



Eastside Community Area Planning Team

Meeting #7

Thursday, October 3, 2019

St. Philip's College

6:00 – 8:00 PM



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

Eastside Community Area Plan Project Team

- Garrett Phillips, Project Manager
City of San Antonio
- Mukul Malhotra, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Economic Planning Systems



Meeting Objectives

- Summary of **Issues and Opportunities**
- Overview of **Allocation Activity**
- 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

- ✓ **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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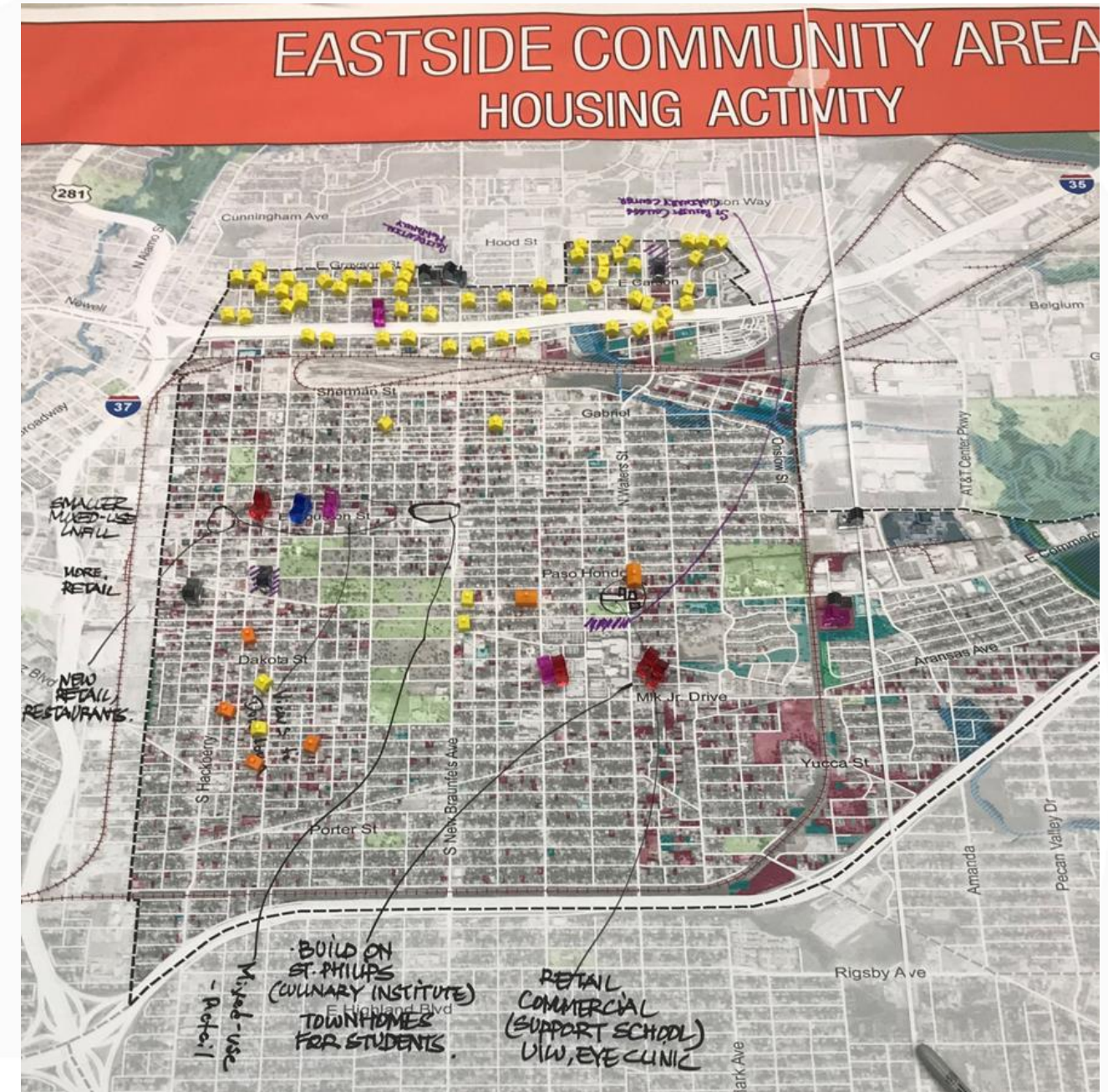
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Summary of Planning Team Meeting #6



