

## MEETING SUMMARY

**Meeting:** Downtown Planning Team Meeting #7 B  
**Date:** February 5, 2019  
**Time:** 5:30 - 8:00 pm  
**Location:** Madison Square Presbyterian Church, 319 Camden

**Attendees:**

<i>Santiago Jaramillo, VIA</i>	<i>JD Simpson, SA Bike Share</i>	<i>Nicholas Melde, Lavaca NA</i>
<i>Benjamin Perry, UTSA</i>	<i>Elizabeth Kertesz, SA 2030 District</i>	<i>Atiya Mitchell, UTSA Student</i>
<i>Thomas Davis, Roosevelt Park NA</i>	<i>John Jacks, CCDO</i>	<i>Eddie Romero, Centro</i>
<i>Rogelio Munoz, World Heritage Office</i>	<i>David Huete, Haven for Hope</i>	<i>Chrissy McCain, Council District 1</i>
	<i>Colleen Swain, World Heritage Office</i>	<i>Steve Graham, San Antonio River Authority</i>

### Meeting Purpose

The purpose of Planning Team Meeting #7B was to conclude discussion of the Downtown Regional Center Plan future land use element and refine the input received during the previous discussion of complete neighborhoods and amenities and infrastructure improvements.

### Meeting Format

The Downtown Regional Center Project Manager, Jacob Floyd recapped the previous Planning Team discussions of anticipated growth and the share forecast for the Downtown Regional Center Plan area, Plan Framework mapping, and the future land use element. He summarized and displayed the revision history of the future land use map and highlighted the plan framework focus areas, existing and new developments within the plan area, and posed several questions to the Planning Team. The Planning Team discussed the future land use element as a group with notes recorded on a flipchart by Chris Ryerson, Planning Administrator with the Planning Department. The Planning Team was also encouraged to mark-up hard copy maps and add notes with specific suggestions concerning the future land use map. Jacob Floyd then presented the results of the group exercise done by the Planning Team during Planning Team meeting #7, mapping out the infrastructure and amenity elements most critical to creating "Complete Neighborhoods" in the Downtown Plan Area. He then facilitated a discussion with the Planning Team on the results and revisions to the Amenities and Infrastructure Framework Map.

This memo provides a summary of the Downtown Planning Team discussion of future land use as well as the "Complete Neighborhoods" discussion.

### Comments/Concerns - Future Land Use Element

Questions asked of the Planning Team:

- Is Regional Mixed-Use too intense given the adjacent transition to single-family residences?
  - The Planning Team generally agreed that the residential density and land use intensity recommended within the Regional Mixed Use category is appropriate

for the area currently zoned “D” Downtown District east of IH-37. However, the group expressed support for transitional development on the eastern edge to lead to development of a scale that is complementary to adjacent areas. This may be accomplished through design standards, stepbacks, etc.

- The Planning Team discussed the status of a viewshed corridor previously explored by the Office of Historic Preservation. Chrissy McCain, District 1 Council Aide, explained that while a viewshed corridor was not recommended, a “cultural overlay” would be explored in the future.
- South of the Alamodome, do you support the revision to create Regional Mixed-Use “bookends” flanking Employment/Flex Mixed-Use?
  - The Planning Team expressed support for this update given recent development approvals and context.
- How does light industrial land use fit in to the future of the West Cevallos area? Should recent approvals be used as a guide?
  - The Planning Team discussion led to a general consensus that desired general land use patterns should have a greater influence on the future land use element of the plan.

Other key comments and questions from the Planning Team’s discussion of the future and use element are summarized below. Notes and map notations are displayed as images at the end of this summary.

