

DIGITAL DESIGN CHARRETTE MEETING SUMMARY

Texas A&M San Antonio Regional Center Digital Design Charrette

Meeting Date: January 15, 2020

Time: 1:00 PM – 4:30 PM

Location: Texas A&M San Antonio Campus, Science and Technology Building, Room #273B

Attendees:

Thad Rutherford, South Star Communities

Madison Smith, Overland Partners

Tom Roth, SAHA

Chris Villa, District 3

Raul Olveda, District 4

Irma Rodriguez, NHSD

Omar A. Espinosa, P.E, KFW Engineers

Todd Mocabee, Texas A&M-SA

Trevor Liddle, Texas A&M-SA

Christopher Lazzaro, CCDO

Adelyn Alanis, Parks-Greenway Trails

Christine Viña, VIA

Chase Mullen, MIG

Jay Renkens, MIG

Meeting Objectives:

The Digital Design Charrette is a collaborative work session, where key stakeholders and City Staff are invited to tap into their expertise and creativity to help envision the future of various catalytic sites in the Plan Area. A variety of tools and methods are used during the Digital Design Charrette to help the participants envision, in real-time, their suggestions and recommendations for the identified sites. As the ideas discussed around the table take shape a facilitator illustrates them through hand sketches and on the computer which is then projected to a large display. The digital nature of this process allows the concept to be vetted against any number of base mapping layers at any scale; concepts to be copied/saved/modified quickly; and numeric analysis to be performed at the click of a button.

Meeting Format

The meeting began with staff and attendee introductions followed by a brief summary of each of the sites, and why they were selected by the project manager. Participants were asked to express their ideas and discuss the appropriate development types for each of the selected sites. As the team discussed options for site design, the consultant digitally sketched conceptual designs on a large screen for the team to view as the sites were being discussed.

Presentation

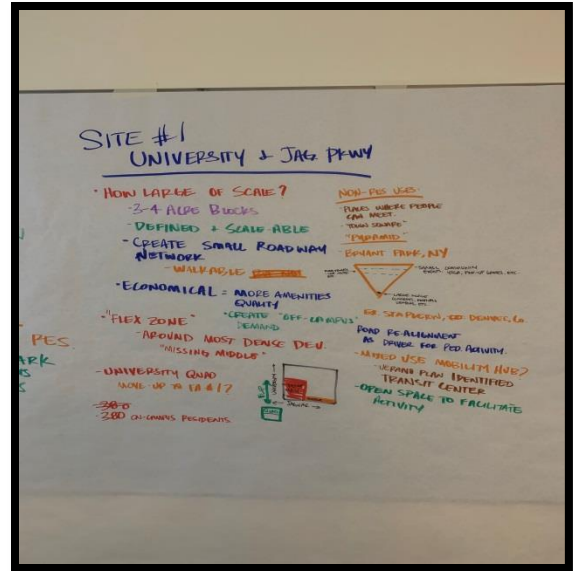
After brief introductions, the project manager gave a presentation on the three selected sites. The sites were originally identified as focus areas during the previous planning team meetings. The project manager studied the selected sites and identified opportunities for development and how encouraging proper development of the sites could achieve the goals of the SA Tomorrow Comprehensive Plan and the Texas A&M San Antonio Area Regional Center Plan.

Sites #1: Jaguar Parkway and University Way

The first site for design consideration is located at the intersection of Jaguar Parkway and University Way. The area is located north west of the intersection of Jaguar Parkway and University way, across from the A&M-SA Campus. The area is entirely vacant. The Vida! Master Plan shows the area as a town center, with mixed uses that are pedestrian friendly and accessible through all modes of transportation.

Discussion:

Several members of the Vida! San Antonio development team attended the meeting and actively participated in the discussion, along with representatives from Texas A&M-SA. The participants provided their insight to the property as well as their future plans for development. The conversation was focused around providing density that is compatible with the university and its projected future growth. The area is planned to be developed as dense multi-family residential, with some mixed use components to provide small-scale commercial options to the residents and the growing student population. The perimeter of the area is also planned as a “flex” zone that could provide mixed uses and retail options, depending on the population growth. The overall goal for the area is to provide a town center type development that will encourage street activation and work in conjunction with the student population across the street, as well as provide an off-campus housing options for students and faculty.



Building size and scales were briefly discussed but the building and styles were not displayed, as the focus was more on activating the street and pedestrian realm to achieve the “feel” of a town center. However, the team emphasized through site plan design, that the pedestrian element would be a vital “value-added” amenity to the area. Pedestrian friendly walk-ways, landscaping, and open space concepts should be considered to activate the town center.

