



MEETING SUMMARY

Meeting: Brooks Area Planning Team Meeting #4
Date: Thursday, October 26, 2017
Time: 5:00 – 7:00 pm
Location: Highland Hills Elementary School Cafetorium,

Attendees:

<i>Patty Rangel</i> <i>San Antonio State Hospital</i>	<i>Liz Trainor</i> <i>Highland Hills NA</i>	<i>Dolores Rios</i> <i>Parents as Partners</i>
<i>Jesse Pacheco</i> <i>South Central Alliance of</i> <i>Neighborhoods</i>	<i>Kyle Knickerbocker</i> <i>San Antonio River Authority (SARA)</i>	<i>COSA (Aviation)</i>
<i>Joanie Barborak</i> <i>Bond Initiative</i>	<i>Adrian Perez</i> <i>COSA (EDD)</i>	<i>Sgt. Curtis Walker</i> <i>SAPD-South</i>
<i>Brady Alexander</i> <i>Hot Wells Mission Reach NA</i>	<i>Marques Mitchell</i> <i>Brooks Development Authority</i>	<i>Peter Zaroni</i> <i>COSA (Asst. City Manager)</i>

Meeting Purpose

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

- Confirm refined Vision and Goals;
- Discuss potential themes for the Brooks Area
- Review, discuss and refine draft plan framework;
- Brainstorm Catalytic Projects

Meeting Format

Kimberly Collins, City of San Antonio Project Manager for the SATomorrow Brooks Area Regional Center Master Plan, provided an update on the planning process and community input so far, and introduced the revised draft Vision and Goals for consideration. Kimberly Collins then facilitated a Planning Team discussion on the revised draft Vision and Goals. Next, Ellie Fiore presented the following potential themes for the Brooks Area Regional Center: Innovation District, EcoDistrict, Transit-Oriented Development, & Trail Oriented Development. Kimberly Collins followed with a special presentation on Conservation Easements, requested by the Planning Team. Next, Kimberly presented and provided a description of the draft plan framework map, created from input at Planning Team #3. Next, city planning staff and MIG consultant, Ellie Fiore facilitated a follow-up activity to obtain more input on the draft Plan Framework. The Planning Team separated into three groups to refine, analyze, and discuss future development of each focus area identified in Planning Team #3. Each group identified the purpose, future character, range of building heights, and transition areas for each focus area and

corridor. This memo provides highlights of the meeting discussion organized into sections that reflect primary discussion topics:

Presentation

- Emerging themes for community area plans
 - EcoDistrict– Neighborhoods or districts where neighbors, community institutions and businesses join with city leaders and utility providers to meet sustainability goals and co-develop innovative district-scale projects;
 - Innovation District- design to accommodate knowledge based economy, provide the connections to jump-start entrepreneurship, support formal and informal interactions, have the ability to foster more inclusive job growth;
 - Transit-Oriented Design – design centered around major transit corridors and hubs
 - Trail-Oriented Design – design centered around major trail and liner park systems
- Draft Plan Framework
 - Overview from Planning Team Meeting #3
 - Draft Plan Framework Diagram
 - Identify Draft Focus Areas

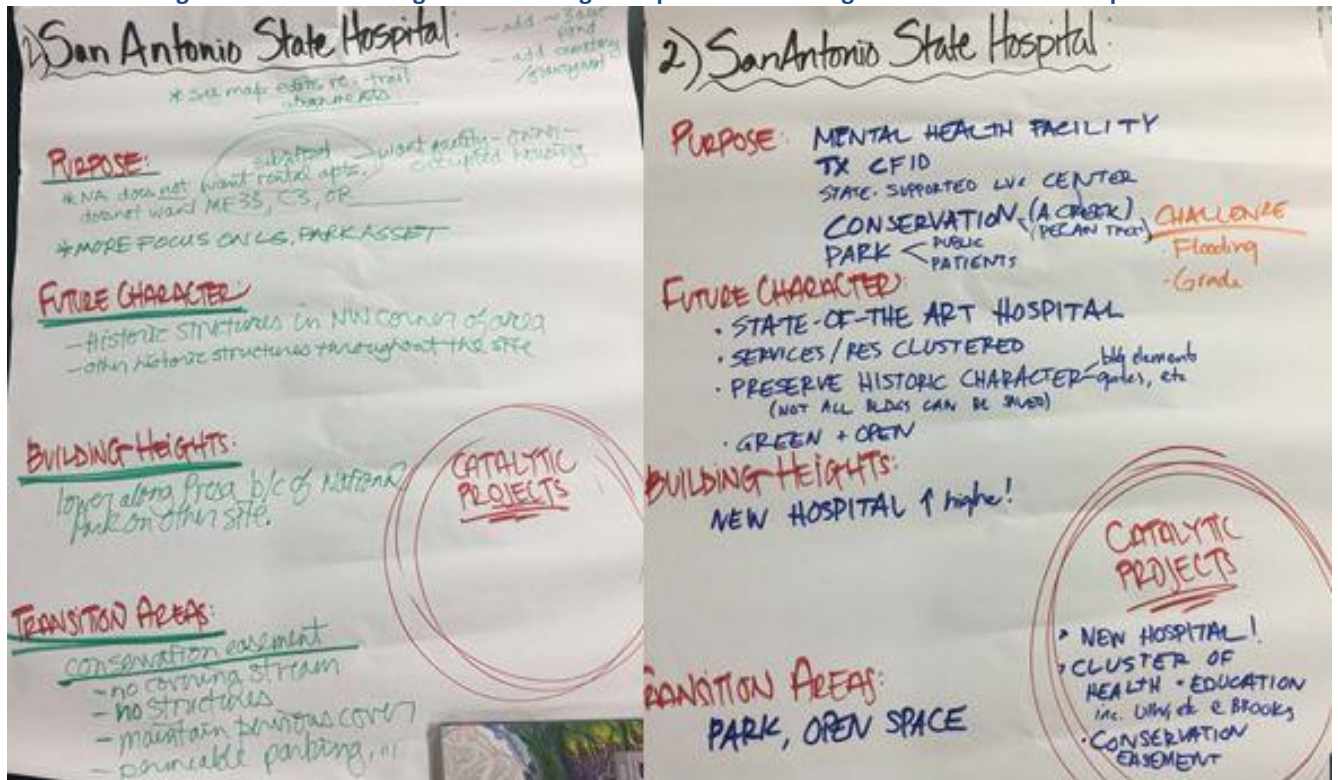
Plan Framework Discussion and Focus Area Refinement (Small Groups)

