



Southeast Community Area Planning Team

Meeting #7

Wednesday, October 2, 2019

Schaefer Library

5:30 – 7:30 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Southeast Community Plan Area Project Team

- Shepard Beamon, Project Manager
City of San Antonio
- Mukul Malhotra, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Vice President
Economic & Planning Systems



Meeting Objectives

- **Summary of Issues and Opportunities**
- **Overview of Allocation Activity and Initial Preliminary Capacity Analysis**
- **Review Housing Recommendations & Case Studies**
- **Review Employment Recommendations & Case Studies**
- **Next Steps**

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Project Process and Schedule

Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early
2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-Early
2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings in 2019

- ✓ **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- ✓ **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- ✓ **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- ✓ **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- ✓ **Meeting #5:** Land Use (2 of 2)
- ✓ **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- ➔ **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
 - **Meetings #8 & #9:** Mobility
 - **Meeting #10:** Infrastructure and Amenities
 - **Meeting #11:** Transformative Projects; Design Character



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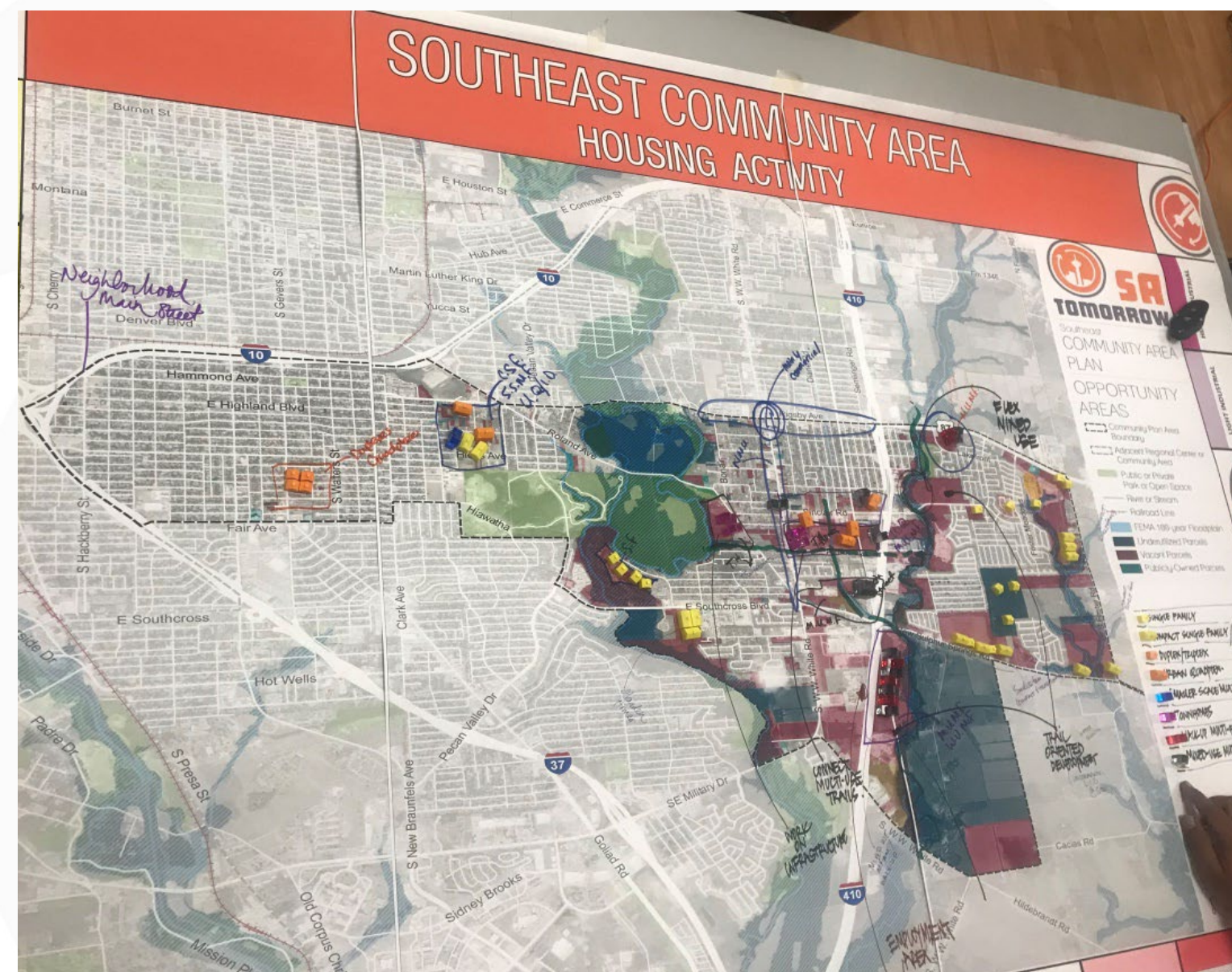
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Summary of Planning Team Meeting #6



