

Midcrown + Eisenhower Site

COMMUNITY ENGAGEMENT + SITE CONCEPT

NOVEMBER 2025
FINAL REPORT



SAN ANTONIO
HOUSING
TRUST

BORDERLESS
STUDIO

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Project Overview

The San Antonio Housing Trust (SAHT) acquired an 8.6-acre site at the intersection of Midcrown Drive and Eisenhower Road in 2024 using resources from the Inner City Tax Increment Reinvestment Zone (TIRZ)—a public financing tool that reinvests future property tax revenues to fund improvements within designated areas. In partnership with the City of San Antonio, SAHT will steward the transformation of this site into a community-serving development that integrates **affordable housing, open space**, and a **community center**.

This report documents a six-month planning process undertaken in 2025, led by the consulting team Borderless Studio, focused on two primary goals: (1) to shape a **collective vision** through community engagement, and (2) to initiate a **coordinated site development process** in collaboration with City departments and District 2 leadership.

The outcome of this process is a **site concept** that provides the foundation for advancing design, feasibility analysis, and the identification of an appropriate funding strategy for implementation.

LEGEND

Site

COMMUNITY ASSETS + RESOURCES

SCHOOLS

1

Pre-K 4 SA East Education Center

2

Park Village Elementary School

BUSINESSES AND SERVICES

1

Gas Station

2

Childcare Center

3

Restaurants

4

Convenience Store

HOUSING

1

Costa Biscaya

2

Midcrown Senior Pavillion

3

Cottage Creek I

4

Cottage Creek II



Planning Process

The planning process for the Midcrown + Eisenhower site followed a phased approach that integrated technical coordination with community-based engagement. Conducted between **April and October 2025**, each phase built upon prior input from residents, stakeholders, and City partners to guide the project's direction and outcomes.

From the outset, the project team worked closely with the **City of San Antonio**, including **District 2 Councilmember Jalen McGee-Rodriguez**, and multiple departmental partners—**Planning, Neighborhood and Housing Services, Human Services, Parks and Recreation, Integrated Community Safety**, and **Public Works**—to ensure alignment with broader planning, infrastructure, and community development goals. Regular coordination meetings helped strengthen partnerships, address technical considerations, and integrate site-specific strategies within ongoing neighborhood and citywide initiatives.

The Listening + Learning phase in May and June focused on understanding community perspectives through pop-ups, neighborhood association meetings, and participation in local events. The team also met with **Pre-K for SA East Center**, adjacent to the site, and the **San Antonio River Authority** to explore opportunities for stream restoration and environmental improvements. Participation in the **Near Northeast Sub-Area Plan** process, led by the Department of Planning, provided an opportunity to coordinate between this effort and citywide planning objectives.

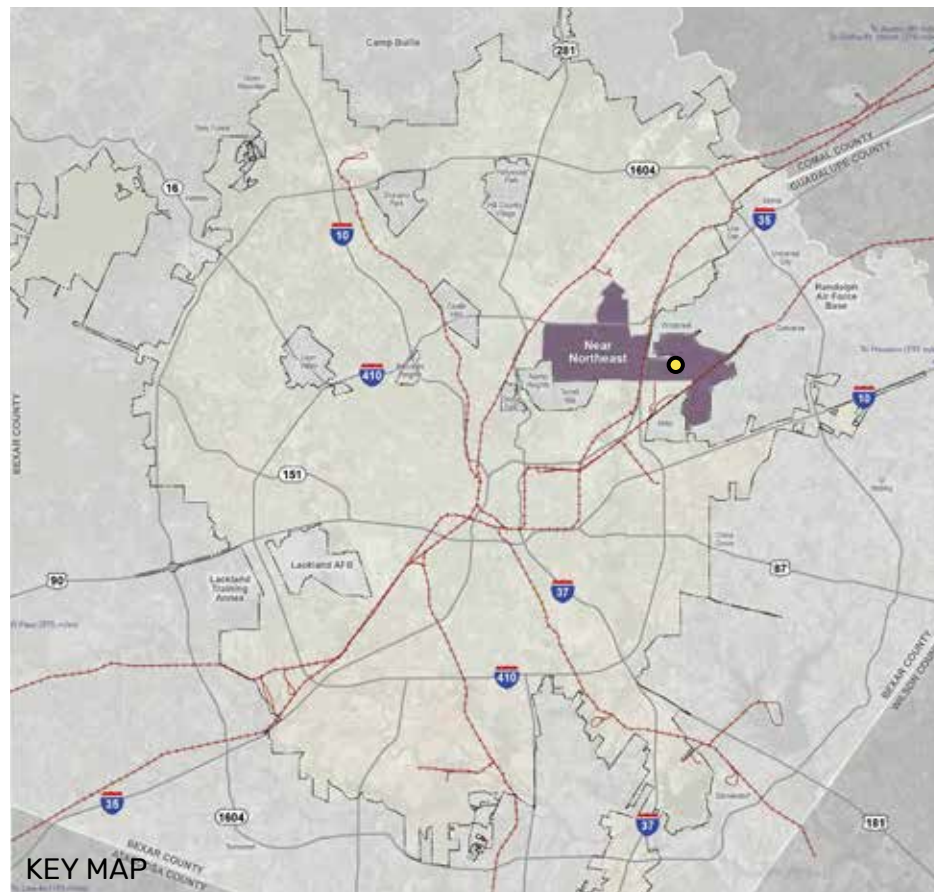
During July and August, two community meetings—at the Midcrown Senior Pavilion and Pre-K for SA East Center—invited residents to help shape and refine design concepts. A final round of pop-ups in October provided additional feedback, resulting in a preferred site concept that balances technical feasibility, community priorities, and long-term reinvestment goals.



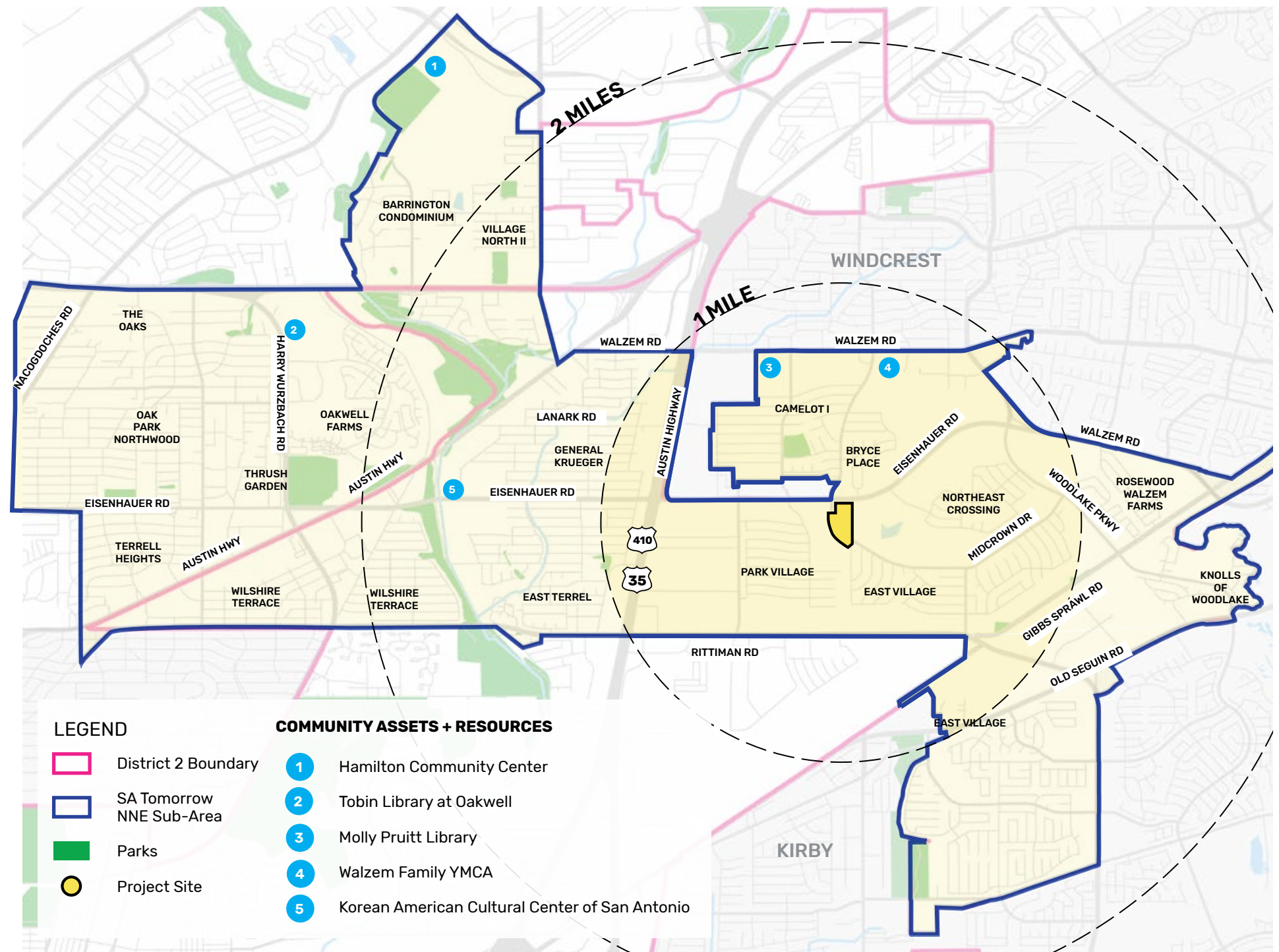
Site Understanding

Site Location

The site is located approximately **half a mile from the I-35 corridor**, offering excellent regional connectivity via **Eisenhower Road**. It lies within the **Near Northeast Sub-Area** of the SA Tomorrow Comprehensive Plan, inside **District 2** boundaries, and between the cities of Windcrest and Kirby. The surrounding area features a range of **community amenities** within a **one-mile radius**, including the **Molly Pruitt Public Library** and the **Walzem Family YMCA** along Walzem Road to the north.

