Midcrown + Eisenhauer Site

COMMUNITY ENGAGEMENT + SITE CONCEPTS

COMMUNITY SURVEY RESULTS

JULY 28, 2025

SAN ANTONIO HOUSING TRUST

BORDERLESS STUDIO

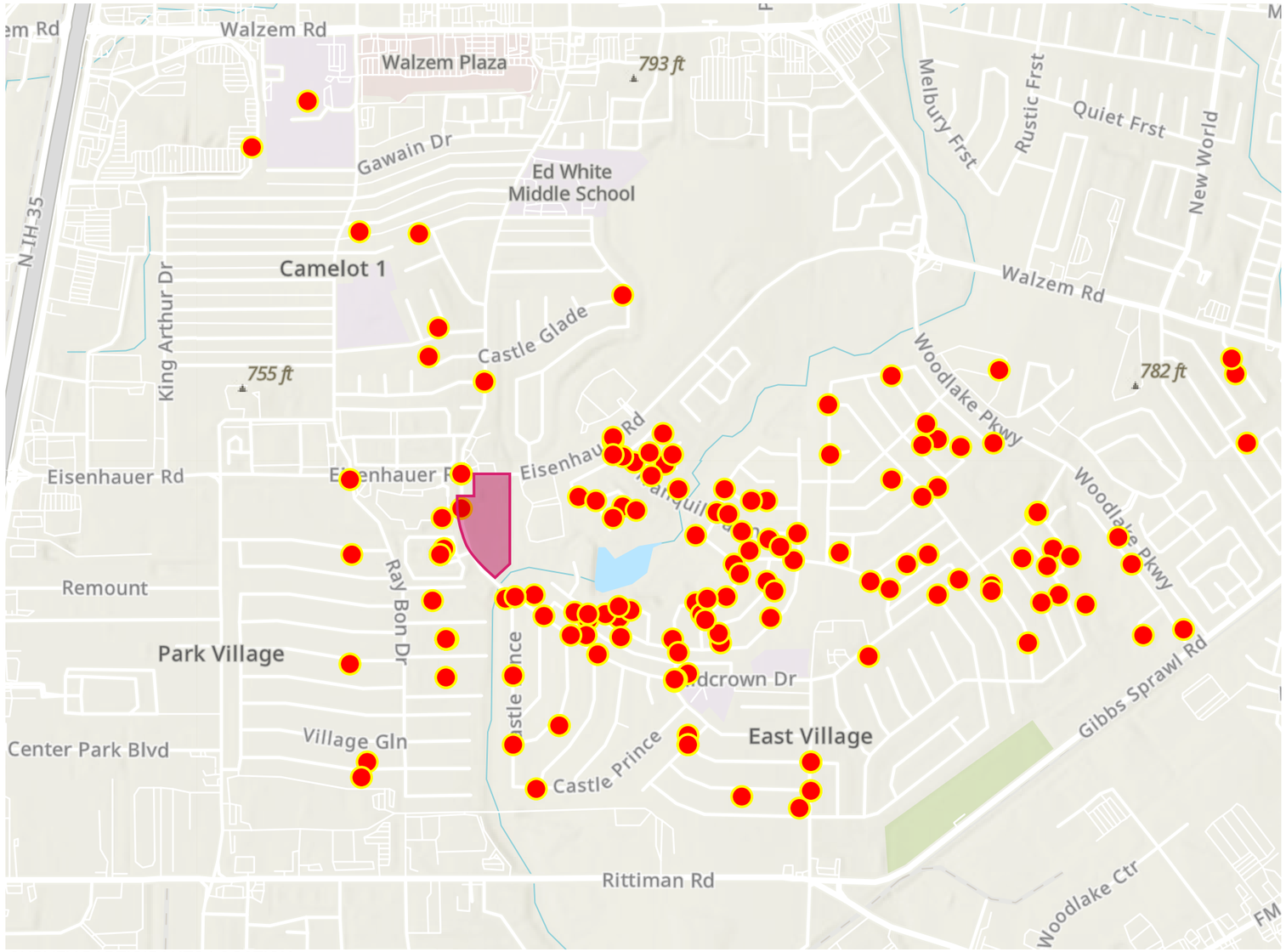
Community Survey
What we've learned

The Community Survey was open from May-June 2025 and was administered throughout surrounding neighborhoods, open to all who live or work in the area. The survey was available in hard copy as well as digitally.

