

Nelson W. Wolff Municipal Stadium Master Plan

Plan Maestro del Estadio Municipal Nelson W. Wolff

Public Meeting 2: Design Concepts

*Reunión Pública 2:
Conceptos de diseño*



**ECONOMIC
DEVELOPMENT**

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PROJECT SCOPE

Develop a master plan for the future redevelopment of the Nelson W. Wolff Municipal Stadium (Wolff Stadium) site. Resident, business owners, and institutional partner feedback will help identify the amenities, services, and opportunities that would best benefit the neighborhood and region and be part of guiding the development of the master plan for the site.

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AGENDA

- Public Meeting 1 Summary
- Proposed Design Framework
- Small-group Framework Exercise
- Exercise Recap
- Next Steps



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SESSION TEAM



BEN
BERG



MIGUEL
SALDANA



CASSANDRA
MODESTO



EDUARDO
DI LORETO



ROGER
DE LUNA, JR.



HECTOR
VALDEZ



JOEY
NGUYEN



KARIN
SCOTT



JAMES
ANDREWS

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PUBLIC MEETING 1 SUMMARY

- Meeting held on August 6, 2026
- Over 40 attendees
- Focus on listening
- Develop community priorities:
 - Activities
 - Buildings
 - Outdoors
- Over 140 community ideas



ACTIVITIES

Participants envisioned a safe, affordable, and year-round community destination that combines health and wellness, arts and culture, recreation, gathering spaces, youth engagement, and events for residents of all ages.

1. Farmers' Market and Fresh Food Access

Weekend market, shaded seating, convenient access for seniors, and healthy food opportunities.

2. Health, Wellness, and Support Services

Senior rehabilitation, trainers, medical partnerships, healthy-living education, safety, and recovery or support meetings.

3. Affordable and Inclusive Programming

Free or low-cost activities that welcome residents regardless of age or income.

4. Multi-Generational and Family Activities

Year-round experiences designed for children, teens, adults, seniors, and families together.

5. Live Music and Performances

Concerts, cultural performances, and other entertainment that supports regular community gatherings.

6. Arts, Culture, and Local Heritage

Cultural arts, preservation of baseball history, heritage programming, and community storytelling.

7. Outdoor Recreation and Active Living

Exercise, biking, outdoor play, skating, baseball, and other physically active uses.

8. Youth- and Teen-Focused Experiences

Activities that specifically attract and engage young people, including skating and sports.

9. Community Gathering and Social Connection

Informal gathering spaces, celebrations, meetings, public events, and opportunities to build relationships.

10. Seasonal Events and Revenue-Generating Activities

Carnivals, circuses, light shows, festivals, and other seasonal uses that generate revenue and help sustain programming.



BUILDINGS

Participants envision a connected, welcoming, and walkable community destination that supports aging in place, health, housing, education, employment, culture, entertainment, and everyday needs for residents of all ages and incomes.

1. Senior Services and Aging in Place

Senior center, transportation services, independent and assisted living, senior medical care, and wellness support..

2. Community Health and Wellness

Hospital, physical therapy, comprehensive wellness center, YMCA-style recreation, fitness and related health services.

3. Flexible Community and Multi-Use Facilities

Improved community center, multipurpose venue, volleyball and basketball courts, gymnasium, classrooms, and spaces serving 500+ people.

4. Entertainment, Music, and Performance

Amphitheater, outdoor concert venue, stage, concert venue, and spaces for festivals and live performances.

5. Affordable and Mixed-Income Housing

Multifamily housing, market-rate units, affordable housing, and age-restricted or senior-oriented residential options.

6. Food, Grocery, and Everyday Retail

Neighborhood grocery store, food retail or Mercado, community coffee shop, restaurants, Walmart, and general retail.

7. Community Resource and Support Hub

Central resource space, free store, clothing exchange, social supports, 12-step clubhouse, and coordinated community services.

8. Education, Learning, and Youth Experiences

Library, BiblioTech, interactive children's museum, OLLU social-work classrooms and labs, demonstration kitchen, and training spaces.

9. History, Culture, and Community Identity

Cultural and historic facilities, a building celebrating the area's history, and spaces that preserve local heritage.

10. Employment, Innovation, and Supportive Infrastructure

Business park, public workspaces, safe remote-work facilities, job-generating uses, parking garage, and development infrastructure.

OUTDOORS

Participants envision a shaded, accessible, and connected outdoor network that blends recreation, gardening, nature, wellness, transportation, and community events. The space should welcome children, seniors, families, pedestrians, cyclists, and pets while offering year-round opportunities for activity and gathering.

- 1. Connected Walking and Trail Network**

Walking trails, creek-trail connections, trail access, sidewalks, and pedestrian-friendly routes.

- 2. Biking and Multimodal Mobility**

Protected bike lanes, bike trails, ADA-compliant pathways, VIA Park & Ride connections, and improved access to Military Drive.

- 3. Shade, Trees, and Climate Comfort**

Tree canopy, shaded seating, solar-panel shade structures, and comfortable outdoor spaces for year-round use.

