



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #7

Date: February 20, 2018

Time: 6:30 – 8:30 pm

Location: Witte Museum, Memorial Room

Midtown Planning Team Attendees:

<i>Homer Hayes, Mahncke Park NA</i>	<i>Armando Saliba, University of the</i>	<i>Jeanette Honermann</i>
<i>Joe Bravo, Westfort Alliance</i>	<i>Incarnate Word</i>	<i>Max Woodward, FRED + Uptown NA</i>
<i>Richard Farias, SA College</i>	<i>Timothy Mulry, VIA</i>	<i>Abe Juarez, Five Points NA</i>
<i>Graciela Sanchez, Esperanza Peace</i>	<i>Suzanne Scott, SARA</i>	<i>Mike Austin, Tobin Hill CA</i>
<i>and Justice Center</i>	<i>Lynn Bobbitt, Brackenridge Park</i>	<i>Marise McDermott, Witte Museum</i>
<i>Rose Hill, Government Hill</i>	<i>Conservancy</i>	<i>Lou Fox, Tax Increment Reinvestment</i>
<i>Neighborhood Association</i>		<i>Zone 31</i>

Meeting Purpose

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

- Discuss the initial draft land use map for Midtown;
- Discuss amenities and infrastructure improvements.

Meeting Format

Garrett Phillips, City of San Antonio Project Manager for the SA Tomorrow Midtown Regional Center Area Plan Project, presented a review of the prior meeting's land use mapping discussion, and then the planning team discussed the initial draft future land use map, primarily in regards to the Broadway mixed use corridor. The initial draft future land use map and draft plan framework map are available online here: <https://midtown.sacomplan.com/documents/>. Information on the future land use categories used for the initial draft future land use map are available here: www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use

This summary provides highlights of the Midtown Planning Team discussion.

Meeting Discussion Summary

Future Land Use Mapping Discussion

The draft future land use map discussed at the meeting, and photographs of the flipchart notes that recorded the discussion are provided in figures 1 and 2 at the end of this summary.

While reviewing highlights from the 6th Midtown Planning Team meeting discussion, it was reiterated and emphasized that the Midtown Area Plan should not recommend infill development zoning in residential neighborhood areas.

The following future land use mapping discussion focused on the Broadway Corridor.

- Some form of mixed use future land use classification is appropriate for areas adjacent to Broadway, but more work is needed to refine the application of the three mixed use classifications on the map, and to provide associated text guiding the form of future

development. There was some concern that after the Midtown Area Plan gets adopted, it will be used to facilitate the maximum amount of development suggested by the future land use map, without regard to the more nuanced place-making recommendations that would be provided in the text of the plan.

- Along the whole Broadway Corridor, density and intensity should vary with nodes of relatively more people and activity, and other areas with less activity.
- Within any given block along Broadway, density, intensity, and use should vary, with differing building heights and setbacks, multiple commercial uses, and pedestrian plazas and walkways.
- Blocks should not be occupied by whole buildings with continuous walls on Broadway.
- Density and intensity needs to transition down from Broadway to Catalpa and Margaret. There was concern that the existing transition requirements provided by the [Mahncke Park Neighborhood Conservation District](#), the [Westfort Alliance Neighborhood Conservation District](#), and the [RIO Overlay zones](#) are not sufficient. Future land use mapping should reflect 100 year floodplain constraints.
- On the west side of Broadway, building site configurations should include pedestrian plazas, walkways connecting Broadway with Avenue B and the Catalpa Pershing Channel. The [Midtown Brackenridge TIRZ Plan](#) concept for an Avenue B Woonerf should be implemented, and the recently completed Brackenridge Park Master Plan should be consulted.
- The Midtown Brackenridge TIRZ Plan Character Areas concepts for Brackenridge Park connections and transitions, and for transitions to neighborhoods east of Broadway should be considered for recommending design guidance if the RIO and Neighborhood Conservation District Overlays are inadequate.
- There should be views from the east side of Broadway through the west side of Broadway to Brackenridge Park and Catalpa Pershing Channel public spaces.
- The plan should provide guidance leading the corridor to be a unique place with diverse opportunities to live work and play, and leading to smaller locations within the corridor to be unique places with abundant pedestrian activity in their own right.
- Future land use mapping should encourage enough residential development opportunity to contribute to long term housing affordability in Midtown. Population diversity, high quality transit service, vibrant public spaces, and a viable diversity of shops, food options and services relies on more people being able to live in the area.
- Parking is going to be in high demand on Broadway as it continues redeveloping, until more San Antonians use alternatives to personal automobiles, so more parking is needed. However parking structures need to be adaptable to changing behaviors and technological advances, for example; parking structures that can be converted into residential or commercial buildings in the future.



