



MEETING SUMMARY

Meeting: Brooks Area Planning Team Meeting #5

Date: Thursday, January 4, 2018

Time: 6:00 pm – 8:00 pm

Location: Pre-K for SA South

Attendees:

*Belinda Gomez
Pre-K for SA South*

*Liz Trainor
Highland Hills NA*

*Syed Mehdi
COSA (Aviation)*

*Jesse Pacheco
South Central Alliance of
Neighborhoods*

*Dr. Mary Hogan
University of Incarnate Word*

*Mark Gonzalez
South San Antonio Chamber of
Commerce*

*Joanie Barborak
Bond Initiative*

*Kyle Knickerbocker
San Antonio River Authority
(SARA)*

*Marques Mitchell
Brooks Development Authority*

*Brady Alexander
Hot Wells Mission Reach NA*

*Christine Vina
VIA*

Meeting Purpose

The fifth meeting of the Brooks Area Planning Team aimed to accomplish these objectives:

- Overview of proposed catalytic sites
- Present and discuss preliminary housing and economic development concepts and strategies

Meeting Format

The meeting was structured as a combination of presentation by CoSA City staff and consultant along with open discussion and questions by the Planning Team members. City staff and consultant facilitators included: Kimberly Collins, Senior Planner with the City of San Antonio; Matt Prosser, Vice President with Economic & Planning Systems (EPS).

Kimberly Collins presented a brief process update, an overview of the Brooks Area Community Meeting #2, and led a discussion of proposed catalytic sites. The Planning Team approved moving forward with the selected focus areas known as The San Antonio State Hospital and S. Presa corridor, and areas along Goliad corridor. Following the discussion of the catalytic sites, Matt Prosser presented and led a discussion including data, pressing issues, draft strategies and priorities, and case studies of potential tools for both housing and economic development in the Brooks Area Regional Center.

This memo provides a summary of key discussion topics and questions from Planning Team Meeting #5.

Overview of Community Meeting #2

- Open house interactive activities
- Topics: Future land use in focus areas, transportation priorities, housing types
- @40 attendees

Neighborhood Action Strategies

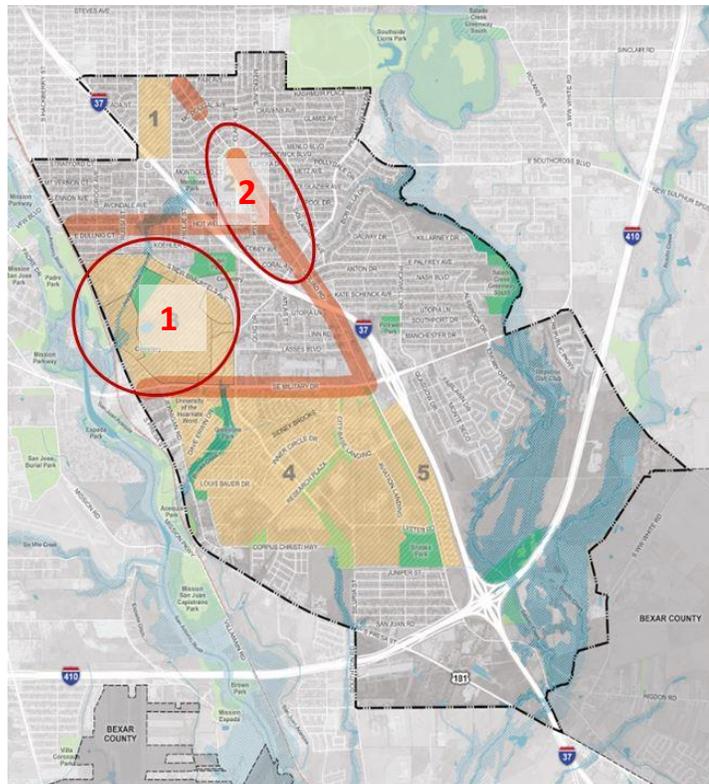
City Planning Department Staff will continue to work with the registered neighborhood associations in the Brooks Area Regional Center to develop Neighborhood Action Strategies.