- The Planning Team discussed the existing residential areas within the River North/Madison Square Park focus area and what the draft future land use map meant in relation them. Jacob Floyd explained the prevalence of surface parking and vacant or underutilized buildings created opportunities for adaptive reuse and redevelopment that minimized potential displacement. Chrissy McCain, District 1 Council Aide, added that there was a significant number of short term rentals in the area.
- The Planning Team also discussed issues concerning train noise, quiet zones, and the role of the City of San Antonio in expanding quiet zones or diverting rail traffic. Further research will be done in to cities who have been successful in redeveloping around railroads in their downtown areas.
- The group discussed the role of the UTSA Downtown Campus concept plans in the formulation of the future land use element and the importance of describing the relationship between the two in the plan.
- Parking. In Downtown areas who is responsible for it? Are there potential changes to parking requirements? Should city-owned garages be built in redeveloping areas? Staff explained that the goal should be to reduce or eliminate the need for parking in the Downtown plan area through shared parking, better transit, or other means.
- Transitions along the edges of the plan area. The members of the Planning Team observed that changes in land use seemed more abrupt on the eastern edge than the west and southern edges of the plan area. This is somewhat due to existing conditions and and physical barriers such as railroads or the lack thereof.

## Comments/Concerns - Amenities and Infrastructure

- The map alone cannot adequately represent each & every place an amenity would be desired
  - Trees, pocket parks, etc. Plan needs narrative to describe goals like the “play anywhere” concept.
- Many amenities can/should occupy the same space. Overlap/combine uses such as:
  - Tree canopy, LID, Community Garden
  - Ability to layer funding sources
- The Planning Team discussed the concept of “Character Defining Features” at length. Specific questions or comments included:
  - Missing: Riverwalk, Alamo Plaza, Mission Concepcion
  - Need better definition/statement of purpose. For whom are these defining features?
  - Why are we identifying these? How will our plan affect these places?
  - These are things that exist that we want to preserve (authentic, local experience) and play off of as the area develops.
  - “Walkability” a character defining feature (like the Riverwalk)? Extend this to streetlevel. It could be more about the path or experience than the destination.
  - Should these be the “what else” places? Beyond the obvious places already protected by design guidelines, historic districts, zoning overlays, etc.
  - Should the Houston Street Corridor be added?
  - Should someplace in Southtown/S. Flores Street be added?
  - Consider adding the St. Paul Square area
  - Do some “character defining features” lend themselves to being “districts” for their character? For example, the Alamo District, St. Paul Square District, Houston Street District, Zona Cultural, etc.
    - There is overlap between the “districts” idea and the signage & wayfind priorities or program.
  - For a 300 year old city we can be very disconnected from our history (other than the Alamo)
    - We need people to be guided to/encounter our history & culture as they walk throughout Downtown and nearby neighborhoods
    - Who lived there, what did they do, what is their connection to SA history, what were the daily and family experiences?
    - Think of Boston, San Francisco, New Orleans
    - This could be reflected through public art, sidewalk plaques, etc.

## Next Steps

The next Planning Team Meeting will take place February 28,, 2019, 6:00 - 8:00 p.m., at Madison Square Presbyterian Church, 319 Camden Street.

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

Meeting summaries and presentation will be available on the project website:

<https://downtown.sacompplan.com>

2/5/19 Downtown Planning Team # 7-B

LAND USE - RIVER NORTH / MADISON SQ. PARK

- ▷ Q: R: PROXIMITY TO RESIDENTIAL AREAS
  - ↳ MANY ARE SHORT TERM RENTALS
  - ↳ PARKING LOTS
  - ↳ ADAPTIVE REUSE OPPORTUNITIES

✓ IN W/  
McCULLOUGH  
CONSORTIUM

ALAMO DOME / ST. PAUL'S SQ.

- ▷ RAIL NOISE / HORNS - ? NEED FOR ORDINANCE TO STILL ENCOURAGE RESIDENTIAL?
  - ↳ WHAT IS COSAROLE IN ORDINANCE OR DIVERTING RAIL TRAFFIC TXDOT
    - ↳ who funds it? \$\$\$
    - ↳ CASE STUDIES (DENVER, DALLAS)
    - ↳ BOND - LEVEL \$ + STATE REPS

Figure 1. Future Land Use Discussion Notes

# CATTLEMAN'S SQ. / FRIO

2

▷ CAREFULLY DESCRIBE PROCESS OF  
UTSA CONCEPT PLANS ↔ LUMAP

## NEAR EASTSIDE WAREHOUSE DISTRICT

→ REGIONAL M-U APPROPRIATE?

