

MidTOWN Brackenridge SAN ANTONIO, TEXAS

MidTown Brackenridge Master Plan Public Workshop #1 Appreciations and Concerns Exercise

Photos of group maps are at the end of the transcripts.

St. Mary's Street/River Road/Tobin Hill/Monte Vista

Concerns

- No good growth along this street
- Lack of walkability under underpasses to Mulberry and St. Mary's
- Mulberry Street is bad for biking from St. Mary's to US 281 access roads
- Bike path problems
- Sustain business/entertainment along St. Mary's (seems like business come and go and can't be sustained)
- Increase parking/that work with all the street lighting of the stakeholders
- Vehicular traffic interfere with public activities
- Access with infill development
- ? Parking
- Concerns there are only 2 exits of back neighborhood. Need additional exits
- No bike lane on Broadway
- Heavy traffic and unsafe crossings on Broadway
- St. Mary's from 281 S. needs attention-sidewalks
- Traffic on St. Mary's St. and entrance and egress from River Road neighborhood
- Traffic/Lack of Mobility
- No grocery stores
- Speeding traffic especially St. Mary's
- Adaptive re-use of non conforming commercial N. St. Mary's/Broadway
- Office space bad
- Parking shortage
- St. Mary's-small scale development
- Concern about safety at night (no lighting)
- Ashby Place says "no trucks" but what about buses (parked Star Storage)
- Ugly Flasher Equipment effect on E. Locust and drainage is bad
- Lack of code enforcement, encourages blight
- Streets don't encourage development
- Grocery store desired (HEB Pantry?) or neighborhood needs store
- Need grocery store
- Sidewalks are needed on streets off of N. St. Mary's to Craig, Russell

- Encourage pedestrian connections between St. Mary's & Broadway
- Costs of improvements- i.d. ing the money
- Area around Hawthorne school needs more lights and some sidewalk work
- 281 and Mulberry underpass needs clean up and enhancements
- Purposeful location of sidewalks
- Sidewalk should be straight (purpose and distance)
- Narrow street traffic

Appreciations

- Eloise G. Bustamante-St. Mary's St. I like because I am close to the church
- N. St. Mary's St.- Opportunity for more small business expansion
- Take advantage of business community on St. Mary's
- YMCA Branch
- Meandering street (St. Mary's)
- Art/Entertainment possibilities/like South Congress in Austin
- Existing character and recent improvements throughout residential area
- Pecan trees/isolated neighborhoods
- Entertainment cluster on N. St. Mary's
- Good restaurants for lunch
- Somewhat walk able
- Low density housing
- Underground utilities, better lights, better linkage to zoo
- Character of St. Mary's Corridor
- Love the selection of independent restaurants in N. St. Mary's
- Affordable homes
- Huge opportunity, west of river east of St. Mary's st. (under utilized)
- St. Mary's corridor has great potential for new exciting resurgence
- Great assets St. Mary's
- Current successful small business (St. Mary's)
- Investment opportunities/conservation development
- Opportunity to be present of development of area I was born in
- Monte Vista-Visibility, Connectivity, Continuity, Walkability
- Historic Homes
- Historical homes, family living improvement. Tax incentives for investors and homeowners

River-Josephine

Concerns

- Light industrial uses are mixed in with neighborhood
- Eloisa G. Bustamante- flooding concerns
- No one had repurposed the Butter Krust store front
- Blind spot on corner of Myrtle and Euclid
- Lack of shops and services west of river improvements
- Owners/Landlords don't seem to desire to create a unified or pedestrian experience

- Connection to River North/ access benefits both neighborhoods
- Westgate apartments built over city property-alley way on Brahan
- Lack of attraction along pedestrian walk which creates a sense of desolation along river corridor
- Pedestrian unfriendly, hard surface, lack of green
- Ensure continuity on improvements to Broadway between Midtown and River North
- A lot of abandoned and should be abandoned property in greatly distressed condition
- Grayson-Josephine ability to walk
- Concerned about having to relocate
- 281-barrier (wall)
- Public improvements
- Pedestrian friendly sidewalks
- Parking under highway at Pearl
- Great access to highway
- Signs on River at Josephine to 281 suggest walk to park and museum (but actually no access)

Appreciations

- Opportunity: multiple downtown lots with rundown businesses with river frontage
- Pearl Development
- Josephine- good access to new river expansion, nice older subdivision
- Trail of the North River walk around the Pearl
- River walk improvement -I'm interested in (when) they'll start Josephine area
- Pearl Redevelopment project is a wonderful asset
- SARIP and linkage to downtown area beautiful and inviting
- Access to River/Improvements to Museum Reach
- ACCD investment/Butter Krust redevelopment good-but will they relate to street
- Trolley-Yes
- The culinary school and food focus of Pearl
- River congestion development
- Pearl district a great anchor
- Pearl improvements and related business are bringing life back to the area/River North has improved quality of life in area
- I like the mix of the neighborhood commercial/residence (lower Broadway)
- Pearl's effect on adjacent
- Good access to river walk and downtown
- Network connectivity- street/vehicle parking-sidewalks/pedestrian-alternate transportation/streetcar
- Great potential for retail
- Broadway South river improvements
- Potential staging center for transportation HUB
- Look at the turn of the century (1900's to 2000's) in Tobin Hill area
- Good mix of residents