It was promoted at nearby community assets, housing sites, and businesses; through neighborhood association meetings and/or their social media channels; and to subscribers of the project's email list.

A total of 285 surveys were collected. Data collected through this survey will be utilized will help shape a community-focused vision for the property—one that meets local needs and reflects the values of those who live nearby.

Total Surveys: 285
Printed (63)/ Digital (222)

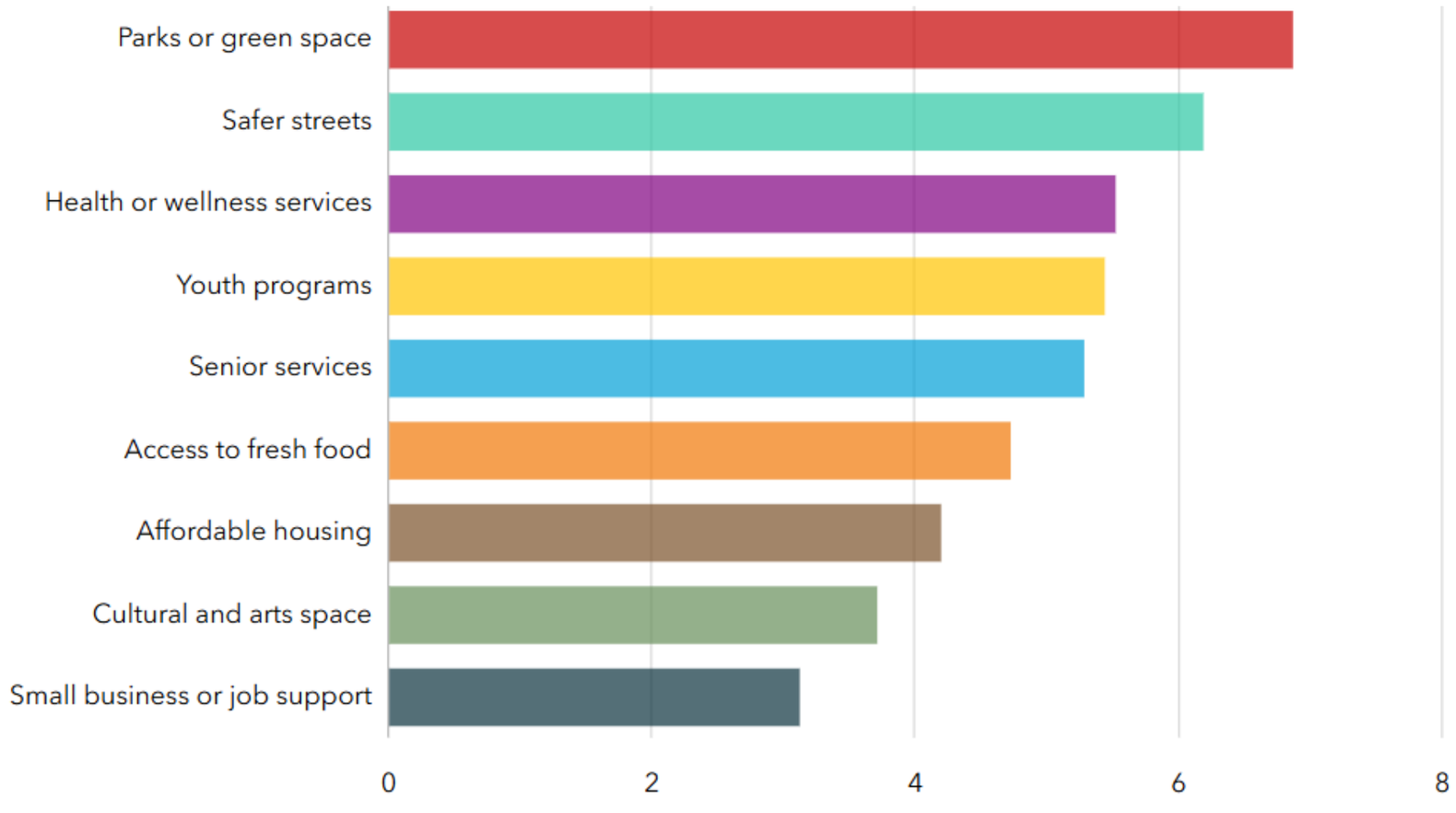


SURVEY PARTICIPANTS LOCATION

Community Survey
What we've learned

1 Rank the most important community needs in this area (1 = most important)

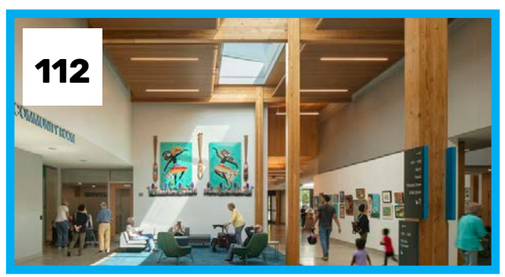
