



## MEETING SUMMARY

**Meeting:** Downtown Planning Team Meeting #4

**Date:** December 6, 2017

**Time:** 5:00 - 7:00 pm

**Location:** SAMA Annex Board Room

**Attendees:**

*Jason Rodriguez, VIA Metropolitan  
Transit*

*Ernest Haffner, UTSA*

*Pamela Hannah, San Antonio  
Museum of Art*

*Heather Gayle Holdridge, San  
Antonio 2030 District*

*Danny Khalil, Centro San Antonio  
JD Simpson, SA BCycle*

*Michelle Garza, San Antonio River  
Authority*

*Janis Ploetz, ULI*

*Mariah Kilbourne, disABILITYsa*

*Nicholas Melde, Lavaca*

*Neighborhood Association*

*Margie Beecher, Downtown  
Residents Association*

*Maria Nelson, Centro*

*Corrina Green, Zachary Group*

### Meeting Purpose

The fourth meeting of the Downtown Planning Team focused on review and discussion of the refined vision and goals for the plan area based on community and stakeholder input received during the first phase of the planning process. The planning team also reviewed the focus areas and key corridors mapped in the previous meeting planning team meeting #3.

### Meeting Format

Jacob Floyd, City of San Antonio Project Manager for the SA Tomorrow Downtown Regional Center Plan Project, presented the refined vision and goals and led a discussion of with Jay Renkens, Principal, MIG, Inc. Jacob Floyd and Jay Renkens then reviewed the draft plan framework map and discussed potential revisions with the planning team. The planning team then broke into two small groups to discuss the concepts of the plan framework including the focus area and corridors and their purpose, future character, and the range of appropriate building heights, as well as how they should transition to the surrounding area and potential catalytic projects.

This memo provides highlights of the meeting discussion organized into sections that reflect the primary discussion topics:

### Draft Vision

**The group provided additional feedback to further refine the vision and goals, reflected below:**

**"Tagline Vision":**

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

**“Long-form 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 goal statements describe a future direction for Downtown. More specific 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 places;
- 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;
- Utilize 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 of uses;
- 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 owner and renter 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 trails;
- 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 monumentation 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 demarcate their boundaries; and
- Address major infrastructure barriers, such as freight rails lines and interstate highways, and enhance critical connections through creative design, lighting and public art.

### Plan Framework Concept Discussion

The Plan Framework will comprise the bulk of the Downtown Regional Center Plan document, including the catalytic sites, land use, mobility, open space, housing, and economic development elements. Based on Planning Team Meeting #3 and other public engagement, a Draft Plan Framework map was created and shared at Plan Team Meeting #4 (see attached). The purpose of the activity was to inform the intended purpose and character of the focus areas and mixed use corridors shown on the Draft Plan Framework map, identify potential catalytic sites, and inform other framework elements if they arose during the course of the activity. The group activity discussions were structured to focus on one part of Downtown at a time, and the summary below is organized accordingly.

Focus Area	River North/Madison Square Park	Alamodome /St. Paul's Square	Cattleman's Square	East Cevallos	Lone Star	The Core
Purpose	Arts & Cultural institutions destination, diverse mix of dense housing types, medical offices and restaurants	Music, woven residential fabric (multiple types/options) . Address both sides of the tracks. Neighborhood scale national retailer. Connect Eastside with Downtown. Enhance Eastside of freeway.	Mixed-use, student housing with restaurants below. Arts, entertainment , art store, grocery, Arts & Entertainment offices, Zona Cultural, education district	Pedestrian friendly and bikeable, mix of residential and commercial, range of densities	Mixed-use "locals focused pearl", tech businesses, retail, multifamily, grocery, entertainment and recreation, connect to river, missing middle housing	Connected pedestrian and bike facilities. Create livable and connected residential nodes off the river, no islands and no hotels. Incentivize adaptive reuse for residential.
Character	Complete neighborhood , live and complete daily activities, storefronts, diversity, setbacks and setbacks	Safe and walkable, increased activity	University village, safety, lighting, 24/7, green space, adaptive reuse, smaller blocks/lots	Safe, well defined roads, pedestrian realm and bike facilities, road and railroad crossings safe for all users,	Middle income, local, family friendly, integrated green infrastructure, adaptive reuse,	Activated underutilized buildings, great fabric