- Each neighborhood action strategy will be approximately four pages and focus on:
 - Unique/local strengths and character
 - Unique/local opportunities and challenges
 - Implementation and programming priorities
- Planning Department staff will schedule meetings with neighborhood associations to help them develop their action strategies.

Proposed Catalytic Sites

The Planning Team discussed the objectives of selecting potential catalytic sites and a summary of the discussion and questions is below:

- Catalytic Site #1: San Antonio State Hospital at S. Presa
- Catalytic Site #2: S. Goliad Road



- What is the objective for these sites?
 - The catalytic sites will be the focus of more detailed concept design work and investment priority.
 - The time frame envisioned for developing the catalytic sites would typically be five to ten years.
- Catalytic site #2 selection
 - Do not wish to choose areas which may already be in process of revitalizing such as Brooks, and area adjacent to Brooks.
 - Where is land available for new development and redevelopment, and some of the area businesses are underperforming
 - The planning team decided to combine S. Presa and SASH into one focus area, and chose the area around Goliad Rd. as the second site.
 - Selections improve geographic distribution of catalytic sites across the Brooks Area Regional Center.
- How were the Brooks Area focus areas identified?
 - The Planning Team identified and discussed areas where investment is needed and feasible and where there is a greater likelihood of return on public investment.

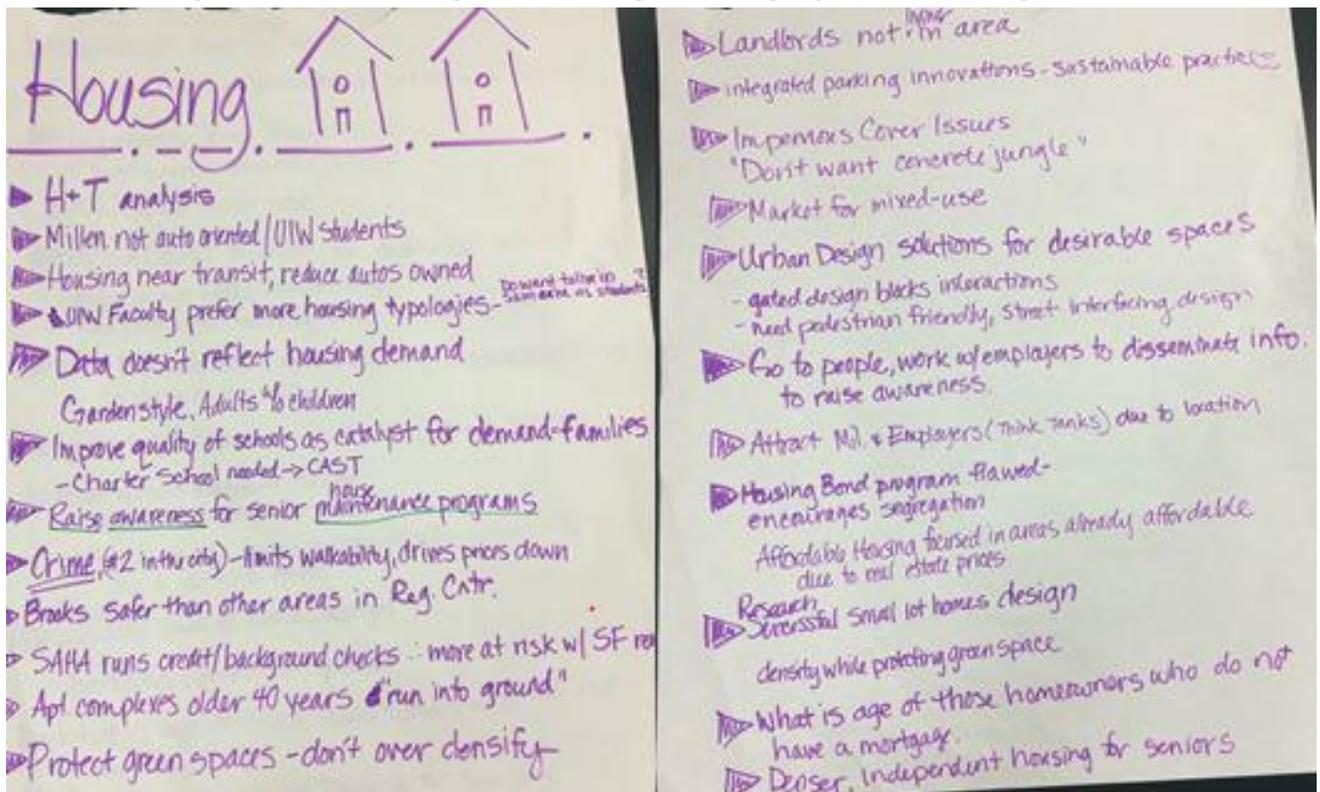
Housing

Key comments and questions from the Planning Team's discussion of housing issues and strategies are summarized below:

- Affordability:
 - Brooks has been historically segregated. How to break this historic pattern and not perpetuate it;
 - Affordable housing is focused in areas already affordable, such as the Brooks Area;