- 4. Parks, Greenways, and Open Space**

Greenways, lawns, attractive landscaped areas, inviting public spaces, and recreation areas.

- 5. Community Gardens and Local Food**

Community and friendship gardens, edible forests, pollinator gardens, food-bank connections, and opportunities for neighborhood food production.

- 6. Water Features and Aquatic Recreation**

Pools, splash pads, ponds, naturalized waterways, and water features that provide recreation and visual interest.

- 7. Active Recreation and Fitness**

Walking exercise stations, outdoor fitness parks, recreational areas, swimming, baseball fields, and opportunities for children and adults to stay active.

- 8. Children, Families, and Pet-Friendly Amenities**

Playgrounds, splash areas, family gathering spaces, dog parks, and welcoming amenities for residents with children or pets.

- 9. Gathering, Events, and Community Activation**

Food-truck parks, event lawns, flexible multi-use spaces, community celebrations, murals, and spaces for informal social interaction.

- 10. Health, Wellness, and Inclusive Public Realm**

Zen and meditation gardens, accessible design, welcoming spaces, safe walkways, seating, flowers, greenery, and areas that support physical and mental well-being.

CREATING A FRAMEWORK FOR THE COMMUNITY

WHAT IS A FRAMEWORK?

- Answers what will remain true?
- It identifies priorities before solutions.
- Defines
 - core values
 - desired outcomes
 - key systems
 - major areas of opportunity
 - constraints
- Strategic, Flexible, and Adaptable



KEY PARTS OF THE FRAMEWORK

- Parks and recreation
- Community spaces
- Connectivity
- Neighborhood scale
- Option to build in steps
- Projects that bring in money
- Investment here helps the surrounding areas



AREA MAP





FRAMEWORK 1



PROPOSED
CITY FIELDS

RODRIGUEZ
COUNTY PARK

LEON CREEK

HISTORIC OLD HWY 90

MAGNES ST

DABNEY LN

JOSLYN LN

ERGILL LN

JUSTO LN

CONGO LN

JOSE LN

ZUPAN ST

CASTROVILLE RD



FRAMEWORK 2



FRAMEWORK 3

SMALL GROUP EXERCISE

- TEST the 3 framework options
- Where would you prefer to
 - PLAY?
 - SHOP?
 - VISIT?
 - LIVE?





