

River North Master Plan

5th PLANNING TEAM MEETING

Monday, September 22, 2008

6:00 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: Christine Vina for Manjiri Akalkotkar, Lynda Billa Burke, David Bogle, Ben Brewer III, Timothy Cone, Quinn Edmondson, George A. Geis, Carol Harris, Harper Huddleston, Glen Huddleston, Marcie Ince, David Marquez, Sam Mills, Bill Myers, Howard Peak, Terri Rubiola, Don Ryden, Suzanne Scott, Scott Smith, Lewis T. Tarver, Murray H. Van Eman, Michael Westheimer

Planning Team Alternates in attendance: Dean Perry

Visitors in Attendance: 12

6:00 – 6:30 **Welcome / Opening Presentation - Pat DiGiovanni, Deputy City Manager**

Mr. DiGiovanni welcomed the group. Mr. DiGiovanni referred to the handouts and reviewed the wording regarding eminent domain that was adopted at the previous planning team meeting. Dean Perry recommended a wording change. Mr. DiGiovanni stated that he thought it was a matter of semantics. Mr. DiGiovanni stated that staff will be removing the River Drive public street from the map and will be looking to amend the public streets map so that it is not parcel specific. Staff will provide examples of how the maps could be amended in each sub-committee work group.

Mr. DiGiovanni reviewed the work program with the Planning Team members He discussed options regarding the September 29 planning team meeting, and emphasized the need to wrap the recommendations up on October 6. The goal on October 6 will be to gain consensus, or the Planning Team will vote on items section by section. The next public meeting will be on November 17 to review proposed revisions to date. On December 8th, all four chapters will be presented at a public meeting. Mr. Van Eman stated that the last Planning Commission meeting is on December 19. Mr. DiGiovanni stated that the plan would probably be considered by the Planning Commission in January 2009. Following additional discussion by members, the Planning Team agreed to the work program schedule as presented.

6:30 – 7:45 **Break into Sub-committee Work Groups**

The work groups continued review the master plan chapters.

7:45 – 8:00 **Large Group Report Out**

Each group reported on the groups comments and recommended changes to the master plan. Mobility sub-committee: Ben Brewer III reported for the sub-committee. Property owners could be specifically contacted to get feedback on proposed new streets, if there is objection should be removed from the plan. The committee also recommended against one-way street. The Park-Once

plan should be amended to indicate parking sheds that are located in the vicinity of parking generators. His committee also liked the idea of a shared parking facility; that could be shared by several property owners for both residential and non-residential uses. The committee broadened the language to emphasize that a variety of transportation choices should be considered for the area. The committee did not address a specific street trolley route, as this chapter was just recommending a concept. Parallel parking on both sides of the street is a better solution than angled parking on just one side of the street. The property owners where new streets appear on the map should be met with. The committee felt that the streets plan is just a vision, and is not an amendment to the City's thoroughfare plan.

Parks sub-committee: David Bogle reported for the sub-committee: A:5- recommend including public/private language as the intent is to talk about public and private open space in the River corridor objectives. B:1 – rephrase to other notable utilized historic strictures. B:2 – addition of art installations as a separate bullet. A:7 – add the term authentic (civic and cultural attractions); the sub-committee agreed with staff recommended change: Open space section – state that it builds upon existing RIO standards.

Vision II sub-committee: Michael Westheimer reported for the sub-committee: Strengthen the language concerning art; front-end or back-end angle parking to be included; re-emphasize need for wider sidewalks; left in wording of mid-rise to high rise, and leave up to RIO overlay and other defining documents to regulate building height. The committee did not come to a consensus for street trolley using Avenue B or Broadway. The Vision II sub-committee will need to meet on September 29, or resolve by email.

Vision I sub-committee: Howard Peak reported for the sub-committee: The plan is conceptual in nature and should be noted throughout the document, including the pictures; incorporate the eminent domain language into the introduction rather than have as a preface; A:3 - add language to build on the River Improvement project underway; A:4- allow property owners to connect to river improvements; A:5 -use words “shapes and shadows study” to clarify solar access; p. 2:8 – replace the word “define” with “guide;” remove language that references the McCullough Avenue bridge and take First Baptist Church out of drawing in connection with the water treatment facility as this implies a specific location; p. 2:9 – remove references to Pearl Brewery and refer to as areas north of planning area or IH35; address Park 2 with Dr. Oettinger; remove the parts of Park 3 and Park 4 that are on private property. The Vision I sub-committee will need to meet on September 29.

8:00

Next Steps

The Planning Team members agreed on the next Planning Team meeting dates listed below:

- **Planning Team Sub-committee Work Groups Meeting: Monday, September 29, 2008, Time: 6:00 pm**, Cliff Morton Development & Business Services Building (One Stop), 1901 S. Alamo, 2nd Floor, Training Rooms A & B – Only Sub-committee work groups I and II will meet to conclude the chapter reviews.
- **6th Planning Team Meeting: Monday, October 6, 2008**, Cliff Morton Development & Business Services Building (One Stop), 1901 S. Alamo, 2nd Floor, Training Rooms A & B - The meeting will begin at 5:30 p.m.
 - ⇒ Agenda: Review Planning Team recommendations for Plan edits

The meeting was adjourned.

Minutes prepared by Nina Nixon-Mendez, Planning Manager, 207-2893 or nina.nixon-mendez@sanantonio.gov