



# Northside Livable Centers Study

*Advisory Committee Meeting #2*

*Preferred Conceptual Plan*

*March 2, 2010*

# AGENDA FOR ADVISORY COMMUNITY WORKSHOP #1

- Project Overview and Timeline
- Planning Area Overview
- Workshop #1 - What We Heard
- Preferred Conceptual Plan Overview
- UH Downtown - Hardy Yards Focus Area
- Discussion and Comments
- Next Steps

The background image shows a street scene with a large, multi-story building on the left, a tall palm tree in the center, and several cars parked along the street on the right. The scene is brightly lit, suggesting a sunny day.

# ***BACKGROUND AND PROJECT OVERVIEW***

**NORTHSIDE | LIVABLE CENTERS STUDY**

**VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>**



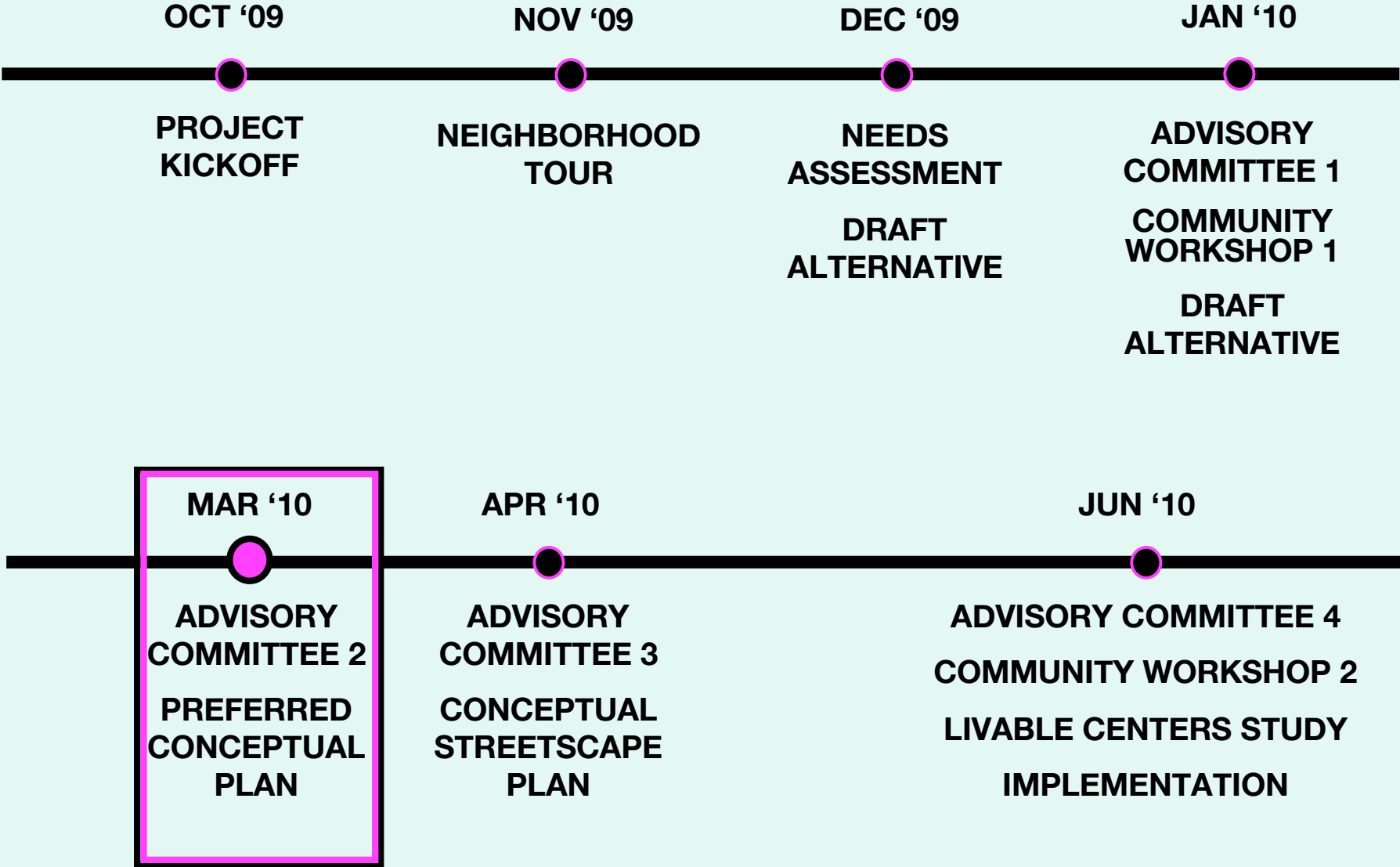
# THE LIVABLE CENTERS PROGRAM

Seeks to create neighborhoods that are:

