



MEETING SUMMARY

Meeting: Downtown Community Meeting #2
Date: January 17, 2018
Time: 6:00-8:00 pm
Location: Roosevelt Park Clubhouse, 331 Roosevelt Avenue
Attendees: Approximately 70 people in attendance

Meeting Purpose

The City of San Antonio Planning Department held the second Downtown Regional Center Plan Community Meeting with the following main objectives:

- Provide information the Downtown Regional Center planning process
- Obtain public input to inform the Downtown Regional Center Plan draft policies and recommendations.

Approximately 70 stakeholders attended the meeting to offer their ideas and perspectives. Community input from this meeting, along with additional feedback from the Downtown Planning Team and intercept events will be used to revise the vision and goals and draft plan framework map, and to draft several elements of the Downtown Regional Center Plan. Public input and technical analyses will also inform the more detailed parts of the Plan in the coming months.

Meeting Format

The meeting consisted of an open house gallery of activities that provided information, and that invited attendees to provide information to the Planning Department on their perspectives and priorities. Food was provided. Spanish translators were available. The meeting activities and results are described below.

Presentation

The pre-recorded audio PowerPoint presentation introduced the SA Tomorrow Area Planning program, the process for creating areas plans, the scope of area plans, opportunities for public involvement, and the format of the night's meeting.

Resources and General Information

A table was provided with copies of the SA Tomorrow Comprehensive Plan, other past plans, and printed materials on SA Tomorrow Area Planning and Westside Plan Area.

Community Vision

The draft Downtown Area vision and goals were displayed on the wall for participants to review and write comments upon with markers on wall graphic paper.

Results:

- Preserve existing affordable housing

- Encourage ground level and rooftop gardens
- Access to groceries with more options
- Quiet zone for trains; underground rail
- Improve transit within Downtown
- Improve housing opportunities for families within Downtown
- Manage parking within buildings with structured and/or underground parking
- Affordable housing near parks and green spaces
- No gated communities

USE GREEN FOR THINGS YOU LIKE OR AGREE WITH.

- ✓ Public transport
- ✓ Bike infrastructure
- Green Spaces
- Dog Parks
- Solar energy
- Eff. bldgs housing
- Find space for more parks to include in the city
- Mixed Income
- Affordable
- Workforce Housing
- Vafford able
- mid-level rental housing close to green spaces
- Promote educated/well-trained workforce
- UTILIZE HIGHWAY / RR BARRIERS VIA
- ★ PLACEMAKING (i.e. UNDERPASSES)
- *RON HOUSES

EMERGING VISION FOR DOWNTOWN

The following vision statement distills community aspirations and common themes into a description of what Downtown could be like in the future.

Tagline Vision:
Downtown San Antonio is a well-connected mosaic of accessible, inclusive and family-friendly neighborhoods.

Full Vision:
In 2040, Downtown is a diverse and thriving city center, rooted in a rich history and seamlessly connected to great Downtown neighborhoods. Downtown is a family-friendly, livable, and inviting place that has retained its small town, community feel while cultivating a greater mix of uses and density.

Downtown has a wealth of active public spaces and urban greenways, connected by robust public transit and safe pedestrian and bicycle infrastructure. Its urban neighborhoods infuse their unique character into an exciting live, work and play environment. A diverse array of housing choices provides options that are affordable for all Downtown residents.

EMERGING GOALS FOR DOWNTOWN

The following broad goals statements describe a future direction for Downtown. More specific strategies and actions for accomplishing these goals will be detailed through the planning process over the coming months.

Goal 1: Preserve and Enhance Downtown's Authenticity

- Grow and evolve in meaningful ways that encourage attachment between people and place.
- Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture.
- Preserve and protect the World Heritage designated San Antonio missions and other historical sites by ensuring compatible growth, and
- Encourage adaptive reuse.

