



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #8

Date: May 1, 2018

Time: 6:30 – 8:30 pm

Location: 1400 S. Flores Street

Midtown Planning Team Attendees:

Homer Hayes, Mahncke Park NA

Joe Bravo, Westfort Alliance

Abe Juarez, Five Points NA

Mike Austin, Tobin Hill CA

Richard Farias, SA College

Timothy Mulry, VIA

Graciela Sanchez, Esperanza

Peace and Justice Center

Jeanette Honermann

Max Woodward, FRED + Uptown NA

Lou Fox, TIRZ 31

Cole Ruiz, San Antonio River Authority

Meeting Purpose

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

- Obtain input on the draft future land use map and urban design recommendations for areas surrounding Broadway Street and Mahncke Park Neighborhood;
- Review and discuss the draft amenities and infrastructure improvements map; and
- Discuss “Neighborhood Profiles and Priorities” Plan sections, and the process for creating them.

Meeting Format

Garrett Phillips, City of San Antonio Project Manager for the SA Tomorrow Midtown Regional Center Plan Project, provided an update on the planning process and recent community engagement, and gave an overview of initial “Neighborhood Profiles and Priorities” sections of the emerging Midtown Regional Center Plan. Next, Midtown Planning Team member Butch Hayes summarized information from the SA Tomorrow Comprehensive Plan and interests from Mahncke Park neighborhood residents regarding neighborhood plans. Garrett Phillips then presented policy considerations related to future land use, urban design, amenities, and infrastructure. The discussion was facilitated intermittently throughout the presentation. Following the Planning Team’s discussion, attending members of the public offered comments.

This summary provides highlights of the meeting discussion and a review of next steps in the planning process. The main summary sections include:

- Neighborhood Profiles and Priorities
- Land Use and Urban Design
- Amenities and Infrastructure
- Other Suggestions
- Public Comments
- Next Steps

Neighborhood Profiles and Priorities

Listed below are discussion highlights and Planning Team members' comments regarding development of the Neighborhood Profiles and Priorities sections of the Midtown Regional Center Plan, and the integration of content from existing neighborhood plans.

- Mahncke Park representative Butch Hayes provided a written summary for review, including
- SA Tomorrow Comprehensive Plan references to neighborhood plans and the role of neighborhood plans in the future.
- The SA Tomorrow Comprehensive Plan adoption did not negate neighborhood plans.
- The sub-area plans should use existing neighborhood plans as part of their foundation, as building blocks, and integrate them into the sub-area plans.
- Neighborhoods have an interest in the future of primary transportation corridors and associated commercial and mixed-use areas.
- Each recommendation proposed in the Neighborhood Profiles and Priorities sections of the Plan should include an indication of whether or not it closely reflects a recommendation from an earlier, corresponding neighborhood plan.
- More direct engagement with neighborhood residents and past neighborhood planning teams that created neighborhood plans is recommended.
- More results from public engagement with neighborhood associations should be relayed to the Planning Team to inform Planning Team discussions.
- Neighborhood associations each have a representative on the Planning Team so that they can represent neighborhood interests and share their perspectives on the results of neighborhood engagement.

The Planning Department indicated it would take the following actions in developing the Neighborhood Profiles and Priorities sections of the Midtown Regional Center Plan.

- The sections will be part of the larger Midtown Regional Center Plan, but will also be separable documents for reference and use by individual neighborhood groups.
- The scope of the sections will be expanded so that more content from past neighborhood plans can be integrated into the Plan (instead of being limited to about two pages of content).
- The sections will include a mechanism for attributing each recommendation/priority with an indication of whether or not it is rooted in a recommendation from the most recently updated neighborhood plans.
- The Planning Department will reach out to past neighborhood planning team members (using available contact information) to meet, discuss and ask for their input on the Neighborhood Profiles and Priorities sections.
- The Midtown planning process timeline will be lengthened to ensure that there is adequate time to create Neighborhood Profiles and Priorities sections that are as useful and relevant to neighborhood residents as possible.

Land Use and Urban Design

The following are highlights from the Planning Team's discussions on: land use policy for the Mahncke Park Neighborhood; and land use policy and urban design recommendations for areas adjacent to Broadway Street.

Land Use Policy: Mahncke Park Residential Areas

- There is a transition in existing density between the south and north sides of Ira Avenue east of Wesley Place that should be reflected in the future land use map.
- The draft land use map with lower densities in some areas south of Mahncke Park seems to be a step in the right direction, and more discussion among neighborhood residents is needed to continue improving it.
- The future land use map and policy language should support housing affordability in the Mahncke Park neighborhood residential areas.
- As the most segregated city in America, we should be conscientious about making sure that affordable housing is maintained and some new housing is encouraged everywhere, as we ask individual neighborhoods for their local preferences.

