

Planning Team Meeting

September 27, 2010

Public Meeting / Workshop No. 1

Appreciations

1. Eclectic character – St. Mary's St.
2. Community Assets – Brackenridge Park, Witte Museum, Neighborhoods, Trinity and UIW
3. Success of current Redevelopment – Pearl, TriPoint, Brackenridge GC, Kiddie Park
4. Successful public infrastructure projects – San Antonio Museum Reach and bike trails, connectivity to the river at Pearl
5. Broadway is a good, direct connection to Downtown.

Concerns

1. Poor vehicular and pedestrian connectivity between St. Mary's and Broadway; Govt. Hill and Pearl; UIW and Broadway
2. Ft. Sam Houston has a negative traffic impact on Neighborhoods
3. Homeless in Brackenridge Park, stray animals, deteriorating and vacant buildings and properties are issues.
4. Lack of parking, lighting, trees, grocery store and code enforcement
5. Proximity of Multifamily development to SFR.

Visioning Exercise

1. Connectivity using a variety of modes – street car, car, bike, pedestrian
2. Address drainage
3. Security – street lighting in neighborhoods
4. Relocating overhead utilities to underground
5. Complimentary mix of business and residential components
6. Community Assets – Brackenridge Park, Witte Museum, Neighborhoods, Trinity and UIW
7. More green space with trees and landscaping
8. Maximum 6 stories building height with gradual decreases closer to SFR.
9. Increase parking, shielded from view.
10. Comprehensive parking plan with Shared parking structures, in key locations wrapped with other uses.
11. Positive view of a streetcar or trolley system to serve Broadway and possible loop fro entire MidTown Brackenridge area.
12. Ft. Sam Houston should be engaged to be an active participant in the long term redevelopment of MTB.

St. Mary's St.

1. Preserve eclectic mix of small businesses, restaurants, churches and entertainment in a walk-able corridor.
2. Provide parking at either end of corridor.
3. Development should be low-rise mixed use.
4. Improve SMS connection to Josephine and connectivity to Pearl.
5. RR neighborhood and Brackenridge Park need event traffic addressed.
6. Connection across and under 281.

Josephine Street - River

1. Better pedestrian connections to Tobin Hill neighborhood and Newell Street.
2. Grayson Street should remain open to all modes for transportation.
3. Building types would be 4-6 stories, commercial mixed use
4. Residential along the River
5. Neighborhood mixed-use along Josephine Street.
6. Encourage existing residential and commercial properties to make improvements
7. Capitalize on the momentum of Pearl

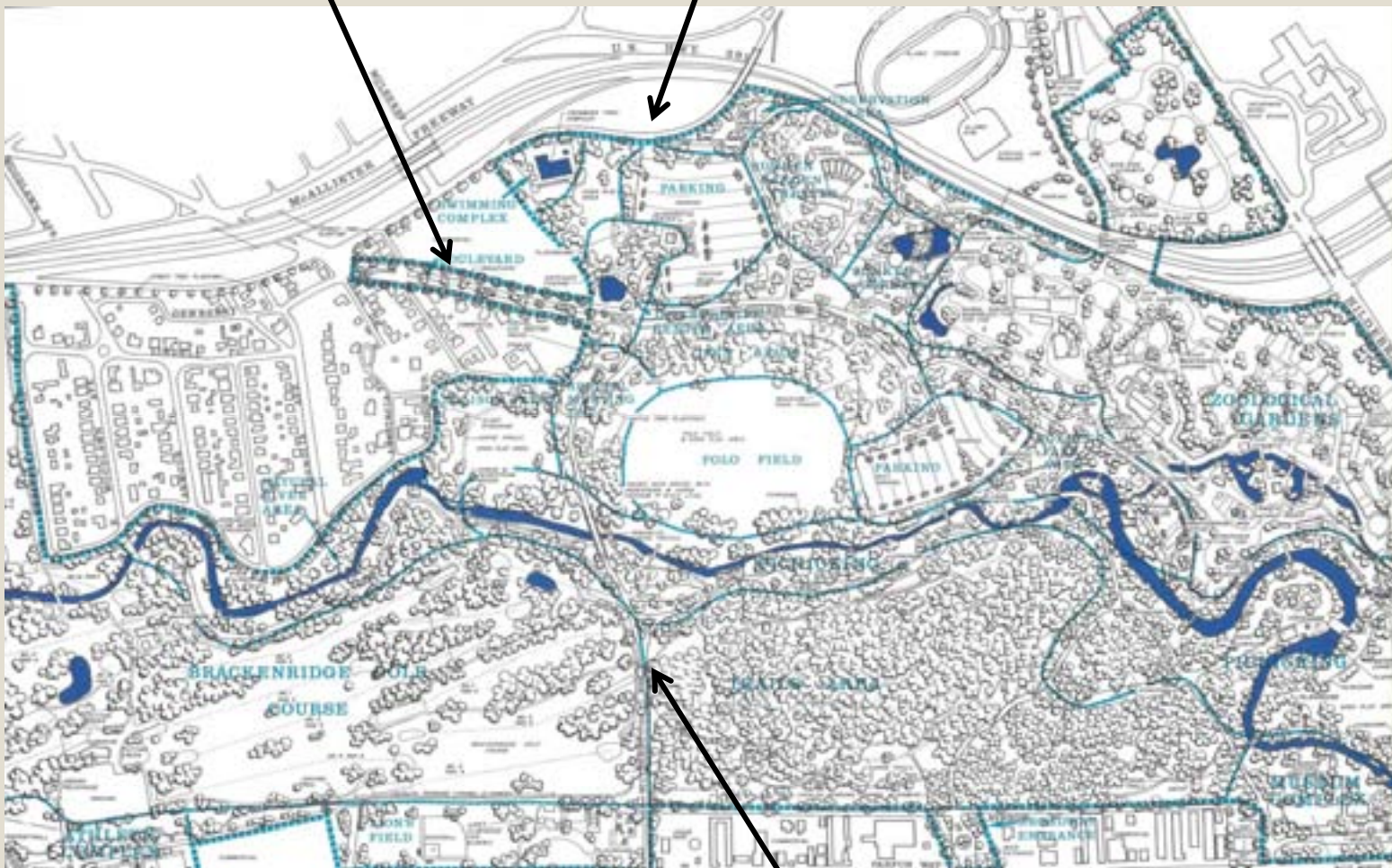
Lower Broadway (IH-35 to Mulberry)

