

River North Master Plan

7th PLANNING TEAM MEETING

Monday, October 20, 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, David Bogle, Ben Brewer III, George A. Geis, Carol Harris, Harper Huddleston, Glen Huddleston, Clifton McNeel for Marcie Ince, John Kenny, David Marquez, Pedro Martinez for Sam Mills, Tony Cantu for Cathey Meyer, Dr. Marion Oettinger, Terri Rubiola, Scott Smith, Lewis T. Tarver

Planning Team Alternates in attendance: Dean Perry

Visitors in Attendance: 14

6:00 **Welcome / Opening Presentation** - Pat DiGiovanni, Deputy City Manager, reviewed the agenda for the 7th Planning Team meeting.

6:10-6:45 **Review and reach consensus on pending recommended changes from Chapters 1 and 2** – Andrea Gilles, Senior Management Analyst, reviewed the items (see handout) for consideration by the Planning Team: Public Art Section; River Parks Section text and concept illustration; Street Trolley Route text and concept illustration; Mixed Income housing language. Discussion ensued on the term high rise and mixed income housing. The Planning Team consented to using the term mixed income housing.

Ms. Gilles said the language for the Public Art Section would be inserted after the Open Spaces section in relation to the streetscape text. Discussion ensued on the potential funding for Public Art. Ms Gilles stated that would need to be addressed in Chapter 3. The Planning Team agreed to leave the percentage of construction cost in for public art funding since this is a recommendation only, not a mandate.

Ms. Gilles presented the Street Trolley Route text and concept illustration. These are the areas that would be targeted for further study within River North, and the illustration shows connection to the broader commuter network as well as a circulator route. The last paragraph references that this should be coordinated with VIA's master plan. Mr. Geis suggested looking at numbers of visitors to the San Antonio River Walk and Downtown from other agencies in addition to the CVB. Ms. Gilles reported that the changes made in the Street Trolley section will also require staff to go back and rework other sections of the document, including the Broadway Street section and images. Discussion ensued on the pictures and captions. Discussion ensued on the sentence referencing the master plan being used to guide the configuration of new blocks and streets, and uses. The Planning

Team agreed to omit the last part of the sentence that references the development standards adopted to implement the plan.

Finally Ms. Gilles presented the new language for the String of River Parks section. The new language references “a network of green spaces”. The proposed edits were reviewed from the handout. Specific locations that were not public property were removed. Glen Huddleston suggested substituting the phrase “network on green spaces” for “river parks.” Ms. Gilles said it is written to keep open the options of private and public parks as well as river landscapes and gardens. It also presents a typology of these options. Discussion ensued. Ms. Gilles pointed out that the revised images include a streamlined green line along the River. This would represent a system of private and public green spaces and river parks. The Planning Team agreed to use the terms green space and open space, and rework park reference as a subset or type of green space and open space.

Mr. Geis suggested getting the changes printed out. Mr. Patrick Howard, Assistant Director, said staff could bring it back in two weeks.

Discussion ensued on the street network map and the identified areas for potential study. Mr. DiGiovanni stated that staff will meet with KSAT to resolve this.

The Planning Team reached consensus on Chapters 1 and 2 agreed to move on to Chapter 3.

6:45 – 7:30 **Presentation on Chapter 3 – Implementation**

Richard Milk, Community Development Coordinator, presented a Power Point on Chapter 3, Implementation, reviewing the content of each section (see handout).

Adrian Lopez, Manager, Housing and Neighborhood Services TIF Section, provided a general overview of the TIF program. Mr. Lopez stated that the recommendations for TIF board members would be considered next month by City Council. Mr. DiGiovanni remarked that if the River North Master Plan is approved, and if the city can get catalytic projects underway with private development, then the TIF fund will begin to grow over time. Discussion ensued on the TIF boundary. Mr. Lopez responded that there is a statutory limitation on any potential boundary change that includes an area with more than 10% residential property, and staff would have to carefully look at any proposed changes to the boundary. A question was raised if city funds may be allocated to help pay for the infrastructure. Mr. Lopez responded that this would depend on the strategy of the TIRZ board. Mr. DiGiovanni remarked that some of the catalytic projects could be considered in the next round of Bond projects.

8:00 **Next Steps** – It was announced that the 8th Planning Team meeting will be held on Monday, November 3, 2008 at the Development and Business Services Center, 1901 S. Alamo, at 6 p.m.

. The meeting was adjourned.