

Midcrown Center + Park Analysis

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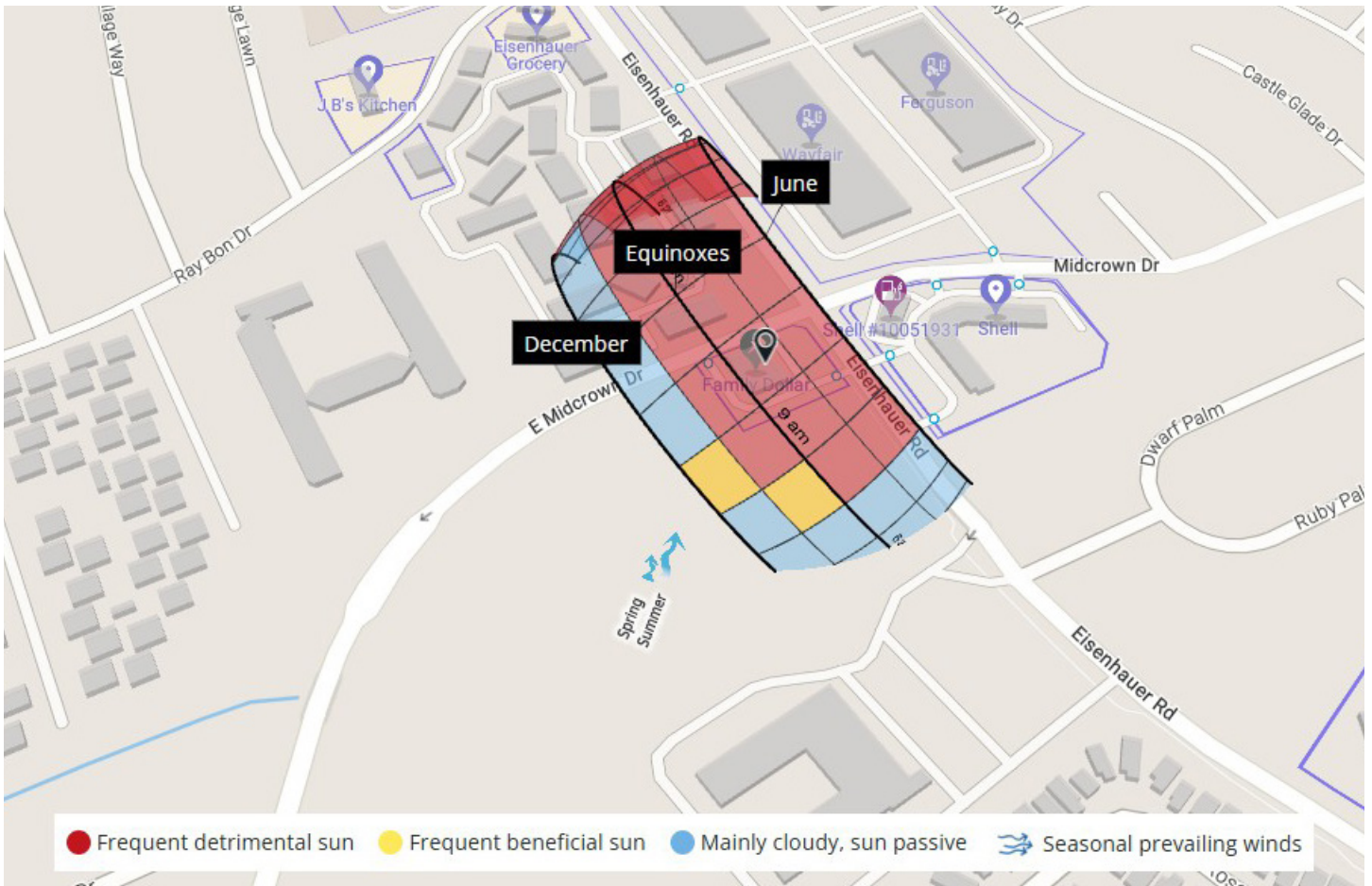


