

# MIDTOWN Brackenridge SAN ANTONIO, TEXAS

## Midtown Brackenridge Master Plan Public Workshop #1 Vision for MidTown Brackenridge Exercise

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

### Group 1

- Follow Pearls lead
- Josephine-connect theatre
- N. St. Mary's St- more of similar existing context add some mixed use residential
- Mulberry Ave- street lighting bury utilities
- Fort Sam to Mulberry- better connectivity
- Brackenridge Park-Bway buildings across the street, parking on side
- Brackenridge Park-Wider sidewalks with trees and barrier from street

### Group 2

- Lower Broadway-maintain existing residents
- Lower Broadway transition of height to residential
- Lower Broadway- both sides of street backs of the blocks
- Outside of Lions Field- might be applicable to upper Broadway
- Josephine-No impact on Tobin Hill other residential
- Tobin Hill-higher
- N. St. Mary's St.- Higher transition to neighborhood 2- Mimi, Marilyn, 4-Olga
- N. St. Mary's St.- Parking use, use remote parking for night time users
- Mulberry Ave.- New development considered on all four side (all size)
- Monte Vista- (-) longer building looming over streets, a little taller than upper Broadway
- Brack. Area- Up Commercial accessed from street
- Brack. Area- Height limits 3 or 4? Transitions from the Broadway
- Brack. Area- Mixed use D-category [Commercial Mixed Use] (ok)
- Ave. B – 1 to 2 story “under the tree canopy”, not to overwhelm park viewing, pedestrian access to grocery market, soft edge
- ? Catalpa
- Parking plan
- Mahneke Park-No more high rises, don't disturb[?] neighbors
- Mahneke Park- light, view from N. New Braunfels, visual block

### Group 3

- Broadway St-Link to downtown

- Broadway St-Fix this up now
- Government Hill-vibrant neighborhood link and core to serve neighborhoods but also attract star residents
- Grayson St.- Need a grocery store
- Ft. Sam Houston- "The Gorilla in the Room" if open...in the future consider the opportunities for connectivity and as an amenity
- Ft. Sam- Attract business that complement the neighborhoods
- Broadway St.- Encourage restaurants
- Ft. Sam-property owner that mothballing and collecting minimal rent is the only economic model
- Ft. Sam- vacant properties could be developed
- Broadway St.-underground utilities
- Pearl- Great success "Lighting Rod" for future development
- Grayson St.-keep street pattern intact, do not close streets (like Austin Hwy.)
- More traffic lately on Josephine
- Pearl-limit industrial land use
- Grayson St.-crime concerns
- N. St. Mary's St.- parking limitation into the neighborhood is a concern (at night on narrow streets, drivers are in conflict)
- Tri-Point- to stimulate commercial allow parking here with a trolley system
- Mulberry Ave.- needs bike lane and pedestrian walks
- Mulberry- keep as a four lane street, slow street
- Brack Area- distinct break at Pershing
- Brack Area- squatters are a challenge, park edge is desirable, could be taller but more open to allow for more open spaces views
- US 281-needs bike and ped. improvements
- Alamo Heights to downtown connection is important

#### Group 4

- The Broadway-busiest intersection outside downtown San Antonio
- Hildebrand Ave.-Old city garage
- AT&T- shared parking opportunity
- N. New Braunfels north of the Botanical Gardens - access to Ft. Sam
- Mahcnke Park- (living and working) 8,000 people with in ¼ in this intersection, very in hospitable intersection to pedestrians
- Mahncke Park-Clean up or tear down
- Broadway- Street Car can help intensify corridor
- Catapala- Mixed use
- Other side of Lions Field- redev. opportunity
- Brack Area- No big box; allow some smaller convenience retail (national credit)
- Lions field-opportunity
- Broadway- some height on both sides of Broadway
- Commercial along Grayson
- Butter Krust- concentrate on lower Broadway
- Butter Krust- keep historic building, adaptive reuse, trail connection
- West Fort- bottle neck

- US 281-mixed use
- Josephine St.-4-6 stories along the river (800-1000 units)
- SAISD-lots of employees
- Grayson St.-high rise residential
- Government Hill- allowing granny flats
- Newell Ave.- safe pedestrian access

