



Downtown Planning Team Meeting #8

Thursday, February 28, 2019

Madison Square Presbyterian Church
5:30– 8:00 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Meeting Agenda & Objectives

- Focus Area Recommendation Preview
- Revisit Mobility Framework
- Revisit Amenities and Infrastructure Framework
- Neighborhood profiles and priorities and Neighborhood Plans
- Digital Design Charrette Results
- Webpage plan organization



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Plan Preview



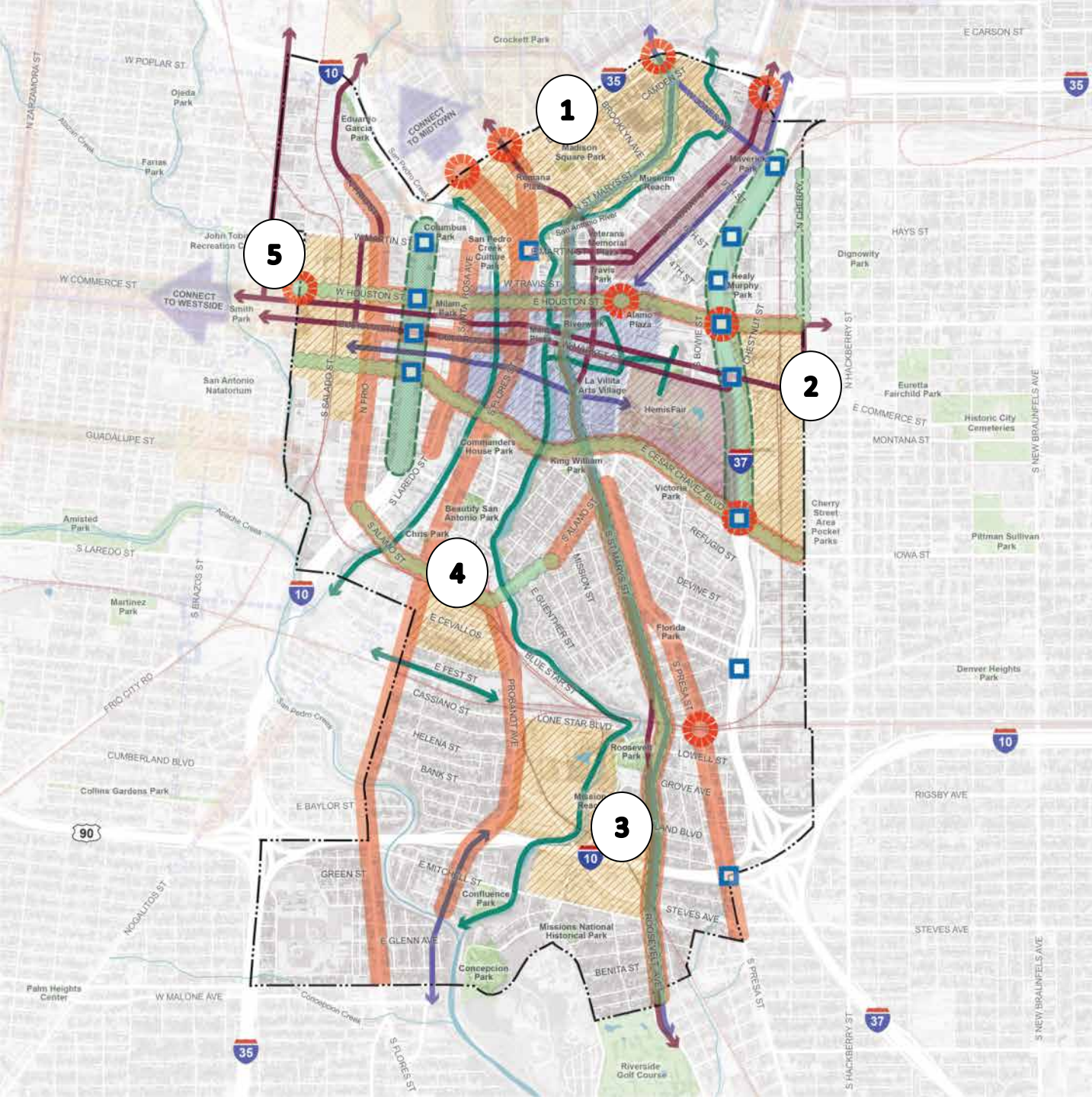
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SA Tomorrow Downtown Regional Center Area
PLAN FRAMEWORK