- Compact and Mixed-Use
- Designed to be Walkable
- Connected and Accessible

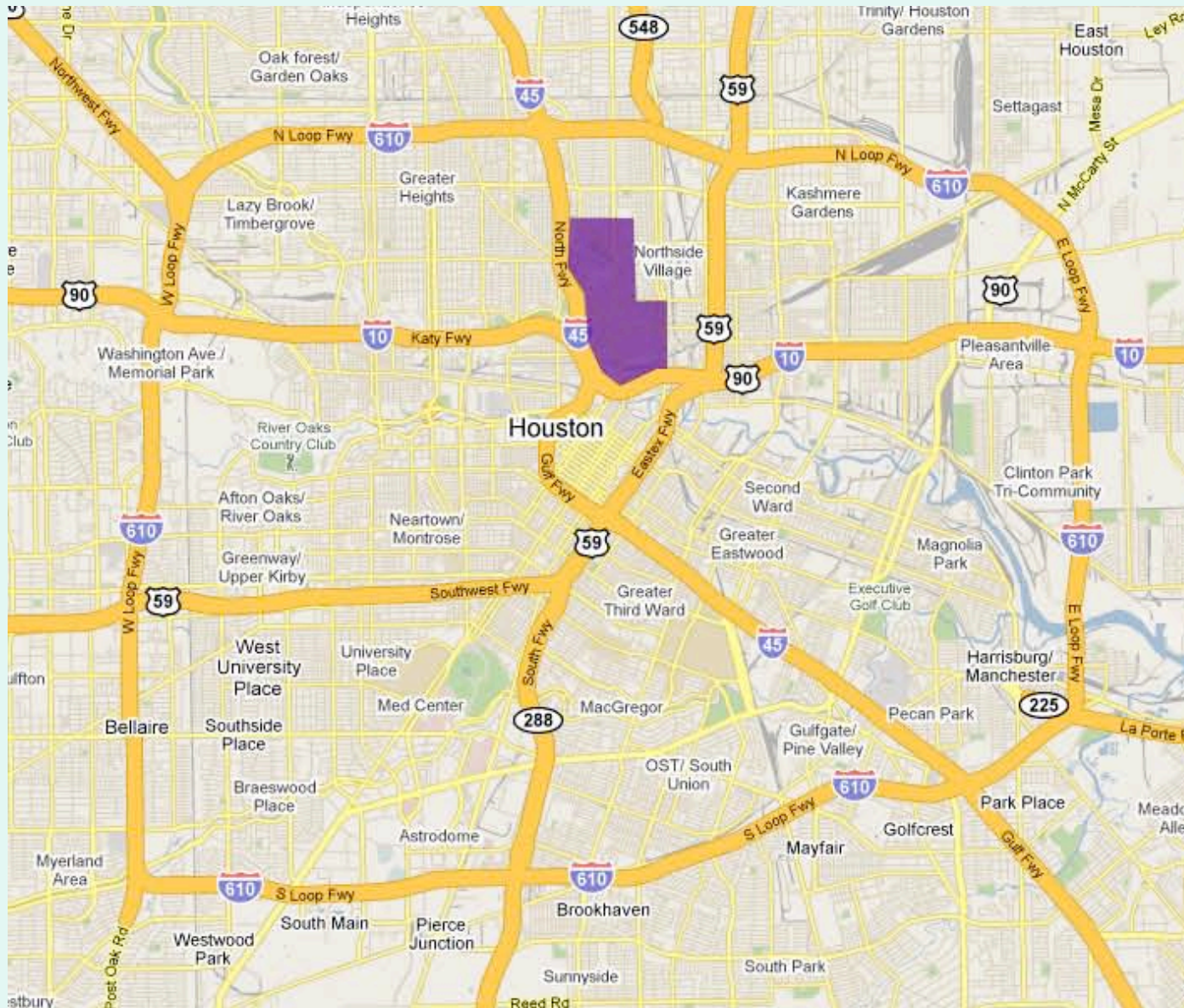


# PROJECT OVERVIEW





# LOCATION AND CONTEXT



## NORTHSIDE | LIVABLE CENTERS STUDY



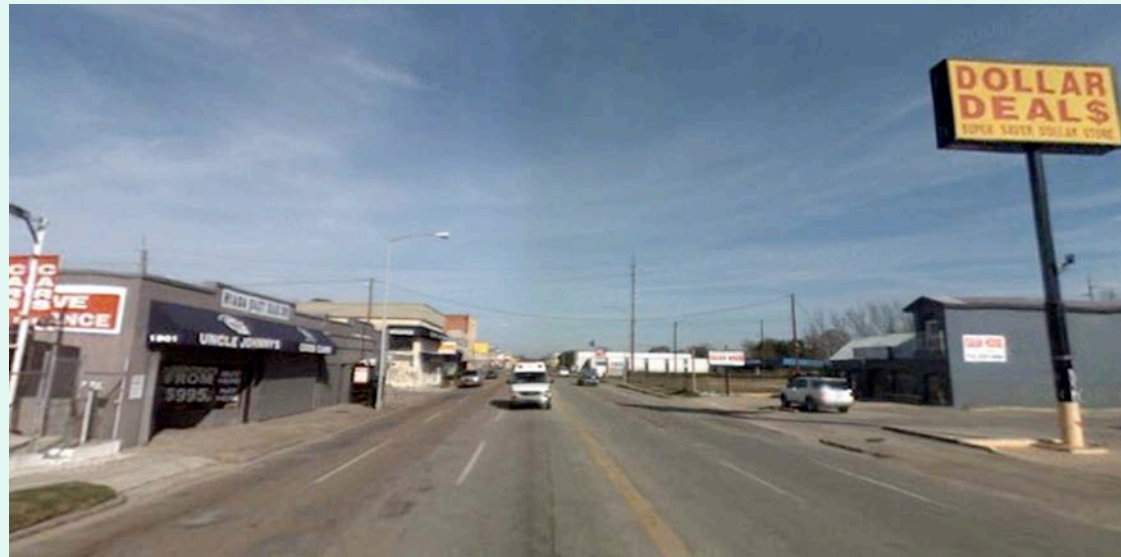
# LOCATION AND CONTEXT



# HISTORY OF RAIL IN NORTHSIDE



N Main and Hogan - Early 1900s



N Main and Hogan - Today



# HISTORY OF RAIL IN NORTHSIDE



N Main and Hogan - Early 1900s



N Main and Hogan - Tomorrow



# ***PLAN PRINCIPLES***

**Near Northside Revitalization Project**

**NORTHSIDE | LIVABLE CENTERS STUDY**

**VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>**



# REDEVELOP INDUSTRIAL AND COMMERCIAL PROPERTIES



Groceries and Shopping Options

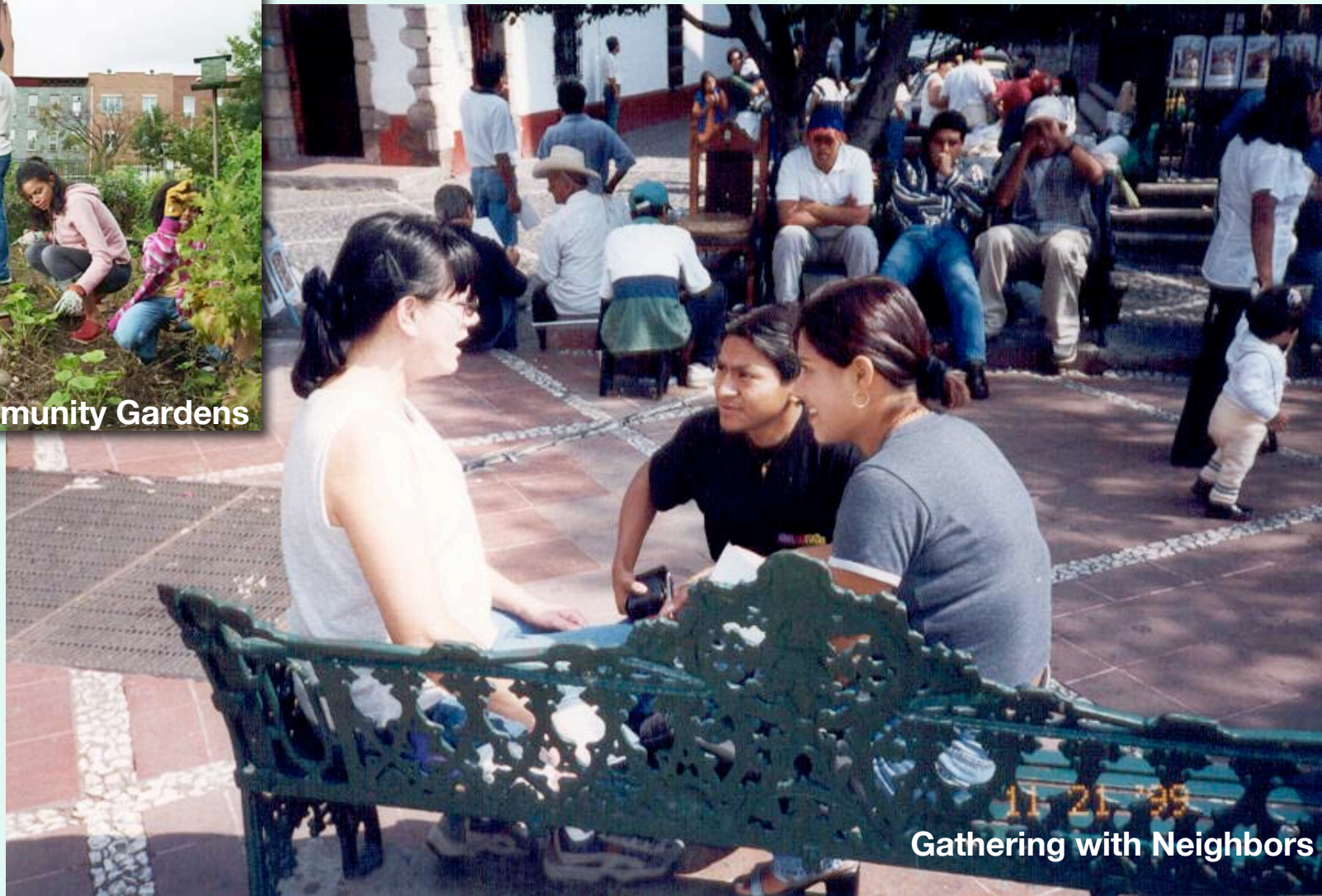
# DEVELOP MIXED-USE COMPLEXES AND MULTI-FAMILY HOUSING THAT INTEGRATES WITH TRANSIT