#### Group 5

- Brack Area- Why not 3-6 story development over looking golf course (B3-[multi-family with varied building profiles])
- Catalpa-B3 [multi-family with varied building profiles]
- Mahncke Park-C1 [neighborhood mixed-use: softly defined low-rise commercial street. Buildings follow the street line with parking beside buildings]
- Brack Area- double sides commercial/residential
- Butter Krust- D5 [mixed-use buildings wrapping a parking garage. Buildings intentionally designed to look varied.]
- Playland/ACCD-intensity not necessity use
- SAISD- C4 [neighborhood commercial – strongly aligned low-rise commercial buildings with on-street parking] like Green Ave. Dallas
- Josephine-D5 [mixed-use buildings wrapping a parking garage. Buildings intentionally designed to look varied] and C1 [neighborhood mixed-use: softly defined low-rise commercial street. Buildings follow the street line with parking beside buildings](arts area)

#### Group 6

- Government Hill-Grocery
- Broadway with center median and trees
- Bus stops are convenient for River Road
- Grayson St-road in bad shape
- On other side of Pearl-nothing happening
- Courtyard residential
- Josephine St.-upgrades to houses
- Brackenridge Park- taller buildings along park
- Butter Krust- redone
- Across from Lions field- redevelop residential
- Mulberry and Broadway- fix intersection
- N. St. Mary's St.- Don't allow on-street parking better bike
- N. St. Mary's-pedestrian access
- Mulberry Ave.-pedestrian access

#### Group 7

- Grayson St.-Concern
- Grayson St- Vacant Up rise
- Newell Ave.-Motel
- River-Presently: B.2 [mid-rise residential – attached or multi-family with repetitive massing and street trees] river frontage no tourist access, draw trolley

- N. St. Mary's-Street car trolley
- Josephine St.-Flasher
- Playland/ACCD- Acequia Madre
- ButterKrust- Adaptive reuse, film company, school, gym
- Customer exit off 281 for Tycoon Flats
- Mulberry Ave.-Stable
- Catalpa-Car, park entrance, arch place exists from students UTSA (gets plans), Prof. Daryl Ohlenbusch (SP)
- Mahncke Park-Incentive local ownership of multi-family and also crime measures
- Mahncke Park-Incentive development of vacant lots
- UIW- High-rise
- Street car on Broadway
- VIA/buses access better linking to St. Mary's and Broadway-looper system
- Fort Sam road changes
- High rise at both ends of Broadway
- Lower density in middle
- Different use on each side of street
- Not so high on park side
- Protect entrances to park

#### Group 8

- Broadway armpits-increase density allowances
- River Josephine-outdated closed motel, too many issues, need another Pearl
- Connectivity-Ft. Sam, Broadway, Brackenridge Park, and St. Mary's
- St. Mary's-lower scale commercial in future relative to Broadway underutilized/entertainment district connect into Pearl needs an anchor Arts District its worked before
- Upper Broadway-scale for pedestrians
- Broadway & Catalpa-biggest obstacle to future
- (Re-achieve) Maintain interest in Broadway-community city
- Broadway & Catalpa-sidewalk, trees
- Broadway & Lions Field- utility lines, micro charges in different area
- Brackenridge park- mutually benefitting, take advantage of park
- Butter Krust- Unified characters
- Connections to Grayson and Pearl
- Josephine-future est. of Downtown Destination

#### Group 9

- N. St. Mary's and Josephine not connected
- N. St. Mary's and Grayson St.- More houses for purchasing
- Josephine St and Butter Krust- more elite residential
- Grayson St.- Condo fees a problem, town homes 200K-250K
- N. St. Mary's St.- more residential infill needs to be walk able not as urban as River North -Arts Area. Monterose as an example.
- Westfort- Organic
- Westfort – no barrier from residential to Broadway

- Westfort- something not connecting
- Edge important predictable complimentary
- Nice larger residential facing golf course
- N. St. Mary's St and Mulberry- commercial
- Catalpa- Needs points that people came to then walk
- Upper Broadway-More commercial than neighborhood support
- Lamar E.S- schools bring people together
- Mahneke Park- policy no loss of housing, do not loose neighborhood character around edge
- AT&T-civic partnership
- Parking in spots with transportation
- UIW- cultural anchor



**MIDTOWN Brackenridge**  
SAN ANTONIO, TEXAS

**CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING**

Four neighborhood plans, each developed and adopted at different times, address the commercial district using different color keys and descriptions of the desired character of the commercial district. This plan is the first attempt to consolidate these different descriptions of character. The consolidated color keys include the descriptions from the various neighborhood plans for similar areas.