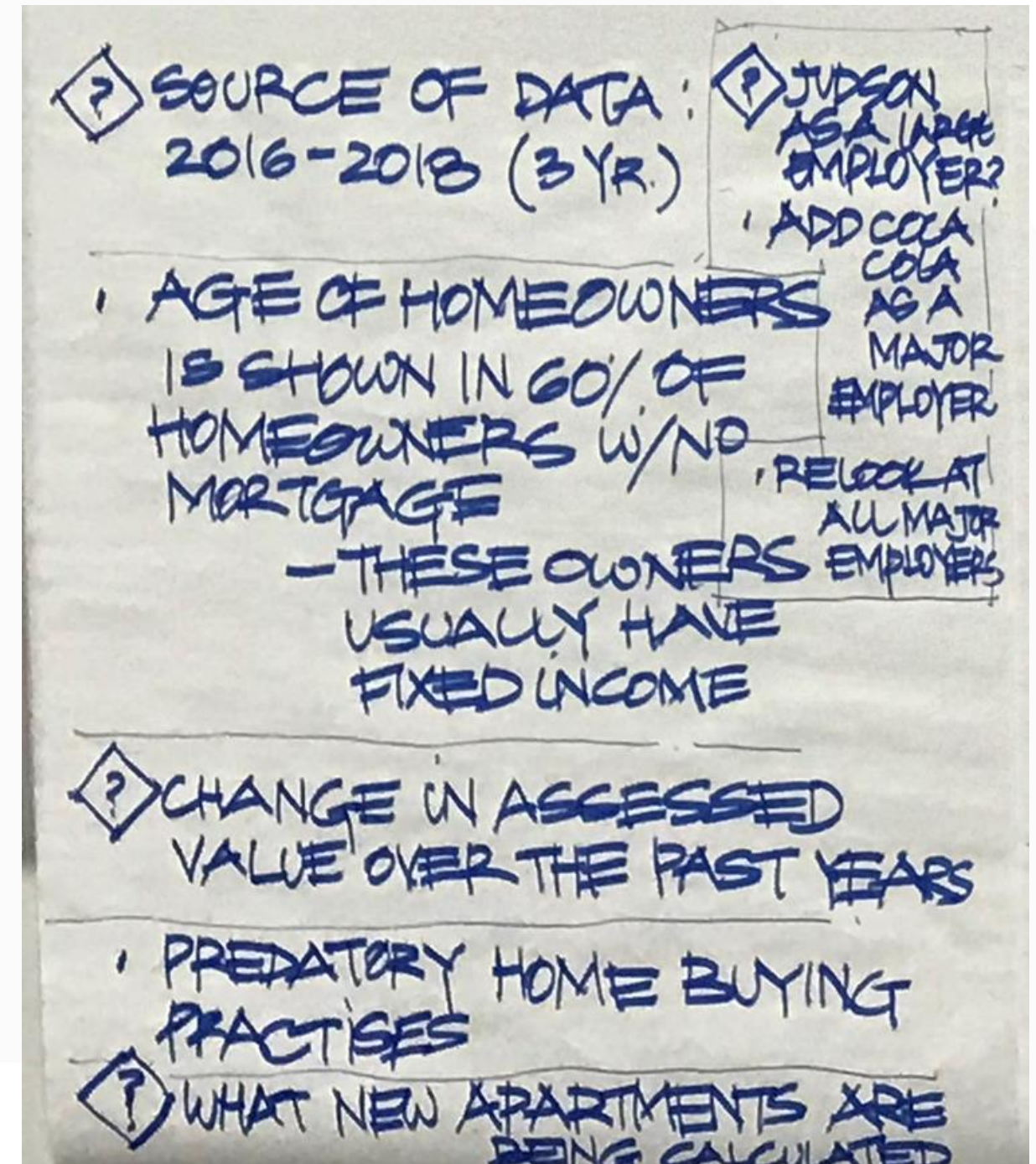
Summary of Allocation Activity

- Desire for smaller, mixed-use infill along major corridors
- Desire for smaller scale, context sensitive infill on scattered vacant lots
- Leverage and support activities at St. Philip's College