1. Improve connectivity of Pearl to Government Hill
2. Area east of Broadway envisioned as low-rise residential with courtyard elements.
3. Several adaptive Reuse properties were identified – ButterKrust, ACCD / Playland Park and potentially the SAISD Facilities Management and Transportation Hdqrts.
4. Connection to Downtown is important. Streetcar/Trolley was desirable
5. Catalpa and Avenue B are challenges
6. Height of new buildings along Broadway could be higher depending on their proximity to existing neighborhoods.

Upper Broadway (Mulberry to Burr Rd/Alamo Heights)

1. Views and Access to Brackenridge Park from Avenue B should be preserved. Catalpa is a challenge.
2. Improve neighborhood access to Broadway and Brackenridge Park –MH, WF & RR
3. Broadway -Hildebrand intersection needs bike and pedestrian connections
4. Mulberry-Broadway connectivity needs to improvement
5. Area should be connections to AH Comp Plan
6. Street Car/Trolley was desirable
7. Long term Drainage issues

Brings the Park to Stadium and creates a new entrance and parking area.



Eliminates Mulberry as a cross street.

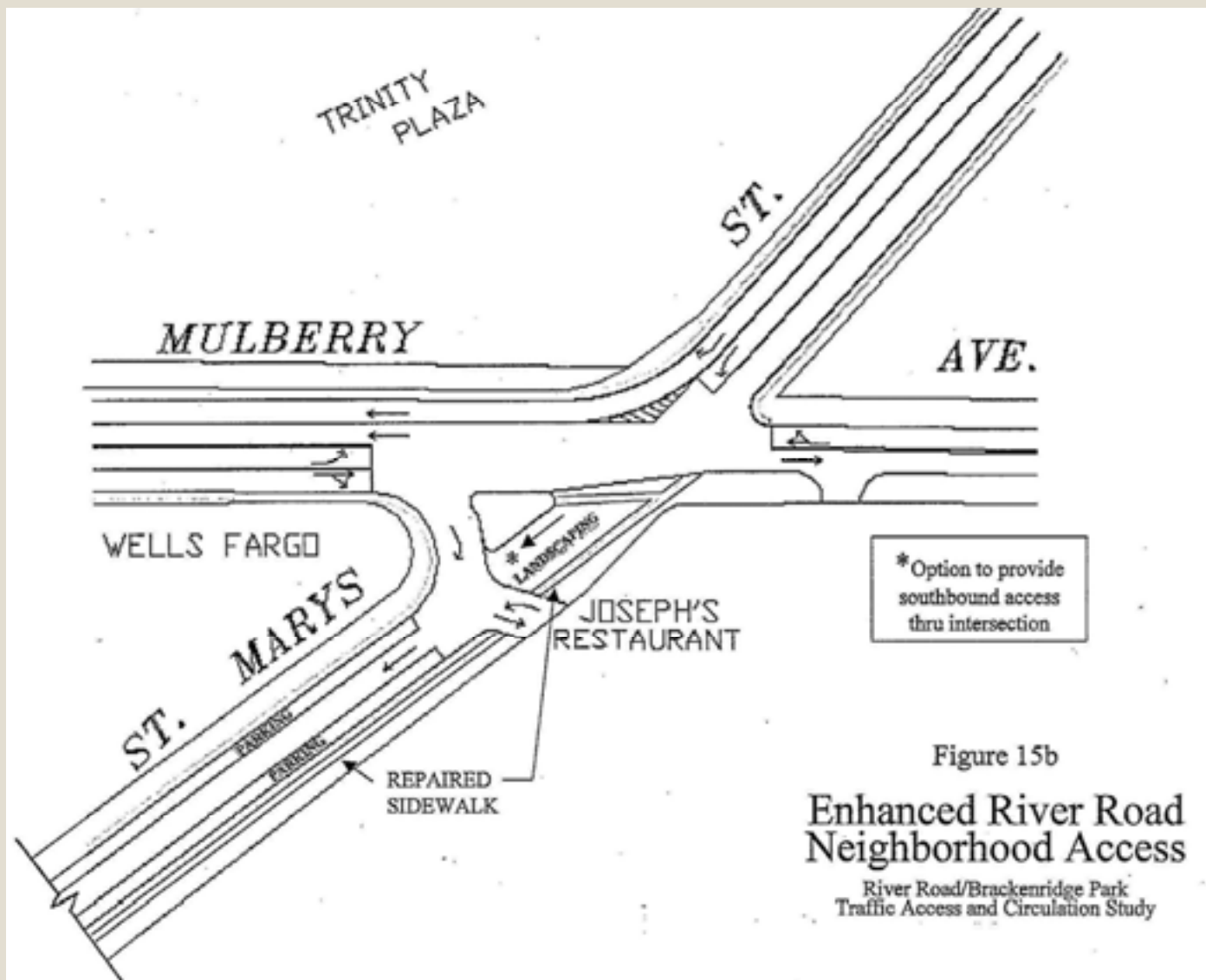
Brackenridge Park Master Plan





River Road Traffic Study

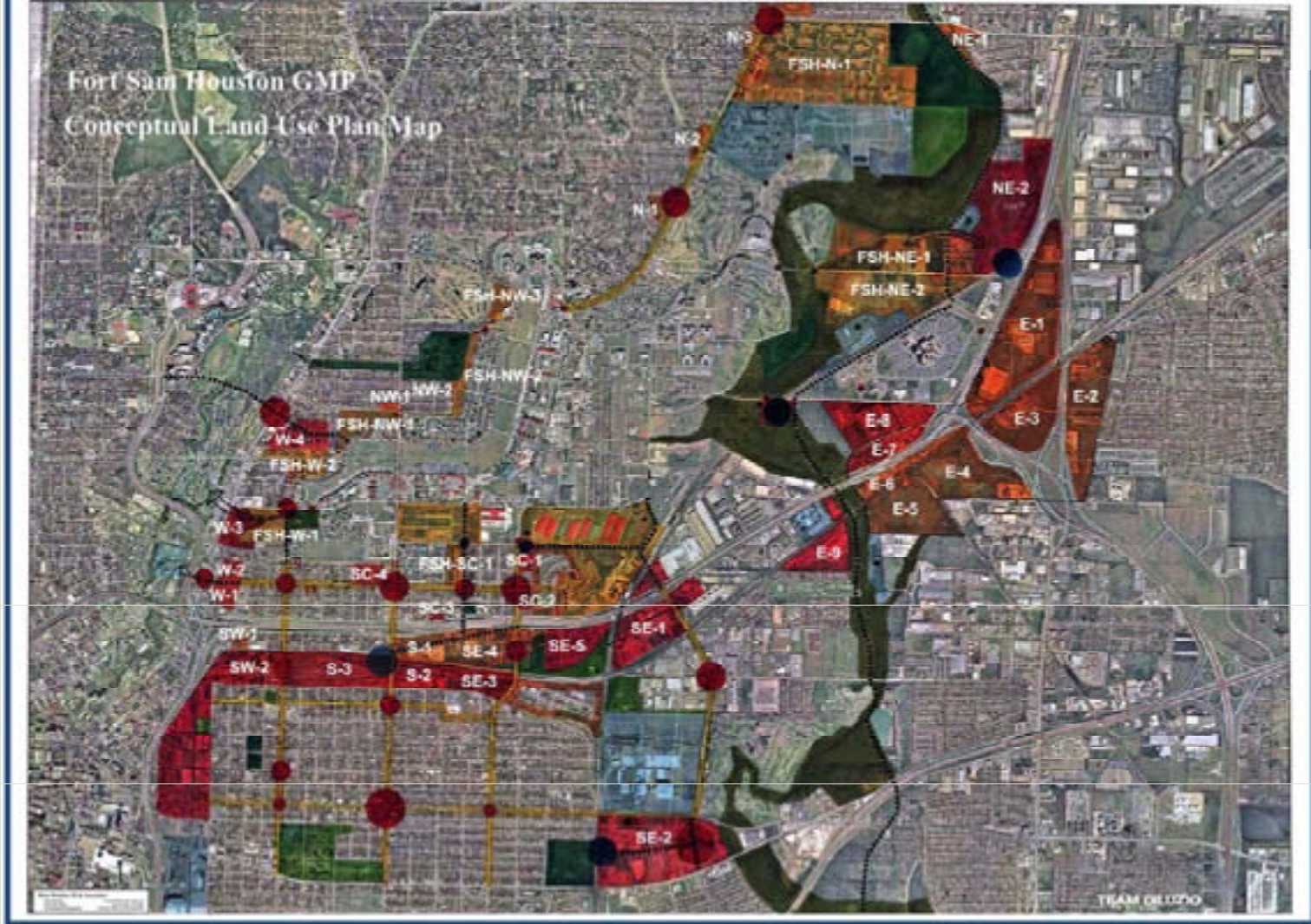
MIDTOWN *Brackenridge*
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River Road Traffic Study