				trees and lighting, landscaping	industrial aesthetic, added green space, shared parking	
Building Heights	Taller buildings (Martin/Broadway minimum 5 stories), up to 8 stories	4-6 stories	Up to 10 stories, setback at 2-3 stories, minimum 3 stories		2 stories along Probandt, step down to river (4 stories set back) 8-10 stories	
Transition Areas	Taper to edges	Notable buffers to establish historic properties.	Lighting, art, connect across the freeway		Bridge to Epicenter. Address rail barriers	Better underutilized lots
Catalytic Projects	Enliven/Invigorate north edge, Broadway	20 contiguous acres/parking lot (Alamodome Parking), VIA partnership and Alamodome (Sunset Station)	Connection across IH-35, Multimodal station (Centro Plaza), COSA Property, Scobey, Pedestrian connection to Westside	Alamo & Probandt, Flores & Cevallos	Address rail	Adaptive reuse (Tower Life Building), Triangle Park

**Notes:** The attendees of Planning Team #4 discussed the potential for an additional focus area to add to the Plan Framework known as “The Core” located approximately in the area south of Nueva and north of Cesar Chavez Blvd, east of Flores Street and West of HemisFair Park. The discussion notes are included in the above table, however, staff does not recommend the inclusion of this area as a focus area.

### Next Steps

The fifth Planning Team Meeting will take place February 21. Preliminary objectives for this meeting include:

- Review results of Community Meeting #2;
- Review housing and economic development issues; and
- Discuss housing and economic development goals and strategies.

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

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① RIVER NORTH / MANISON SQUARE PARK

"STILL A LOT MISSING IN A NEIGHBORHOOD"

FUTURE PURPOSE: RES. MIX, MEDICAL.

Way to become a destination → FOR CULTURAL INSTITUTIONS.

MEDICAL/OFFICE ↔ ARTS CULTURE.

FUTURE CHARACTER: A PLACE TO LIVE / COMPLETE DAY-ROUND ACTIVATION (FOOD/BEV, GROCERY) → STOREFRONT.

BUILDING HEIGHTS: NORTH / BROADWAY. MINIMUM. (5)

TALLER BLDGS (C) URBAN MIX DISTRICTS (OF RIVER)

TRANSITION AREAS: TAPER TO EDGES

CATALYTIC PROJECTS

① ENVUEEN / IMMIGRATE NORTH EDGE

② PARCELS ADJACENT TO TRANS PARKS

③ CATTLEMANS SQUARE

FUTURE PURPOSE: mixed use

- Student housing w/ restaurants below
- Arts · Entertainment · Art Store
- Grocery · A&E offices · Zone Cultural

FUTURE CHARACTER:

- University Village, safety, lighting, 24/7
- Green space, adaptive reuse

BUILDING HEIGHTS:

- Up to 10 stories
- step back at 2-3 stories

TRANSITION AREA:

- Lighting, art
- Connect across freeway

CATALYTIC PROJECTS

- Connection across 35
- Multi modal Station

② ALAMO DOME / ST. PAUL'S SQUARE

MINI TO USA FOCUS AREA

FUTURE PURPOSE: UNI. HOUSTON (EDU. DISTRICT) + SATELLITE UNI, MUSIC, WOVEN RES. FABRIC.

MULTIPLE TYPES / OPTIONS.

ADDRESS BOTH SIDES OF THE TRACKS. NPHD SCALPED W/ ART RETAILERS

FUTURE CHARACTER: SAFE & WALKABLE, INCREASED ACTIVITY.

BUILDING HEIGHTS: 4-6 (FEASIBLE RANGE @ COMMERCIAL EAST OF HOUSTON)

TRANSITION AREAS: NOTABLE BUFFERS TO EXIST. HISTORIC PROPERTIES,

CATALYTIC PROJECTS

- 20 CONTIGUOUS ACRES / PARKING LOT
- VIA PARTNERSHIP AL DOME / ST. CATHARINE

⑤ LONE STAR

Purpose: Mixed use

"Locals focused Pearl"; tech businesses

Retail; multi-family; medium size grocery

Entertainment & Recreation; Connect to river

Future Character: missing middle

middle income, local, family-friendly - integrated green infrastructure

Adaptive reuse, industrial aesthetic added green space · shared parking

Building Heights:

- 2 stories along Alameda
- step down to river (4 stories set back)
- 3 to 10 stories · step down

TRANSITION AREAS:

- Bridge to Epicenter
- Address rail barriers

Catalytic Projects

- Address rail

Examples of Plan Framework Discussion Notes.





# Draft Plan Framework Map that served as the basis for Plan Team Meeting #4 discussion

