



neighborhood

Profile and Priorities

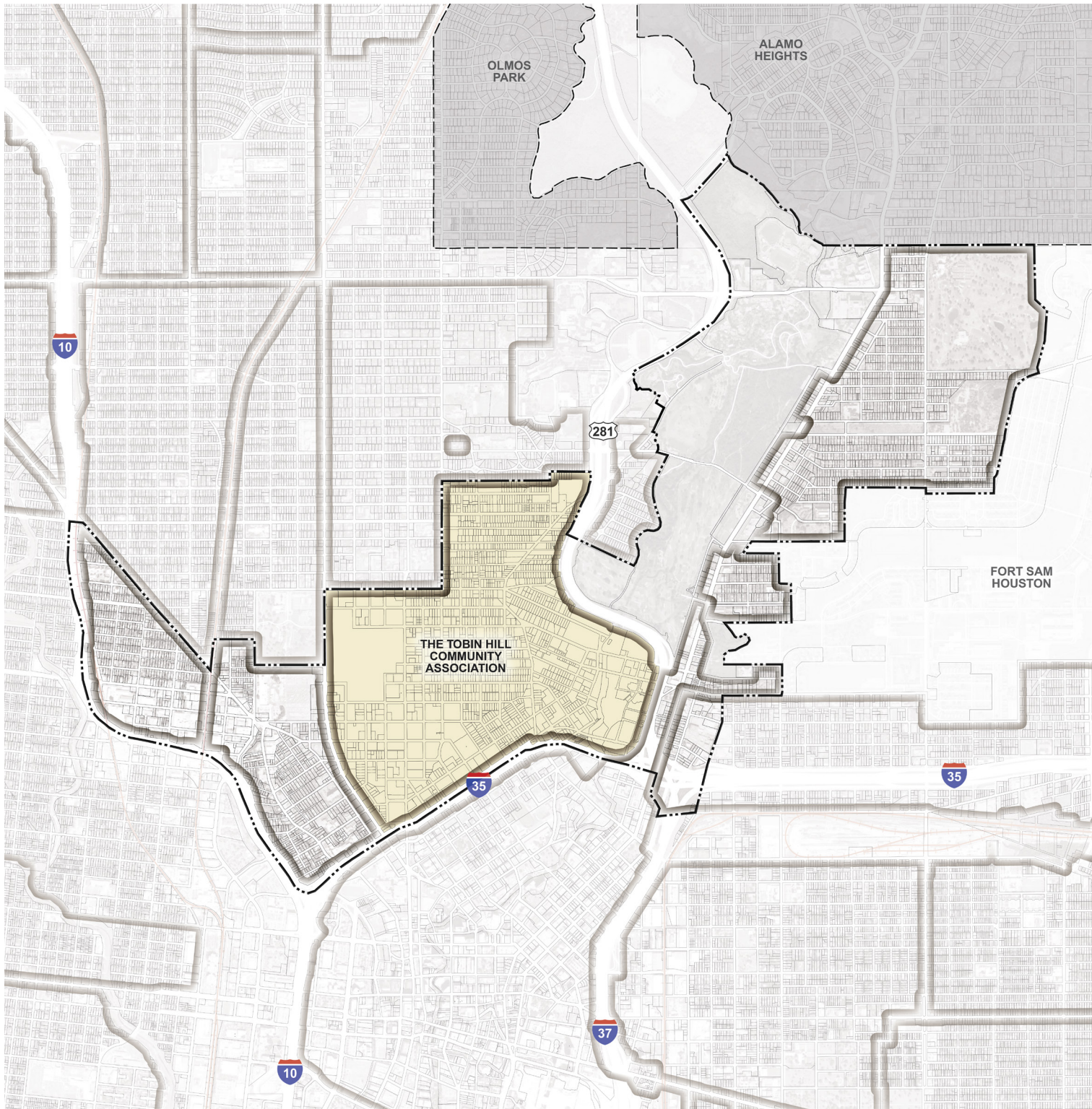
MIDTOWN AREA REGIONAL CENTER PLAN:
TOBIN HILL

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:

Anisa Schell | Beatrice Moreno | Malcom Hartman

Frederica Kushner | Martin Kushner | Cody Doege



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



Tobin Hill is home to some of Midtown's most iconic places such as Pearl Brewery and the San Antonio River Walk, and diverse retail and nightlife areas such as Main Avenue and St. Mary's Street. Opportunities to explore and discover small expressions of culture and art abound. Tobin Hill includes a historic district, and most of Midtown's historic landmarks. The 2008 Tobin Hill Neighborhood Plan describes the neighborhood as a "window to downtown San Antonio," where local vibrancy and prosperity ebbs and flows with the success of the

greater downtown area. While Tobin Hill's future is inextricably linked to the future of other Midtown neighborhoods and Downtown, the people and organizations in the neighborhood have been agents in crafting the future of the area. Recent progress in historic preservation and housing revitalization, and the unique Main Avenue and St. Mary's Street cultures, for example, are evidence that this area's value has been and will be created as much from within as from without.