- Building forms and configurations should make walking between neighborhoods and Broadway comfortable.
- There is concern that new development will worsen traffic congestion on Broadway, slowing down traffic and making it a less convenient and slower travel corridor.
- There is concern that Broadway will remain a higher speed corridor with the primary purpose of allowing vehicle to pass through it quickly, instead of a slower multimodal corridor that can be used for travel but that is primarily a place and destination.
- There is concern that more traffic will use Grayson and Josephine to pass through Government Hill residential neighborhood areas to travel between Broadway and I-35, impacting neighborhood quality of life. There is dialogue between the neighborhood and TXDOT to create solutions to this issue.
- Regarding the blocks west of Broadway between Josephine and Lion’s Field; there is concern that the Regional Center Mixed Use classification allows for excessive densities and associated traffic impacts, and that the classification does not reflect the Brackenridge Park Character Area guidance provided in the Midtown Brackenridge TIRZ Plan. There is concern that noise from development in this area would travel across Brackenridge Park golf course and affect River Road Neighborhood, adding to existing River Road neighborhood concerns about noise from bar-b-que parties. There was concern that there is already enough high density development in process south of Josephine and across Broadway between Josephine and Cunningham. Some emphasized that Neighborhood Mixed Use would be an appropriate classification for much of this area.

Amenities and Infrastructure Discussion

The full list of amenity types contemplated by the Planning Team is listed below. The results of the amenity mapping small group discussions are displayed in photographs at the end of this summary.

- Schools
- Mobility hub/parking
- Pockets of historic character (and storytelling of those places)
- Gateway places
- Improved crosswalks at intersections
- Pocket parks
- Active recreation
- Natural features
- Stormwater management
- Low impact development (LID)
- Social spaces
- Signage and way finding
- Tree canopy/landscaping
- Healthy food access
- Pedestrian safety
- Lighting
- Public art





- “Character-defining features”

The small group activity to discuss the locations of future amenities was recorded on maps of the plan area. The legend and photographs of these maps are displayed in figures 3 and 4 at the end of this summary.

Next Steps

The eighth Planning Team Meeting will be in April. A preliminary objective for this meeting will be to continue obtaining input on future land use policy and to review draft sections of Midtown Area Plan. Draft plan components will be posted online in the coming weeks. The Planning Department will revise the draft future land use map and the rest of the draft Midtown Area Plan in response to public and stakeholder input and technical analysis. Thereafter a roughly three month plan adoption process is expected to begin in June 2018. The adoption process includes presentations and hearings with the Planning Commission, City Council Comprehensive Plan Sub-Committee and City Council.

If you have questions about Midtown Regional Center Sub-Area planning, please contact Project Manager Garrett Phillips, City of San Antonio Planning Department.