Affordable Housing



# CREATE VIBRANT COMMUNITY GATHERING PLACES AND PARKS





# IMPROVE THE PEDESTRIAN NETWORK AND CREATE BIKEWAYS



Hike and Bike Opportunities



# IMPROVE THE VISUAL APPEARANCE OF COMMERCIAL CORRIDORS AND HISTORIC RESIDENTIAL AREAS



**NORTHSIDE | LIVABLE CENTERS STUDY**

For the San Antonio Community Development Corporation

**VAN METER  
WILLIAMS  
POLLACK**





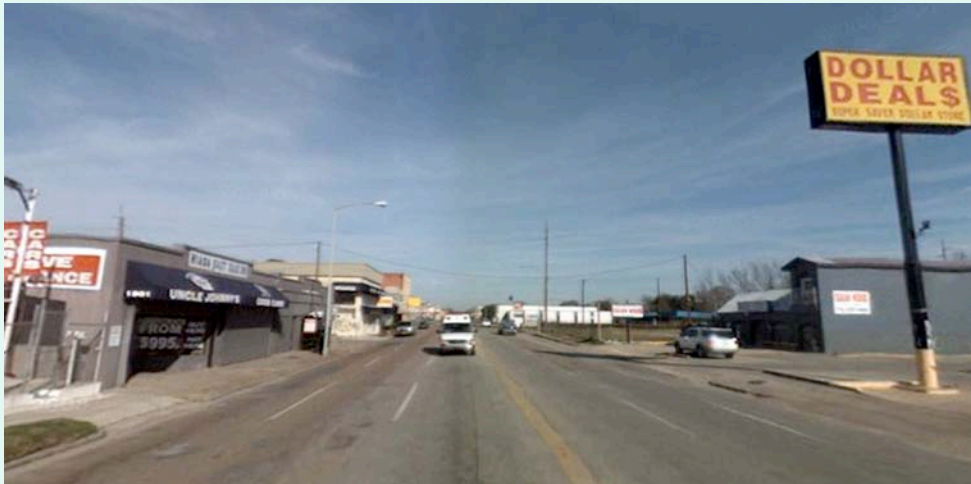
# **COMMUNITY WORKSHOP # 1 - WHAT WE HEARD**





## COMMUNITY WORKSHOP #1 - What We Heard

- The Light Rail can not be a barrier. Pedestrian crossings around stations need to be well-designed and safe, especially near schools.



## COMMUNITY WORKSHOP #1 - What We Heard

- Northside should have a unique streetscape and signage to foster identity.





## COMMUNITY WORKSHOP #1 - What We Heard

- The N Main Street tunnel is unacceptable for pedestrians, new connections to Downtown must be created.



# COMMUNITY WORKSHOP #1 - What We Heard

- Transit plazas should be planned around stations, especially at N Main and Quitman Streets.





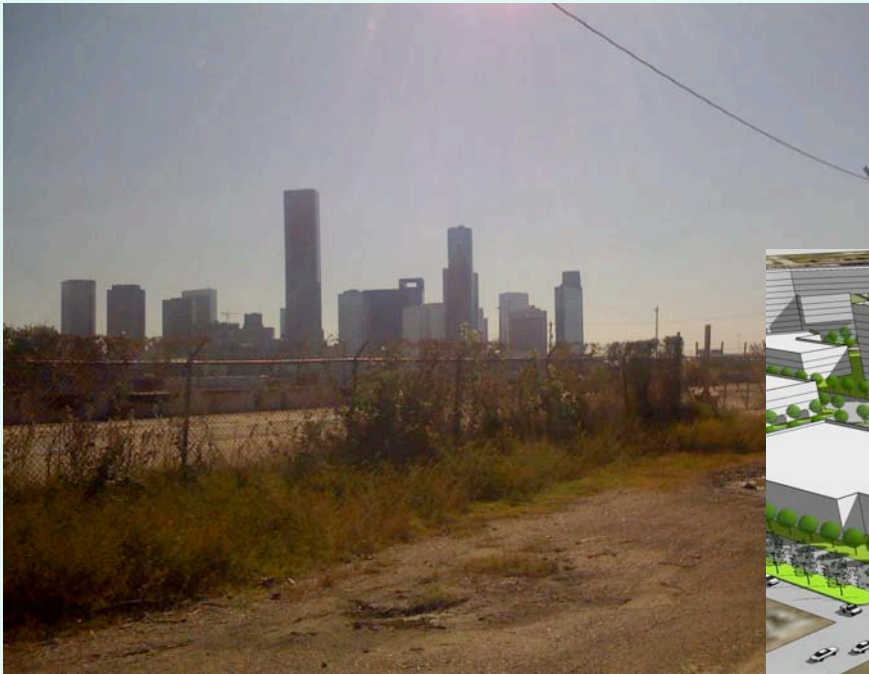
## COMMUNITY WORKSHOP #1 - What We Heard

- The Little White Oak Bayou should be used as a community resource and should have a strong connection to transit.



## COMMUNITY WORKSHOP #1 - What We Heard

- Hardy Yards should be a focused site for development, and needs to provide services (groceries, restaurants etc.) that benefit all of Northside.





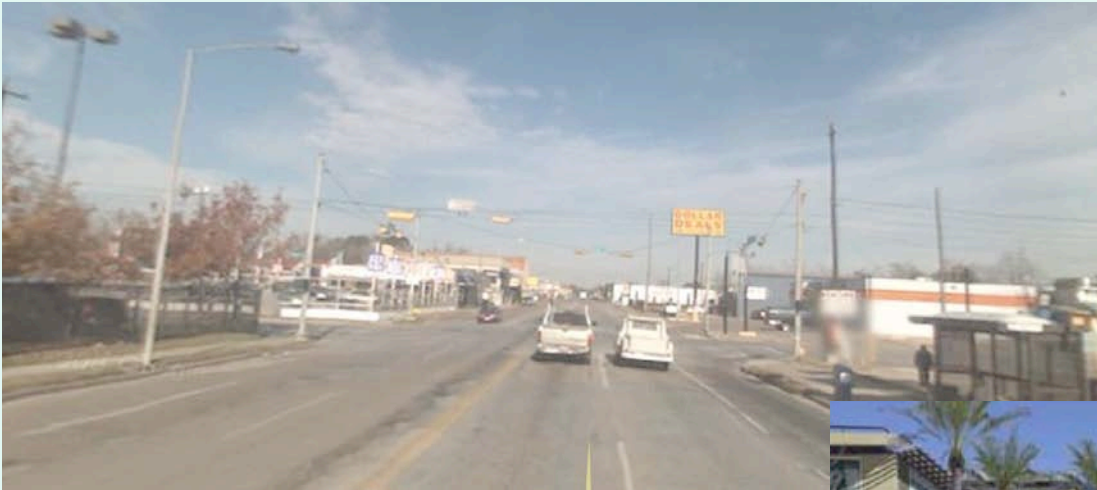
## COMMUNITY WORKSHOP #1 - What We Heard

- Fulton Street is an important neighborhood thoroughfare, it needs to be improved with the pedestrian in mind.



## COMMUNITY WORKSHOP #1 - What We Heard

- Redevelopment along N Main Street will be key to walkability, safety and positive change.