Goal 2: Connect Districts and Neighborhoods with an Accessible Multi-Modal Network

- Provide infrastructure and development to support improved transit connectivity.
- Improve and expand a high-quality sidewalk network and pedestrian crossings to provide safe access for people of all ability levels.
- Integrate ground floor retail uses and thoughtful design to create an engaging street level experience.
- Invest in bike infrastructure that serves both commuters and recreation.
- Meaningfully incorporate transit into the existing waterway network, and
- Prioritize pedestrian and bike infrastructure over automobiles, including creative curb space management solutions.

Goal 3: Embrace Lifelong Learning and Celebrate the Arts and Cultural Diversity

- Provide access to a full range of schools and other educational opportunities for citizens at every stage of their lives.
- Promote an educated and well-trained workforce.
- Encourage the incorporation of public art into development and redevelopment projects.
- Incorporate contextually derived wayfinding features and placemaking, and
- Promote arts and culture districts and events.

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses.
- Encourage the development of vacant lots in the city center with a geographically balanced mixed use.
- Cultivate entrepreneurship, small business and innovation.
- Attract additional housing and a diversity of employment options in the Downtown core, and
- Create complete neighborhoods by providing residents with safe and convenient access to the daily activities, goods and services.

Goal 5: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both center and center occupied, that are affordable for people at all stages of life and a range of income levels.
- Emphasize the development of "Missing Middle" housing for both renters and owners, and
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

Goal 6: Create Greater Opportunities for Parks, Public Space and Recreation

- Encourage connectivity to existing parks.
- Ensure that public spaces are scaled appropriately, flexible, programmable and functional for people of all ability levels.
- Ensure that public spaces are located appropriately to optimize their levels of activity.
- Create a public realm that is safe and inviting enough that children are empowered to play and interact with everyday spaces.
- Support existing and encourage new community events, and
- Embrace innovative opportunities to create new parks and recreation spaces.

Goal 7: Promote Safety, Health and Sustainability

- Increase pedestrian safety through an active investment in improved lighting and complete street design.
- Increase the tree canopy throughout Downtown.
- Create healthy and sustainable urban neighborhoods through high quality urban design, high-performance buildings, and an emphasis on green infrastructure, air and water quality, and
- Promote the use of pervious surfaces in redevelopment efforts.

Goal 8: Enhance Wayfinding, Key Gateways and Critical Connections

- Integrate great signage, distinct measurement and wayfinding throughout Downtown.
- Promote stronger unique identities for each of the districts to highlight their unique sense of place.
- Identify and enhance key gateways between districts and neighborhoods to better delineate their boundaries, and
- Address major infrastructure barriers, such as freight rail lines and interstate highways, and enhance critical connections through creative design, lighting and public art.

USE BLUE FOR THINGS YOU WANT TO

- ✓ PRESERVE THE COMMUNITIES
- ✓ community gardens
- ✓ our public parks
- ✓ WORKFORCE HOUSING
- ✓ Use river more as meaningful transportation.
- ✓ Move up "pride arts culture" to try for goal 3.
- ✓ Goal 7 - not just add trees, but gardens
- ✓ ground level and safe for
- ✓ parky included in bldgs
- ✓ "diversify transportation options"
- ✓ Come up w/ high rail system that promotes connectivity within downtown of
- ✓ Elevated connectivity at RTD downtown
- ✓ access to groceries w/ more options
- ✓ -tranquility zone
- ✓ Paul, H. Hill
- ✓ UNDERGROUND RAIL (Freight)

USE RED FOR THINGS YOU DON'T LIKE OR DON'T AGREE WITH.

- ✓ Goal 8 - interstate highways not a priority, improving VIA bus routes and multi-modal connectivity is.
- ✓ GOALS SHOULD BE Priority 1.
- ✓ Goal 5 = improve family housing opportunities
- ✓ more yes but -> NO GATED COMMUNITIES!

