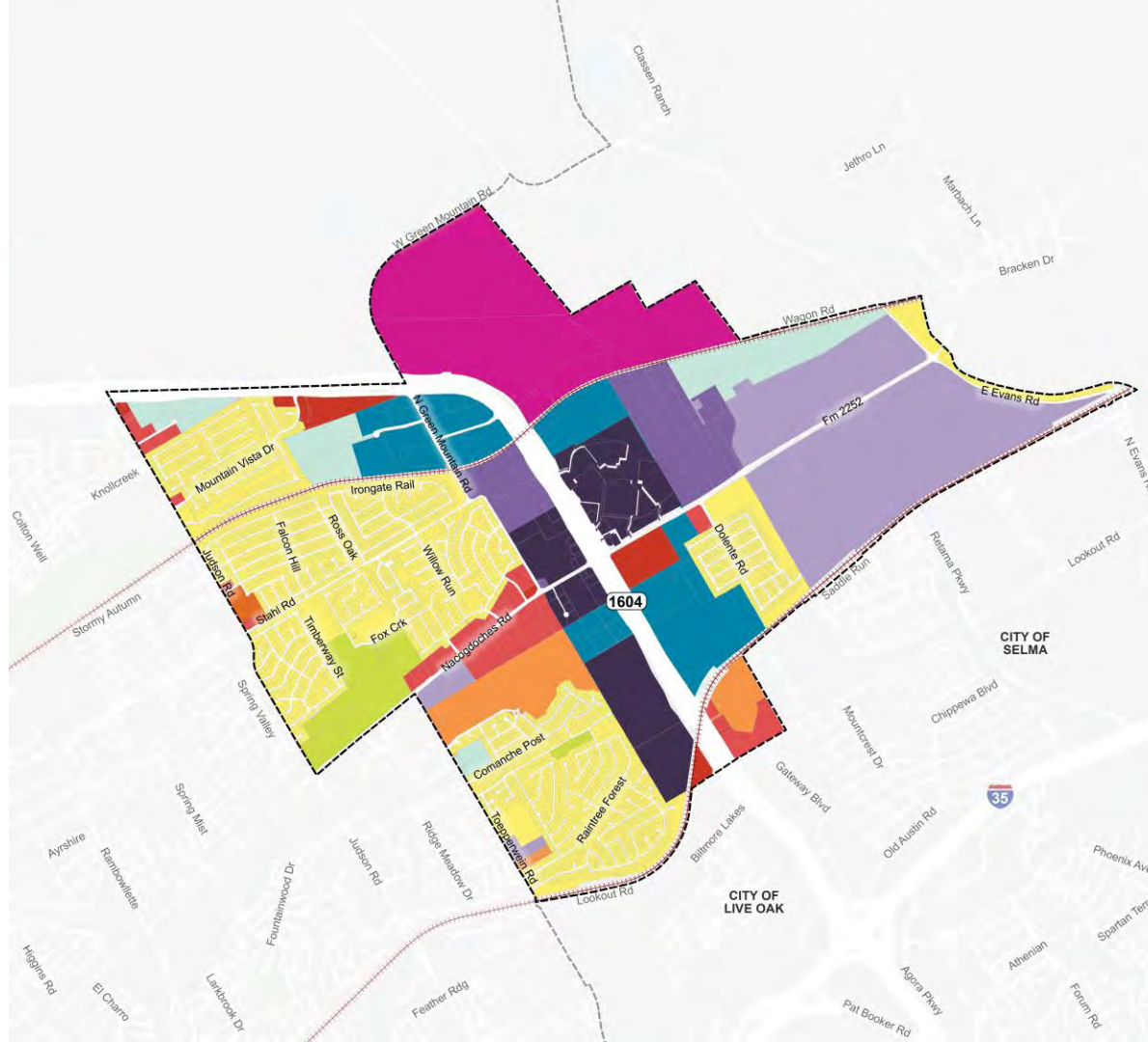
Rolling Oaks Area REGIONAL CENTER

FUTURE LAND USE

- Regional Center Plan Area Boundary
- Adjacent Regional Center or Community Area

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural

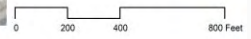




Rolling Oaks Area
**REGIONAL
 CENTER PLAN**
 FOCUS AREA 1:
 ROLLING OAKS MALL

- LEGEND**
- Community Plan Area Boundary
 - Neighborhood Association
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain

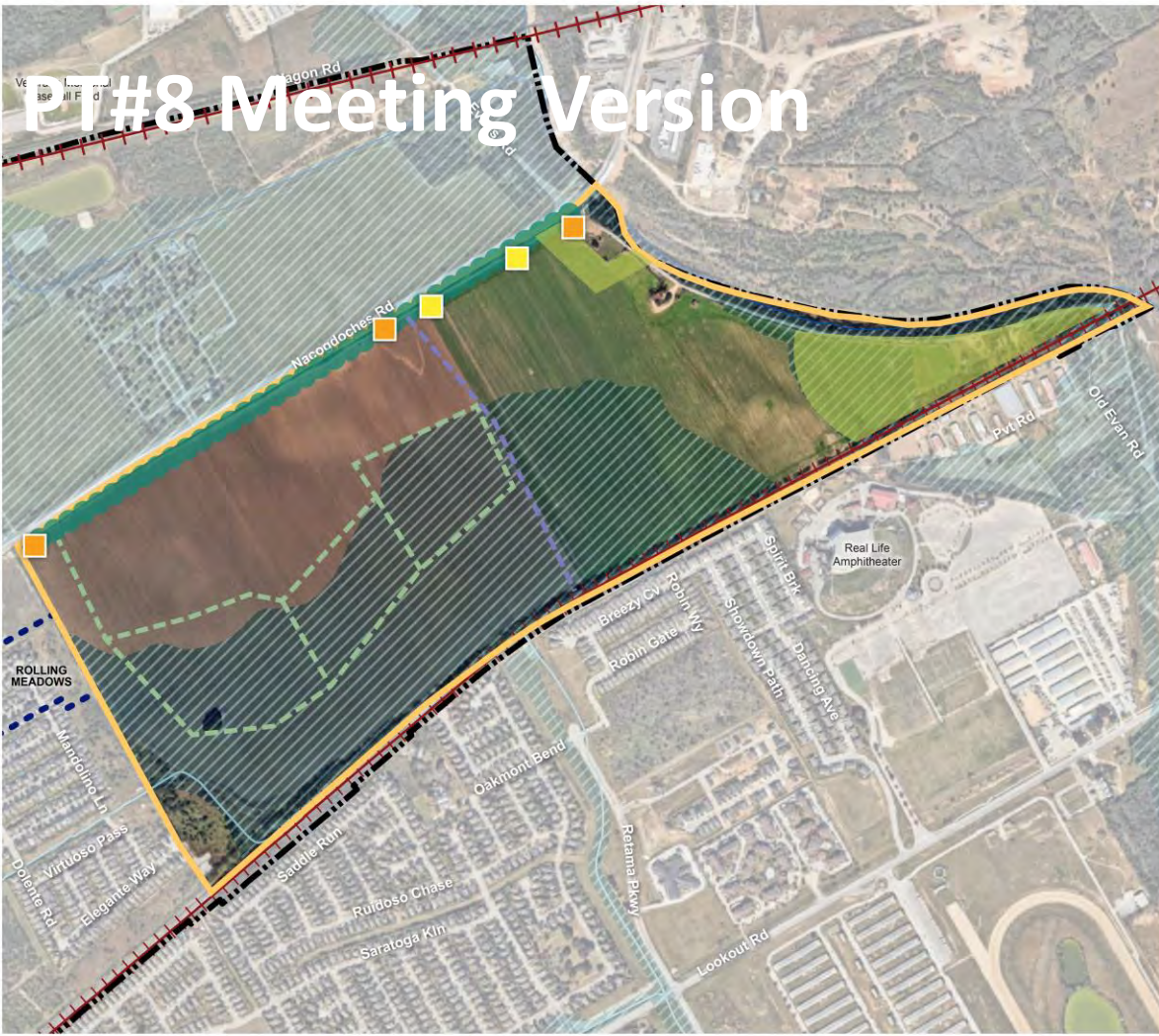
- FOCUS AREA RECOMMENDATIONS**
- Trail
 - Proposed Plaza
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure



PT#8 Meeting Version



Rolling Oaks Area
**REGIONAL
 CENTER PLAN**
 FOCUS AREA 2:
 NACOGDOCHES & EVANS RD



- LEGEND**
- Community Plan Area Boundary
 - Neighborhood Association
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - FEMA 100-year Floodplain
- FOCUS AREA RECOMMENDATIONS**
- Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Proposed Park/Open Space
 - Improved Lighting
 - Pedestrian Crossing

ROLLING MEADOWS

Real Life Amphitheater



Updated Version



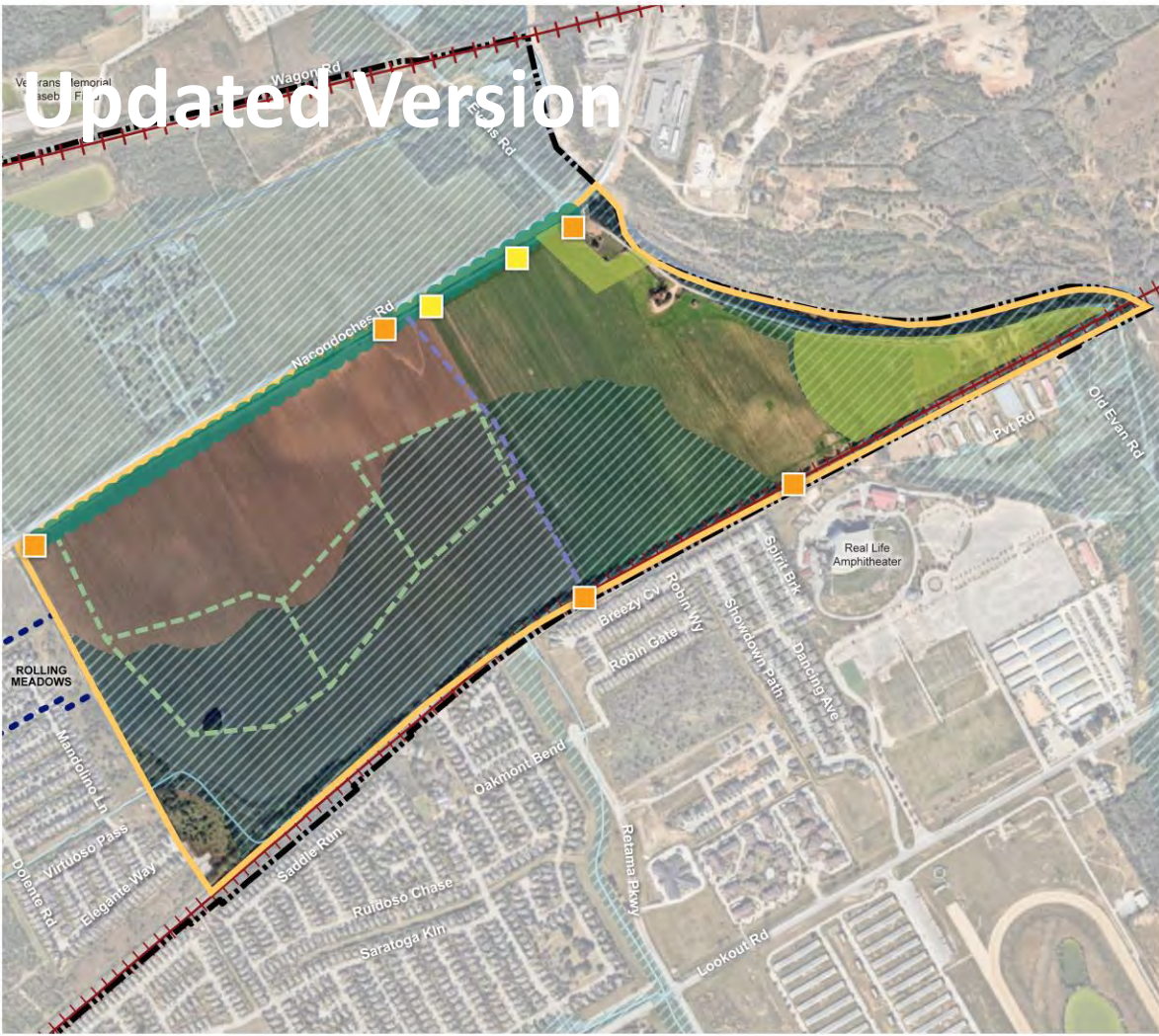
Rolling Oaks Area REGIONAL CENTER PLAN FOCUS AREA 2: NACOGDOCHES & EVANS RD

