



Midtown Area Regional Center Plan

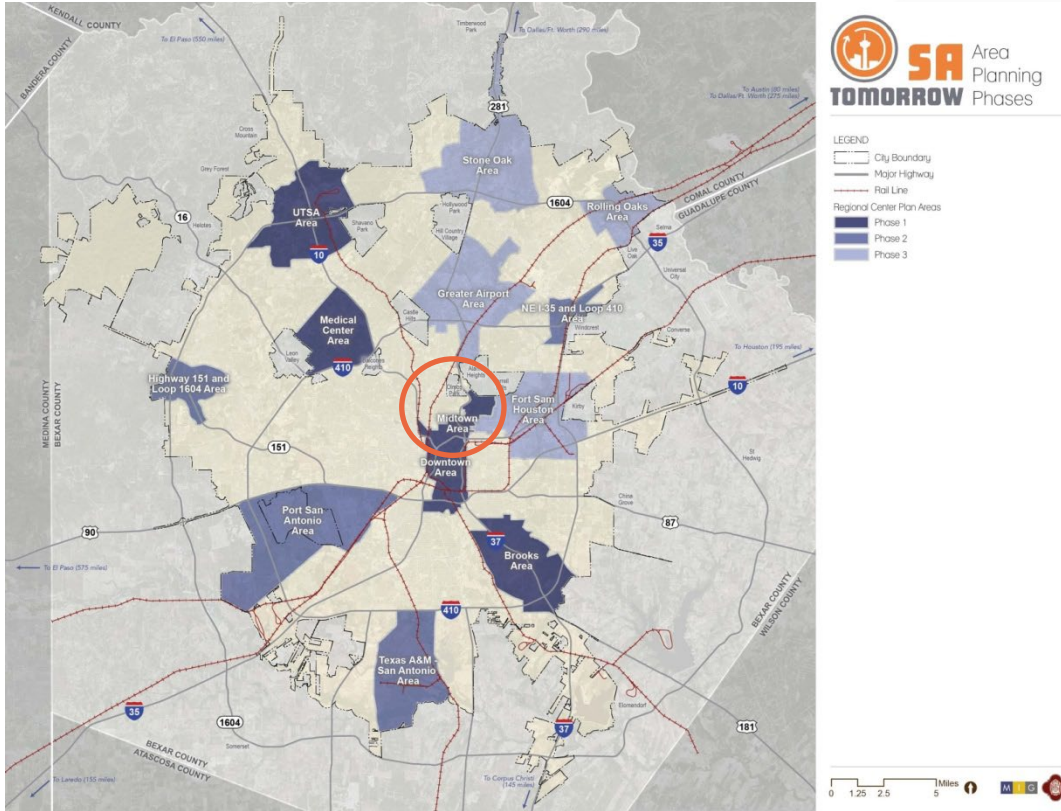
Rudy Nino, Jr., AICP
Interim Director, Planning Department

