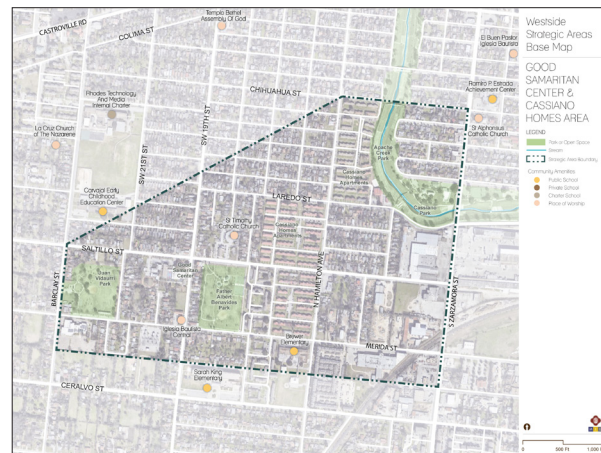


# WESTSIDE STRATEGIC AREA STUDY



## Good Samaritan Center and Cassiano Homes Area | At-a-Glance Summary

### PROJECT OVERVIEW



The Good Samaritan Center (Good Sam)/ Cassiano Homes Area also includes other important community assets such as St. Timothy Catholic Church, Vidaurri Park, Father Albert Benavides Park, Apache Park, Cassiano Park, Apache Creek Trail, and the CommuniCare Health Centers West Campus. Several schools are located within or immediately adjacent to the study area including Brewer Academy, Sarah S. King Elementary School, Carvajal Elementary School, and Rhodes Middle School.

Despite the proximity of so many community assets and outdoor recreation options, stakeholders stressed that area residents do not feel safe or comfortable walking and bicycling around the neighborhood. High traffic speeds and a lack of defined and protected multimodal facilities often prevent people from getting healthy exercise, or commuting to school, work, or other activities. Thus, mobility and pedestrian safety emerged as the key issue around which to focus design concepts and future investment. In addition, long-awaited improvements to local parks and investments in local community-serving institutions were prioritized to help them better meet their enormous commitments and contributions to community well-being.

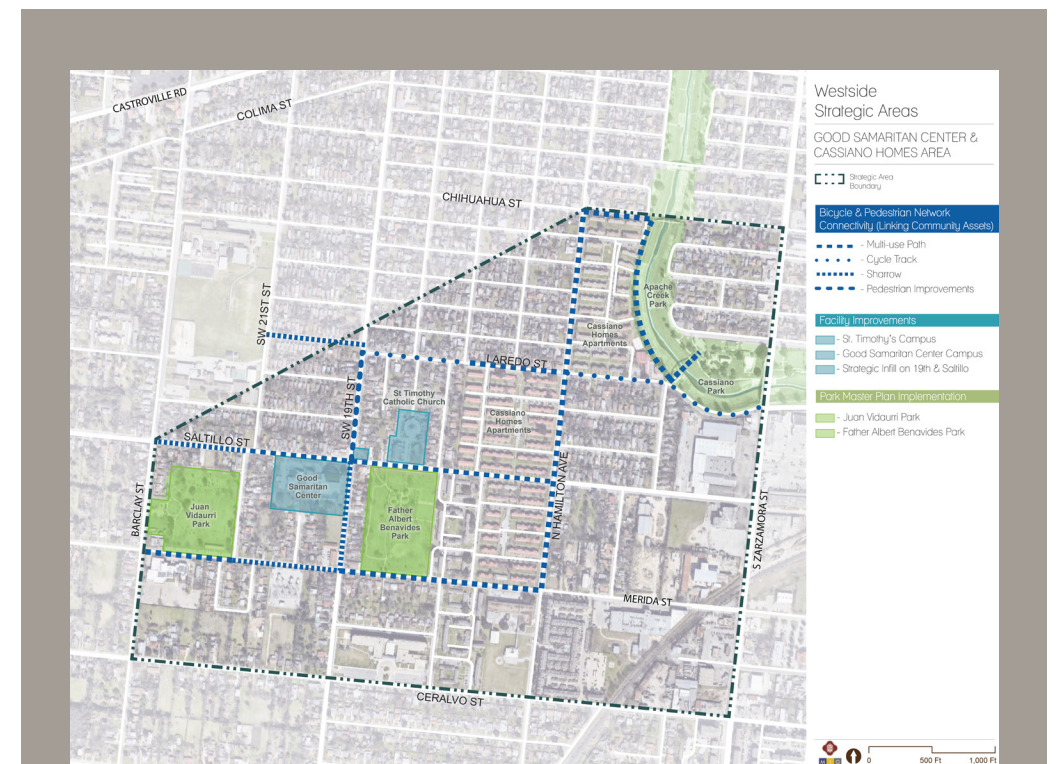
The concepts and recommendations build upon a foundation of previous public input and coordination by the Good Samaritan Center and St. Timothy Catholic Church and previous plans for parks in the area. Community stakeholders from the Westside Neighborhood Association Coalition and the St. Timothy Catholic Church Senior Center provided invaluable insight into the real challenges facing the

