Midcrown + Eisenhauer Site

COMMUNITY ENGAGEMENT + SITE CONCEPTS

COMMUNITY MEETING #2 SUMMARY

AUGUST 2025

SAN ANTONIO HOUSING TRUST

BORDERLESS STUDIO

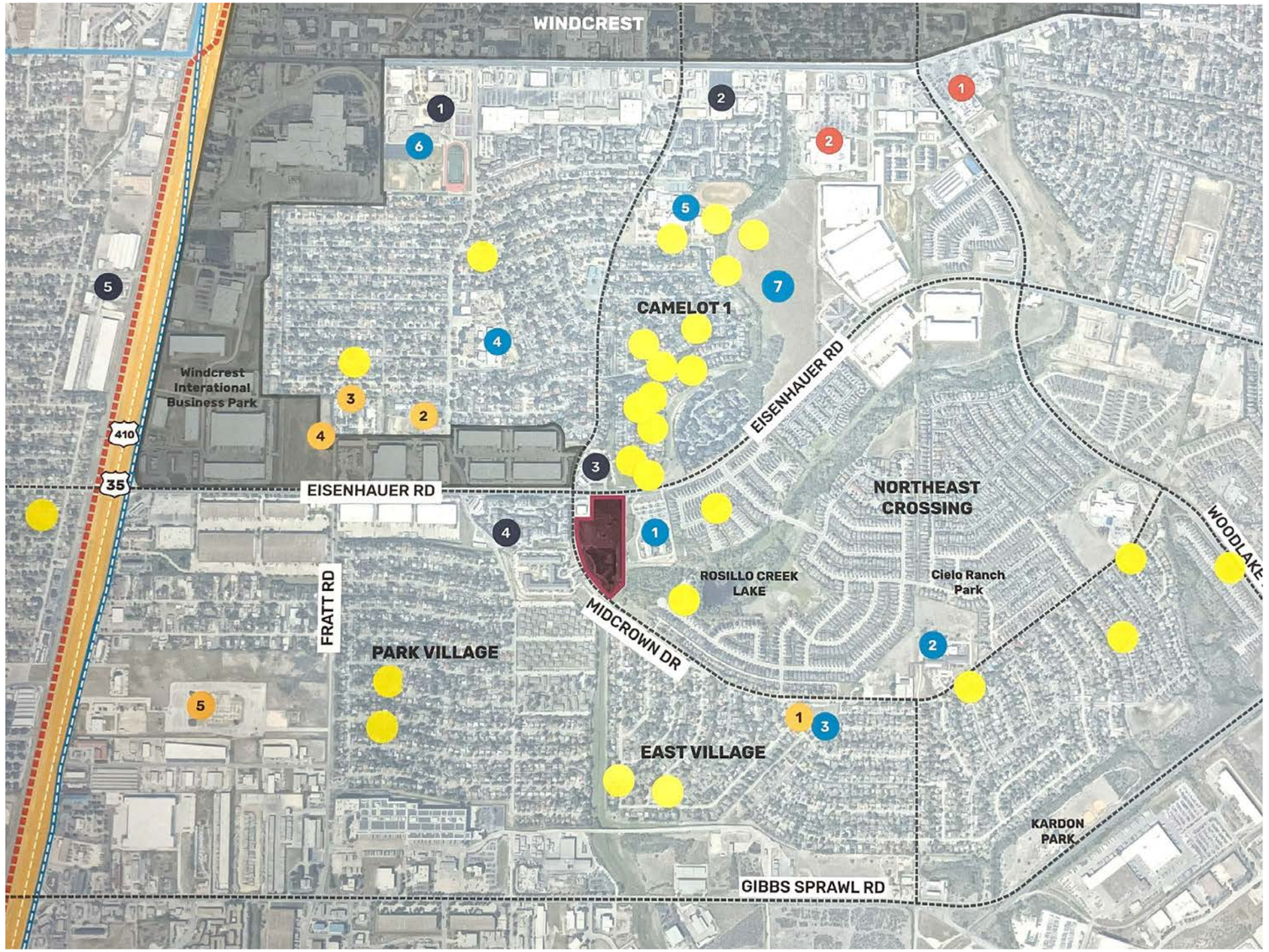
Meeting Goals + Participants

On August 26th, Community Meeting #2 was held at Pre-K 4 SA East Center (5230 Eisenhauer Rd), drawing approximately 40 participants.

Meeting goals:

- Review community input and feedback gathered to date (May-Jul)
- Discuss site concepts and key planning considerations

The meeting provided an opportunity for participants to engage in discussions, share insights, and contribute to the planning process for the site.