June 13, 2023



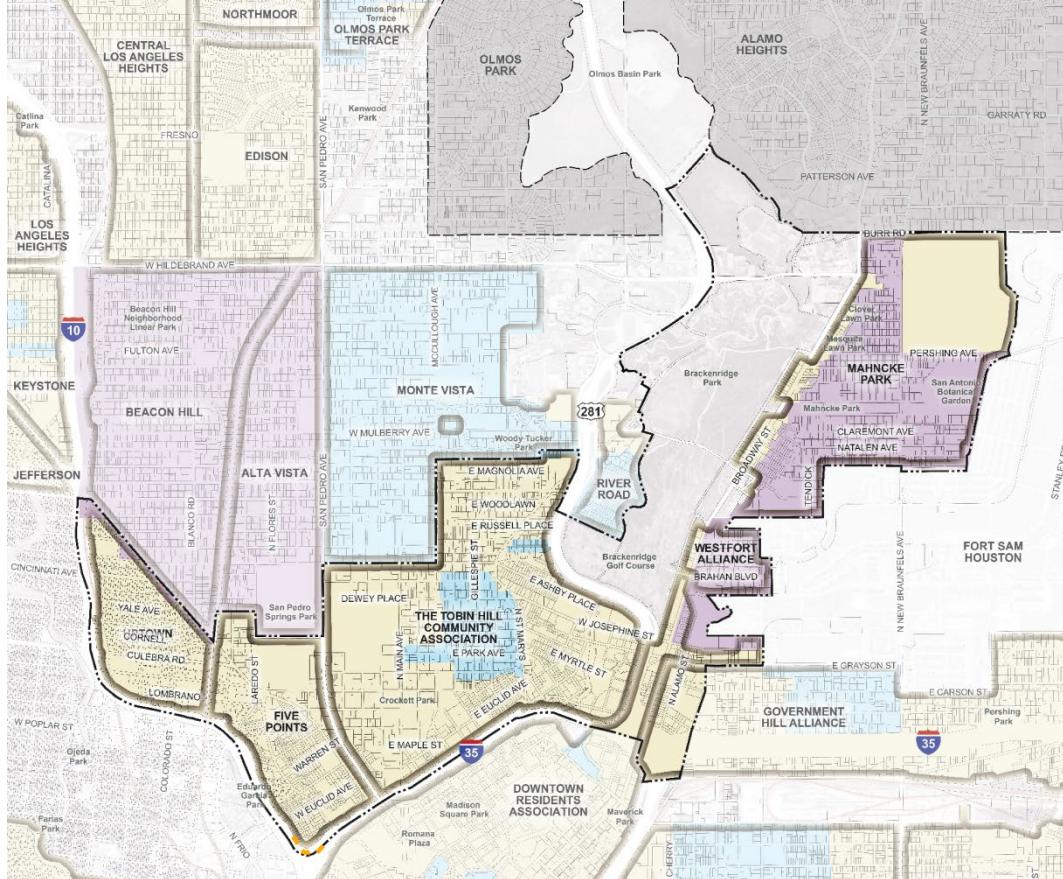
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SA Tomorrow Comprehensive Plan



- Regional Centers
 - Key building block of San Antonio's future
 - 13 identified in the Comprehensive Plan
 - Major Employment Centers
 - 15,000 jobs

The Midtown Area



Midtown
Regional
Center Area

DISTRICTS

LEGEND

-  Midtown Regional Center Area Boundary
-  City Boundary
-  Parcels
-  Neighborhood Association
-  Historic District
-  Neighborhood Conservation District



BRACKENRIDGE PARK
CONSERVANCY



SAN ANTONIO
RIVER AUTHORITY



Outreach and Engagement (pages 1 - 4)

- 10 Planning Team Meetings
- 3 Community Meetings
- 100+ Community Events and Gatherings
 - Intercept and drop-in events
 - Neighborhood Association meetings
- Social Media



Vision (page 9)

In 2040, Midtown will reflect the diversity of San Antonio's people and families. Historic neighborhoods, rooted communities, iconic waterways and parks, and places of culture and learning will continue to characterize the area.

Unique destinations will each include an abundance of places to live, work, learn and enjoy, yet each will have a distinct character, featuring—and growing from—local culture and landscape.

Midtown's neighborhoods will continue to convey historic character, and will have affordable homes and apartments for a diverse population. People of all ages and circumstances will be able to choose, stay, and call Midtown home.