- LEGEND
-  Downtown Regional Center Area Boundary
 -  Rail Line
 -  Park or Open Space
 -  Stream, Creek or River
 -  Body of Water
 -  Focus Area
 -  Active Investment Area
 -  Downtown Core Investment Area
 -  Under-Freeway Parks and Open Space Opportunity
 -  Priority Transit Route
 -  Priority Trail
 -  Priority Bicycle Route
 -  Other Mixed-Use Corridor
 -  Priority Pedestrian Streetscape
 -  Improved Pedestrian Crossing
 -  Gateway Opportunity
 -  Plaza Opportunity

- 1** River North/
Madison Square
Park
- 2** Alamodome/ St.
Paul's Square
- 3** Lone Star
- 4** East Cevallos
- 5** Cattleman's
Square/ Frio
Street



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Mobility Framework



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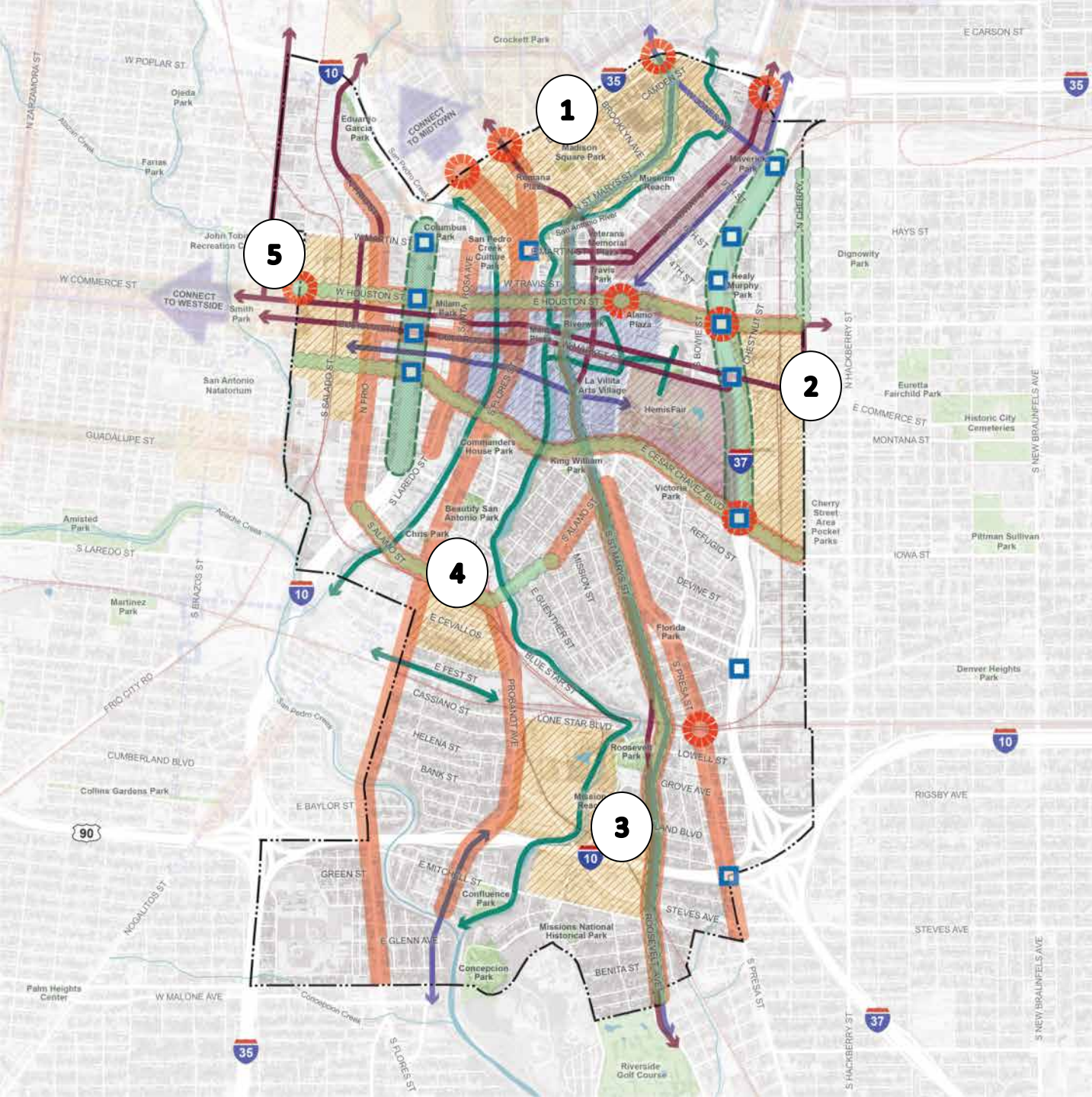
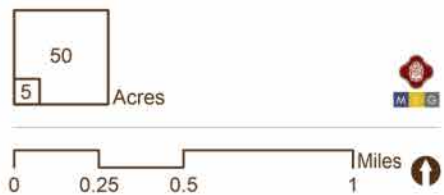