Summary of Allocation Activity

- Openness to attached housing infill in older neighborhoods
- Denser housing types and employment along Loop 410 and major corridors
- South WW White Road and South Hackberry Street as a neighborhood main street
- Orient uses to trails and open spaces



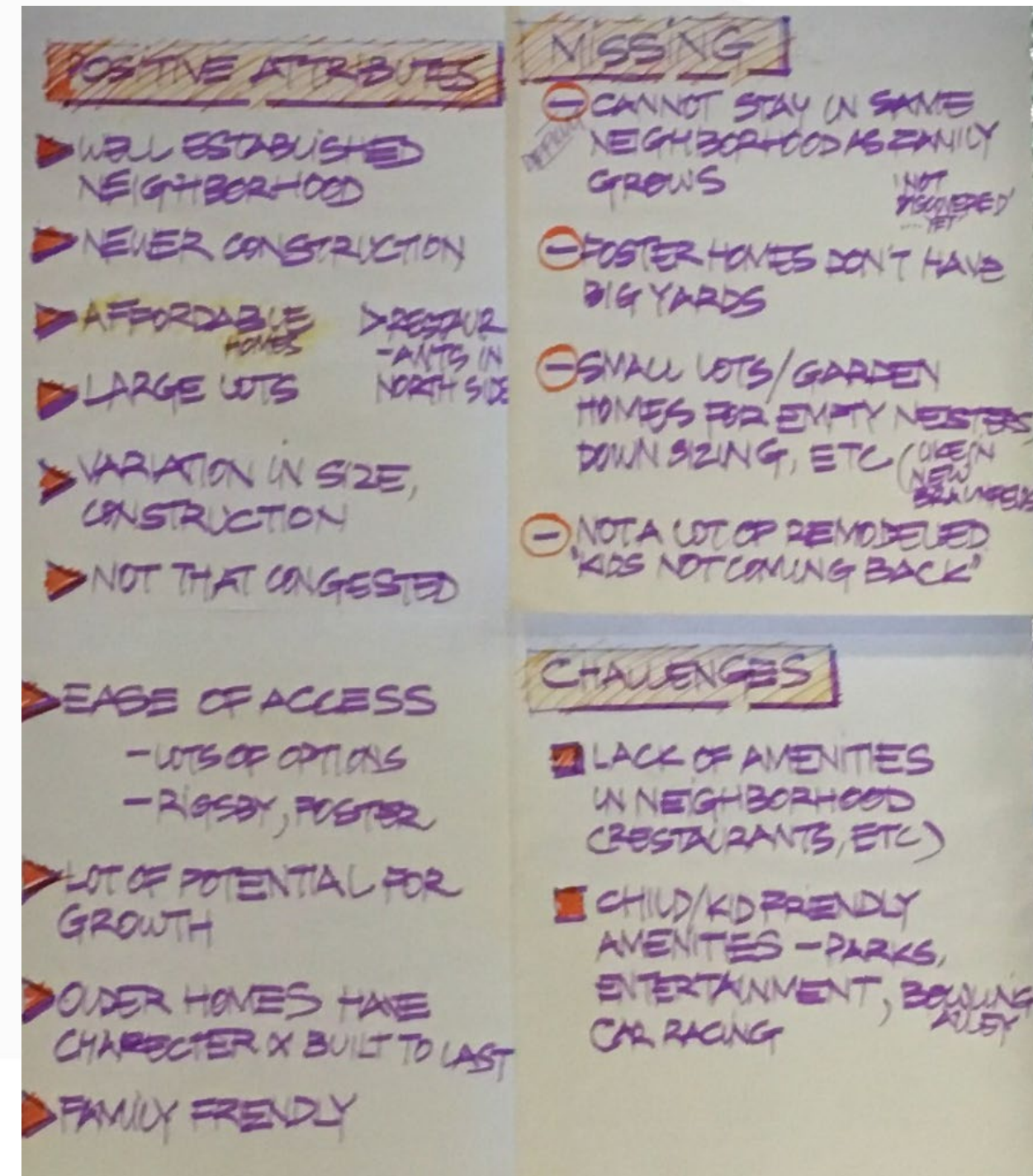
Housing Issues and Opportunities

Opportunities:

- Diversity in age of housing promotes stability / longevity
- Well connected to rest of the City
- Affordable, family-friendly area

Issues:

- Diversity of housing and inability to age in neighborhood
- Reinvestment in older neighborhoods
- Safety perceptions
- Connectivity between neighborhoods