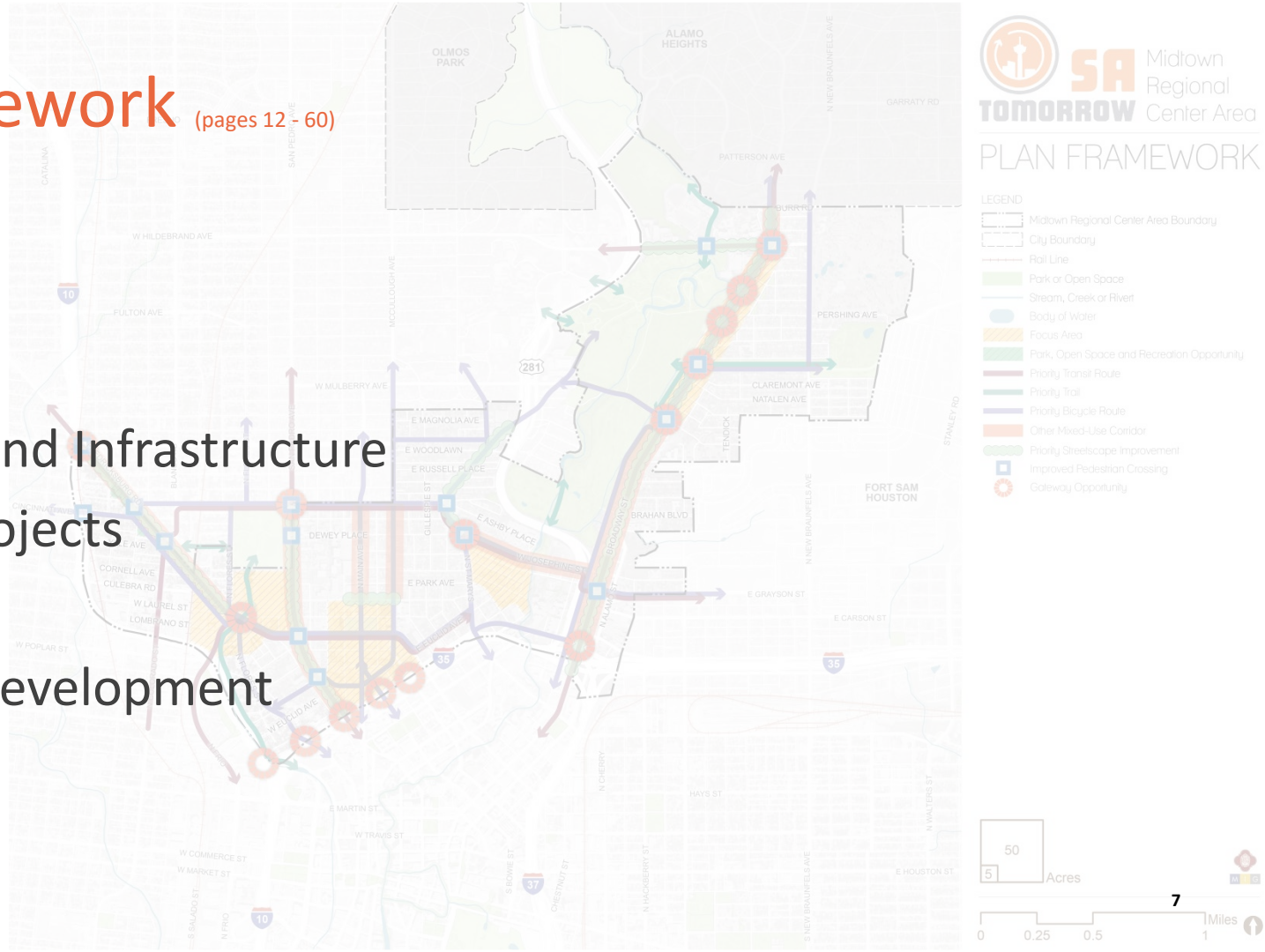
Midtown's multiple-purpose streets, trails, and public places will offer comfortable and convenient choices for walking, biking and transit riding, and make it easy to get exercise, socialize, and experience nature in a healthy environment.

Goals (pages 9 - 11)

- Preserve Midtown's Distinct Character
- **Connect Neighborhoods and Destinations**
- **Support Great Transit**
- **Support Unique, Mixed Activity Areas**
- Broaden Housing Choices
- **Improve Pedestrian- and Transit-Oriented Retail and Services**
- Stimulate a Thriving Economy
- **Improve Outdoor and Nature Experiences**
- Promote Health and Sustainability
- Pursue Transformative Projects
- **Grow Unique Destinations**

Plan Framework (pages 12 - 60)

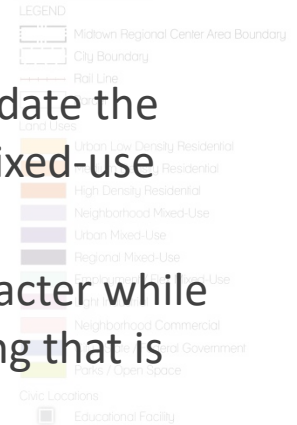
- Land Use
- Focus Areas
- Mobility
- Amenities and Infrastructure
- Catalytic Projects
- Housing
- Economic Development



Land Use (pages 14 - 22)

Recommendations

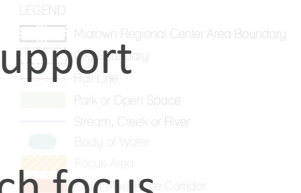
1. Initiate rezoning in selected mixed-use corridors and focus areas and update the Unified Development Code to support transit-oriented development, mixed-use corridors, and centers with a high-quality public realm..
2. Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.
3. Discourage incremental rezoning (both up zoning and down zoning) in Midtown neighborhood areas.
4. Land use decisions should support the continued use or adaptive-reuse of existing structures that contribute to the essential character of Midtown.