Strengths



Tobin Hill's residential neighborhood provides opportunities to live in an environment that is both mature and historic, while also vibrant and evolving, with many amenities close by.



There is a diverse mix of places to live including single family homes, house like apartments, and other dwelling types, serving people in all life stages and diverse incomes.



There is a diverse mix of large and small employers with jobs for diverse skill sets. For example, the area includes employment for doctors, nurses, and hospital building custodians, lawyers and their assistants, media producers and artists, small business entrepreneurs and retail clerks.



There are multiple unique main streets with unique characters for diverse tastes.



Tobin Hill includes sections of the San Antonio River, with multiple points of access from area streets.



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

Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

- Potential transit investments and redevelopment on mixed-use corridors can be leveraged to make walking and bicycling feel safer and more comfortable.
- There are areas between San Pedro Avenue and Methodist Hospital, between Main and McCullough avenues, and between St. Mary's Street and the San Antonio River where substantially more people can live, work, and play, relieving some pressure on the traditional neighborhood housing stock to absorb this demand.
- Historic character and naturally occurring affordable housing can still be maintained.
- Household and workforce growth in focus areas and mixed-use corridors can support neighborhood serving businesses, including the following types of businesses identified as desirable in the 2008 Tobin Hill Neighborhood Plan. Some of these business types were reinforced by participants in the Midtown planning process.
- Grocery, Hardware store, Restaurants along St. Mary's, Main, and McCullough, Dry cleaners, Pharmacy, Galleries, Cafes, Bakeries, Book stores, Hair styling, Neighborhood theatre
- See the Tobin Hill Neighborhood Plan, and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the Tobin Hill neighborhood.*

Challenges

- Housing has become less affordable and new development has sometimes been out of character with traditional development patterns.
- Revitalization of Downtown and Midtown San Antonio has increased demand for housing in the neighborhood, while the supply of new housing in the neighborhood and other inner city neighborhoods has not kept up with the demand, contributing to housing affordability issues.
- Neighborhood residential streets are experiencing parking and traffic congestion, and residents are concerned that more growth in the area and in San Antonio will result in more parking and traffic challenges.
- There are several neighborhood residential street segments with missing sidewalks, particularly between Dewey Place, Magnolia Street, McCullough Avenue, and St. Mary's Street. This condition, combined with speeding traffic cutting through the neighborhood, makes it feel unsafe and uncomfortable to walk and to wait for the school bus for example.
- Transitions and compatibility between larger scale development and neighborhood residential areas will be a challenge in multiple areas of the neighborhood, that will have to be addressed with careful zoning decisions and site planning.
- Noise, parking congestion, litter, and disorderly behavior create tension between nightlife areas and residential areas, and the desire to make the same nightlife areas desirable for daytime retail, dining and gathering uses.
- Multiple streets in Tobin Hill area expected to serve as both important transportation routes, and safe comfortable places for gathering, shopping, and being outside.
- See the Tobin Hill Neighborhood Plan * (as noted above)

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The Tobin Hill Neighborhood Plan includes extensive recommendations on land use and development, housing, economic development, infrastructure, and city services.

The “Development Districts” map and corresponding “Development Guidelines” listed on page 23 of the Neighborhood Plan provide guidance on the form and patterns of development that should continue to guide discretionary land use and zoning decisions in conjunction with the remainder of the Midtown Regional Center Plan. For example, on Main and McCullough avenues, “development should create a transition from SAC to the

residential core with High Density Mixed-uses that allow up to 5 stories along N. Main Ave. and Low Density Mixed-Uses that allow up to 3 stories along McCullough Ave.” There are some exceptions to the neighborhood plan guidelines where more recent community input and analysis indicates new priorities reflected in other sections of the Midtown Regional Center Plan. For example, compared with the neighborhood plan, the Midtown plan calls for higher density, mixed-use, pedestrian-oriented development adjacent to San Pedro Avenue to support high quality transit service, housing supply, and greater diversity in retail and services.

The neighborhood plan recommended forming historic districts or neighborhood conservation districts. Although two historic districts have been established, there is continued interest in expanding them, creating new historic districts, creating new neighborhood conservation districts, or otherwise creating new design standards to ensure that new development is consistent with the character of Tobin Hill.