SA Downtown
Regional
Center Area
TOMORROW

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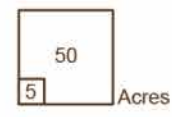
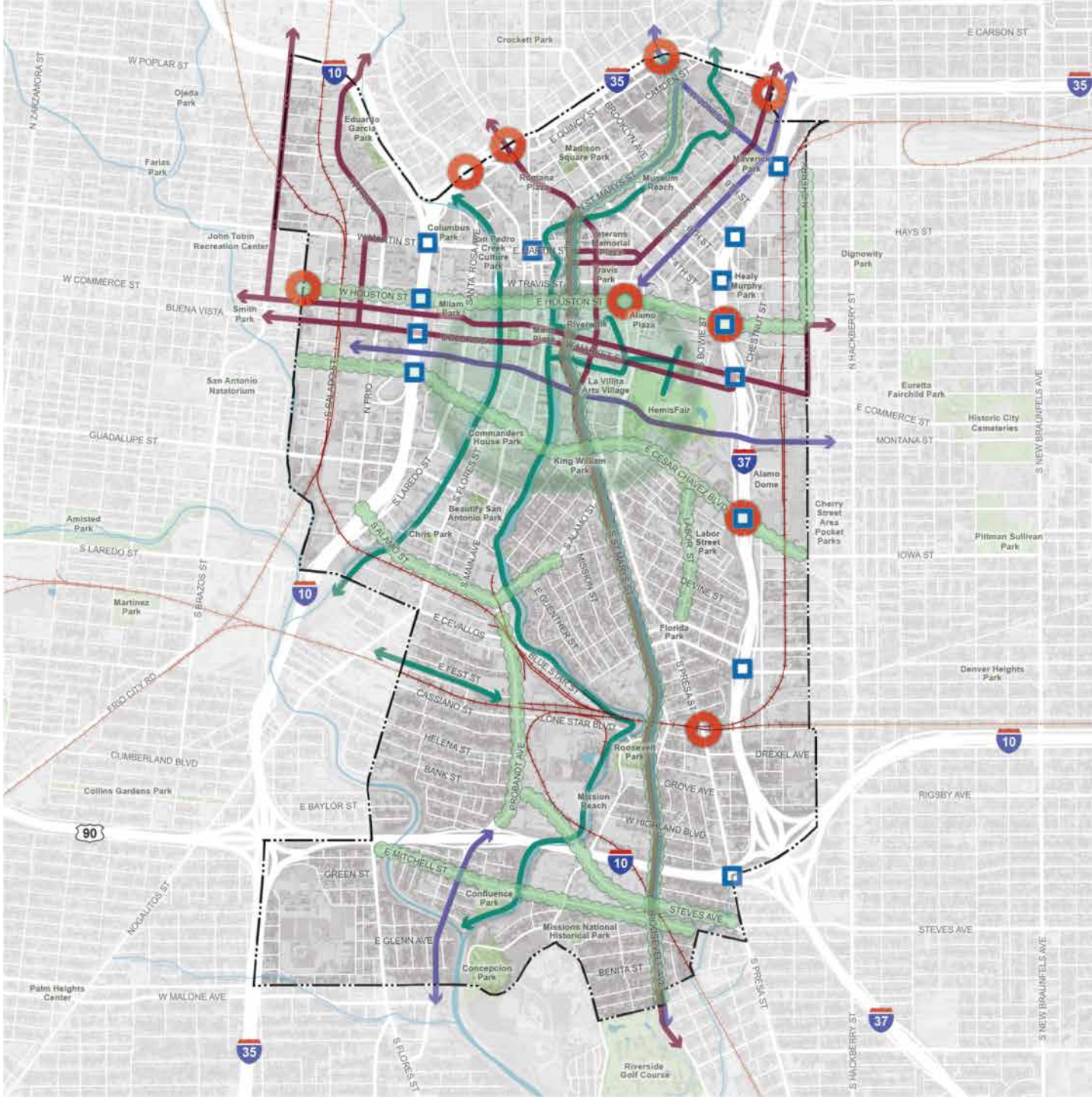