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Figure 9-1: Growth Management Plan: Conceptual Land Use Plan Map



San Antonio BRAC 2005 Growth Management Plan

58

Ft. Sam Growth Management Plan

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Area Sq Mi = 1.00
 Population (2000) = 6318
 Street Miles = 23.995
 Parcels = 2110
 Years built: 1889 to 1960
 Nodes = 164
 Links = 347
 Connectivity = 2.116



Sunday, November 15, 2008 2:40:05 PM
 V:\Planning\Special_Requests\Midtown\Map_Throughfare_Park_Compactness_01.mxd



Area Sq Mi = 1.00
 Population (2000) = 1174
 Street Miles = 12.449
 Parcels = 956
 Years built: 1983 to 1999
 Nodes = 85
 Links = 123
 Connectivity = 1.447



VIA Street Connectivity Study

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Needed Connections

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Brackenridge Park Event Congestion



Pearl - Government Hill - Ft. Sam Option 1

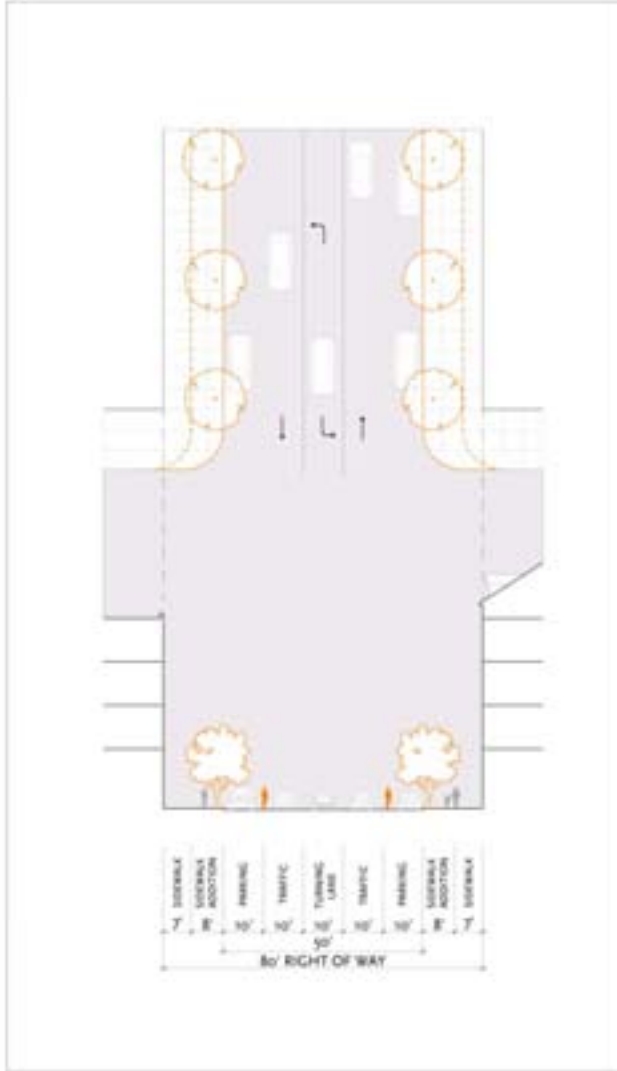
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Pearl - Government Hill - Ft. Sam Option 2

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● Broadway: North of Third St.



Movement	Free
Design Speed	35 mph
Prohibition-Crossing Time	10 seconds
R.O.W. Width	60'
Proposed Width	60'
Median	none
Trolley Lanes	1, 1 each way
Parking	both sides, parallel (1)
Curb Type	vertical
Curb Radii	Actual - 1/2' Effective - 18'
Sidewalk Width	11' (2)
Planter Size	2' x 4'
Planter Type	wells at all 90° corners
Planting	rows (10' x 10') box curb
Tree Spacing	see page 6-30 (Street Tree Plan)
Street Lighting	14.5' tall poles @ 30' o.c.