The neighborhood plan’s housing recommendations included prevention of commercial use encroachment into neighborhood residential areas, and promoting mixed-use housing on commercial arterials and corridors.

The neighborhood plan emphasized pedestrian, bicycle and traffic calming projects in the neighborhood, and recommended that private development use pedestrian friendly site planning.

The neighborhood plan recommended improving existing parks and pedestrian connections and way finding to Brackenridge Park, San Pedro Springs Park and to the River Walk. The plan also recommended the creation of new pocket parks.

The Tobin Hill Neighborhood Plan was amended in 2011 by the Midtown Brackenridge TIRZ Plan, with recommendations for parts of Tobin Hill that are adjacent to and east of St. Mary’s Street.



Previous Neighborhood Plans




MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Two historic districts and multiple historic landmarks have been established in the neighborhood. Other programmatic recommendations related to historic preservation have been implemented by the Office of Historic Preservation, such as providing education to homeowners and contractors on appropriate rehabilitation methods.
- The neighborhood association formed and maintains an active land use and zoning committee to monitor, educate neighbors on, and advocate around planning, zoning, and variance cases in the neighborhood.
- Although there are examples of the neighborhood plan's recommended development patterns not being followed, such as adjacent to north St. Mary's street, where some commercial encroachment into the neighborhood has occurred, new development has mostly followed the overall development patterns recommended in the neighborhood plan.
- Some of the desirable types of businesses, including small business types listed in the neighborhood plan have located in the area. The Midtown Tax Increment Reinvestment Zone, which includes areas in Tobin Hill adjacent to N. St Mary's Street, Josephine Street, and the San Antonio River, was established at around the time that the neighborhood plan was completed.
- The 2017 bond project for N. St. Mary's Street will implement pedestrian improvements that reflect some of the plan recommendations.
- Missing sidewalks and curb ramps have been added in several locations identified in the neighborhood plan, through a combination of city investment and sidewalk construction associated with private development. For example, sidewalks were completed on a section of Ogden Street and on Woodlawn Avenue. Traffic calming has been implemented in some locations, for example on Mistletoe, where a bicycle lane has also been completed.

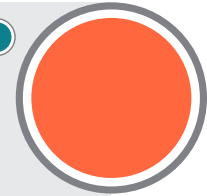


Neighborhood Priorities



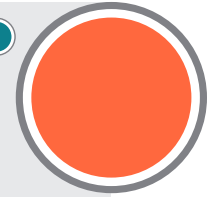
-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Historic Preservation



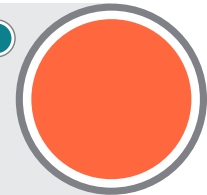
- Conserve buildings that have historic character, including those outside of the core residential neighborhood. These are evident in multiple places in mixed-use corridors and focus areas where mixed-use redevelopment and adaptive reuse of buildings is encouraged, including, but not limited to, the areas around Lewis and Poplar Streets, Evergreen Street between San Pedro Avenue and Maverick Street, Baltimore and Euclid Avenues, between Main and McCullough avenues north of Evergreen Street, between Dewey Place and Ashby Place north of the San Antonio College Campus, multiple locations on St. Mary's Street, and isolated locations on San Pedro Avenue, amongst other locations.

Quality of Life Concurrency



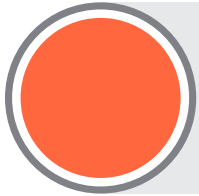
- Ensure that multimodal transportation improvements, parking, and public space improvements keep pace with the growth in people living in and using Tobin Hill, to improve quality of life. As mixed-use redevelopment occurs in focus areas and mixed-use corridors, ensure that sidewalk widening and pedestrian amenities are paired with new development, so that pedestrians do not feel uncomfortable walking in narrow spaces between traveling vehicles and buildings. .

Neighborhood Scale



- Allow for reasonable development and reserve the residential core for single-family and small multi-family uses.

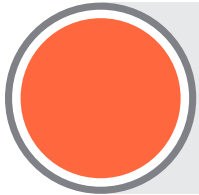
Neighborhood Priorities



Neighborhood Serving Businesses



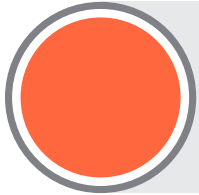
- Encourage neighborhood business on corridors adjacent to the residential core. Commercial uses should not encroach east from McCullough Avenue or west from St. Mary's Street beyond the current extent of commercial use.



Priority Growth Areas



- Allow for a gradation of density outward from the edges of the residential core, with the highest densities encouraged west of Methodist Hospital and adjacent to San Pedro Avenue.



Walkability



- Enhance the walkability of the entire neighborhood (sidewalks, setbacks, landscaping).



