

**CITY OF SAN ANTONIO
CITY MANAGER'S OFFICE**

TO: Neighborhood Improvements Community Bond Committee

FROM: Peter Zanoni, Deputy City Manager

COPY: Sheryl Sculley, City Manager; Executive Leadership Team; Mike Frisbie, Transportation & Capital Improvements Director; Bridgett White, Planning Director

DATE: December 2, 2016

SUBJECT: REQUESTED INFORMATION FROM NOVEMBER 17, 2016 MEETING

This memo addresses requests for information from the Neighborhood Improvements Community Bond Committee Meeting held on November 17, 2016. The memo also includes several attachments, including a list of the rankings from the first online survey in Attachment A, an updated area maps with an additional Neighborhood Improvement Area for Committee consideration in Attachment B, and a summary of the meetings held with San Antonio's Neighborhood Associations on November 29 and 30 is also included in Attachment C.

List of Rankings from Previous Online Survey Ricardo Jimenez (D10) requested the complete rankings for the two questions in the online survey released on November 4th. The survey results are shown in Attachment A.

Park Development in Wurzbach Area Member asked whether bond funds may be used for the development of a park within the Wurzbach Neighborhood Improvement Area (Area #13). Neighborhood Improvements Bond funding may be used for public infrastructure improvements that support the development of affordable housing, including parks.

Housing Near Employment Centers Sylvia Lopez Gaona (D9) requested that Neighborhood Improvement Areas be considered near where employment is most concentrated. The SA Tomorrow Regional Centers were identified, in part, because of their concentration of employment opportunities, e.g. Medical Center, Central Business District. Currently, seven of the 12 remaining Areas are located inside or adjacent to at least one Regional Center: Near West-Five Points (Area #1), Near East (Area #2), Lincoln Park-Arena District (Area #3), Southeast (Area #5), Pearsall (Area #8), Edgewood (Area #11) and Wurzbach (Area #13). The Regional Centers are shown as a layer on the maps included in Attachment B.

Removal of Properties Adjacent to Freeways Ana Sandoval (D7) requested that properties adjacent to major highways be removed from proposed Neighborhood Improvement Areas due to potential public health concerns. The Near West-Five Points (Area #1), Near East (Area #2), and Lincoln Park-Arena District (Area #3) areas have been revised to exclude parcels that are

**REQUESTED INFORMATION FROM NOVEMBER 17, 2016 MEETING
December 1, 2016**

predominantly located within 250 feet of a freeway. The revised maps are included in Attachment B.

Process for Acquiring Properties Michael Taylor (D7) asked what the process would be for the City to acquire properties after the election. Staff responded during the meeting that City Council will provide oversight on all acquisitions made through this Bond program. Following a successful election, staff would identify those parcels most strategic to purchase within the approved areas, and the Office of Urban Redevelopment San Antonio (OUR SA) would acquire the properties following City Council approval. It is not the intent of this program to use eminent domain to acquire properties, nor will properties be acquired that result in residential displacement.

Area #17—Oak Hollow for Committee Consideration Included as part of Attachment B is a new area for Committee consideration, Oak Hollow (Area #17), recommended by the Neighborhood Improvements Bond Committee representatives from District 8. This area includes two large properties covering 19 acres. One property is a mobile home park which is experiencing serious livability hazards for residents due to on-site sewage contamination and septic tank issues. The City's Development Services Department issued an order to vacate for 12 of the park's estimated 60 resident families and the Department of Human Services is currently working closely with those families to finalize their relocation options. The park owner has issued an eviction notice to all other park residents, according to the park owner's attorney. The second property, located just to the north of the mobile home park, is a vacant property.

ATTACHMENTS

Attachment "A": Results from the Neighborhood Improvements Bond Committee Prioritization Survey

Attachment "B": Revised maps of 12 remaining Neighborhood Improvement Areas and an Additional Area for Committee consideration, Oak Hollow (Area #17), with Table of Other Bond Category Proposed Activities and Costs

Attachment "C": Summary of meetings with Neighborhood Association Leaders on November 29 and 30, 2016

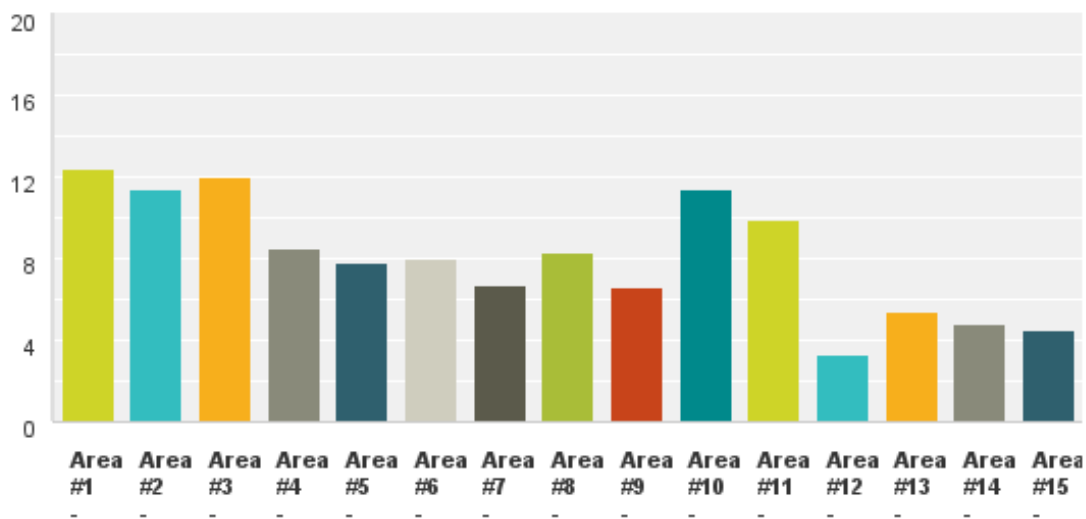
Attachment “A”

Results from the Neighborhood Improvements Bond Committee Prioritization Survey

**Attachment A: Results from the Neighborhood Improvements Bond Committee
Prioritization Survey**

**Q1 Please rank the 15 proposed
Neighborhood Improvement Areas in the
order you believe they should be prioritized
for inclusion in the City's Urban Renewal
Plan:**

Answered: 26 Skipped: 0

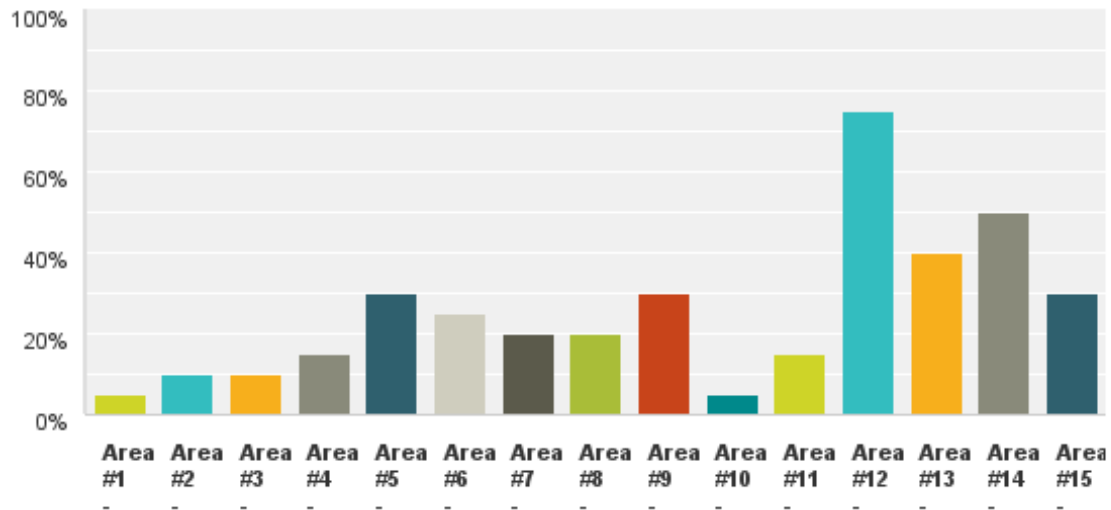


Ranking of the 15 Proposed Areas:

1. Near West-Five Points (Area #1)
2. Lincoln Park-Arena District (#3)
3. Near East (#2)
4. West Side (#10)
5. Edgewood (#11)
6. East Southcross (#4)
7. Pearsall (#8)
8. Roosevelt-Mission Reach (#6)
9. Southeast (#5)
10. South Park (#7)
11. Former Fire Academy Site (#9)
12. Wurzbach (#13)
13. Blanco at West (#14)
14. Naco Perrin (#15)
15. Northwest IH-10 at Loop 410 (#12)

Q2 Are there any proposed Neighborhood Improvement Areas you believe should NOT be included in the City's Urban Renewal Plan? If so, please select all that apply:

Answered: 20 Skipped: 6

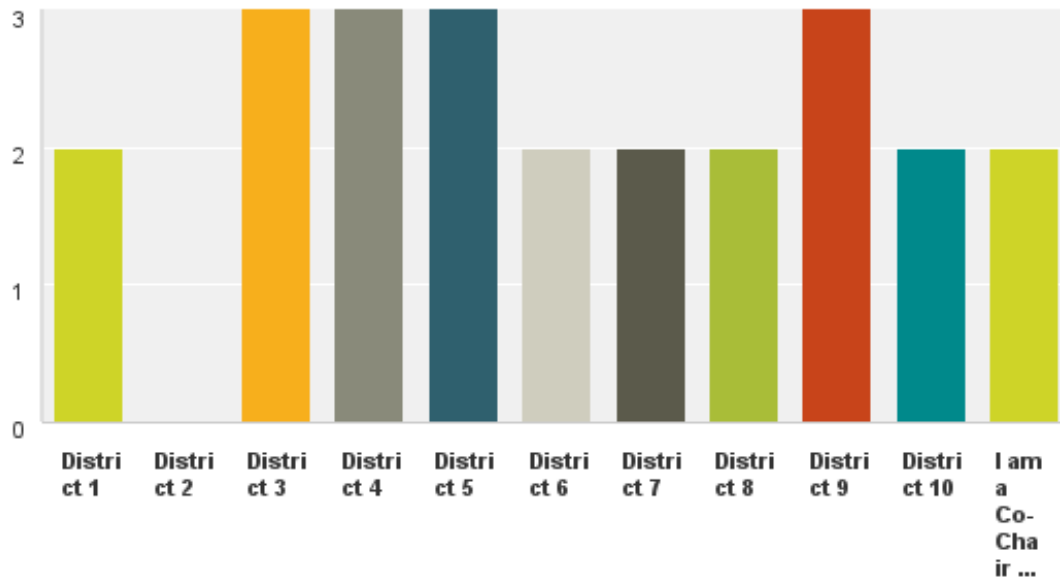


Ranking of the Proposed Areas to be Considered for Removal:

1. Northwest IH-10 at Loop 410 (#12)
2. Blanco at West (#14)
3. Wurzbach (#13)
4. Naco Perrin (#15)
5. Southeast (#5)
6. Former Fire Academy Site (#9)
7. Roosevelt-Mission Reach (#6)
8. South Park (#7)
9. Pearsall (#8)
10. East Southcross (#4)
11. Edgewood (#11)
12. Near East (#2)
13. Lincoln Park-Arena District (#3)
14. West Side (#10)
15. Near West-Five Points (Area #1)

Q3 Please select the City Council District you represent:

Answered: 24 Skipped: 2

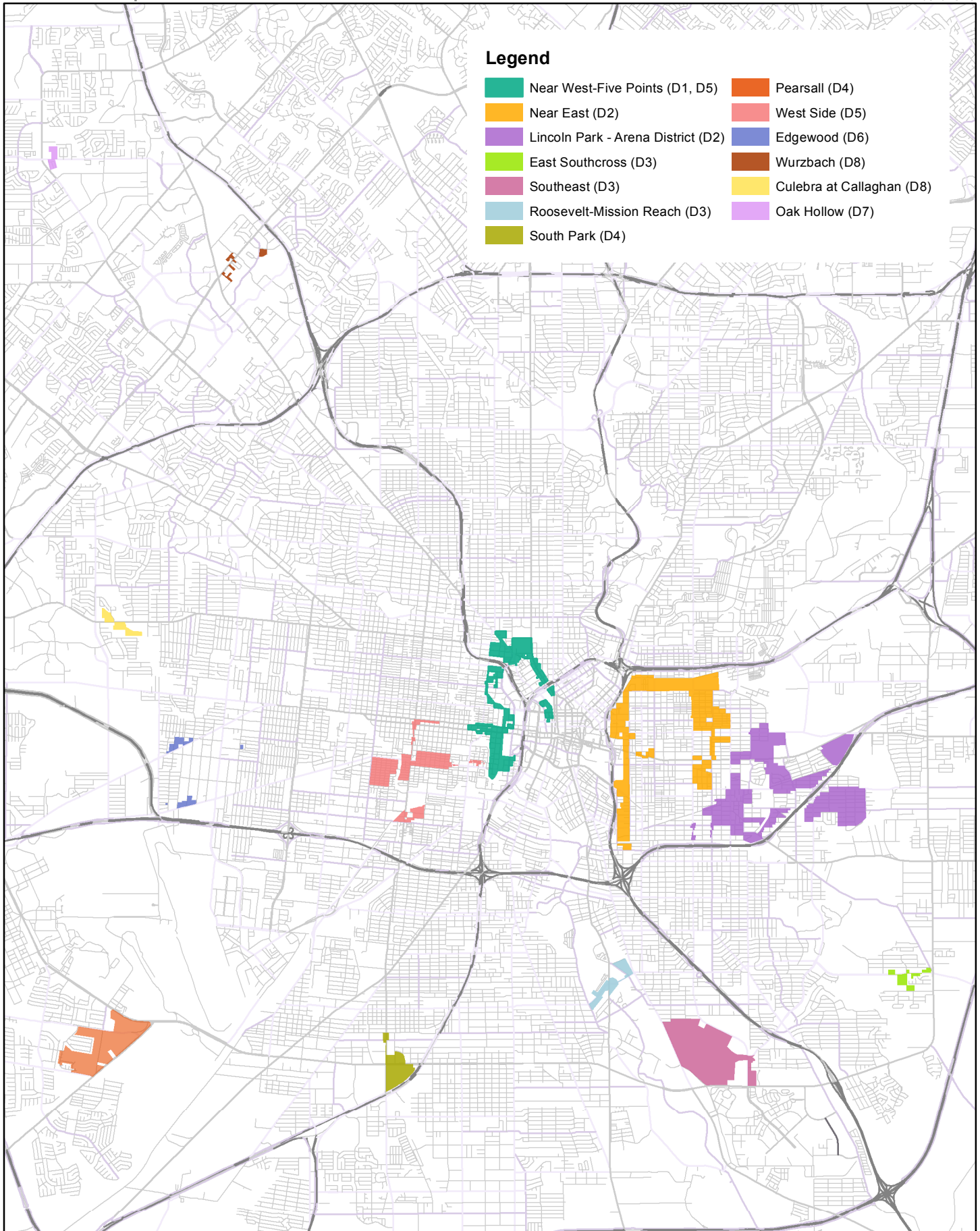


Attachment “B”

Revised maps of 12 remaining Neighborhood Improvement Areas and an Additional Area for Committee consideration, Oak Hollow (Area #17), with Table of Other Bond Category Proposed Activities and Costs