MOBILITY FRAMEWORK

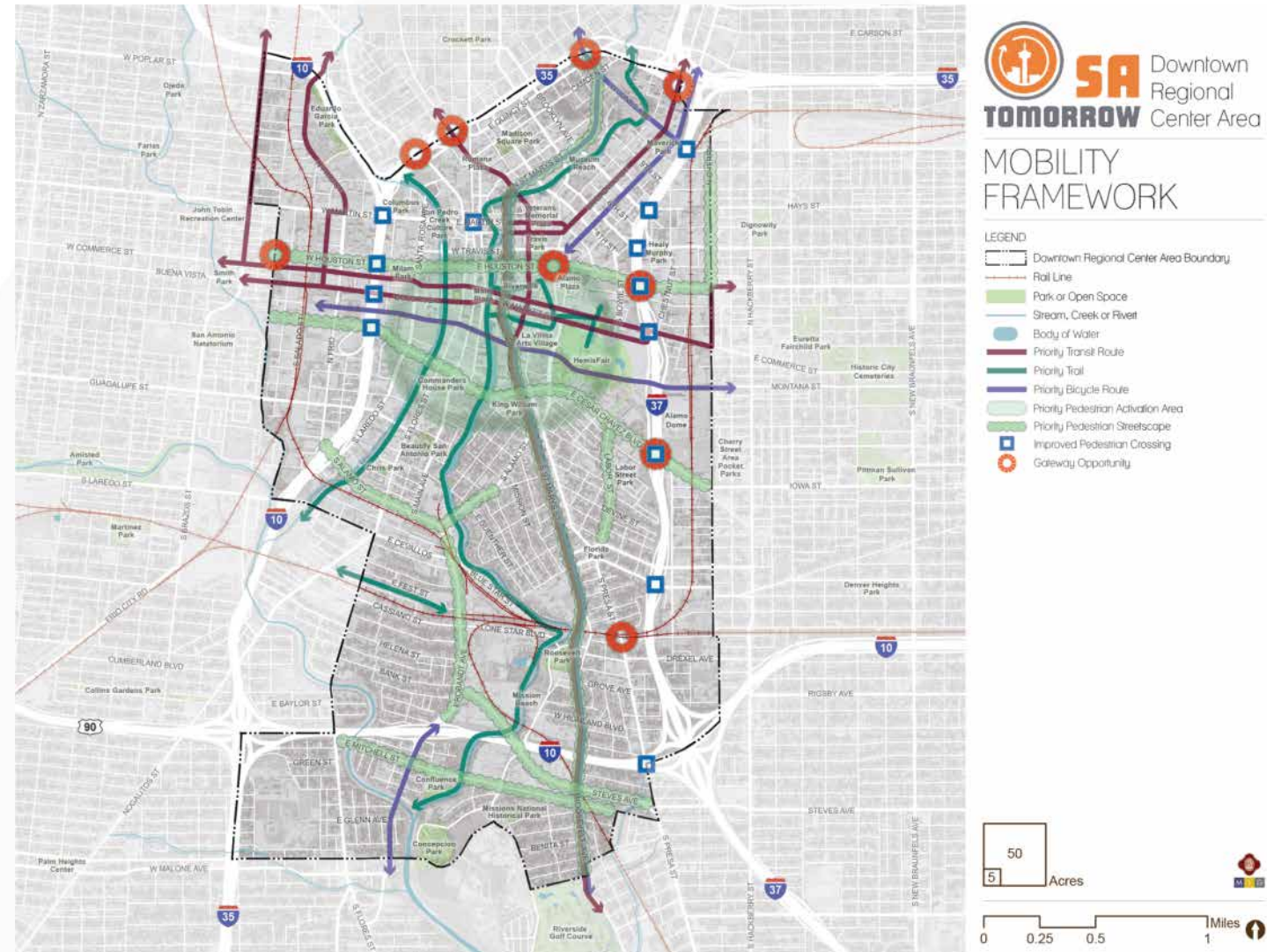
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- Priority Pedestrian Activation Area
- Priority Pedestrian Streetscape
- Improved Pedestrian Crossing
- Gateway Opportunity



Mobility

- Vision Zero (eliminate all traffic fatalities and severe injuries)
 - Studies at key intersections and segments
- Continue to implement the Downtown Transportation Study recommendations that support the vision for the Downtown Regional Center Plan.
- Expand multimodal options
- Design roadways to improve safety, access, and mobility
- Align transportation plans with future land use, community needs, and redevelopment
- Prioritize improvements near VIA Rapid Transit Corridor service
- Missing???
 - East-West connections





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Amenities and Infrastructure
Improvements