Site Context

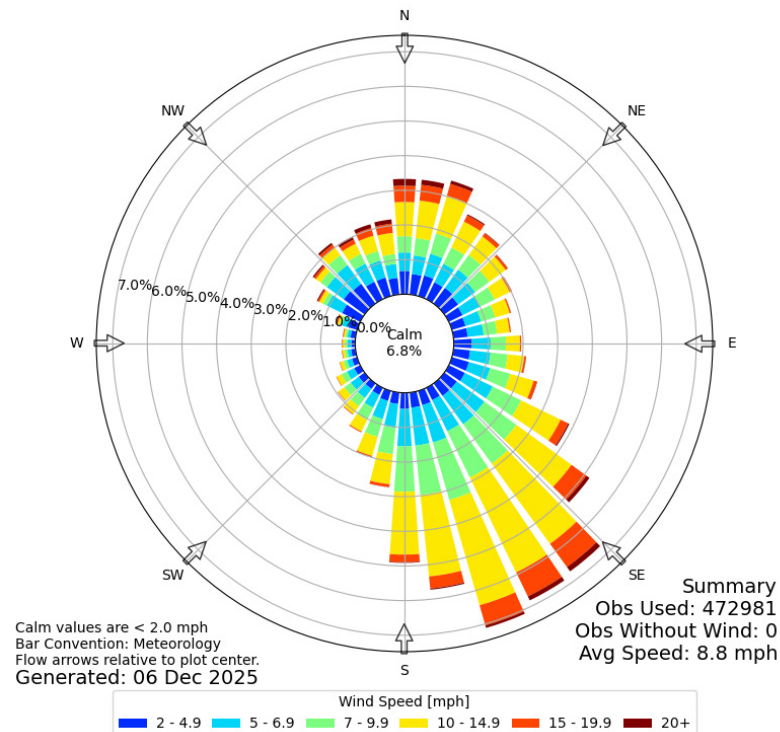
Opportunities and Constraints



The project site is located along the Eisenhauer Road corridor near NE Loop 410, giving the property strong regional access, visibility, and connection to surrounding commercial, employment, and residential areas. The context map shows a transition between larger scale commercial and light industrial uses near the highway corridor and an established neighborhood fabric to the north, east, and south. Property edge treatment, sound buffering, and circulation organization are important design considerations. The adjacent greenway provides potential integration of open space systems, trails or amenity features.



Windrose Plot for [SAT] SAN ANTONIO INTL
Obs Between: 01 Jan 1970 01:00 AM - 06 Dec 2025 03:51 AM America/Chicago



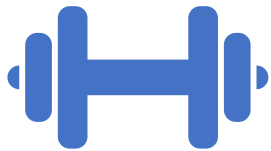
Solar and Wind Analysis Design Strategies

Together, the site, wind, and solar data support a design approach that balances connectivity, neighborhood compatibility, passive cooling, and solar protection. Buildings and open spaces should be organized to capture southeast breezes, reduce west-facing heat gain, buffer adjacent residential areas, and create shaded pedestrian connections. This integrated strategy positions the site to perform as a comfortable, efficient, and context-sensitive development within San Antonio's warm climate and mixed suburban setting.

Project Summary

The Midcrown + Eisenhower Site represents a significant opportunity to transform 8.6 acres of publicly owned land in San Antonio's District 2 into a vibrant community centered development. The project envisions an integrated approach that combines affordable senior housing, open space, and a 16,000 SQFT multi-generational community center to support a diverse range of users.

Space Distribution



Active Recreation

4,000 - 5,000 SQFT

Multi-purpose Gym
Fitness Studio



Community Hub

3,000 - 5,000 SQFT

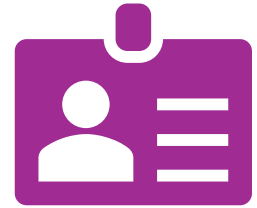
Lounges
Lobbies
Teaching Kitchens



Age Zones

4,000 SQFT

Senior Center
Youth Spaces
Childcare



Admin & Support

3,000 SQFT

Offices
Restrooms
Mechanical
Storage



Open Space

4.6 Acres

Walking Trails
Rain Gardens
Native Landscaping
Sports Courts
Play Areas
Stormwater Detention

Community Priorities

- Preservation and expansion of green and open space
 - Safe walking trails and outdoor recreation
 - A flexible, multi-generational community center
- Enhanced safety, lighting, and pedestrian connectivity