 - Inequitable geographic distribution of affordable housing projects throughout the City;
 - Addressing negative perceptions of affordable housing;
 - Affordability analysis should include a combined Brooks Area Housing and Transportation cost burden (H +T).
- Creating change and providing for opportunity
 - Partnerships and tools are needed to make high quality & designed development happen;
 - Development incentives are necessary for development projects to catalyze market conditions;
 - Tools to provide specific housing & amenities attractive to different demographics, such as millennials, independent adults and /or families;
 - Identifying market research does not support actual housing and amenity demands.
 - Improving quality of schools as a catalyst for housing demand from families;
 - Utilizing urban design solutions and principles to create quality, desirable spaces.
- Safety
 - Crime is an obstacle to walkability and drives prices down;

- Perception that "Brooks" aka Brooks City Base is safer than other areas of Regional Center but could be due to supplemental security presence;
- Need of additional police station-- could it be located on Brooks City Base.
- Sustainability:
 - The need to protect green spaces and reduce impervious cover;
 - Increase density through rehabilitation of existing developed areas, not development of existing green spaces;
 - Research successful small lot home designs and support site-sensitive designs.
- Quality of life for existing residents – how can the plan address the following:
 - Residents who are on a fixed income/ preserve affordability;
 - Enable residents to live here all their lives; area provides housing options for all life stages;
 - What incentives should be available to developers to improve the quality and quantity of specific housing typologies;
 - Ways to identify % of residents most sensitive to housing cost increases;
 - Raising awareness of existing support programs for seniors.