- Pearl Brewery development is very nice, River Walk extension is great- with gates
- Pearl development
- Pearl Brewery-sustainable development, model, mixed-use model
- Eclectic current revival (Pearl)
- Commercial Grayson
- River expansion that it exists and was done well
- Great high schools
- Schools? Nice great schools – to attract residential

Lower Broadway/Westfort/Government Hill

Concerns

- Deteriorating buildings and empty apartments
- Challenge: How do we integrate them? To create a better urban expectations
- Lack of continuity in urban fabric/crime/poorly maintained businesses and living units
- The “Bar on Broadway” is loud and detriment
- Do not have Fort Sam open up Pine Street from I-35 to Eleanor (as in their proposal)
- Vacant parcels of land
- Parking pedestrian
- Bike lanes along Broadway
- Width of Broadway-needs islands/safe zone for pedestrians to cross
- Speed of traffic
- Update multi-family
- Concerned about street shutdowns
- Narrow sidewalks
- Pearl not well connected to Government Hill
- Pearl helping make lower Broadway destination (would love to see Butter Krust/Playland/Turn down dealerships redeveloped as well)
- Sun Harvest Nacogdoches and 410-look into putting ne on lower Broadway
- Run-down rental properties
- Safety around the old Dodge Dealership
- Tagging along Broadway and Mulberry
- Lack of local grocery store that isn’t Central Market
- Lack of development on lower Broadway
- No large grocery store, centers needed (Wal-Mart, HEB, etc.)
- Vacant businesses along Broadway
- Graffiti all
- Government Hill needs a lot of clean-up (spills into lower Broadway)
- Lack of connection to Fort Sam
- SAISD parking and congestion for Government Hill Neighborhood
- SAISD-under developed, opportunity to generate increment for infrastructure
- Schools need help
- Proximity to Ft. Sam Houston

- South end (Broadway) possibilities with historic buildings
- Empty buildings lack of good housing, lack of grocery and other merchants
- Ft. Sam traffic
- Fort Sam gate closure
- Pedestrians, difficulty crossing Broadway
- Property Owners who are unwilling to redevelop leases or sell
- Lack of better multi-family housing
- Homeowners and investors need money or tax incentives to clean up the neighborhoods. Grants
- No section 8 housing please, needs grocery store and drug store in area. Like area-need more businesses. Ft. Sam bringing in more personnel. River beautiful, Park beautiful.

Appreciations

- Opportunity to connect to new mission at Fort Sam location for residential living/entertainment
- Tremendous neighborhood assets, Manhneke Park, Tobin Hill, Westfort Alliance, and Government Hill
- Historic and Cultural assets Grayson Government Hill
- Pedestrian friendly sidewalks
- Opportunity for urban renewal
- Opportunity: Take advantage of connection to bike trails/Brackenridge Park with business locations
- New jobs to Ft. Sam mean more opportunity for landlords and business owners- if we can draw them off base without fear or concern
- Connection-Broadway north/south downtown to Alamo Heights and above
- Area attractions cultural
- Happy to see life coming to a beautiful historic part of town
- Kiddie Park doing a good job
- Potential for redevelopment (lower Broadway)
- Pearl redevelopment (lower Broadway)
- Automobile related businesses and subsequent image
- Tremendous neighborhood assets, Manhneke Park, Tobin Hill, Westfort Alliance, and Government Hill

Upper Broadway/Brackenridge Park/Mahnke Park

Appreciations

- Shopping/good property values
- Easy connection to downtown through Broadway
- Arts corridor
- University connections in the area
- Older structures
- Amenities commercial public
- How long will river improvements take
- Broadway as a "Great Street"

