



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #4
Date: October 25, 2017
Time: 6:30 – 8:30 pm
Location: San Antonio College, Nursing and Allied Health Complex, Room 212

Midtown Planning Team Attendees:

<i>Homer Hayes, Mahncke Park NA</i>	<i>Richard Farias, SA College</i>	<i>Jeanette Honermann</i>
<i>Joe Bravo, Westfort Alliance</i>	<i>Armando Saliba, University of the</i>	<i>Max Woodward, FRED + Uptown NA</i>
<i>Mike Austin, Tobin Hill CA</i>	<i>Incarinate Word</i>	<i>Lynn Bobbitt, Brackenridge Park</i>
<i>Marise McDermott, Witte Museum</i>	<i>Jason Rodriguez, VIA</i>	<i>Conservancy</i>
<i>Suzanne Scott, SA River Authority</i>	<i>Graciela Sanchez, Esperanza</i>	<i>Mayra Juárez-Denis</i>
	<i>Peace and Justice Center</i>	<i>Rebel Mariposa, N. St. Mary's Business</i>
		<i>Owners Association</i>

Meeting Purpose

The fourth meeting of the Midtown Planning Team aimed to accomplish the following objectives:

- Discuss the revised draft Vision and Goals; and
- Expand on the draft Plan Framework for focus areas and corridors.

Meeting Format

Garrett Phillips, City of San Antonio Project Manager for the SA Tomorrow Midtown Regional Center Area Plan Project, provided an update on the planning process and community input so far, and introduced the revised draft Vision and Goals for consideration. This introductory presentation was followed by a Planning Team discussion. Next, Garrett Phillips described the Draft Plan Framework map that was created based on input at Planning Team Meeting #3, and introduced the follow-up activity to obtain more input on the draft Plan Framework. The Planning Team separated into three groups for the activity.

This memo provides highlights of the meeting discussion organized into two main sections, followed by a review of next steps in the process. The main sections of the memo include:

- Draft Vision and Goals;
- Plan Framework Mapping Activity;
- Other Discussion Topics; and
- Next Steps.

Draft Vision and Goals

Planning Team Meeting #4 Vision and Goal feedback, other written feedback sent by the Mahncke Park Neighborhood Association prior to Plan team Meeting #4, and additional feedback from the public will be used to inform multiple elements of the Midtown Area Plan, such as the vision and goals, policies, and recommended actions. MIG Planner Mark De La Torre recorded The Planning Team's discussion on



the draft Vision and Goals on a flip chart (see photographs at the end of this meeting summary). The Team indicated that the revised draft reflected most of the feedback from Planning Team Meeting #3, and discussed the following concepts.

- The Vision's reference to live and work places should include references to play, learning, and enjoyment.
- Maintaining historic character should occur where it is present, which includes areas beyond official historic districts.
- The Plan should intentionally maintain existing socioeconomic diversity.
- The Plan should include a readable and easily discoverable glossary.
- Plan policies should support housing types that are designed for families and that are affordable for families.
- Echoing Planning Team Meeting #3 comments that the Midtown Area Plan should be intentional in choosing desired futures for particular places instead of trying to balance all values in all places, a participant noted that not all places in Midtown can really be for all people. Stating those cases in the Plan without setting a tone for, or predetermining, exclusion would be challenging.
- There is a sense of urgency and distress surrounding the pace of change in physical neighborhood character and regarding the conversion of more affordable housing to less affordable housing. It feels like the pace of SA Tomorrow planning is not fast enough to address these issues.
- More information on SA Corridors should be provided to the Planning Team and to neighborhood associations.

Plan Framework Mapping Activity

The Plan Framework will comprise the bulk of the Midtown Regional Center Plan document, including the catalytic sites, land use, mobility, open space, housing, and economic development elements. Based on Planning Team Meeting #3 and other public engagement, a Draft Plan Framework map was created and shared at Plan Team Meeting #4 (see attached). The purpose of the activity was to inform the intended purpose and character of the focus areas and mixed use corridors shown on the Draft Plan Framework map, identify potential catalytic sites, and inform other framework elements if they arose during the course of the activity. The group activity discussions were structured to focus on one part of Midtown at a time, and the summary below is organized accordingly.



