

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #7

Meeting Date: July 30, 2019

Time: 5:30 PM – 7:30 PM

Location: Port San Antonio, East Conference Room

Attendees:

John Anderson, JBSA

Jerry Jones, Springvale

Peter Onofre, New Life Christian Center

Brian Mast, SARA

Christine Vina, VIA

Joey Cipriano III, Thompson Neighborhood Association

Rudy Lopez, Thompson N.A.

Trish Herrera, Thompson N.A.

Adrian Jackson, St. Philip's College

Dan Ferris, Port San Antonio

Gabriel Gonzales, JBSA

Amber Lamm, JBSA

Krystin Ramirez, MIG

Andy Rutz, MIG

Matt Prosser, EPS

Meeting Objective

The purpose of Planning Team Meeting #7 was to continue the discussion related to housing and economic development. A summary of the issues and opportunities discussed during Meeting #6 was provided, along with an overview of the allocation activity and initial preliminary capacity analysis. The Planning Team reviewed case studies along with draft recommendations for housing and economic development.

Meeting Format

Channary Gould, Project Manager for the Port San Antonio Area Regional Center, provided an overview of the project schedule. Matt Prosser summarized the issues and opportunities that the Planning Team discussed during Meeting #6 and provided an overview of the results of the allocation activity, including a recap of the initial preliminary capacity analysis that guided the allocation activity. Matt Prosser presented case studies related to housing and economic development, draft recommendations for both housing and economic development and requested input from the Planning Team so that Planning staff and consultants could refine the recommendations and incorporate comments from the Planning Team. The team discussed each recommendation and provided feedback on the recommendations and mentioned additional case studies to research.

Allocation Activity - Recap

The following items were mentioned as takeaway items from Planning Team Meeting #6:

- The Planning Team identified a large amount of growth opportunity within Port San Antonio;
- Entertainment and hospitality locations are needed and desired;
- There is a desire and opportunity for community/neighborhood serving retail;
- After completing the allocation activity, there were some remaining housing pieces that needed to be allocated within the Regional Center, thus additional allocation of housing still needs to be identified to meet the growth targets for this Regional Center.



- Port San Antonio, Lackland AFB gateways, and Loop 410 Frontage are major opportunity areas.

There was a brief discussion related to the summary of the allocation activity. The Planning Team identified a need for more medical facilities in the Regional Center. Dan Ferris mentioned that Port San Antonio is currently considering more professional office for the Port San Antonio area. The Planning Team discussed that there may not be a need on Port San Antonio's property due to a new Baptist emergency care facility currently being constructed. There was also discussion about new military tri-care facilities being located off Lackland Airforce Base to meet the growing need for medical service in this Regional Center. The Planning Team discussed the importance of considering transit needs for increased medical uses, particularly access for elderly in the Regional Center.

Comments - Housing Recommendations

Case studies that were presented included: A low-income Historic Housing Rehabilitation Program in Phoenix, AZ and a Longtime Owner Occupants Program in Philadelphia, PA. Preliminary housing recommendations were presented to the Planning Team for input. During the discussion, the following items were raised for consideration on how to refine the recommendations:

- The Plan area is experiencing an increase in homelessness around Lackland Area at major intersections
- Staff should look into creating a list of existing programs that are available, and also identifying barriers/challenges (e.g. Code compliance)
- Rehabilitation is challenging with legacy homes due to difficulty identifying specific property ownership, particularly for homes inherited by multiple parties
- Importance of identifying a baseline for characteristics that are worth preserving for existing neighborhoods – this should be added into the Neighborhoods and Priorities section of the Plan being prepared
- The term “diversity” should be well defined, and clarify it is referring to diversity of product types, and that quality product types is important
- Housing could be incorporated into mixed use areas, clarification as provided that this was referring to the mixed use categories of the future land use map
- Development should respect and complement flood plain areas, with consideration of development techniques that incorporate conservation as a strategy to balance development with natural resources
- Sound, lighting and the runway need to be kept in mind, with height restrictions
- As development occurs, ATF and security needs to be considered, and not jeopardize the military mission
- Education and housing are inter-related with certain amenities being important factors in the quality of housing (e.g. walkability, accessible parks)

Comments – Economic Development Recommendations

Case studies that were discussed included the Brooklyn Tech Triangle, Cortex in St. Louis, MO, Brunswick Landing in Maine, and the Great Park in City of Irvine. Similarities in each of the examples of successful redevelopment included: branding, organizations involved during the creation of the districts and the continued operations, anchor institutions that were connected and integrated with the strategy for the respective districts, and other development elements such as design, transportation, and investments were important to creating a sense of place.