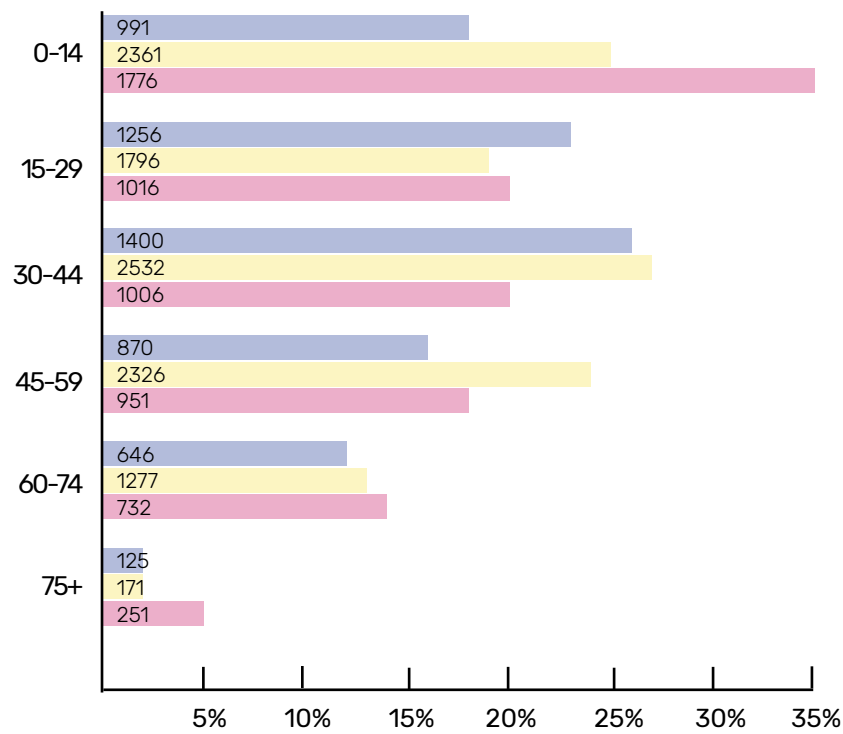


Source: City of San Antonio - SA Tomorrow Comprehensive Plan

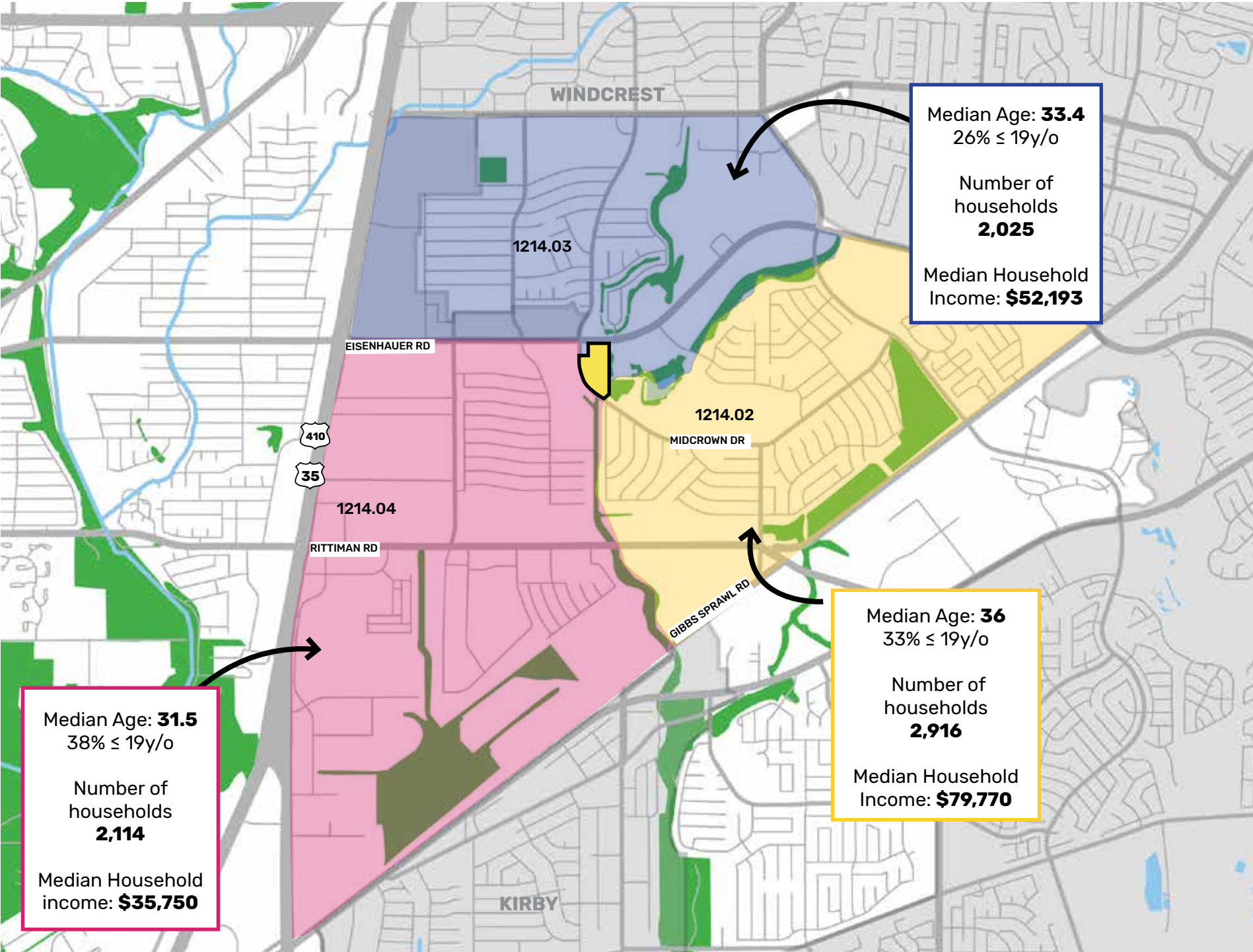


Demographic Context

The three surrounding census tracts include **26% to 38% of residents aged 19 or younger** (citywide: 27%), with **median ages ranging from 31 to 36 years** (citywide median: 34.6). **Household incomes range widely—from \$35,750 to \$79,770** (citywide: \$62,917)—reflecting a diverse mix of working-class and middle-income families. With **approximately 7,000 households** across the area, the site lies within an active residential community that currently has limited access to amenities within a one-mile radius, highlighting the opportunity to strengthen local services and community infrastructure.



Source: US Census ACS, 2022 5-Year Estimates; Table S0101



Neighborhood Assets

The Midcrown + Eisenhower site is surrounded by established neighborhoods—**East Village, Park Village, Camelot I,** and **Northeast Crossing**. The area includes six public schools in good physical conditions with well-maintained facilities: **Pre-K 4 SA East Education Center, Park Village Elementary, Mary Lou Hartman Elementary, Camelot Elementary, Ed White Middle School,** and **Roosevelt High School. Molly Pruitt Public Library** offers books, media, study and gathering spaces, public computers, and educational programs, while the **Walzem Family YMCA** provides with recreational and wellness amenities, including fitness, exercise and sports. **Walmart** and **H-E-B grocery** provide grocery access, household goods, pharmacy services, and fresh food within a one-mile radius. **Kardon Park** serves as a recreational asset, offering sports fields, play areas, fitness area, trails, and picnic spaces. While primarily residential, the area is framed by warehouse and light-industrial uses along the I-35 corridor and Eisenhower Road, with transit access provided by VIA Route 8 and Link on-demand services.