▷ SOMETHING MORE INCREMENTAL/  
TRANSITIONAL ON EAST EDGES  
↳ + ASSOCIATED RE-ZONINGS (CHERRY)

↳ FOCUS ON CHERRY ST. AS GREAT  
N ↔ S CORRIDOR?

▷ HAYS ST. VIEW CORRIDOR?

↳ LIKELY NO - BUT "CULTURAL" OVERLAY  
↳ POTENTIAL Δes TO DT DESIGN GUIDELINES

▷ TRAFFIC IMPACT ASSESSMENTS?

## SOUTH OF ALAMODOME (M-U "BOOK-ENDS")

LU BASED ON RECENT APPROVALS  
VS. GENERAL DESIRED LU PATTERNS  
↳ FOCUS ON INTERSECTIONS TO SET  
THE TONE

ESP. going  
into  
Dignity  
Hill

LU, OR  
DESIGN,  
STEP BACKS,  
etc.

WEST  
VALLOS

Figure 2. Future Land Use Discussion Notes

CONT...

3

▷ DO LU CATEGORIES HAVE MINIMUM DENSITIES?

## PARKING

↳ RESPONSIBILITY? POTENTIAL LOS?

↳ CITY-OWNED GARAGES?

↳ SHARED PARKING

↳ ↓ OR ELIMINATE NEED FOR CARS DT

OVER 40%  
OF CENTRO  
AREA IS  
PARKING!

▷ LU CHANGES ON E+W EDGES  
SEEM MORE ABRUPT THAN SOUTH  
EDGE... - NEED MORE NUANCE IN  
TRANSITIONS.