Preliminary economic development recommendations were presented to the Planning Team for input. During the discussion, the following items were raised for consideration on how to refine the recommendations:

- The Planning Team suggested that staff also look at the Philadelphia and DC naval yards being redeveloped as other good precedents to research
- Dallas Highway LID and the NYC Highline were two projects mentioned as case studies to research
- Dan Ferris mentioned that Port San Antonio is currently working on drainage improvements and hopes to create greenways extending along drainage channels that would ultimately connect to Leon Creek
- The plan should identify complimentary areas in terms of community amenities (existing and planned future amenities)
- Utilizing Highway 90 rights-of-way to create an amenity
- Possibly leveraging partnership with Geekdom at Port San Antonio
- Dan mentioned that Port San Antonio currently has a prototype with an emphasis on innovation, including co-worker space
- Consideration should be given toward preservation and look at examples for commercial uses when looking at how to best utilize existing assets at Port San Antonio
- Port San Antonio has a vision to be a destination for innovation
- The “Rule of 10” was mentioned in terms of key ingredients for successful place making
- Entertainment opportunities for residents is important for creating a vibrant activity center
- Advanced manufacturing is an important industry for the Regional Center
- What would make this Regional Center “attractive” for people to work, live, and visit includes aesthetics and amenities
- Increasing access to medical facilities for the community should be a part of the recommendations; the Planning Team did acknowledge that it could be a component of office/retail, such as with medical clinics
- Broadband and fiber capability is currently a challenge for Port San Antonio and some neighborhoods
- There are opportunity zones within the Regional Center that could incentivize investments
- Consider all funding and financing tools available and highlight these options in the Plan.

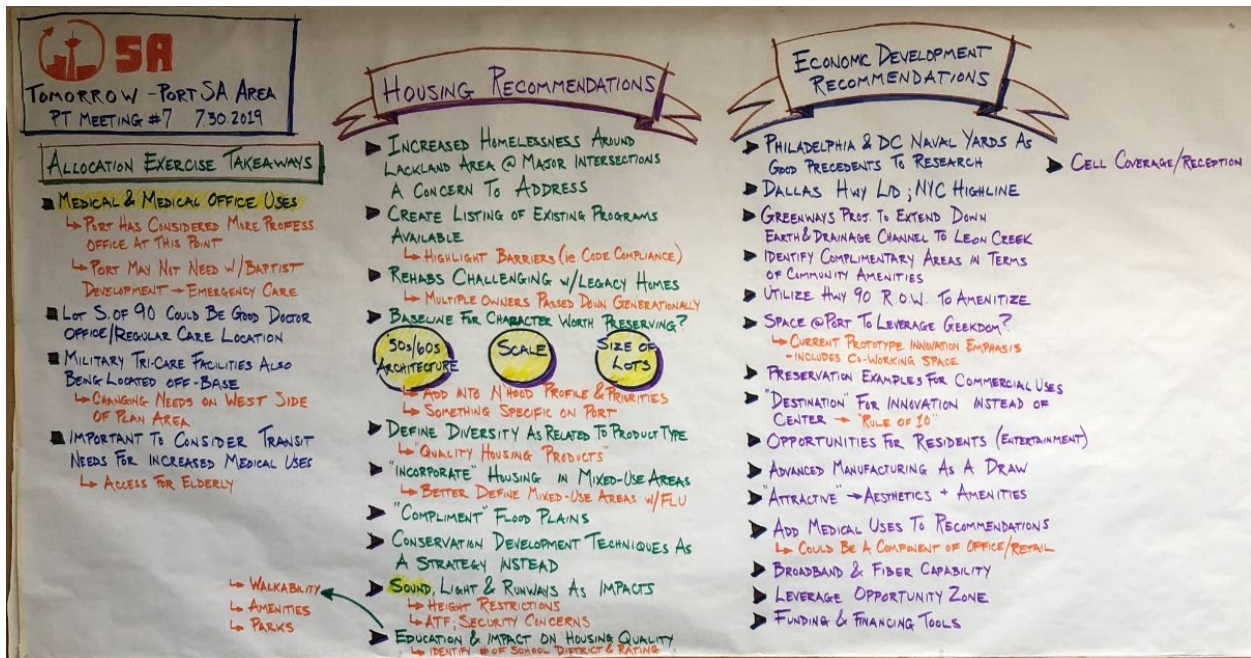
Capacity Analysis

Matt Prosser presented information to the Planning Team related to growth capacity with the following statistics: the Regional Center has about 1,900 acres that are currently vacant plus an additional 350 acres that are under-utilized. Port San Antonio has about 1,000 acres that could be redeveloped. For the entire Regional Center, the estimated demand is about 1,200 acres for residential and 1,050 acres for employment, thus a total of about 2,250 acres would be needed to fulfill the demand for both residential and employment. The Regional Center’s estimated acreage supply is as follows: 800 acres of land that is encumbered with flood plain zoning, 2,400 acres of land that is not encumbered with flood plain impacts, of which 1,000 acres is within Port San Antonio. Based on comments received during previous Planning Team meetings and the outcome of the allocation activity, one of the concerns to be addressed has to do with housing location and density, specifically for new neighborhood subdivisions.



Port San Antonio Area Regional Center
Planning Team Meeting #7 Summary

Below is a wall graphic that identifies specific comments provided during the meeting.



NEXT STEPS:

Community Meeting/Open House: Wednesday, August 28, 2019 from 5:30 PM to 7:30 PM at Miller’s Pond Community Center, 6175 Old Pearsall Road

Planning Team Meeting #8: Date and time to be determined.

Meeting summaries and presentations will be available on the sub area plan website:
<https://portsanantonio.sacomplan.com/>

If you have any questions about the Port San Antonio Area Regional Center Plan, please contact the Project Manager: Channary Gould, City of San Antonio Planning Department.

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