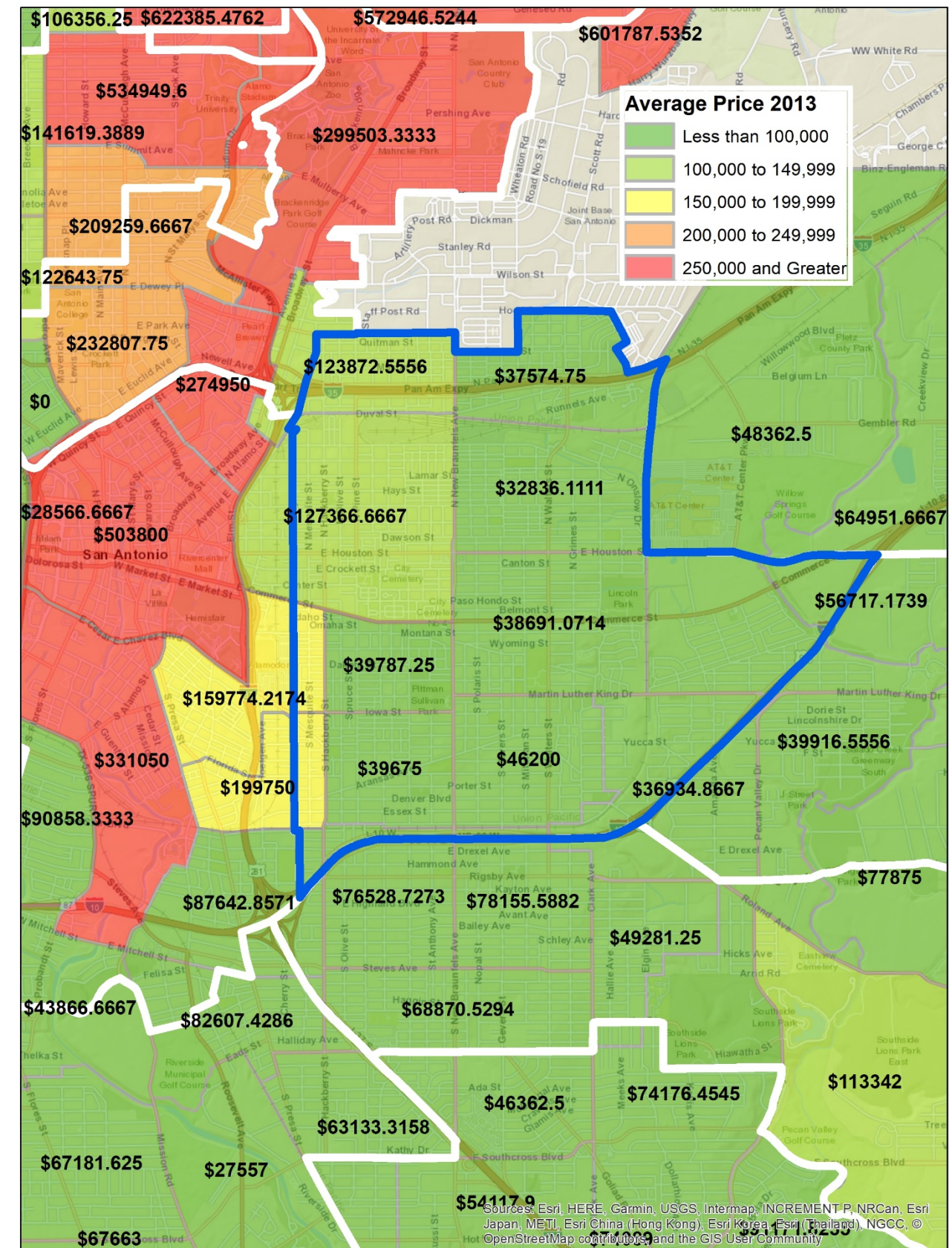
Data Questions

- Home price data
- Growth of property values
- New housing construction in the area
- Major employers
- Age of homeowners and presence of a mortgage