Figure 3. Future Land Use Discussion Notes

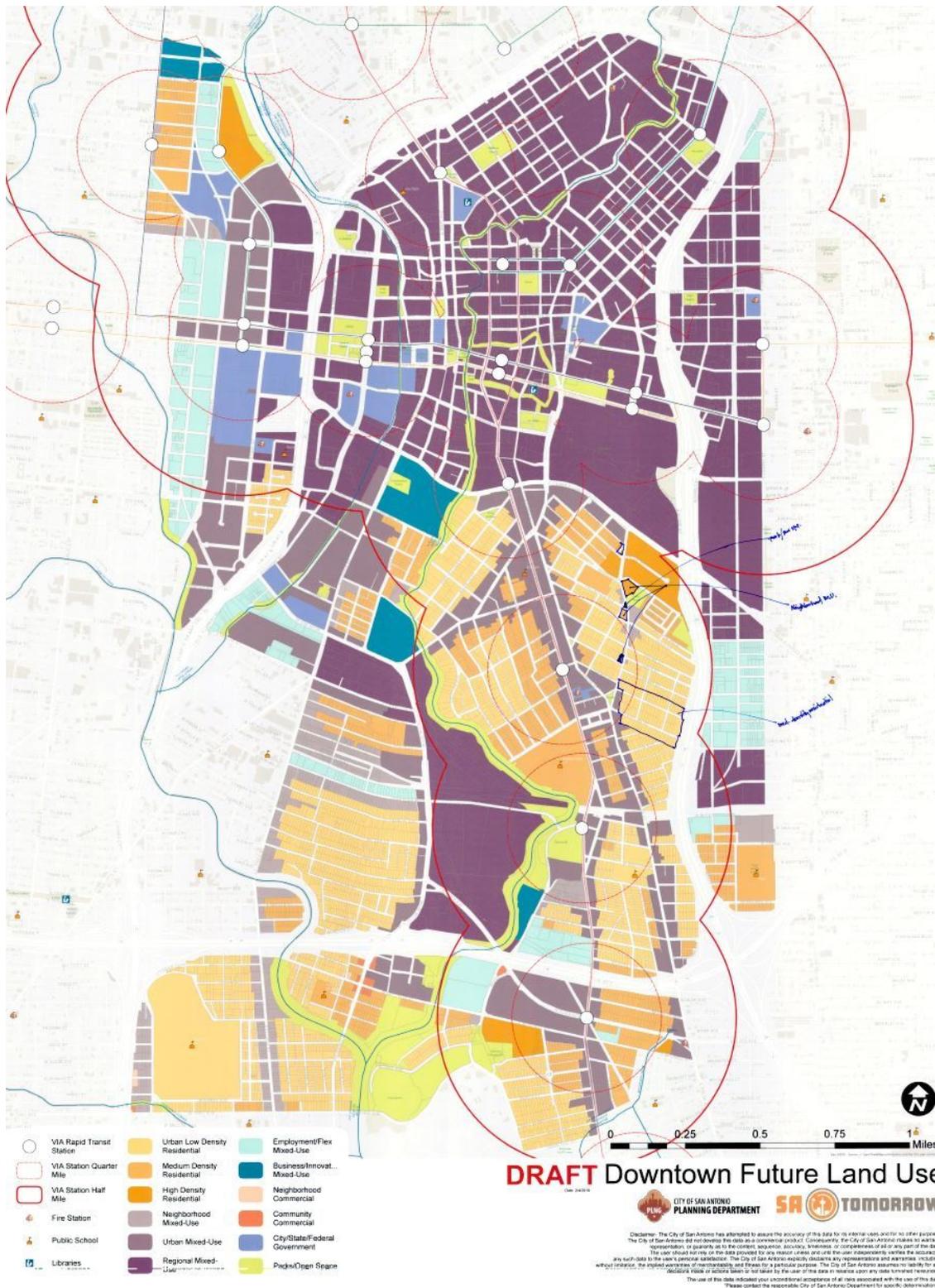


Figure 4. Future Land Use Map Notations



Figure 5. Future Land Use Map Notations Detail

# AMENITIES MAP

4

- ▷ MAP CANNOT ADEQUATELY REPRESENT EACH EVERY PLACE AN AMENITY WOULD BE DESIRED!!!
  - ↳ TREES, POCKET PARKS, etc...
  - ↳ PLAN NEEDS NARRATIVE TO DESCRIBE GOALS "PLAY ANYWHERE DISTRICT"
- ▷ MANY AMENITIES CAN/ SHOULD OCCUPY THE SAME SPACE
  - ↳ OVERLAP/ COMBINE USES
    - ↳ TREE CANOPY / LID / COMMUNITY GARDEN
    - ↳ ALSO = ABILITY TO LAYER FUNDING SOURCES
- ▷ CHARACTER DEFINING FEATURES
  - ↳ MISSING: RIVERWALK, ALAMO PLAZA, MISSION CONCEPCION
  - ↳ NEED BETTER DEFINITION / STATEMENT OF PURPOSE / FOR WHOM?

Figure 6. Amenities & Infrastructure Discussion Notes

# AMENITIES...

"WALKABILITY" as a CDF (like the Pathwalk) Street level 5

## DEFINE: "CHARACTER DEFINING FEATURES"

↳ WHY ARE WE IDENTIFYING THESE

↳ THINGS THAT EXIST THAT WE WANT TO PRESERVE AND PLAY OFF OF AS THE AREA DEVELOPS

↳ could be more about the path/experience than the destination

↳ AUTHENTIC, LOCAL EXPERIENCE

↳ "WHAT ELSE" - Beyond obvious places already protected by design guidelines, HIST DIST, ZONING overlays

↳ ADD: HOUSTON ST. CORRIDOR?