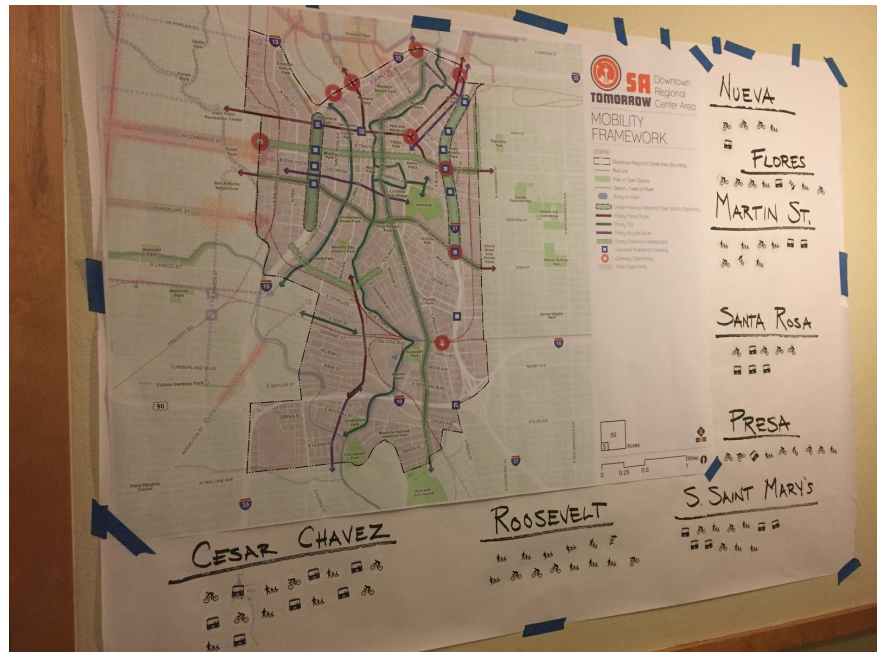


Mobility: System Priorities

The draft mobility framework was displayed on a map on the wall. Participants were invited to assign a preferred mode of mobility (bike, transit, pedestrian) to each of the priority corridors.

Result:

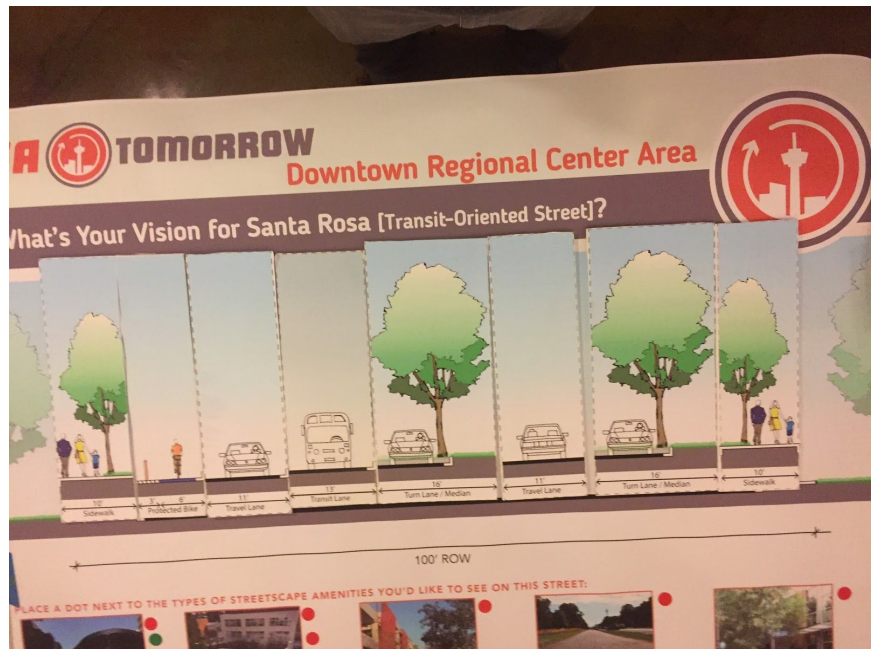
Corridor	Priority indicated by participants
Nueva	Bike (3), Pedestrian (1), Transit (1)
Flores St.	Bike (4), Pedestrian (3), Transit (1)
Martin St.	Bike (2), Pedestrian (5), Transit (2)
Santa Rosa	Bike (4), Transit (4)
S. Presa St.	Bike (5), Pedestrian (3), Transit (1)
S. Saint Mary's	Bike (3), Pedestrian (4), Transit (5)
Roosevelt	Bike (4), Pedestrian (10)
Cesar Chavez Blvd	Bike (5), Pedestrian (5), Transit (7)