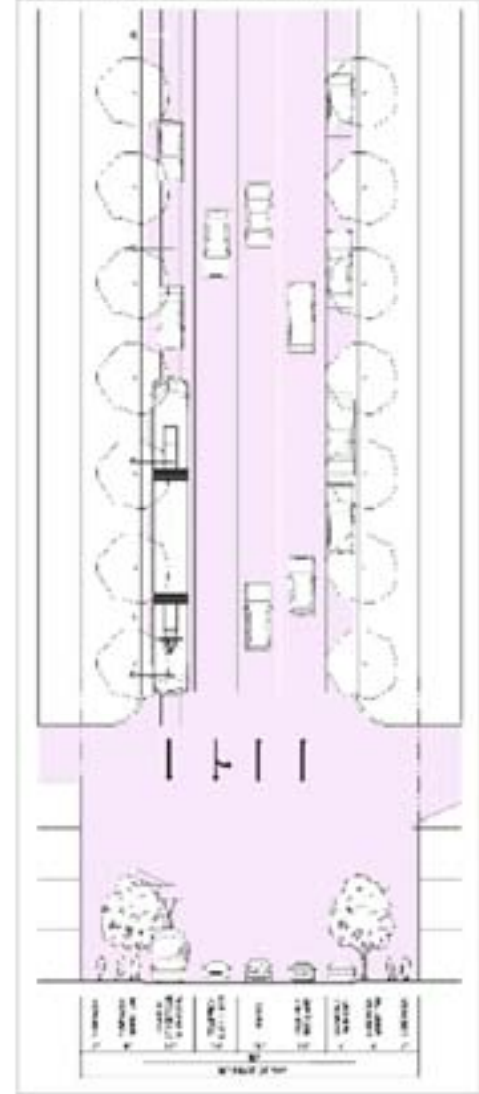
* Modifications to the existing street are shown in orange.

- (1) No parking South Bound 7 AM - 9 AM
No parking North Bound 4 PM - 7 PM
- (2) South of McCullough, sidewalks become 14' wide

Above: Photo of existing street prior to modification

Left: Plan/Section Diagram

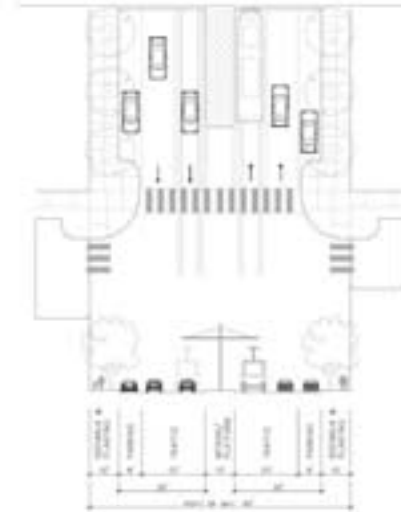
● Broadway: Section Including Trolley Lane



River North Broadway Section



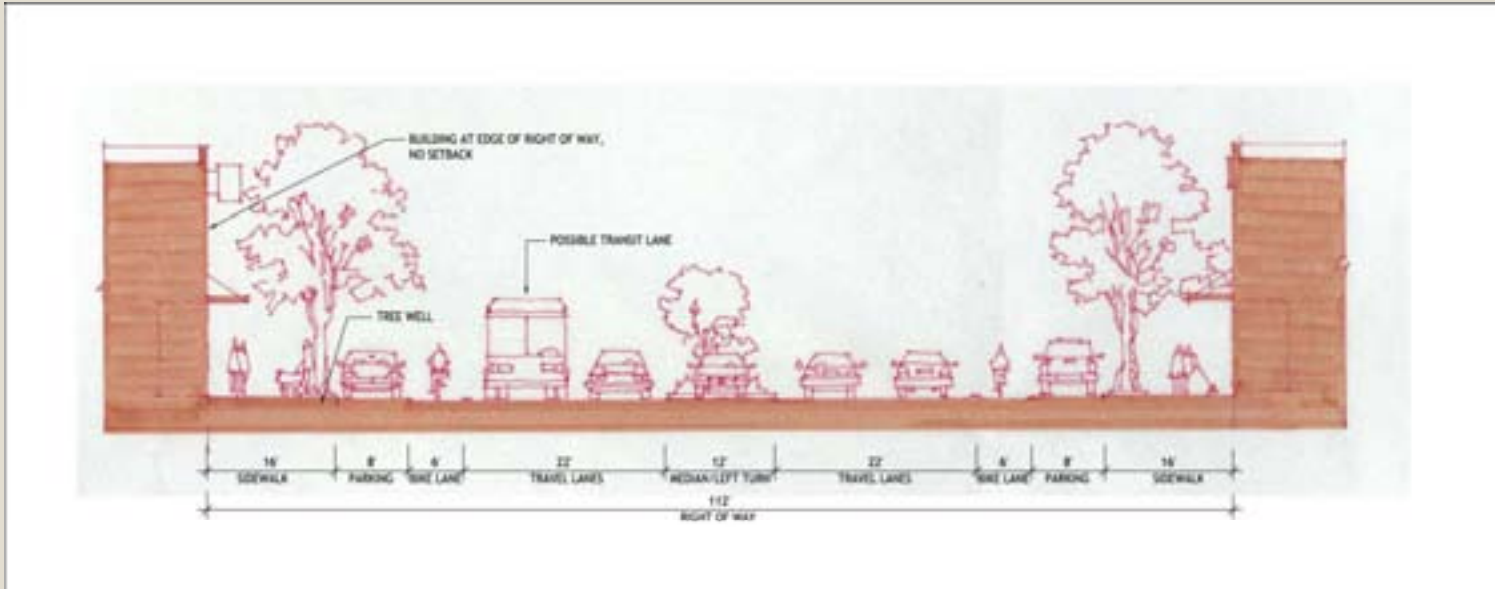
As you enter Alamo Heights from the south, the character will be a tree-lined street with additional on-street parking, a 10 foot median, a bike lane and ample sidewalk and landscape features. Special street lights, street furniture and street amenities will add to the charm.