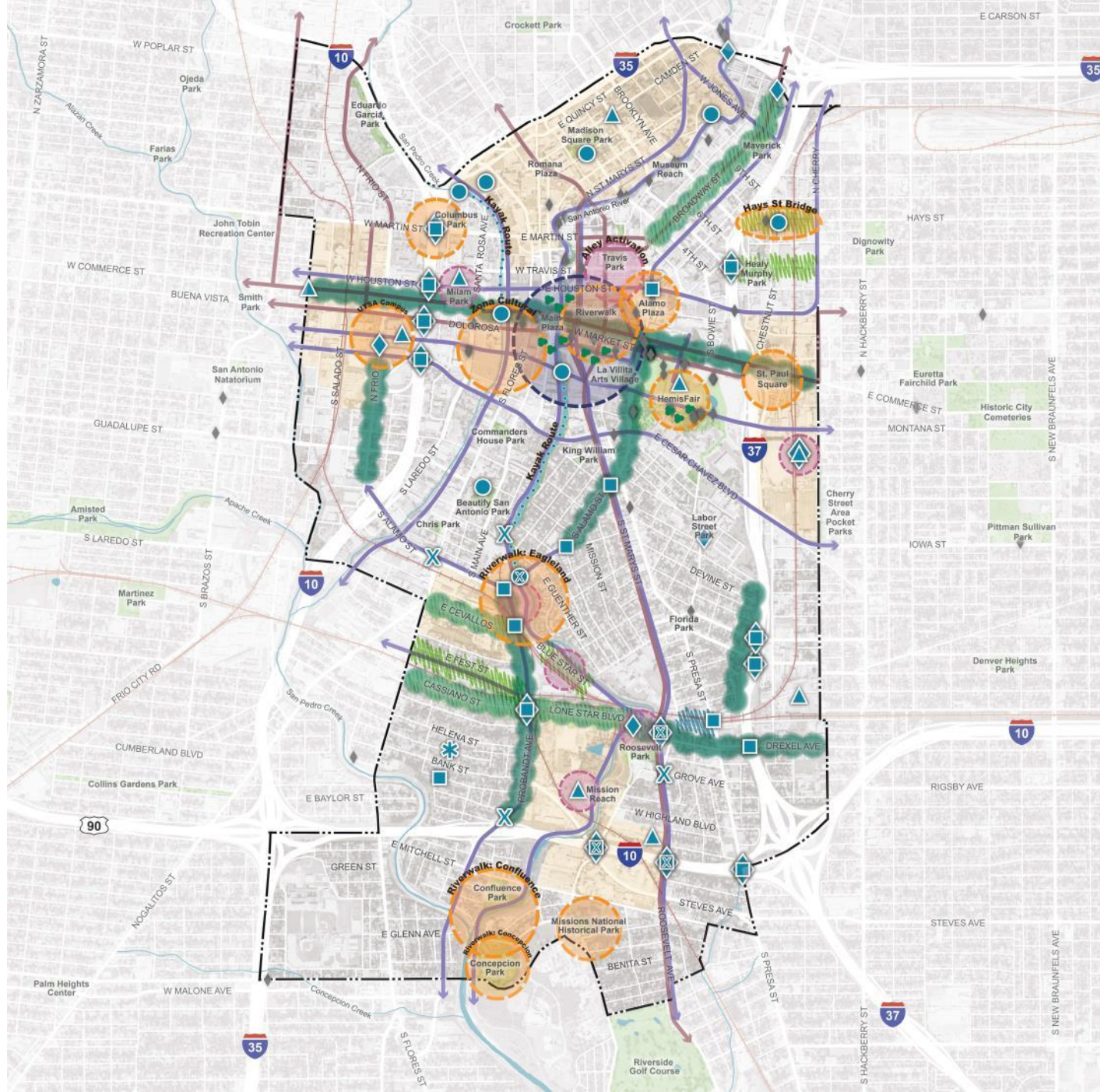
What makes Complete Neighborhoods?

- Built Form, Land Use & Urban Design
 - Define the character of a place
- Mobility & Access
 - Provide connections to and from places within the City
- **Infrastructure & Amenities**
 - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City

Infrastructure and Amenities

- “Character-Defining Features”



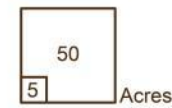


AMENITIES AND INFRASTRUCTURE FRAMEWORK

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
- Healthy Food Access
- Community Amenities
- Signage and Wayfinding
- Character-Defining Features
- Social Gathering and Community Event Space
- Preservation Pockets
- Natural Feature to Celebrate
- Existing Public Art Features

* 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. Refer to the Mobility Framework for more details.
 *** Refer to the Mobility Framework for more information.





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Neighborhood Profiles and Priorities

Neighborhood Profiles and Priorities

Strengths

- Diverse residents
- Proximity to downtown core
- Proximity to natural, recreations and historic amenities

Challenges

- Neighborhood upkeep and maintenance
- Safety
- Changes in the housing market and demand
- Incompatible development

Opportunities

- Improved pedestrian safety and comfort
- Encourage compatible development
- Green infrastructure
- Assets that attract visitors to the area
- Future rapid transit investments

Priorities

- Neighborhood Appearance
- Neighborhood Gateways and Signage
- Neighborhood mobility infrastructure
- Placemaking and space activation

Neighborhood Profiles and Priorities Process

- Initial draft based on prior public engagement and neighborhood plans.
- Visited each neighborhood association to get feedback on the initial draft.
- Revised the initial draft based on the neighborhood association feedback.
- Will meet with original neighborhood planning team members.
- Further revisions can include more content.