Land Use Policy: Areas Adjacent to Broadway Street

- Allowing more density and diverse uses is part of the equation to induce development of vacant land and adaptive reuse or redevelopment of vacant buildings.
- Allowing more density is part of incentivizing new affordable housing and supporting high-quality transit service.
- To the extent that flood mitigation recommendations have been vetted through other planning processes, these should be reinforced and taken into consideration in the Plan. Substantial areas of land next to Broadway Street are still in the 100-year floodplain.
- The narrative associated with the map needs to very carefully address future intentions, and address how the design standards and the land use map are to be implemented in concert.
- The Planning Team is interested in reviewing any existing available information on traffic volumes, capacities, and potential impacts. Future rezoning should include analysis of traffic impacts. Improving the viability of other transportation modes will be important to limiting traffic congestion. For example, improving transit service, or creating a shuttle service that connects improved parking areas under I-37/I-35 to Pearl would reduce traffic congestion on Broadway Street.

Urban Design Recommendations: Areas Adjacent to Broadway Street

- Address views and connections to Brackenridge Park.
- Ensure compatible transitions to neighborhood residential areas.
- Carefully describe how the design recommendations and land use policies are intended to work hand-in-hand, and how a coordinated implementation approach is necessary. For example, higher densities on Broadway Street can be supported by more people if quality design can be ensured. Similarly, the highest quality design in buildings and sites costs more money, and more density is part of the equation that allows high-quality design to be profitable.
- The design recommendations and future land use policy should work in concert to encourage the continued viability of pedestrian oriented/scaled structures with unique character; buildings



and surrounding properties should be treated in a nuanced way so that they can be preserved, featured, and contribute to the area's character.

- Note that implementing the urban design recommendations for areas adjacent to Broadway Street into the unified development code (UDC) would involve revisiting, and replacing or revising the RIO overlay standards.
- The Midtown Brackenridge TIRZ Plan design recommendations that are being considered for inclusion in the Midtown Plan, are available at this web page address:
<https://www.sanantonio.gov/Portals/0/Files/Planning/NPUD/MidtownBrackenridgeTIRZMasterPlan.pdf>
- The follow-up design standards process should involve representatives from adjacent neighborhood associations.

Amenities and Infrastructure

The following are highlights from the Planning Team's discussion on the amenities and infrastructure improvement recommendations.

- San Pedro Avenue should include concentrations of amenities, such as street trees and landscaping, because it is a planned corridor for high-quality transit service and higher density redevelopment, and because it presents substantial opportunity to improve pedestrian experiences.
- Encourage arts and culture district designations or policies to attract agglomerations of arts and culture creation and exhibition spaces on and around San Pedro Avenue. This will build on existing arts/culture assets, such as San Pedro Springs Park and Creek, cultural institutions (Esperanza Peace and Justice Center and the Public Theatre of San Antonio), and nearby areas that are rich in arts and culture. There are concentrations of places where arts and culture are made and displayed throughout Midtown, including Fredericksburg Road and Flores Streets, Main Street and St. Mary's Street, the Broadway Cultural Corridor, among others. Community stakeholders have applied to State of Texas to create a cultural district that would also include areas as far south as the Five Points neighborhood.
- The Plan narrative around "historic pockets" should specify what the intention is for these areas.

Other Suggestions

Participants offered a range of other suggestions regarding development of the Midtown Regional Center Plan.

- Obtain resources to translate this Plan (and other plans) into Spanish; this should be a standard City practice.
- Make the Plan available in paper format, in places such as libraries, for people who do not have access to, or comfort with, the internet.
- For future community meetings, consider holding several events at different times and days so that it's more convenient for people to attend.
- Neighborhood representatives on the Planning Team serve as liaisons for neighborhood residents and should present perspectives and input from resident engagement during Planning Team meetings.





- There is interest in reviewing the SA Corridors future land use map at the next Planning Team meeting; the map included land use recommendations to support great transit service, but it also included recommendations that some residents felt could impact neighborhood stability.

Public Comments

At the request of several Planning Team members, guests from the public were invited to speak at the end of the Planning Team meeting. Their comments were recorded on flipcharts, photos of which are provided at the end of this summary along with the flip chart recording of the Planning Team's discussion. Topics and questions raised are listed below. Where comments elicited discussion amongst Planning Team members, the highlights of that discussion have been incorporated into above sections of this meeting summary.

Topics

- The role of neighborhood plans and the SA Corridors Plan in relation to the Midtown Regional Center Plan.
- The role that neighborhood plans play in providing continuity of purpose for neighborhood association leadership as neighborhood boards turn over.
- The role that neighborhood plans have played for neighborhood organizing and lobbying.
- The amount of time and resources that were invested in creating the neighborhood plan, and whether there is any desire to repeat those processes.
- How to communicate comments or questions with Planning Team representatives and the City's Midtown project manager.
- Assessment of traffic impacts related to future zoning decisions.
- Potential existing sources of information on traffic volumes, capacities, or impacts.
- Traffic impact concerns around the Mahncke Park and Government Hill neighborhoods.
- Communication and input opportunities for Government Hill residents.
- Assessment and taxation of property in Government Hill.

