



Westside Community Area Plan Planning Team Meeting

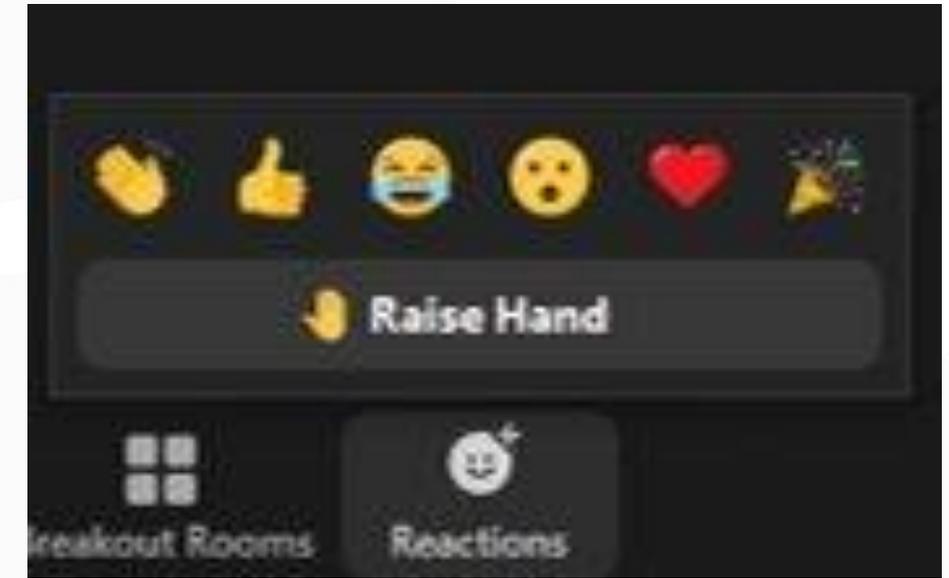
April 18, 2022

The meeting will begin shortly!

If you need any technical assistance please make a note in the Chat, or you can call Project Manager **Ana Villarreal at (210) 207-5404.**

Platform Functions

- **This meeting is being recorded.** If you do not wish to appear on the recording, please turn off your video.
- In order to ensure the best experience for all participants, **attendees will be muted during portions of the presentation.**





Westside Community Area Plan

Planning Team Meeting #2

April 18 , 2022



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

Introductions



Chris Ryerson, AICP

Planning Administrator

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City of San Antonio Planning Department

Ana G. Villarreal

Senior Planner

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City of San Antonio Planning Department

Linda Ximenes

Community Facilitator

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Ximenes & Associates, Inc.

Planning Team

Introduce yourself

Share what you like about the Westside

Meeting Agenda



- 1) Summary of feedback on the five most important things this plan should address
- 2) Review preliminary WCAP Vision and Goals
- 3) Next Steps
- 4) Meeting Evaluation

Planning Process Procedures

General Guidelines

Listen to understand

Agree to disagree

Share the airtime

Ask your question

Silence your cell phone

Mute your microphone when not speaking

Any others
you want to
add?

Summary of “Five Most Important Things” Feedback

- Housing
- Mobility
- Infrastructure
- Safety
- Revitalization of Green Spaces
- New Businesses
- Health/Wellness
- Digital Infrastructure
- Land Use
- Educational Opportunities
- Recreational
- Creation of Special Districts
- Equity
- Poverty
- Develop Partnerships

New Housing Ideas

- Role of public housing / SAHA to seek federal funds to create a Master Plan to replace older SAHA housing
- Bexar County to create a partnership with Habitat for Humanity to implement a program for the construction of infill housing on properties that are being sold by the county due to back taxes due
- Housing Protections (having clear titles, homestead and over 65 exemptions, protesting appraisals, applying for rehab grants, correct zoning, etc.)
- Homeownership, especially including multifamily/condos
- Community Development Trust / Community Land Trust

New Mobility Ideas

- Improved access to freeways (Hwy 90 & Zarzamora)
- Converting Commerce and Buena Vista from one-way into two-way streets

New Infrastructure Ideas

- High-standard development (Public Works) verses neighborhood-standard improvements paradigm
- Flood/stormwater [not new - but we have some new resources to help us tackle this

New Safety Ideas

- Add devices to mitigate crime (lighting, cameras...etc)
- Vacant lots
- Maintain, improve, and light alleys

New Green Spaces Ideas

- Sustainability (Elmendorf birds and Bird Island, Preservation of natural environment, Reduce heat island effect, improve water quality, public gathering spaces, awareness of medicinal “matitas” and “hierbas”, ...)
- Tree Canopy

New Businesses Ideas

- More businesses and renovations to store fronts
- More Taxable business
- Provide Tech, Medical jobs as opposed to service industry

New Health / Wellness Ideas

- Medical services
- Partner with Bexar County, U.T. Health System for essential and preventive health services and facilities
- Provide local clinics (Audiology, Diabetes, Physical therapy)
- Provide Physical Therapy and Water therapy, clinics, pools

New Digital Infrastructure Ideas

- Address the digital divide

New Land Use Ideas

- Large area rezoning
- Areas best suited for growth and density

New Educational Opportunities Ideas

- Partner with Port SA
- Improved access to Libraries

New Special Districts Ideas

- Arts and Culture District
- Commercial Districts (along Hwy 90, I-35, Commerce, Gen McMullen)

New Equity Ideas

- All development plans should be informed and encouraged based on equity and health and wellness and should be targeted towards young families