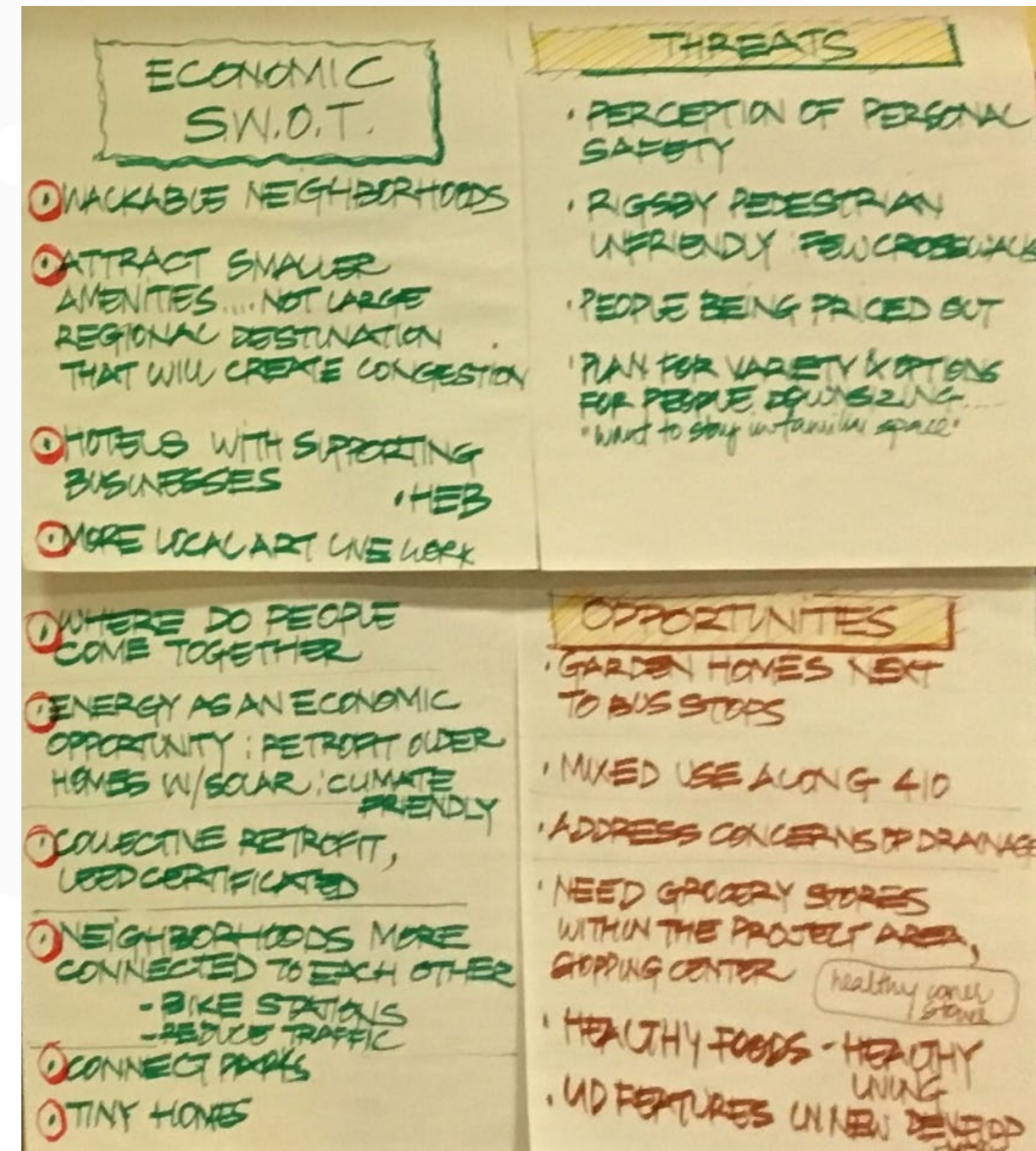
Economic Issues and Opportunities

Opportunities:

- Attractive natural amenities and places to live
- Superior location and access

Issues:

- Limited employment opportunities in the area
- Lacking everyday retail needs including grocery and healthy foods



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Housing and Economic Case Studies



Neighborhood Commercial Districts

Feedback received so far:

- Walkable neighborhoods
- Attract smaller amenities, not large regional destinations that will create congestion
- Lacking everyday retail goods
- Health food access lacking
- Child/kid friendly amenities:
 - Parks
 - Entertainment
 - Activities

