

DIGITAL DESIGN CHARRETTE (DDC) SUMMARY

South Community Area

Meeting Date: March 29^{th} , 2023 Time: 5 pm - 8 pm

Location: Stinson Municipal Airport, 8535 Mission Rd

Planning Team Attendees

Scott Price (Terramark Homes) Karen Bishop (SARA)

Brain Blake Sara Beesly (Audobon Center)
Mike Sidoric Brianna Anzaldua (Southside First)

Thad Rutherford (Southstar Communities)

Alison Young

Colleen Swan (WHO)

Jane Henry (MSJNA)

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Jay Renkens, Principal (MIG)

Saul Vazquez, Senior Project Associate (MIG)

Evan Lanning, Senior Project Associate (MIG)

Chris Ryerson, Planning Administrator (CoSA)

Debora Gonzalez, Project Manager (CoSA)

Meeting Objectives:

The purpose of the Digital Design Charrette meeting was to have a collaborative work session where key stakeholders and staff participated in envisioning the future of selected sites in the plan area. We looked at two sites chosen by staff that can benefit from a high level of planning consideration. The exercise looked at land use, building orientation, height, and massing, and will focus on specific built improvements that can be teed up for implementation through conceptual design.

Meeting Format

The meeting began with a round of staff and participant introductions and an overview of meeting objectives. Then, we reviewed existing conditions, the draft future land use designations, and the draft vision for each DDC site individually.

DDC Site #1: S. Flores Street & Pleasanton Road

Jay Renkens from MIG led the conversation for this site. Participant comments include:

- Recommendation to close Toudouze Street to convert it into additional space for public events and vacate it (Planning needs to talk to PWD and or Real Estate division within COSA)
 - o Using it for parking for the Toudouze Building or for public space
 - o Also parking across the street at buildings rehabbed across Flores and Mildred
 - Encourage the owner of the Toudouze Building to have a public process like Basila Frocks has had in recent months
- Things people would like to see in the area:
 - o Wider sidewalks with landscaping, trees, lighting, and crosswalks
 - o Cool the area with more street trees
 - Aesthetic great site for public art!
 - Bus turnouts (not just a stop) so buses can stop and not hold up traffic
 - Create a space for a future mobility hub of some scale
 - Use the water drainage easement to create a trail that connects from Burbank ISD Sports area across to Bexar County Public Works building and Mission Reach Trail
 - Parking has to be considered to activate and incentivize retail growth
 - Common shared parking (add public art and trees!)
 - o Identity! Banners, wayfinding, public seating branding/color for the district!
 - Community garden or food forest
 - Talk to Gardopia or Food Council
 - Green infrastructure
 - Parking lots
 - Using the closed Toudouze Road
 - Along the proposed trail
 - In the triangle intersection in front of the Toudouze Building
 - Heat abatement (cool pavement, concrete repaving)
 - Pilot project area for Phase 2 of Urban Heat Island mitigation projects –
 Talk to Sustainability re: that process
 - Undergrounding powerlines would be very impactful
 - Small Grocery? Market? Food Coop?
- Triangle site
 - Welcoming gateway!
 - Customized lighting, signage, banners, string lighting
 - Public Art!
 - Not just for the building, but for the whole area
 - "Viva la Southside!"
 - o Permeable pavers, stamped concrete, or other alternative treatment
 - Green infrastructure
 - Guide people more down Flores (more commercial mixed-use potential) vs. down Pleasanton (more residential in this area)
 - Plaza area fountain, splash pad! (or splash pad back of building)
 - Great Example: Lizzie Park Fountain
 - o Intersection itself



Digital Design Charrette (DDC) Summary

- Consider better accessibility and people with disabilities make sure crosswalks face logical directions, etc.
- Redesign to create a full right turn to get onto Pleasanton southbound
- Idea try to align this new intersection with Mildred Street on the east side of Flores also envision improvements on Mildred Street
 - SO narrow it's basically a perfect built-in woonerf
 - Reclaimed area on the west side could be used for green infrastructure, etc.
 - Could also create room for a bus cut-out
- Toudouze street Peacock Alley concept or like Greenline traffic circle ability to park food trucks, have power outlets, etc.
- Vacant lot southeast corner of Flores and Mildred
 - Parking lot for Toudouze?
 - Better to use for another building something to attract more people
 - Wherever parking ends up make it a great experience to this central node (Like visiting the Witte from the parking garage
 - Mobility hub (bus stop there already)
- Maybe sharrows markings on S Flores

Wrap up comments:

- DDC boundary to include:
 - o Terramark site
 - o Toudouze Building
 - East side of S Flores Street from Toudouze Street north to E Malone
 - Southwest corner of W Malone Ave and S Flores Street
- Design aspects to explore
 - Look at Terramark site with ~32 small single-family homes and the historic Toudouze building as an anchor at the intersection
 - o Improve the S Flores Street and Pleasanton Road intersection
 - Consider it as a crossing point for the east-west multi-use trail
 - o Adaptive reuse or Neighborhood Mixed-Use infill
 - Explore the stormwater channel that runs east-west through the area as a multiuse trail opportunity
 - Create safe, well-lighted access point at S Flores Street and Pleasanton Road intersection
 - The trail would connect to the west to the intersection of Edwards and Boehmer Ave/Prado Street at the southwest corner of the SAISD Sports Complex and Burbank HS (~2,500'/0.48 miles)
 - Good, safe crossing on Probandt at the Bexar county building
 - The trail would connect to the east to the San Antonio River Walk Mission Reach at the Bexar County Public Works Department access point (~900'/0.17 miles)
 - The "trail" could go along Mildred street and the north side of the large parcel between Mildred Street



and Probandt where it could connect to the Bexar County Public Works Department Trail