Pre-K 4 SA East Center



Molly Pruitt Library



Lou Kardon Park

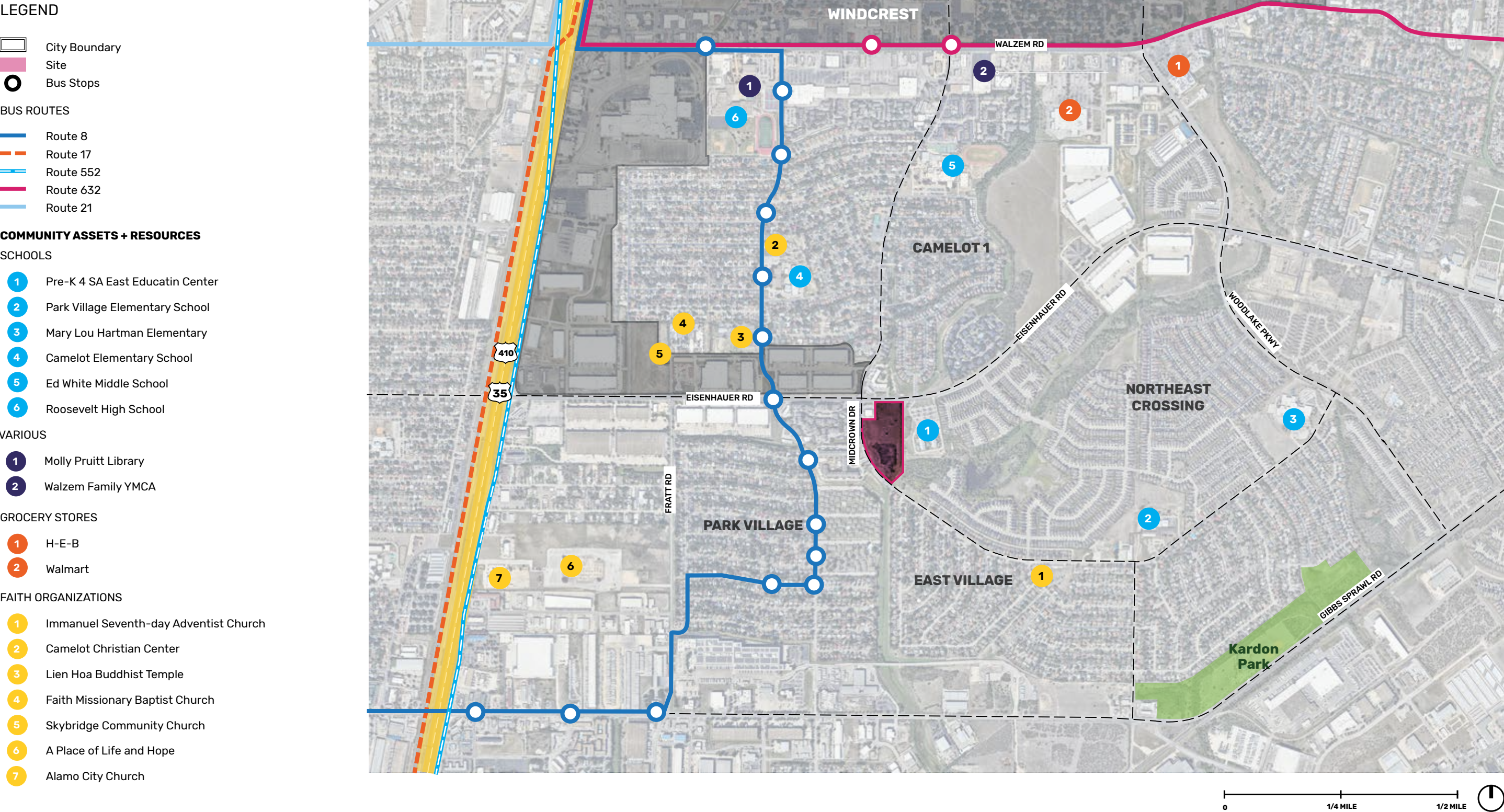


Ed White Middle School



Park Village Elementary School

Neighborhood Assets



0 1/4 MILE 1/2 MILE

Project Site

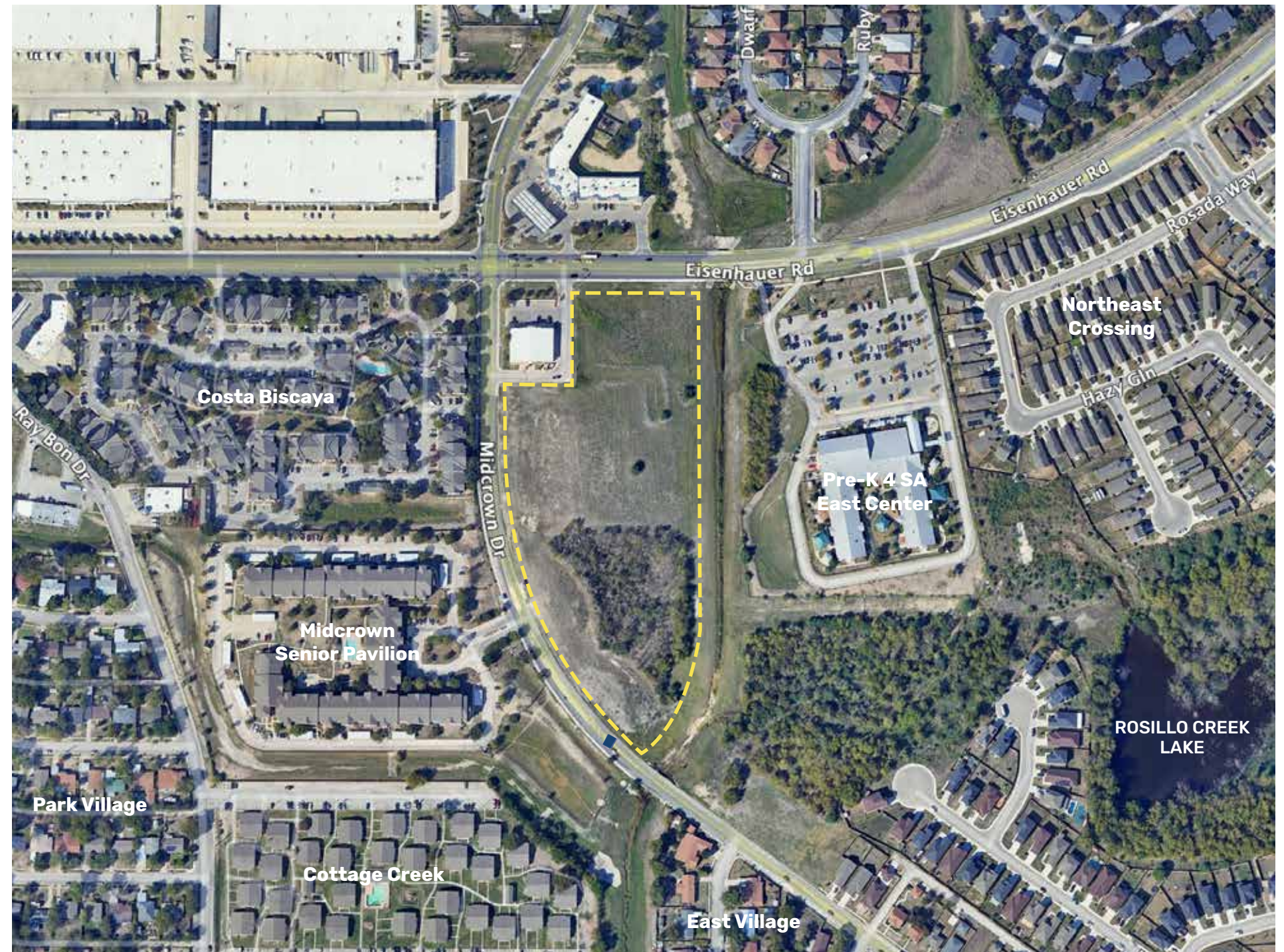
The Midcrown + Eisenhower site encompasses approximately 8.48 acres on San Antonio's East Side, situated at the intersection of Eisenhower Road and Midcrown Drive within City Council District 2.

The property is currently undeveloped and covered in pasture-like vegetation, with tree cover concentrated in its southeastern corner. The land slopes gently from northwest to southeast at an average grade of 2.7%, with elevations ranging from 730 feet to 712 feet above mean sea level, creating a natural drainage pattern toward Rosillo Creek.

Bounded by established neighborhoods such as Camelot I, Park Village, and East Village, the site has approximately 260 feet of frontage on Eisenhower Road, a primary arterial, and 975 feet along Midcrown Drive, a collector street.

Located outside the Edwards Aquifer recharge zone but within the Salado Creek Watershed, the property's eastern and southern portions fall within the 100-year FEMA floodplain, designating it as a mandatory stormwater detention area. Refer to Planning Considerations (p. 19) for the mapped floodplain extents and associated design implications.

These features provide both environmental constraints and opportunities—inviting creative integration of open space, green infrastructure, and community-focused amenities responsive to the site's natural character.



Community Engagement

Community Engagement Process

The community engagement process emphasized awareness, accessibility, and ongoing communication. The planning team developed bilingual (English/Spanish) materials and tools to encourage participation and transparency. **Awareness** and **informational** efforts included **on-site signage**, **posters**, and **postcards** distributed in nearby neighborhoods, as well as an electronic **newsletter** for project updates. **Input** and **feedback** were gathered through **survey**, **community meetings**, and **pop-up events**. To expand reach, a **project webpage**—sahousingtrust.org/midcrown-and-eisenhower-site—was created to share information and maintain ongoing communication.

Collectively, these strategies built visibility, invited dialogue, and enabled that community voices guided each phase of the planning process.

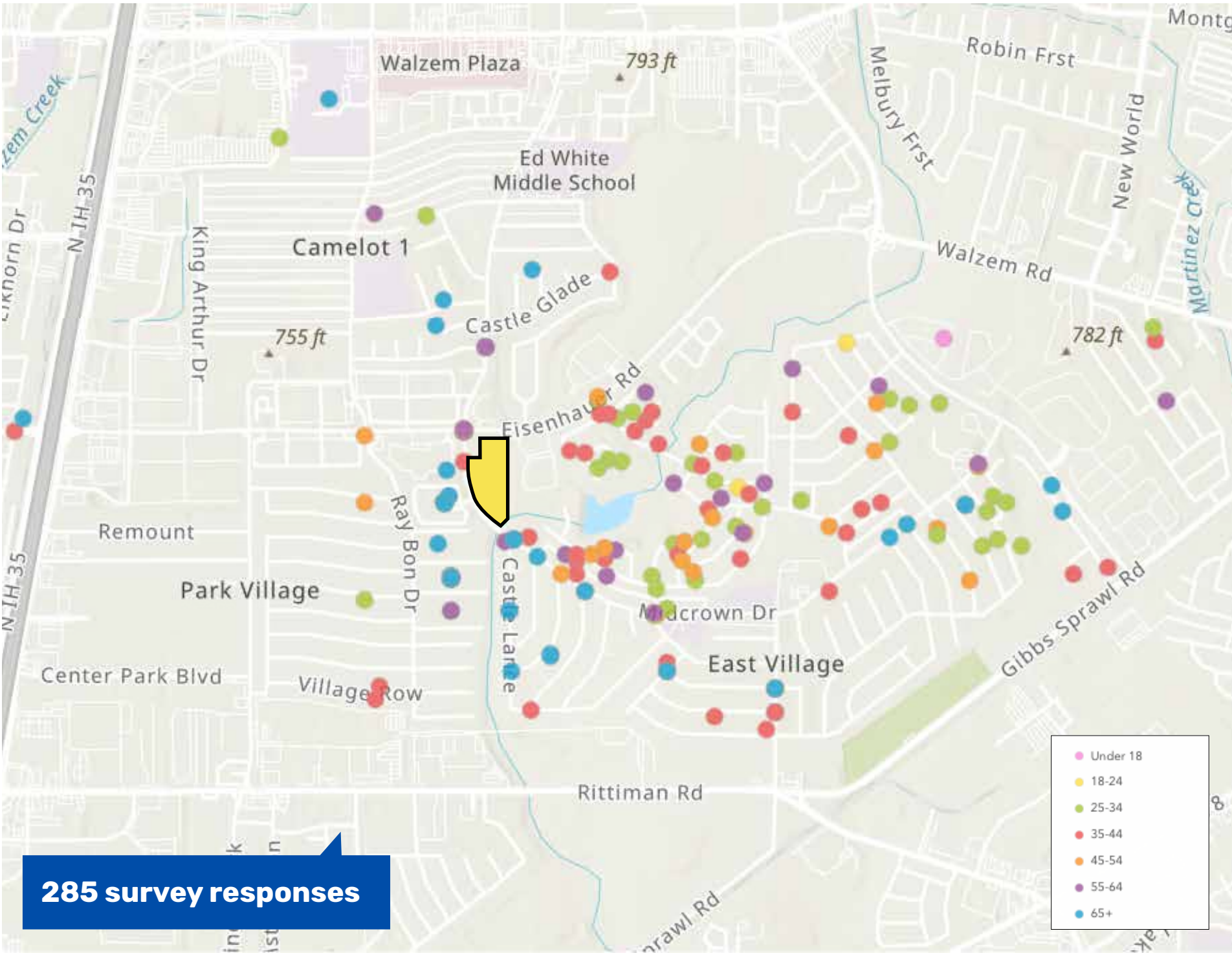
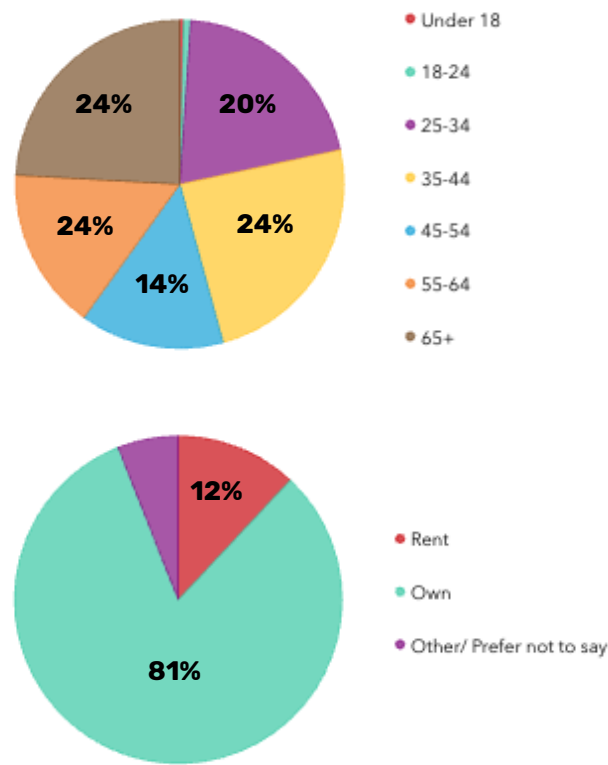


Community Survey

The Community Survey was open from **May to June 2025** and invited participation from all residents and workers in the surrounding neighborhoods. The survey was offered in both print and digital formats and promoted through community assets, housing sites, local businesses, neighborhood association meetings, social media channels, and the project’s email newsletter. A total of **285 responses** were collected—63 printed and 222 digital.