Plan Framework Discussion Summary

Potential defining characteristics contemplated by Planning Team Activity Groups	Focus Area	#1 (see reference map on p. 5)	#2 (see reference map on p. 5)	#3 (see reference map on p. 5)	#4 (see reference map on p. 5)	Broadway Mixed Use Corridor	Fredericksburg Mixed Use Corridor
	Purpose	live, creek side recreation, work, shop, transit station, grocery	Live, work, retail, services, medical, student and low-income housing, grocery	Live, work, retail, services, grocery, library, cafe	Learn, recreate, connect, Broadway Cultural Corridor, live, work and shop	Learn, recreate and live, including low-income people	live, work, make art, shop, gather
	Character	Creek, park, and transit oriented; historic buildings	Extend LGBTQ culture down Main St., medical services, historic character, Crockett Park oriented	Alternatives: industrial craft, urban green neighborhood, and extension of the Pearl or other mixed use	Slower, narrower, trees and green, well defined crosswalks, small scale retail/ culinary; serve UIW students; active ground floor uses	Broadway Cultural Corridor; multimodal, open and connected to the park; higher intensity at northern and southern extents	Affordable, historic, eclectic, creative; existing performance and art spaces should anchor growth in more creative uses
	Building Heights	One to twelve	Three north and west, twelve south and east	Two to three	Two to three (also see Broadway Mixed Use Corridor column)	Two to four stories; higher near Josephine and Hildebrand	Surrounding neighborhoods and industrial area
	Transition Areas	Historic buildings to the southwest and industrial areas to the west	Historic landmarks and other historic buildings	Tobin Hill Historic District, Myrtle Street residential, “moving to the nuisance” regarding live music	Mahncke Park residential areas, the SA River and Brackenridge Park	The east side of Broadway next to existing small-scale residential areas; Brackenridge Park	Two and a half to 4, and higher southeast of Austin Rail line
	Catalytic Sites	VIA Property/San Pedro Springs Restoration, Five Points Intersection improvements	Blocks with abundant unbuilt area near and Methodist Hospital and Crockett Park; blocks adjacent to I-35	This area is already catalyzed by Pearl	Broadway at Funston and at Hildebrand; flood mitigation; Broadway and Brackenridge Park 2017 Bond projects	Southern areas are already catalyzed (also see Focus Area #4 Column)	Brownfield at Fredericksburg and Laurel, Five Points intersection improvements
	Other Framework Concepts	The Five Points intersection as a priority pedestrian improvement; a central plaza or public space should be part development on the VIA property; public art should be included (also see Fred Road Mixed Use corridor column)	LGBTQ placemaking or monument; enhancing east-west multimodal connections across the Plan area, including green connections between San Pedro Springs Creek, Crockett Park, and the San Antonio River	St. Mary’s as a multimodal connection to downtown; high capacity transit service on Euclid with a St. Mary’s Station would require attentive transitions; streets to connect Midtown with the San Antonio River	Enhanced Park Gateways; safe and comfortable walking between destinations; expand focus area to include Mulberry to Hildebrand	A dedicated lane for bus rapid transit should be considered for Broadway to serve a larger high capacity transit corridor connecting Downtown, the Broadway Cultural Corridor, UIW, northeastern neighborhoods, and Rolling Oaks	Fredericksburg Road should be considered a priority bicycle route in addition to a priority transit route; historic elements include the Old Spanish Trail and Spanish Colonial Revival architecture



Other Discussion Topics

One activity group, while discussing the future of affordable housing in Midtown's focus areas, offered the following potential solutions for affordable housing in small-scale neighborhoods:

- Vecindades;
- Accessory dwelling units;
- Cottage clusters; and
- Design guides with pre-permitted plans for dwellings that would be affordable for low-income people.

Regarding public engagement, Planning Team members emphasized the need to provide timely outreach in Spanish to promote public meetings and to produce Spanish versions of all English outreach materials. Planning Team members also suggested engaging walkers and bicyclists at organized bicycling and walking events.