- Identify Key Focus Areas
 - Purpose – What is the significance and character of the existing focus area
 - Future Character and Feeling – What the focus area could be or desired feel
 - Building Heights – Preferred building scale and density in terms of stories
 - Transition Areas – How focus area could transition into surroundings such as neighborhoods
- Focus Area – Fair & S. New Braunfels/ McCreless
 - Purpose:
 - A town center or retail mixed use with amenities for seniors & children such as a library, bookstore and medical offices;
 - Pedestrian environment that fits holistically into the community with limited horizontal parking and a strong, positive visual identity;
 - Create safe and convenient, walkable access to retail and community amenities for nearby residents.
 - Future Character
 - Better pedestrian environment;
 - Small town center;
 - Design fits holistically into the community;
 - Innovative alternatives to reduce horizontal space used for parking.
 - Range of Building Heights : differing opinions of 2 stories max to 15 stories max
 - Transition Areas – seamless into surrounding residential neighborhoods
- Focus Area – San Antonio State Hospital
 - Purpose
 - Continue to be a place for people to receive & advocate for mental healthcare needs in the community;



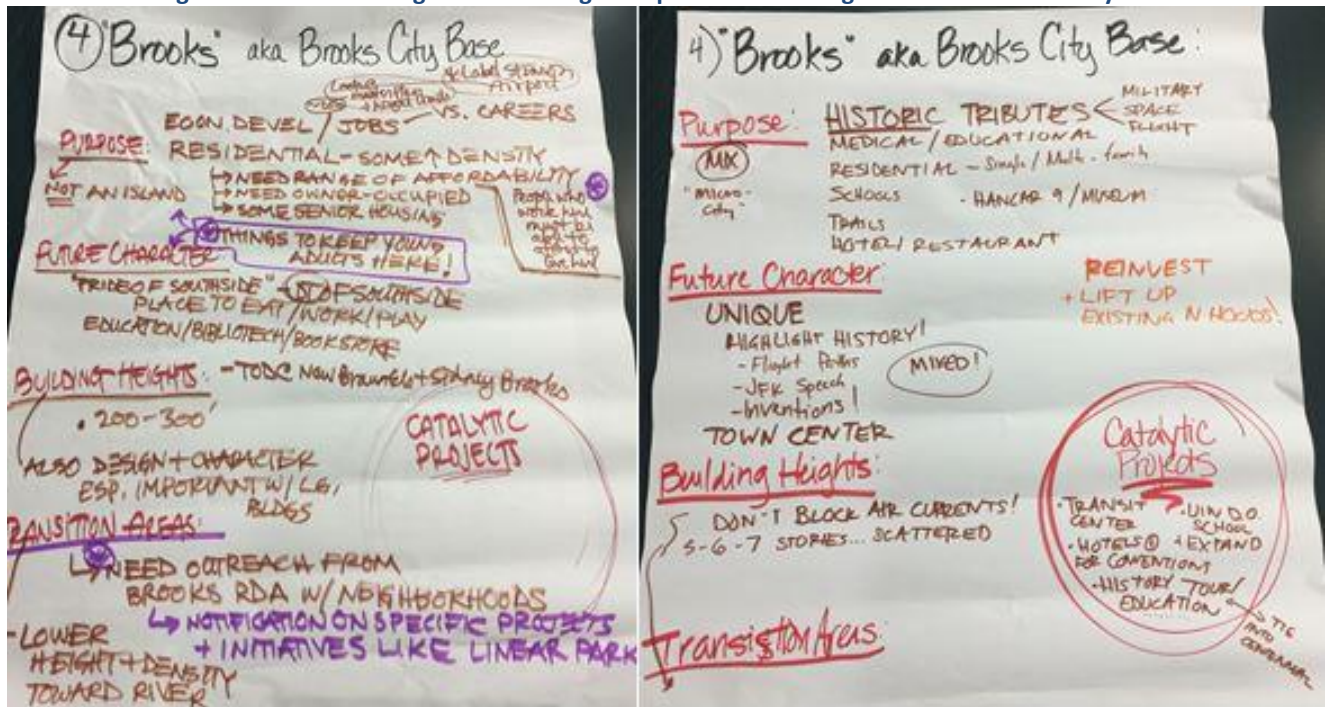
- Conserve the natural resources for benefit of public and patients-specifically with conservation easement for Asylum creek;
- Pay respect to existing natural and cultural resources that may be found to exist via a technical resource survey.
- o Future character
 - Historic and preserved character;
 - Natural, green and open, shady-heritage trees;
 - State of the Art hospital and healing.
- o Range of Building Heights
 - Able to accommodate a hospital;
 - Build up, not out to preserve green.
- o Transition Areas
 - Lower heights along S. Presa because of the National Park on the other side;
 - Historic structures in NW corner of area;
 - Respect cemetery, pond and creek, apply conservation easement protections, and maintain pervious cover. Parking should be permeable.