The survey contained 12 questions in total, and sought to identify community priorities, **desired amenities, housing preferences**, and **design considerations** for the Midcrown + Eisenhower site.

SURVEY PARTICIPANTS DEMOGRAPHIC DATA



SURVEY PARTICIPANTS LOCATION + AGE GROUP

Community Survey (Cont.)

Community Amenities

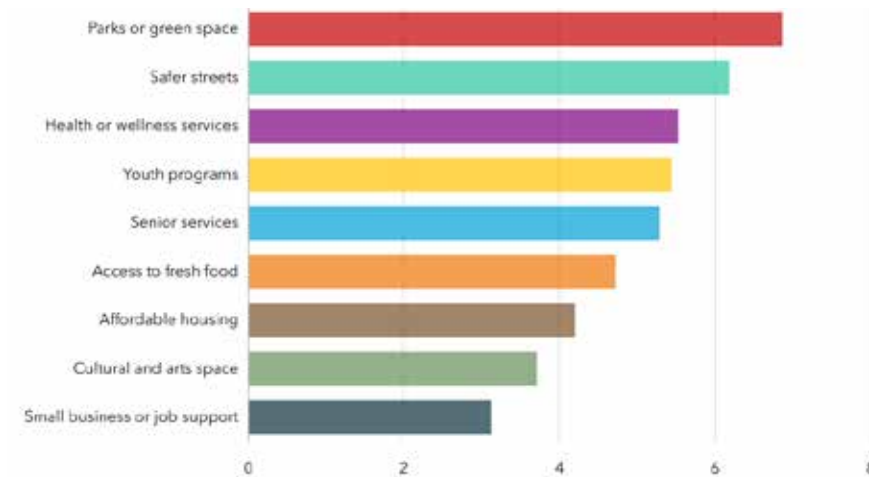
Respondents ranked fitness and **sports facilities**, a **multi-generational center**, and a **library** among the most desired community amenities—despite the existing Molly Pruitt Library located within a mile. **Green spaces** and **parks** also emerged as top priorities, with strong emphasis on shade, walking trails, and family-friendly recreation areas.

Additional input for these priorities:

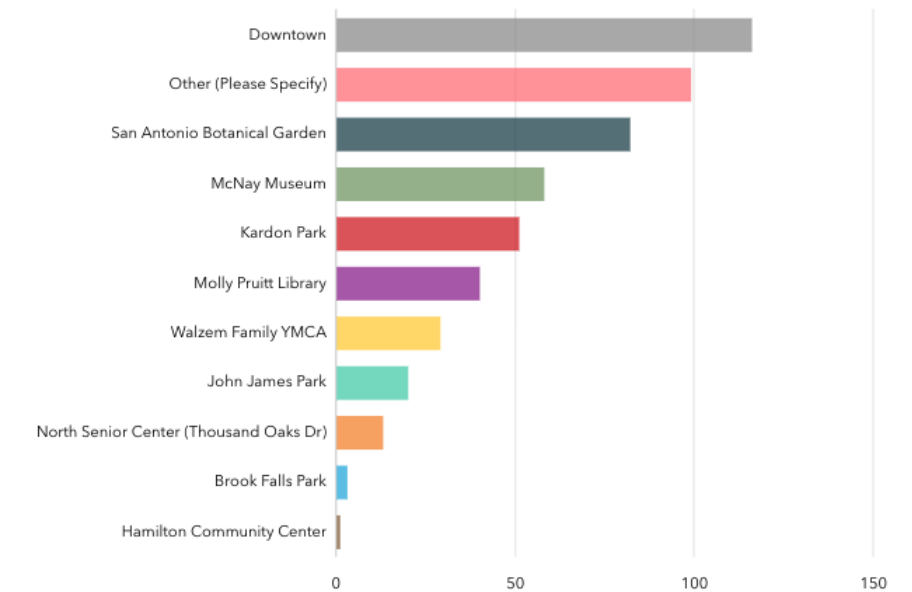
- Community pool, aquatic center, pond
- Community center for events
- Skate park
- Sustainability and native planting
- Neighborhood safety
- Public transit

Survey respondents most frequently visit Downtown San Antonio, the San Antonio Botanical Garden, and Kardon Park for recreation and community programs, followed by the Molly Pruitt Library, Walzem Family YMCA, and McNay Museum. Additional responses mentioned McAllister Park, Live Oak Park, Brackenridge Park, Windcrest, Tobin Library, and other nearby towns—while several noted there are no major parks or programs nearby.

Most important community needs in this area

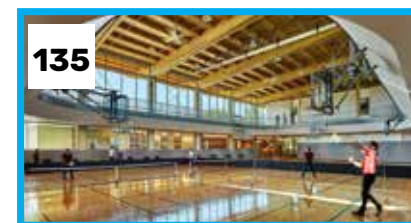


Current recreation or community programs use



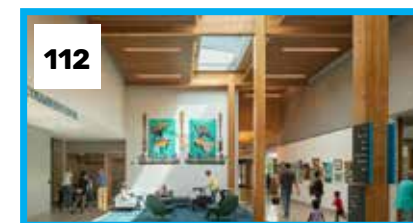
Number of votes
Participants were asked to select up to 3

Priority of amenities and services



135

Fitness/Sports Center



112

Multi-generational center



95

Library



77

Retail



70

Senior Center



67

Youth Center



67

Health Center



49

Cultural Center



49

Supportive Social Services



39

Job Training Center



32

Daycare



18

Commercial Offices

Community Survey (Cont.)

Housing

Survey results show strong support for **senior housing**, followed by **mixed-income and affordable housing**, with notable interest in accessible units and supportive housing. Some respondents emphasized the need for parks, open space, and recreation instead of new housing, voicing concerns about traffic, density, and neighborhood impacts from additional residential development.

Survey participants favored a stand-alone community center of medium to large size (10,000–15,000+ sq. ft.), rather than space integrated into multi-story housing or using the entire site for a community center.

Some additional insights are listed below:

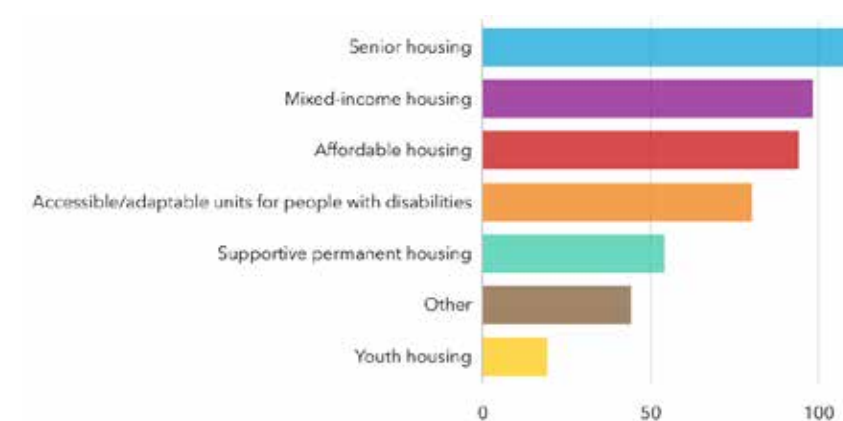
Concerns

- “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”

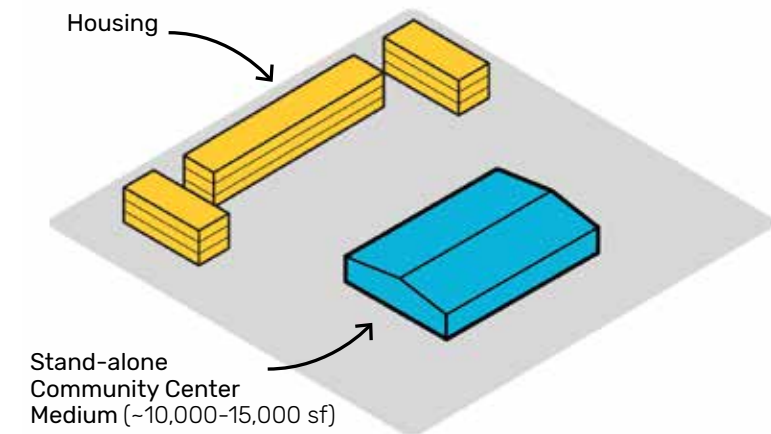
Recommendations

- “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 multi-generational 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.”

Types or housing preferred for project site



Preferred configuration



Most appropriate housing type for project 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

Number of votes
Participants were asked to top option

Community Survey (Cont.)

Site Design

Survey respondents prioritized **public outdoor spaces**—including shaded plazas, seating areas, and trees—as the most important site design feature. Other key preferences included walking trails, play areas, universal accessibility, and sustainable design. Participants also emphasized safe **pedestrian access, better lighting**, and **improved connections** across nearby streets and neighborhoods

Priority site design features

Ranking
Participants were asked to prioritize



1
Public outdoor space
(plaza, seating, shade, trees)



2
Active ground-floor uses
(e.g. community space, retail, visible entries)



3
Walking trails



4
Sufficient and efficient parking

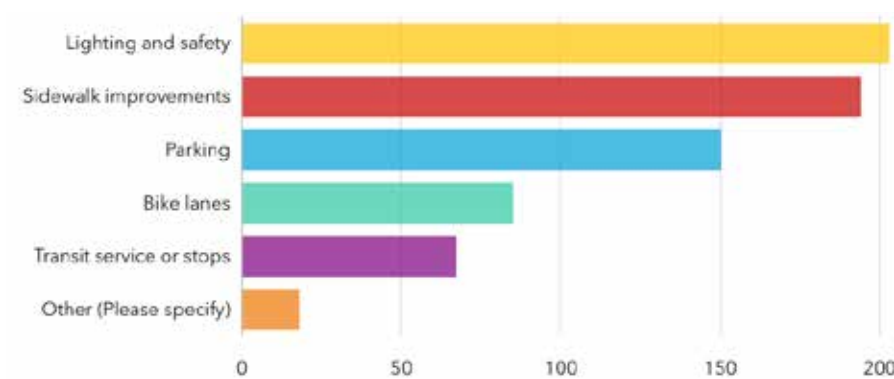


5
Accessibility and universal design



6
Sustainable, environmentally friendly design

Priority site design features to support site accessibility



7
Strong building identity and character



8
Play areas



9
Protected perimeter/edges

Community Survey (Cont.)