Email: garrett.phillips@sanantonio.gov

Phone: (210) 207-5441



Exhibits

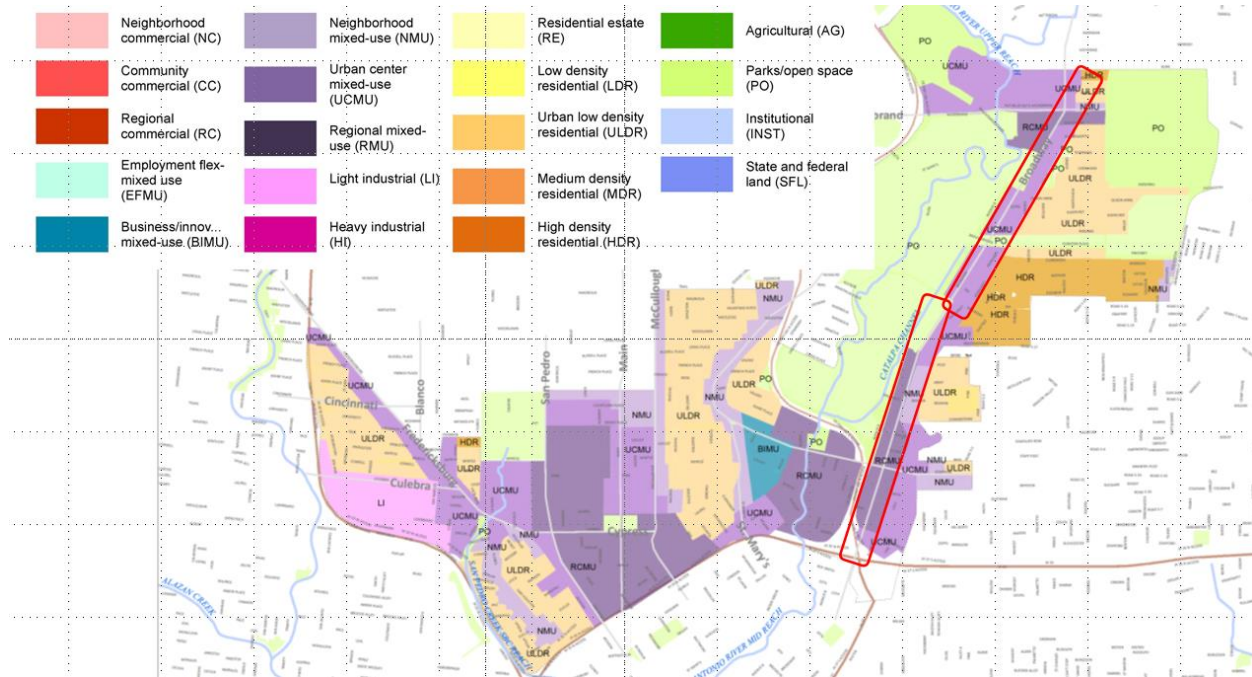


Figure 1: Draft future land use map discussed at Midtown Planning Team Meeting #7

