

MIDTOWN Brackenridge SAN ANTONIO, TEXAS

Midtown Brackenridge Master Plan Public Workshop #1 Visual Vocabulary Exercise

The images (A1-D5) are shown at the end of the transcripts.

Building Type-Low-rise Residential

A-1

Single-family detached home on a small lot with front access to garage-no alley.

Appropriate?

- (Smiley Faces)
- Concern about too low density
- Garage is hidden & detached. Rear with front access or alley access. 2 Stories
- Large Picture: Set back is nice Small Picture: Stoop too high

A-2

Single-family attached home with front access to garage-no alley. Appropriate?

- Not Texas
- No Comment
- If made contextual, then (smiley face)
- Like similar massing w/varying char/dtls.
- Rear access-where available.
- Depends on area - sameies.
- Not sure about sidewalk right on street, missing trees
- No

A-3

Single-family detached home with front access to garage-no alley. Strongly aligned street front but softly defined sidewalk.

- No Comment
- Ins and outs
- (Smiley faces)
- You can find examples of each of these A1-A5 in San Antonio
- Too large
- Like but need mixed use. Red roofs, trees, wide sidewalks
- Set back is nice
- Like roofline match up w/varying char/dtls.
- Like the difference but similar on charac.
- Like mixed use below
- Like street trees.
- [Trees are] too short and shrub like

A-4

Attached home/apartments-parking accessed from behind the buildings with some on-street parking. Repetitive forms and a strongly defined sidewalk.

- Seems like a void need a mix
- Need pocket park with this type. Guess[?] parking
- Void of activity/life-not so happy faces
- Fences w/frowning face
- Dislike uniformity below
- Dislike glossy modernism-often lacks human scale.

A-5

Attached homes or multi-family. Is Uniformity important?

- Top picture: Frowning face Bottom Picture: Happy face
- Need a mix eclectic architecture
- Mixed opinions: like different looks of the building
- Dislike the uniformity below.
- Both of these would be great
- Like Stoop-not Boston architecture.
- Too much hard scape-agree

Building Type-Mid-rise Residential

B-1

Multi-family with aligned street front. Four story versus six story. With a setback and street trees, is height an important consideration?

- Some but not rental
- Like this more than others. Landscaping & green. 4plex
- River/Josephine. Along river @ St. Josephine & river
- Street parking ok. Buffer to traffic Four stories: smiley face. Six stories: flat face
- What would these replace? Can we live w/this?
- Six stories: Like this green zone. Support walking & biking. Possible bike lanes
- 4-8 Stories
- Six stories: Need buffer between street and sidewalk. Four stories: Setback too big
- Essentially the consensus was they like everything but depends on where they are located. Same for all categories.

B2

Attached or multi-family w/repetitive massing and street trees

- Maybe higher
- Transparent first floors. Continuous frontage is needed for a great sense of place. River overlay (hi-rise code) 8 stories stepped down to neighborhood to 5 along Broadway.
- Trees good. Fences bad. Nice separation [with steps from sidewalk]
- Smiley face for lower left and flat face for upper right
- Lower left: Like it! Smiley face. Good stuff. Street trees-like Upper right: Cold. Seating like. Live work like

B3

Multi-family with varied building profiles. Are these both appropriate?

- Lower left: Really?!? with a crying face. Do like the landscaping.
- Grocery store. Bed & Breakfast. High. Medium. Mixed use. More modern-appeals to

young professionals (vertical mix). Res next to restaurants, retail.

- Don't like this
- No comments
- Lower left: In's & Out's. Smiley face. Upper right: flat face

B4

Multi-family with court opening to the street. Is there an appropriate scale? Both courts are proportioned to the building height.

- Lower left: Inviting. Smiley face. Upper right: Public/Private? Nice form. Smiley face.
- Keeps existing parks & open space. Parking behind buildings. Main entrance on the main buildings.
- Park [hidden behind vegetated wall]. Too much. Arid[?] Good-more dense
- Roof top patios. Lower left: I said no. Courts-like

B5

Multi-family. Point tower at mid block with 3 1/2 story townhouses and two story commercial

- High
- Lower Broadway
- High rise needs to be integrated
- Not-the Broadway 23-story gated community. Integration is important. Corner node = smiley face.
- [high rise] BAD! Not medium density. [Corner] Good.
- Too tall for mid-rise residential
- Towers make it feel like not walking down street but maybe ok if adding green. Mid-rise ok because Brackenridge is the green space.

B6

Ten story multi-family that is strongly aligned to the street but varied massing.

- Modernism-boo. Nasty. Do like the depth and intensity [????]
- Scale too wide. Flat face.
- 6-8 stories ok

Street type-Neighborhood Mixed-Use

C-1

Softly defined low-rise commercial street. Buildings follow the street line with parking beside buildings. Building height?