↳ ADD: SOMETHING IN SOUTHTOWN  
↳ FLORES ST.

▷ HOW IS OUR PLAN GOING TO AFFECT THESE PLACES?

↳ ADD: ST. PAUL SQ. AREA

↳ DO THESE LEND THEMSELVES TO "DISTRICTS" CHARACTER DISTRICTS  
ALAMO DIST. / ST PAUL SQ DIST. / HOUSTON ST. ETC.  
ZONA CULTURAL

Figure 7. Amenities & Infrastructure Discussion Notes

# AMENITIES

CONT. 11

6

▷ OVERLAP OF "DISTRICTS" IDEA  
W/ SIGNAGE + WAYFINDING PRIORITIES  
OR PROGRAM?

▷ FOR A 300-YR-OLD CITY WE ARE  
VERY DISCONNECTED FROM OUR HISTORY  
(OTHER THAN THE ALAMO)

↳ WE NEED PEOPLE TO BE GUIDED TO/  
ENCOUNTER OUR HISTORY + CULTURE  
AS THEY WALK THROUGH DT + NEARBY  
NEIGHBORHOODS

→ WHO LIVED THERE, WHAT DID THEY  
DO, WHAT IS THEIR CONNECTION TO  
SA/TX HISTORY, etc...

→ THINK: BOSTON, SF, NEW ORLEANS

→ WHAT WERE THE UNIQUE DAILY +  
FAMILY EXPERIENCES?

↳ PUBLIC ART, SIDEWALK PLAQUES,  
ETC.

Figure 8. Amenities & Infrastructure Discussion Notes





**SA** Regional  
Center Area

**AMENITIES AND  
INFRASTRUCTURE  
FRAMEWORK**

**LEGEND**

- Downtown Region Center Area Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area\*
- Priority Pedestrian Infrastructure\*\*
- Priority Transit Route\*\*\*
- Enhanced Tree Canopy and Landscaping
- Enhanced Stormwater Management
- Low Impact Development (LID) Techniques
- Enhanced Pedestrian Safety and Lighting
- Public Art
- Active Recreation Opportunity
- Healthy Food Access
- Community Amenities
- Signage and Wayfinding
- Character-Defining Features
- Social Gathering and Community Event Space
- Preservation Pockets
- Natural Features to Celebrate

\* Refer to the Focus Area framework for more information.  
 \*\* This layer combines Priority Nodes, Priority Bicycle Routes and Priority Streetscape Improvements from the Mobility Framework V.00.  
 \*\*\* Refer to the Mobility Framework for more details.

50

Acres

0

0.25

0.5

1

Miles

Figure 9. Amenities & Infrastructure Map Notations





**SSA** Downtown  
Regional  
Center Area

## AMENITIES AND INFRASTRUCTURE FRAMEWORK

**LEGEND**

- Downtown Regional Center Area Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area\*
- Priority Pedestrian Infrastructure\*\*
- Priority Transit Route\*\*\*
- Enhanced Tree Canopy and Landscaping
- Enhanced Stormwater Management
- Low Impact Development (LID) Techniques
- Enhanced Pedestrian Safety and Lighting
- Public Art
- Active Recreation Opportunity
- Healing Food Access
- Community Amenities
- Storage and Wayfinding
- Character-Defining Features
- Social Gathering and Community Event Space
- Preservation Pockets
- Natural Feature to Celebrate

\*\*\* Refer to the Focus Area Framework for more information.  
 \*\* This layer combines Priority Trails, Priority Bicycle Routes and Priority Streetscape improvements from the Mobility Framework (Map 1) to the Mobility Framework for more details.  
 \* Refer to the Mobility Framework for more information.