Next Steps

The preliminary objective of the ninth Midtown Planning Team Meeting will be to review and obtain input on the Draft Midtown Regional Center Plan. If you have questions or comments about the SA Tomorrow Midtown Sub-Area planning, please contact Project Manager, Garrett Phillips, City of San Antonio Planning Department.

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MIDTOWN AREA PLANNING TEAM #8

- ▶ FUTURE LAND USE - MAHNCKE PARK
 - EMPHASIS ON MAINTAINING AFFORDABILITY
- ▶ BROADWAY URBAN DESIGN RECOMMENDATIONS
 - N'HOOD SENSITIVE TRANSITIONS DESIRED
 - PROMOTE IMPLEMENTATION OF TIRZ PLAN DESIGN RECOMMENDATIONS
- ▶ FUTURE LAND USE - ALONG BROADWAY
 - FLOODING ISSUES NEAR AT&T AND SOUTH OF PARK
 - ↳ CONSIDER DENSITY IMPLICATIONS ON FLOODING
 - PARK VIEW CONCERNS CAN BE ADDRESSED THROUGH DESIGN RECOMMENDATIONS & STANDARDS
 - MORE TIME NEEDED ON DEVELOPING LAND USE NARRATIVE TO ARTICULATE NUANCE OF MAP

▶ B'WAY FUTURE LAND USE [CONT.]

- REVISIT RIO OVERLAY WITH DESIGN RECOMM. TO HELP FINESSE BLUNTNESS OF TOOL
- HISTORIC CHARACTER POCKETS TO HELP PRESERVE ESSENTIAL N'HOOD CHARACTER
 - ↳ ENCOURAGE ADAPTIVE REUSE
 - ↳ FOCUS NARRATIVE ON NUANCED TREATMENT OF CHARACTER PRESERVATION/ENHANCEMENT
- ACKNOWLEDGE CREATION OF COMMERCIAL OPPORTUNITY TO ALLEVIATE VACANCY THAT MAY EXIST
- ▶ AMENITIES & INFRASTRUCTURE MAP
 - ADDITION OF TREE CANOPY & LANDSCAPING ALONG SAN PEDRO SHOULD BE ADDED TO MAP
 - POTENTIAL FOR ARTS DISTRICT
 - ↳ ST. MARY'S
 - ↳ FLORES
 - ↳ FRED. RP.

▶ PUBLIC COMMENT / QUESTION

- INTEGRATION OF EXISTING N'HOOD PLANS INTO SUB-AREA PLANS
- EXISTING N'HOOD PLANS ARE USED AS A LOBBYING TOOL & PROMOTION OF VISION TO CHANGING BOARD
- FOR INPUT ON DESIRED REVISIONS TO PROPOSED FUTURE LAND USE PLAN, CONTINUE WORK WITH GARRETT & N'HOOD REPS ON PLANNING TEAM
- HOW IS TRAFFIC BEING ADDRESSED WITH INCREASED DENSITY?
 - ↳ PARTICULARLY @ AT&T
 - ↳ TRAFFIC ANALYSIS ALONG WITH?
- PREVIOUS BOARD IN GOV'T HILL HADN'T ENGAGED/INVITED COMMUNITY INTO PLANNING PROCESS
 - ↳ REDEVELOPMENT IS CAUSING TRAFFIC ISSUES.

- ↳ PROPERTY VALUES INCREASING AS WELL AS TAXES
- CAN CUMULATIVE TRAFFIC IMPACT ANALYSIS BE PROVIDED ALONG WITH PROPOSED LAND USES?
 - ↳ POTENTIALLY ACCESS TCI STUDY, BUT NOT CURRENTLY IN SCOPE
 - ↳ WHAT EXISTING ANALYSIS CAN BE STUDIED
 - ↳ KEY TO DIFFERENTIATE LAND USE VISION (10 YR.+ VISION) WITH ZONING ENTITLEMENT
 - ↳ STUDY POTENTIAL IS KEY TO FUTURE VISION WHILE ACKNOWLEDGING EXISTING CONCERNS
 - ↳ RECOMMENDATION OF MORE ROBUST TRAFFIC ANALYSIS COMING OUT OF PLAN LEADING TO REZONINGS
- POSSIBLE TO SHARE N'HOOD VISIT INPUTS?
 - ↳ CAPACITY CONCERNS

- HOW TO REACH DEMOGRAPHICS WITHOUT E-PLAN COMFORTABILITY?
 - ↳ HARD COPY INTERFACE
- USE EXISTING N'HOOD PLANS AS GUIDING DOCUMENT (STAY IN PLACE); IN CASE OF CONFLICT MIDTOWN PLAN PREVAILS
 - ↳ SUGGESTED APPROACH
- SA CORRIDORS LAND USE MAP SERVES ONLY AS RECOMMENDATION TO MIDTOWN EFFORT

Recorded public comment highlights