Neighborhood Forest and Green Infrastructure



- Insist on environmental responsibility in new development and in changes to pre-existing properties. Supporting the growth of large canopy trees and cleaning and slowing down stormwater on site are central elements of this recommendation.



Character Preservation

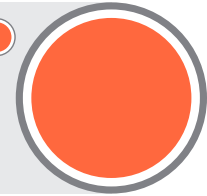


- Preserve the features (residential and others) that identify the neighborhood as Tobin Hill.

Neighborhood Priorities

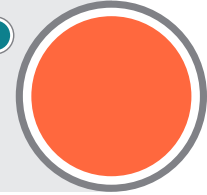
Neighborhood Plan Development Guidelines

- The Tobin Hill Neighborhood Plan district development guidelines (page 23 and District Map) should continue to guide new development, except in limited circumstances such as adjacent to San Pedro Avenue, where higher intensity mixed-uses are encouraged.



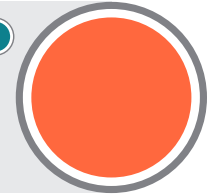
Housing Rehabilitation

- Rehabilitate deteriorated homes and apartments. In residential areas support multifamily use of existing buildings if doing so contributes to conservation of historic character.



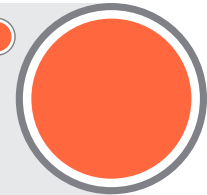
Compatible Infill

- Encourage new dwellings on empty land in the neighborhood, if the development follows traditional patterns of scale and building configuration. Support diverse housing types and housing affordability, including housing for families.



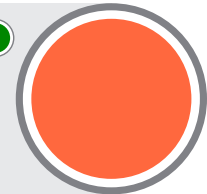
Open Space and River Connections

- Make comfortable pedestrian connections from the residential neighborhood to San Pedro Springs Creek, the San Antonio River, and Brackenridge Park.

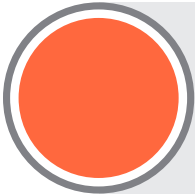


Neighborhood Design Standards

- Consider implementing a neighborhood conservation district north of Ashby Place or south of Evergreen Street, or participate in the creation of inner city neighborhood design standards for multiple neighborhoods.



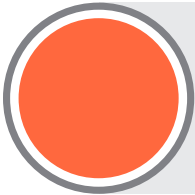
Neighborhood Priorities



Prioritize Pedestrians



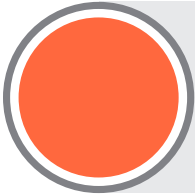
- In mixed-use and commercial areas with parking shortages and an uncomfortable pedestrian environment, consider repurposing right of way for street parking and wider sidewalks.



Public Places



- Improve public spaces as new development occurs, for example with plazas incorporated into higher density mixed-use areas, and improving street rights of way with wider sidewalks, trees, and other pedestrian amenities to make them unique and enjoyable places.



Crockett Park



- Consider additional trees, native plant landscaping, benches, and picnic tables in Crockett Park.



Grocery Store



- Support the location of a grocery store in a mixed-use development area between Highway 281 and San Pedro Avenue, including increased population density outside of the traditional residential areas that is needed to attract a grocery.



San Pedro Avenue Transit and Pedestrian Improvements

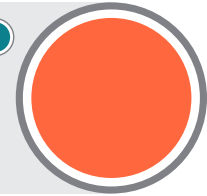


- Support pedestrian and transit service improvements on San Pedro Avenue. Consider reconfiguring lanes, street trees and wider sidewalks to make walking and using transit safer, more convenient, and more comfortable.

Neighborhood Priorities

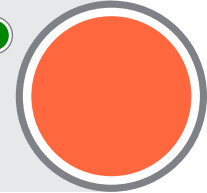
St. Mary's Street

- Complete multimodal improvements to St. Mary's street through the 2017 capital improvements bond project.



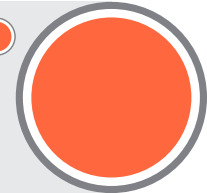
Organizing for St. Mary's Street

- The City and St. Mary's businesses should reduce the amount of litter on and around St. Mary's Street, and create parking and transportation solutions to minimize neighborhood parking impacts and traffic congestion.



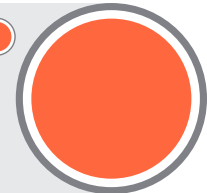
Parking Demand Management

- Innovative transportation and parking solutions should be used to mitigate traffic and parking congestion, instead of simply requiring or building lots of parking and expanding automobile travel lanes.



Tobin Hill Neighborhood Plan

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



Neighborhood Traffic Calming

- Slow traffic on local neighborhood streets connecting McCullough Avenue and St. Mary's Street.