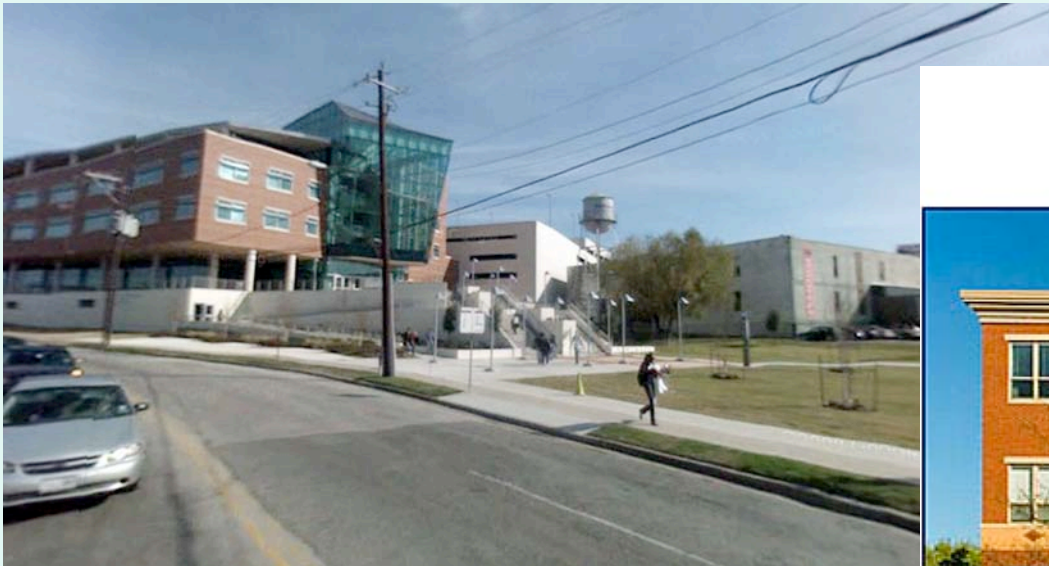
## COMMUNITY WORKSHOP #1 - What We Heard

- Both affordable and mixed-income housing is needed within walking distance of transit stations.



## COMMUNITY WORKSHOP #1 - What We Heard

- Future expansion of the UH Downtown campus can potentially bring positive benefits to the Northside neighborhood.





## COMMUNITY WORKSHOP #1 - What We Heard

- Incentives are needed for the right kind of development. Standards for parking and water retention should be amended.