- |  |   |  |   |
|--|---|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> LOW DENSITY RESIDENTIAL<br>URBAN SINGLE FAMILY RESIDENTIAL   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL<br>LOW DENSITY MIXED-USE<br>LOCAL GOVERNANCE COMMERCIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> INDUSTRIAL             | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> TIRZ BOUNDARY          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; margin-right: 5px;"></span> MEDIUM DENSITY RESIDENTIAL<br>URBAN MULTI-FAMILY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> MIXED-USE<br>HIGH DENSITY MIXED-USE<br>MIXED USE COMMERCIAL                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; margin-right: 5px;"></span> PUBLIC / INSTITUTIONAL | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> NEIGHBORHOOD BOUNDARY |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> HIGH DENSITY RESIDENTIAL<br>COMPACT MULTI-FAMILY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> OFFICE  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; margin-right: 5px;"></span> PARK / GREEN SPACE     | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dotted black; margin-right: 5px;"></span> TIRZ SUB-AREA         |



# Midtown Brackenridge San Antonio, Texas

## CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

Four neighborhood plans, each developed and advanced through a public process, address the commercial district using different color keys and descriptions of the desired character for a commercial district. This plan is the first attempt to consolidate these different descriptions of character. The related color keys include the descriptions from the four neighborhood plans for similar areas.

- |  |  |                        |                       |
|--|--|------------------------|-----------------------|
| LOW DENSITY RESIDENTIAL<br>URBAN SINGLE-FAMILY RESIDENTIAL   | MIXED OFFICE/COMMERCIAL<br>LOW DENSITY MIXED USE<br>LOCAL/CONVENIENCE COMMERCIAL | INDUSTRIAL             | TIRZ BOUNDARY         |
| MEDIUM DENSITY RESIDENTIAL<br>URBAN MULTI-FAMILY RESIDENTIAL | MIXED USE<br>HIGH DENSITY MIXED USE<br>MIXED USE/COMMERCIAL                      | PUBLIC / INSTITUTIONAL | NEIGHBORHOOD BOUNDARY |
| HIGH DENSITY RESIDENTIAL<br>COMPACT MULTI-FAMILY RESIDENTIAL | OFFICE   | PARK / GREEN SPACE     | THE US AREA           |