Mobility: right of way allocation

Participants were invited to experiment with allocating right of way to alternative transportation modes and street elements in a constrained street environment using as examples Santa Rosa (Transit-Oriented Street) and South St. Mary's (Neighborhood Main Street) Streets.

Result: Participants in each case identified multiple modes as their priorities and indicated desires for the entire range of streetscape amenities offered. In one case a participant diagrammed Saint Mary's Street to a



car-free pedestrian and bike only thoroughfare. Another envisioned a transit only street with protected bike lanes on either side. All participants on the Santa Rosa example included transit and automobile travel lanes, as well as at least one buffered bike lane and wide sidewalks.

Focus Areas

A map and photographs of the focus areas were displayed on the wall. The Planning Team's comments on the intended future purpose, character, and building heights for each area were also displayed on the wall. Participants were encouraged to write and discuss their intentions for the future purpose, character and building heights in each draft focus areas and mixed use corridors.



Result: Forty-seven focus area cards were completed for all five focus areas. The comments collected are listed in the tables below alongside the Planning Team's narratives for comparison.

River North/Madison Square Park

Planning Team:

In the next five to fifteen years, the purpose of this area should be to become **a destination for cultural and arts institutions and the performing arts, have a diverse mix of dense housing types, and with medical offices and restaurants.** In the next five to fifteen years the character of this area will be **a complete neighborhood where you can live and complete daily activities.** The diverse **buildings will designed to enhance the pedestrian experience.** In the next five to fifteen years new buildings in this area should be **2 to 8 stories tall** depending on the specific location and circumstances, with taller buildings near major roadways and I-35.

Community Meeting Input:

Purpose	Character	Building Height
Functional amenities for downtown residents, green space, restaurants	Tranquill	3-5
Create an arts and culture district, mainly arts-create a sense of place	Arts, culture, medium-scale. More retail. Improve river transportation	2-8
An area that is a neighborhood full of high rises GREATER than 8 stories	An area that is a neighborhood full of high rises GREATER than 8 stories	8 shortest - 30-50 tallest



To be an area for San Antonio's new residential skyscrapers. High Rise condos and apartments like Austin has been getting. NO MORE LOFTS!!!		8-30-60
Along the SA River on both sides, new skyscrapers need to go up here. Along Broadway as well. Tired of tiny lofts. No more lofts! Help SA skyline!!!		10-40+
The mission reach area needs to have the city's new tall buildings	High Rise area	15-40 or more
The corridor of Broadway needs to be a stretch of skyscrapers. No more little lofts!		20-60
Accommodate a diverse mix including housing	more pedestrian and park-like - find park spaces even if you close streets	2 shortest - 8-10 tallest
become a destination for cultural arts & institutions and have a mix of dense housing types	a complete neighborhood where you can live & complete daily activities	2-10
agree with all. add on activation in Madison Square Park, cultural activation with Christopher Columbus Society	Strong arts and culture paired with community events.	1-10

Alamodome/St. Paul's Square

Planning Team:

In the next five to fifteen years, the purpose of this area should be to **connect the Eastside to Downtown. It should have a residential fabric woven of multiple housing types, a neighborhood- scaled national retailer(s), and music venues.** In the next five to fifteen years the character of this area will be **safe and walkable with around the clock activity.** In the next five to fifteen years new buildings in this area should be **4 to 6 stories tall** depending on the specific location and circumstances, with taller buildings near major roadways.