Focus Areas (pages 23 – 36)

Recommendations

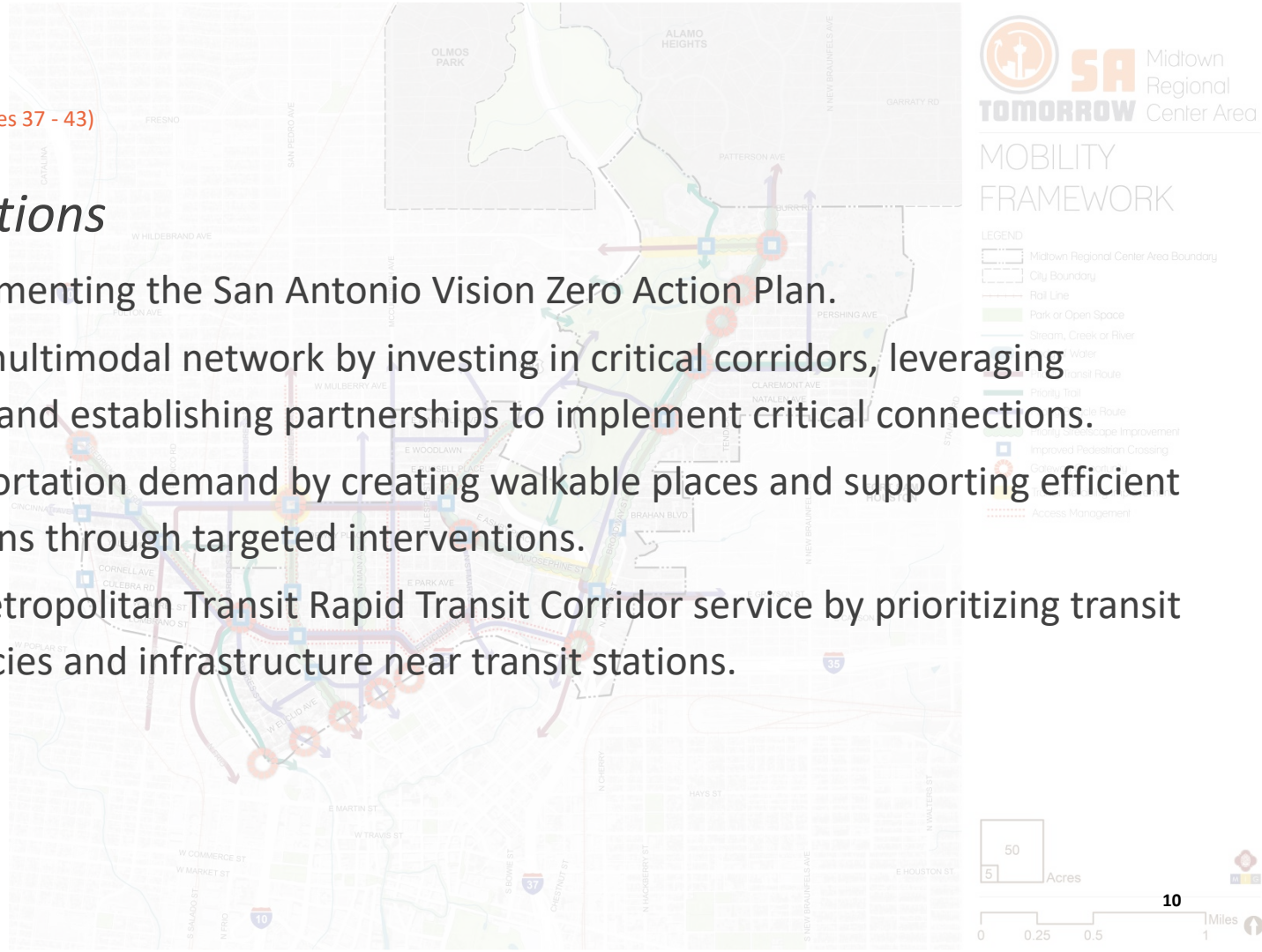
1. Prioritize major amenity and infrastructure improvement projects that support growth in focus areas and mixed-use corridors.
2. Update zoning and design standards to support the unique vision for each focus area and mixed-use corridor, create high quality places, support transportation choices, and avoid impacts to sensitive areas nearby.
3. Implement housing and economic development programs and incentives to support focus areas and mixed-use corridors as inclusive places of housing, employment, and recreational opportunity for a diverse population.
4. Support fine-grained, incremental redevelopment intended to serve many people in mixed-use corridors and focus areas.