LEGEND

- Community Plan Area Boundary
- Neighborhood Association
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- FEMA 100-year Floodplain

FOCUS AREA RECOMMENDATIONS

- Priority Connections
- Proposed Trail
- Improved Streetscape
- Proposed Park/Open Space
- Improved Lighting
- Pedestrian Crossing



PT#8 Meeting Version



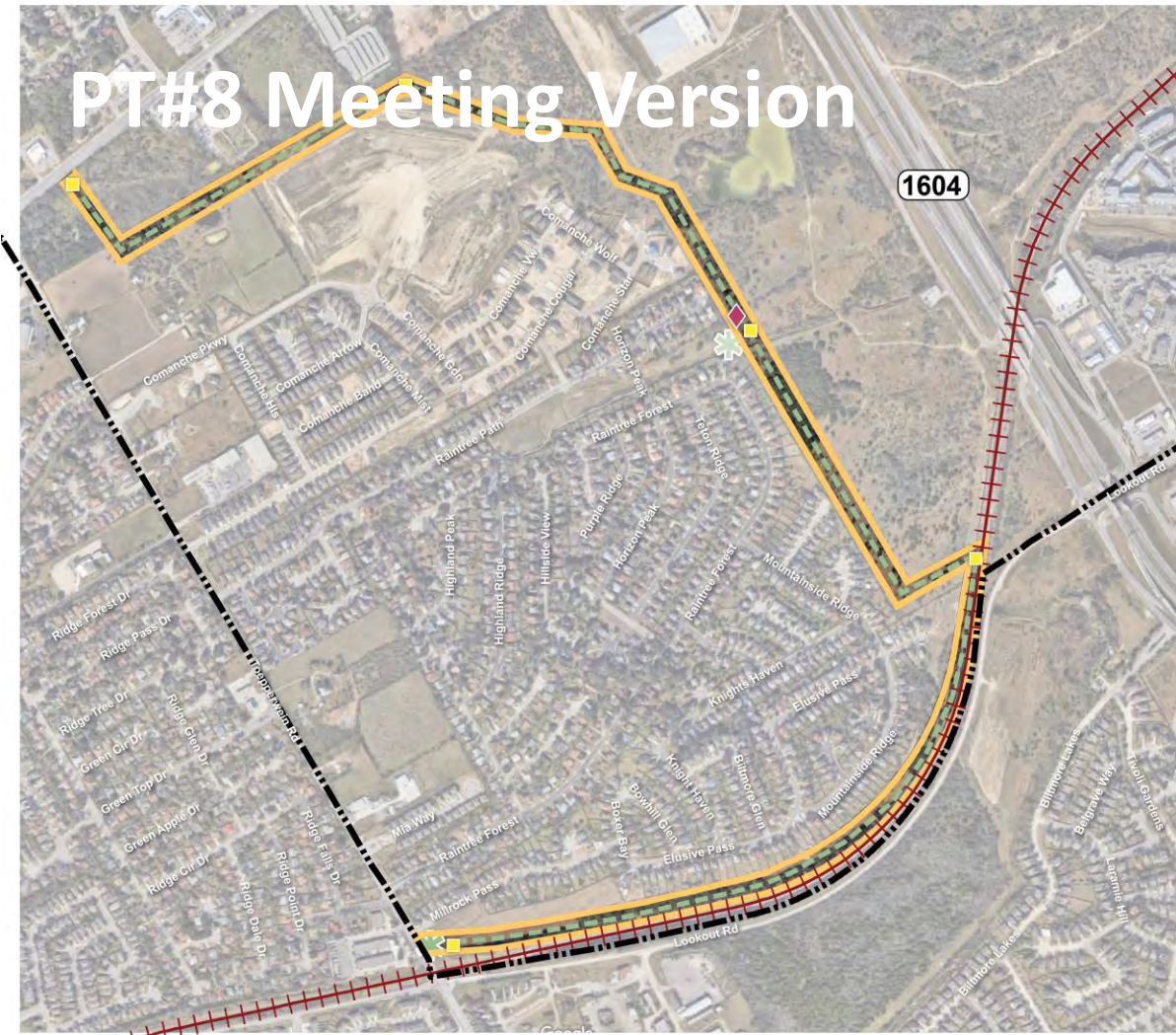
Rolling Oaks Area
REGIONAL
CENTER PLAN
FOCUS AREA 3:
RAIN TREE PATH

LEGEND

- Community Plan Area Boundary
- Neighborhood Association
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA RECOMMENDATIONS