- San Antonio is behind on urban. Upper right: Ok. Lower left: Boring
- Upper right: Side streets Broadway. Broadway & SAISD district. Good. St. Mary's St., Ave B/Broadway. Lower left: no comment
- Lower left: Scale is nice but could use some height. Flat face. Upper right: Corner node. Smiley face.
- Lower left: Density? What is this [arrow to large concrete space on right]? Upper right: Living above. Good mixed use
- Lower left: Street trees needed. Barrier between street/sidewalk. Upper right: don't like air conditioner units over the street.
- Lower left: possible. Upper right: where do cars go?

C2

One and two story commercial buildings with parking beside them. If the parking is beside the building, where is the entrance?

- Left: Like balcony dining. Cobra head [light pole] must go. Cold wall [parking]. Tree canopy does not provide shade. Can't walk underneath. Suburban landscaping. Upper right: Tertiary street setback. Like awning. Sidewalks need to be protected. Bring us the fall foliage! Lower right: Boo. Suburban street edge. Setback too big. Overhead [utility pole] dislike.
- Building should not be overwhelmed by parking lots. Need pedestrians. Access is good.
- Mixed use? Single tenant
- Left: Frowning face. Upper right: happy face. Lower right: frowning face.
- Lower right: looks suburban lower density

C3

Strongly defined low-rise commercial street. Buildings follow the street line with visible parking. Parking or pedestrians?

- Cars (frowning face). Off street parking/alleys OK
- Upper right: nice scale w/happy face. Lower left: smiley face.
- Parking? Need more...
- Upper right: narrow sidewalk. Lower left: intensity down. Lighting covered and areas to rest while walking
- Same as C4

C4

Strongly aligned low-rise commercial buildings with street on-street parking

- Lower left: Frowning face. Upper right: happy face
- Lower left: suburban. Upper right: looks great
- Lower left: Too low rise Needs 1/2 story+. Where's the berm? Too suburban (frowning face). Upper right: Good scale horizontally & vertically. Head in parking not need - on street.
- Can be both! Single or two story. Needs to blend in. Height consistency. Height units? Green stuff
- Lower left: Hot/Heat
- Also on Grayson mid-Broadway (between lower & upper). Upper right: wide enough sidewalk
- Maybe be dangerous. Difficult to use

C5

Strongly aligned low-rise commercial buildings with storefront along the street.

Storefront doesn't always mean activity?

- Left: Drive by windows only. Lower right: little niches are nice. Nice. Safety shade. Umbrellas. No Palm trees. Doors on parking side & on the front.
- Not what I want to see. "Planar" condition that is voidless of character. These do not have ins & outs. Frowning face.
- Not really. ? Less association w/street. Relationship to sidewalk-landscape/people*
- Left: Trees to sparse (lower right also) Boo. Boring architecture. Set back too small or too big. Needs to define street use. Upper right: Ok. Like covered patio. Maybe too low-rise. Lower right: bumpout good. Dining good. Too much brick. Hot!!
- Not exactly mixed... Sidewalk??

Street Type-Commercial Mixed-use

D1

Mixed-use commercial streets with buildings along the street line and on-street parking. Building heights vary. Are these buildings heights appropriate?

- Left: Nice. Scale on left is good. Angled parking good. Blvd good. Scale on right too residential. Upper Right: Street too big. No! (Bldg in background). Boring. Bldg heights too dissimilar. Set back on left is good-awnings are not good. Lower right: Good scale & material. Perpendicular banners good. Street cross-section excellent!!
- Upper right: Set backs not close enough to street
- Left: Happy face. Upper right: happy face. Scale too Broad-flat face. Lower right: height-to-width-happy face
- Left: Yes. Upper Right: Not. Lower right: On St. Mary's, 2-3 Stories, Yes.
- Left: Not inviting. Hard-looks like a little town not urban. Upper right: No planning

D2

Mixed-use commercial street with buildings along the street line an on-street parking. Fairly consistent height. Are these building heights appropriate?

- Pearl is a good example. Upper right: Overkill. Lower left: Montrose is good
- Upper right: Can see this on parts of Broadway
- Upper right: Happy face/flat face. Lower left: happy face.
- Need more trees and more green. How to attract commercial business to the area? Is this an attraction, or does it serve the local residents?
- Lower left: Like the look [building on right next to red building]. Like scale & materiality. Setbacks a bit too small. Upper right: Façade has no human scale or detailing. More like this [pointing to mid-rise between two buildings].

D3

Mixed-use commercial street. Less height restrictions sometimes create more gaps in the street?

- Upper right: Nice. Very SA (more color)
- Like scale & materiality. Trees too sparse. Like scale & materiality.
- Good mix of old and new. Commercial should be walkable. Lower left: Much like existing
- Lower left: slower traffic means more opportunities for street crossings - Happy face. Scale is important. Upper right: Happy face.
- Pockets ok

D4

Mixed-use commercial street. Is consistency important?