Mobility (pages 37 - 43)

Recommendations

1. Continue implementing the San Antonio Vision Zero Action Plan.
2. Complete the multimodal network by investing in critical corridors, leveraging existing assets, and establishing partnerships to implement critical connections.
3. Manage transportation demand by creating walkable places and supporting efficient transit operations through targeted interventions.
4. Support VIA Metropolitan Transit Rapid Transit Corridor service by prioritizing transit supportive policies and infrastructure near transit stations.

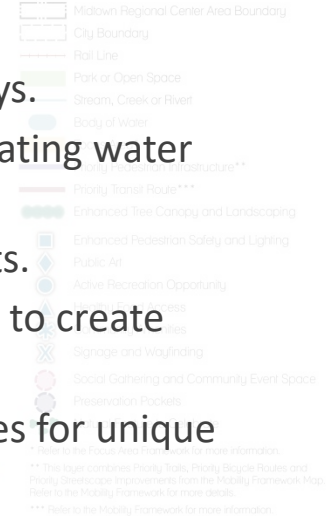


Amenities and Infrastructure (pages 44 - 49)

AMENITIES AND INFRASTRUCTURE FRAMEWORK

Recommendations

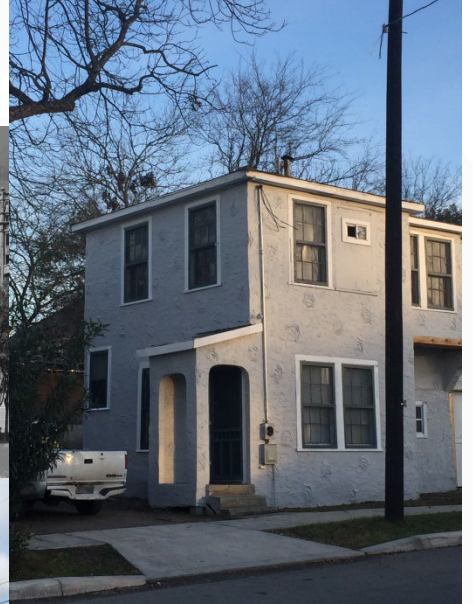
1. Construct drainage improvements to reduce flood risk on and around the Broadway Cultural Corridor.
2. Restore ecological functions of and improve public access to Midtown's waterways.
3. Improve the health and ecological function of Midtown's watersheds by incorporating water features and green infrastructure into new development.
4. Improve existing parks and create new plazas for gathering and community events.
5. Include trees and lighting with mixed-use corridor and focus area redevelopment to create comfortable places to walk, explore, and stay.
6. Use Public Art that reflects local culture and landscape to create unifying identities for unique places in Midtown.
7. Offer more convenient choices to residents who want healthy food.
8. Offer a diverse and high-quality range of education choices for families and adults.
9. Parking should be shared amongst users with complementary schedules, not publicly subsidized, and adaptable to new uses as parking demand changes.



Housing (pages 54 - 56)

Recommendations

1. Ensure that zoning supports a context sensitive supply of diverse housing to support Midtown's expected household growth.
2. Expand Midtown's housing as affordable to households with diverse income levels, including households earning less than 60% of Area Median Income.
3. Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.
4. Support San Antonio's Housing Policy Framework



Economic Development (pages 57 - 60)

