

River North Master Plan

3rd PLANNING TEAM MEETING

Monday, August 11, 2008

4:00 PM

Cliff Morton Development & Business Services Building (One Stop)
1901 S. Alamo, 2nd Floor, Training Rooms A & B

MEETING MINUTES

Planning Teams Members in attendance: William Ochse for George A. Geis, Suzanne Scott, Don Ryden, John Kenny, Scott Smith, Dr. Marion Oettinger, Ben Brewer, III, Glenn Huddleston, Timothy Cone, Cathey Meyer, Howard Peak, David Bogle, Mary Kay Martinez, Michael Westheimer, Murray Van Eman, Manjiri Akalkotkar, Marcie Ince, Lewis. T. Tarver, David Marquez, Pablo Martinez for Sam Mills, Bill Myers, Billy Cavender, Lynda Billa Burke, Carol Harris, David Adelman, Harper Huddleston, Quinn Edmondson, Terri Rubiola

Planning Team Alternates in attendance: Anne Bristol, Dean Perry, Norbert Hart for Angel Vasquez

Visitors in Attendance: 24

4:00 **Welcome** – Pat DiGiovanni, Deputy City Manager, welcomed the Planning Team Members and visitors. He reviewed the items on the meeting’s agenda, and addressed three questions from Planning Team members that had been received prior to the meeting. He stated that the Master Plan is conceptual in nature and provides a general framework that will be utilized by a host of individuals from officials, agencies, and developers to guide the decision-making process. The draft plan will serve as a starting point. City Council endorsed the development of a Planning Team which will make a recommendation to City Council. The Planning Team will work collectively with the public in transparent form to engage the public in the planning process. The Planning Team as a whole can recommend alternatives to be discussed and these alternatives will be presented to the general public. Taking into consideration public comments, the Planning Team will forward a recommendation to City Council. We are currently in the review of the Master Plan Vision phase. The next step will be to consider Implementation. Mr. DiGiovanni stated that the Planning Team needed to address how the Planning Team will reach a consensus, and that this should be addressed in the near future.

4:10-5:30 **Presentation by Moule & Polyzoides: River North District Master Plan Background**
Mr. DiGiovanni introduced David Sargent, Sr. Associate of Moule and Polyzoides. Mr. Sargent presented a power point presentation that addressed questions that had been forwarded by the Planning Team members prior to the meeting. He stated that the master plan is a Community Vision Plan which considers the best interest of the community as a whole over the next 20-30 years. The plan addresses what types of strategies and techniques can increase property values across the entire district. It also offers protection

to the public investment in the river improvements. The plan advocates for high quality buildings and public spaces. The buildings would be filled with businesses and residences that are responsive to the market. The challenge is that the current zoning is not conducive to making these types of great places or to providing a sense of place. The buildings should contribute to the street environment and public spaces and should give back to the public realm. The buildings need to be respectful and sympathetic to the older neighborhoods and contribute value to the community. The plan should ensure that one building which does not contribute to the character, does not decrease the value of others along the street. There needs to be a way that is fair to everyone involved to protect this community value and ensure a quality that is inherent in San Antonio. Neighborhoods with the highest sustained values have a variety of housing types and a mix of retail, residential and offices which are within walking distance. The master plan is based on the RIO-2 and RIO-3 planning principles and ideas. However, this plan explores through drawings how to resolve the significant conflicts between the RIO and the current base zoning.

Mr. Sargent described the charette process and public input process undertaken by Moule & Polyzoides, and further elaborated on the plan's elements. He addressed the need for shared parking which could be utilized by businesses, major employers, arts and cultural venues, and churches to maximize value of the structures while reducing cost. He also added that the master plan envisions Avenue B as a unique place which potentially could be a route for the proposed street trolley. He stated that there are other routes that could be used for the street trolley. Mr. Sargent summarized the objectives for each district and chapter of the plan.

5:30 – 5:40 **Break**

5:40 – 7:30 **General Question and Answer Session with Consultant** – Mr. Patrick Howard, Assistant Director, introduced local architects that worked on the master plan: Boone Powell, Michal Guarino, Jonathan Card, Irby Hightower, and Mike McGlone. Mr. Howard conducted a question and answer session, allowing each Planning Team member to raise questions. (See Exhibit A.)

7:30 – 7:50 **General Question and Answer with Staff** – Mr. Patrick Howard, Andrea Gilles
Mr. Howard asked Planning Team to confirm the 1st public meeting date for Monday, August 25, 2008. Planning Team asked about public meeting format. Ms. Gilles responded that there would be an introductory presentation followed by an Open House format to allow residents and stakeholders to view and comment on the draft Master Plan. Planning Team requested that summary information from the sub-committee review meeting be provided at the public meeting. Staff agreed.

7:50 – 8:00 **Wrap-up and Next Steps** – It was agreed that the public meeting would take place on August 25 at 6 p.m.

The meeting was adjourned.