area and greatly improved process outcomes by redirecting design ideas on several occasions when they veered away from what is most important to neighborhood residents.

The concept development process included an evaluation of community and public assets in each area; multiple stakeholder interviews and discussions; and three Stakeholder Advisory Group meetings, all resulting in the identification of needs and opportunities as well as recommendations for facility, park, street, and public space improvements that may be candidates for the 2022 Bond Program. In addition, the study sought to establish a coordinated approach among area organizations and agencies for more coordinated community service provision and use of shared spaces and resources.

The concepts and recommendations outlined in this report reflect the goals and design objectives of the community. Everyone understood throughout the process that more detailed public input, design, and engineering processes will occur if this project is approved and funded in the 2022 Bond Program.

For more detailed descriptions and full-sized images, please see the full project report available by scanning the QR Code below and/or by visiting the link to the right.

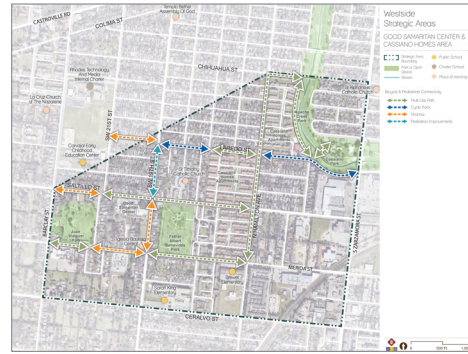


### CONCEPT OVERVIEW AND DESIGN INTENT

For the purposes of being considered for the 2022 Bond Program as currently structured, the recommended improvements are grouped to align with typical Bond propositions such as Streets, Facilities, and Parks. Although each category of improvements reflects important community objectives and can stand alone, community stakeholders advocate that a comprehensive and holistic approach is taken to ensure all of these mutually supportive concepts are considered for future investments. Each category is briefly described below. For more detailed descriptions and full-sized images, please see the full project report available at <https://www.sanantonio.gov/Planning/Resources#13357794-policies--special-studies>.



Biking



## Pedestrian and Bicycle Connectivity

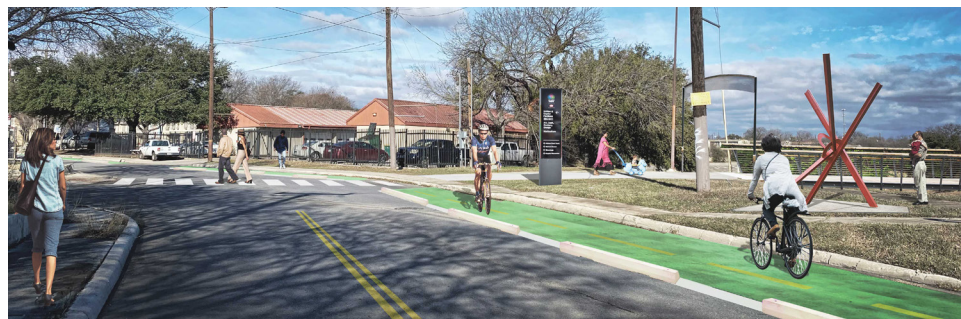
Pedestrian and bicycle safety emerged as a key priority of the community for future investments. Early analysis and exploration of different multimodal improvements quickly revealed that a one-size-fits-all solution would not comprehensively address mobility concerns in the area. Several concepts are presented that could be applied throughout the area based on road width, traffic patterns, VIA Metropolitan Transit bus routes, funding, and adjacent land use context.