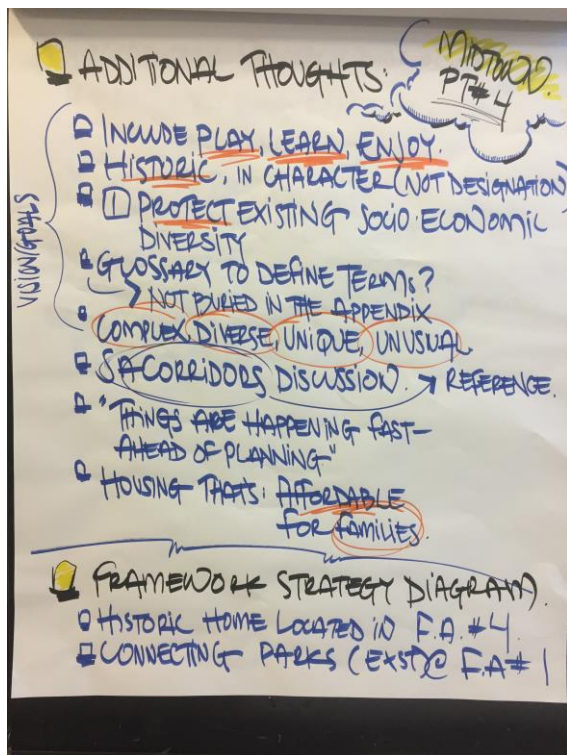
Next Steps

The fifth Planning Team Meeting will be held in early December. Preliminary objectives for this meeting include:

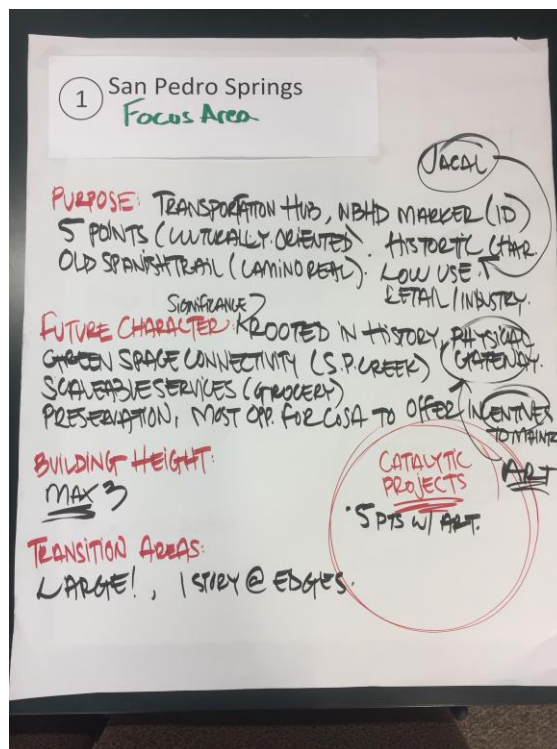
- Review results of Community Meeting #2;
- Review housing and economic development issues; and
- Discuss housing and economic development goals and strategies.

The Planning Department will use the information gathered during the Planning Team meetings and other public engagement events to inform revisions to the vision and goals, and the Plan Framework concepts and recommendations.

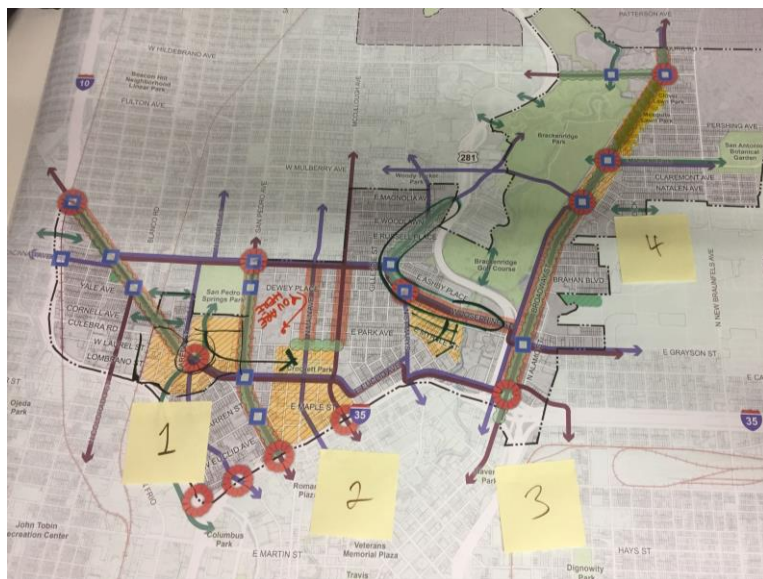
If you have questions about the Midtown planning project, please contact Project Manager Garrett Phillips, City of San Antonio Planning Department: Email: garrett.phillips@sanantonio.gov
Phone: (210) 207-5441.