- Trail
- Public Art
- Trailhead
- Improved Lighting



Updated Version



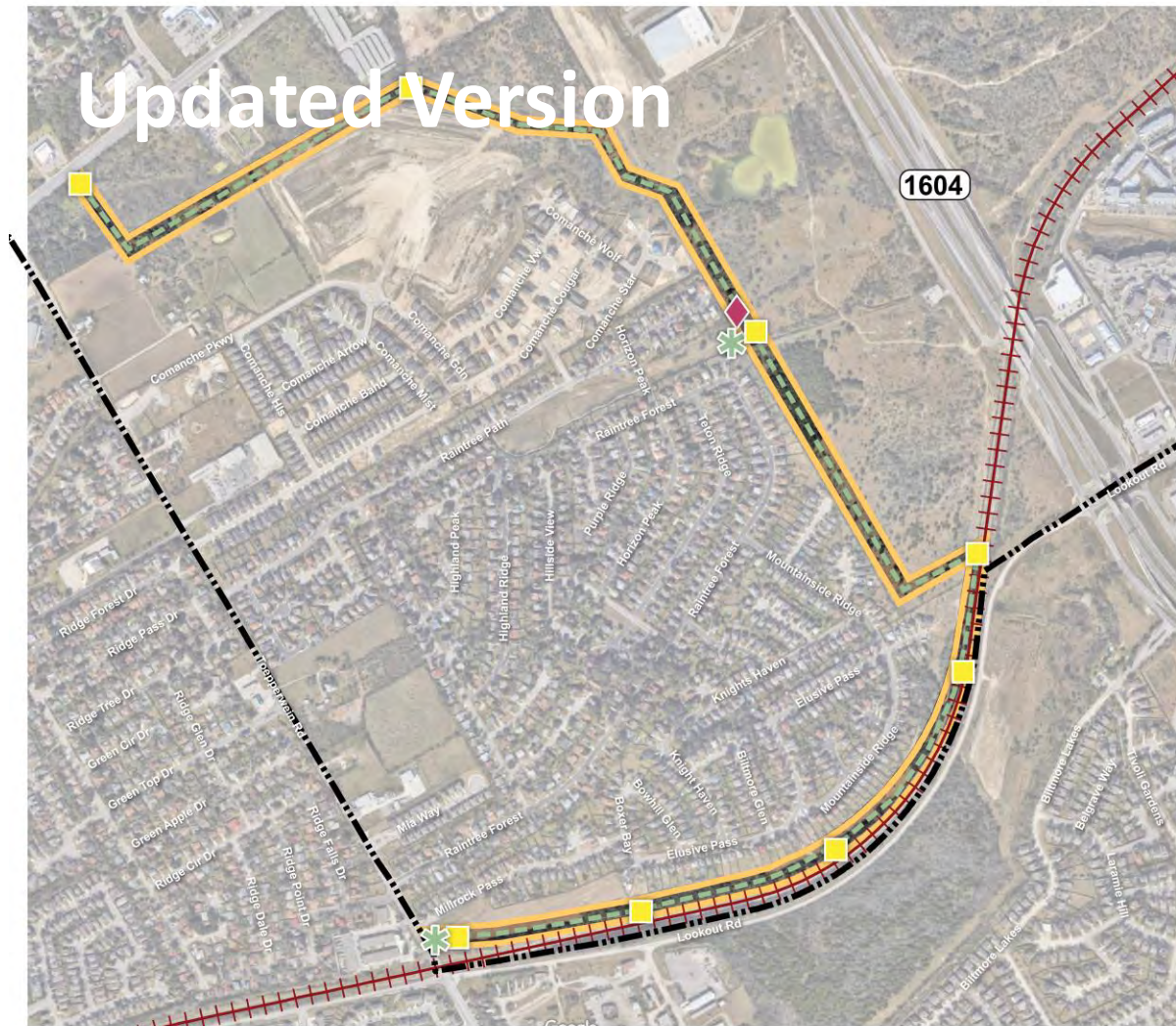
Rolling Oaks Area REGIONAL CENTER PLAN FOCUS AREA 3: RAIN TREE PATH

LEGEND

- Community Plan Area Boundary
- Neighborhood Association
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA RECOMMENDATIONS

- Trail
- Public Art
- Trailhead
- Improved Lighting



PT#8 Meeting Version



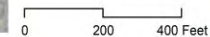
Rolling Oaks Area
REGIONAL
CENTER PLAN
FOCUS AREA 4:
STAHL RD. GREEN SPACE

LEGEND

- Community Plan Area Boundary
- Neighborhood Association
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA RECOMMENDATIONS

- Green Infrastructure
- Trail
- Improved Streetscape
- Proposed Park/Open Space



Updated Version



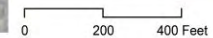
Rolling Oaks Area REGIONAL CENTER PLAN FOCUS AREA 4: STAHL RD. GREEN SPACE

LEGEND

- Community Plan Area Boundary
- Neighborhood Association
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA RECOMMENDATIONS

- Green Infrastructure
- Trail
- Improved Streetscape
- Proposed Park/Open Space



PT#9 Meeting Version



Rolling Oaks Area
REGIONAL CENTER

DRAFT
MOBILITY

LEGEND

- Rolling Oaks Area Regional Center Boundary
- Park or Open Space
- River or Stream
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