Additional Insights

The survey allowed respondents to select multiple options while also providing space for open comments, offering deeper insight into community perspectives. Priority themes related to housing, parks, safety, and infrastructure are summarized below, reflecting concerns, desired amenities, and expectations for future neighborhood improvements.



Affordable Housing

Concerns:

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

Desired:

- Accessible features
- Multi-generational 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

Community Meetings

Two community meetings were held to guide the Midcrown + Eisenhower planning process.

Community Meeting #1 (July 15 at Midcrown Senior Pavilion) introduced the project, shared early **survey findings**, and invited participants to engage in **interactive visioning** activities. Using bilingual materials and hands-on tools such as base maps and building blocks, residents explored ideas for housing types, open space, amenities, and site access, emphasizing safety, family-friendly recreation, and senior housing options.

Community Meeting #2 (August 26 at Pre-K 4 SA East Center) built on this feedback, presenting three **site concept alternatives**. Participants discussed design priorities, **evaluated concepts** through scorecards, and highlighted the importance of balancing open space, accessibility, and affordability.

Across both meetings, discussions reflected a strong community desire for inclusive, green, and connected development that aligns with District 2 priorities and neighborhood values.

2 meetings

+90 participants



COMMUNITY MEETINGS (JULY + AUGUST)

Community Meeting #1

The meeting introduced the project, shared results from the May–June community survey, and invited residents to participate in a hands-on visioning workshop to help shape future planning concepts. This meeting engaged approximately 45 participants.

The session included two primary engagement activities.

- The **Housing Cost Burden Activity** helped residents understand how **Area Median Income (AMI)** relates to housing affordability, allowing participants to compare household profiles and discuss the real impacts of housing costs in their neighborhoods.
- The **Visioning Activity** invited participants to collaboratively explore **design concepts** using site plans, colored blocks, and program cards to define housing types, open space locations, circulation routes, and community amenities.

Key themes that emerged included support for **senior and multigenerational housing, family-friendly recreation, green open space, and accessible community facilities**. Participants emphasized balancing affordability, safety, and environmental considerations such as flood-prone areas.

Five preliminary site concepts were generated through group discussions, forming the foundation for the second phase of planning and design development.



COMMUNITY MEETING #1 (JULY 2025)

Community Meeting #1 (Cont.)

Housing Cost Burden Activity

Using the AMI Brochure developed by the City of San Antonio as a reference, participants engaged in a hands-on activity to better understand housing affordability in their neighborhood.

1. Reviewed and discussed cards featuring two neighborhood housing examples and nine household profiles representing various AMI levels (30%, 50%, and 60%).
2. Matched two housing options with two household profiles based on household needs such as bedroom count and amenities.
3. Calculated housing cost burden and discussed neighborhood affordability using real-world examples.

Key takeaways included:

- A shared understanding of how housing costs affect households across income levels.
- Recognition of diverse financial capacities and needs among seniors, families, and single adults.
- Identification of widespread cost burdens, with many households spending over 30% of income on housing.
- More informed, grounded dialogue about affordable housing that helped challenge misconceptions and highlight the need for equitable solutions.



Community Meeting #1 (Cont.)

Visioning Activity

During the visioning activity, participants explored potential ideas for housing and amenities that would best serve the community. Small groups discussed site layout, housing types, open space, and community uses, using visual prompts and hands-on materials to express priorities and preferences. The exercise encouraged collaboration and helped participants think critically about how design choices could support daily life, safety, and social connection for residents—particularly seniors. Through this interactive process, the community began to define the balance between housing, open space, and shared facilities that would guide the project's overall vision.

Key findings:

- Broad support for senior-focused housing, emphasizing affordability, accessibility, and safety.
- Interest in combining cottages, duplexes, and low-rise apartments to provide variety while maintaining a low-density scale.
- Desire to include Permanent Supportive Housing options to address specific affordability needs.
- Strong preference for locating parking outside flood-prone areas while ensuring convenient access.
- Housing should balance privacy and connectivity through lighting, visibility, and thoughtful site design.
- Preference for multi-purpose community-use spaces that support fitness, wellness, and social programs.
- Support for a medium-sized, multi-generational facility as a community anchor connecting housing, park, and nearby amenities.
- Emphasis on flexible, accessible design and outdoor amenities—gardens, shaded seating, and small recreation areas—to foster year-round engagement.

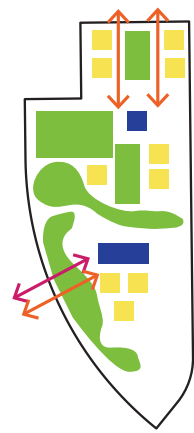


VISIONING ACTIVITY



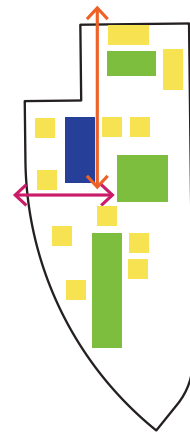
Community Meeting #1 (Cont.)

Concept 1



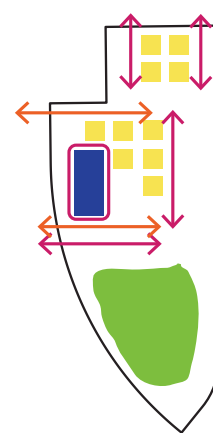
Clusters of cottages connected by shared open spaces and medium-sized community amenities distributed

Concept 2



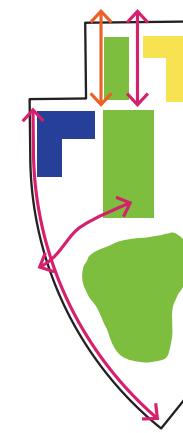
Mixed housing typologies (garden-style and cottages) clustered with central green areas

Concept 3



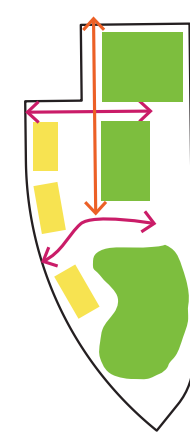
Cottages on the north area with a large multi-purpose open space anchoring the southern portion of the site.

Concept 4



Multi-story, mixed-use apartment building connected to a medium-sized community amenity through large central park

Concept 5



Garden-style apartments with ground-floor amenities on the western perimeter, and large central open space



Community Meeting #2

The meeting built on previous community input gathered through the survey, and the July visioning workshop. Its primary goals were to review **preliminary site concepts**, discuss **key planning considerations**, and collect feedback to inform the preferred direction for the site. This meeting engaged approximately 40 participants.

Participants reviewed **three site concepts**—through interactive gallery displays and facilitated breakout discussions using a **scorecard tool**. Feedback emphasized a strong preference for **low-density, senior-friendly housing, multigenerational community spaces, and safe, well-connected green areas**. Participants valued walking trails, playgrounds, and sports courts, while calling for clear separation between public and private spaces.

Concerns included traffic along Eisenhower Road, building scale, and flood-prone areas. Across all discussions, participants highlighted the importance of affordability, accessibility, and safety, as well as the opportunity to create a **large, flexible green space that supports both recreation and stormwater management**.

1 South Park + Apartments
Parque al Sur + Apartamentos

TABLE # MESA # TOTAL SCORE PUNTUACIÓN TOTAL

SELECT A SCORE
Higher score = Greater preference
Mayor puntuación = Mayor preferencia

Housing
Vivienda

This approach to housing would be the **MOST** beneficial for this site in the neighborhood.
Este diseño de vivienda sería de mayor beneficio para este sitio en la comunidad.

1 2 3 4 5

Open Space
Espacio Abierto

This approach to open space would be the **MOST** beneficial for this site in the neighborhood.
Este diseño de espacio abierto sería de mayor beneficio para este sitio en la comunidad.

1 2 3 4 5

Community Space
Espacio Comunitario

This approach to community space would be the **MOST** beneficial for this site in the neighborhood.
Este diseño de espacio comunitario sería de mayor beneficio para este sitio en la comunidad.

1 2 3 4 5

WRITE what aspects inform your score selection
Escribe qué aspectos informan tu evaluación.

What stands out to you about the housing? What are positive features? What are concerns?
¿Qué destaca para ti sobre la vivienda? ¿Qué son las características positivas? ¿Qué son las preocupaciones?

Does the open space feel usable and welcoming? What kind of activities would you prioritize?
¿Se siente usable y acogedor el espacio abierto? ¿Qué tipo de actividades priorizarías?

How do you see the community space working in this layout? What kind of activities would you prioritize?
¿Cómo ves el espacio comunitario trabajando en esta disposición? ¿Qué tipo de actividades priorizarías?

SCORE CARD



COMMUNITY MEETING #2

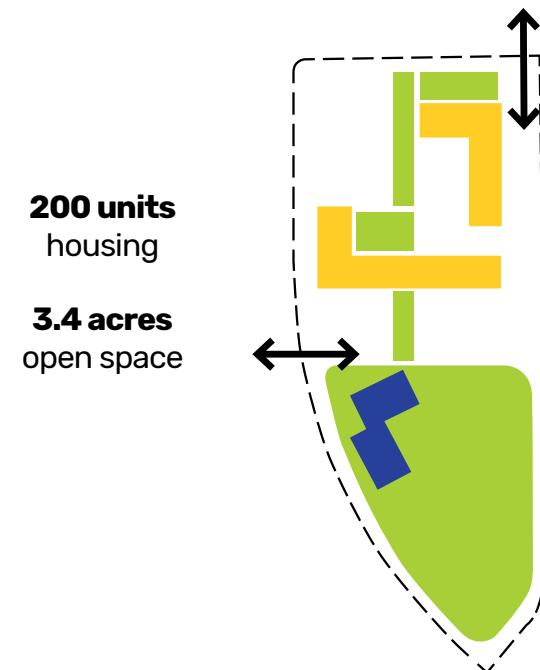


Community Meeting #2 (Cont.)

Preliminary Site Concepts

These concepts were shaped by input from Community Meeting #1. The options test a range of housing programs—from roughly 80 to 200 units—and building forms (from multi-story apartments to cottage homes), along with variations in open-space size and placement and location of the community center.