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

CHARACTER IMAGE

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Strengths



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NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

CHARACTER IMAGE

CHARACTER IMAGE

Opportunities

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CHARACTER IMAGE

CHARACTER IMAGE



Challenges

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Neighborhood Priorities

PRECEDENT IMAGE

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-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Descriptive Title

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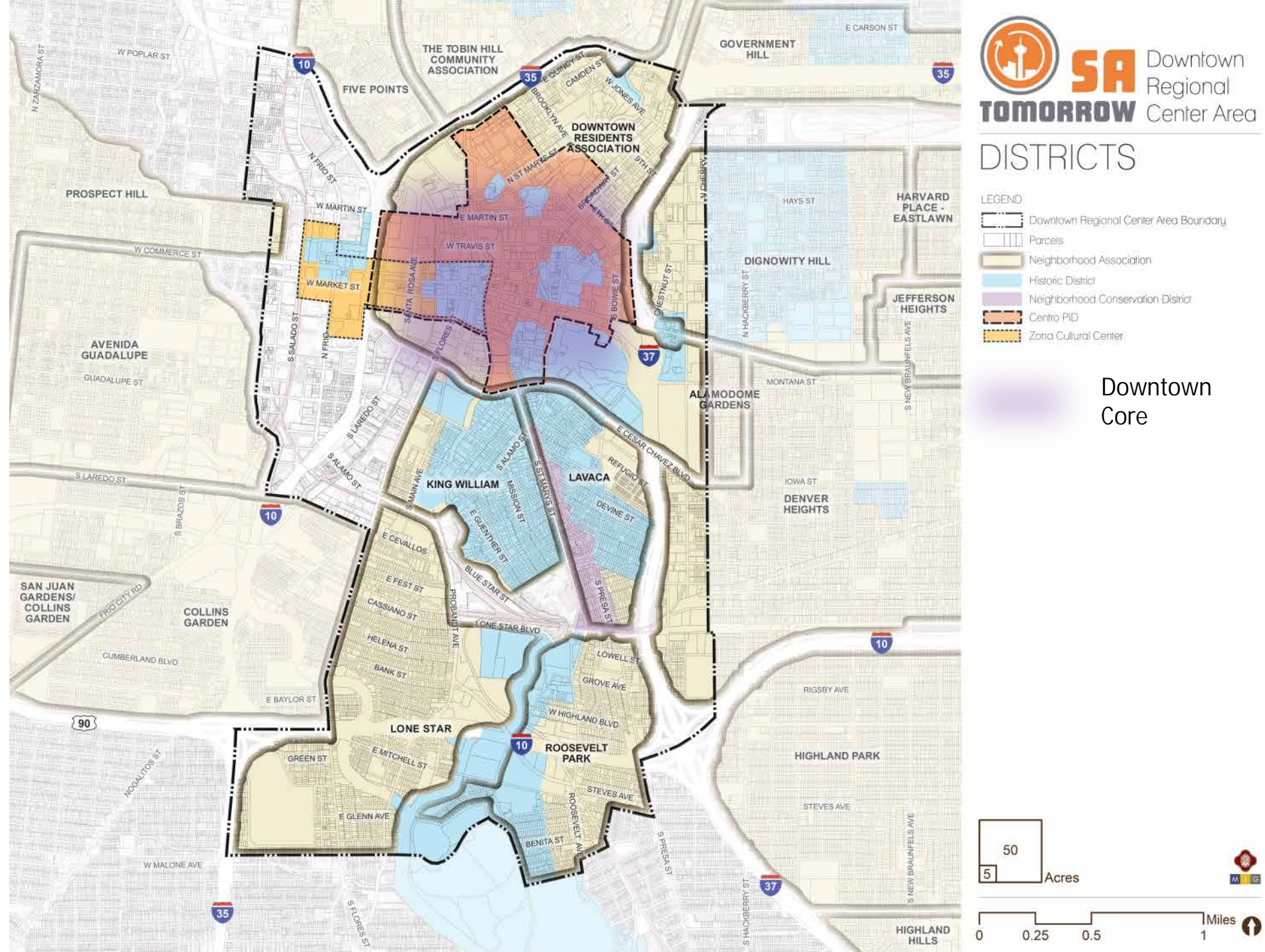
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CHARACTER IMAGE

Neighborhood Profiles and Priorities

- Downtown Core
- King William
- Lavaca
- Lone Star
- Roosevelt Park
- Portions of:
 - Dignowity Hill
 - Denver Heights



Downtown Core

Draft Priorities:

- Create a welcoming and comfortable public realm with ample sidewalks, activated open space, and a clear hierarchy of streets.
- Identify a mechanism to enhance the land pricing balance in the downtown core such as a housing fee for hotel development or hospitality zoning designations to guide hotel growth. This would be best explored in collaboration with a housing/hospitality task force.
- Encourage housing growth and create the density of people and activity sufficient to support a thriving neighborhood. Continue to provide a predictable and consistent housing incentive program to create a critical mass of dense housing.