***DRAFT ALTERNATIVE  
OVERVIEW***

**NORTHSIDE | LIVABLE CENTERS STUDY**

**VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>**

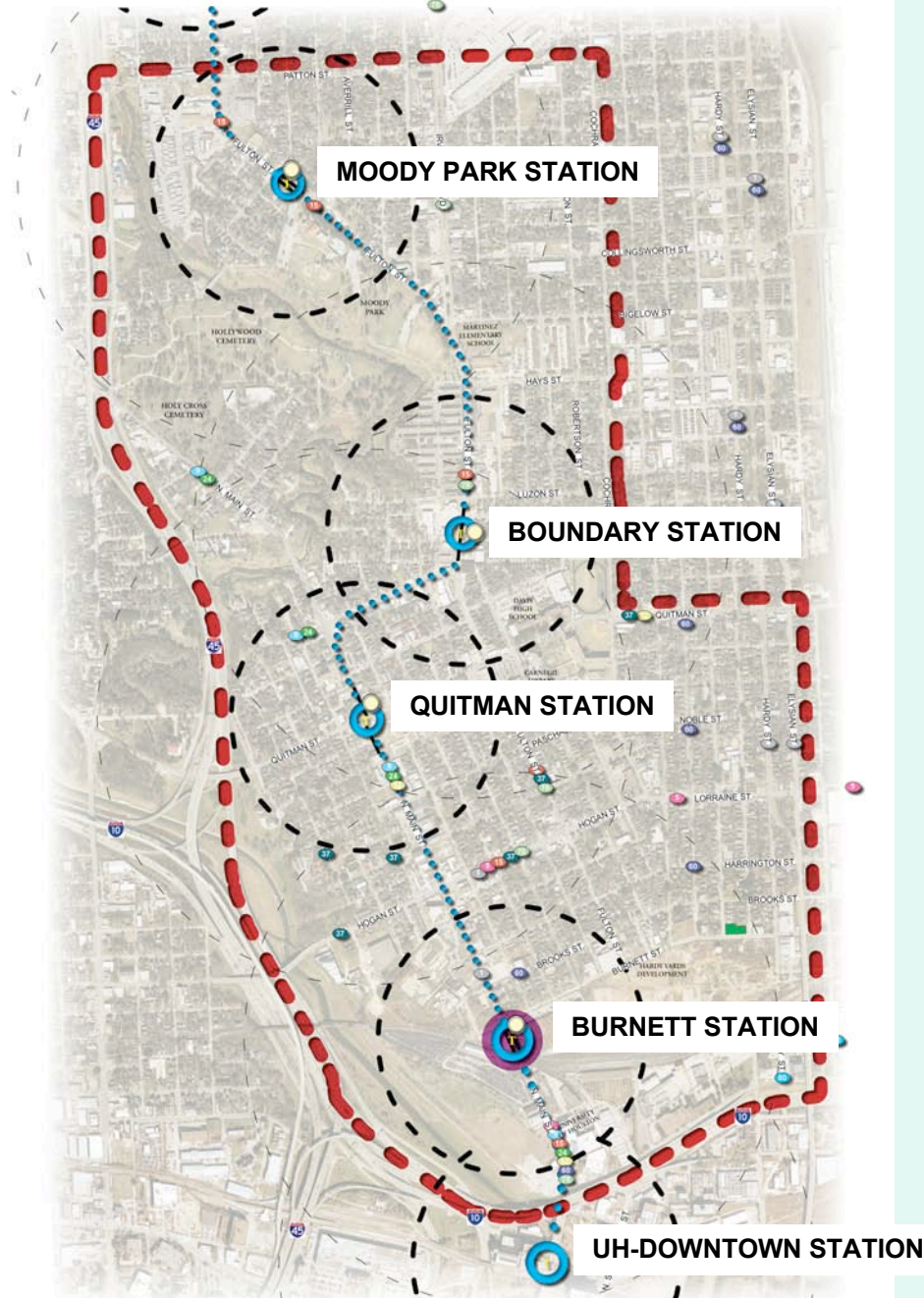


# PLANNING AREA



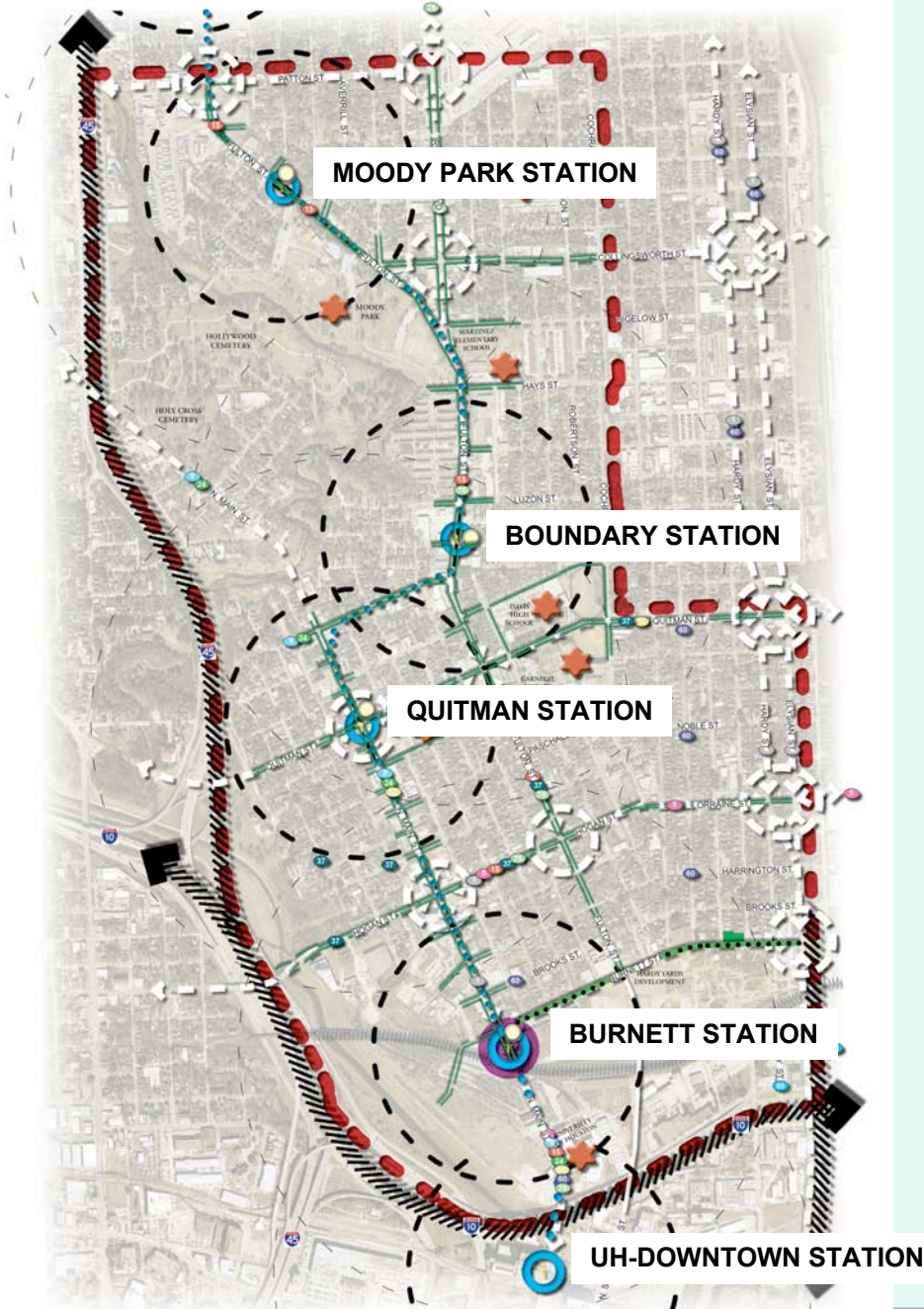


# NEW TRANSIT STATIONS



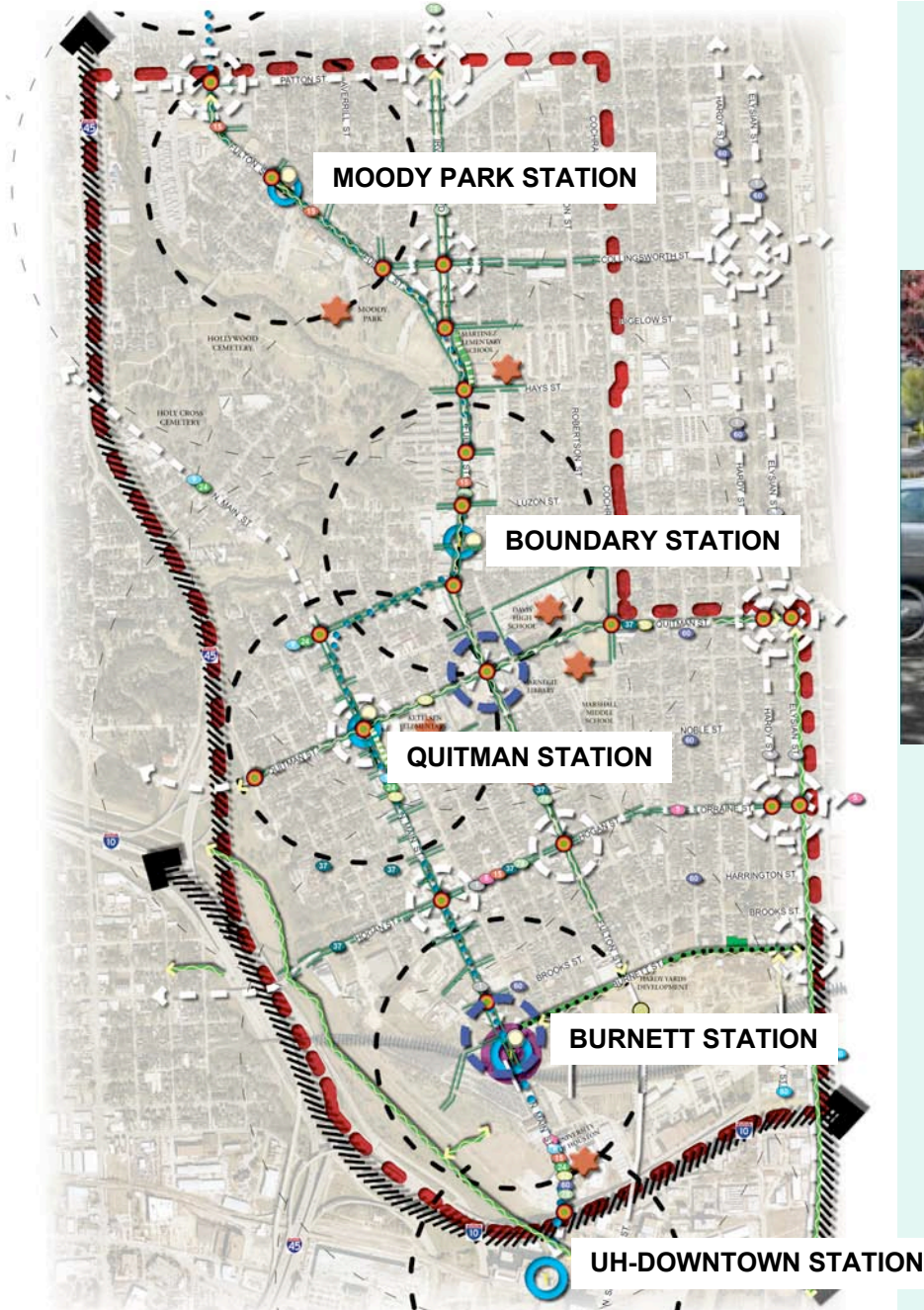


# IMPROVED STREETS AND SIDEWALKS



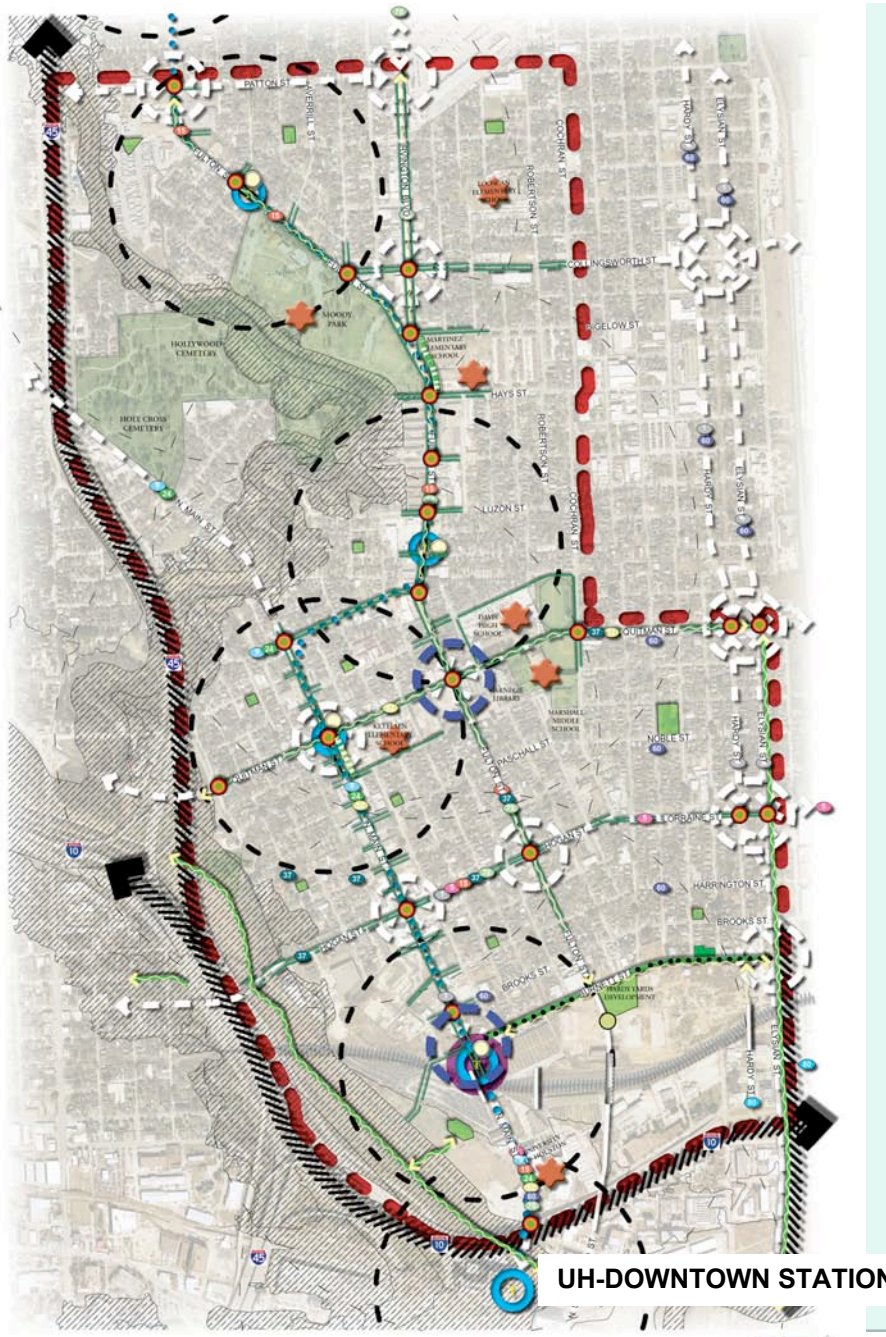


# NODES OF INITIAL INVESTMENT AND CROSSINGS





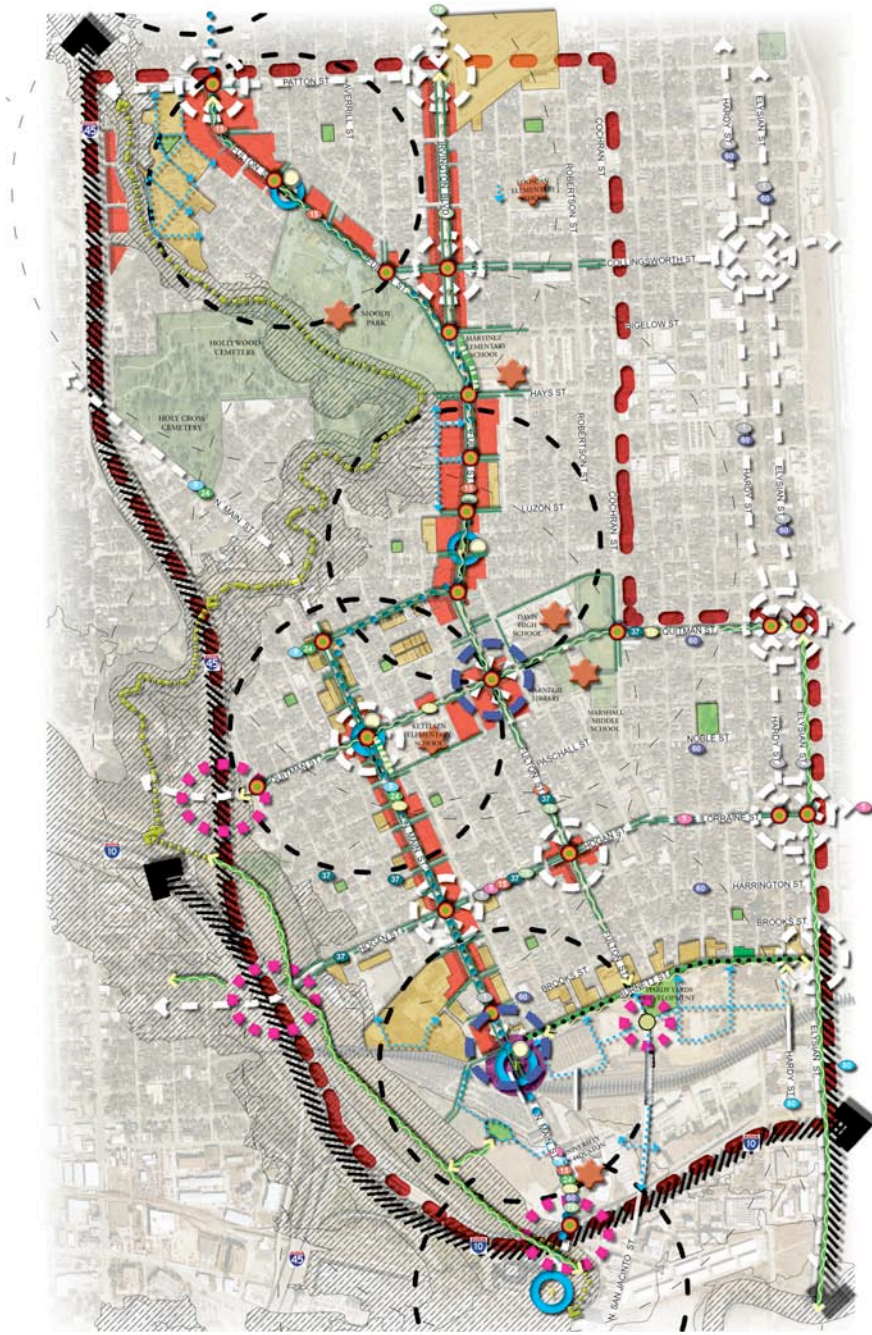
# PARKS AND OPEN SPACES



## NORTHSIDE | LIVABLE CENTERS STUDY



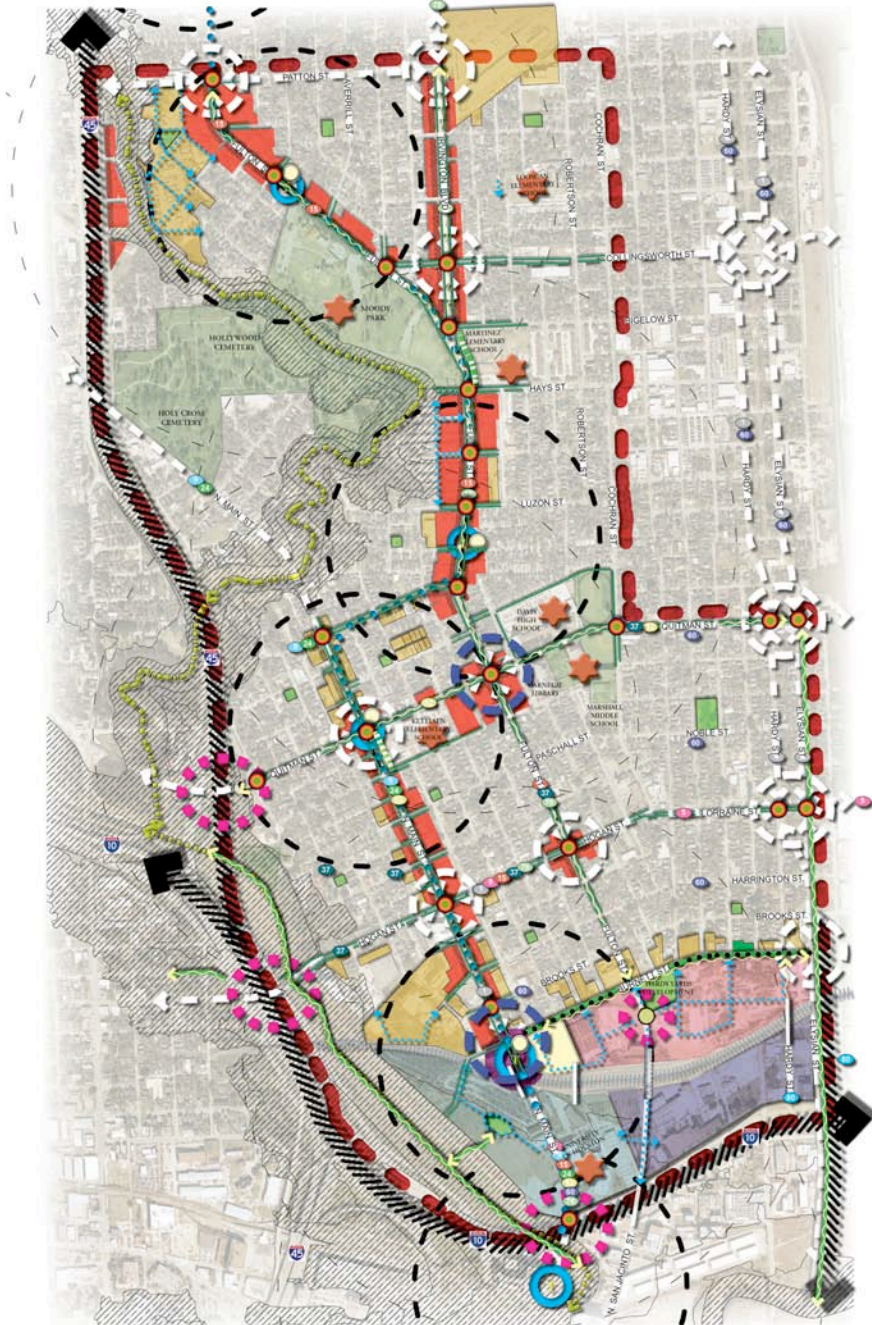