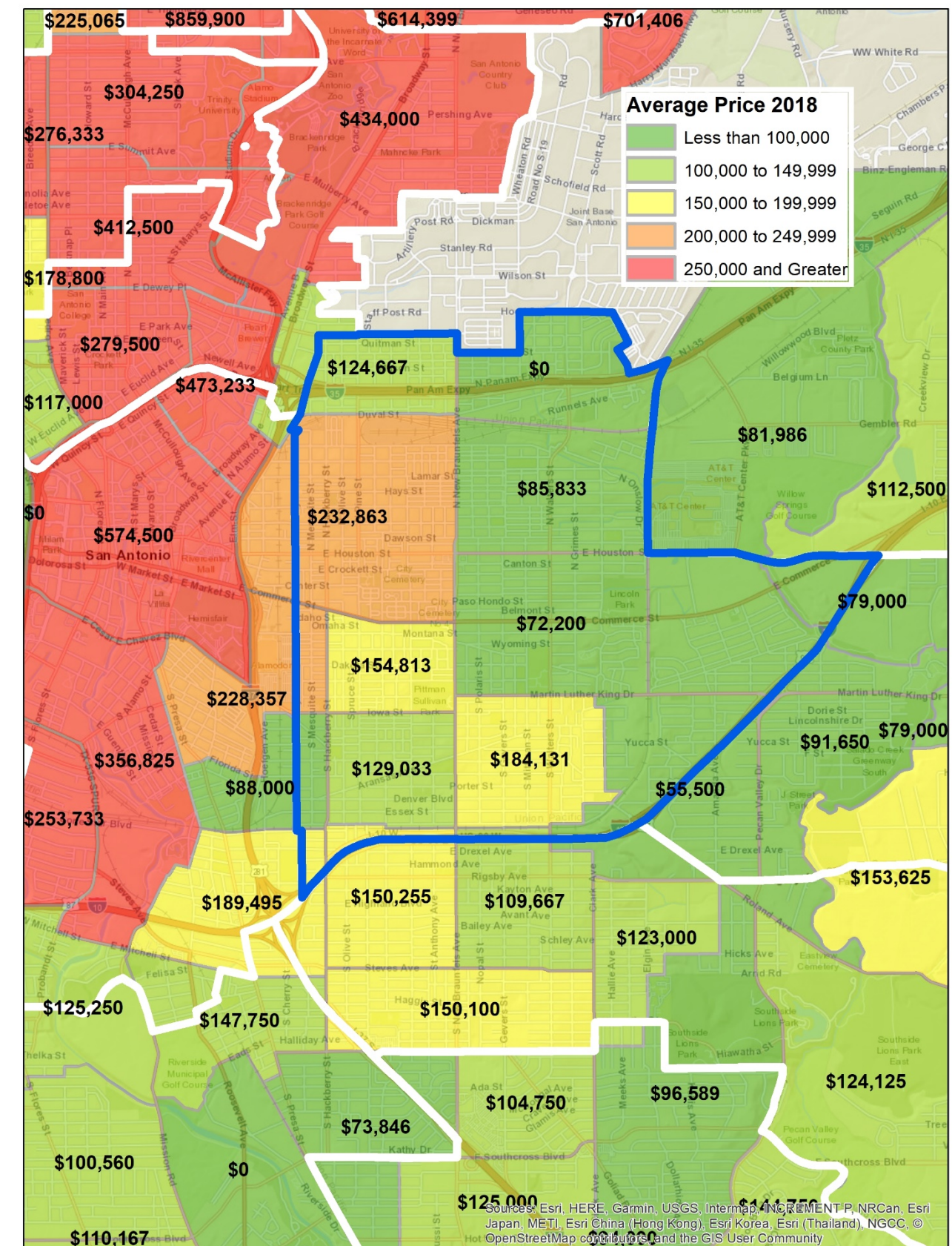
Home Prices and Property Values

- Home Prices
 - Average home price is around \$130,000
 - 2016 to 2018 sales
 - Wide range between \$50,000 to \$500,000
- Property Values
 - 85% of homes are valued less than \$100,000



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New Multifamily Construction

- 754 multifamily buildings since 2010
 - Oscar Eason Senior Apartments – 33 units
 - East Commerce Lofts – 20 units
 - Sutton Oaks – 194 units
 - The Park at Sutton Oaks – 208 units
 - Wheatley Park Senior Living – 80 units
 - East Meadows – 215 units

Major Employers

Bimbo Bakeries USA

Frank Bryant Health Center

~~Judson Independent School District~~

Claude Black Community Center

HEB Foods

Unifirst Uniform Services

Coca-Cola Bottling and Vending

Age of Householders

- **60%** of homeowners do not have a mortgage
- 33% of owner-occupied householders are 65 years old or older
 - City average is 25%
- 54% of owner-occupied households are 55 years old or older
 - City average is 46%

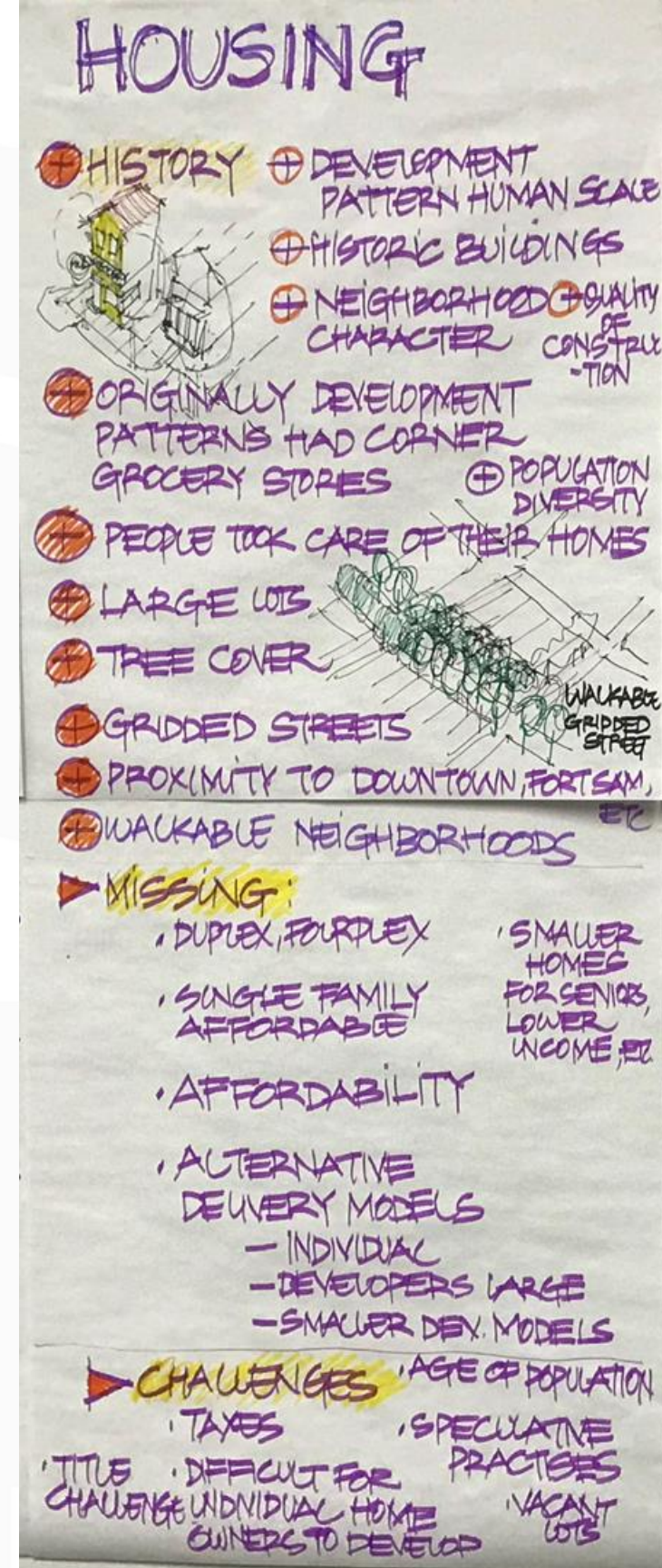
Housing Conditions

Positive Attributes:

- Scale of neighborhoods
- Historic character
- Tree Cover
- Street Grid
- Proximity to entertainment and employment

Issues:

- Increase in property values
- Speculative investment
- Vacant lots and absent ownership
- Neighborhood compatibility of new development



Housing Opportunities

- Vacant lots
- Ability to have people work near their homes
- Increase awareness and education for property owners
- Distinct character and built environment
- Engaged neighborhoods

OPPORTUNITIES

❑ VACANT LOTS

❑ NEWER RESIDENTS
WORKING CLOSER TO
THEIR HOMES

- DOWNTOWN

- FORT SAM

❑ IMPROVING WAYS/INCREASED
AWARENESS FOR
CHANGING TITLES.

❑ RECOGNIZE & BUILD
ON HISTORIC CHARACTER

❑ CELEBRATE DISTINCT
CHARACTER & DISTINGUISH
FROM SURROUNDING AREAS
LIKE WESTSIDE, SOUTHEAST, ETC.

❑ ACTIVELY ENGAGE
WITH NEIGHBORHOOD
ASSOCIATIONS IN PROPOSED
NEW DEVELOPMENT.

❑ MAINTAIN RHYTHM OF
BUILT & OPEN SPACES



Economic Issues and Opportunities

Opportunities:

- Proximity to employment areas (*Fort Sam, AT&T Center, Downtown*)
- St. Philip's College activities/investments
- Neighborhood quality

Issues:

- Lack of private investment
- Lacking everyday retail needs including grocery and healthy foods
- Connecting existing residents to jobs in and around the Eastside

SAGE Economic Development Strategy (2016)

Priority Goals:

- Attract private investment in commercial real estate and the community
- Create jobs for residents
- Increase economic activity
- Increase economic diversity
- Improve standard of living

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Housing and Economic Case Studies