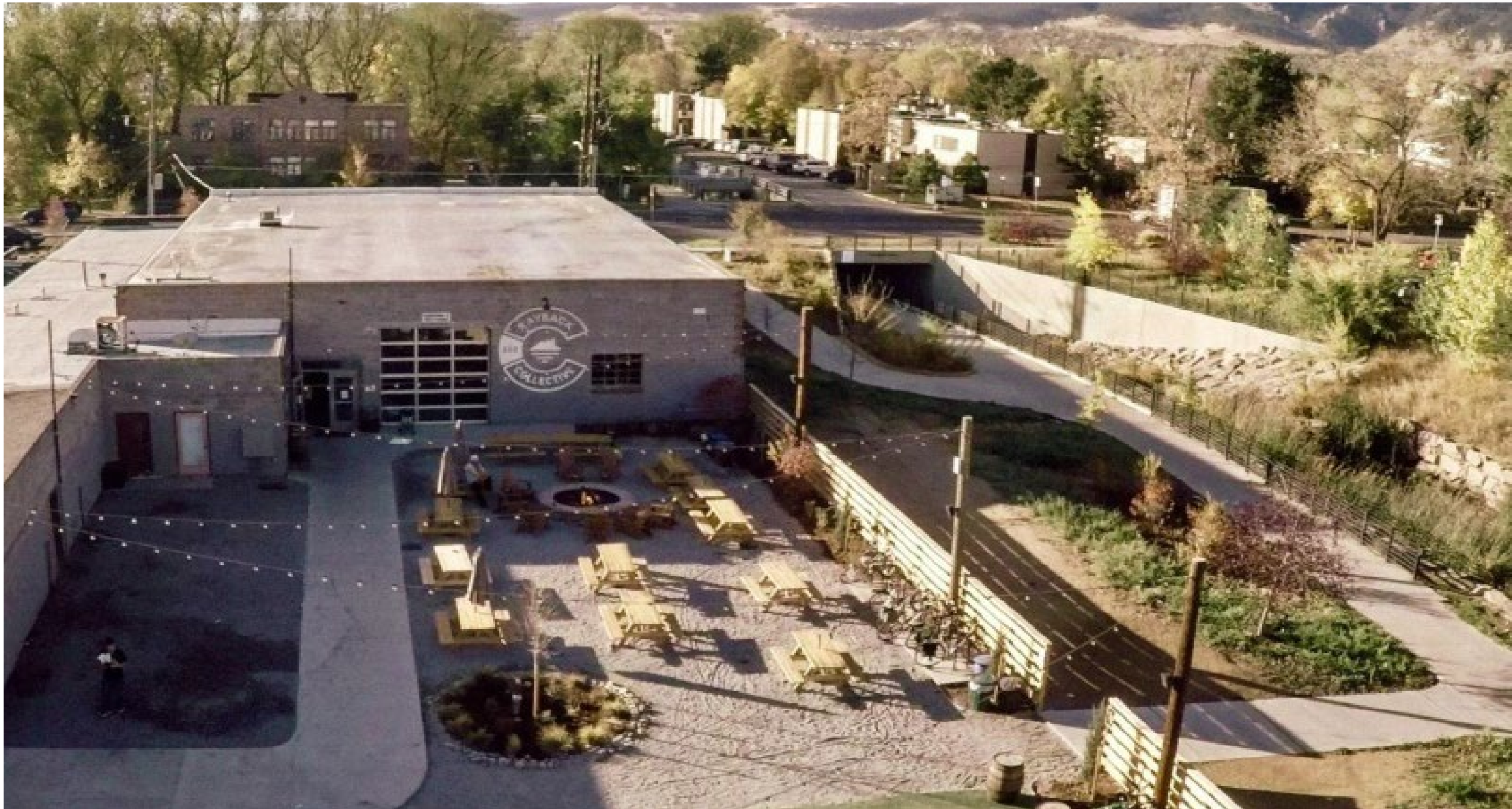
Neighborhood Commercial Districts



Neighborhood Commercial Districts



Neighborhood Commercial Districts



Neighborhood Commercial Districts



Neighborhood Commercial Districts

Best Practices:

- Mixture of retail options:
 - *Visitors types, times, price points*
- Entertainment/dining used as anchors
- Non-retail uses also help drive visitation and vitality:
 - *Health and beauty*
 - *Fitness*
- Oriented around amenities/draws/connectivity
- Does not have to be large (1 or 2 blocks)
- Collective effort by business owners/property owners/developer:
 - *Marketing/activation*
 - *Funding*

Rental Property Repair Program: Savannah, GA

- City of Savannah administers the **Rental Property Repair Program**
- Loans are available to **landlords** with **existing properties** in need of repair.
- Upon completion of repairs made with city funding, rents cannot exceed fair market rents and must be rented to households whose income fall at or below 80% of the area median income.
- **Eligible types of improvements include:**
 - Roof repair / replacement
 - Plumbing system / fixture repair / replacement (excluding tub/shower unit replacement)
 - Electrical system / fixtures repair/ replacement
 - HVAC system repair/ replacement
 - Insulation
 - Floor covering (carpet / pad, vinyl, tile - no removal)
 - Appliance repair / replacement
 - Site improvements (sidewalks, driveways, landscaping, fencing, outbuildings)

Handyworker Program: Los Angeles, CA

- Free minor home repairs/improvements to seniors or persons with a disability
- Eligible for homeowners or renters 62 years and older or with a disability
- Income limits apply