Community Meeting Input:

Purpose	Character	Building Height
Host SA/s entertainment scene and highlight its African American community	national sponsors bringing national events to SA	3-15
Transition residential to urban. create better personality, Alamodome is visual deadzone. Build structures to lessen parking lot wasteland	mid-city could be more modern, but respectful of historic neighborhoods. Like architecture like Alamo Brewery.	4-8
Welcome families with children and young families	familiar whose recreation and activities are prominent	1-3
same as recommendations, sans music venues	safe and walkable with around the clock activities	4-6



Parking lot/parking garages	parking	1-5
connect east side to downtown, provide multi-family workforce housing, maybe some new small park space	diverse, pedestrian, and safe at night with some urban retail that can't fit in historic parts of downtown	3-5
connect to a bridgeway to the eastside with affordable housing types	family oriented	1-3 - 4
	grocery store, connection to downtown. careful neighborhood transitions. affordable	2-3 in neighborhoods, 4-6 on major streets
draw individuals from outside of downtown to downtown & vice versa. utilize the highway underpass to create a draw for activity (business, art, events, parking)	austin street corridor leading to grayson "I love austin street in san antonio!"	1-2 (ensure we respect the view from the historic hays street bridge :)
Thriving business center *minority owned businesses supportive of surrounding eastside community and home to spurs arena	commerce	10-25
housing, retail, restaurants	pearl-esque	1-4
alamodome light rail station,	multimodal, pedestrian friendly	4-10
housing, retail, parks	active growth area for families	1-5



Lone Star

Planning Team:

In the next five to fifteen years, the purpose of this area should be to establish a **mixed use destination, connected to the river and focused on local residents, with multi-family residences, a grocery store, shopping and entertainment. It should be a center for creative and innovative businesses.** In the next five to fifteen years the character of this area will be **family friendly, sustainable, and diverse. The industrial feel should be preserved as spaces are re-purposed.** In the next five to fifteen years new buildings in this area should be **two to ten stories tall** depending on the specific location and circumstances, with two story buildings along Probandt and taller buildings designed with step backs to improve the pedestrian experience and respect the river.

Community Meeting Input:

Purpose	Character	Building Height
revitalize the lone star district	mixed use developments connected strongly with residential community	2-10
homeowner, some multi-family no more than 3 stores and max 8 units each	mixture of multifamily and single family	1-3
mixed sue work, hotel, residential, seniors, recreational, entertainment, and retail	vibrant-the southside pearl	2-15
love what you have but need to add keeping the neighborhood affordable for elderly and/or low income families who own their homes so they are not priced out of homes due to gentrification	mixture of old and new	1-4
agree with what you have but must be different than the pearl. more focused in purpose and in look/style/feel of buildings, on local culture and history. ex: healthy restaurant that incorporates local culture, artisan shops that show people how to create/buy historically relevant art from the area, missions, etc.	natural, productive, cultural	1-5
same as recommendation	same as recommendation	2-6
provide range of housing to people working downtown and retail that won't fit in historic parts of core areas (like a drugstore, small target near hwy)	park-like areas connected to multifamily and semi-detached housing	2-5
provide a one-stop location for the area to shop (groceries, clothes) eat and play (dog parks, more bike friendly) restaurants and bars.	would like roosevelt st past the park to have the same vibe as N. St. Mary's strip. inviting and open	2-10
offer divers, mixed use quality housing, retail and office space. NO BIG BOX soulless development	walkable	flexible-lower @ river; taller



		along big roads
housing, retail, restaurants	pearl-esque	1-4
housing, retail, parks	active growth area for families	1-5

East Cevallos

Planning Team:

In the next five to fifteen years, the purpose of this area should be to be **pedestrian friendly and bikeable with a mix of residential and commercial land uses and a range of densities**. In the next five to fifteen years the character of this area will be **safe with well defined roads, pedestrian realm and bike facilities. Road and railroad crossings will be safe for all users and streetscapes will be well landscaped and lit**. In the next five to fifteen years new buildings in this area should be **one to five stories tall** depending on the specific location and circumstances.