Other:
- Community pool, aquatic center, pond
- Community center for events
- Skate park
- Sustainability and native planting
- Neighborhood safety
- Public transit



Community Survey
What we've learned

2 From the following examples of amenities and services - Select 3 that you consider would be the most beneficial for this site:

Fitness/Sports Center



Multi-generational center

Library

Retail

Senior Center

Youth Center

Health Center

Cultural Center

Supportive Social Services

Job Training Center

Daycare

Commercial Offices

Community Survey
What we've learned

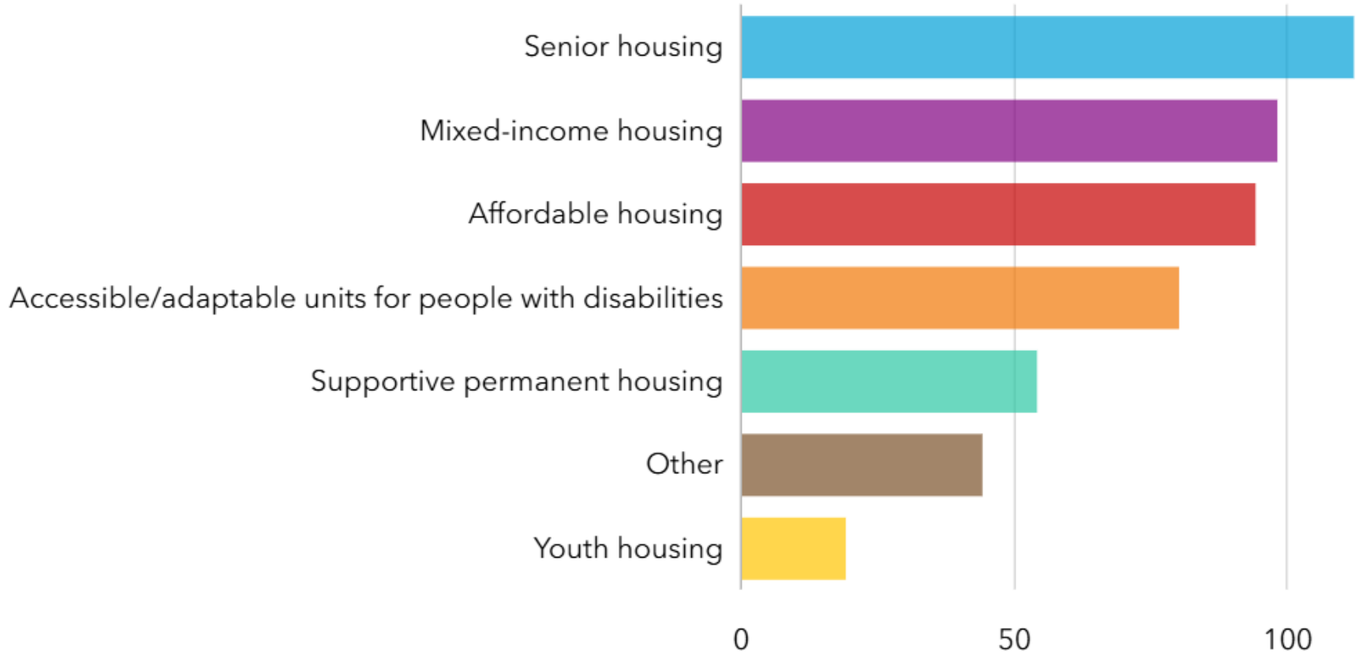
3 What type(s) of housing would you most like to see on the site?