MOBILITY FEATURES

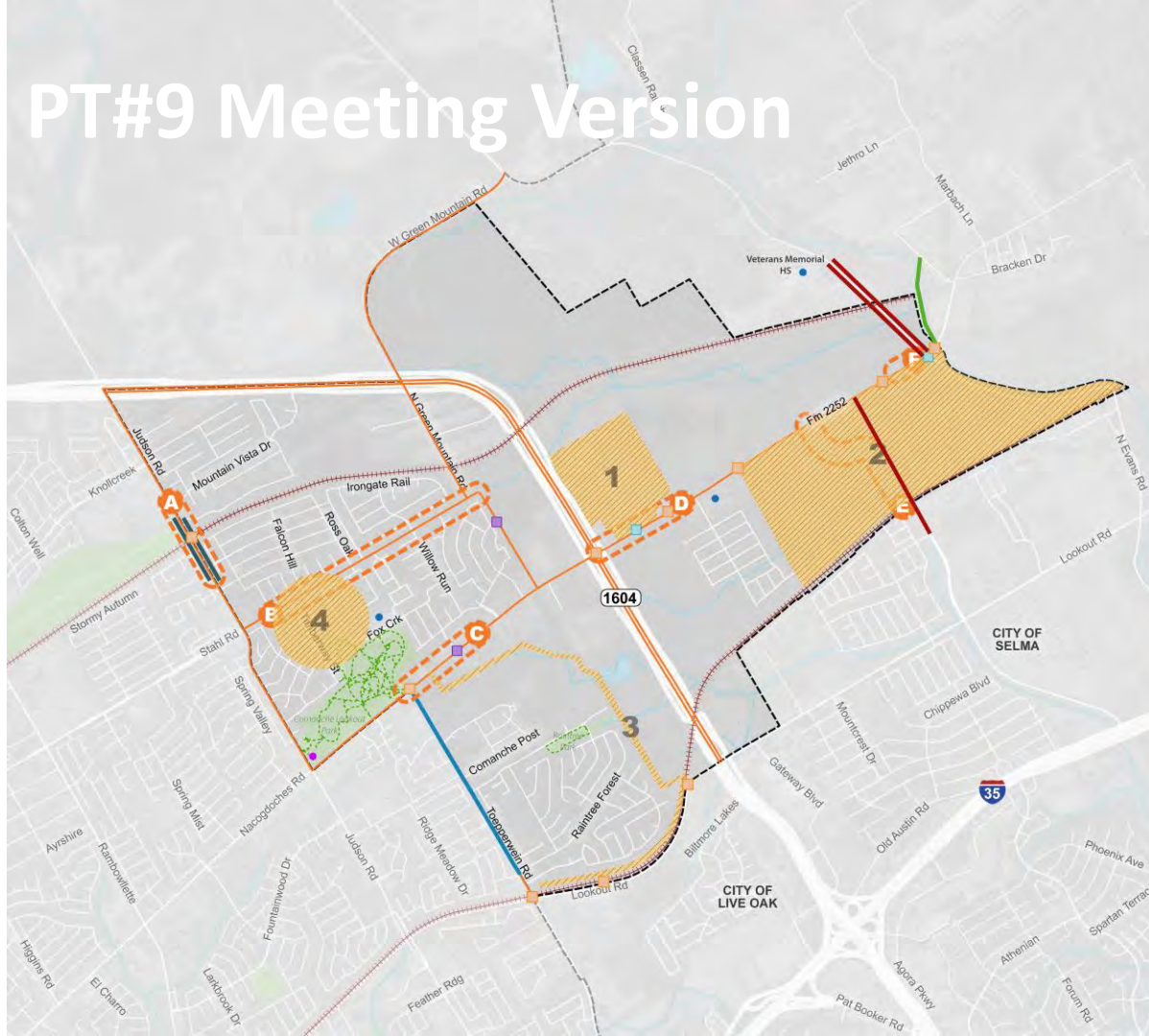
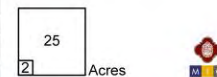
- 2022 Bond Projects (Planning/Design Phase)

MOBILITY AREAS

- A** Junction Rd from Kissing Oaks St
- B** Future Extension of Retama Pkwy to Chestnut Dr
- C** Stahl Rd Corridor
- D** Nacogoches Rd from Teppenwein Rd to Fox Knoll
- E** Nacogoches and Evans Rd
- F** Nacogoches Rd from Loop 1684 to Evans Rd

PROPOSED ELEMENTS

- Road Extension
- Walk/Bike Trail Extension
- Sidewalk Gap
- Pedestrian Crossing
- Traffic Signal (New Signal)
- Additional Bus Stop



Updated Version



Rolling Oaks Area
REGIONAL CENTER

DRAFT MOBILITY

LEGEND

- Rolling Oaks Area Regional Center Boundary
- Park or Open Space
- River or Stream
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

MOBILITY FEATURES

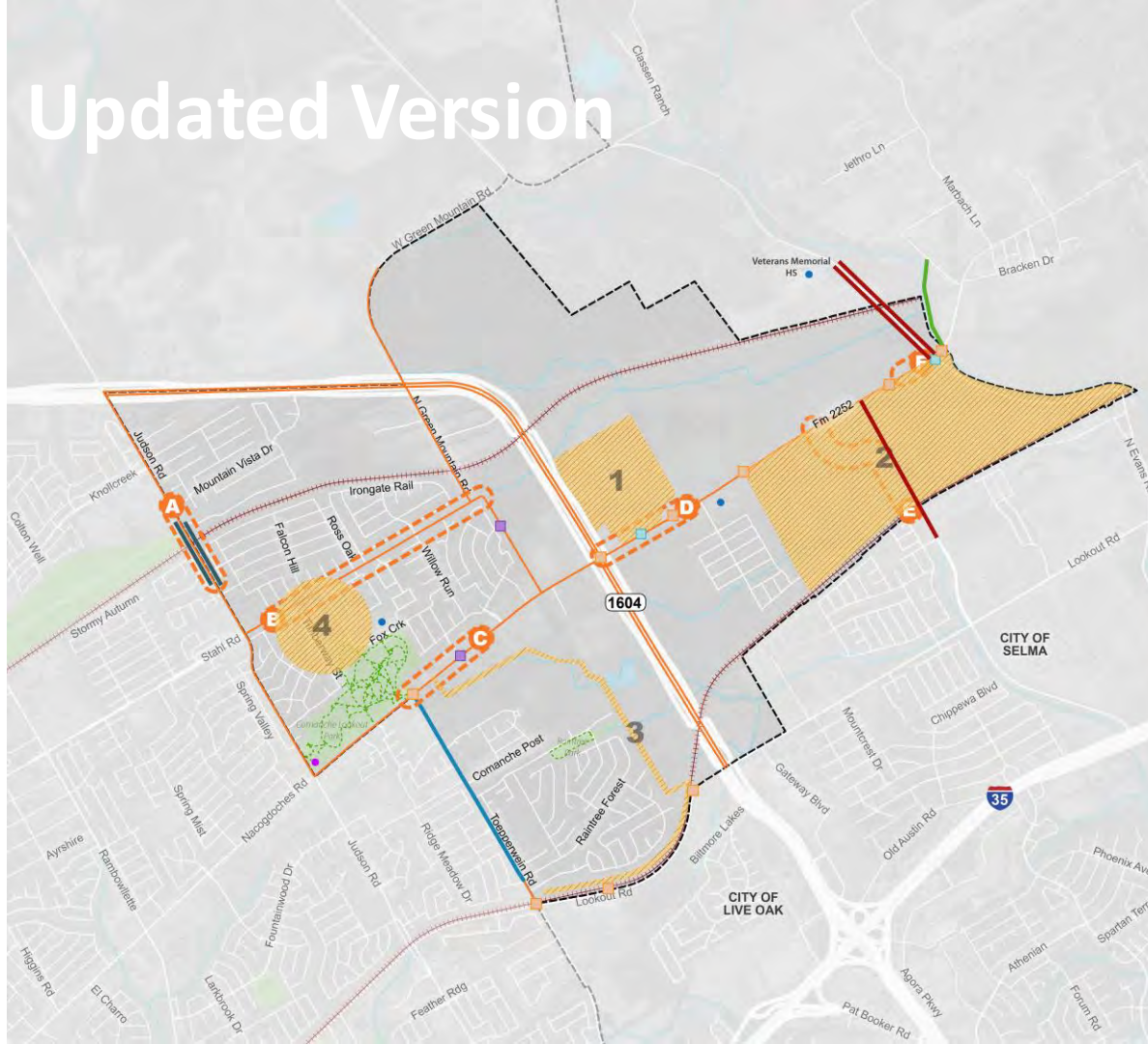
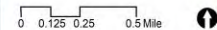
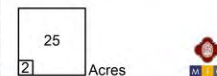
- 2022 Bond Projects (Planning/Design Phase)