Community Meeting Input:

Purpose	Character	Building Height
agree with plan	agree with plan	1-5
connect to downtown with housing and	more park like	4-5 shortest, 8 tallest
mix of live and work, especially creative "maker" businesses like design, with multi-family housing and bus routes that connect to the rest of downtown quickly, small businesses can thrive	mixed use, pedestrian-oriented (slow the cars) silent rail crossings, people can walk to work like mission district in San Francisco but cheaper.	2-5
serve as gateway to the southside/near southside/southtown	predominantly medium-density commercial in nature with most all buildings over two/three stories	2-3 shortest, 6-7 tallest
same as recommendation	same as recommendation	1-4
housing, retail, restaurants	pearl-esque	1-4
housing, retail, parks	active growth area for families	1-5



Planning Team:

In the next five to fifteen years, the purpose of this area should be to **support a university neighborhood with housing, transportation, and services for students and educators. The area should be home to the arts and cultural institutions as well as their administrations and supporting businesses.** In the next five to fifteen years the character of this area will be a **safe, walkable, and sustainable university village. It will be a place of 24/7 activity.** In the next five to fifteen years new buildings in this area should be **3 to 10 stories tall** depending on the specific location and circumstances.

Community Meeting Input:

Purpose	Character	Building Height
commerce and culture with focus on supporting and engaging westside community and utsa	walkable/affordable/maintaining building stock	3-10
yes! university-focus. student resources, nightlife, buses into downtown	young demographic enjoying innovation and entertainment	3-10
restaurants, grocery stores, multi story buildings for students		3-6
connect to westside creeks w/ midrise multi-use and education use. call it university district	place rail underground - make buena vista and commerce as at-grade streets	4-8 shortest, 10 highest
fix buena vista/frio intersection - crosswalks not safe. UTSA downtown light rail station	multi-modal, pedestrian friendly	4-10