- Parking, biking, sidewalks and curb appeal
- Brack Park-good
- Witte Museum-good
- Brackenridge Park area – The outdoor spaces available – It’s very attractive
- Children’s corner Pks. Dept. and Kiddie Park
- Double street of retail
- Entrance to Brackenridge/Witte landscaping obvious public investment
- Butter Krust is part of SA city film district plan
- Lions Field is great (why did parks dept. remove tennis courts)
- Opportunity to have adaptive re-use of historic alligator gardens as bike station
- Kiddie Park reinvestment is fabulous
- New park amenities for private stretch of the river
- Implement bike SA plan
- Pedestrian bridge over Broadway at Hildebrand
- Bikeway (off-road) connecting McNay with Botanical Gardens to Witte to Museum of Art
- History of Park and access to natural area in Brackenridge and along area (River Area)
- Potential of Ave. B
- The beginning of the connectivity to downtown
- “The Park”-as a magnet
- Nice place, peaceful bike rides thru river roads area-(not government hill)
- Great access to park if not from my office
- Walking distance to key areas
- Museum Reach Improvement
- Proximity to park
- Excellent access to public parks
- Brackenridge Park beautiful
- Brackenridge Park- Historic, Location, Diverse
- Park and River green infrastructure, recreation, urban green space
- Re-developed Brackenridge golf course
- River beautiful
- Catalpa ditch major opportunity. Great retail edge
- Character of the existing historic homes in Mahneke Park
- Love the bike lane and new street on N. New Braunfels, Eleanor to Pershing
- Out of state landlords undergoing a lot of foreclosures and creating investment opportunities (would be better if Bexar County would adjust down appraisals to suit)
- People in our neighborhood care about preserving original housing density, preserving trees, architectural style. Diversity of business, museums, and parks
- Mahneke Park great potential
- Tremendous neighborhood assets, Manhneke Park, Tobin Hill, Westfort Alliance, and Government Hill

Concerns

- Corridor/heavy traffic moves so quickly that pedestrians are sparse/desire: slow traffic/on-street parking
- Preserve and protect charm and character of neighborhoods. It is a unique aspect of area
- Graffiti and things on the rise, along with burglary and drug activity
- Traffic- Ft. Sam traffic intrudes into Mahncke Park without regard that the area is someone's home
- Contain commercial interact to the current relationship to residents (no expansion of commercial- no zoning changes)
- The ability of well-placed city developers are able to override existing zoning and neighborhood Master Plans.
- High density housing-buildings that have no reference to current building styles (tower)
- Homeless wandering and living in neighborhoods
- Up keep of apartments in Mahncke Park
- Change in the mixture of current home values
- Lack of sidewalks on UIW side of street
- McCombs condos do not relate to street level at all
- The Hildebrand/Broadway intersection was re-designed without any neighborhood impact
- Lacks of ADA sidewalks around the zoo and university, opening to statue park
- Bad zoo traffic during spring break
- Lack of pedestrian access to UIW
- Lacking pedestrian and bike path east/west
- Is there any reason that I may not be allowed the legal use of my property?
- Historic Motel, what was once a brothel for Fort Sam Soldiers
- Garage access only from street on tertiary streets not primary or secondary
- Improve connection from Brackenridge Park to rest of area-the park seems hidden
- Not enough trees along Broadway
- Increase parking/that works with all the stakeholders street lighting
- Traffic Increases East/West St. Mary's
- Brackenridge Park main entrance at Broadway needs major improvements-visitor center
- Connectivity on trails all the way to Hildebrand from downtown as much as possible on the river
- Feral animals (cats, dogs, raccoons, possums, skunks) animal control
- Maintenance in the park-trails, trash, overuse
- Homeless in the park and on Broadway
- Pedestrians unfriendly on Broadway
- Concerns that our property remains as intact as possible
- Unauthorized crossing of property due to lack of sidewalks, people and road access conflict with no left turn
- No left turn at Mulberry/NSM
- Hildebrand/Broadway congestion
- Traffic on Broadway, Hildebrand and Mulberry. Conflict for cyclist due to lack of shoulder room to ride.

- Visibilities of park facilities
- East/West vehicle traffic and bike lanes
- Walkway sidewalks accessibility
- Open culvert-could be enhanced to make Ave B alternative bike path to Broadway
- Stray animals
- Homeless, prostitution
- Lighting and safety
- Traffic back-ups on Mulberry ruin a pretty cut-through
- Narrow sidewalks
- Brackenridge Park is not perceived or understood from outside park (Broadway, Hildebrand on 281), draw it out/gateways, signage, etc.
- Inadequate zoning standards
- Lack of safe bike lanes on Broadway and Mulberry
- East-West traffic flow between 281 and Broadway
- Zoo signs on St. Mary's needed
- Lions Field is a dead area. What is the opportunity?
- Parking needed to serve zoo
- Traffic flow in upper Brackenridge, park once (shuttle)
- Parking needed in poor areas for Witte, Zoo
- Code compliance all or nothing
- Safety sidewalk-pedestrian
- Concerned entrance to park and zoo be developed into tourist concerns
- What kind of improvements will be made to River Road
- What about taxes in this area? Are they going up?
- Traffic at Broadway and Hildebrand

CITY OF
OLMOS PARK

CITY OF
ALAMO HEIGHTS

2

MONTE VIST

EDGE

CKE PARK

WESTFORT

FORT SAM HOUSTON

TOBIN HILL

GOVERNMENT HILL

RIVER NORTH

MIDTOWN *Brackenridge* SAN ANTONIO, TEXAS

CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

The plan identifies areas that need work and suggests a priority plan. Areas are color-coded by priority using a scale from red (highest) to green (lowest). The plan is the first step in a process that will include the development of the plan and the implementation of the plan.