COMMUNITY MEETING #2 PARTICIPANTS' LOCATION MAP

Planning & Engagement Activities

The meeting utilized an interactive format:

(a) Open Engagement / Gallery

Displays featuring:

- Community Survey: Summary of survey conducted in June.
- Visioning Summary: Five (5) concepts developed by groups through visioning activity at the previous meeting in July.
- Site Concepts: Three (3) models with proposed concepts for the site, showcasing different scales and layouts of housing, open space, and community space, as well as potential programming.

(b) Facilitated Review / Site Concepts

Through small-group conversations, participants reviewed and discussed each concept while scoring individually and collectively. Each breakout reported back to the larger group .

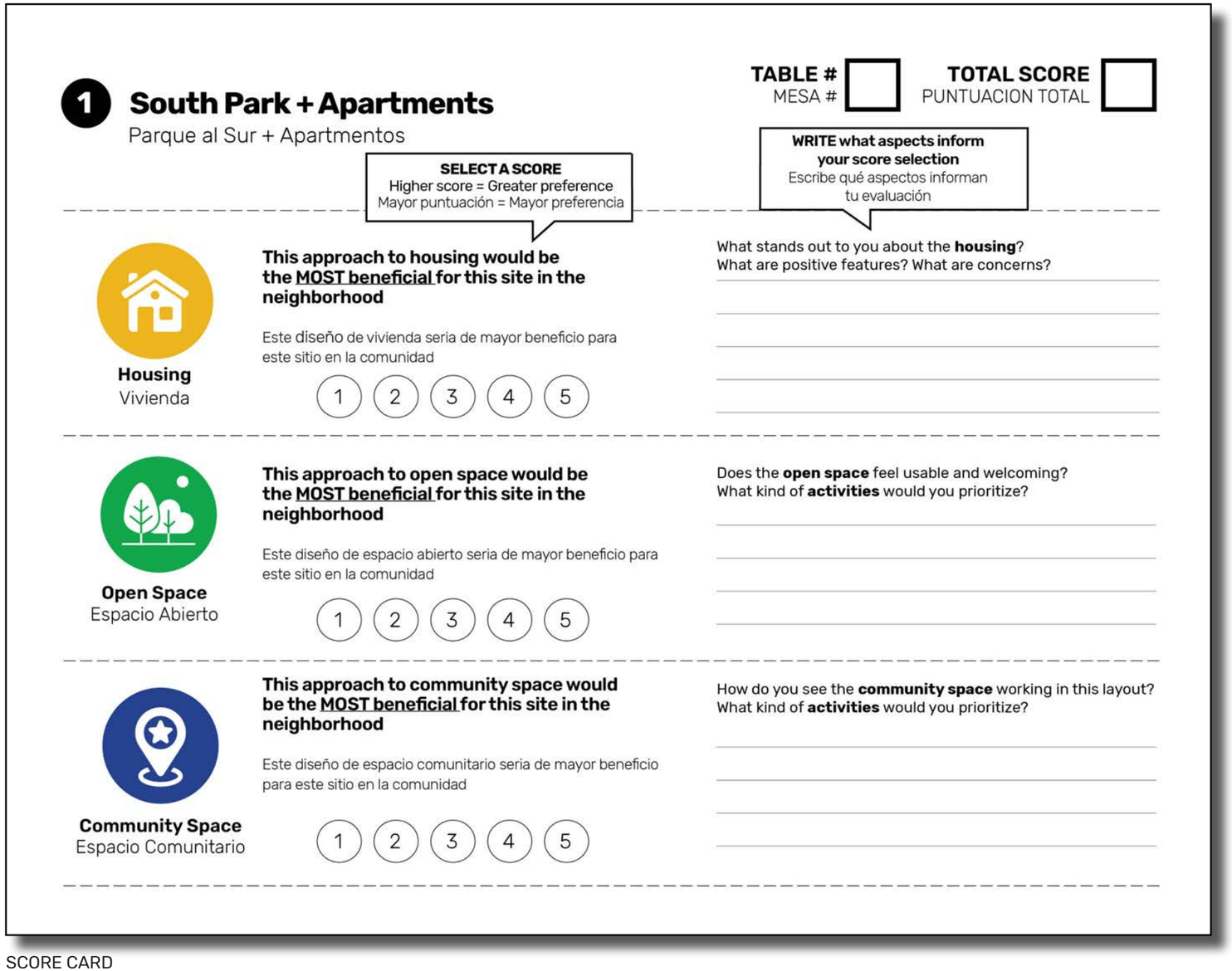
COMMUNITY MEETING #2

Site Concepts Review
Methodology + Tools

Breakout discussions were the main method for individual and group review of the concepts using a scorecard as a main evaluation tool. The goal of this tool is to organize input through site elements **(housing, open space, community space)** for each concept, and identify positive or most beneficial features as well as areas of concern:

Discussion questions included:
- What stands out to you about the housing?
- Does the open space feel usable and welcoming?"
- How do you see the community center working in this layout?