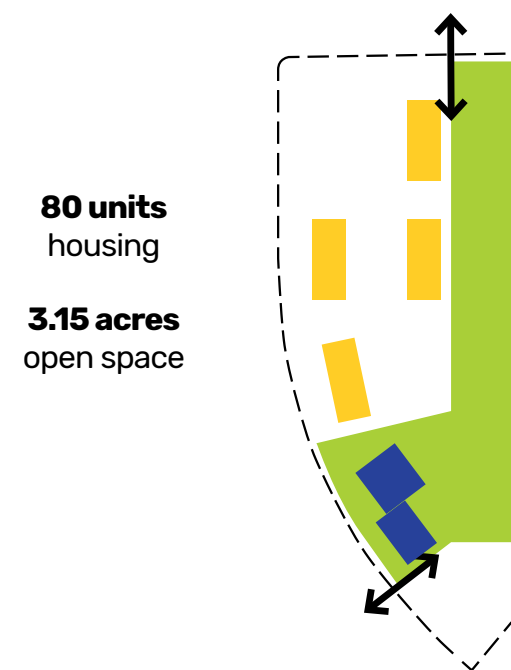
Concept 1 South Park + Apartments



This concept features two four-story apartment buildings with approximately 200 senior-oriented units and a large 3.4-acre park located to the south. The layout emphasizes accessibility, with a 15,000-square-foot community center and defined open spaces for gardens and play areas.

Participants appreciated the park's size and visibility but expressed concerns about building height and traffic circulation along Eisenhower Road.

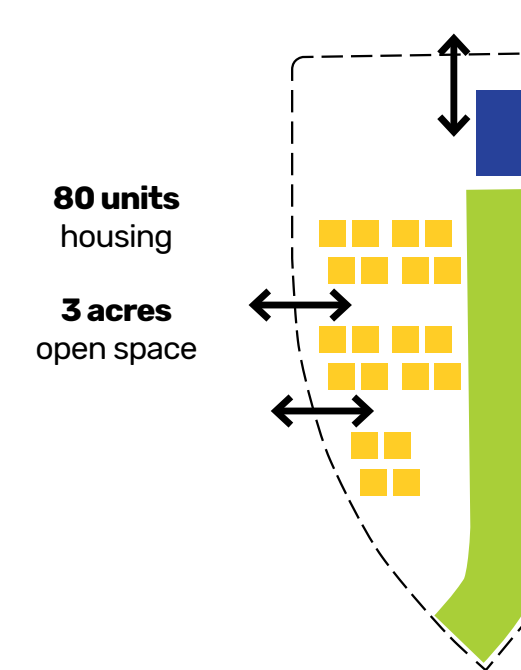
Concept 2 Linear Park + Apartments



This design proposes 80 garden-style apartments arranged around a linear park with about 2.9 acres of open space. The plan includes a 15,000-square-foot community center, trails, and recreational amenities.

Participants favored its lower density, clear sightlines, and sense of community, while noting concerns about parking dominance, flood proximity, and ensuring safe pedestrian access throughout the site.

Concept 3 Linear Park + Cottages



This option envisions 80 cottage-style units in three clusters with 3 acres of central and linear open spaces. A 15,000-square-foot community center anchors the site near Eisenhower Road.

Residents appreciated its walkability, individual yards, and accessible layout, seeing it as a safe, low-density alternative. Some noted the need for stronger public access, security on trails, and balanced park use for residents and visitors.

Community Meeting #2 (Cont.)

Concept 1: South Park + Apartments

Housing

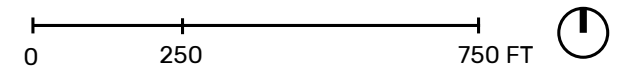
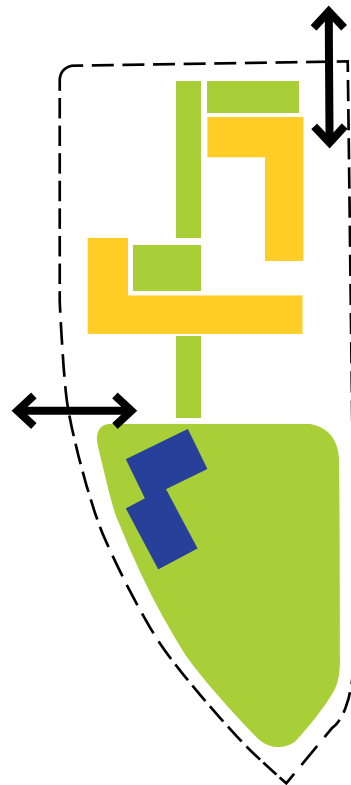
- Apartments
- 200 units / 2 Buildings (4 stories)
- 200 parking spaces (1 per unit)
- Typical for Senior Buildings

Open Space

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

Community Center

- 15,000 sf
- 40 parking spaces



Community Meeting #2 (Cont.)

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

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

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:

“

Too crowded and overwhelming scale

”

What we've heard:

“

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

”

What we've heard:

“

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

”

Community Meeting #2 (Cont.)

Concept 2: Linear Park + Apartments

Housing

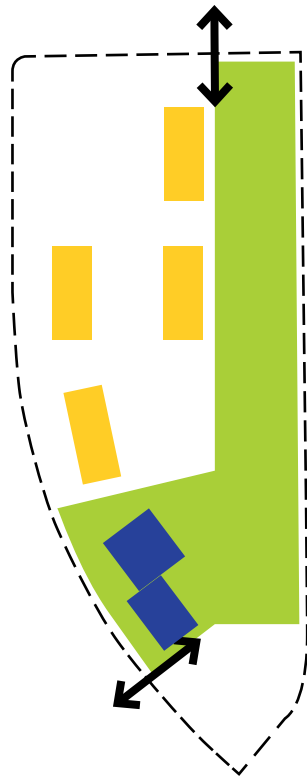
- Garden-style apartments typically for families
- 80 units (4 buildings / 2 stories)
- 160 parking spaces (2/per unit)

Open Space

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

Community Center

- 15,000 sf
- 60 parking spaces



Community Meeting #2 (Cont.)

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 Eisenhower 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
”

Community Meeting #2 (Cont.)

Concept 3: Linear Park + Cottages

Housing

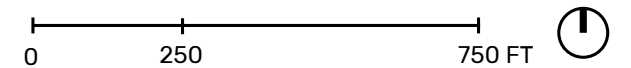
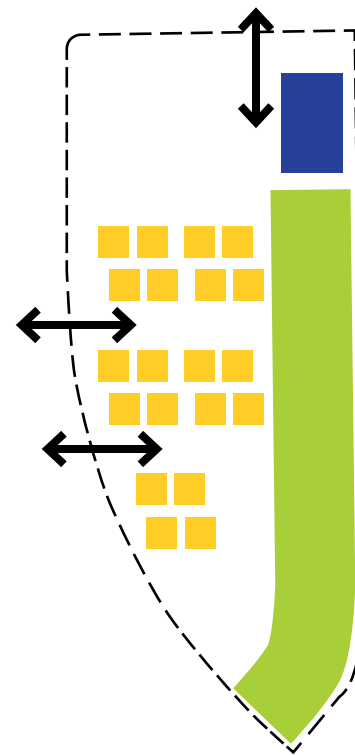
- Cottages / 3 clusters
- 80 units typically for families
- 120 parking spaces (1.5 per unit)

Open Space

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

Community Center

- 15,000 sf
- 70 parking spaces



Community Meeting #2 (Cont.)

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
- Concerns about 2-story buildings regarding senior accessibility

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

Community Space

Strengths + Opportunities



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

Challenges + Priorities



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

What we've heard:

“

I like individual units and separate entrances from the community space

”

What we've heard:

“

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

”

What we've heard:

“

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

”

Community Meeting #2 (Cont.)

Site Concepts Scorecard

Breakout discussions were the primary format for reviewing the three site concepts, using a scorecard to structure individual and group feedback. The tool organized input around housing, open space, and community space, helping to identify the most beneficial features and areas of concern.

Participants responded to guiding questions such as:

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?

Participants completed scorecards individually, then shared results within their groups. Group summaries highlighted shared priorities, preferred configurations, and recurring concerns that informed refinement of the final concept.

Key Findings and Considerations

Housing

- Strong preference for senior-focused housing that emphasizes affordability, accessibility, and safety.
- Desire for low-density, low-rise buildings that promote comfort, visibility, and neighborhood compatibility.
- Interest in housing layouts and features that balance privacy with community interaction.
- Concerns about traffic circulation and the need for safe, accessible site design.



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**
”



Community Meeting #2 (Cont.)

Key Findings and Considerations (Cont.)

Community Center

- Support for a senior-only or multi-generational community center with clearly designated areas for different user groups.
- Inclusion of flexible, multipurpose spaces for recreation, wellness, and social programs.
- Importance of visual and physical connectivity between housing, open space, and shared facilities.

Open Space

- Need for clear definition between private and public green areas while maintaining a sense of community.
- Priority on ample, well-designed green space featuring active amenities—walking trails, exercise areas, and sports courts—with safety in mind.
- Integration of stormwater management features, such as rain gardens and natural drainage zones.
- Strong interest in linking on-site open space with adjacent parks and green corridors to strengthen ecological and recreational connectivity.



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



Community Pop-Ups

Selected Site Concept

In October 2025, three community pop-up events were organized to share updates on the Midcrown + Eisenhower planning process and gather additional community input on the **selected site concept** (refer to page 37). These engagement activities took place at **Roosevelt High School** (October 7) during the *Neighbors Together* event, the **Midcrown Senior Pavilion** (October 15), and the **Molly Pruitt Library** (October 22). These three activities engaged approximately 45 people.

Key Findings and Considerations

Housing

- Strong support for low-density, senior-focused housing with two-story buildings seen as acceptable if accessible by elevator or ramps.
- Residents appreciated that housing would improve the look of the community and make use of vacant land.
- Some expressed concerns about traffic impacts, parking near play areas, and whether the housing would be economically sustainable or truly affordable.
- Questions included whether stairs-only units would limit accessibility and if the development would provide adequate parking for residents and visitors.

Open Space

- Consistent enthusiasm for large, connected green spaces, walking trails, and creekside connections with nearby sites.
- Strong desire for ample lighting, security measures, and traffic calming on Midcrown Drive to improve park safety.
- Residents requested BBQ and picnic areas, a skatepark, and potentially a small café or food kiosk to enhance activity and comfort.