- Not San Antonio. No cookie cutter
- Lower left: Too large for Broadway. Looks like a university[?] Upper right: Looks like govt uses. Boring
- Lower left: placeless. Upper right: Frowning face
- Good for Boston not San Antonio. Upper right: Not varied enough.
- Context is important
- Lower left: Architecture not varied enough (upper right also). Detailing is nice. Intersection is too big. Upper right: cold.
- X-monolithic[?]. Height cap is important. Relationship of height to neighborhood.

D5

Mixed-use buildings wrapping a parking garage. Buildings intentionally designed to look varied. Should design guidelines reinforce variety?

- Mixed use, Yes
- Lower left: Nice balconies-good modernism. Set back is good w/tables too generous w/o. Awnings good, Scale vertically is good. Upper right: Theatre needs plaza, Scale is good vertically.
- Like the model of mixed use
- Part of the neighborhood? Or is this a destination for people outside the area?
- Wide pedestrian paths seem inviting – happy face, Upper right: happy face.
- Lower right: More socialization, Good for tourists. Wider sidewalks like this. On the street parking, Street Car, Upper right: Feels like SA, 4-5 Stories.
- Eclectic Good

Building Type - Low-rise Residential



A 1 Single-family detached home on a small lot with front access to garage - no alley. Appropriate?

Building Type - Low-rise Residential



A 2 Single-family attached home with front access to garage - no alley.
Appropriate?

Building Type - Low-rise Residential



A 3 Single-family detached home with front access to garage - no alley.
Strongly aligned street front but softly defined sidewalk.

Building Type - Low-rise Residential



A 4 Attached homes or apartments - parking accessed from behind the buildings with some on-street parking. Repetitive forms and a strongly defined sidewalk.

Building Type - Low-rise Residential



A 5 Attached homes or multi-family. Is uniformity important?

A 5

Building Type - Mid-rise Residential



Four stories



Six stories

B 1 Multi-family with aligned street front. Four Story versus six story. With a setback and street trees, is height an important consideration?

Building Type - Mid-rise Residential



Attached or multi-family with repetitive massing and street trees.

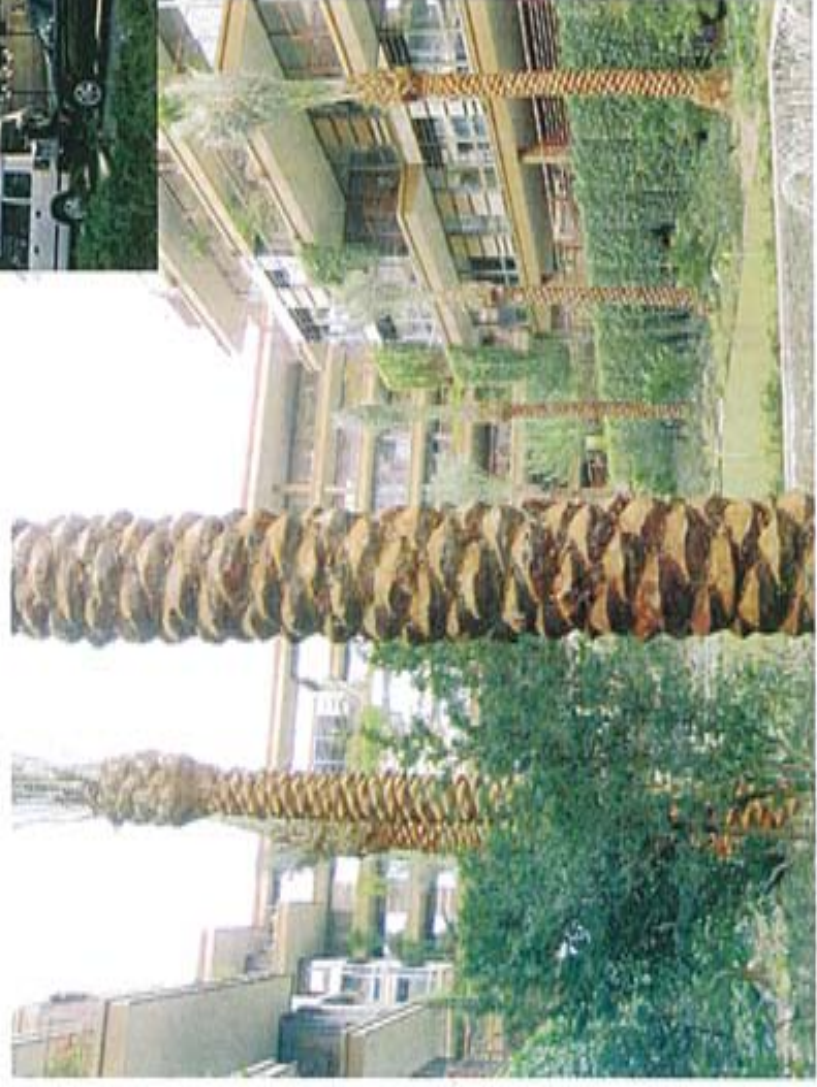
B 2

Building Type - Mid-rise Residential



B 3 Multi-family with varied building profiles. Are these both appropriate?