CITY OF OLMOSS PARK

CITY OF ALAMO HEIGHTS

MONTE VISTA

BRACKENRIDGE PARK

MAHNCKE PARK

RIVER ROAD

WESTFORT

FORT SAM HOUSTON

TOBIN HILL

GOVERNMENT HILL

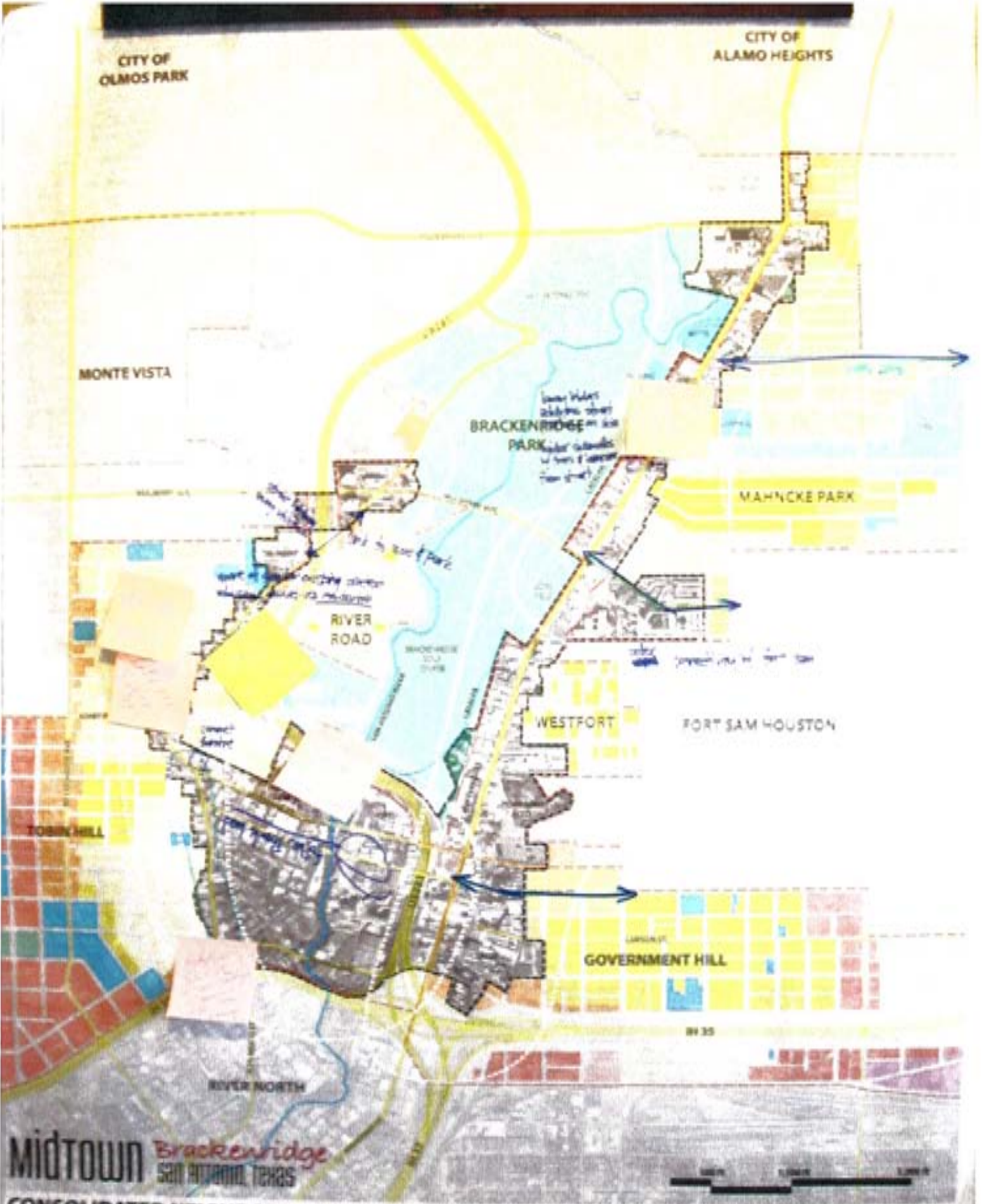
RIVER NORTH

# MIDTOWN Brackenridge SAN ANTONIO, TEXAS

## CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

The new neighborhood plan, with identified and advanced... address the conceptual design... of the commercial district. The plan is the first step... consolidation of different areas of the city. The... [www.midtownsa.com](http://www.midtownsa.com)

- LOW DENSITY RESIDENTIAL, SINGLE-FAMILY HOMES
- MEDIUM DENSITY RESIDENTIAL, MULTIFAMILY HOUSING
- COMMERCIAL/RETAIL, OFFICE/PROFESSIONAL
- RECREATION, PARKS
- INDUSTRIAL
- PLAZA, MULTIFAMILY
- UNDEVELOPED LAND
- WATERWAY
- WATERWAY BOUNDARY





**downtown Brackenridge**  
SAN ANTONIO, TEXAS

**CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING**

Neighborhood plans, each developed and adopted by voters, address the commercial district using color keys and descriptions of the desired character and objectives. This plan is the first attempt to use these different descriptions of character. The color keys include the descriptions from the

- LOW DENSITY RESIDENTIAL  
URBAN SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL  
URBAN MULTI-FAMILY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL  
LOW DENSITY MIXED USE  
LOCAL COMMERCIAL COMMERCIAL
- MIXED USE  
HIGH DENSITY MIXED USE  
MIXED-USE COMMERCIAL
- INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / RECREATION
- TRANSPORTATION





# Midtown Brackenridge San Antonio, Texas

## CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

The four neighborhood plans, each developed and adopted at different times, address the commercial district using different color keys and descriptions of the desired character of the commercial district. This plan is the first attempt to consolidate these different descriptions of character. The consolidated color keys include the descriptions from the different neighborhood plans for similar areas.