New Recreational Opportunities Ideas

- Youth Centers
- Community/recreational state of the art Senior Center

New Partnership Ideas

- Develop and Strengthen Partnerships

Preliminary Vision

- *The Westside is **celebrated for its many assets**. **Historic buildings and established neighborhoods** characterize the area, supported by programs and amenities that value the **rich history, natural resources, and cultural heritage of the community**. Strong **local universities and other educational opportunities** abound.*
- *The Westside is a **safe, welcoming** place for **people of all ages and walks of life** to live and to **build community**. Modern and well-maintained streets, sidewalks, and other infrastructure are found throughout the area. The **public spaces, parks, and trails** have state of the art lighting, clear signage, and attractive spaces to gather.*
- *The Westside provides a broad range of **housing options**, most importantly, including **choices affordable to all / existing long-term residents**. Established neighborhoods and new mixed-use areas offer environments attractive to both existing and future residents. **Younger people want to stay** in the Westside and older residents are able to **age in place**.*
- *The Westside is **an area of opportunity**. It provides **a variety of job options** and encourages **local business incubation and entrepreneurship**. Strong schools, vocational, and specialized **education** programs equip residents for employment closer to home, **minimizing commutes and increasing household income** levels.*
- *The Westside supports a **healthy, active, and engaged** lifestyle for those who live and work here. There are a variety of **transportation alternatives** available, including secure, convenient, and reliable options to walk, bicycle, or use public transit.*

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WESTSIDE COMMUNITY AREA PLAN
PLANNING TEAM MEETING

BREAK

The meeting will resume shortly!

Preliminary Goals

1. Preserve the Rich Cultural Heritage and Amenities.

2. Support Balanced Growth

3. Improve Transportation Options and Quality of Service

4. Overcome Barriers that Separate the Westside from the Rest of the City

5. Provide Housing Choices for a Diverse Population.

6. Encourage Job Growth and Equip Residents to Access Those, and Other Well-Paying Jobs on the Westside.

Plusses

Wishes

Next Steps

- **Next Planning Team Meeting:**
 - May 16 from 6:00-8:00 pm (tentative)
- Community announcements
- **Questions?**

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Announcements



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Preliminary Goals

Goal 1:

Preserve the Rich Cultural Heritage and Amenities.

Strengthen the cultural resources and traditions of the Mexican American community of the Westside.

Explore further historic designation of structures and (possibly) districts.

Identify opportunities for public art that highlights and memorializes the history and heritage of the Westside.

Increase public funding for Westside cultural events and spaces.

Restore Guadalupe Plaza as a vibrant center for community life.

Ensure that City promotional materials emphasize the rich cultural heritage of the Westside and the importance of Westside cultural arts organizations to the artistic and cultural life of San Antonio.

Increase the use and respect of the Westside's natural resources.

Preliminary Goals

Goal 2: Support Balanced Growth.

Create strong, effective city policies that prevent the dislocation of existing long-term residents and preserve the stability and character of established Westside neighborhoods.

Facilitate new mixed-use growth and development along key corridors and create appropriate transitions between uses of varying intensity.

Encourage growth that supports more robust transit options and viability of a greater range of stores and services that meet local needs.

Transform vacant lots, abandoned properties, and large unutilized surface parking lots through adaptive reuse, redevelopment, or development.

Prioritize development and redevelopment that brings in or retains employment options that pay a living wage in close proximity to Westside neighborhoods.

Discourage uses that have a negative impact on property values and community safety.

Preliminary Goals

Goal 3: ***Improve Transportation Options and Quality of Service.***

Improve sidewalks, bike lanes, and trails, especially those connecting neighborhoods to key destinations, transit, employment, schools, shopping, and recreation.

Prioritize implementation of safe pedestrian zones along major corridors and near schools, parks, and community amenities.

Encourage investments and development that support VIA Rapid Transit and regular service that directly connect the Westside to Downtown and other regional destinations.

Work with VIA, the City, and business partners to ensure shaded, comfortable bus stops throughout the Westside.

Prioritize improvements at intersections with high incidents of collisions and auto-pedestrian conflicts.

Preliminary Goals

Goal 4: Overcome Barriers that Separate the Westside from the Rest of the City.

Improve connections across bridges, overpasses, and highways through the use of public art, lighting, and linear parks.

Improve connectivity across railroad tracks and rail yards.

Address connectivity and access at large tracts of impassable land (agricultural fields, undeveloped land parcels, large industrial properties, etc.).

Preliminary Goals

Goal 5: *Provide Housing Choices for a Diverse Population.*

Support policies and programs that provide affordable housing options, including options for existing Westside residents with low and very low average household incomes.

Encourage a greater range of housing types (vecindades, shotgun, garden homes, duplexes, courtyard units, apartments, townhouses, etc.) that will appeal to and meet the needs of a range of residents, including students, seniors, young families, and a mix of incomes.

Provide programs to help with home maintenance and systems repair, to keep people in safe and comfortable homes.

Create housing types, policies, programs, and funding to allow people to age in place.

Preliminary Goals

Goal
6: *Encourage Job Growth and Equip Residents to Access Those, and Other Well-Paying Jobs on the Westside.*

Attract and retain jobs that pay living wages.

Create shorter work commutes by bringing more jobs to the Westside for the residents of the Westside, and by improving transit connectivity to major employment areas.

Develop adaptive reuse opportunities that create jobs within the Westside.

Increase options for and access to training and skills that are valued in the existing employment market.

Support business incubation and promote entrepreneurship and small, locally-owned businesses.

Improve access to educational programs (special child education programs, vocational training, language acquisition, college preparation, family living, etc.).

Establish a clearing house that informs residents of social, economic, and government programs available to people in the Westside.