Draft Neighborhood Improvement Areas Overall Map

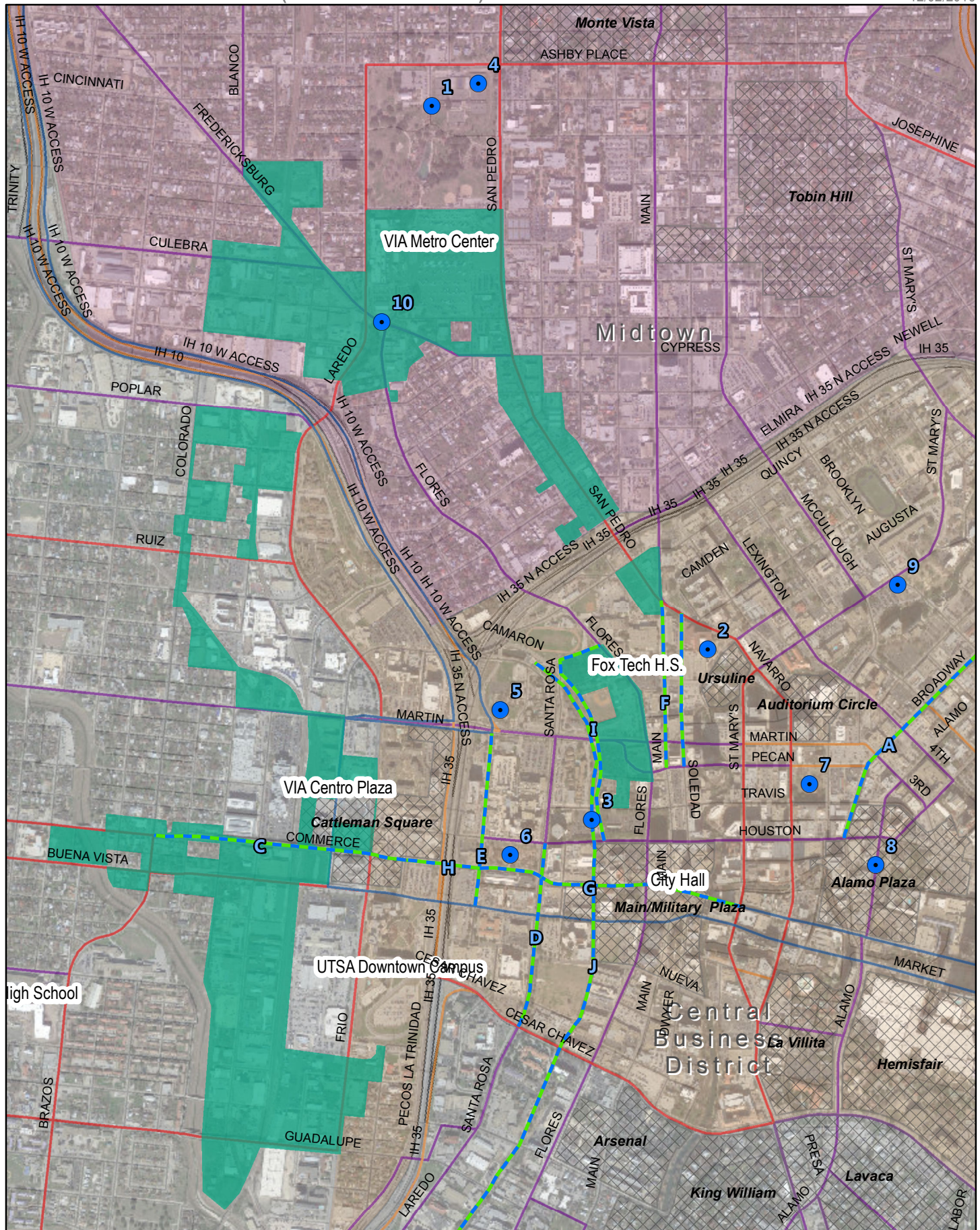
DRAFT - For Discussion Only
12/02/2016



Draft Neighborhood Improvement Areas Near West-Five Points (Districts 1 and 5)

#1

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12/02/2016

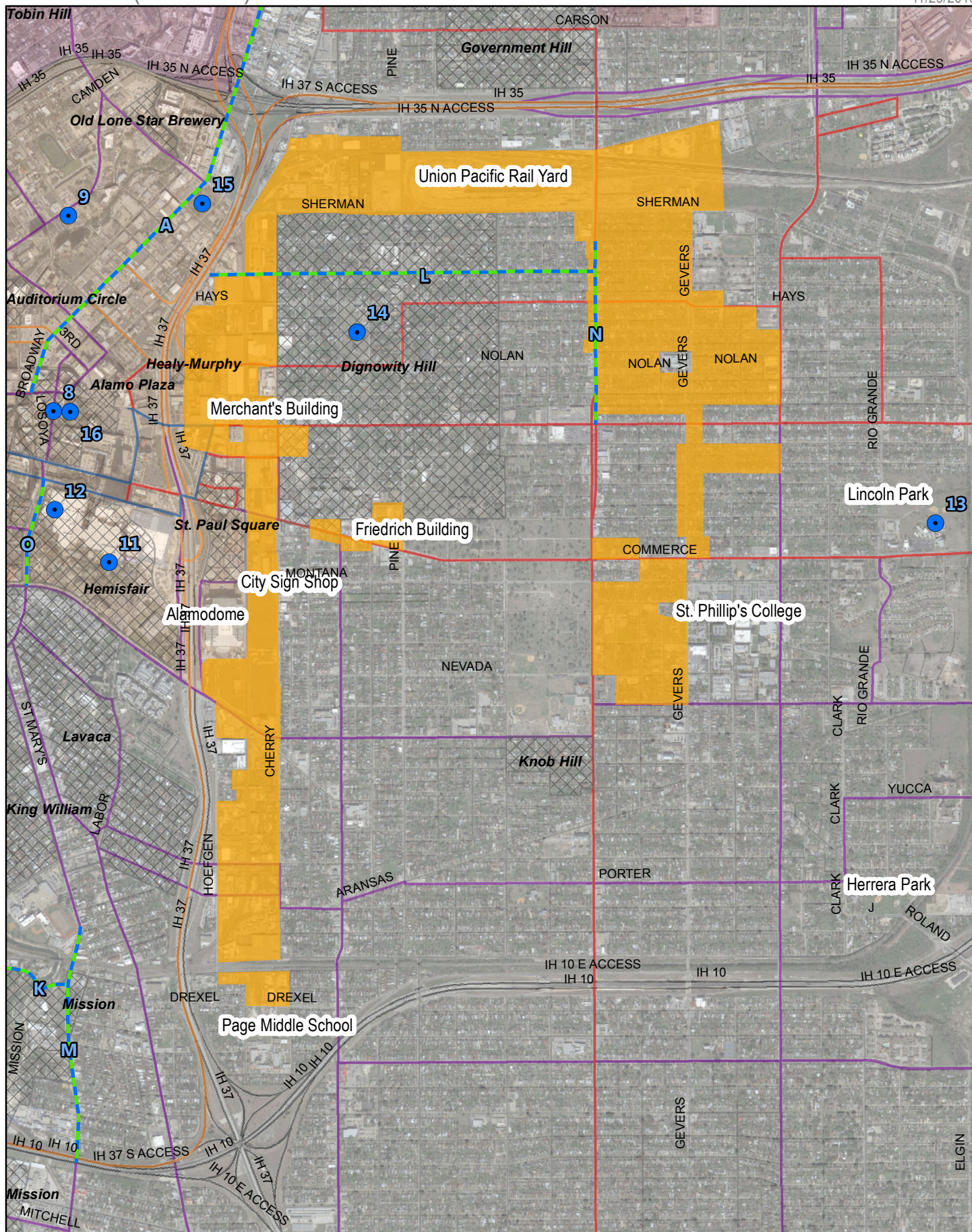


Draft Neighborhood Improvement Areas Near East (District 2)

#2

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11/29/2016

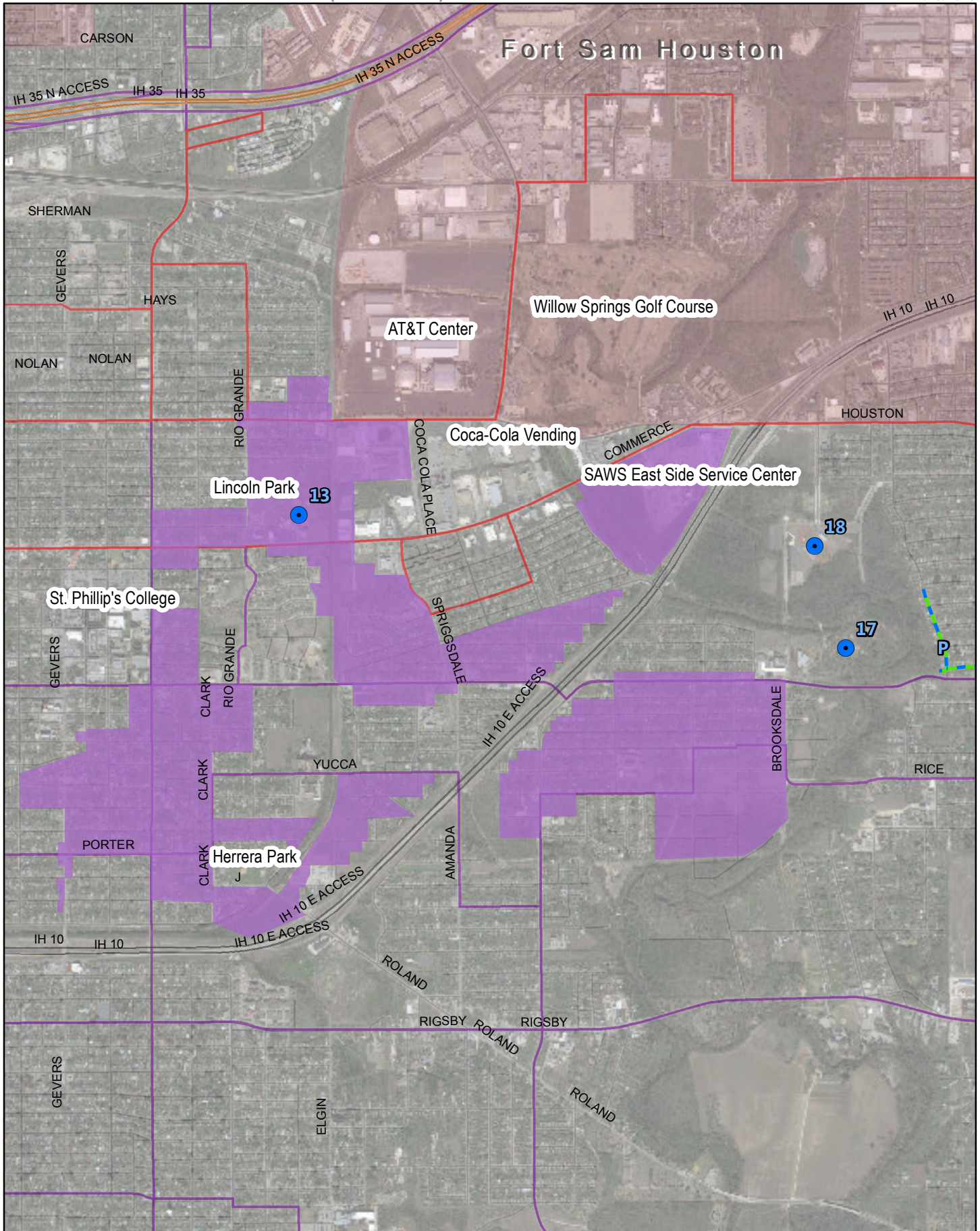


Draft Neighborhood Improvement Areas

Lincoln Park-Arena District (District 2)

#3

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Draft Neighborhood Improvement Areas

East Southcross (District 3)

#4

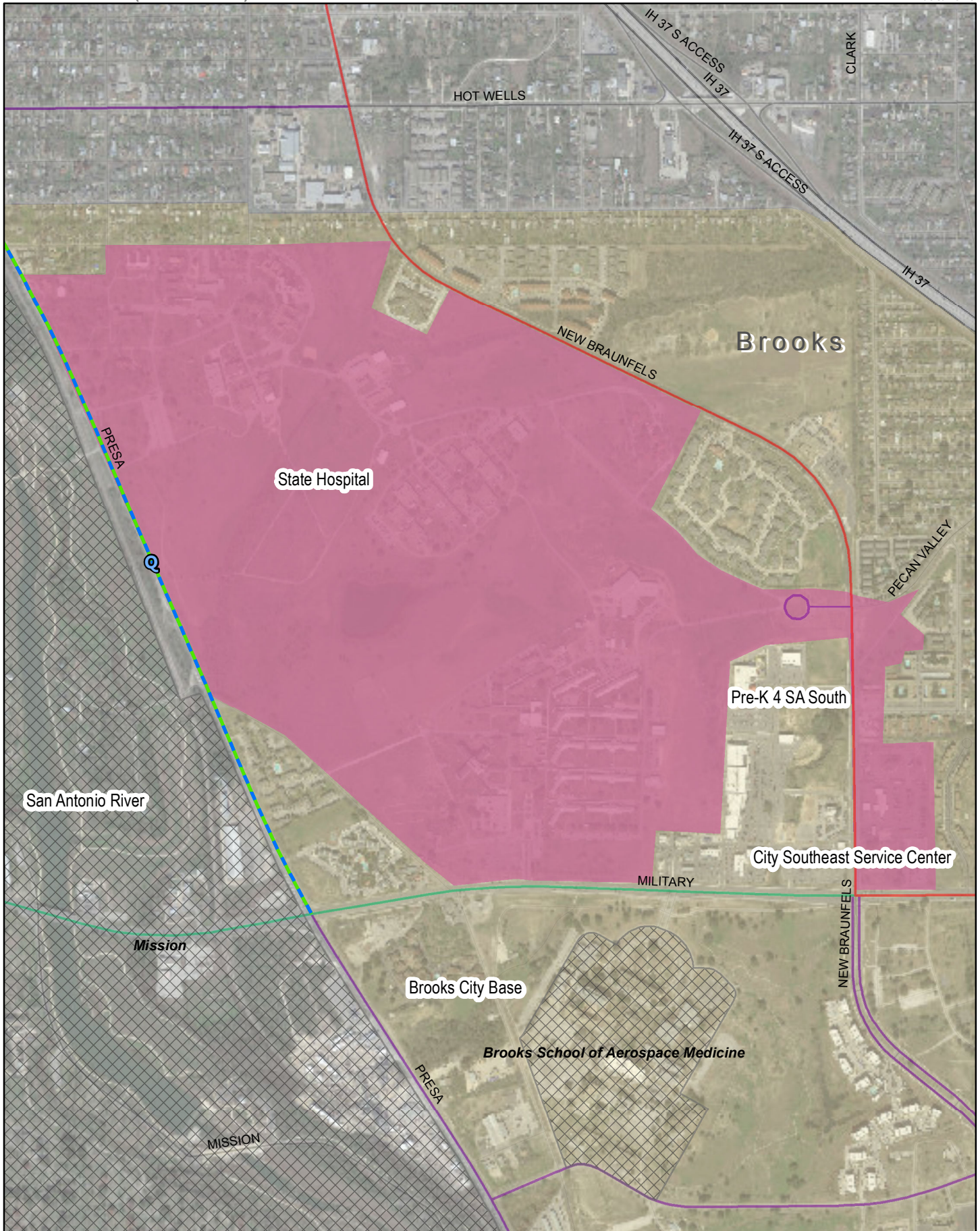
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Draft Neighborhood Improvement Areas Southeast (District 3)

#5

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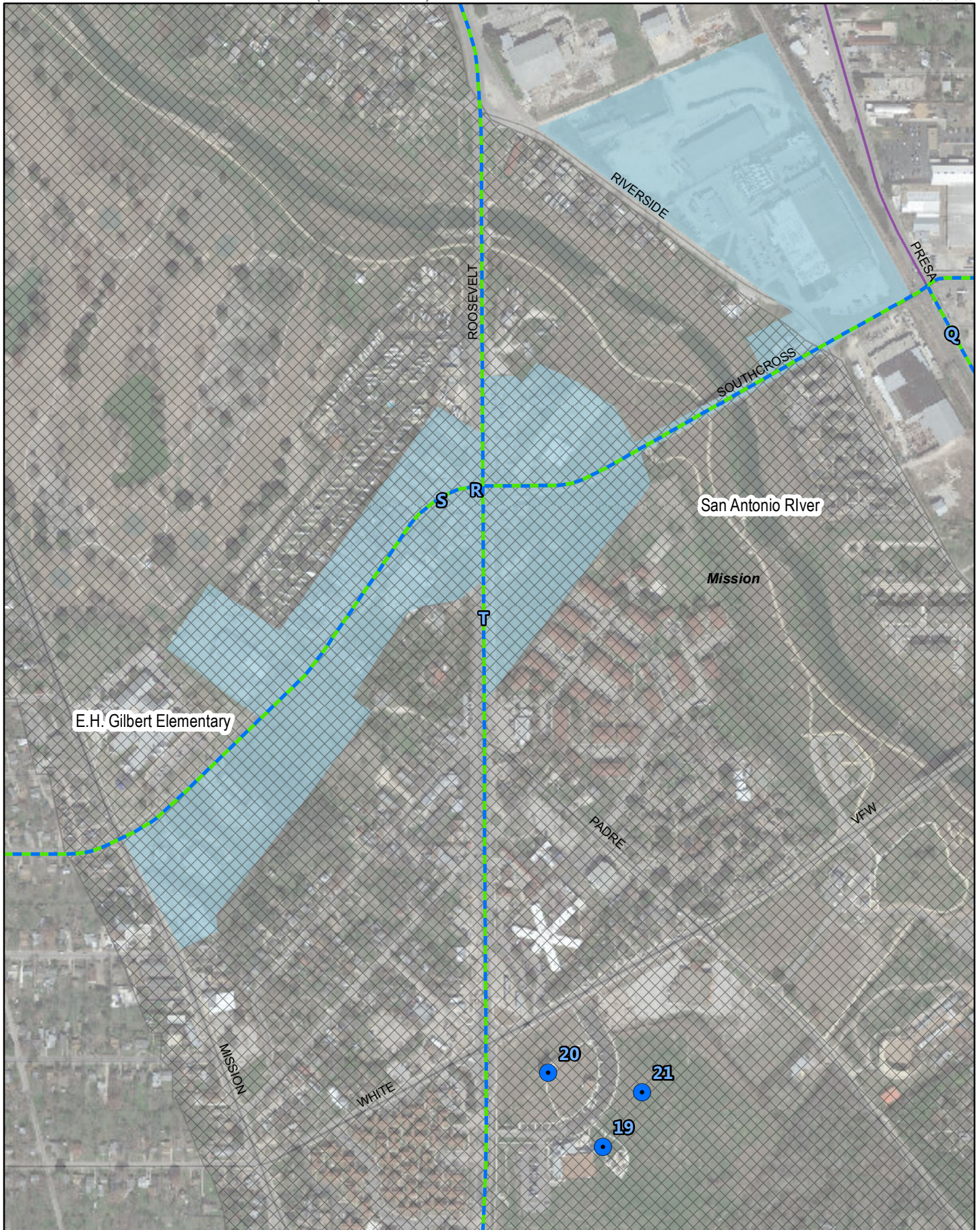


Draft Neighborhood Improvement Areas

Roosevelt-Mission Reach (District 3)

#6

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Draft Neighborhood Improvement Areas

South Park (District 4)

#7

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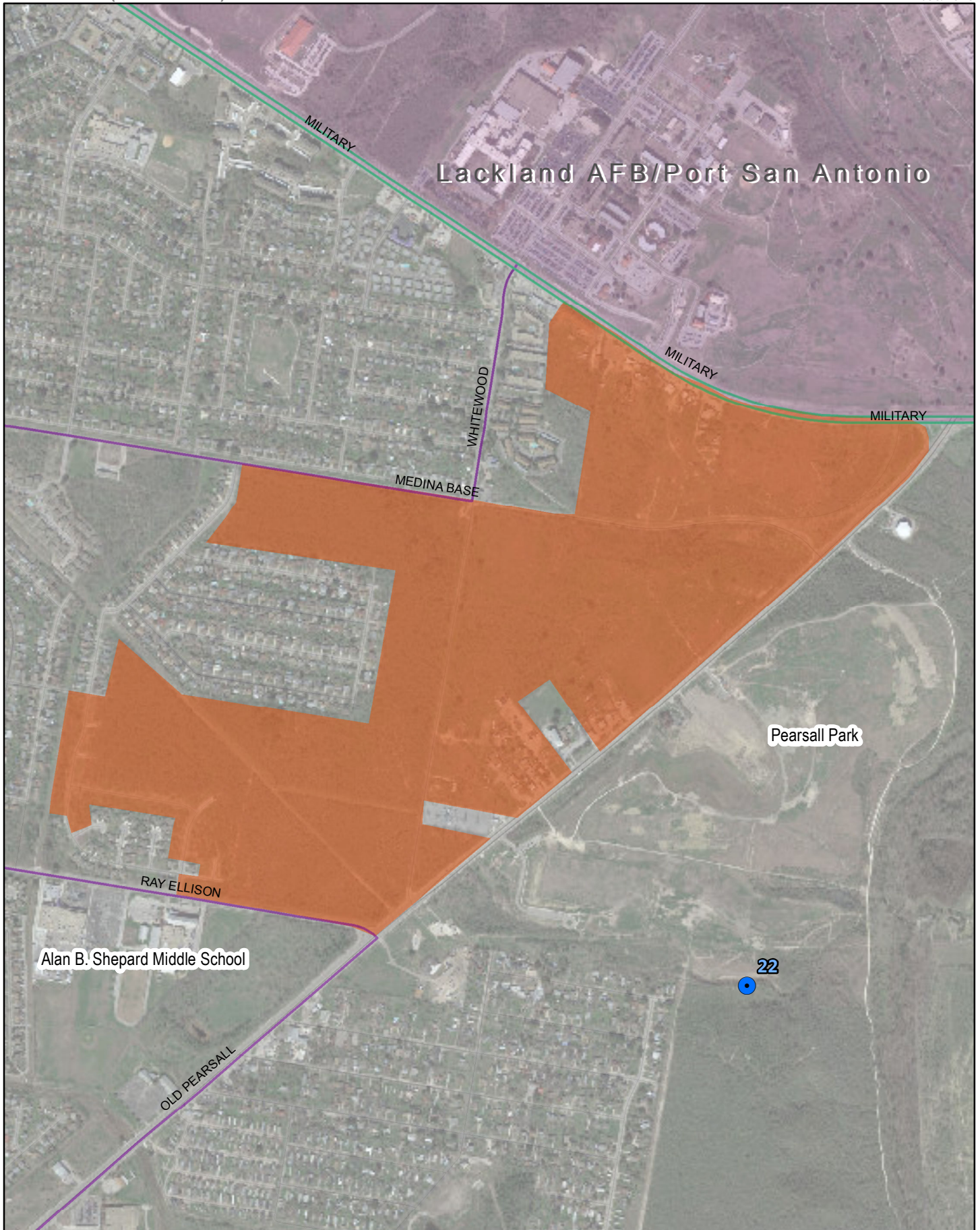


Draft Neighborhood Improvement Areas

Pearsall (District 4)

#8

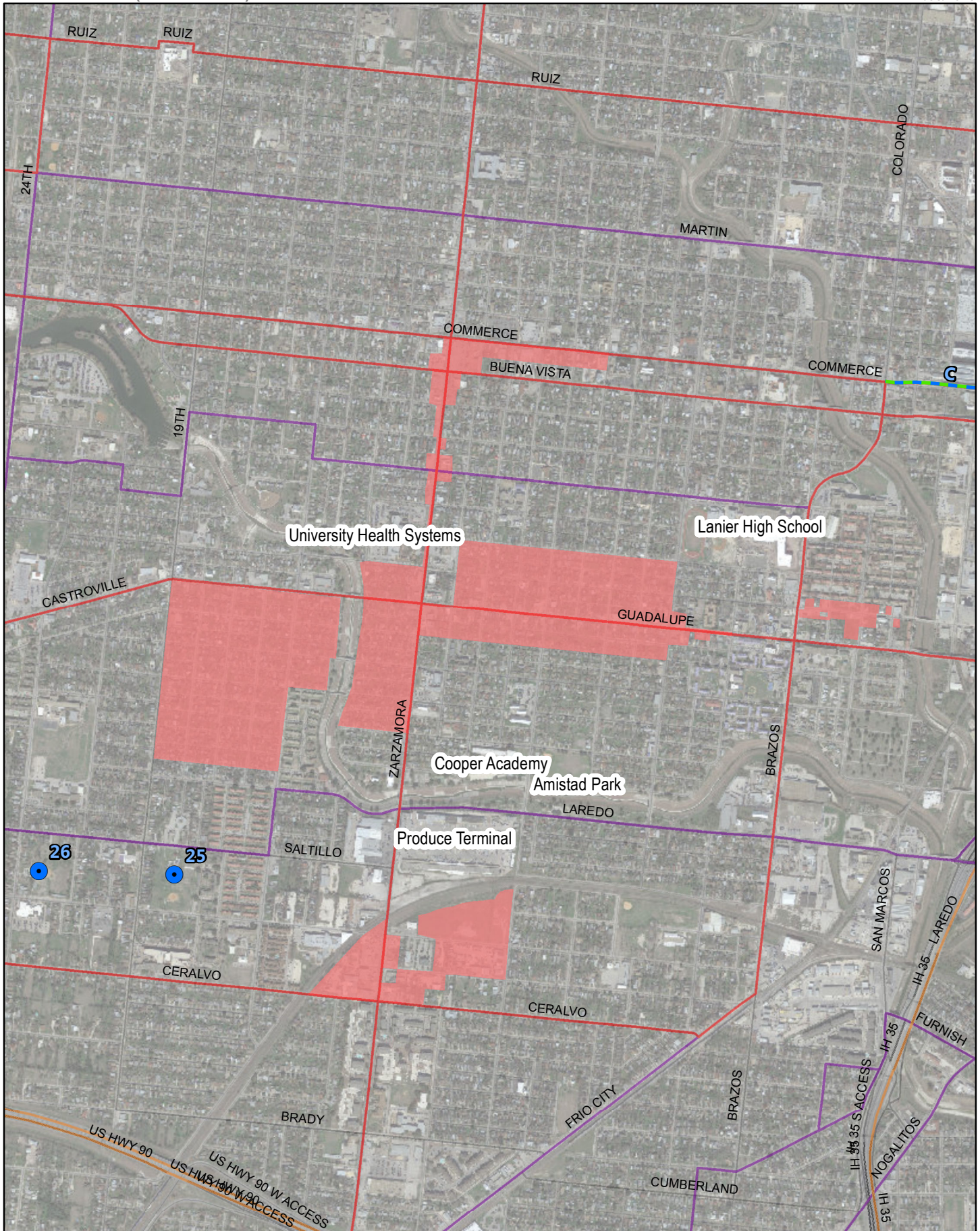
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Draft Neighborhood Improvement Areas West Side (District 5)

#10

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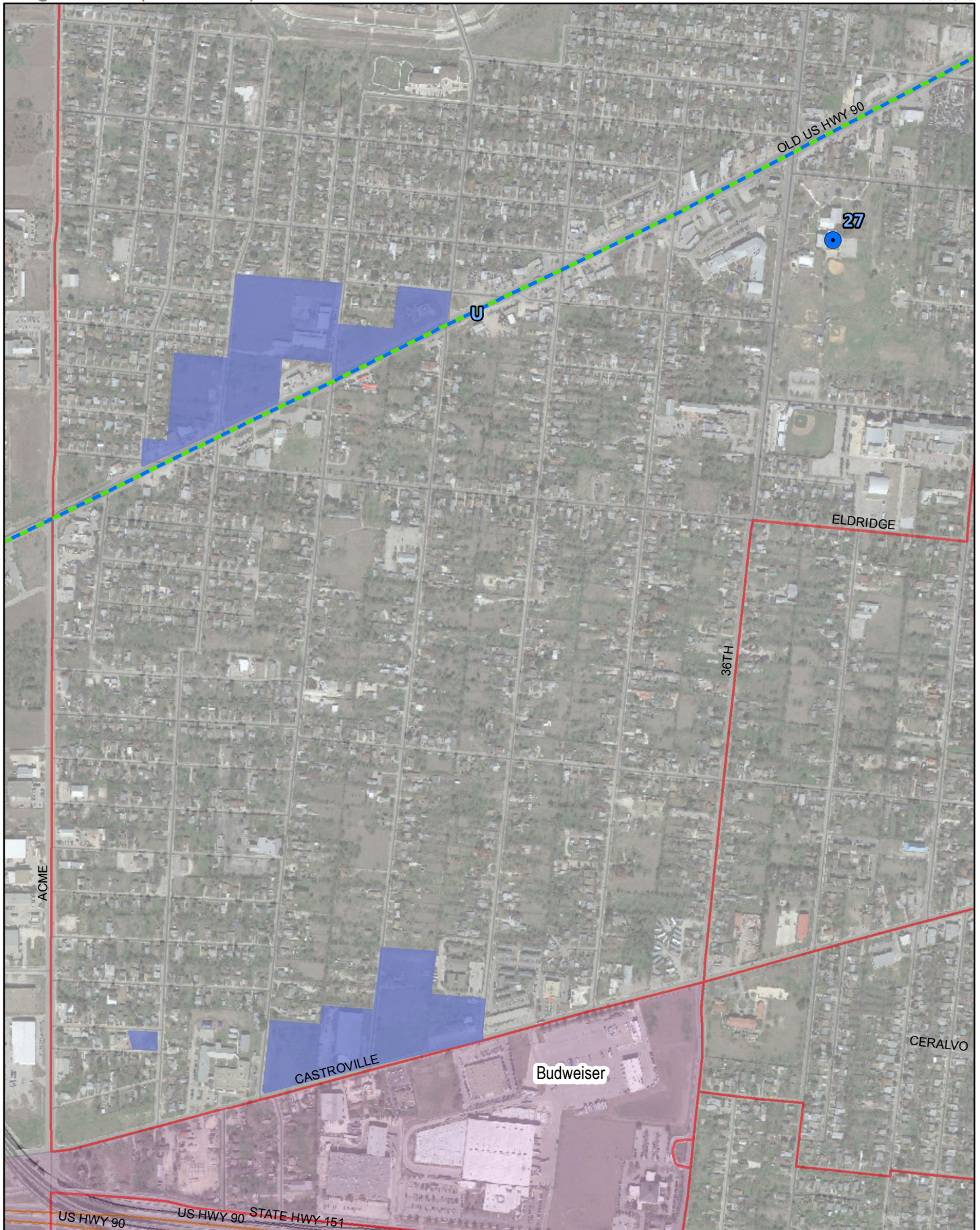


Draft Neighborhood Improvement Areas

Edgewood (District 6)

#11

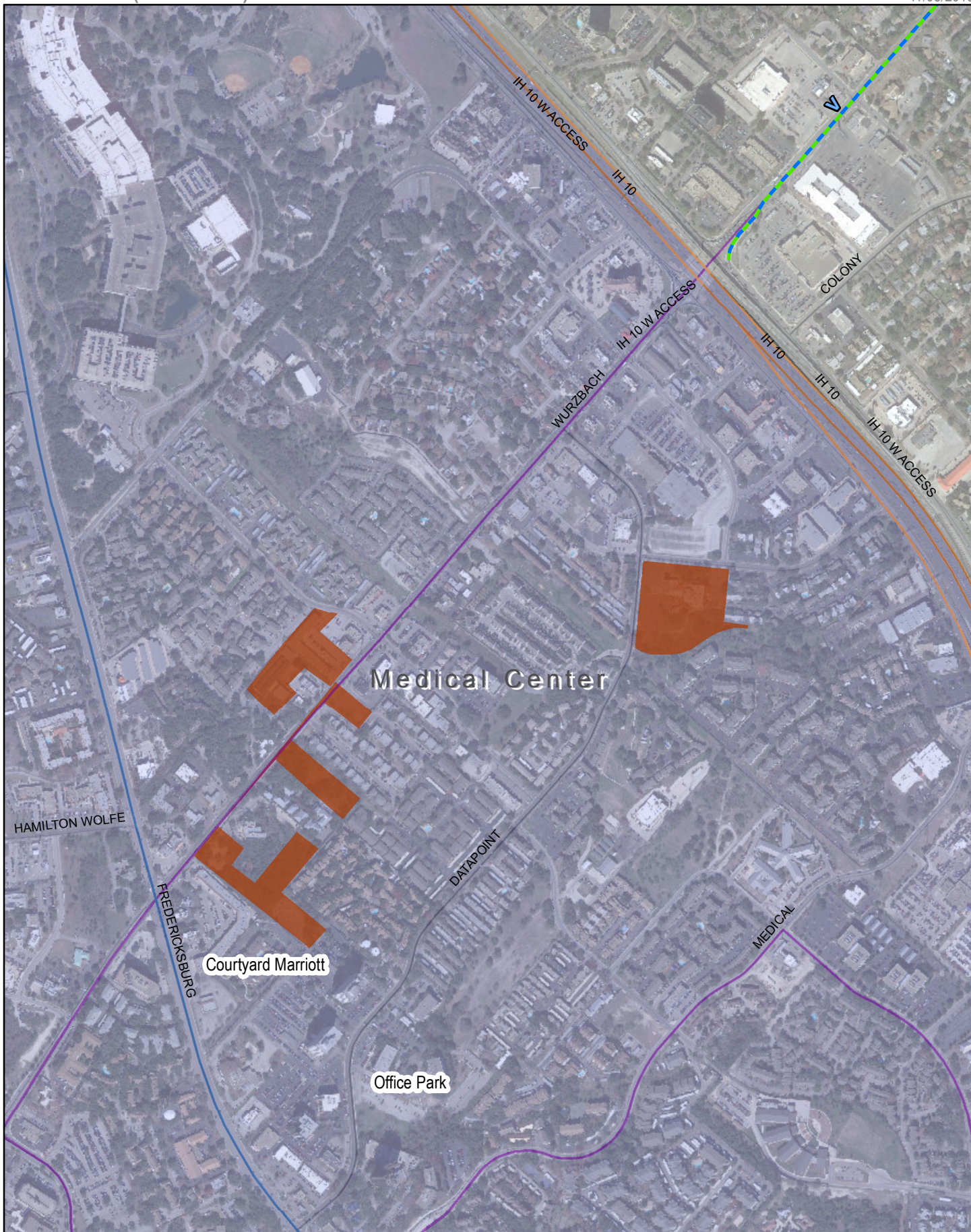
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Wurzbach (District 8)

#13

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11/08/2016



Draft Neighborhood Improvement Areas

Culebra at Callaghan (District 7)

#16

DRAFT - For Discussion Only
11/14/2016



Draft Neighborhood Improvement Areas









Oak Hollow (District 8)

#17

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11/29/2016



Legend for Neighborhood Improvement Area Maps

-  Historic Districts
-  VIA Primo
-  VIA Frequent Service
-  VIA Express Service
-  VIA Skip Service
-  VIA Metro Service
-  Bond Project Lines within 1/2 Mile
-  Bond Project Points within 1/2 Mile

SA Tomorrow Regional Centers

-  Brooks
-  Central Business District
-  Fort Sam Houston
-  Midtown
-  Lackland AFB/Port San Antonio
-  Medical Center

Proposed 2017-2022 Bond Projects
within a Half Mile of Proposed Neighborhood Improvement Areas

Legend ID	Area(s)	Project Name	Project Scope	Cost
1	1	San Pedro Springs Park	General park improvements to possibly include but not limited to: overall park wayfinding and development of additional walking trails in park's Southeast Quadrant.	\$1,800,000
2	1	Central Library Improvements	Interior renovations to Central Library to include but not limited to: cooling tower replacement, public restroom renovations and 1st , 2nd , 3rd and 6th floor renovations.	\$3,000,000
3	1	San Pedro Creek	Leveraged funding to support the larger improvement initiative associated with Phases 1 and 2 of the San Pedro Creek Restoration Project.	\$4,900,000
4	1	McFarlin Tennis Center at San Pedro Springs Park	General facility improvements to include ADA modifications to the restrooms within clubhouse facility	\$225,000
5	1	Downtown Park Package	General park rehabilitation and improvements to Columbus, Maverick, Milam and Travis Parks.	\$1,500,000
6	1	Downtown Park Package	General park rehabilitation and improvements to Columbus, Maverick, Milam and Travis Parks.	\$1,500,000
7	1	Downtown Park Package	General park rehabilitation and improvements to Columbus, Maverick, Milam and Travis Parks.	\$1,500,000
8	1, 2	Alamo Area Streets	Street improvements in Alamo area as identified in the ongoing Alamo Master Plan. This project will leverage state and private funding.	\$13,736,000
9	1, 2	Center City Substation for SAPD and Park Police HQ	Construct new facility for SAPD Center City Substation and new Park Police HQ, Property Crimes Detectives, Downtown Foot & Bike Patrol.	\$20,567,000
10	1	Flores / Fredericksburg Intersection Improvements	Reconstruct and reconfigure Five Points intersection to improve pedestrian amenities and complement this transit oriented corridor. This will leverage funding with VIA.	\$3,000,000
11	2	Hemisfair Internal Streets Phase 2	Reconstruct Hemisfair internal streets to include Hemisfair Boulevard. This is a continuation of 2012 Bond projects.	\$5,000,000
12	2	Hemisfair Civic Park	Development of the Hemisfair Civic Park. Leveraged funding from HPARC and other funding sources.	\$21,000,000
13	2, 3	Lincoln Park	General park rehabilitation and improvements to compliment local grant funding.	\$1,000,000
14	2	Lockwood & Dignowity Parks	General park rehabilitation and improvements to include, but not limited to, the closure of Burnet St. as well as development of plazas and facilities to accommodate a farmer's market.	\$3,100,000
15	2	Downtown Park Package	General park rehabilitation and improvements to Columbus, Maverick, Milam and Travis Parks.	\$1,500,000
16	2	Alamo Area	Construct facilities in support of Alamo area improvements. Funds will be leveraged with Texas General Land Office and private donations.	\$8,735,000
17	3	Martin Luther King Park	General park improvements to include, but not limited to, rehabilitation of the traditional park amenities as well as upgrades to park access and security lighting.	\$3,100,000
18	3	Wheatley Heights Community Center	Improve and expand facility for use as a community center and locker rooms.	\$6,000,000

Proposed 2017-2022 Bond Projects
within a Half Mile of Proposed Neighborhood Improvement Areas

19	6	Memorial Branch Library	Comprehensive branch library expansion and renovation.	\$2,000,000
20	6	Mission Marquee Green Room	Improvements to existing Mission Marquee for use as "green room" for performers.	\$600,000
21	6	World Heritage/Cultural Arts Center	New facility to provide orientation center, exhibit and community space . Project funding and operations proposed to be leveraged with community partner.	\$5,000,000
22	8	Pearsall Park	Continued development and improvement to the park in support of the Park's Master Plan.	\$3,000,000
23	9	District 5 Parks Package	General park improvements and rehabilitation for District 5 Benavides, Collins Garden, Kennedy and Vidaurri Parks.	\$1,000,000
24	9	Normoyle Park	General park improvements and rehabilitation.	\$650,000
25	10	District 5 Parks Package	General park improvements and rehabilitation for District 5 Benavides, Collins Garden, Kennedy and Vidaurri Parks.	\$1,000,000
26	10	District 5 Parks Package	General park improvements and rehabilitation for District 5 Benavides, Collins Garden, Kennedy and Vidaurri Parks.	\$1,000,000
27	11	Cuellar Park	General park improvements to include, but not limited to, upgrade to the existing playground and renovations to the community center.	\$400,000
28	15	Capitol Little League Baseball Fields	Relocation of the Capitol Little League.	\$0
29	16	District 7 Parks Package (Gilbert Garza and Jane Dubel Parks)	General park improvements and rehabilitation for District 7 Gilbert Garza and Jane Dubel Parks.	\$500,000
A	1, 2	Broadway (Houston St. to Hildebrand)	Develop and implement a complete street concept to include roadway reconstruction, curbs, sidewalks, driveway approaches, bicycle amenities, lighting, drainage and traffic improvements. This will be done in coordination with TxDOT as part of turn-back agreement.	\$43,000,000
B	1	Probandt (Alamo to Highway 90)	Corridor improvements to include pedestrian amenities, drainage and traffic improvements as needed. This will be leveraged funding with Texas Department of Transportation.	\$3,000,000
C	1, 10	West Commerce Corridor (Frio to Colorado)	Improvements to West Commerce Corridor as per Master Plan to include but not limited to: reconfiguring of lanes on bridge, wider sidewalks and bike facilities.	\$10,000,000
D	1	Santa Rosa (Cesar Chavez to Houston)	Reconstruct Santa Rosa to include addition of pedestrian amenities and streetscape improvements.	\$14,000,000
E	1	San Saba (Dolorosa to West Martin)	Roadway improvements on San Saba to include addition of pedestrian amenities and streetscape improvements.	\$7,000,000
F	1	Main and Soledad (Pecan to Navarro)	Reconstruct Main and Soledad to include pedestrian amenities and streetscape improvements. Bike amenities will be added on Main. This is a continuation of the 2012 bond program project.	\$12,000,000

Proposed 2017-2022 Bond Projects
within a Half Mile of Proposed Neighborhood Improvement Areas

G	1	Commerce Street (St. Mary's to Santa Rosa)	Reconstruct Commerce to include pedestrian amenities and streetscape improvements. Project will also provide wayfinding signage in the downtown area. These funds will supplement the 2012 bond program project.	\$6,000,000
H	1	Commerce Street (Santa Rosa to Frio)	Reconstruct roadway to include pedestrian amenities and streetscape improvements. This is a continuation of the 2012 bond program project.	\$14,000,000
I	1	Camaron Pedestrian Improvements	Develop pedestrian corridor on Camaron and Kingsbury Streets from Houston Street to North Flores/Fox Tech.	\$4,500,000
J	1	San Pedro Creek Improvements	This project will leverage local funding to support a larger improvement initiative associated with Phase 1 & 2 of the San Pedro Creek Restoration Project.	\$14,600,000
K	2	Lone Star Area Streets (World Heritage)	Reconstruct and widen Lone Star Blvd and incorporate pedestrian and bicycle amenities in support of the World Heritage initiative. Improve intersections as needed. Leverage project with private development.	\$5,000,000
L	2	Lamar (Austin to New Braunfels)	Street, curb and sidewalk improvements on Lamar Street. This project provides supplemental funding to existing street project.	\$2,500,000
M	2	Roosevelt Corridor Improvements	Street improvements on Roosevelt and St. Mary's to include bicycle facilities, sidewalks and landscaping to improve the corridor. Improve ADA access under the Union Pacific Railroad bridge structure.	\$7,000,000
N	2	New Braunfels Phase 1 (Houston to Burleson)	Improve the corridor with new sidewalks and other amenities.	\$9,000,000
O	2	South Alamo (Market to Cesar Chavez)	Reconstruct roadway to include pedestrian amenities and streetscape improvements.	\$9,000,000
P	3	Upland Road Drainage	Construction of storm drain system in Eastwood Village Neighborhood to provide ponding and erosion relief to the neighborhood streets. Affected to be reconstructed and may include curbs, sidewalks and driveway approaches.	\$6,910,000
Q	5, 6	South Presa (World Heritage)	Corridor improvements in support of World Heritage initiatives.	\$5,000,000
R	6	Southcross (IH 37 to IH 35) (World Heritage)	Corridor improvements to include but not limited to pedestrian amenities and enhancements in support of World Heritage initiatives.	\$5,000,000
S	6	Southcross (IH 37 to IH 35) (World Heritage)	Corridor improvements to include but not limited to pedestrian amenities and enhancements in support of World Heritage initiatives.	\$5,000,000
T	6	Roosevelt Avenue (World Heritage)	Corridor improvements to include but not limited to pedestrian amenities and enhancements from Hwy 90 to Mission San Jose (north of Military Drive).	\$8,000,000
U	11	Enrique Barrera Pkwy Corridor Phase 1	Improve corridor with street, drainage and sidewalk improvements as needed.	\$9,000,000
V	13	Wurzbach Corridor Improvements	This project will leverage state and federal funding that includes improvements at key intersection along the Wurzbach corridor.	\$2,000,000
W	17	Prue Road (Babcock Road To Laureate Drive)	Widen and reconstruct roadway with curbs, sidewalks, driveway approaches, intersection, traffic signal and drainage improvements as needed.	\$27,600,000

Proposed 2017-2022 Bond Projects
within a Half Mile of Proposed Neighborhood Improvement Areas

<i>Area</i>	<i>Value of Proposed Bond Projects within 1/2 Mile</i>
1	\$179,828,000
2	\$150,138,000
6	\$30,600,000
17	\$27,600,000
3	\$17,010,000
10	\$12,000,000
11	\$9,400,000
5	\$5,000,000
8	\$3,000,000
13	\$2,000,000
9	\$1,650,000
16	\$500,000
4	\$225,000
7	\$0
12	\$0
14	\$0
15	\$0

REQUESTED INFORMATION FROM NOVEMBER 17, 2016 MEETING
December 1, 2016

Attachment “C”

Summary of meetings with Neighborhood Association Leaders on November 29 and 30, 2016

Attachment C: Summary of Meetings with Neighborhood Association Leaders on November 29 and 30, 2016

Below is a summary of the two meetings held with Neighborhood Association leadership on November 29 and 30, 2016, regarding the proposed Neighborhood Improvements Bond.

Attendance and Representation

Meetings were held on November 29 at Pre-K 4 SA East, and on November 30 at Pre-K 4 SA West. All Neighborhood Associations in San Antonio were invited to attend, both by email and regular mail. Combined attendance for the two meetings was 67 participants, representing at least 30 Neighborhood Associations (indicated below as “NA”) and community organizations, including:

Beacon Hill NA	King William Association	Rainbow Hills Area NA
Bowen Center	Lakeside NA	River Road NA
Donaldson Terrace NA	Loma Vista	San Antonio Conservation Society
Eastgate NA	Longs Creek Homeowners' Association	Sunshine Estates
Eastwood Village NA	Los Angeles Heights NA	Vance Jackson Neighborhood Inc.
Five Points Owners Association	Mission San Jose NA	Villa Coronado NA
General Krueger NA	Monticello Park NA	Westfort Alliance
Government Hill Alliance NA	Northwest NA	Woodlawn Lake Community Association
Highland Hills NA	Olmos Park Terrace NA	Woods of Shavano
Ingram Hills NA	Prospect Hill Neighborhood Watch	
Jefferson Heights Association		

District 1 was most heavily represented with 14 participants. Ten attendees were from District 7, seven were from District 2, and five were from District 5. The remaining Districts each had three or fewer participants present at the meetings. Some attendees did not indicate their affiliation or district information.

Committee Member Participation

Nine members of the Neighborhood Improvements Community Bond Committee were present at one or both of the meetings, including:

Jim Leonard (Co-chair)	Rodolpho Carrizales (D4)	Ana Sandoval (D7)
Tom Heger (D1)	Bill McDonough (D6)	Colleen Waguespack (D9)
Tinker Mass Schultz (D1)	Dominick Dina (D6)	Peggy Sue Wilson-Schmueckle (D10)

Summary of Questions and Comments

Design Guidelines Several attendees recommended adopting design guidelines to ensure that new development is compatible with the surrounding neighborhoods and with existing neighborhood plans. Design/development guidelines will be included in the Urban Renewal Plan and/or the Request for Proposals.

Displacement and Eminent Domain Several attendees asked for an assurance from the City that this program will not involve the use of eminent domain or displace residents. Staff replied that the City will not use eminent domain to acquire properties through this program, nor will the program result in residential displacement.

Post-Election Process For Resident Input Several attendees requested that a process be adopted by which neighborhood representatives can remain involved throughout the implementation of the Neighborhood Improvements Bond. The City is currently reviewing possible models for continued resident input through the development process.

Areas Attendees were invited to comment on the proposed areas, and to mark on District-wide maps to show suggested modifications. Staff continues to evaluate the suggestions as follows:

- A resident from District 7 suggested the addition of the parcels located in the 4800 block of Callaghan Road that are bound by Horseshoe Bend, Majestic Drive, and Woodside Drive. Staff have indicated that the area does not meet the requirements to be included in a Neighborhood Improvement Area.
- Several attendees from District 3 suggested that Area #5 (Southeast) be removed from consideration.
- Several attendees from District 3 expressed support for mixed-income housing in Area #6 (Roosevelt-Mission Reach).