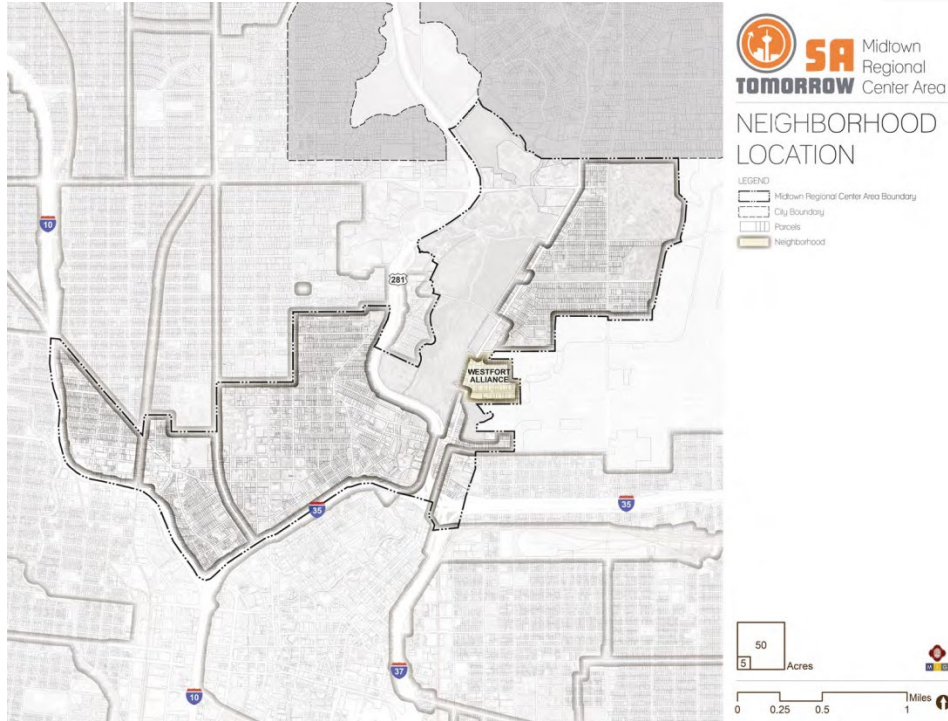
Recommendations

1. Ensure Midtown has a diversity of buildings and amenities to support the existing variety of jobs through the creation of missing development types, and the preservation of desired building types and commercial and industrial areas at risk for redevelopment.
2. Support and grow awareness of Midtown as a destination for commerce, arts, culinary, and cultural attractions and activities.
3. Support the continued growth and integration of the education and health institutions within Midtown, so that campuses serve as community resources and amenities, and surrounding mixed-use areas serve students and workers.



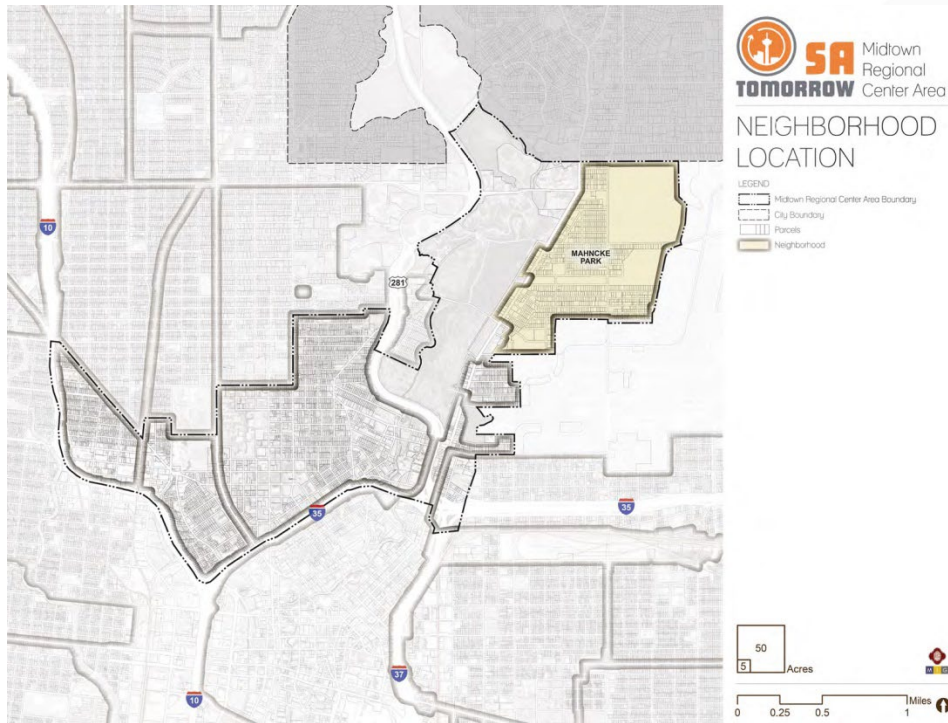
Neighborhood Profiles & Priorities – Westfort Alliance

(pages 180 - 191)