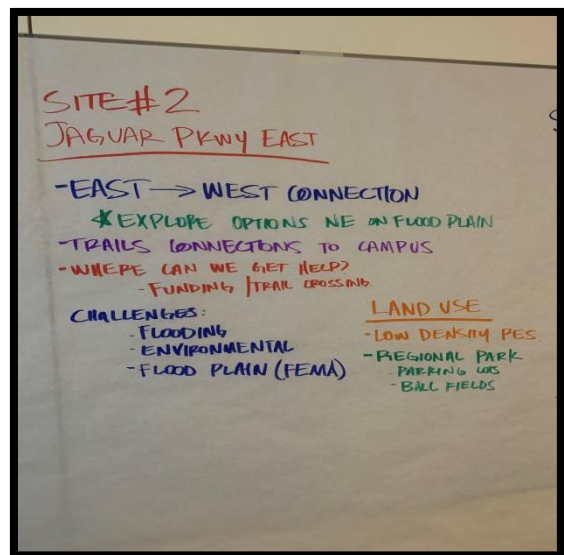
The team also discussed the scale of Jaguar Parkway and future slower vehicular traffic could be beneficial for the area. The roads could be temporarily closed off for events to activate the pedestrian realm and allow for community activities and events such as farmer’s markets, art walks, etc. One option that was discussed, was to flip the campus quad into the intersection, to create an exclusively pedestrian area that could achieve the goal of having an active town center.

Site #2: Jaguar Parkway East

The second site is East of where Jaguar Parkway dead ends, before the rail road crossing. This site was identified as a catalytic site during the conversations from the mobility and amenities meetings. This site is entirely vacant and is within a floodplain.

Discussion

The team identified the possibility of a park or trail with connections, signage, wayfinding, lighting and special consideration for Canvasback Lake and the Audubon population. Trail connections and preserving the rural character of the area has been priority since the vision and goals were drafted for the area. The area has several



different owners, and there is no current plan to connect trails to the area, however, there is an option to designate a park since the area is vacant and is within a floodplain. The biggest challenge will be providing an East to West connection from Jaguar Parkway across the rail road to the area.

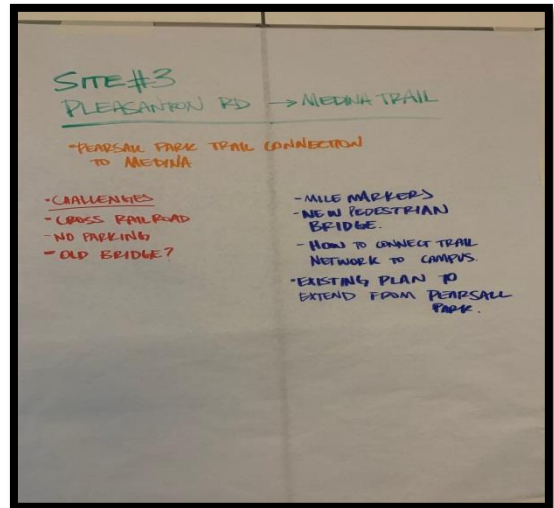
Site #3: Pleasanton Road Trailhead and Medina River

The third site is located where the Pleasanton Road Trailhead and Medina River Trailhead join. The site captures the planning team and community's desire to preserve the rural character of the area, as well as provide additional amenities to the area

Discussion

A project is already underway to connect and improve the existing trail to connect the Pleasanton Road Trailhead and the Medina River Trail. The discussion quickly evolved into how the University could connect to the trail head through a CPS Easement south of campus. The Leon Creek Preserve abuts University and San Antonio Water Systems (SAWS) property to the north.

Design elements were not discussed; rather, the team reviewed the area and discussed potential connections to the trail, from the university.



NEXT STEPS: Planning staff will analyze the discussion and digital design results and provide a more detailed summary with renderings for the planning team to discuss. The next Planning Team Meeting will be to discuss the results, and discuss focus area recommendations. Some of the discussion from the Digital Design Charrette will be incorporated into the focus area discussions.

Planning Team Meeting #11: DDC Results & Focus Areas

Week of February 10th, 2020

Location: TBD

Meeting summaries and presentations will be available on the sub area plan website:

<https://texasam.sacompplan.com/>

If you have any questions about the Texas A&M San Antonio Regional Center Plan, please contact:

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