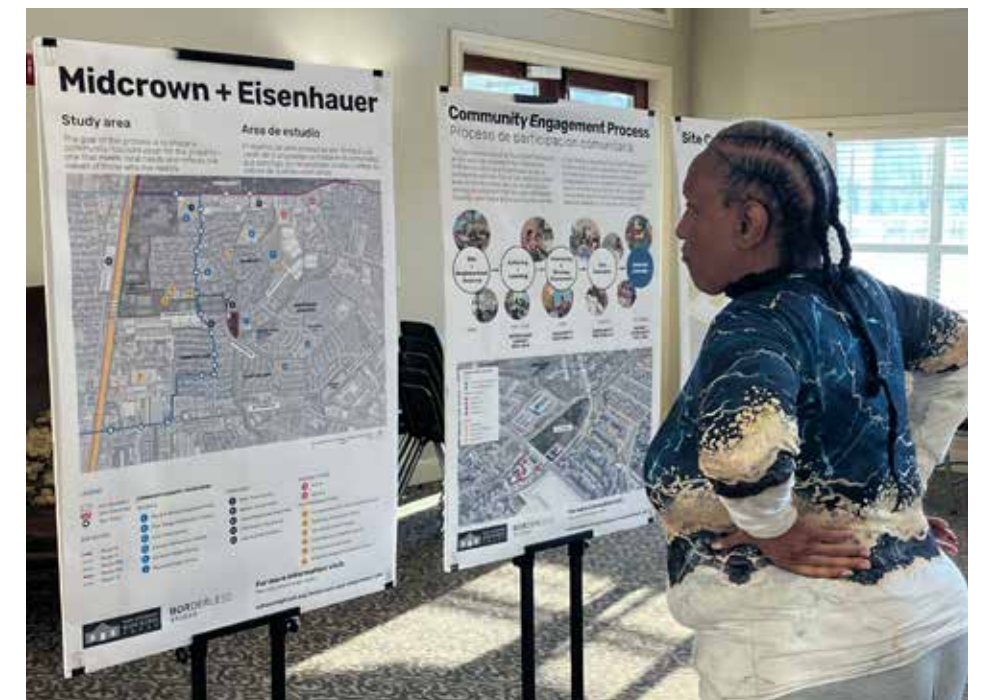
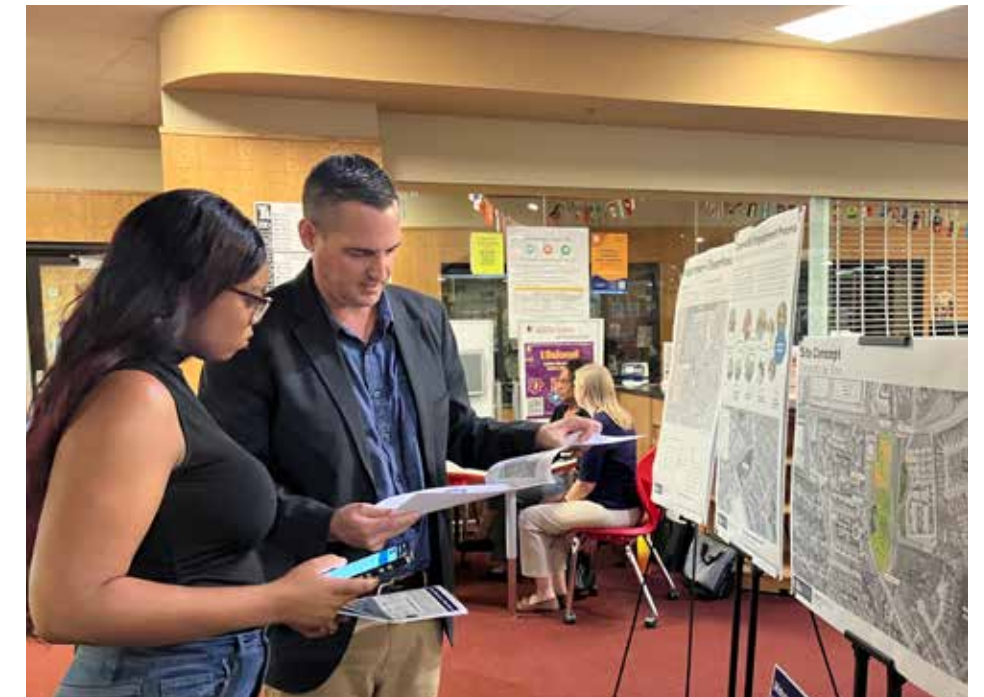
Community Pop-Ups (Cont.)

Open Space (Cont.)

- Recommendations included native plant gardens, pond features, and collaboration with organizations like the Native Plant Society of Texas and disABILITYsa to support education, accessibility, and environmental stewardship.
- Concerns centered on homeless encampments, after-hours safety, and maintenance.

Community Center

- Broad support for a senior or multi-generational center with flexible community-use space for workshops, gatherings, and recreation.
- Suggestions included hosting native plant education programs, DIY community projects, and partnerships with local organizations such as NALCAB and Native Plant Rescue Project.
- Residents viewed the center as an opportunity for social connection, education, and inclusive community programming for all ages.



Site Concept

Site Planning Considerations

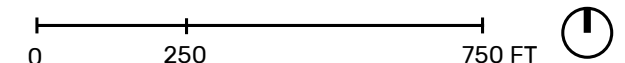
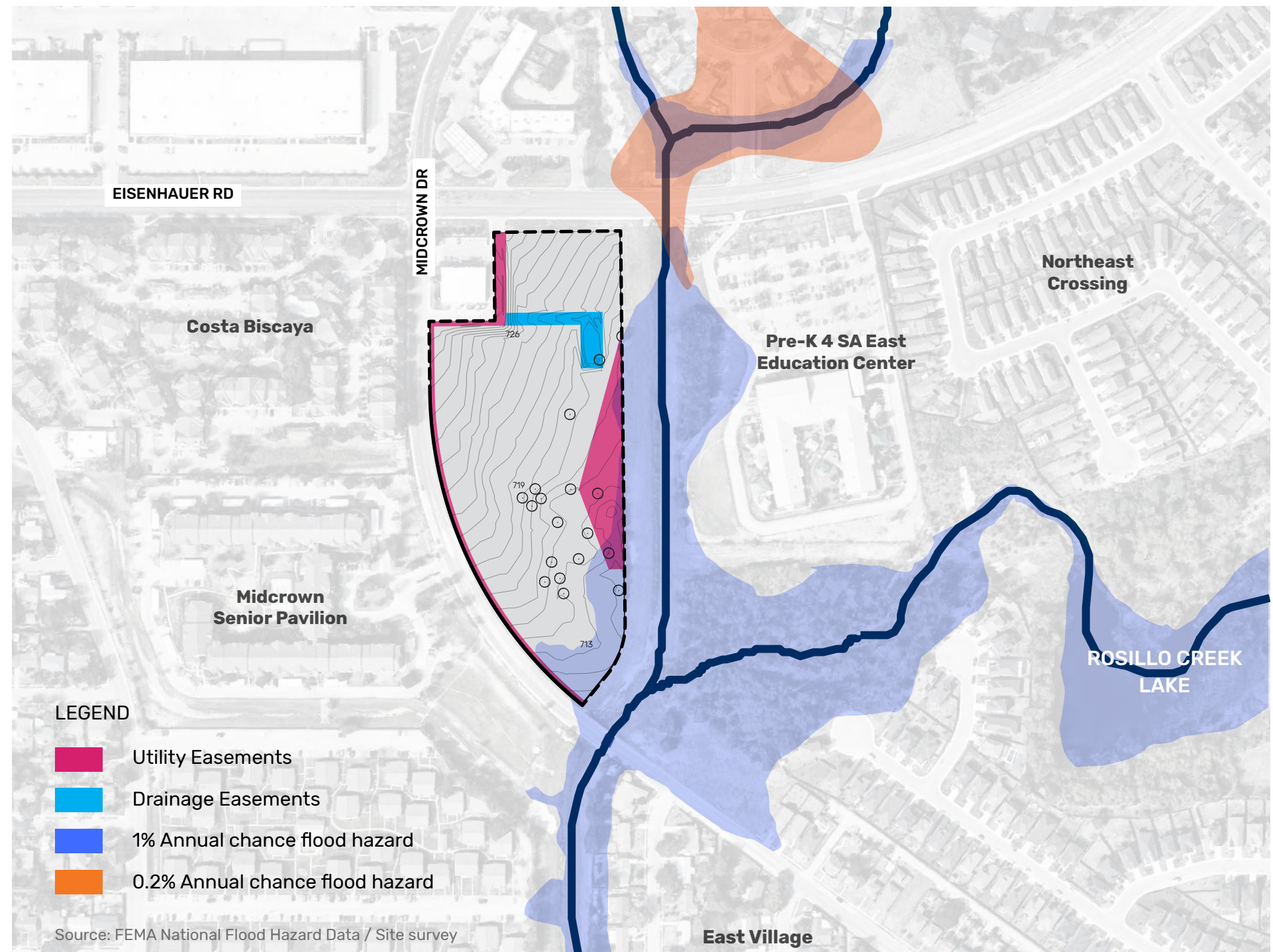
The site presents both challenges and opportunities that have guided the planning and concept development process. Understanding existing site conditions—such as topography, drainage, and infrastructure—was essential to shaping a feasible and community-responsive plan.

Challenges

- **Easement restrictions** related to existing utility corridors limit the buildable area and influence site layout.
- **Flood-prone zones** adjacent to Rosillo Creek reduce development potential in portions of the site.
- **On-site detention areas** are required to manage stormwater and ensure long-term resilience.
- **Traffic congestion** on Midcrown Drive needs addressing through considering access points also from Eisenhaur Road

Opportunities

- **Design detention areas as multifunctional open space** that manages stormwater while offering community benefits (shaded seating, flexible lawns, habitat patches, trails, native gardens).
- **Integrate nature-based solutions** along Rosillo Creek—riparian restoration, native plantings, bioengineered banks, and in-channel habitat—enhancing ecology, water quality, and flood resilience.
- **Implement low-impact development (LID)** on site—bioswales, rain gardens, permeable paving, and street trees—to slow, spread, and sink runoff while improving comfort and shade.
- **Pursue off-site safety and connectivity upgrades**—high-visibility crossings, traffic calming, ADA-compliant sidewalks, and lighting—prioritizing routes to schools, transit, parks, and the library.



Site Program

Project programs include housing, open space, and a community center. Community feedback consistently favored maximizing contiguous open space while integrating low-density, affordable, senior-focused housing. The community center remains a central anchor. Below, we outline additional elements, features, and use considerations for each program to ensure a cohesive, community-serving, and accessible site design.



Senior
Affordable **Housing**
Highly Supported

Accessible housing with a focus on **affordability** and seniors: incorporate a mix of **low-density typologies** with design that balances privacy and **connection to shared amenities**.



Prioritize
Option with Larger
Open Space

Prioritize **ample green space** with **family-friendly active programming**: *walking trails, exercise/play areas, sports courts, gardens* along with **infrastructure** that ensures **safety**.