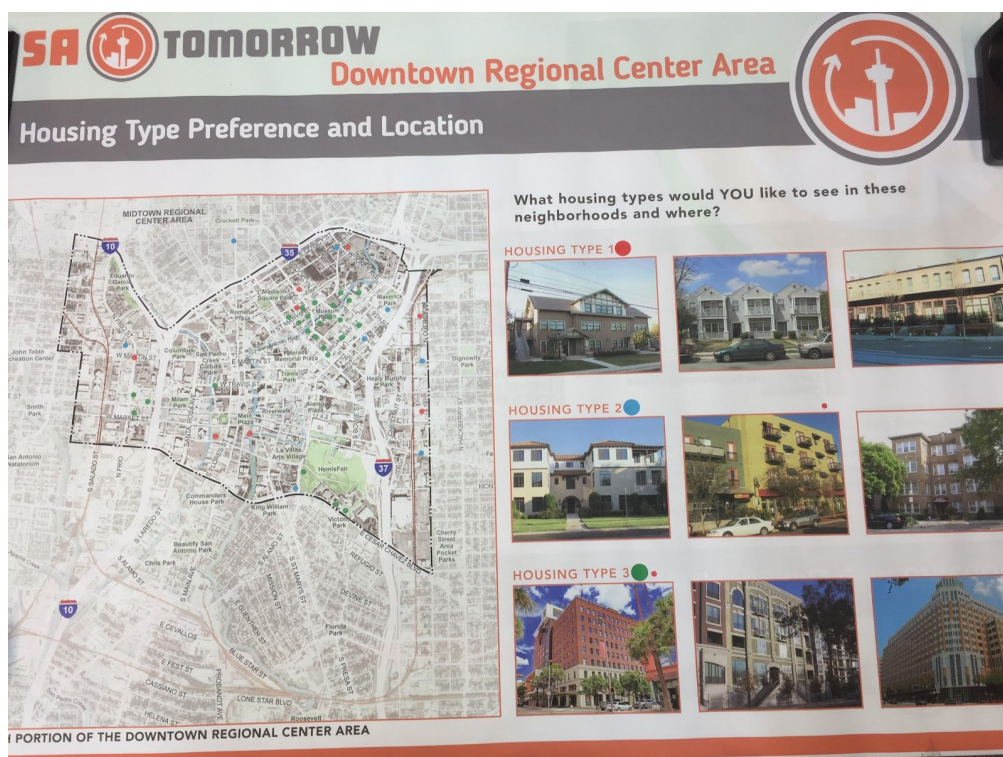
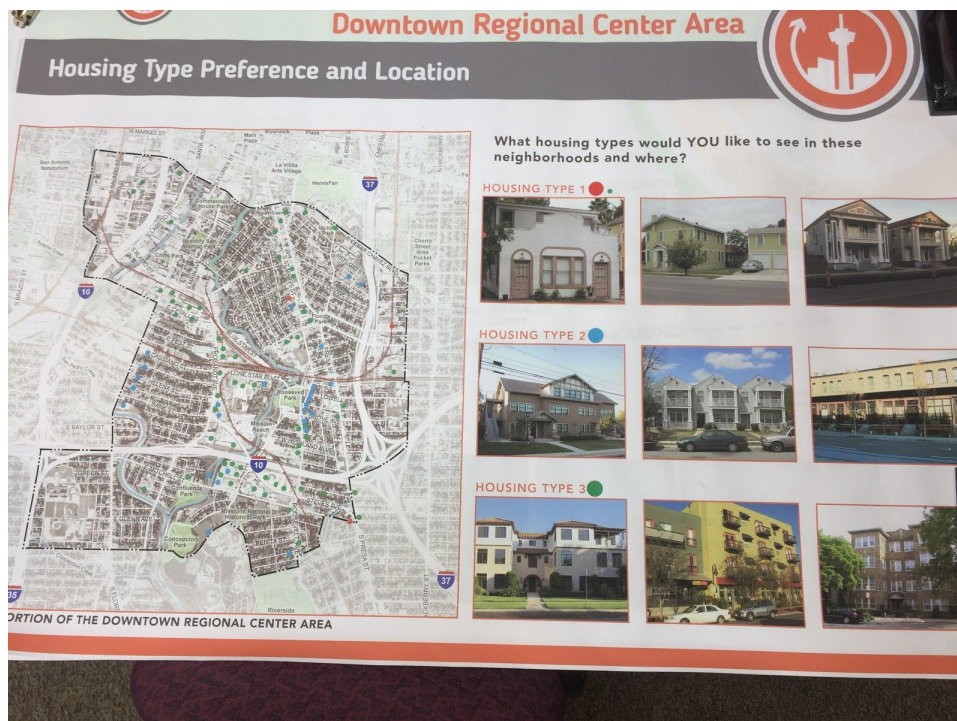


Housing

Participants were invited to review information on area demographic and economic characteristics, area housing and transportation costs, and a comparison of area incomes to area dwelling rental costs. Participants were then invited to review images of a range of dwelling types, and identify which types of dwellings would be appropriate in different areas of the plan by placing a dot on a map.

Result:

Single-Family, duplexes, triplexes, multiplex, and townhouses were indicated as appropriate for the area south of E. Cesar Chavez, with townhouses and multiplexes receiving the highest support within focus areas. In the area north of E. Cesar Chavez mid-rise apartments had the most support in areas along the San Antonio River, Hemisfair Park, and the area west of IH-35.



Next Steps

The City Planning Department will use the public's' input from Community Meeting #2, along with input generated from intercepts, focus groups, interviews, and the Downtown Planning Team meetings, to develop recommended policies for the Downtown Regional Center Area Plan. The third Community Meeting will be held in the summer of 2018 to review and obtain public feedback on draft plan recommendations.

If you have questions about the Downtown planning project, please contact Project Manager Jacob Floyd, City of San Antonio Planning Department.

Email: jacob.floyd@sanantonio.gov Phone: (210) 207-8318



SA Tomorrow Sub-Area Planning: Downtown Regional Center