MOBILITY AREAS

- A** Judson Rd from Kissing Oaks St to Chestnut Dr
- B** Future Extension of Retama Pkwy
- C** Stahl Rd Corridor
- D** Nacogdoches Rd from Tepperwein Rd to Fox Knoll
- E** Nacogdoches and Evans Rd

PROPOSED ELEMENTS

- Road Extension
- Walk/Bike Trail Extension
- Sidewalk Gap
- Pedestrian Crossing
- Traffic Signal (New Signal)
- Additional Bus Stop



CITY OF SELMA

CITY OF LIVE OAK

PT#9 Meeting Version



Rolling Oaks Area
REGIONAL CENTER

DRAFT
AMENITIES AND
PUBLIC SPACES

LEGEND

Rolling Oaks Area Regional Center Boundary

Park or Open Space

River or Stream

Body of Water

Railroad Line

Focus Areas

Public Schools

Public Libraries

PROPOSED ELEMENTS

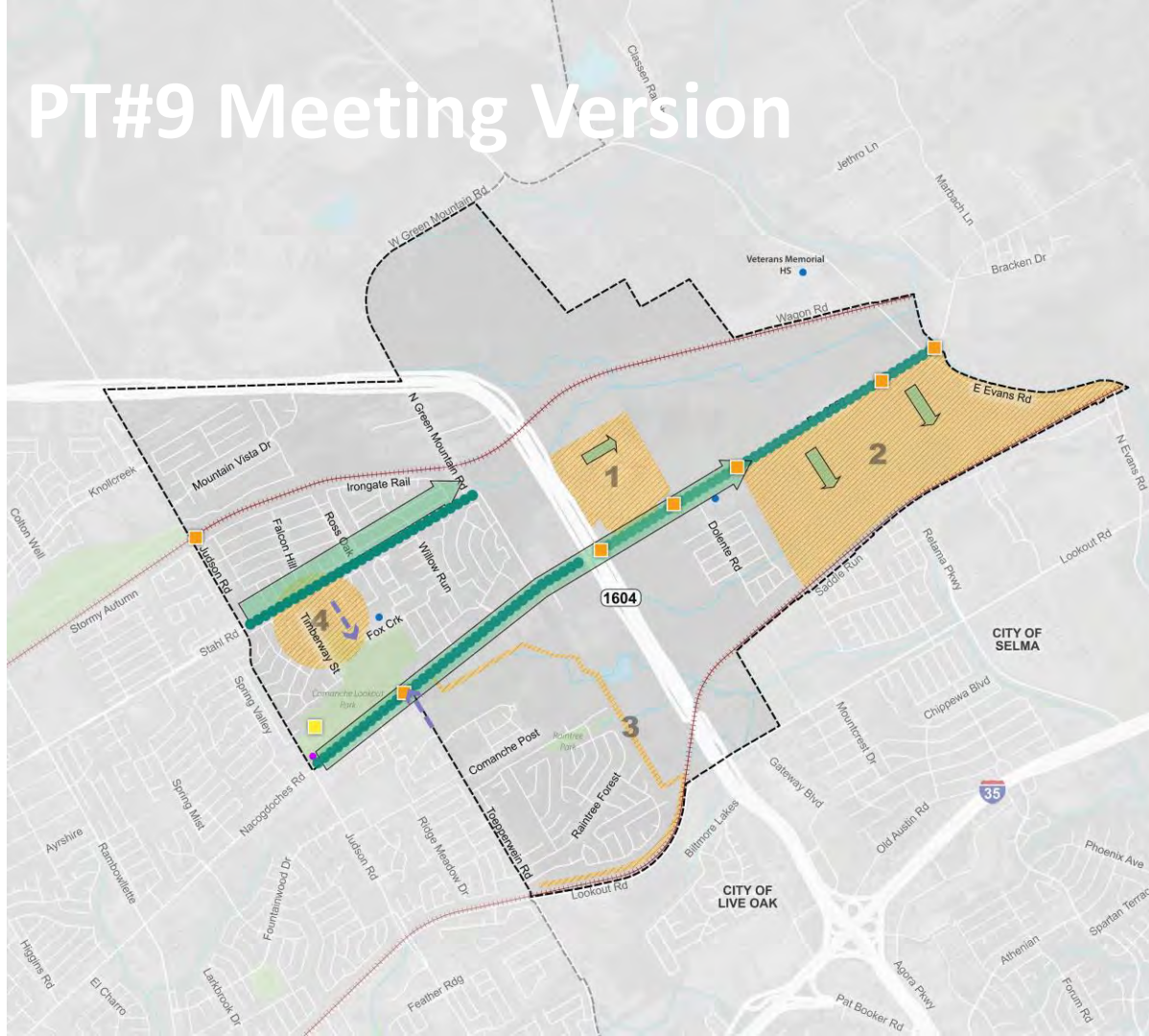
Priority Connections

Improved Streetscape

Improved Lighting

Pedestrian Crossing

Green Infrastructure



Updated Version



Rolling Oaks Area REGIONAL CENTER

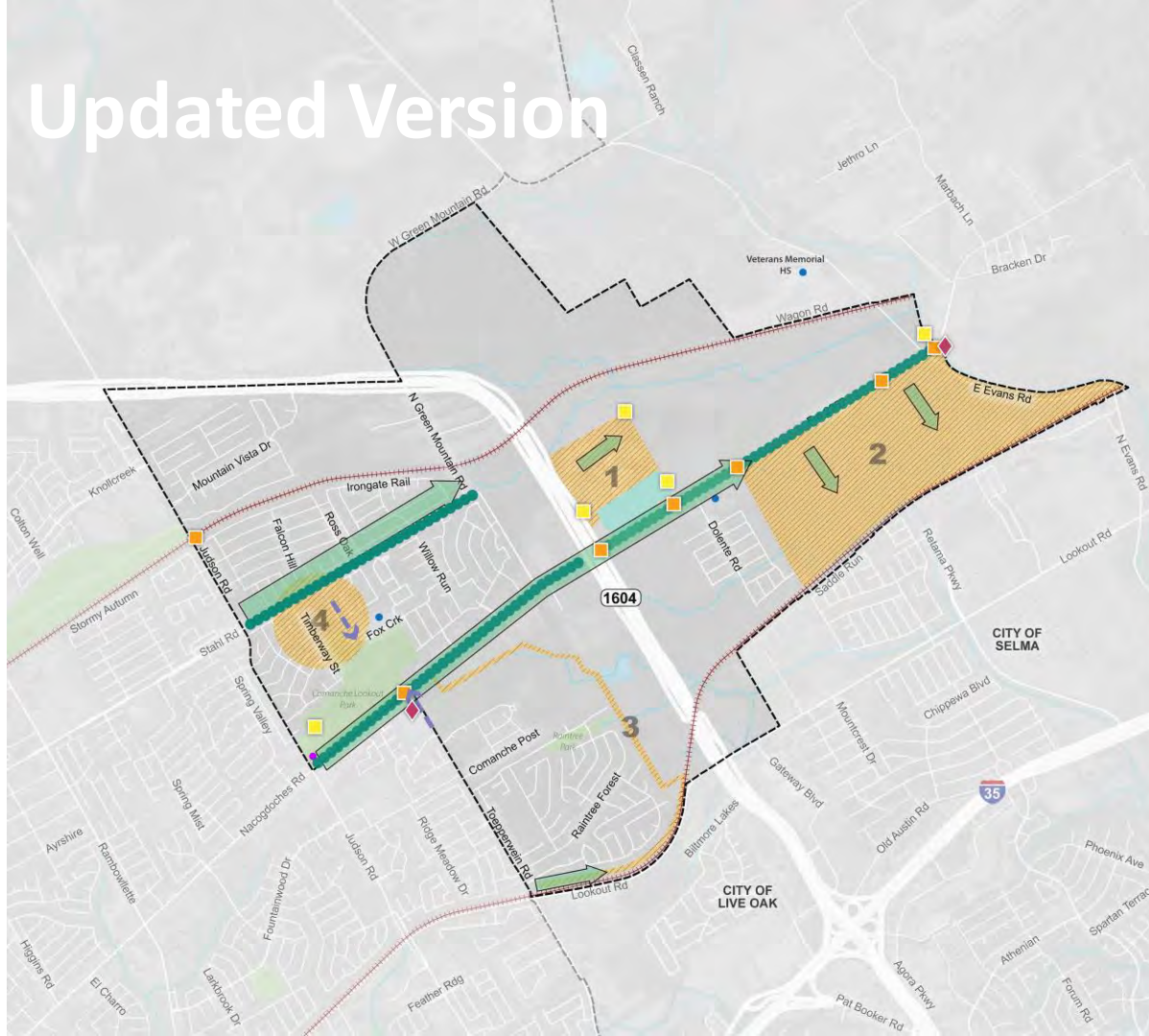
DRAFT AMENITIES AND PUBLIC SPACES

LEGEND

- Rolling Oaks Area Regional Center Boundary
- Park or Open Space
- River or Stream
- Body of Water
- Railroad Line
- Focus Areas
- Public Schools
- Public Libraries

PROPOSED ELEMENTS

- Public Art
- Priority Connections
- Improved Streetscape
- Improved Lighting
- Pedestrian Crossing
- Green Infrastructure
- Mobility Hub