- Up to \$5,000 for minor repairs and limited repairs for Safety and Devices (max of \$300)



Handyworker Program making improvements to homes in Los Angeles, CA





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Housing and Economic Development Recommendations



DRAFT Housing Recommendations

- Encourage **higher-density housing** options to areas with access to major arterials and highways
- Attract a **greater diversity** of housing product types
- **Support reinvestment** in neighborhoods and existing homes, *especially older single-family neighborhoods*
- **Better connect neighborhoods** to each other and community destinations and amenities
- Invest in and attract **neighborhood and family-oriented entertainment destination** and attractions
- **Oriented housing** to area parks, greenways, and open spaces

DRAFT Economic Development

Recommendations

- Support the **creation** and **growth** of neighborhood commercial districts along WW White and Hackberry
- Attract everyday retail options to the area including *groceries, healthy foods,* and other *convenience retail*
- Support the **growth** of the I-410 corridor as an employment destination
- Encourage urban **mixed-use** development along the Highway 87 corridor with a variety of housing types, offices, and commercial spaces

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Next Steps



Coming Up...

Community Meeting #2

Thursday, October 24, 2019

5:30 – 7:30 PM

Southside Lions Senior Center, 3303 Pecan Valley Drive

Next Planning Team Meeting #8: Mobility

Thursday, December 12, 2019 (TENTATIVE)

5:30 – 7:30 PM

Location: TBD



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