Building Type - Mid-rise Residential



B 4 Multi-family with court opening to the street. Is there an appropriate scale? Both courts are proportioned to the building height.

Building Type - Mid-rise
and High-rise Residential



B 5 Multi-family. Point tower at mid block with 3 1/2 story townhouses and two story commercial.

Building Type - Mid-rise or High-rise
Multi-family



B 6 Ten story multi-family that is strongly aligned to the street but varied massing.

Street type - Neighborhood
Mixed-Use



C1 Softly defined low-rise commercial street.
Buildings follow the street line with parking beside buildings. Building height?

Building Type - Neighborhood Commercial



C 2 One and two story commercial buildings with parking beside them. if the parking is beside the building, where is the entrance?

Street type - Neighborhood Mixed-use



C 3 Strongly defined low-rise commercial street.

Buildings follow the street line with limited visible parking. Parking or pedestrians?

Building Type - Neighborhood
Commercial



C 4 Strongly aligned low-rise commercial buildings with on-street parking.

C 4

Building Type - Neighborhood
Commercial



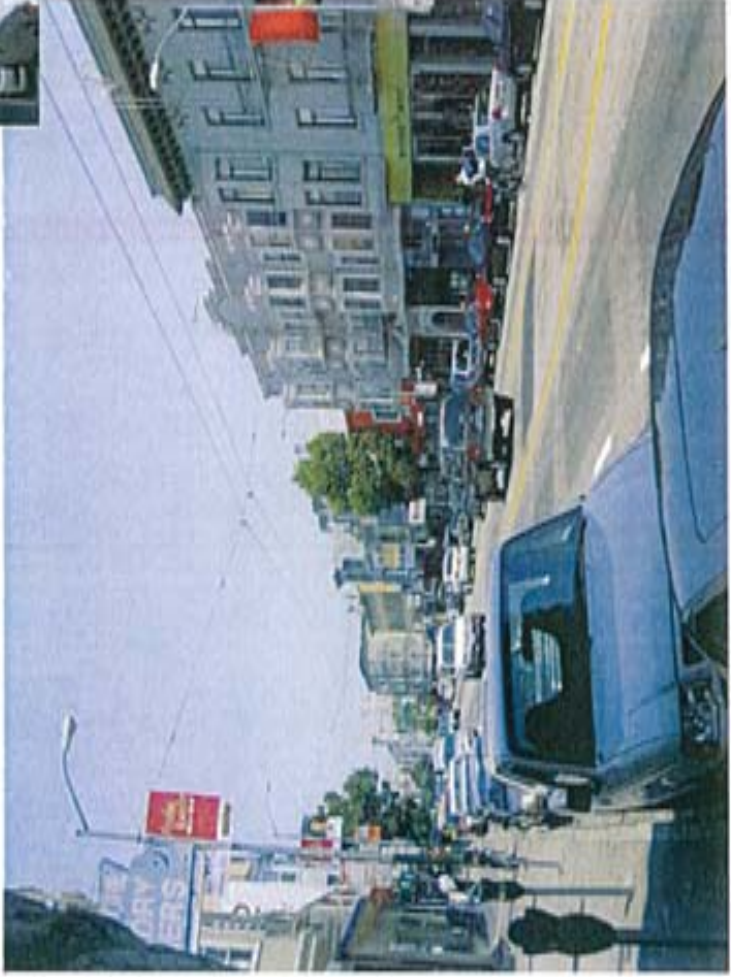
C 5 Strongly aligned low-rise commercial buildings with storefronts along the street. Storefronts doesn't always mean activity?

Street type - Commercial Mixed-use



D 1 Mixed-use commercial streets with buildings along the street line and on-street parking. Building heights vary. Are these building heights appropriate?

Street type - Commercial Mixed-use



D 2 Mixed-use commercial street with buildings along the street line and on-street parking. Fairly consistent height. Are these building heights appropriate?

Street type - Commercial Mixed-use



D 3 Mixed-use commercial street. Less height restrictions sometimes create more gaps in the street?

Building Type - Mixed Use



D 4 Mixed-use commercial street. Is consistency important?

Building Type - Mixed Use



D 5 Mixed-use buildings wrapping a parking garage. Buildings intentionally designed to look varied. Should design guidelines reinforce variety?