An example page of the vision and goal discussion.

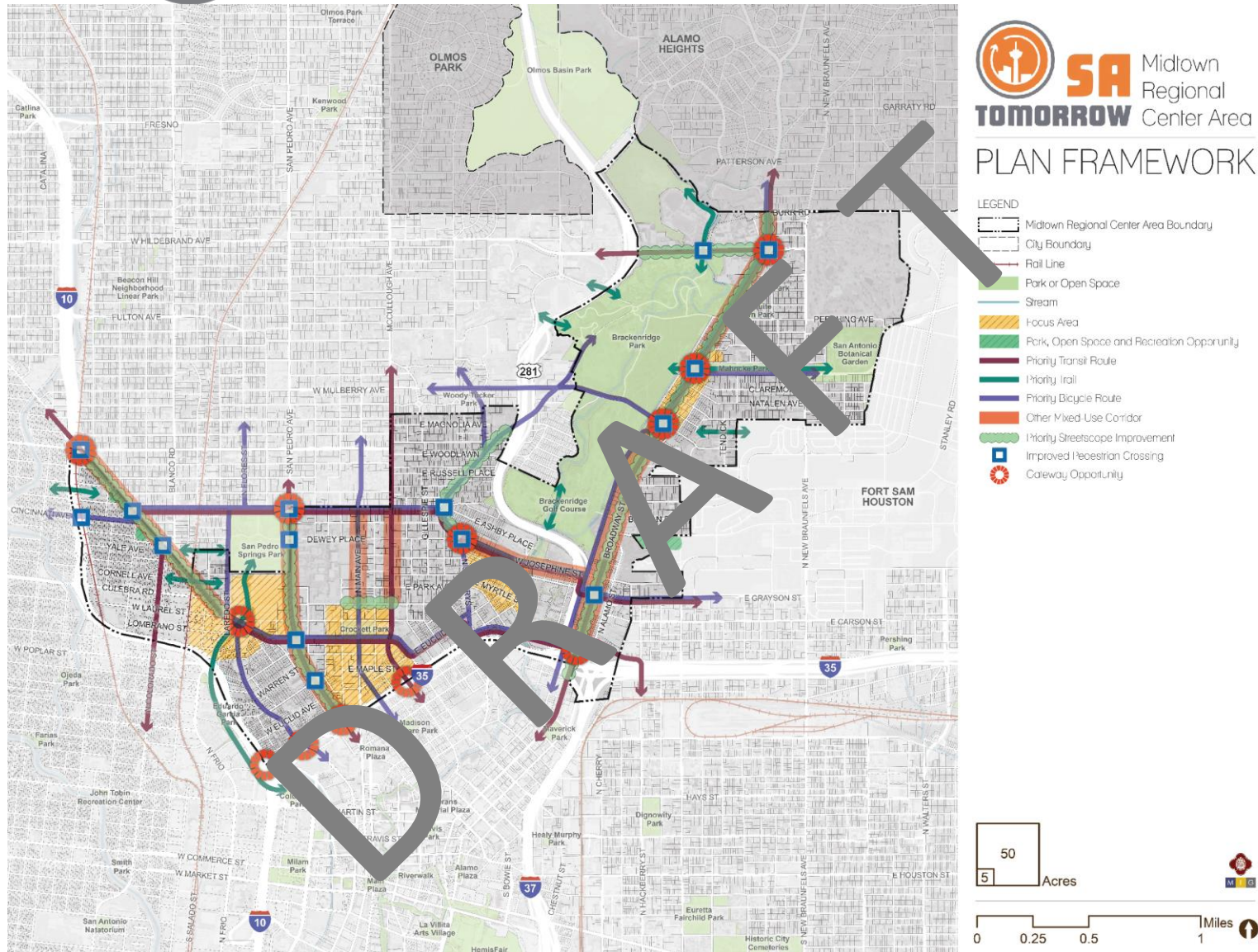


An example page of the Plan Framework discussion.



The numbered Focus Areas referred to in the discussion summary table.





Draft Plan Framework Map (based on Plan Team Meeting #3) that served as the basis for Plan Team Meeting #4 discussion.