

## PLANNING TEAM MEETING #2 SUMMARY

### South Community Area

**Meeting Date:** June 27, 2022

**Time:** 5:30 pm – 7:30 pm

**Location:** Mission Library, 3134 Roosevelt Ave

#### Planning Team Attendees

John Gonzales

Lorenzo Gonzalez

Chris Villa, District 3

Rebecca “Becky” Ruiz

Jesus J. Reyes Jr

Michael Sidoric

Karen Bishop, SARA

Olga Martinez, Villa Coronado

Colleen Swain, WHO

Fernanda L. Maes

Theresa A. Ybanez, MSJNA

Janett Munoz

Serevine Collard

Susan Snow, NPS

Josh Heiss, Aviation

Morris Martin, Aviation

Yolanda Diaz

Christina Castano, VIA

Maricela Diaz-Wells, VIA

Brenda Pacheco

Rosemary Anguiano-Zuniga

#### Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Saul Vazquez, Senior Project Associate (MIG)

Carlos Guerra II, Project Manager (CoSA)

Matt Prosser, EPS

Jay Renkens, AICP, Principal (MIG)

#### Meeting Objectives:

The purpose of the first Community Meeting was to discuss the first draft of the Vision & Goals statement, identify potential focus areas, and introduce the topic of land use to the team.

#### Meeting Format

The meeting began with the project manager highlighting the key discussion topics from Planning Team Meeting #1 and Community Meeting #1. After presenting the main themes to the planning team, the project manager shared the preliminary draft of the Vision and Goals. Following the vision and goals discussion, the planning team was encouraged to discuss potential focus areas within the community area boundary.

### Vision and Goals Discussion

The vision and goals section is intended to provide an idea for the future of the area, and inform future discussions during the planning process. The team generally agreed on the vision and had suggestions to add language to the goals. The team recommended adding public safety and mobility to the goals language. The public safety discussion namely described the lack of police presence, however, there is an ongoing effort to create a police substation as part of the 2022 Municipal Bond Package. For Mobility, the team highlighted the need for considering upcoming VIA mobility projects, and existing transit lines, that can work in conjunction with the South Community Area Plan.

### Focus Areas Identification & Discussion

Beginning the Focus Areas discussion, the project manager described what focus areas are and what they could include. Focus Areas are areas of opportunity to direct future investments, support, or improvements. Support for focus areas could also include preservation. When analyzing potential focus areas, staff will study vacant or underutilized parcels, commercial strips, former industrial sites, areas along transit corridors, major intersections or nodes and special districts that may need investment or support.

The Planning Team was shown a map of the area with vacant sites, underutilized sites, and publicly owned land. Underutilized sites are ones that have a low building to land value ratio ((0.5) so the building is worth less than half the land value) and parcels with a low FAR, a large parcel with a small building on it. FAR of 0.15 or less are selected. When these two attributes overlap, they are categorized them as "Under-utilized." The last category is Public, which are sites that are publicly owned but would be attractive for development. This means they do not currently have a major use or purpose, are undeveloped or underdeveloped.

The purpose of the map was to highlight potential focus areas or draw attention to specific locations within the plan area. Major takeaways from the discussion include the need to update the map to indicate properties that have been sold to the National Parks Service, the desire to address nuisance bars in the area, consideration of airport owned properties and compatible uses, expanding eco-tourism to the Missions and addressing motels in the area. Specific areas within the plan boundary were also identified and include: Southcross to Military; the Ravenhill neighborhood, Harlandale Blvd at the intersection of Southcross and South Flores, a potential development at Southcross and Roosevelt, Harlandale Park (and general park safety), additional greenspace as a buffer for the neighborhoods near Mission Marquee Plaza, Espada Road to the entrance of Mission Espada, the intersection near 2911 Roosevelt Street, vacant parcels along Mission Drive, the Presa Street corridor, the corner of Steve's and Roosevelt (near a planned transportation station) and the corner of 410 and Roosevelt. Staff will begin to study the selected sites and highlight the areas for further discussion during the next planning team meeting. The full notes from the focus areas discussion can be found here:

<https://app.mural.co/t/migdenver6044/m/migdenver6044/1656363784078/c1ffe744440a525657efdabcd1554a8142d7ba2b?sender=uf7d0aa8cc5d6caad10454042>

### Introduction to Land Use

Following the discussion on focus areas, the consultant team presented a high-level description of land use and its importance to the South Community Area Plan. The plan will create a future land use map that describes the aspirations for how the area should be developed or preserved in the future. There



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are a total of 18 Land Use Categories, that have been adopted by city council, that will contain information on where the categories should be applied and what types of businesses or other uses should be allowed in the area. As a starting point to the future land use map, staff will use existing land use designations from adopted plans to create a basemap that will be refined over the course of the land use discussions to accurately reflect the team's vision for the future of the community area.

### Next Steps

The final agenda item was to confirm the next meeting date and inform the planning team of the next steps in the process.

- **Planning Team Meeting #3:** Monday, August 1 5:30 to 7:30 pm  
Location TBD
- **Strategic Housing Implementation Plan (SHIP) Overview (Virtual):** Wednesday, August 24, 2022
- **Planning Team Meeting #2: Monday, October 11<sup>th</sup>, 2022**  
Location TBD

Following no questions on upcoming dates, the team was thanked for their time and the meeting was concluded. The meeting summary, presentation, and Mural board will be shared to the Documents Library on the South Community Plan Area website in the coming days: <https://south.sacomplan.com/>

Please contact the project manager for any additional questions.

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