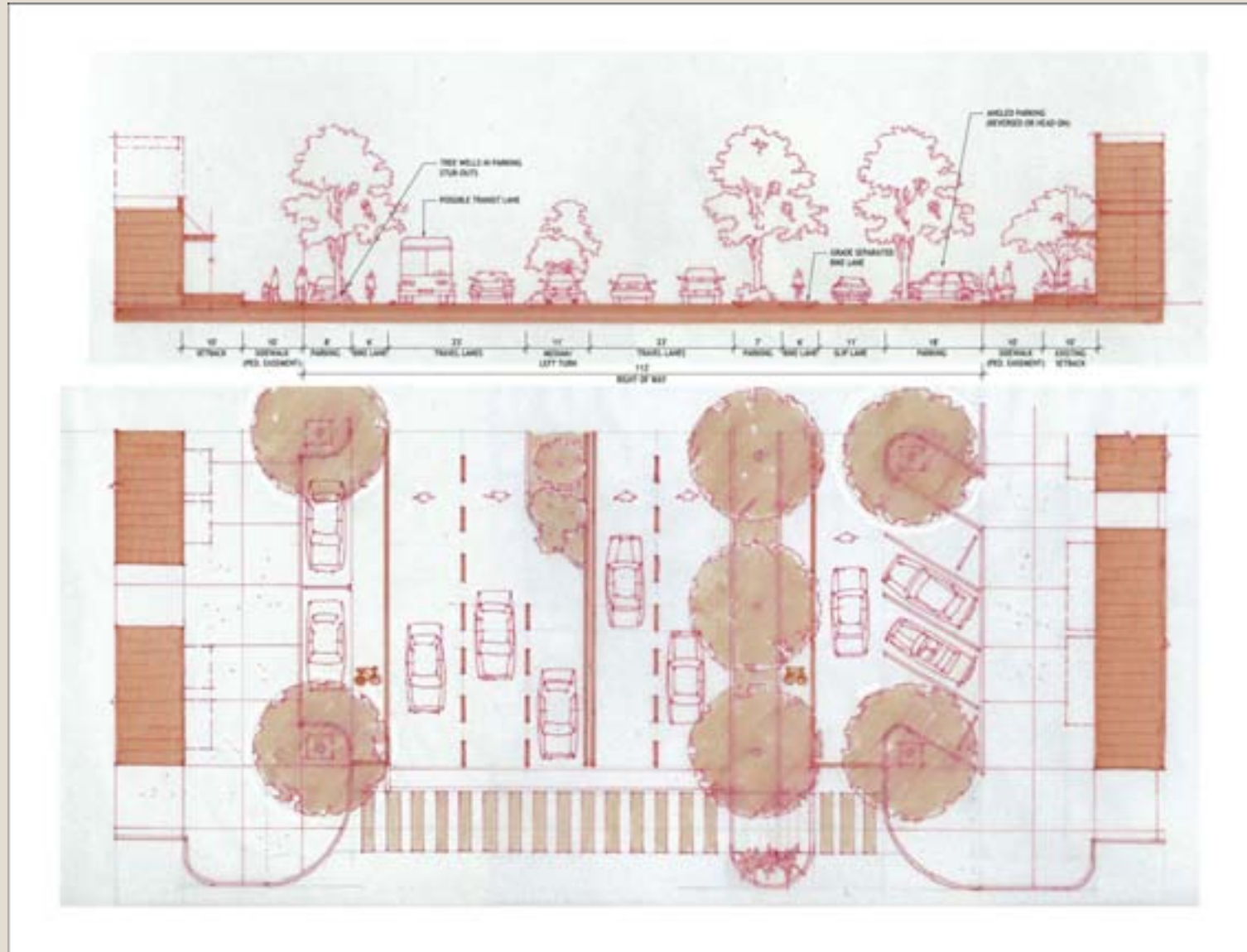
Street Section Standards

Right of Way Width	90 feet
Traffic	4 lanes (1 shared with street car)
Lane Width	11 feet for each
Median	10 feet (with street car platform and left turn lanes)
Parking	8 feet (parallel on both sides of street)
Sidewalk & Planting	10 feet (with planting)