Scoring was conducted individually for breakout discussions, and collective scoring and insights were reported from each group.



SCORE CARD

Site Concepts Review
What we've heard

Key findings and considerations from the review of site concepts include:

<u>Housing</u>

- Desire for senior housing
- Concerns about accessibility and traffic
- Low-density and low-rise housing is preferred
- Focus on typologies, layouts and features that prioritize safety

<u>Community Space</u>

- Focus on a senior-only or multi-generational center with clearly designated areas for each type of user
- Include multipurpose spaces for gathering as part of the program
- Visual connectivity between housing, community and open spaces

What we've heard:
Housing

"Less buildings, more quietness and separate entrances from community space"

What we've heard:
Community Space

"Large multi-generational center that offers weekend rentals"

Site Concepts Review
What we've heard

<u>Open Space</u>

- Clear definition of private and public green areas and open spaces, while maintaining a sense of community
- Prioritize ample green space with active programming: walking trails, exercise areas, sports courts, along with infrastructure that ensures safety
- Include green areas that support stormwater management and drainage, such as rain gardens
- Connect with adjacent open spaces and green areas

What we've heard:
Open Space

"A large public green space is desperately needed, including community gardens and trees"

Top priorities for open space

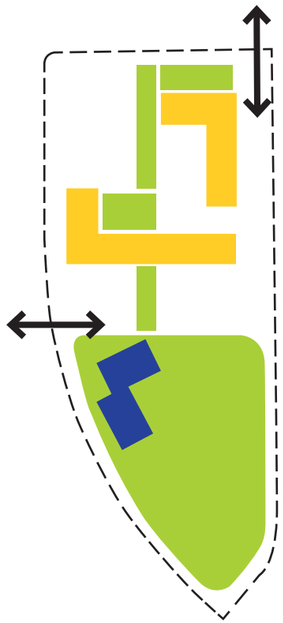
Walking trails

Sports courts/ Playgrounds

Community gardens

Site Concepts

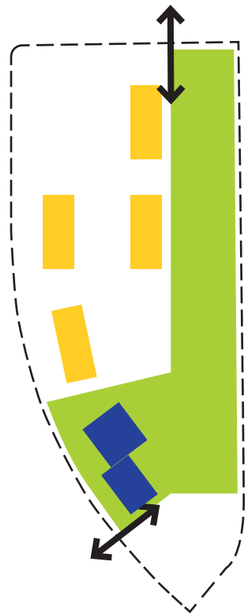
Concept 1
South Park + Apartments



200 units
housing

3.4 acres
open space

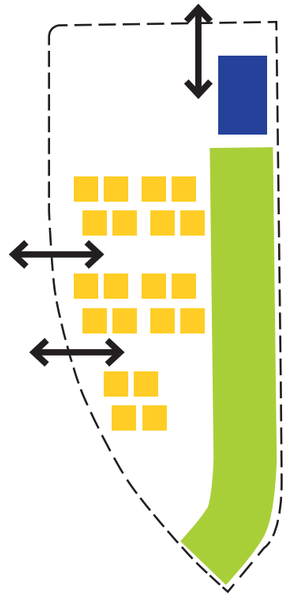
Concept 2
Linear Park + Apartments



80 units
housing

3.15 acres
open space

Concept 3
Linear Park + Cottages



80 units
housing

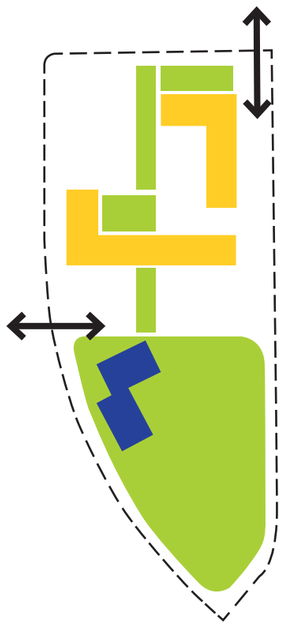
3 acres
open space

Concept 1: South Park + Apartments

Housing
- Apartments
- 200 units / 2 Buildings (4 stories)
- 200 parking spaces (1 per unit)
- Typical for Senior Buildlings

Open Space
- Large open space to the south
- ~3.4 acres (39%)

Community Center
- 15,000 sf
- 40 parking spaces



Concept 1: South Park + Apartments

Housing
Strengths + Opportunities

- Courtyard layout
- Suitable for seniors due to elevators and accessibility
- Separation from park and community center defines public and private uses
- Separation from the flooding area

Challenges + Priorities

- Increased vehicular and foot traffic
- Concerns about scale (height) of buildings being too overwhelming

What we've heard:

Too crowded and overwhelming scale

Open space
Strengths + Opportunities

- Option with the largest park area
- Clear definition of different uses: gardens, play areas, and youth areas

- Maximization of usable areas
- Direct and open relationship with the community space
- Walking paths and tree canopy

Challenges + Priorities

- Concentration in just one area
- Separation from residences

What we've heard:

Wider open space makes it more flexible to deal with water management and establish connection with the adjacent open spaces

Community Space
Strengths + Opportunities

- Building designed with dedicated senior and youth activities
- Offer fitness programming and exercise areas outdoors
- Integrate trails with adjacent open spaces

Challenges + Priorities

- Lack of strong visual and physical connection with housing

What we've heard:

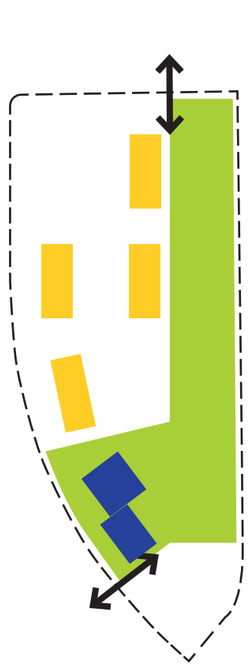
Setback from the street makes it safe for children and could offer good space for a playground

Concept 2: Linear Park + Apartments

Housing
- Garden-style apartments typically for families
- 80 units (4 buildings / 2 stories)
- 160 parking spaces (2/per unit)

Open Space
- Large linear open space
- ~2.9 acres (33%)

Community Center
- 15,000 sf
- 60 parking spaces



Concept 2: Linear Park + Apartments

Housing
Strengths + Opportunities

- Less buildings and lower density
- Layout does not block views
- Sense of community rather than separation

Challenges + Priorities

- Access through site from Eisenhauer and Midcrown allows traffic to cut through to avoid intersection
- Dominance of parking space compared to housing unit
- Less efficient use of space

Open space
Strengths + Opportunities

- Pond and gardens along help with flooding
- Complimentary relationship with the community space
- Longer walking options and views
- Potential for connection with southeast open space

Challenges + Priorities

- Lack of connection and visibility from the street
- Security for walkers and children

Community Space
Strengths + Opportunities

- Outdoor plaza
- Building typology divided into two
- Dedicated parking
- Programmatic separation for different users, e.g. youth and seniors
- Senior center mixed with community center with separate and restricted accesses

Challenges + Priorities

- Closeness to flooding zone
- Difficult accessibility for seniors or children

What we've heard:

"The layout allows for more passive surveillance over the park"

What we've heard:

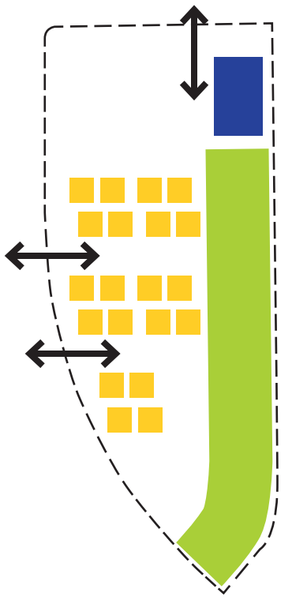
"Provide spaces for meeting and gathering"

Concept 3: Linear Park + Cottages

Housing
- Cottages / 3 clusters
- 80 units typically for families
- 120 parking spaces (1.5 per unit)

Open Space
- Central main open space
- Linear open spaces
- ~3 acres (35%)

Community Center
- 15,000 sf
- 70 parking spaces



Concept 3: Linear Park + Cottages

Housing
Strengths + Opportunities

- Separate accesses for housing and community space
- Lower density is associated with more security and less crime
- Parking layout prevents cut- throughs
- Individual yards and green space for each cottage
- Better accessibility for seniors

Challenges + Priorities

- Lower density building typology occupies more surface, and reduces open space area
- 2-story buildings are not appropriate for seniors

What we've heard:

"I like individual units and separate entrances from the community space"

Open space
Strengths + Opportunities

- Wider open space connected to surrounding open areas through walking trails
- Activate park through sports programming (e.g. basketball or pickleball courts)

Challenges + Priorities

- Mostly usable by residents only and lack of public access to the community
- Security concerns on walking trails

What we've heard:

"Linear park concept complements the community center, nice to walk through"

Community Space
Strengths + Opportunities

- Connection with park through walking trails
- Visibility form Eisenhauer Rd
- Single building separated from housing that still maintains physical connection
- Larger multi-use space with storage

Challenges + Priorities

- Vehicular traffic concerns on Eisenhauer Rd
- Consolidated typology seems to offer less diversity of programs

What we've heard:

"This concept encourages residents to walk through park and provides access most equitably"