Neighborhood Commercial Districts



Neighborhood Commercial Districts



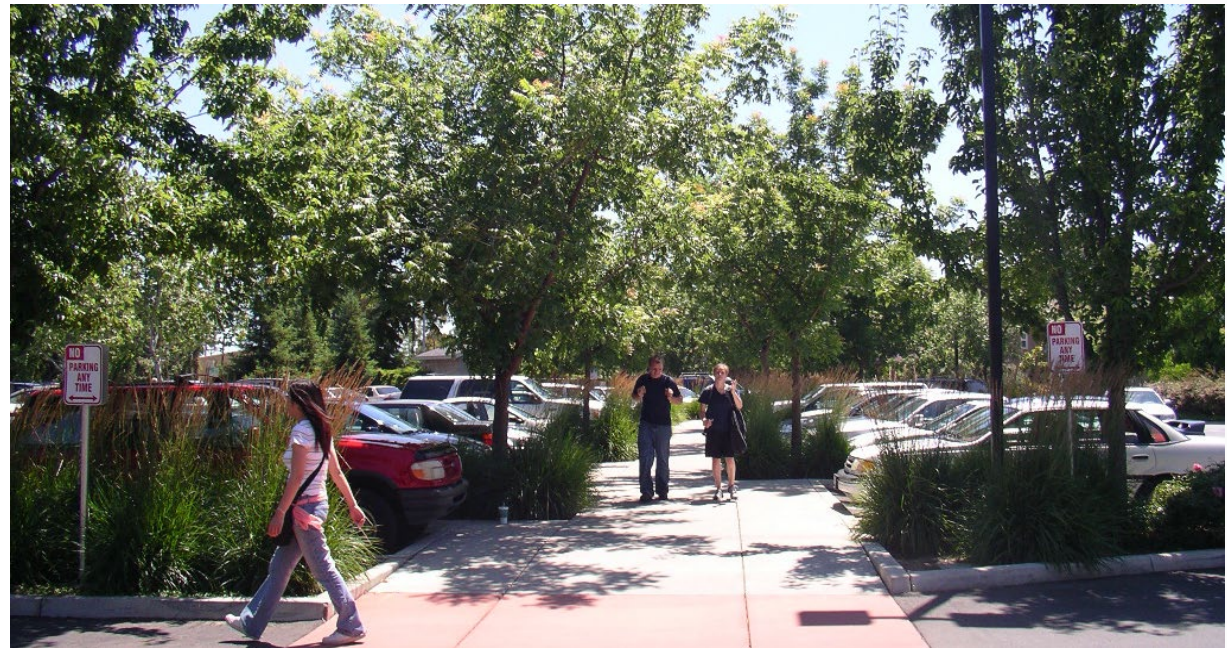
Neighborhood Commercial Districts



Neighborhood Commercial Districts



Neighborhood Commercial Districts



Neighborhood Commercial Districts



Westview Corner Grocery brings back the walkable, neighborhood market residents missed

The store sells organic produce, local goods like Doux South pickles and King of Pops, plus beer and wine

BY CARLY COOPER - JUNE 18, 2018

784 Shares  556  124  1   4



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*

Community Land Trust

- Trust set up to maintain long-term ownership of land to keep housing costs lower and to mitigate the impacts of raising land prices
- **Eastern North Community Justice Land Trust, Philadelphia**
 - Trust owns land and homeowner owns building on long-term land lease
 - Resale at any time for original cost-plus share of land value appreciation
 - Focused on Vacant lots



Community Land Trust

- **Austin and Houston** have recently implemented similar programs:
 - **Houston** has a city-sponsored land trust operated by a non-profit entity
 - **Austin** has both a City run program and a non-profit run program, *Guadalupe Neighborhood Development Corporation*



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)





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Housing and Economic Development
Recommendations



Housing Recommendations

- Support the development of a **greater diversity of housing product types** that fit within the neighborhood character
- Reduce impacts of **raising property values** on existing residents
- **Support reinvestment** in neighborhoods and existing homes
- Utilize the vacant lots to **create additional affordable housing** options
- Engage the neighborhood organizations in **facilitating reinvestment** and **new housing development** in the Eastside

Economic Development Recommendations

- Support the **creation** and **growth** of neighborhood commercial districts (*Houston Street, St. Philip's Area, Commerce Street*)
- Attract **everyday retail options** to the area including *groceries, healthy foods*, and other *convenience retail*
- Support the **attraction** and **creation of new businesses** within the Eastside (*Start-up, manufacturing, resident services, restaurants/entertainment*)
- Increase **opportunities** and **investment** in job/skill training and employment support services for residents
- Better **connect** the Eastside residents and businesses to the City

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Next Steps



Coming Up...

Community Meeting

- October 22, 2019
- 5:00 – 7:00 PM
- St. Philip's College, Heritage Room

Questionnaire

- Available by October 22nd

Planning Team Meeting #8: Mobility

- Early December



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