HEALTH



PARK AMENITY



RESIDENTIAL



RETAIL

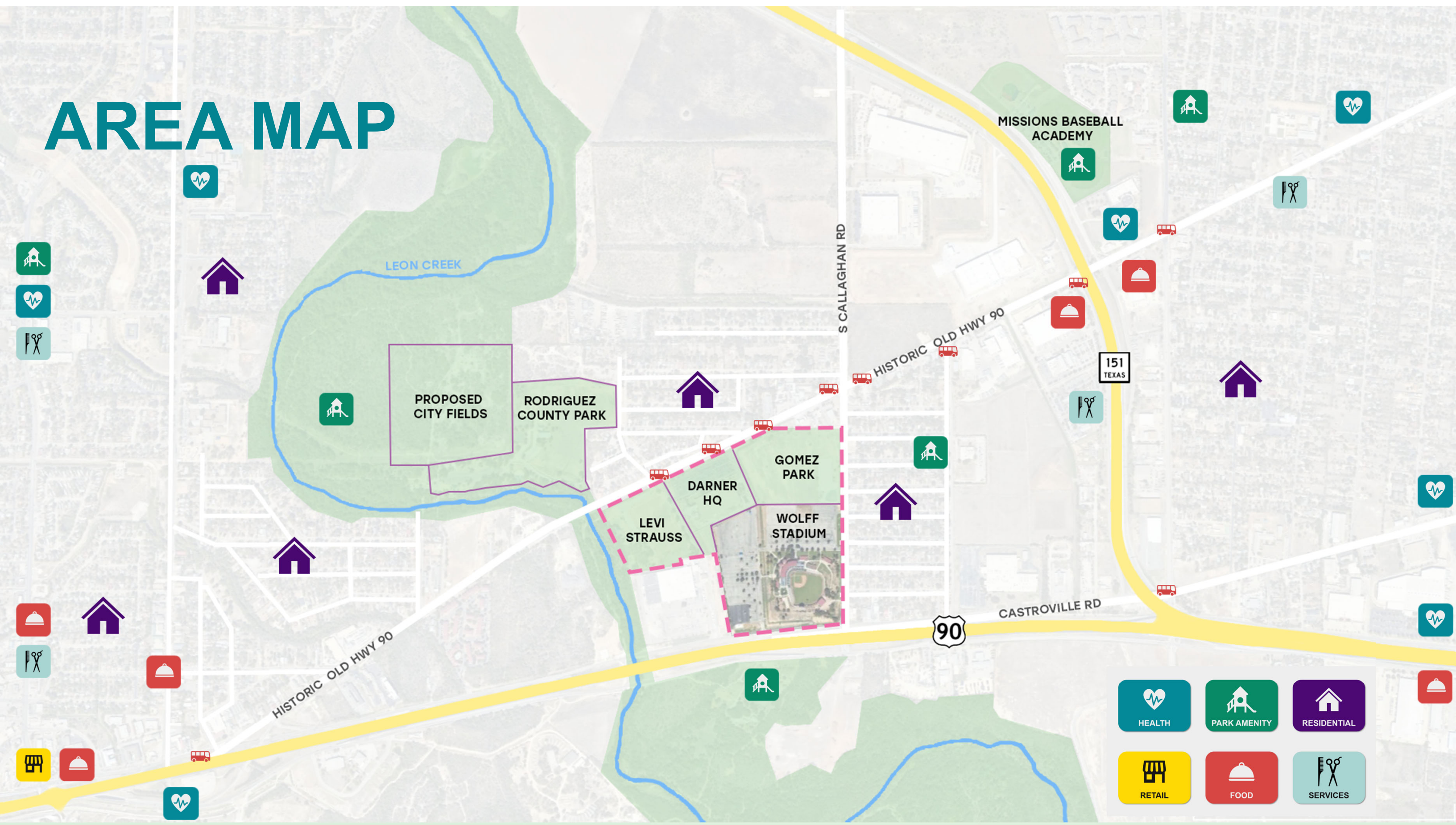


FOOD



SERVICES

AREA MAP



 HEALTH	 PARK AMENITY	 RESIDENTIAL
 RETAIL	 FOOD	 SERVICES

SMALL GROUP SUMMARY

- Which **OPTION** worked best?
- What do you think needs to **CHANGE**?
- How would you **IMPROVE** the options?
- Was something **MISSING**?

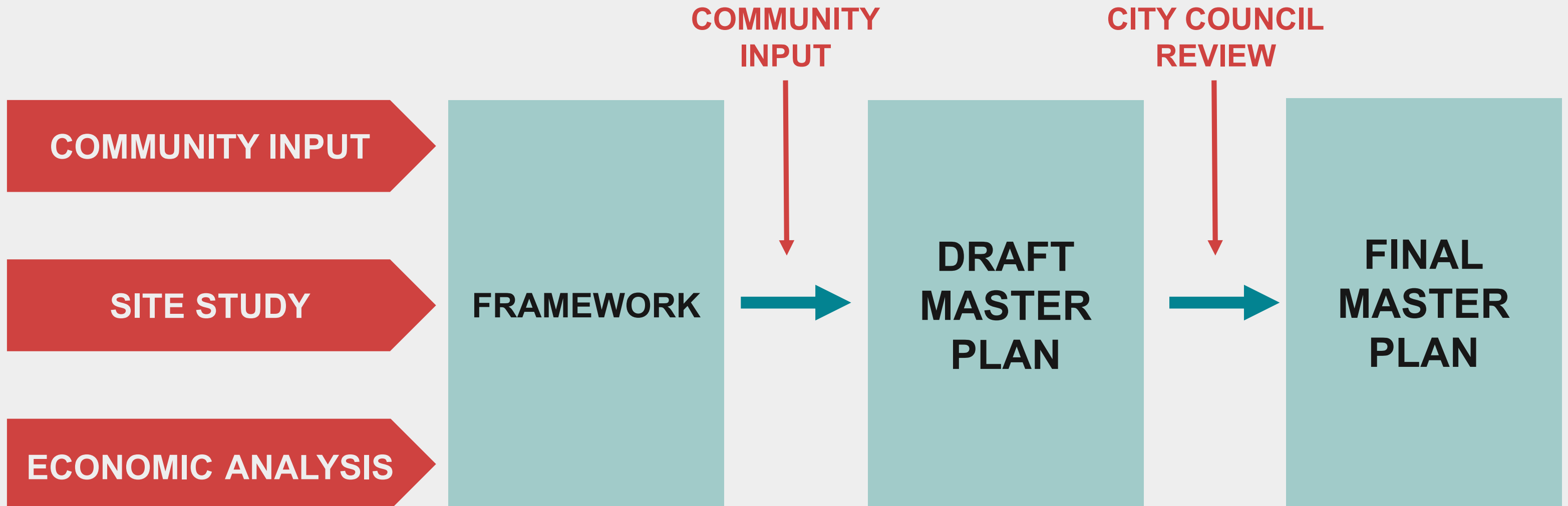
SPEAK UP & SURVEY

- Voice your opinion
- Take the survey

**Nelson W. Wolff Municipal
Stadium Master Plan
Community Survey**



MASTER PLAN PROCESS



NEXT STEPS

- Update framework with tonight's community input.
- Continue site and market studies.
- Begin developing the Draft Master Plan.

Public Meeting 3

September 12, 2026

Saturday from 11:00 am – 1:00 pm

at the Cuellar Community Center

5626 San Fernando St

San Antonio, TX 78237

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Plan Maestro del Estadio Municipal Nelson W. Wolff

**Thank you for
participating!**

¡Gracias por participar!

See you September 12th!

¡Nos vemos el 12 de septiembre!



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