Brooks Area Regional Center Planning Team Meeting#5 Housing Flip Chart Recording

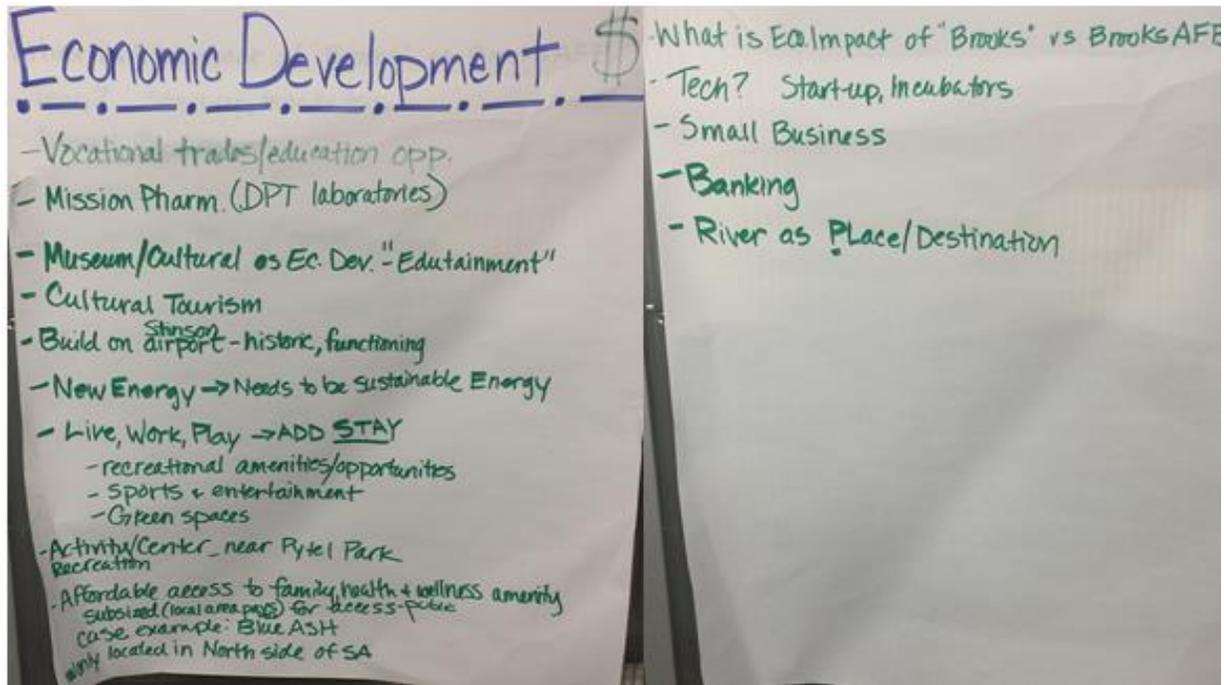


Economic Development

Key comments and questions from the Planning Team’s discussion of housing issues and strategies are summarized below:

- More alternative educational options to enable financial success to those not going on to traditional college/university
- Address access to education (step #1) to then grow economically (step #2)
- Economic Opportunities – What’s missing?
- Museum and Culture District(s)/Tourism-“Edutainment”
 - Innovation & science district-agriculture, natural resource, flight, aerospace, health, green energy;
 - Partner with multitude of existing innovation, health and science industry partners in the area.
- Natural resource and recreation as an economic driver
 - SA River Destination/Place;
 - Connections from east/regional center needed;
 - Protection of watersheds/natural amenities area priority to attract recreational use.
- “New Energy” needs to specifically be “Sustainable Energy”
- Invest and attract Tech, focusing on affordable district to start-ups and incubators
 - High quality, digital access/infrastructure is key;
 - Walkable amenities attractive to industry employees.
- Banking / Financial district
- Live, Work, Play needs to include “Stay”, IE: Consider amenities that make people want to stay
 - green spaces;
 - recreational opportunities;
 - access to quality healthcare.
- Provide for affordable access to family, health and wellness amenities
 - Activity center near Pytel Park;
 - Improve access to high quality education and childcare options;
 - Family friendly amenities mainly in the North parts of the city.

Brooks Area Regional Center Planning Team Meeting #5 Economic Development Flip Chart Recording



Future Land Use Classification Development

The Planning Department is working with various stakeholders and focus groups to develop a revised future land use classification that will serve as the basis for land use mapping in all 30 sub-area plans.

- A citywide community meeting is scheduled for January 16, 2018* to present the proposed classification. *This meeting was subsequently rescheduled, due to inclement weather, to January 30, 2018.

Next Brooks Area Planning Team Meetings in January, February, and March, 2018 will focus on:

- Future land use map and policy discussion
- Infrastructure and amenities improvement
- Community programming and placemaking
- Refinement of Brooks Area plan framework and policies

If you have questions about the Brooks Area Regional Center planning project, please contact Project Manager Kimberly Collins, City of San Antonio Planning Department:

Email: Kimberly.Collins@sanantonio.gov

Phone: (210) 207-0249