



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #3

Date: September 11th, 2017

Time: 6:30 – 8:30 pm

Location: Witte Museum, Memorial Room

Midtown Planning Team Attendees:

Homer Hayes, Mahncke Park NA

Joe Bravo, Westfort Alliance

Abe Juarez, Five Points NA

Mike Austin, Tobin Hill CA

Marise McDermott, Witte Museum

Suzanne Scott, SA River Authority

Dinorah Gonzalez, SA College

Armando Saliba, University of the

Incarinate Word

Jason Rodriguez, VIA

Graciela Sanchez, Esperanza

Peace and Justice Center

Jeanette Honermann

Max Woodward, FRED + Uptown NA

Bill Shown, Tobin Hill/Pearl

Timothy Cone, NRP Group

Lynn Bobbitt, Brackenridge Park

Conservancy

Meeting Purpose

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

- Review input from the August 23rd Community Meeting;
- Consider themes analysis findings;
- Review and discuss the initial draft vision and goals;
- Review and discuss opportunity areas; and
Obtain input for the Plan Framework.

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 a preliminary draft project vision and goals for consideration. This introductory presentation was followed by a Planning Team discussion. Next, MIG Principal Jay Renkens described the themes and opportunity areas analyses, and introduced a facilitated mapping activity designed to inform the Plan Framework. The Planning Team separated into two 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:

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

Draft Vision and Goals

The Planning Team's discussion on the draft vision and goals was recorded on a wall graphic (see photographs at the end of this meeting summary). The Team indicated that the initial drafts should be



revised in the following ways to more accurately capture their aspirations for Midtown and the full spirit of prior Plan Team visioning discussions:

- More strongly emphasize neighborhood character preservation in the vision statement; need to be careful not to lose existing character
- Highlight quality of life for existing residents
- Provide greater emphasis on the value of Midtown’s relative diversity; Midtown is diverse and uniquely representative of San Antonio
- Acknowledge the need to manage change to avoid involuntary displacement and include/integrate working class and poor people
- Convey the idea for places within Midtown to be destinations and places to “come to, rather than through,” create “sticky places” where people stay or at least slow down—Examples from previous discussions support this recurring theme:
 - There is a need to slow down the environment on San Pedro in order to make it safer, more useful, and enjoyable for people
 - Broadway Cultural Corridor is a major regional destination that is fundamentally important to Midtown’s and San Antonio’s future
 - Provide welcoming places to live, work, and play
- Plan for innovation *and* preservation; “one foot in the past and future looking”
- Emphasize sustainability and natural resource protection
- Convey the desire to increase green spaces and enhance existing green spaces
- Highlight importance of taking care of what we have
- Use Midtown-specific place names more thoroughly
- Include more explicit acknowledgement of regional educational and cultural assets; name amenities and emphasize cultural institutions, river parks, etc.

Transitioning into the Plan Framework phase of the planning process, Planning Team members suggested that in order for the City and stakeholders to create a successful plan, instead of trying to balance competing meanings or interests, we should acknowledge tension and make place-specific intentions. Regarding formatting of the vision and goals, there was a request not to use bold typeface to highlight key words within the narrative.

This input, along with additional feedback that the Planning Team may submit to Garrett Phillips at garrett.phillips@sanantonio.gov by September 25, will be used to revise the draft Midtown Vision and Goals.

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, and housing and economic development elements. The purpose of the activity was to gather Planning Team input to inform the Plan Framework. The Plan Framework activity involved mapping several features on trace paper, using markers and predefined legend that is provided at the back of this summary.

1. *Objective:* Identify focus areas where more development should occur or is likely to occur, and accordingly, where extra attention of the Planning Team should be focused.



Results: Both groups identified focus areas in the same locations, although boundaries differed. Additionally, despite identifying a portion of North Broadway as a focus area on the map, one group did not achieve consensus before doing so. Potential focus areas included:

- Conceivably redevelopable VIA maintenance and fuelling areas between San Pedro and Flores, which includes San Pedro Springs Creek, and is adjacent to the Five Points Intersections, SAC, and San Pedro Springs Park
- Potentially redevelopable areas south of Crockett Park, between Metropolitan Methodist Hospital (McCullough) and San Pedro
- Redeveloping areas west of the Pearl and East of St. Mary’s Street
Potentially redevelopable areas along or west of Broadway, north of Mulberry, and south of Hildebrand

2. *Objective:* Identify places to encourage a new open space, park, or plaza.

Results: The following general locations were identified as potential new open space areas:

- West of Broadway, near the intersection of Brackenridge and Broadway, to expand the Mahncke Park/Broadway Corridor to Brackenridge Park transition and gateway.
- Creek oriented open space enhancements along San Pedro Springs Creek, between I-10 and its emergence from the VIA property on Taylor.

3. *Objective:* Identify preliminary preferred trail, bicycle, and transit routes through the Plan area, and associated intersection improvement locations.

Results: One group identified Ashby and Josephine as an existing primary transit corridor that might serve an increasingly important transit role in the future, and the other group identified all of Midtown’s north-south collectors as primary transit routes, and identified Flores, Main, Avenue B, and Cincinnati-Ashby-Josephine as primary bicycle routes. Woodlawn, San Pedro, North St. Mary’s, and a portion of N Broadway were identified as preferred streetscape improvement locations. The groups identified the following potential future trails: following San Pedro Springs Creek from the springs, to Downtown south of I-10, and following the San Antonio River, from US 281 north to Mulberry.

4. *Objective:* Identify preferred mixed-use corridors and associated gateway locations.

Results: One group identified preferred mixed-use corridors on the following streets: Fredericksburg, San Pedro, Main, McCullough, Josephine, and Broadway



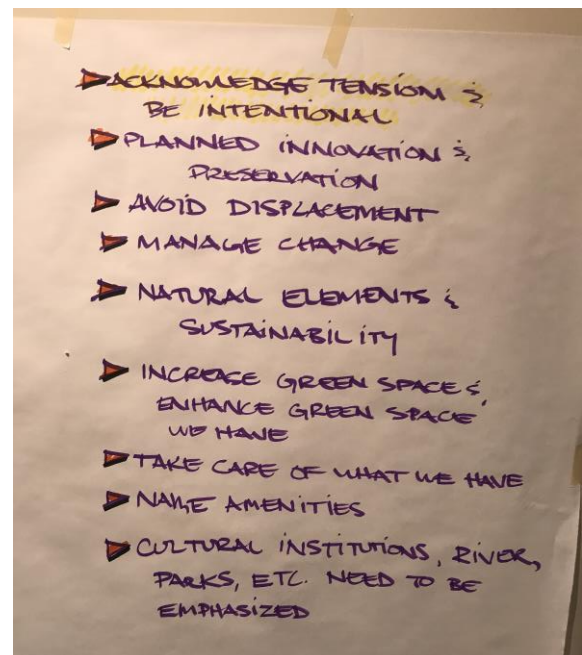
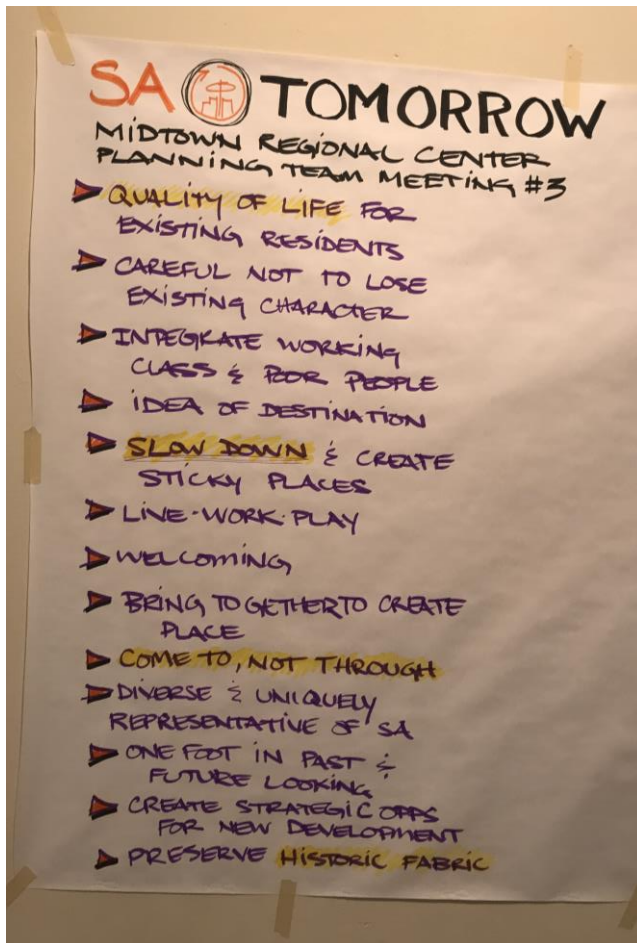
Next Steps

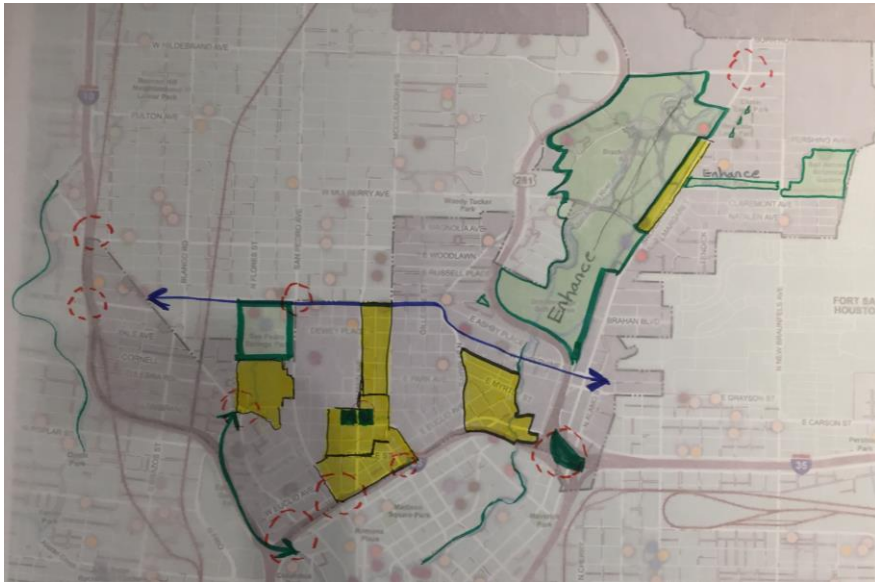
The fourth Planning Team Meeting will be held October 25th. Preliminary objectives for this meeting include:

- Review revised draft Midtown Vision and Goals
- Review draft Plan Framework concepts and recommendations
- Prioritize focus areas
- Discuss potential catalytic sites

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.








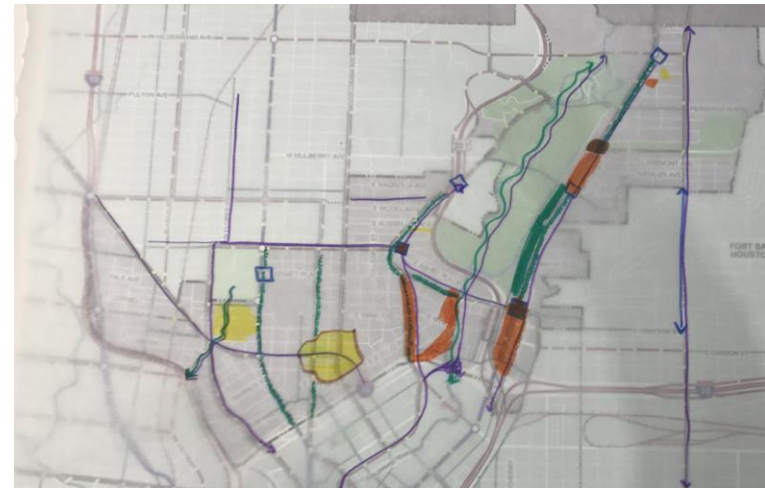
Plan Framework Mapping Activity



Plan Framework Mapping Activity

Plan Elements "Framework"

- | | | | |
|---|----------------------------------|---|-----------------------------------|
|  | Focus Areas |  | Plaza |
|  | Other Mixed Use Corridors |  | Improved Pedestrian Crossings |
|  | Park, Open Space, and Recreation |  | Priority Streetscape Improvements |
|  | Trails |  | Gateway Opportunities |
|  | Priority Transit Routes |  | Key Anchors |
|  | Priority Bicycle Routes | | |



Plan Framework Mapping Activity (public attendees' self guided activity results)