DDC Site #2 SE Military & S Presa:

- San Juan Acequia runs right through it a very important part of the NPS and the World Heritage designation would be very interested in having something that protects, highlights, and educates about the acequia
- MPOD Mission Protection Overlay District and World Heritage Buffer
- Eliminate the McCombs site south of Military Drive they are apparently seeking some sort of Municipal Utility District? Wanting to bore under the SA River?
- Support the idea of an outdoor amphitheater, overlooking the river could have an aqueduct look!
 - o More landscaped, natural seating, etc...
 - o Build acoustically to reflect sound back to the audience
- West of the river parcels are auto repair shops? Perhaps a better spot for the Amphitheater? Already in a park and already a little bit of parking?
- Questioned if this is a wasted opportunity because of so many constraints?
 - Owners that don't want to move?
 - o Hard to get utilities to the site?
 - So many environmental concerns = use as something that somehow cleans the air quality (refinery-caused)?
 - Southcross
- Need to explore other sites using this site as a prototype
- Good support for an amphitheater
 - o Rail and Trail concept or just trail connections to
- Great support for Heritage Trades Program concept with St. Philips College
 - Multiple smaller buildings each with trades
 - o OHP does trades training over at Kelly and one other location
 - o History of Ironwork on the Southside?
 - Stone Masons are likely in big demand!
- Avoid parking lots, especially without green infrastructure; the area filters to the River
- Lighting regulations within the NPS area?
- Need better bus connections to the Missions (like VIA used to)
 - Likes this location because it's midway between the four Missions and easier to find that the current site for the World Heritage Center
- Some interest in the Boutique Hotel idea...?
 - Recommendations in exploring...
 - Old Belmont Hotel in Dallas = small casitas around a nice restaurant!
 - Oakland Heritage Park
 - 4th Ward in Charlotte. NC
- Better options for non-chain restaurants
 - o There are already some plans for a restaurant incubator further up Roosevelt
- Location for Bike repair/rental opportunities tie into the hotel?
- What about Southcross and Presa east side?
 - Iron works big trashy area junk and trucks
 - Victor Salas works closely with OHP



Wrap up Comments:

- Overall concept: Hospitality/Hotel hub targeted to visitors to the Missions and the River Walk Mission Reach. Potentially also include an arts and entertainment venue.
 - o Connections to the River Walk Mission Reach trail
 - Connections to South Opportunity Zone (OZ) plan
 - "Incentivize developers to provide desired community amenities in new projects."
 - "Attract desired development projects to the area including new housing, reinvestment in area hotels/motels, and local retailers and restaurants."
 - "Address vacant properties and properties with negligent owners."
 - "Develop an action strategy to support cultural heritage tourism in the Mission San Jose area within the SA Tomorrow South Community Area Plan effort. Explore the desire and potential opportunities for various hotel options that may be attracted to the area by the strategy."
 - "...expand hospitality options in the area."
 - "Explore strategies and collaborate with the community to gain support for the
 creation of a food business incubator space in the World Heritage area. Identify
 resources for building a shared building/space, identify an operation model or
 operator, orient the incubator around the Creative City of Gastronomy
 designation."
 - Tie in to Tamox Talom Food Forest at Padre Park?
 - "Work with St. Philip's College to expand participation of Southside residents in
 job training and continuing education course provided by St. Philip's at its
 southwest campus. Build a pool of residents with recent education seeking jobs
 in the Southeast Connect effort with the OHP Living Heritage Trades Academy
 Program."
 - Ability to address under/overpass of RR crossing just west of Presa
 - Significance/importance of San Juan Ditch?

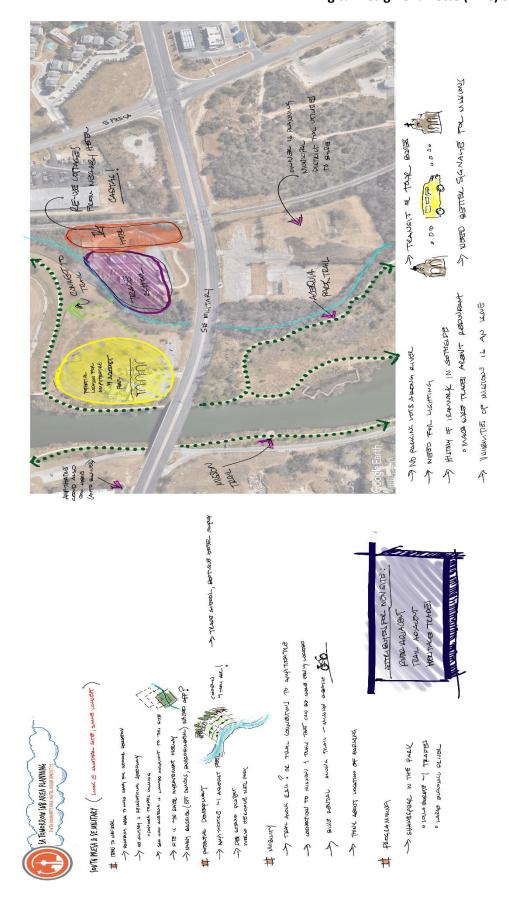
Next Steps

- Community Meeting #3 April 17th, 2023
 Mission Library at 5:30 PM
- Planning Team Meeting #8 May 30th, 2023
 Stinson's Airport Conference Room at 5:30 PM

The meeting summary, presentation, and Mural board will be shared to the Documents Library on the South Community Plan Area website in the coming days: https://south.sacompplan.com/
Please contact the project manager if you have any questions.



Digital Design Charrette (DDC) Summary





Digital Design Charrette (DDC) Summary