Downtown Core

Draft Priorities:

- Implement context sensitive lighting improvements to create a safe and comfortable environment for pedestrians as well as motorists.
- Continue to provide public space services, programming and events coordination, and downtown promotion through the Centro San Antonio Management Corporation.
- Manage public right-of-way for efficiency and equity. Design and build for the needs of all users; pedestrians, people riding bicycles, people riding dockless vehicles, people driving cars, and transit users. This can be accomplished through adding protected bike lanes, dedicated lanes for rapid transit vehicles, designated parking areas for dockless vehicles, accessible sidewalks, and related amenities.

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Digital Design Charrette Results



Digital Design Charrette

- 13 Participants
- Looking at a selection of Sites/Conditions within the Downtown Sub-Area that have catalytic potential
 - Can be redevelopments, programs, streetscape improvements/investments, etc.
- Intended to be highly conceptual & aspirational
 - Balance of working within constraints, yet trying to promote visionary thinking by public & private sector interests
 - Intended to embody the vision & goals expressed throughout the process
 - **Long term** – interventions may not result at that location, yet hope to inspire across the Sub-Area

Alamodome Parking - Existing



Alamodome Parking - Aspiration



Alamodome Parking - Aspiration



Alamodome Parking - Aspiration

- Public Amenities
 - Provide public green space for parks and fields that sit on top of underground parking structures
 - Create game day fan space for amenities and tailgating



Alamodome Parking - Aspiration

- Parking Garages
 - Integrate parking structures that accommodate residential units and Alamodome fans
 - More intentional and effective use of vacant land



Alamodome Parking - Aspiration

- Street Scape Activation & Building Scale
 - Residential buildings interact with street front to create a dynamic and pedestrian-friendly streetscape
 - Sensitively scaled building massing to respect adjacent neighborhoods



Alamodome Parking - Aspiration

- Mixed-Uses
 - Design desirable retail and restaurant strips integrated within multi-family units
 - Concentrate mix of uses around shared pedestrian spaces leading to Alamodome



Downtown - Existing



Downtown - Aspiration



Downtown - Aspiration

- Mixed-Uses
 - Mix of retail, residential and office uses to serve locals and attract visitors
 - Added density to empty lots to increase the land value and enhance the streetscape



Downtown - Aspiration

- Street Level Amenities
 - Provides protected bike lanes along Nueva Street
 - Incorporates public plazas with vegetation and art opportunities that soften and activate pedestrian spaces



Downtown - Aspiration

- Vertical Public Spaces
 - Providing amenity decks and terraces that cater to residents and office users and create dynamic views of the San Antonio River



Downtown - Aspiration

- Bus Rapid Transit (BRT)
 - Making transit systems easier to use by providing high-frequency transit stops, dedicated transit lanes and comfortable transit shelters



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Web Page Plan Introduction



CITY OF
SAN ANTONIO

SA Tomorrow Midtown Regional Center

"The future of Midtown is family friendly and safe with places to enjoy the outdoors, great music and food, educational stepping stones for the future, continued diversity, and a strong heart and soul of our City."

- Midtown Community Member

Vision And Goals

[Plan Outline](#)[Existing Conditions](#)[Vision & Goals](#)[Plan Framework](#)[Catalytic Projects](#)[Neighborhood Action Strategies \(Coming Soon\)](#)[Implementation](#)

REGIONAL CENTER VISION

...rpinning of the Sub-Area Plan and are intended
...ks Area Regional Center.

Plan Framework Introduction

Focus Areas

Mobility

Amenities
Infrastructure

Land Use

Housing

Economic
Development



PLAN FRAMEWORK

?



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Next Steps



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Downtown Project Phase Update

1

Project Chartering

Refine scope and schedule; analysis of growth capacity; establish Planning Teams

Spring through
Summer 2017

2

Analysis & Visioning

Existing conditions research; vision/goals framework; stakeholder input; Community Meeting #1

Summer through
early Fall 2017

Planning
Team
Meetings #1-3

3

Plan Framework

Opportunity areas; catalytic projects; develop Plan elements; stakeholder input; Community Meeting #2

Fall 2017 through
Spring 2018

Planning
Team
Meetings #4-7

4

Recommendations & Implementation Strategies

Action and phasing strategies; draft Plan elements; stakeholder input; Community Open House

Spring 2018 through
Winter 2019

Planning
Team
Meetings #7-9

5

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Winter 2019 through
Spring 2019



Where do we go from here?