50  
Acres

0 0.25 0.5 1  
Miles

Figure 10. Amenities & Infrastructure Map Notations

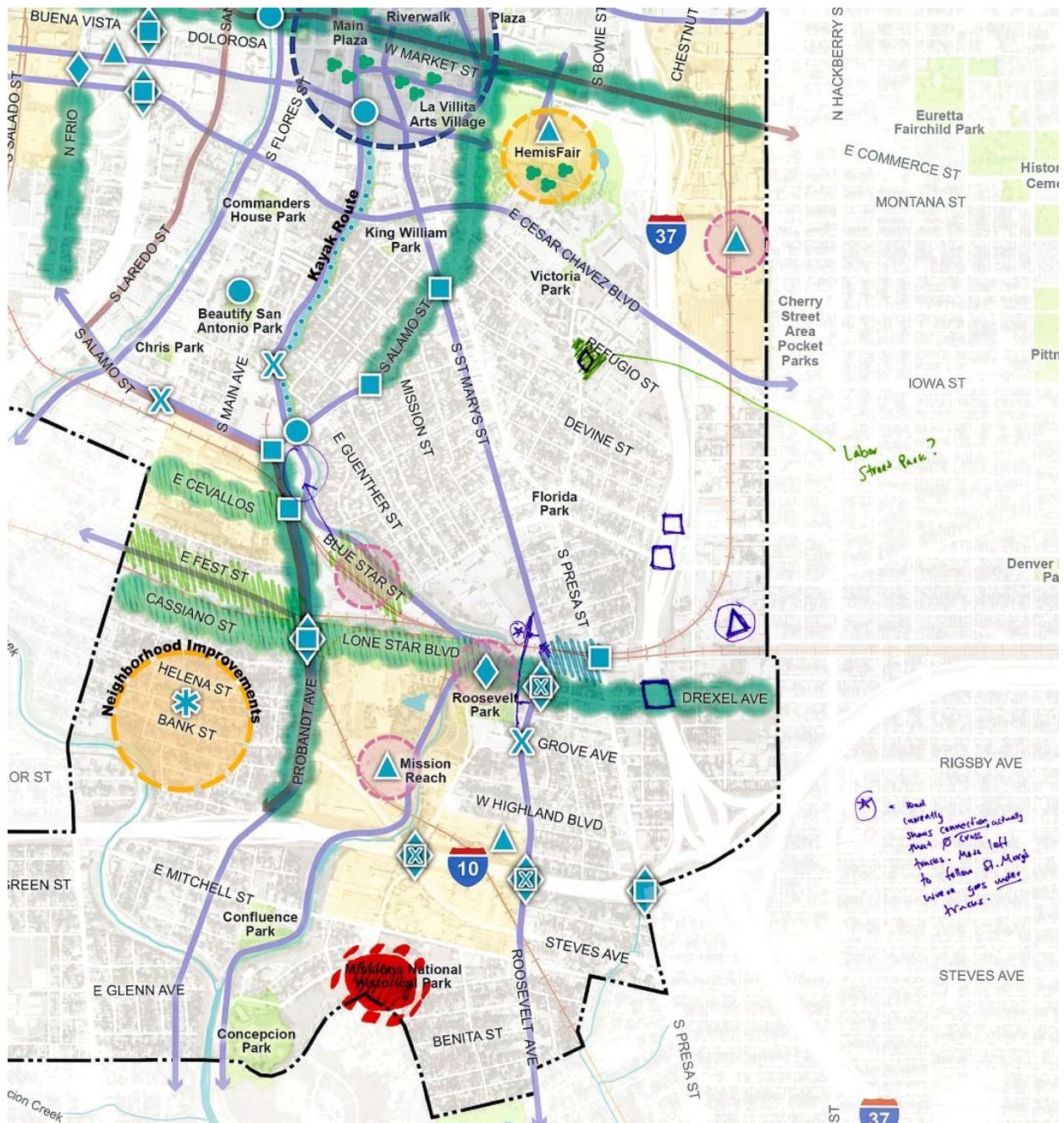