Concerns

- "We have more than enough housing in this area"
- "None. Don't build affordable housing AKA section 8 housing. Increases crime in the neighborhood"
- "No housing will devalue my house"
- "No housing in this area, green space"
- "There are a lot of issues with the housing programs on Raybon Street. There are shootings, drugs, break-ins, and violence"

Recommendations

- "If there has to be housing- senior only like the individual cottages.
- "I would love to see side-by-side duplexes with accessible features so we can have multigenerational families living
- "Support for specialized affordable housing, particularly for the mentally ill (e.g., through NAMI)."
- "If this truly will be a mixed residential area, creating the concept of an urban, green infrastructure, walkable community would be stellar."



Community Survey
What we've learned

4 What housing types would be more appropriate for this site?

Cottage Court
10-15 units/acre

Garden Style Apartments
25-40 units/acre

Town-homes
25-40 units/acre

Mixed-use
three-story apartments
30-40 units/acre

Multiplex
16-30 units/acre

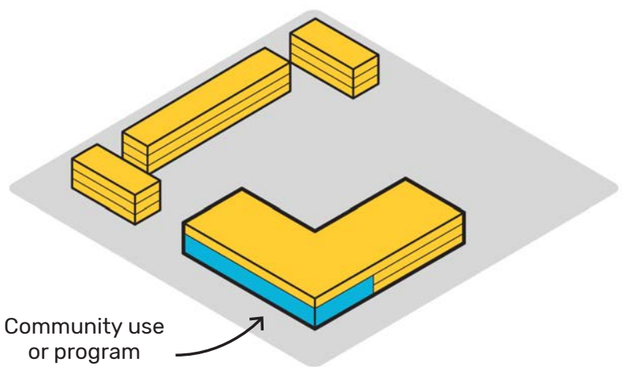
Mixed-use
multi-story apartments
+50 units/acre

Community Survey
What we've learned

5 **What would be the preferred mix of amenity program or use (e.g. community center) and housing?**

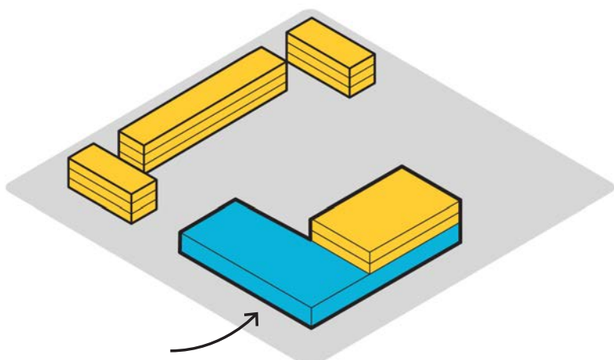
35 **Small /** Pequeño
(~5,000 sf)