- Next Steps for Plan Development:
 - Planning Team Meeting #8: discuss Neighborhood Profiles & Priorities, review Digital Design Charrette results, review final Plan Framework
 - February 28, 2019
 - Finalize draft plan content for public release
 - Early April 2019
 - Community Meeting #3: Review of final plan recommendations
 - mid to late-April 2019
 - Planning Team Meeting #9: Discuss the draft plan and planning process
 - mid-April 2019

Where do we go from here?

- Public Draft, Public Review & Comment
 - “**Working Draft**” will be released to the public on April 8, 2019
 - Comments received by May 6, 2019 will be reviewed and considered for inclusion in the “**Administrative Draft**.” This is the version that will proceed through the Adoption Process.
 - The Administrative Draft will be released to the public on May 20, 2019.
 - We will continue to solicit and accept comments on the Administrative Draft throughout the adoption process, but the document itself will not be edited until final adoption.

Where do we go from here?

Public Hearings and Adoption Process Downtown Regional Center Plan

June 4 or 11, 2019 – Comprehensive Plan Committee briefing

July 10, 2019 – Planning Commission briefing

July 24, 2019 – Planning Commission hearing and recommendation

September 19, 2019 – City Council A-Session hearing and adoption



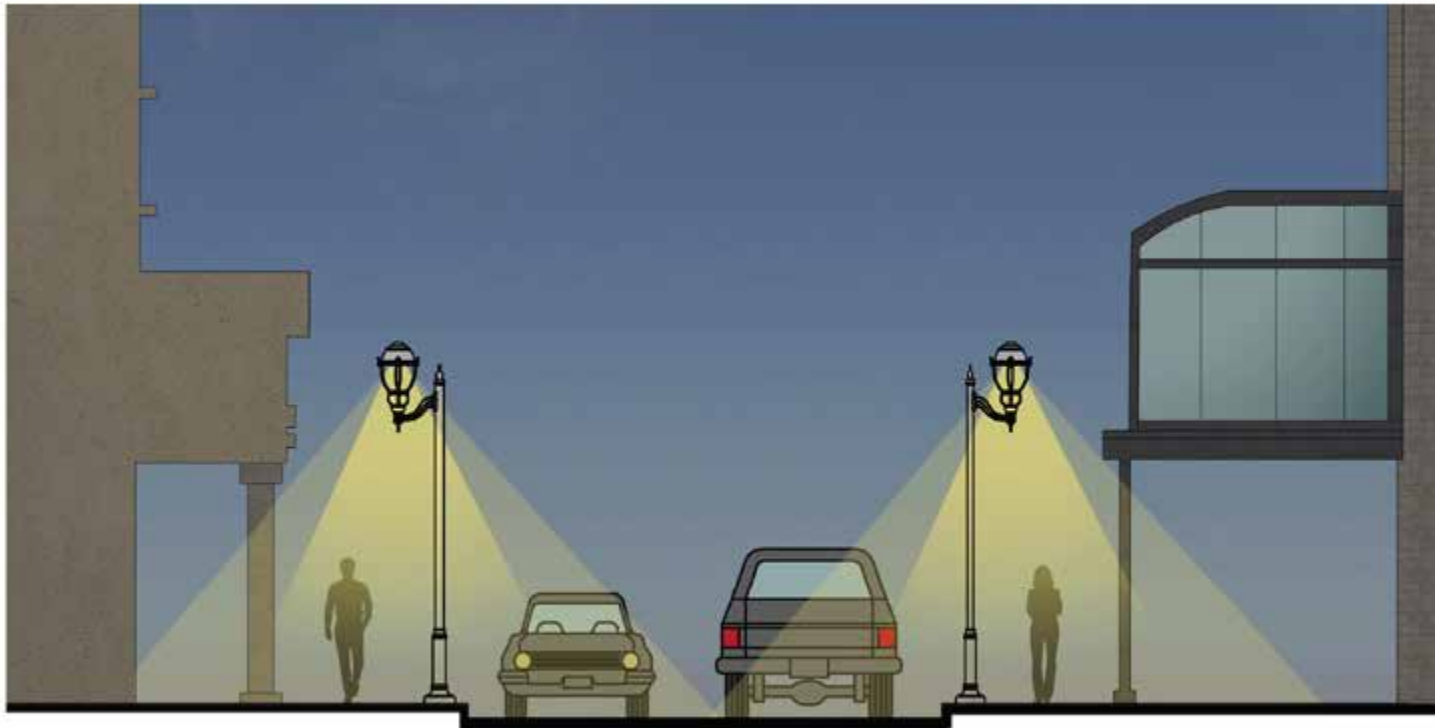
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Street Profile E: cross-section

Urban Lighting Master Plan