Brooks Area Regional Center Planning Team Meeting #4 Flip Chart Recording-San Antonio State Hospital



- Focus Area – Brooks aka Brooks City Base
 - Purpose
 - A mixed use development where people have careers, not just jobs;
 - A mix of residential densities & types, so all jobs on Brooks can afford housing on Brooks;
 - Integrated housing options-senior, student and ranges of affordability.
 - The area also continues to pay tribute to flight & space history while being a micro-city which offers top tier live/work/play options which retain young adults, and attract competitive medical and educational institutions/professionals for the community's benefit.
 - Future Character
 - Pride of the Southside;
 - Downtown and Medical Center of the Southside;
 - True Live/Work/Play Town Center;
 - Educational via uniquely highlighting history of area.
 - Range of Building Heights
 - 2 stories to 300';
 - High quality design is what is important;
 - Scattered so don't block air currents.
 - Transition Areas –
 - Lower density and height towards river
 - BDA needs to engage neighborhoods & community in projects
 - TOD @ New Braunfels and Sidney Brooks

Brooks Area Regional Center Planning Team Meeting #4 Flip Chart Recording-Brooks aka Brooks City Base



- Focus Area- IH-37 & Goliad
 - Purpose –mostly built out, with lots of impervious cover, needs LID
 - Future Character
 - Needs gateway;
 - Apply LID innovations & best practices—consider relations to health of Salado Creek watershed;
 - Address unintended attractors of homeless people and panhandlers;
 - Flood mitigation;
 - Create a trail along east side of Brooks.
 - Range of Building Heights
 - Taller buildings along 37 could shield from noise, multifamily okay, up to 12 stories.
 - Transition Areas
 - Allow connectivity, access via trails; provide transitions from 2 stories to taller ones.
- Focus Area- Goliad Corridor
 - Purpose
 - Small/ local commercial,
 - School and recreation amenities like skating and bowling alley.
 - Future Character
 - History; “Road to Goliad” promotion and visual identity;
 - Main street/ mix of uses/quaint/small & local commercial;
 - More trees and green;
 - Peaceful, neighborly, small town.
 - Range of Building Heights
 - 1 to 2
 - Transition Areas
 - Respect existing neighborhood, “don’t lose what’s special”
 - “Don’t exchange the greatness of our connectedness for superficiality”
- Focus Area – Hot Wells Corridor
 - Purpose – residential and small business
 - Future Character
 - Welcoming, clean & family oriented
 - Sustainable
 - Small businesses, adaptive reuse, streetscape improvements
 - Fix water mains, flooding and infrastructure
 - Range of Building Heights – 1 to 2
 - Transition Areas – serve to connect to future Hot Wells Conservancy Park, enabling it to be an amenity accessible by neighborhoods



Next Steps

The fifth Planning Team Meeting will be held in January of 2018 (tentative). Preliminary objectives for this meeting include:

- Finalize the plan framework
- Further discuss public and private opportunity and focus areas
- Review catalytic project concepts
- Discuss neighborhood action strategies
- Land Use

A Brooks Area community-wide workshop is planned for Saturday, November 18, 2017 from 10:00am to 12:00 PM at San Antonio River Authority's Mission Reach Operations Center. The purpose of the workshop will be to garner broader public input that will be used to create the Brooks Area Regional Center Plan. The workshop will focus on the Vision, Land Use, Parks and Recreation, Walkability, Mobility, Amenities, Placemaking, Economic Development and Housing Options. Over the coming months the Department Planning will also be engaging the public through intercepts and focus groups to further inform the Brooks Area Regional Center Plan.

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

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