Ground floor of multi-level building
Planta baja en edificio de varios niveles



70 **Medium /** Mediano
(~10,000-15,000 sf)

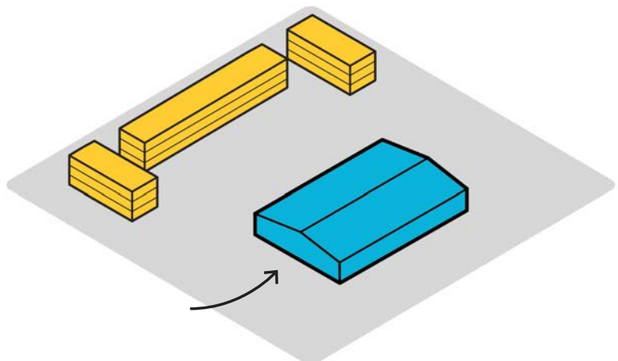
Ground floor of multi-level building



Number of votes

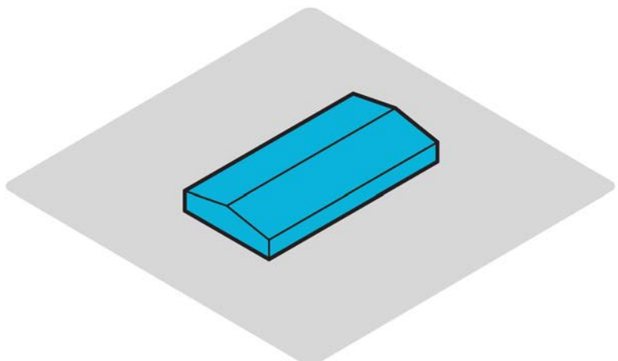
79 **Medium /** Mediano
(~10,000-15,000 sf)

Stand-alone
Edificio solo



68 **Large /** Grande
(+15,000 sf)

Stand-alone



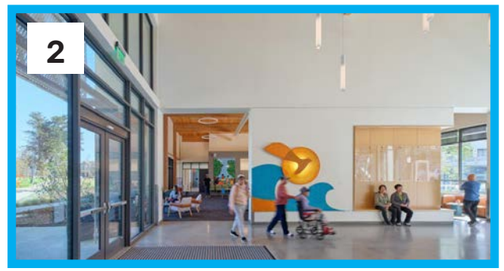
Community Survey
What we've learned

6 Rank the following design features in terms of importance to you (1 = most important)

Other:

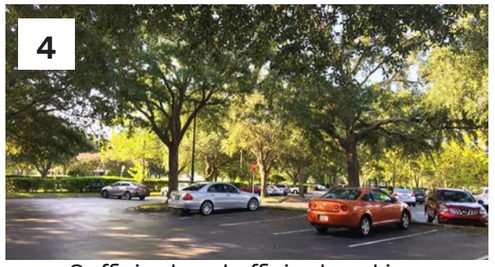
- Community pool and outdoor aquatic area
- Flexible, convertible community space that can adapt to changing needs
- Accessibility, not just parking

Public outdoor space (plaza, seating, shade, trees)



Active ground-floor uses (e.g., community space, retail, visible entries)