- High-priority areas (red)
- Medium-priority areas (orange)
- Low-priority areas (yellow)
- Very low-priority areas (light green)
- Consolidated Neighborhood Plan (shaded gray)
- Neighborhood Plan (unshaded gray)
- Other (unshaded white)
- Water (blue)
- Green (green)
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CITY OF
OLMOS PARK

CITY OF
ALAMO HEIGHTS

4

MONTE VISTA

BRACKENRIDGE BLVD

HARRIS CREEK

RIVER ROAD

RIVER JOSEPHINE

FORY SAM HOUSTON

FORIN HILL

ARMENIA HILL

RIVER NORTH

MIDTOWN BRACKENRIDGE SAN ANTONIO, TEXAS

CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

This plan consolidates neighborhood plans, sets boundaries and adopted policies, and identifies the surrounding streets and...
...and their neighbors of the district...
...the district...
...the district...
...the district...

- Neighborhood Plan
- Consolidated Neighborhood Plan
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Color	Description
Blue	Water
Green	Neighborhood Plan
Yellow	Consolidated Neighborhood Plan
Pink	Neighborhood Plan
Red	Consolidated Neighborhood Plan
Grey	Neighborhood Plan
White	Consolidated Neighborhood Plan

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MIDTOWN Brackewidge
SAN ANTONIO, TEXAS

CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

This plan is a comprehensive study, plan, and development strategy for the Midtown Brackewidge area. It identifies the current conditions, challenges, and opportunities of the area and provides a vision for the future. The plan includes a detailed description of the area's history, current conditions, and future vision. The plan also includes a list of recommendations and a timeline for implementation.

- | | | | |
|--|---------------|--|---------------|
| | Neighborhoods | | Neighborhoods |
| | Neighborhoods | | Neighborhoods |
| | Neighborhoods | | Neighborhoods |
| | Neighborhoods | | Neighborhoods |



CITY OF OLDMOS PARK

CITY OF ALAMO HEIGHTS

6

MONTE V

BRACKENRIDGE PARK

MAHNCKE PARK

RIVER ROAD

RIVER JOSEPHINE

FORT

FORT SAM HOUSTON

LOWELL
FRONTWAY

GOVERNMENT HILL

RIVER NORTH

MIDTOWN Brackenridge SAN ANTONIO, TEXAS



CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

The four neighborhood plans, which developed and adopted at different times, address the interrelated district zoning, different police beats and departments of the district, character of the neighborhood, etc. This plan is the first attempt to consolidate these different jurisdictions of character. The consolidated zoning map includes the designations from the different neighborhood plans for the district.

• City of Olmos Park
• City of Alamo Heights
• City of Montevideo
• City of Brackenridge
• City of River Road
• City of River Josephine
• City of Fort
• City of Fort Sam Houston
• City of Lowell
• City of Government Hill
• City of River North

• Residential
• Commercial
• Industrial
• Office
• Public Use
• Community Center
• Cultural
• Entertainment
• Institutional
• Religious
• School
• Utility

• Single-Family Detached
• Single-Family Attached
• Multi-Family
• Medium-Density Residential
• High-Density Residential
• Office
• Retail
• Industrial
• Public Use
• Community Center
• Cultural
• Entertainment
• Institutional
• Religious
• School
• Utility

• City of Olmos Park
• City of Alamo Heights
• City of Montevideo
• City of Brackenridge
• City of River Road
• City of River Josephine
• City of Fort
• City of Fort Sam Houston
• City of Lowell
• City of Government Hill
• City of River North

CITY OF OLIVOS PARK

CITY OF ALAMO HEIGHTS

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MONTE VISTA

BRACKENRIDGE PARK

CHE PARK

Handwritten notes on yellow sticky notes, including "Tennis Club" and "Library".

Handwritten notes on pink sticky notes, including "Weekly Services Community".

Handwritten notes on yellow sticky notes, including "Community Center" and "Parks".

Handwritten notes on yellow sticky notes, including "Senior Center" and "Health Center".

Handwritten notes on pink sticky notes, including "Tennis" and "Book House".

Handwritten note on a pink sticky note.

PORT SAM HOUSTON

TOWNSHIP HILL

TRAVIS BROADWAY

RIVER NORTH

WENT HILL

Brackenridge
SAN ANTONIO, TEXAS

NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING



	Neighborhood boundary		Neighborhood boundary		Public transportation
	Neighborhood boundary		Neighborhood boundary		Park / playground
	Neighborhood boundary		Neighborhood boundary		Neighborhood boundary

