



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #9
Date: January 31, 2019
Time: 6:30 – 8:30 pm
Location: San Antonio College Nursing and Allied Health Complex, Room 218

Midtown Planning Team Attendees:

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| <i>Homer Hayes, Mahncke Park NA</i> | <i>Richard Farias, San Antonio</i> | <i>Jeanette Honermann</i> |
| <i>Joe Bravo, Westfort Alliance</i> | <i>College</i> | <i>Max Woodward, FRED + Uptown NA</i> |
| <i>Bill Shown, Tobin Hill CA/Pearl</i> | <i>Timothy Mulry, VIA Metropolitan</i> | <i>Lou Fox, TIRZ 31</i> |
| <i>Rebel Mariposa, N. St. Mary's</i> | <i>Transit</i> | <i>Melissa Bryant, San Antonio River</i> |
| <i>Business Owners Association</i> | <i>Graciela Sanchez, Esperanza</i> | <i>Authority</i> |
| <i>George Grimes, Mahncke Park NA</i> | <i>Peace and Justice Center</i> | <i>Rose Hill, Government Hill Alliance</i> |
| | <i>Armando Saliba, University of the</i> | |
| | <i>Incarnate Word</i> | |

Meeting Purpose

The purpose of the ninth meeting of the Midtown Planning Team was to obtain the Planning Team's feedback on the draft Midtown Plan, and update the Planning Team on the planning process.

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, results of Planning Team Meeting #8 and recent community engagement. Midtown Planning Team members then offered feedback on the draft Midtown Plan and asked questions about the plan and the planning process. The discussion was recorded on large sheets of paper. Guests offered comments after the Planning Team's discussion.

This summary provides highlights of the Planning Team members' discussion and a review of next steps in the planning process.

Planning Team Discussion

The Planning Team offered comments and questions on a wide range of topics. The discussion began with a structured go-round, in which each participant had the opportunity to share comments, one at a time. The handwritten recording of the discussion is transcribed below, in some cases with additional contextual information based on staff's memory of the conversation. Photographs of the discussion notes recorded during the meeting are provided at the end of this document.

- How will the policies that complement the land use map be used by the City when it makes future zoning decisions?
- How will conflicting elements of neighborhood plans and the Midtown Plan be interpreted and used when the city makes decisions? There may be a perception that neighborhoods are being punished for participating in the SA Tomorrow Area Planning program. Even though

neighborhood plans will remain applicable where not in conflict with the Midtown Plan, is there a way for someone to appeal whether this is the case?

- How will the view and visual access related recommendations and design recommendations concerning the Broadway Cultural Corridor be implemented? If it will involve revisions to the RIO 1 and RIO 2 overlay zones, the plan should say so.
- Mobility and campus access for SAC students seems to be integrated well in the plan.
- An important outcome of the plan is identifying potential bond projects.
- Improve how the plan represents Lesbian, Gay, Bisexual, Transgender, Queer, Plus identities, and Mexican American identities, in part by naming them completely without acronyms, and in part by identifying their presence, history, and success more thoroughly in the plan. Also for example, elders, disabled and others are not specifically mentioned.
- Consider improving plan recommendations on connecting neighborhoods and universities to existing and planned linear greenways and trails.
- Green infrastructure should be highlighted.
- Good job of protecting neighborhoods while also allowing areas of new density, and good job with aspirational identification of great streets/amenities.
- A strategic implementation plan is crucial. The plan doesn't explain "why we need this plan" to the general public. In some ways it does explain this, but there is more work to do to make people aware of "why we need this plan" or why we need to implement this plan.
- Happy with the goals of the plan, especially the preservation of neighborhood character. However regarding Goal 6 we need safer pedestrian crossings and lighting especially on Broadway, and even more especially at Broadway and Mulberry.
- There are parking challenges on Broadway, including the issue of parking congestion on the eastside of Broadway and pedestrian safety for people who park on the east side of Broadway and cross the street to access the west side of Broadway.
- Concern about density adjacent to Broadway Street.
- Broadway, given its prominence to the VIA Transit system and other goals for activated pedestrian environment has noticeably low densities.
- Importance of parks and access to nature in north Tobin Hill and Uptown.
- Intelligent transportation systems should be used on Broadway.
- The plan should include Designing for Justice principles
- Appreciate sections on Fred Road, San Pedro Avenue, and related areas that haven't gotten as much attention in recent years as Broadway for example. San Pedro Springs Park is an incredible asset that needs more attention.
- How will plans that include areas adjacent to Midtown be made complementary and consistent with this plan? For example, only a small portion of Hildebrand Avenue is included in the Midtown Plan and improving pedestrian safety and transit service is important in this area, however this area is related to portions of Hildebrand Avenue that are further west.
- Training the Zoning Commission, Planning Commission, and staff that serve these commissions will help ensure that the plan is implemented consistently with its intent. It is also important for