- |  |   |   |  |   |  |  |  |  |   |   |  |
|--|---|---|--|---|--|--|--|--|---|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> LOW DENSITY RESIDENTIAL<br>URBAN SINGLE FAMILY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> MEDIUM DENSITY RESIDENTIAL<br>URBAN MULTIFAMILY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> HIGH DENSITY RESIDENTIAL<br>COMPACT MULTIFAMILY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; margin-right: 5px;"></span> MEDIUM DENSITY COMMERCIAL<br>LOW DENSITY MIXED USE<br>LOCAL COMMUNITY COMMERCIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> MIXED USE<br>HIGH DENSITY MIXED USE<br>MIXED USE COMMERCIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; margin-right: 5px;"></span> OFFICE | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> INDUSTRIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; margin-right: 5px;"></span> PUBLIC / INSTITUTIONAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; margin-right: 5px;"></span> PARK / GREEN SPACE | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px solid black; margin-right: 5px;"></span> TIRZ BOUNDARY | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD BOUNDARY | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> THE TIRZ MAP |
|--|---|---|--|---|--|--|--|--|---|---|--|

CITY OF  
OLMOS PARK

CITY OF  
ALAMO HEIGHTS

MONTE VISTA

BRACKENRIDGE  
PARK

MAHUCKE PARK

RIVER  
ROAD

WESTFORT

FORT SAM HOUSTON

TOBIN HILL

GOVERNMENT HILL

RIVER NORTH

# MIDTOWN *Brackenridge* SAN ANTONIO, TEXAS

## CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

This plan consolidates four neighborhood plans, each developed and adopted in different eras, within the common district party fence color keys and descriptions of the desired character of the commercial district. This plan is the first attempt to combine these different descriptions of character. The

|                     |                      |                        |                        |
|---------------------|----------------------|------------------------|------------------------|
| COMMERCIAL DISTRICT | RESIDENTIAL DISTRICT | INDUSTRIAL             | PUBLIC / INSTITUTIONAL |
| COMMERCIAL DISTRICT | RESIDENTIAL DISTRICT | PUBLIC / INSTITUTIONAL | PUBLIC / INSTITUTIONAL |
| COMMERCIAL DISTRICT | RESIDENTIAL DISTRICT | PUBLIC / INSTITUTIONAL | PUBLIC / INSTITUTIONAL |





# MIDTOWN BRACKENRIDGE SAN ANTONIO, TEXAS

## CONSOLIDATED NEIGHBORHOOD PLAN + TIRZ BOUNDARY PLANNING

The final neighborhood plan, as described and outlined at different times, allows the community to study and address the needs of the community. This plan is the first step in the consolidation of the different descriptions of the community. The consolidation will also be done in the future, from the different neighborhood plans to create a final plan.

- |   |   |   |  |
|---|---|---|--|
| <ul style="list-style-type: none"> <li>• [Yellow Circle] COMMUNITY PLANNING</li> <li>• [Green Circle] COMMUNITY PLANNING</li> <li>• [Blue Circle] COMMUNITY PLANNING</li> </ul> | <ul style="list-style-type: none"> <li>• [Red Circle] COMMUNITY PLANNING</li> <li>• [Orange Circle] COMMUNITY PLANNING</li> <li>• [Purple Circle] COMMUNITY PLANNING</li> </ul> | <ul style="list-style-type: none"> <li>• [Pink Circle] COMMUNITY PLANNING</li> <li>• [Light Blue Circle] COMMUNITY PLANNING</li> <li>• [Light Green Circle] COMMUNITY PLANNING</li> </ul> | <ul style="list-style-type: none"> <li>• [Dark Blue Circle] COMMUNITY PLANNING</li> <li>• [Dark Green Circle] COMMUNITY PLANNING</li> <li>• [Dark Purple Circle] COMMUNITY PLANNING</li> </ul> |
|---|---|---|--|