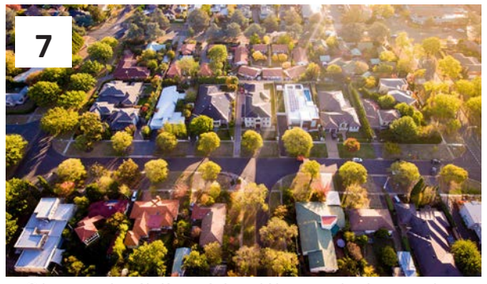
Walking trails



Sufficient and efficient parking

Accessibility and universal design

Sustainable, environmentally friendly design



Strong building identity and character

Play areas

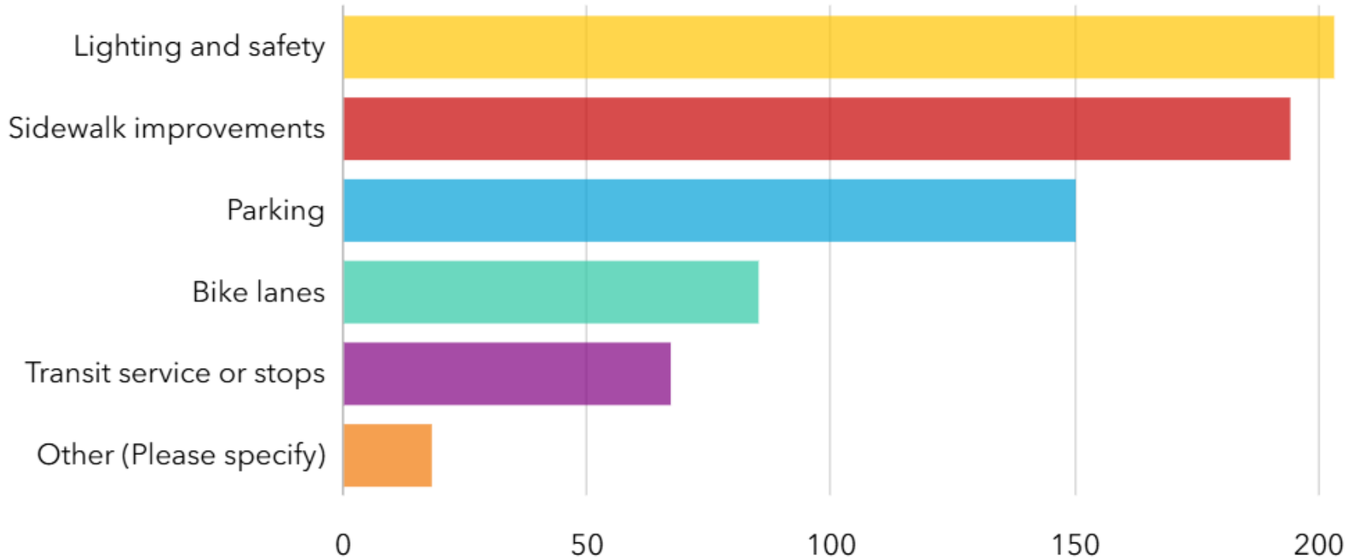
Protected perimeter/edges

Community Survey
What we've learned

7 What would make it easier for you to access this site?

Other:

- Safe walkability, especially across Highway 410, to connect neighborhoods and schools
- More police presence
- Safe recreational space
- Fixing the train that blocks traffic on Rittiman Road
- More frequent bus service focused on the immediate community
- Better street design and traffic engineering
- Suggestion for a train system
- Need for attractive or useful amenities



Community Survey
What we've learned

Affordable Housing

Concerns:

- Increased crime
- Decreased property values
- Overcrowding and traffic
- Negative neighborhood changes

Desired

- Accessible features
- Multigenerational families
- Assisted living / senior housing
- Mixed residential (income/type)

Green Space + Parks

- Parks with shade, trees, and trails
- Splash pads, pools, and dog parks
- Playgrounds and basketball courts
- Family-friendly and community-oriented recreation areas

Safety + Security

Concerns:

- Crime and unsafe conditions
- Homelessness and drug use
- Lack of lighting, sidewalks, and security measures

Desired:

- Police substations, patrols, and security cameras
- Safe walking/exercise spaces, especially for seniors, women, and children
- Safe walkable access across major roads (like 410)

Transportation + Infrastructure

- Fear of losing green/open space to warehouses and housing
- Solutions for traffic congestion and street design
- Worries about unattractive or short-sighted construction
- Need for expanded bus service
- Train/light rail system
- Better street design and road improvements