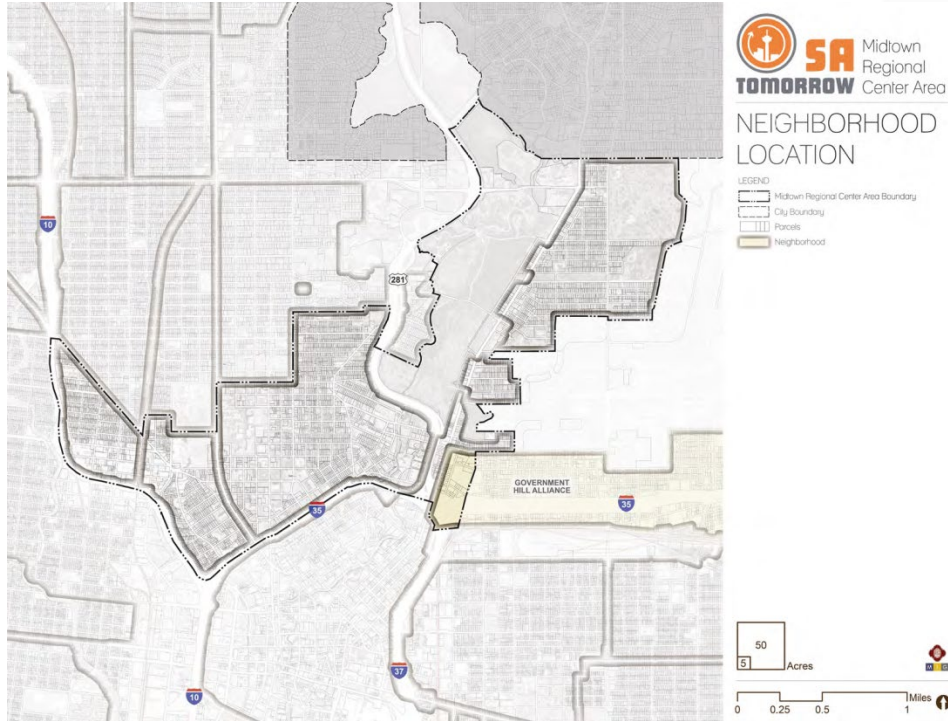
	Priority from Previous Neighborhood Plan	Aligns with Sub-Area Plan Recommendation	Shared with other Midtown Area Neighborhoods
Priority Examples			
Balanced Housing Maintain the existing balance between single family and multifamily uses in the neighborhood. Preserve the existing housing stock and diverse housing choices.	X	X	X
Broadway Street Character and Uses Preserve neighborhood scale and neighborhood-serving commercial use opportunities adjacent to the east side of Broadway.	X	X	
Pedestrian Access Improve safe and comfortable opportunities for pedestrians to cross Broadway Street between Cunningham Avenue and Brackenridge Avenue.	X	X	X

Neighborhood Profiles & Priorities – Mahncke Park (pages 192 - 207)



	Priority from Previous Neighborhood Plan	Aligns with Sub-Area Plan Recommendation	Shared with other Midtown Area Neighborhoods
Priority Examples			
Housing Adjacent to Broadway Support abundant housing development adjacent to Broadway in a manner that is compatible with the neighborhood, in order to support housing supply, support diverse retail and service options, support high quality transit service and relieve development pressure within the neighborhood.		X	X
Prevent Commercial Encroachment Prevent the encroachment of commercial uses and parking into neighborhood residential areas.	X	X	X
Mahncke Park Mahncke Park should be improved with an upgraded trail connecting Broadway with New Braunfels, complemented by more tree canopy, and featuring the creek. Mahncke Park Fountain and the surrounding park area should be improved, potentially as a focal point for community gathering. The conceptual plan highlighted in the Mahncke Park Neighborhood Plan should be used to guide improvements.	X	X	15

Neighborhood Profiles & Priorities – Government Hill (pages 208 - 217)



	Priority from Previous Neighborhood Plan	Aligns with Sub-Area Plan Recommendation	Shared with other Midtown Area Neighborhoods
<p>Priority Examples</p> <p>Transition to Neighborhood</p> <p>Development near Broadway should step down in height from west to east, transitioning to the neighborhood.</p>	X	X	
<p>SA Tomorrow Eastside Community Plan</p> <p>The 2001 and 2010 neighborhood plans include more extensive guidance on portions of the neighborhood east of Austin Street. These should be used with additional community input to create the Government Hill Neighborhood Profile and Priorities for the Eastside Community Plan. .</p>	X	X	X



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