# COMMERCIAL CORRIDORS - AREAS OF OPPORTUNITIES



**NORTHSIDE | LIVABLE CENTERS STUDY**



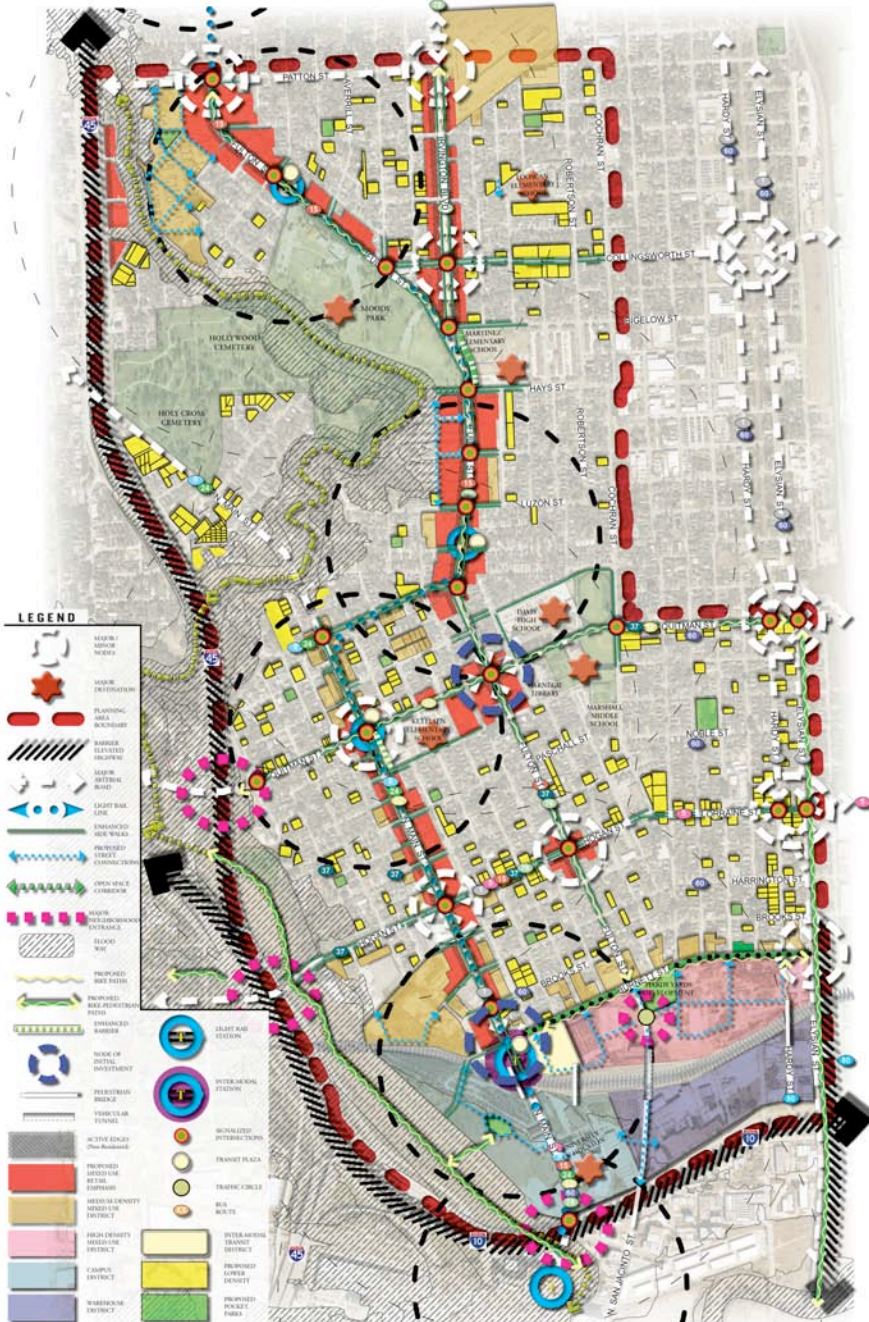
# LARGER AREAS OF OPPORTUNITIES



**NORTHSIDE | LIVABLE CENTERS STUDY**

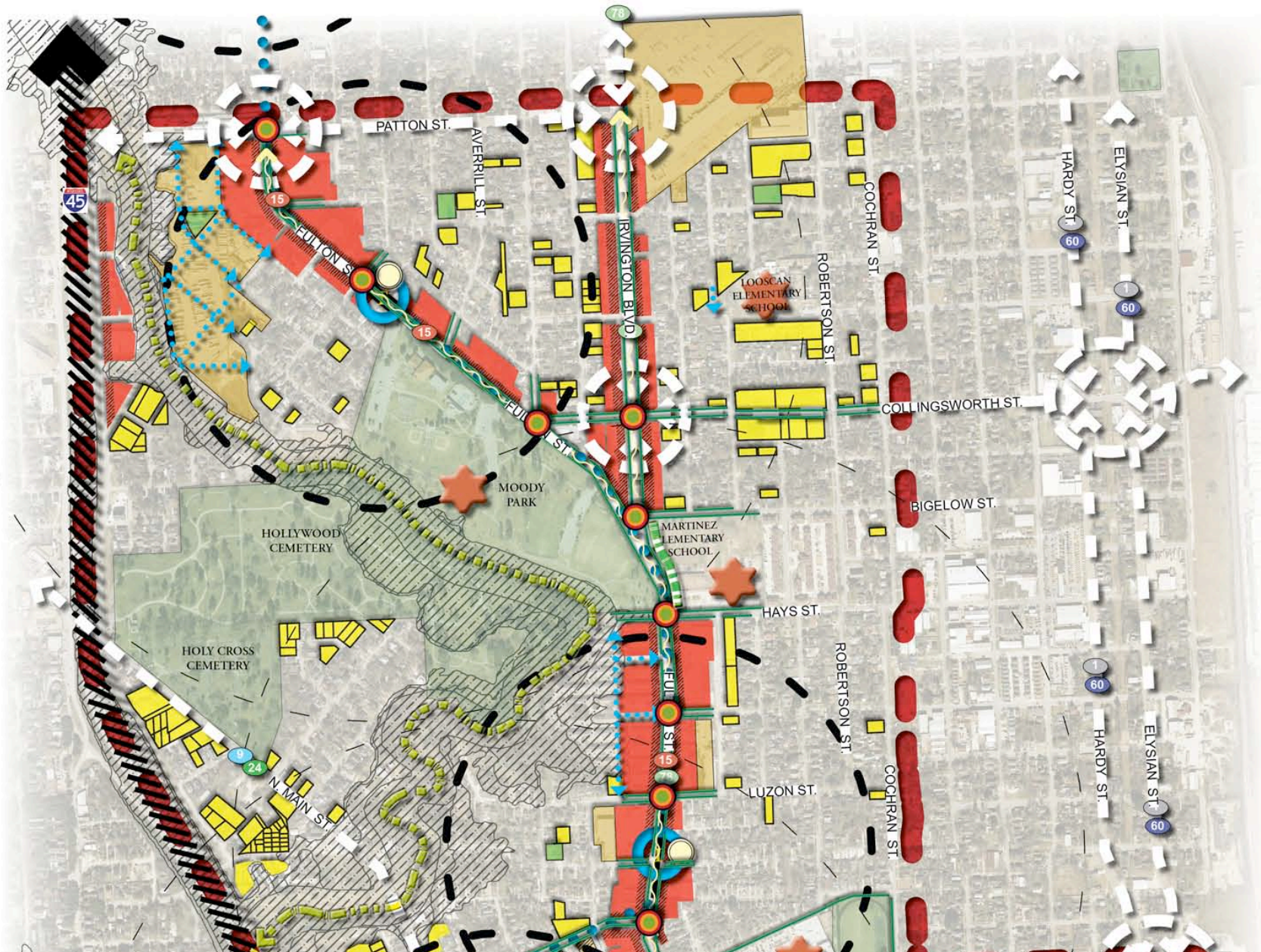


# SMALLER AREAS OF OPPORTUNITIES



## NORTHSIDE | LIVABLE CENTERS STUDY



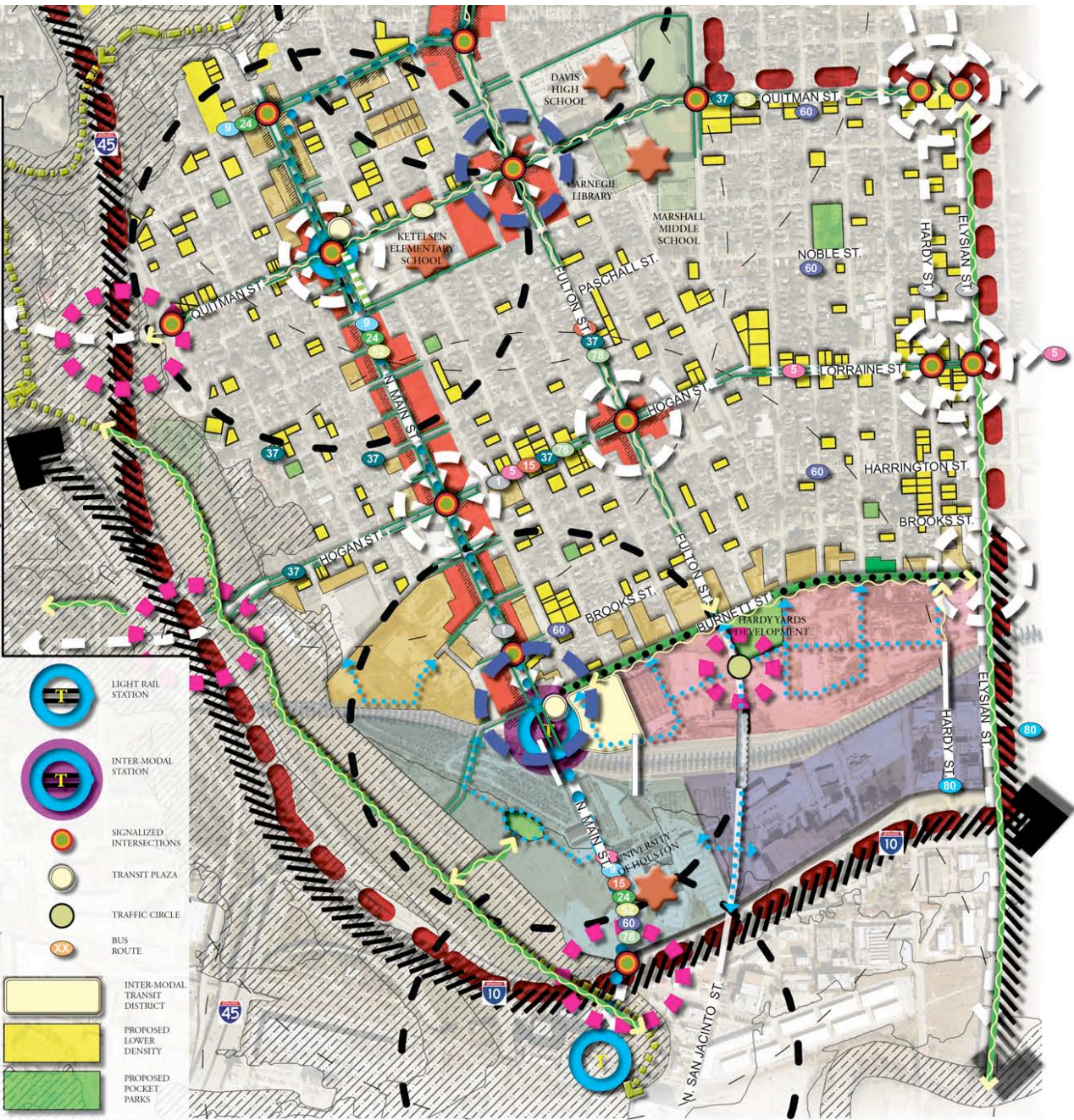


# NORTHSIDE | LIVABLE CENTERS STUDY



**LEGEND**

- MAJOR / MINOR NODES
- MAJOR DESTINATION
- PLANNING AREA BOUNDARY
- BARRIER ELEVATED HIGHWAY
- MAJOR ARTERIAL ROAD
- LIGHT RAIL LINE
- ENHANCED SIDE WALKS