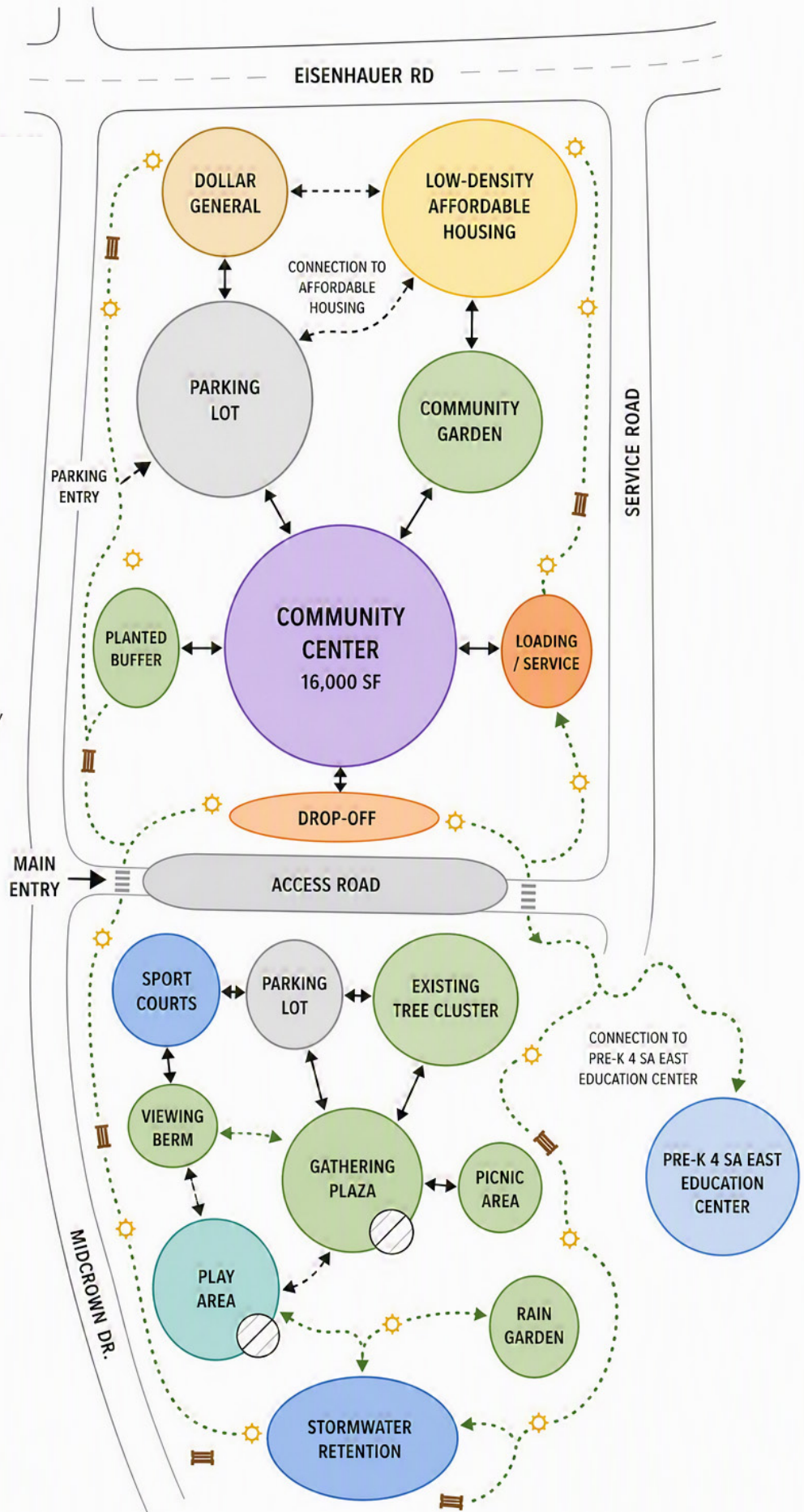
Bubble Diagram

PROGRAM AREAS

- COMMUNITY / INDOOR
- AFFORDABLE HOUSING
- EDUCATION
- PARKING / VEHICULAR
- OUTDOOR AMENITY
- SERVICE / LOADING

LEGEND

- ↔ PRIMARY ADJACENCY
- - - SECONDARY ADJACENCY
- - - PEDESTRIAN TRAIL
- ≡ BENCH SEATING
- ☀ SITE LIGHTING
- ⊘ SHADE STRUCTURE / PAVILION



NOT TO SCALE