Multi-generational
Community Center
with Senior Activities

Family-oriented medium-sized facility that includes **fitness, multipurpose gathering** spaces, and senior activity areas designed with **connectivity** between community and open spaces. and flexible areas .

Site Concept

The final site concept places 80 units (~89,000 sf) in compact two-story buildings around a courtyard on the north side, outside the flood zone, set back from Eisenhower with site access from that roadway. A 4.6-acre open space—just over 50% of the site—anchors the south. A community center fronts Midcrown Drive with its own entrance and parking. A walking trail spans the open space and crosses Rosillo Creek to connect with Pre-K 4 SA property.

Housing

- Garden-style apartments
- 80 units / 2 Buildings (2 stories)
- 80 parking spaces (1 per unit)
- Typical for senior buildings

Open Space

- Large open space to the south
- ~4.60 acres (53%)

Programs:

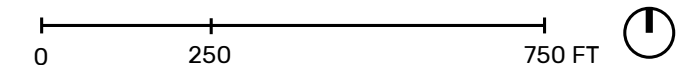
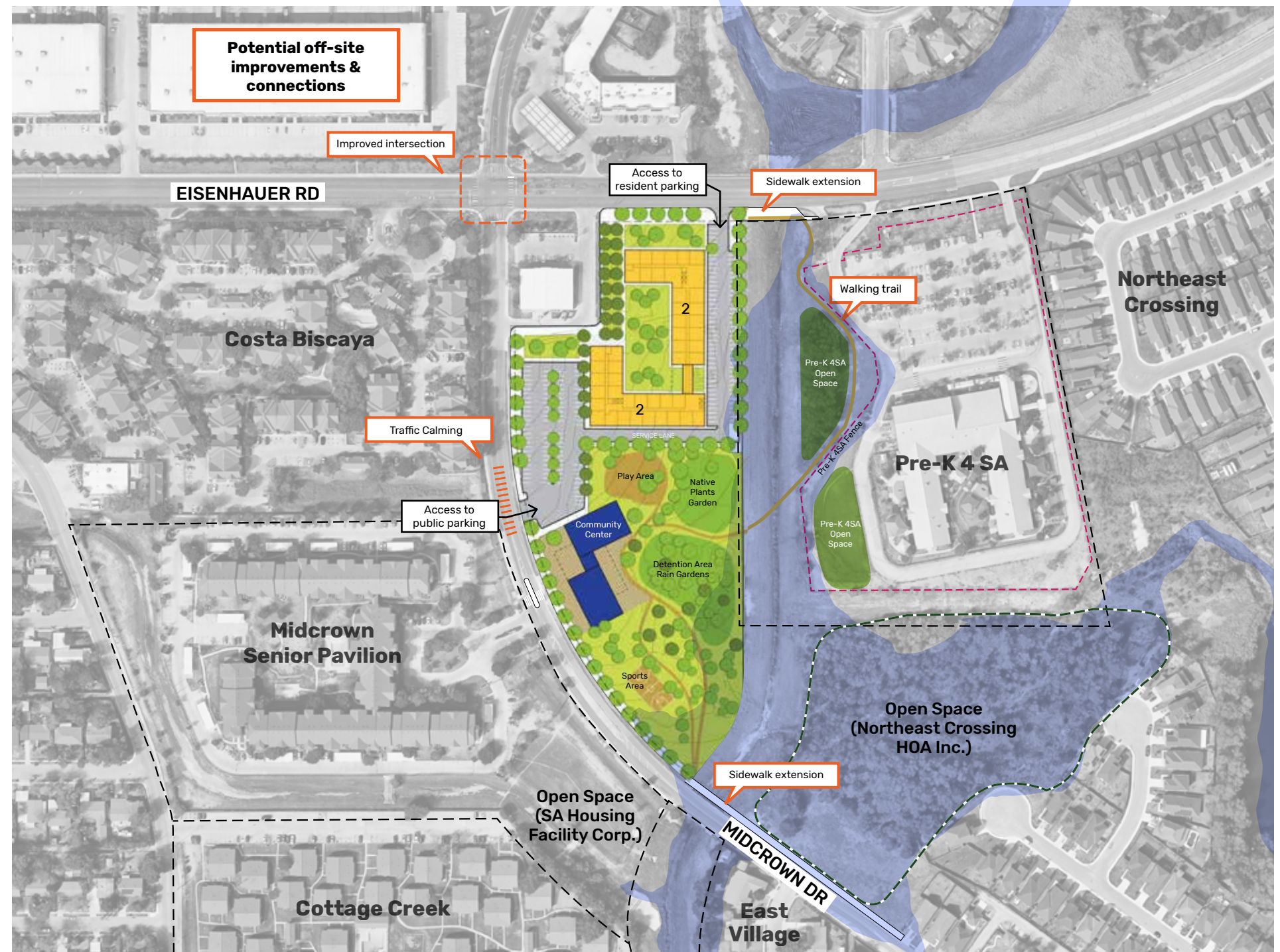
- Active recreation (play areas, skate area)
- Natural open space (rain gardens, trees)
- Walking trails
- Sports courts (basketball, picket ball)
- Exercise area
- Detention area

Community Center

- Multi-generational
- 16,000 sf
- 85-100 parking spaces

Programs:

- Fitness area / Gymnasium (7,000 sf)
- Multi-purpose room (5,000 sf)
- Classrooms (2,000 sf)
- Support (2,000 sf)
- Administration/lobby/restrooms/circulation



Development Framework

The project advances along two coordinated tracks:

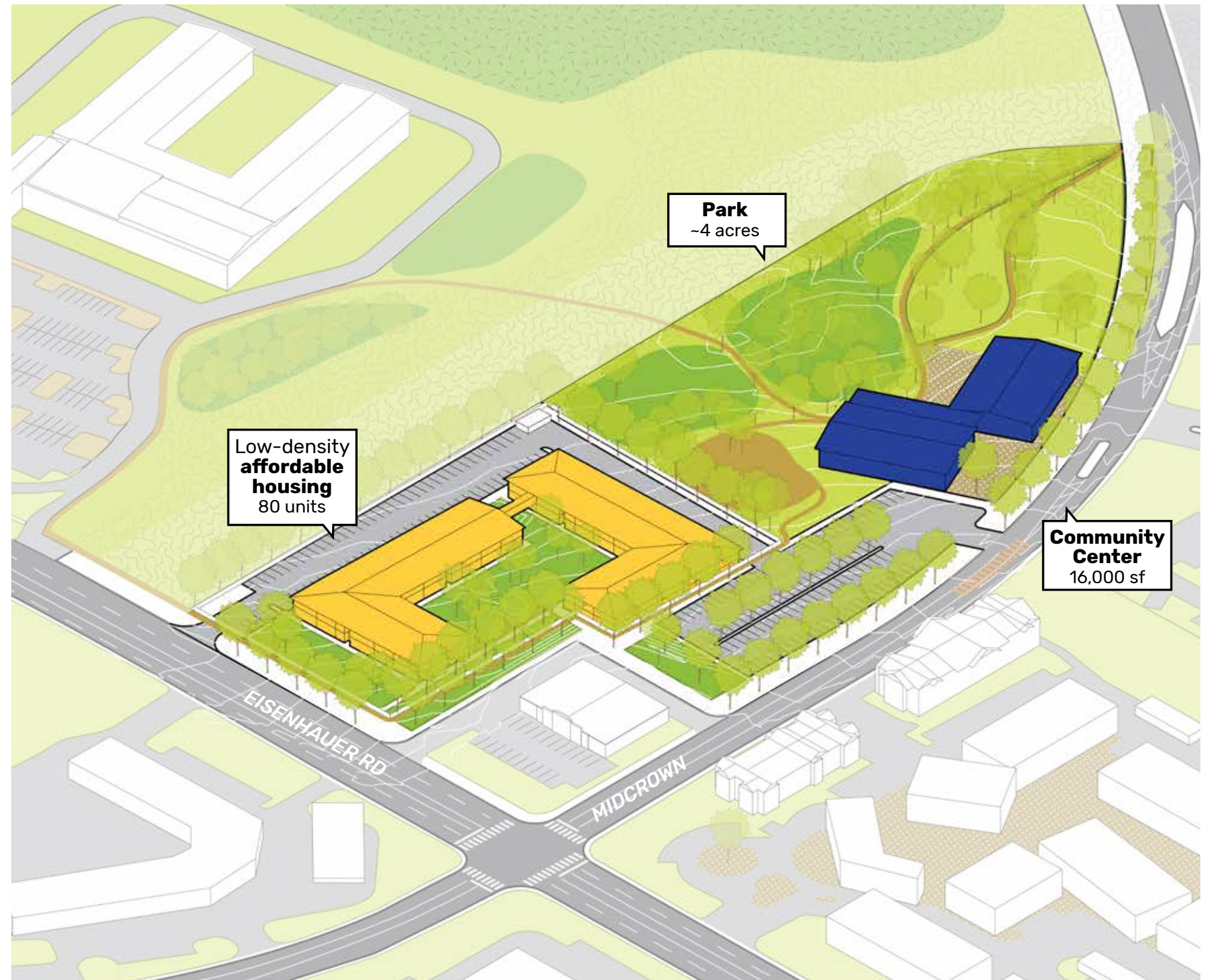
(1) housing and **(2) park and community center**. The property will be subdivided into two plots to enable parallel delivery and stewardship—housing led by the San Antonio Housing Trust (SAHT), and the park/community center led by the City of San Antonio.

Housing (SAHT Delivery)

The housing component is proposed under the Low-Income Housing Tax Credit (LIHTC) program, a federal incentive administered by the IRS and allocated by the state. While both 4% and 9% credits exist, this plan targets a competitive 9% LIHTC to deliver approximately 80 units, with the credit covering up to ~60% of eligible construction costs. Awards are scored on factors such as location, affordability, equity, and sustainability, positioning the project to align with community and City priorities.

Park + Community Center (City Delivery)

The open space and facility components are anticipated to be funded through the City's Bond Program—typically renewed on a five-year cycle and the primary capital source for parks, libraries, drainage, and community facilities. Public Works would manage design and construction; Parks & Recreation would operate park, trails, and pavilion; and Human Services would operate the senior programs. For a multigenerational community center, Parks & Recreation and Human Services would collaborate on programming to serve youth, families, and seniors. Following funding approval, both the park and community center will undertake dedicated design and community engagement processes.



Additional Resources

This report highlights key findings from a six-month planning and engagement process. For deeper detail—full presentations, meeting summaries, survey data—please visit the project webpage, where all materials are available for download. These documents include verbatim community input, refined concept graphics, and technical appendices that informed the preferred site concept, providing a transparent record of process, feedback, and how public input shaped the final recommendations.

Documents available for download:
sahousingtrust.org/midcrown-and-eisenhauer-site/