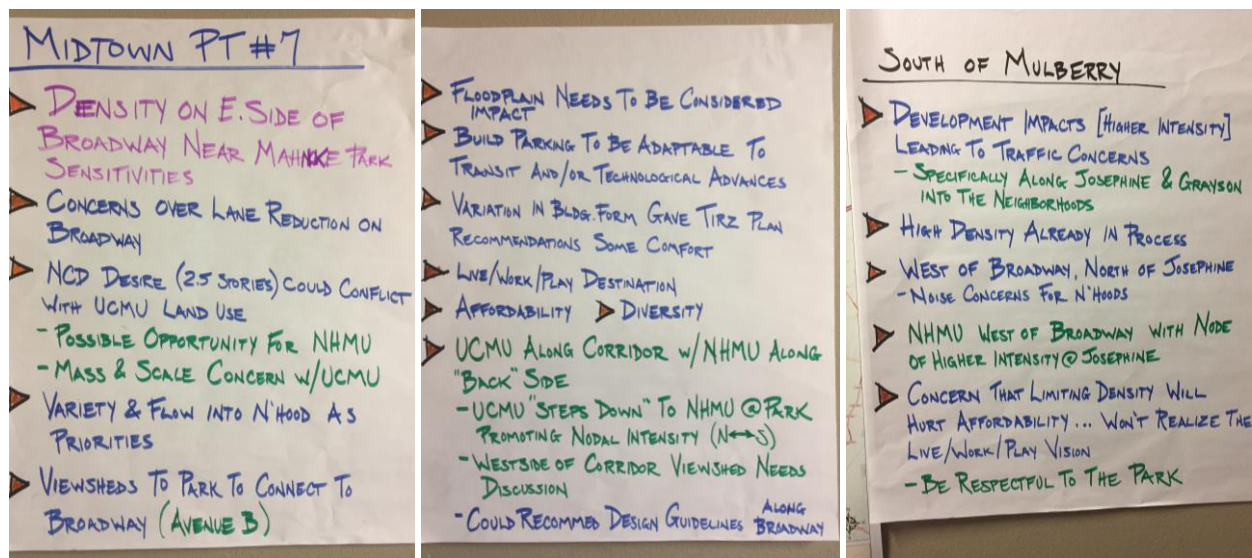


Figure 2: Recording of future land use mapping discussion



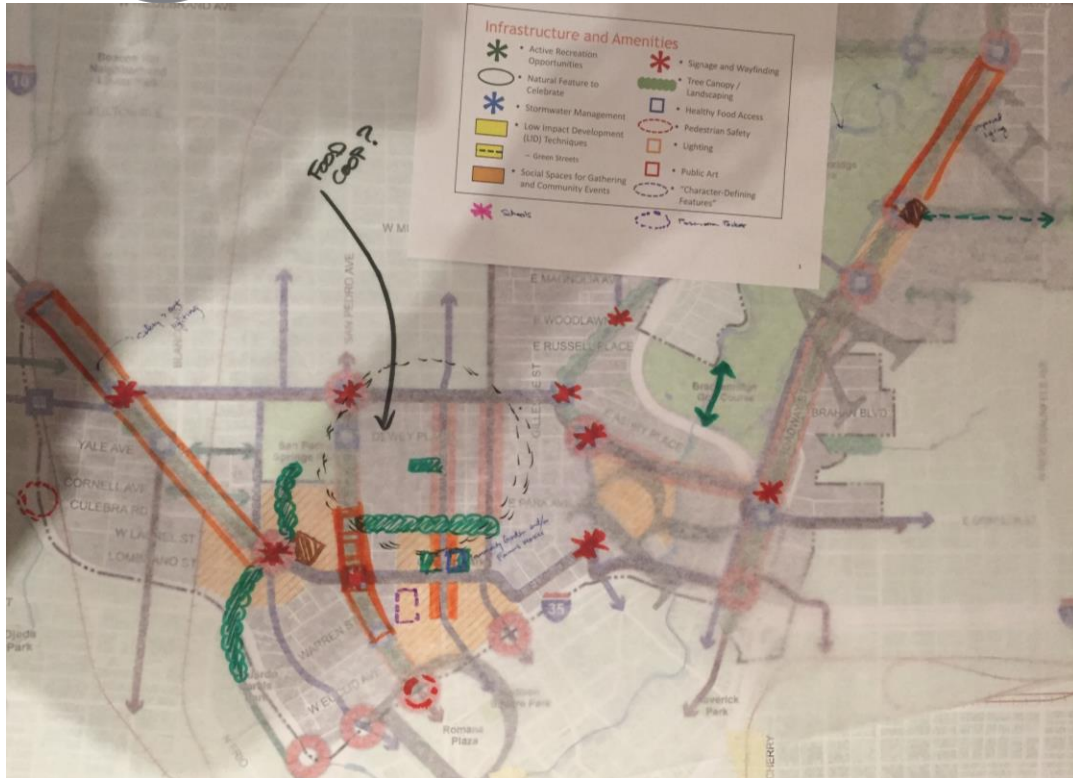


Figure 3: Small group amenity mapping discussion results

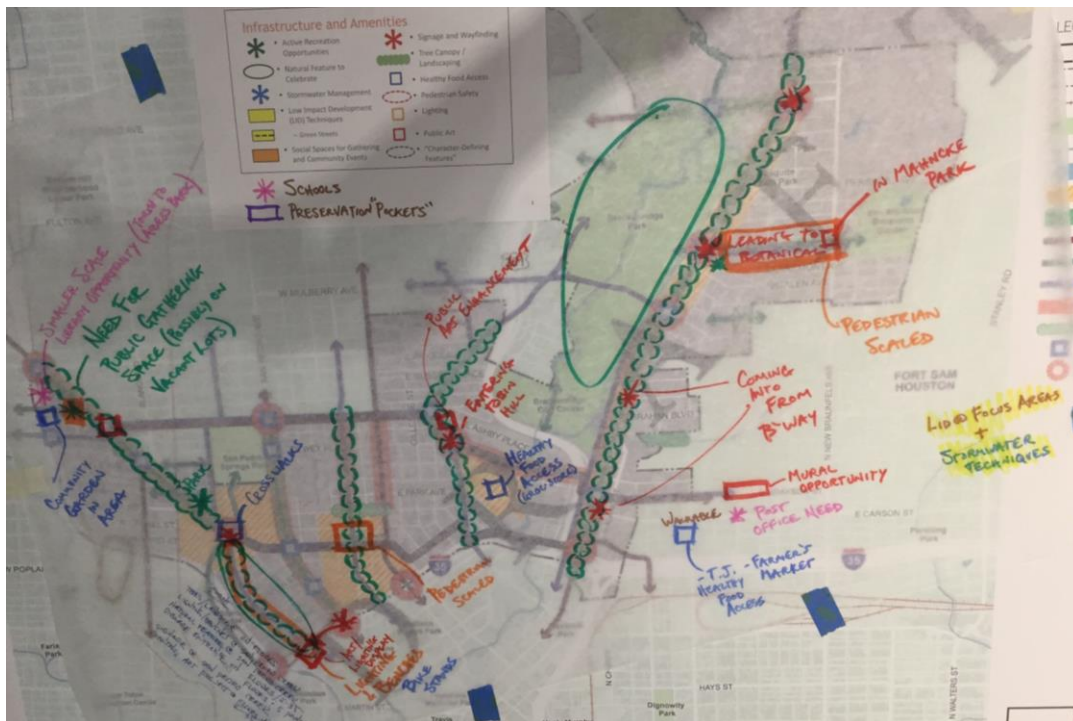


Figure 4: Small group amenity mapping discussion results