Figure 11. Amenities & Infrastructure Map Notations

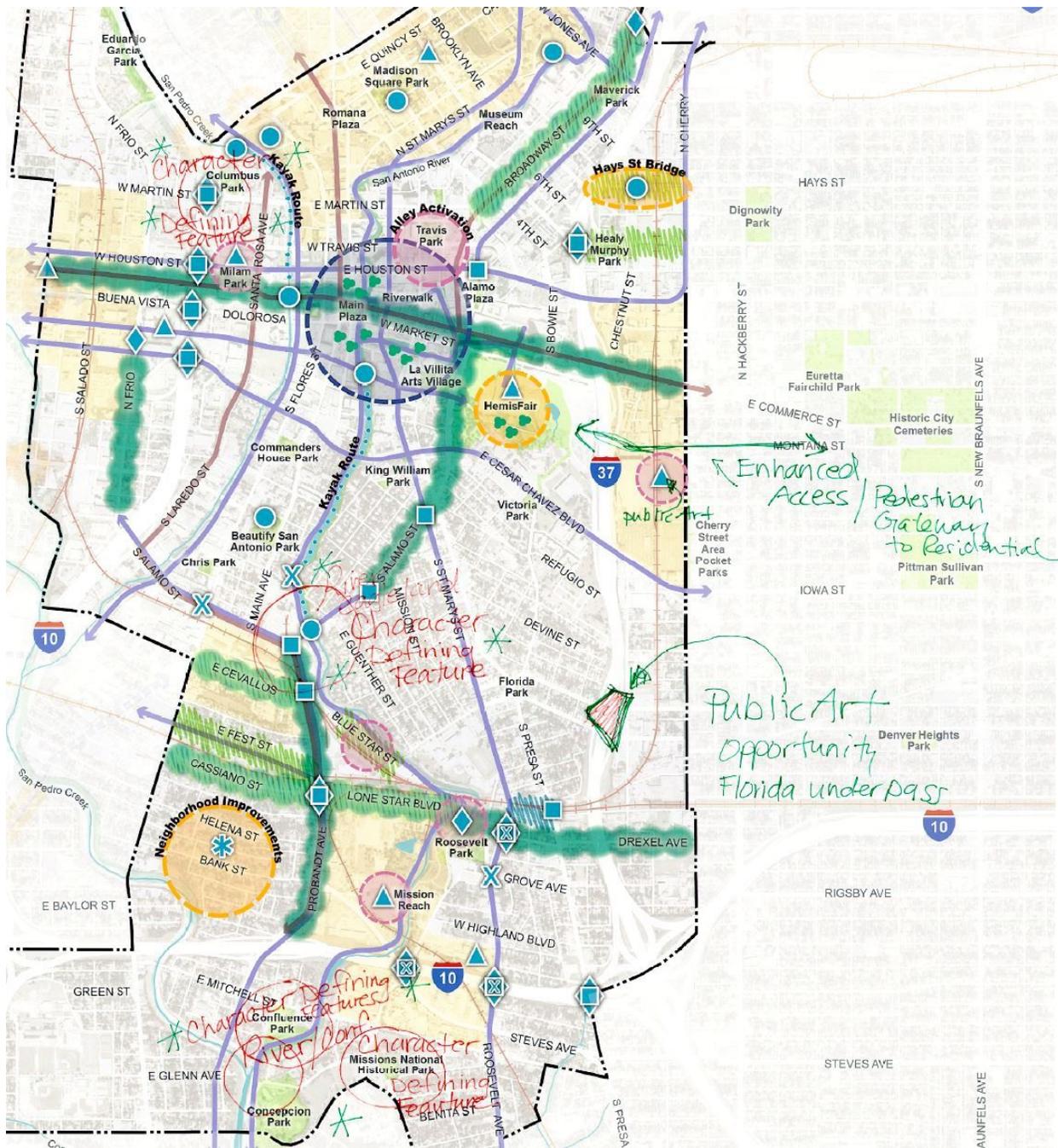


Figure 12. Amenities & Infrastructure Map Notations