SA TOMORROW

Draft Plan Framework Map

Plan Framework Map Elements

 Rolling Oaks Area Regional Center Boundary

 Park or Open Space


 River or Stream

 Body of Water

 Railroad Line

 Focus Areas

 Economic Development Opportunities

 Housing Opportunity Area

 Mixed Use Corridor

 Public Schools

 Public Libraries

PROPOSED ELEMENTS

 Public Art


 Priority Connections

 Improved Streetscape

 Improved Lighting

 Pedestrian Crossing

 Improved Pedestrian Crossing

 Trailhead

 Priority Trail

 Green Infrastructure

 Gateway

 Mobility Hub

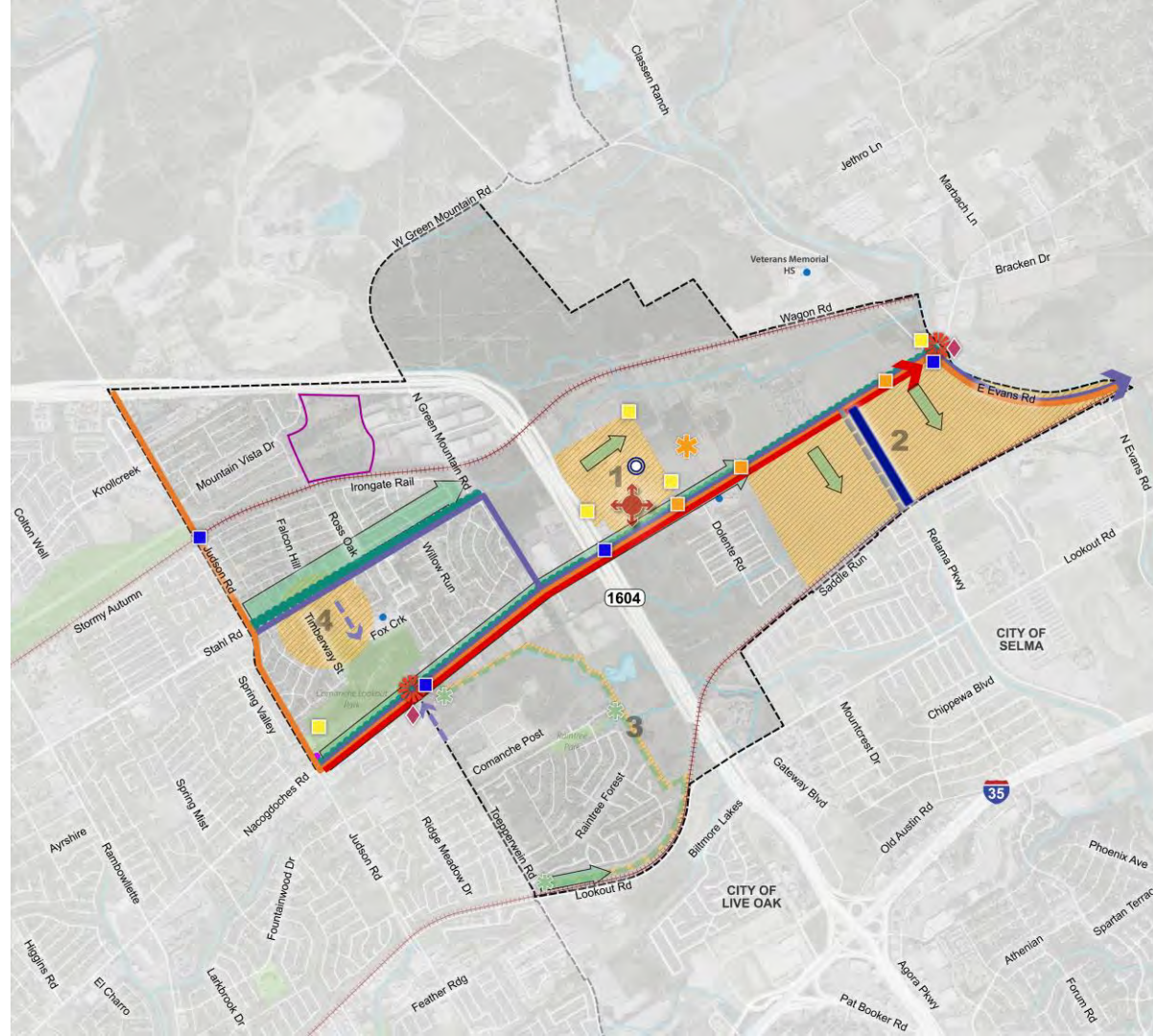
 Activity Hub

 Priority Bike Route

 Fixed Transit Route

 Multimodal Priority

 New Connections



LEGEND

- Rolling Oaks Area Regional Center Boundary
- Park or Open Space
- River or Stream
- Body of Water
- Railroad Line
- Focus Areas
- Economic Development Opportunities
- Housing Opportunity Area
- Mixed Use Corridor
- Public Schools
- Public Libraries

PROPOSED ELEMENTS

- Public Art
- Priority Connections
- Improved Streetscape
- Improved Lighting
- Pedestrian Crossing
- Improved Pedestrian Crossing
- Trailhead
- Priority Trail
- Green Infrastructure
- Gateway
- Mobility Hub
- Activity Hub
- Priority Bike Route
- Fixed Transit Route
- Multimodal Priority
- New Connections





SA TOMORROW

Mural Activity

SA TOMORROW

Implementation Strategy Discussion

Funding Opportunities

1. City Funding Sources

- Bond
- Community Development Block Grant
- City Council Project Fund
- Infrastructure Maintenance Program (IMP)

2. State Funding Sources

- Transportation Alternatives Set-Aside (TA) Program
- Congestion Mitigation and Air Quality Improvement (CMAQ) Program

3. Federal Funding Sources

- Flood Mitigation Assistance (FMA) Program
- Building Resilient Infrastructure and Communities (BRIC) Program
- Reconnecting Communities Pilot Program Planning Grants and Capital Construction Grants
- Safe Streets and Roads for All (SS4A)

Implementation of Plan Framework Map

Project	Key Stakeholders	Funding	Timing
Mobility Hub at Rolling Oaks Mall			
Green Instructure on Lookout Road			
Pedestrian Crossing Upgrade on Judson Road			
Improved Lighting at Comanche Lookout Park			
Gateway at the Intersection of Nacogdoches Road and Toepperwein Road			
Trail along Rain Tree Path			
Economic Development Opportunities Between Loop 1604 and Railroad			
Multiple Pedestrian Crossings Along Nacogdoches Road			
Housing Opportunities East of Rolling Oaks Mall			
Mixed Use Corridor Along Retama Parkway			
Streetscape Improvements Along Stahl Road			



SA TOMORROW

Mural Activity

The graphic features the text 'SA TOMORROW' in a bold, white, sans-serif font. The 'SA' is positioned to the left of a circular icon containing a stylized tower and a circular arrow. To the right of the icon is the word 'TOMORROW'. Below this, the words 'Next Steps' are written in a smaller, white, sans-serif font. The background is split: the left side is orange with a city skyline, and the right side is dark grey with a large, faint circular arrow and a tower silhouette.

SA TOMORROW

Next Steps

Next Steps

UPCOMING EVENTS:

- Plan Sections Release – Fall/Winter 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

QUESTIONS?

Ana G. Villarreal,
City of San Antonio
ana.villarreal@sanantonio.gov
(210) 207-5404



Rolling Oaks Regional Center Planning Team

Meeting #10

Tuesday, August 15, 2023

Zoom

2 – 4 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA