



# *neighborhood*

## Profile and Priorities

MIDTOWN AREA REGIONAL CENTER PLAN:  
5 POINTS

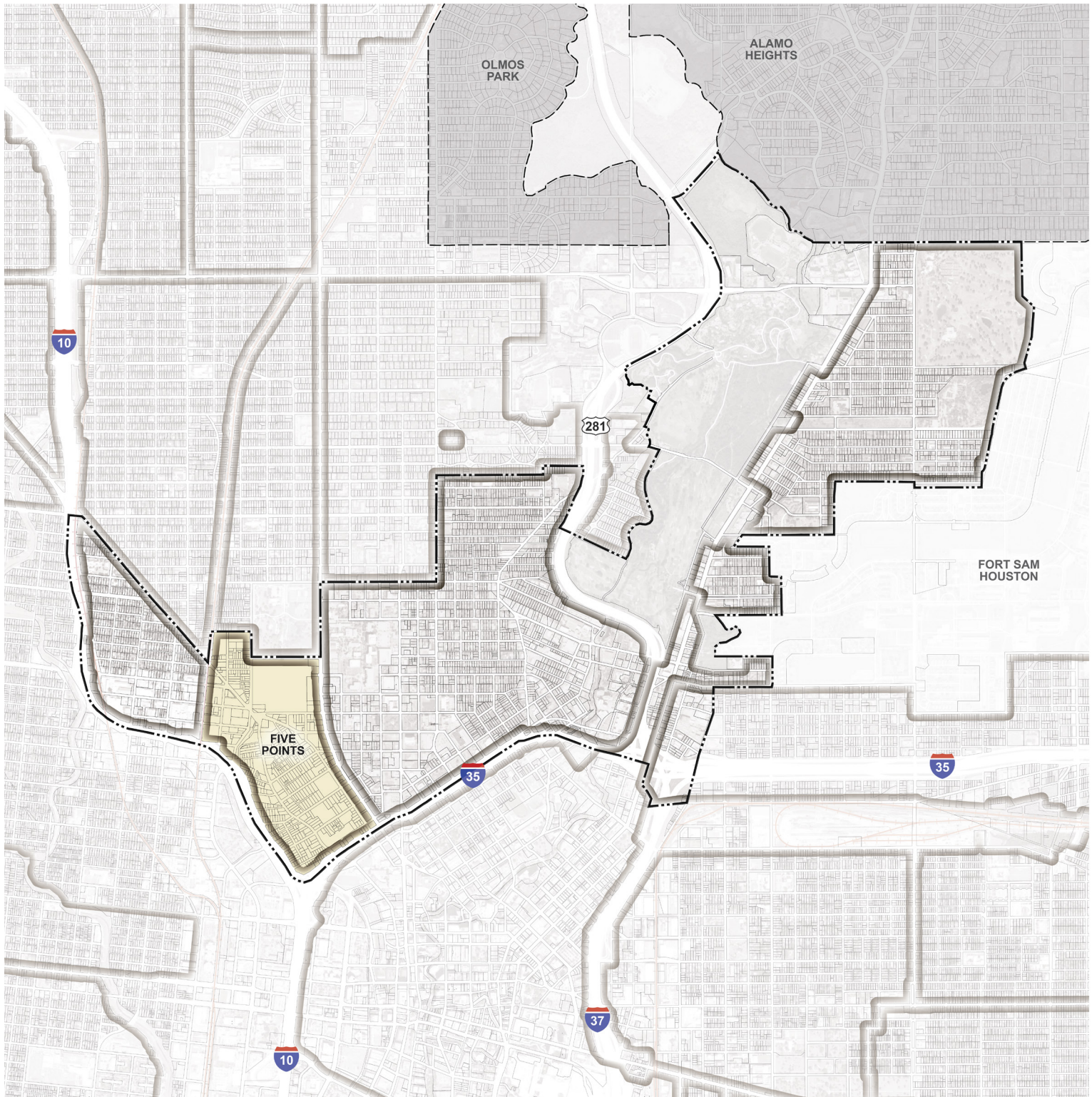
## Acknowledgements

**Special Thanks to every Midtown resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Midtown planning process and to the following area residents, neighborhood association board members, and previously adopted plan advisory team members who met with the Planning Department specifically to aid in the creation of this document:**

Richard Spencer | Kevin Taylor | Charlotte Kahl

Dominica Castillo | Juan Jose Castillo | Brett Thomas

Laura Sanguino | Steve Martinez

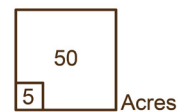


**SA** Midtown  
Regional  
Center Area

## NEIGHBORHOOD LOCATION

### LEGEND

- Midtown Regional Center Area Boundary
- City Boundary
- Parcels
- Neighborhood





# Neighborhood Profile and Priorities



## What is the Neighborhood Profile and Priorities?

San Antonio is a city of neighborhoods, each with its own unique history, qualities and character. Many neighborhoods throughout the City have developed Neighborhood Plans that reflect local values and priorities. These plans, adopted by the City, have guided local investments and improvements for many years and helped strengthen the relationship between residents and the City.

The City is currently in the process of creating Sub-Area Plans to implement the SA Tomorrow Comprehensive Plan. These Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. The Sub-Area Plans are intended to increase equity citywide, by ensuring that all of San Antonio's neighborhoods have a base level of policy guidance, as many neighborhoods within the City lack an existing Neighborhood Plan or a registered neighborhood organization. In this way, each Sub-Area Plan will integrate key elements of existing Neighborhood Plans for those neighborhoods that have a plan, while promoting citywide policy consistency and providing key



recommendations and strategies for those neighborhoods currently lacking that direction.

The Neighborhood Profile and Priorities section of the Sub-Area Plans provides special attention to prior neighborhood planning efforts and recognizes the community groups and individuals who were instrumental in their creation. They summarize specific opportunities, challenges, recommendations and priorities from each participating neighborhood, in an effort to more efficiently direct public and private investment within the City to help these neighborhoods achieve their short-term goals and long-term visions.

## How was it developed?

At the outset of the planning process, City of San Antonio planning staff reviewed existing Neighborhood Plans that had a shared geography with the Midtown Plan. Each relevant plan was summarized so that staff would have a sound understanding of neighborhood issues and priorities from the time that each plan was created.

The Neighborhood Profiles and Priorities were created using input from neighborhood residents throughout the Midtown planning process. The Planning Department used input from small group conversations, stakeholder interviews, community meetings, planning team meetings and facilitated conversations in neighborhood association meetings.

Planning staff revisited the Neighborhood Plans to identify major projects, programs or other efforts that had been achieved, and those that have yet to be implemented, so they could be reprioritized in this effort. City planning staff met with members of each original neighborhood plan advisory team and current neighborhood association boards (listed on the Acknowledgements page of this document) to help create this Neighborhood Profiles and Priorities document and provide lasting direction in partnership with each neighborhood.

# Neighborhood Snapshot

## NEIGHBORHOOD STRENGTHS AND CHARACTER



5 Points neighborhood is a diverse community that shares early history with the City of San Antonio. Many homes in 5 Points were built between 1880 and 1900, predating other Midtown streetcar neighborhoods that are historic in their own right. Flores Street includes a remarkable diversity of uses and services given its neighborhood scale. The 5 Points Neighborhood Plan (2009) includes a section on the history of the area, summarizing original European settlement and agriculture, the street car era, and interstate highway construction, and how these major events shaped the 5 Points Neighborhood.



## Strengths



There is a diverse mix of places to live as renters or owners, including single family homes and house-like apartment complexes. There is also public housing for seniors and people with disabilities.



5 Points is a relatively “complete neighborhood,” including relatively high quality transit service, a grocery store, restaurants for diverse tastes, and a pharmacy.



There is a concentration of craft and creative businesses.



See the 5 Points Neighborhood Plan, and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the 5 Points Neighborhood.

## Neighborhood Snapshot

### NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

#### Opportunities

- Potential transit investments and redevelopment on San Pedro Avenue, Fredericksburg Road, and Laredo Street can be leveraged to make walking feel safer and more comfortable.
- Public spaces, such as San Pedro Springs Creek under I-35, and under I-10 can be improved and maintained so that neighborhood residents feel comfortable using them and being outdoors in their vicinity.
- There is vacant and underutilized land, especially around the neighborhood's perimeter where more people can live, relieving pressure to replace existing housing in the neighborhood.
- Historic character, existing single family homes, and affordable housing can still be maintained, if the city implements land use and housing recommendations from this plan and the Mayor's Housing Policy Taskforce.
- Completing multimodal transportation and streetscape improvements to link the San Pedro Pedro Springs Culture Park with San Pedro Springs Park can make the neighborhood pedestrian environment safer and more comfortable, and can improve the local business environment on Flores Street.
- See the 5 Points Neighborhood Plan, and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the 5 Points Neighborhood.

#### Challenges

- Maintaining housing affordability and neighborhood character will be a challenge as more people want to live close to Downtown and Midtown amenities.
- I-10, I-35, San Pedro, and Fredericksburg Road make walking feel unsafe and uncomfortable, and there is speeding traffic on Euclid and Camaron streets.
- There is a disproportionate concentration of social services, subsidized housing, law enforcement facilities, and underutilized public spaces near the neighborhood.
- Restaurant patrons use a lot of street parking in residential areas that local residents would like to have available for themselves.
- See the 5 Points Neighborhood Plan, and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the 5 Points Neighborhood.



## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The 5 Points Neighborhood Plan emphasized maintenance, rehabilitation, and preservation of the existing housing stock, and this remains an important neighborhood priority. The plan identified city funding sources to use for this purpose, identified actions that residents can take together to improve property maintenance, such as holding neighborhood clean-up days, and called for using zoning tools as well.

The neighborhood plan emphasized small business retention and development on Flores Street. Streetscaping improvements, especially installation of decorative acorn street lights on Flores Street, were part of the recommendations to improve the pedestrian environment and support businesses. Although drainage and sidewalk recommendations have been implemented on Flores Street, isolated ponding and inlet backups still occur, and the sidewalks on some intersecting streets are incomplete or deteriorated.

Reducing crime and graffiti, a primary recommendation from the neighborhood plan, remains a neighborhood priority. In recent years, residents, in partnership with San Antonio Police Department, have reported substantial progress on this issue, however continued attention is needed to make more progress and



prevent the positive trend from reversing. Underutilized public spaces such as San Pedro Springs Creek, under I-35, and next to I-10 on Camaron Street remain problem areas.

Another outstanding recommendation from the neighborhood plan is to create a pocket park and playground in the neighborhood.



## Previous Neighborhood Plans

### MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN




- The neighborhood's partnership with SAPD, Council District 1 and other partners has reduced crime.
- Bicycle lanes with partial buffers were added to Flores Street.
- Some sidewalks on Flores Street and other streets have been built or replaced.
- Lighting on neighborhood residential streets has been improved.
- Some homes contributing to neighborhood character have been rehabilitated.
- Additional improvements not called for in the neighborhood plan include completion of Phase 1 of the San Pedro Springs Culture Park and the VIA bus station, and associated landscaping, sculptures and mural at the 5 Points intersection.





# Neighborhood Priorities

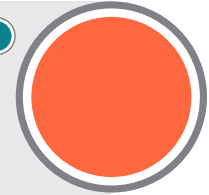


-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

## Pedestrian Improvements



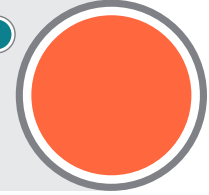
- Make walking more comfortable on Jackson Street, San Pedro Avenue, Laredo Street, and Fredericksburg Road, potentially by adding and expanding sidewalks, slowing vehicles, shortening crossing distances, or planting street trees.



## Neighborhood Parking

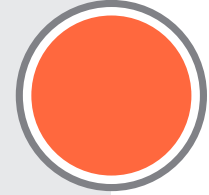


- Encourage redevelopment on San Pedro Avenue and Fredericksburg road to include adequate shared parking to avoid commercial parking spillovers into the neighborhood.



## Shared Parking

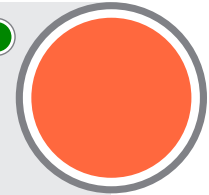
- Avoid commercial parking spillovers into neighborhood streets. Shared parking arrangements among area institutions and businesses, and making parking under I-35 available to Flores Street patrons are potential solutions.



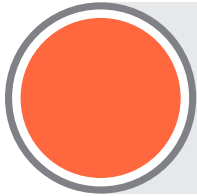
## Priority Sidewalks



- Neighborhood streets where new or rehabilitated sidewalks should be considered include, Marshall, Street, Upton Street, Walsh Street, and Euclid Avenue in the vicinity of Advanced Learning Academy.



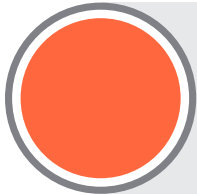
## Neighborhood Priorities



### Neighborhood Conservation



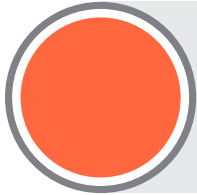
- Conserve buildings that contribute to the essential neighborhood character. Rehabilitate deteriorated homes and apartments. Use city funding programs and support zoning decisions to make rehabilitation of existing structures financially viable.



### Infill and Housing Preservation



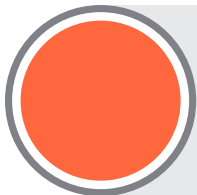
- Encourage new neighborhood scale houses and apartments on empty land in the neighborhood instead of replacing existing housing stock.



### Small and Craft Businesses



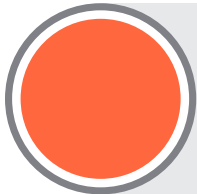
- Support craft and main street business growth on Flores Street. Support existing small businesses and residents as the foundation for the future character and growth of business.



### Flores Street Lighting



- Install decorative acorn street lights to improve the pedestrian streetscape and identify Flores Street as a special place.



### Organizing for Flores Street

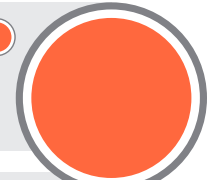


- Consider including properties adjacent to N Flores Street in future business improvement districts or tax increment reinvestment zones, to fund public space amenities like decorative street lights, shared parking, and art and street lights under the N Flores Street and I-35 underpass.

## Neighborhood Priorities

### Downtown Connection

- Artistically illuminate and decorate the Flores street underpass under I-35.



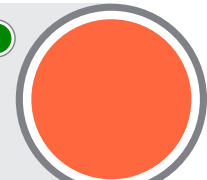
### Euclid and Camaron Streets

- Calm traffic on Euclid Avenue and Camaron Street for the safety and comfort of neighborhood residents. Consider traffic calming devices or more comprehensive solutions that align with other Midtown goals. For example, consider closing the I-10 on ramp on Camaron Street and making multimodal improvements to Camaron Street to eliminate cut through traffic on Euclid Avenue destined for the Camaron Street onramp to I-10; . This could concept would increase eyes on Camaron Street to reduce graffiti and crime; and improve multimodal transportation connections between San Pedro Springs Park and the San Pedro Springs Creek Culture Park downtown.



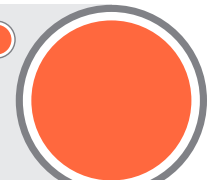
### Flores Street Drainage

- Correct isolated standing water and mud accumulation spots on the east side of Flores Street from Marshall Street to mid-block between Euclid and Caldwell Streets.



### San Pedro Springs Creek at Fredericksburg Road

- Make San Pedro Springs Creek more inviting for neighbors to stop and enjoy, with regular maintenance, and improvements such as lighting, a path, waste bins, and places to sit.



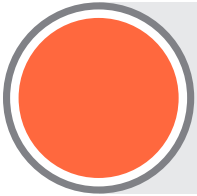
### Additional Recommendations

- See the 5 Points Neighborhood Plan, and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the 5 Points Neighborhood.



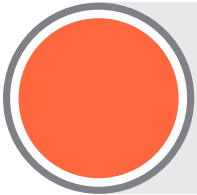


## Neighborhood Priorities



### Public Engagement in Spanish

- Public engagement processes for public projects affecting 5 Points Neighborhood should provide ample opportunities for the greater than 20% of residents who speak Spanish and who speak English less than very well to provide meaningful input.



### Monument for Historic Acequia

- Future streetscaping improvements to Flores Street should incorporate reflections or expressions of the historic acequia that followed the present route of Flores Street.



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