neighborhood residents and neighborhood association leaders to understand the plan. Planning Team members can help with this, but have limited time and resources to do so. Offering a public training on the plan would be helpful.

- Include more direct references to the Mayor's Housing Policy Taskforce recommendations, especially in the south and west portions of Midtown.
- There are concerns with the quality and durability of new housing construction.
- Allowing new housing construction is important to overall housing supply. Also, over time, housing built in the near future will depreciate so that some of it becomes relatively affordable over time.
- While affordable housing is valued, it should not be excessively clustered and it shouldn't be isolated from the rest of the community. Allowing new diverse housing types while maintaining existing housing will provide for some mixing and integration. To the extent that there are large housing developments for affordable housing, they should be mixed income and include market rate housing along with affordable housing.
- Minimum parking requirements increase the cost of housing.
- Diverse housing options allows a neighborhood to adapt and evolve over long periods of time.
- A printed version of the draft plan should be available at San Pedro, Central, and Landa libraries.
- At the end of the meeting, Planning Team members discussed whether there should be another Planning Team meeting, and whether such a meeting should be timed for planning team members to further inform the next revised draft. Based on the discussion, the Project Manager informed the planning team that a 10th Planning Team Meeting taking the form of an informational briefing would be scheduled after the next revised draft plan (the Administrative Draft) is published, with the purpose of informing planning team members of the how the draft plan was revised in response to public comments and the planning team's discussion.
- Several Midtown Planning Team members commended Planning Department staff and each other for their contributions to the draft Midtown Plan and the planning process.



Additional Resources

During the meeting, the following resources were identified:

- The draft Midtown Plan is available for the public to review at <https://Midtown.sacompplan.com>. At the bottom of each of the primary draft plan pages is a comment form that users can use to submit comments on the plan. Each of the plan's maps also include a function that allows participants click or draw on the map, and submit a comments referenced to drawn locations on the map.
 - The "Get Involved" tab will include information on how to comment on the draft plan.
 - The "Implementation" tab includes information on how previously adopted plans relate to the Midtown Plan.

- Future land use categories used in the draft Midtown Future Land Use Map are available at either of the following locations:
 - <https://midtown.sacompplan.com/plan-framework/land-use/>
 - <https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>
 - https://www.sanantonio.gov/Portals/0/Files/Planning/Land%20Use%20Categories/ADOPTED%20Land%20Use%20Categories_10.11.18.pdf?ver=2018-12-20-090209-107 .

Next Steps

The Planning Department will use comments submitted up until February 17, 2019 to revise the draft Midtown Regional Center Plan. The Planning Department will publish the revised draft plan in early March, 2019.

The Planning Department will continue welcoming comments through the plan webpage, via email, and in person at the following events, throughout the plan adoption process previewed below.

- Comprehensive Plan Committee of City Council March 19, 2019.
- Planning Commission in April 2019.
- City Council in June 2019.

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.

Email: garrett.phillips@sanantonio.gov

Phone: (210) 207-5441

<https://Midtown.SACompPlan.com>



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Midtown 1-30-19

PROCESS NOTES etc.

Discussion will start with a go-round with input from each Planning Team member... and then, more discussion + comment opportunities will be available.

- Bikps + Scooter Issues
- Future: host a coffee gathering w/ neighbors
- Use language used in Design Justice guidance
- Public-facing training re: the plan (e.g. new neighborhood assn officers)
- Planning team members need to bring plan info to communities + neighborhood desigs

www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-use

PDF: SATOMORROW Land Use Classifications (Adopted October 11, 2018)

Chrissy @sanantonio.gov
mclain

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PROCESS NOTES

- Discussion re: language related to population segments
- Educating the community about why a plan is needed
- Rio Views shed
- Libmmies: Landa, Central San Pedro