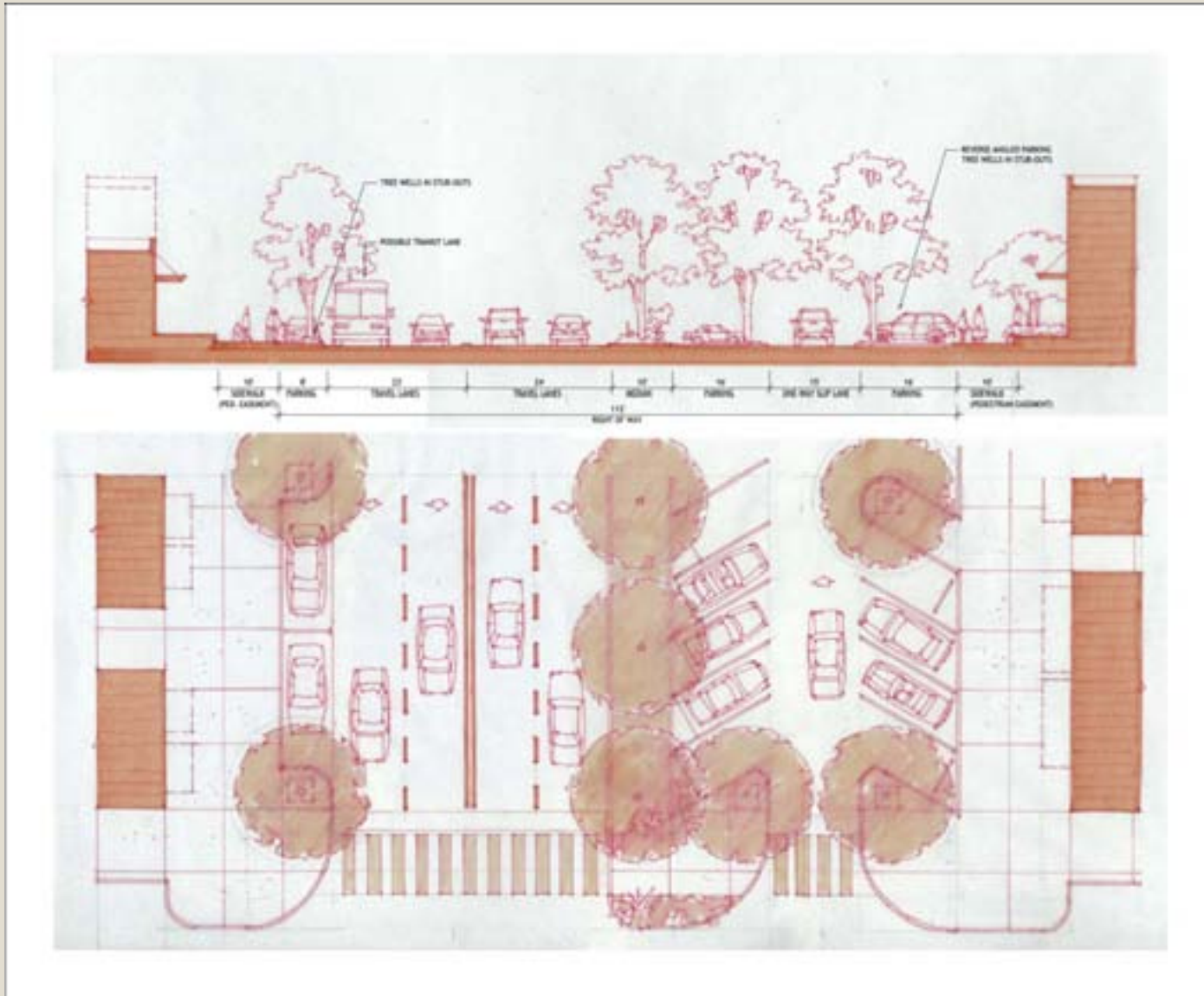




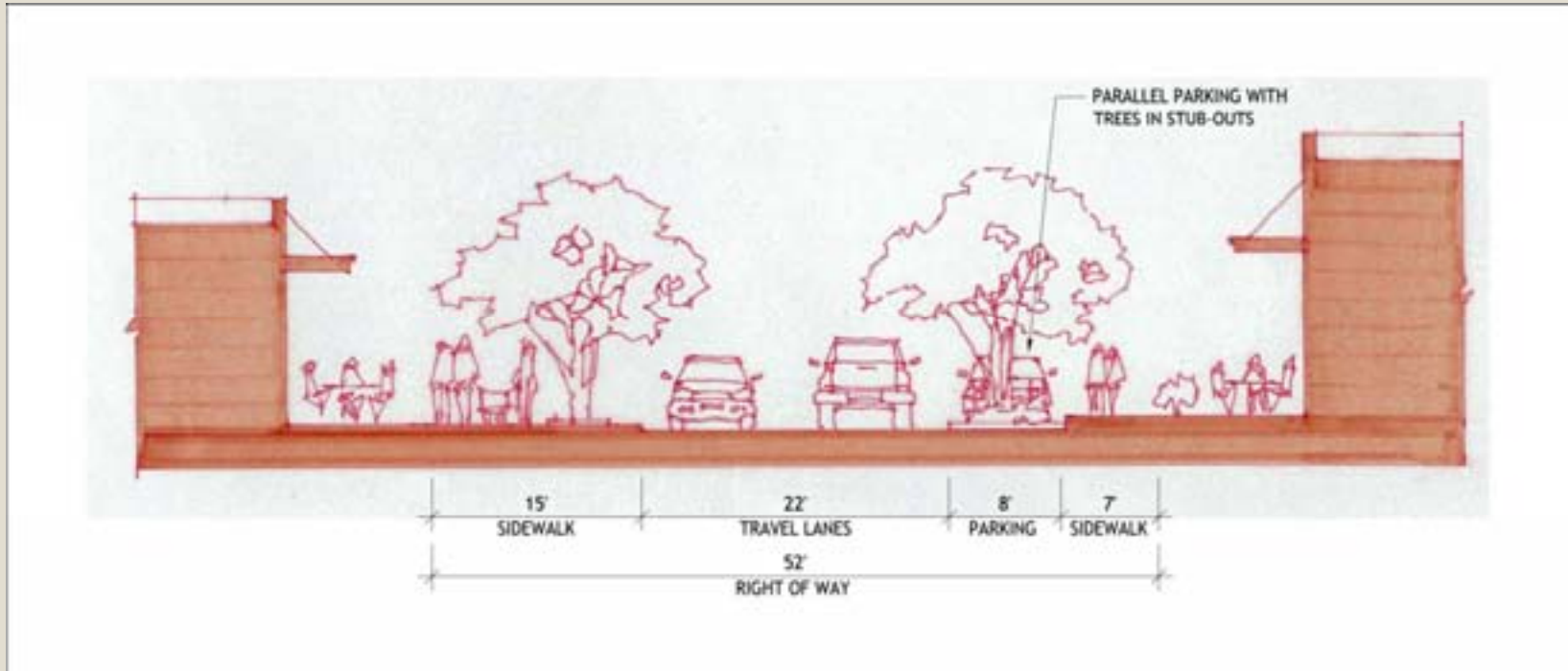
Broadway Urban Section - 3



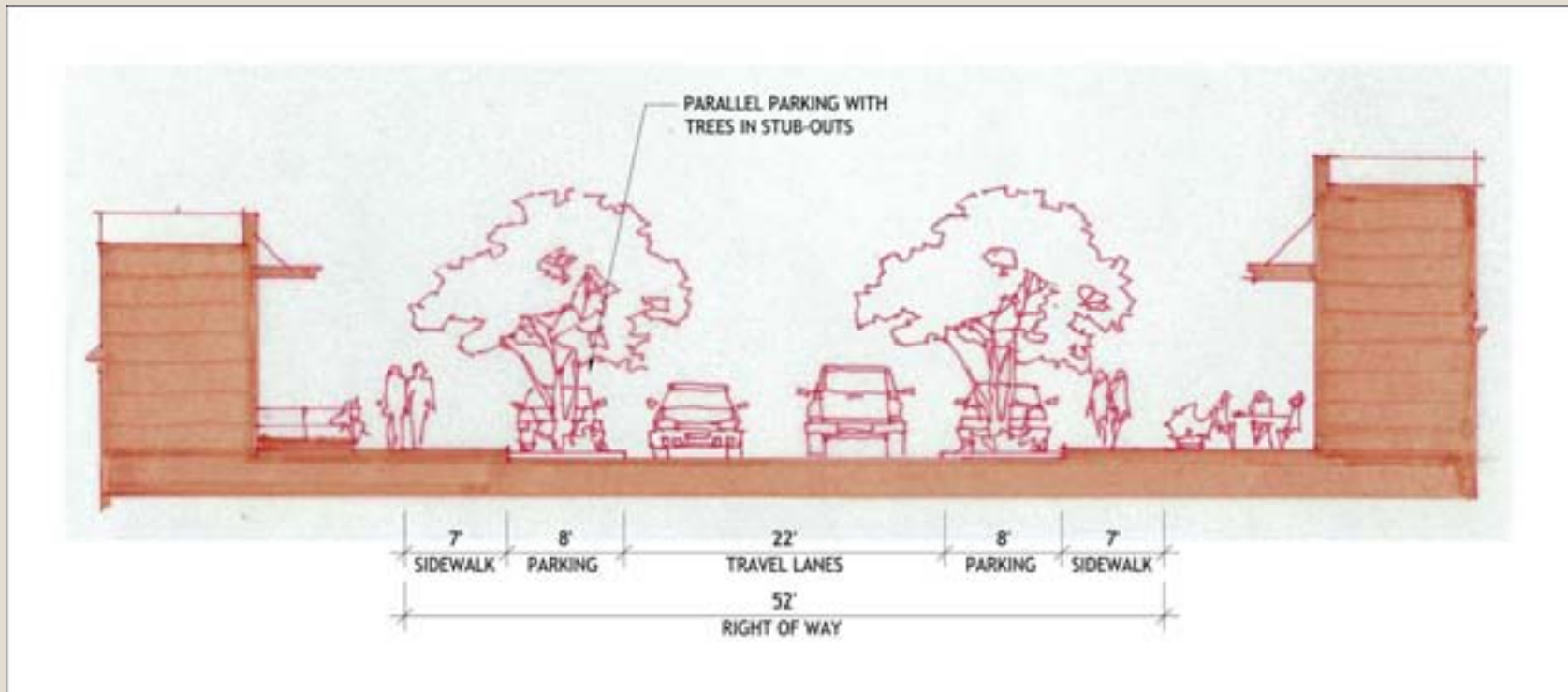
Broadway Parkway Section - 1



Broadway Parkway Section - 2



St. Mary's St. Section - 1



St. Mary's St. Section - 2