Cassiano Homes Apartments - Aspirational Illustration

## Cassiano Homes Multi-Use Path

In areas where enough space is available between the road and adjacent buildings, off-street multi-use paths can provide a much safer environment away from automobile traffic for those walking and bicycling in the area. Proper signage, lighting, and attention to path-roadway intersections are crucial to good design of these facilities. This project will improve pedestrian and bicycle connectivity and also provide a strong community-based placemaking element.



S. Laredo Street - Aspirational Illustration

## Cycle Track and Connection to Cassiano Park

On-street cycle tracks can be used where road widths exceed that needed for safe automobile speeds. The cycle track helps narrow the road as well as provide a safe, buffered facility for bicyclists to ride safely. Cycle tracks can be designed in many ways, and the exact configuration applicable to a particular street requires community input and more detailed study.



S. Laredo Street - Aspirational Illustration

## Cycle Track to Multi-Use Path

Even on streets with the width to accommodate an on-street cycle track, if the adjacent land use and property ownership allows for an off-street multi-use path, that will almost always be the desired option. This section presents a concept for how these two multimodal facilities can transition from one to the other in areas where the land use context changes.



Alternating Curb Extension Street Improvement Option



Multi-use Path Street Improvement Option

## Alternative Traffic Calming Street Concepts

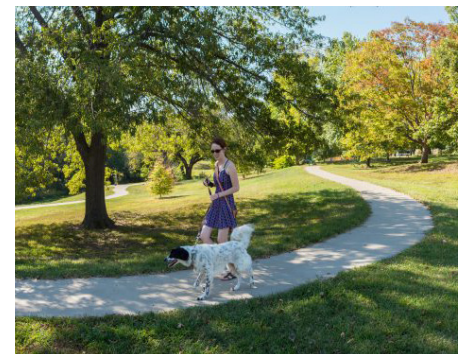
A number of streets in the area are not wide enough to accommodate dedicated bike facilities or wider sidewalks or multi-use paths. Several concepts are presented for street designs that help slow traffic, while still preserving on-street parking and local traffic access.



Shaded Toddler Play Area

## Park Improvements – Vidaurri Park

Vidaurri Park is one of two large parks in the neighborhood and is well used by both local residents as well as families visiting the CommuniCare Health Center across Merida Street. Shade structures for each major activity area would increase park use, as would as a toddler-age playground for the many families living in and visiting the area.



Enhanced Walking Paths

## Park Improvements – Father Albert Benavides Park

The community requests continued implementation of the Benavides Park Development Plan endorsed by St. Timothy COPS/Metro in 2019. Additional sports fields, a basketball court shade cover, parking, and walking trail realignment are important items not yet realized from that plan.



Good Samaritan East Wing - "Cafe-gym-atorium" Addition Massing Studies

## Facility Improvements – Good Samaritan Center

The Good Samaritan Center (Good Sam) has been serving the Westside for decades, providing valuable services for all age ranges, from expecting mothers to toddlers to teens and seniors. As its mission and service provision have grown and evolved over the years, the need to invest in new facilities that match that mission are necessary. The organization places a high value on creating a new facility that allows flexibility in programming and that can be used both by Good Sam programs as well as by third party community groups in need of meeting, classroom, or event space.



St. Timothy Church

## Facility Improvements – St. Timothy Catholic Church and 19th Street Infill

St. Timothy Catholic Church also has a decades-long presence in this part of the Westside. St. Timothy COPS/Metro and the St. Timothy Senior Nutrition Program provide valuable community services and help lead other community restoration efforts such as improving Father Albert Benavides Park. To continue effectively providing these community services, several facilities improvements are needed, including the repaving of the west parking lot as well as expanding the Senior space at St. Timothy with ADA compatible upgrades including bathrooms and additional storage.

Please note: illustrations and example photographs included throughout this document are meant to convey design intent and provide examples of how the recommended concepts and features might look. Future community input, design, and engineering processes should use them as a starting point for guiding their conversations, but final details could certainly vary from exactly what is shown here within.

## CONCLUSION

The Good Samaritan Center and Cassiano Homes Area community has deep roots in and love for their neighborhood. Several stakeholders shared childhood memories of playing in and visiting some of the very spaces mentioned in this report. While there is obvious pride in being a part of this neighborhood, there is also a strong desire to see it improved in ways that meaningfully impact the residents' quality of life.