- PROPOSED STREET CONNECTIONS
- OPEN SPACE CORRIDOR
- MAJOR NEIGHBORHOOD ENTRANCE
- FLOOD WAY
- PROPOSED BIKE PATHS
- PROPOSED BIKE-PEDESTRIAN PATHS
- ENHANCED BARRIER
- LIGHT RAIL STATION
- INTER-MODAL STATION
- SIGNALIZED INTERSECTIONS
- TRANSIT PLAZA
- TRAFFIC CIRCLE
- BUS ROUTE
- PEDESTRIAN BRIDGE
- VEHICULAR TUNNEL
- ACTIVE EDGES (Non-Residential)
- PROPOSED MIXED USE RETAIL EMPHASIS
- MEDIUM-DENSITY MIXED-USE DISTRICT
- HIGH-DENSITY MIXED USE DISTRICT
- CAMPUS DISTRICT
- WAREHOUSE DISTRICT
- INTER-MODAL TRANSIT DISTRICT
- PROPOSED LOWER DENSITY
- PROPOSED POCKET PARKS



# NORTHSIDE | LIVABLE CENTERS STUDY

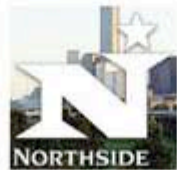


# UH DOWNTOWN - HARDY YARDS FOCUS AREA



## NEXT STEPS

- Analysis of Feedback
- Final Preferred Conceptual Plan
- Streetscape Concepts
- Advisory Committee Meeting 3 - April
- Community Workshop 3 - June



Need more info? Visit: <http://www.h-gac.com/livablecenters>

**Contact:** Adam Rosa (Van Meter Williams Pollack)  
(303) 298-1480 x 17 [adam@vmwp.com](mailto:adam@vmwp.com)  
Meredith Dang (H-GAC)  
(713) 993-2443 [meredith.dang@h-gac.com](mailto:meredith.dang@h-gac.com)