San Antonio Neighborhood Workshop #1

October 27, 2018

San Antonio Conservation Society, Inc. Texas

City of San Antonio
Office of Historic Preservation

AIA San Antonio

Tier 1 Neighborhood Coalition

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CREDITS

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Table 6:	Paul Kinnison, Facilitator	Erika Ragsdale, Recorder

The success of this workshop was due to the care and involvement of the neighborhoods located inside Loop 410, as well as the following City department representatives that attended and observed:

Department of Development Services
Neighborhood and Housing Services
Office of Equity
Office of Historic Preservation
Office of Mayor Ron Nirenberg

Attendees

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Amelia Valdez, Historic West Side Neighborhood Coalition
Terry Ybanez, San Jose Neighborhood Association
Michele Zapata, Sunshine Estates Neighborhood Association

INTRODUCTION

This report chronicles the first of four neighborhood workshops hosted by the San Antonio Conservation Society, the Office of Historic Preservation, and the San Antonio chapter of the American Institute of Architects.

This series of workshops arose from a growing recognition that older neighborhoods near San Antonio's downtown are experiencing rapid change because of a renewed interest and investment in them. This change is not unique to San Antonio. It's happening in almost every city across America as downtowns reassume significance as civic and commercial centers. What is different about San Antonio is that it is the fastest growing city in the nation. Development pressures will likely continue to mount. Currently, the greatest impact is mostly in the ring of "streetcar suburbs" or "collar neighborhoods" around downtown but pressure is growing further afield. It is not outside the realm of possibility that most neighborhoods in and around Loop 410 will be subject to change in coming years.

This change has many positive aspects but those don't need to get addressed! The negative impacts on neighborhood character can be broadly characterized as:

Socioeconomic

- Increased property values yield property tax cost-burdening for some homeowners and an inability for adult children to buy in the neighborhood where they grew up
- Higher rents lead to direct and indirect renter displacement

Physical

- Out of scale new construction that is perceived to be inconsistent with its' historic context
- Strain on existing infrastructure in the form of traffic, parking, waste disposal, etc.

Unlike cities such as San Francisco and Austin, we are well-positioned to get ahead of these problems and have a community conversation about mitigating negative effects before they become more pervasive or widespread. This conversation about neighborhood resiliency has already begun though various public processes such as the IDZ Task Force, The Mayor's Housing Policy Task Force, the Mission Historic District Design Manual, as well as a panel and charrette in 2018 hosted by the Office of Historic Preservation and the AIA that dealt with the physical form of infill development.

As a community, we now hope to gather the knowledge we have gained over the last couple of years and through these four workshops, focus the conversation on the development of a series of meaningful policy recommendations to be implemented by the City.

This, the initial workshop, was an information-gathering and consensus-building session. The next three will be focused on actionable results.

PRESENTATIONS

Introduction to today's topic of how DESIGN Matters for Infill development

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1. **Why are Infill Projects important?**
   Briefly: Sustainability of our City, our Culture(s) and our Neighborhoods

2. **Design can create COMPATIBILITY between Infill projects and the existing neighborhood context to maintain CHARACTER.**

3. **Context of CHARACTER is in SA Tomorrow - Comprehensive Plan**
   - Population growth - guided by planning
   - Limited resources
   - San Antonio's unique heritage and character

3.1 SA Tomorrow's GOAL #1 is:
Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

3.1.1 What is the character and integrity of your neighborhood?

3.1.2 How is it being described, documented, and measured?

3.1.3 How will we know if it is being maintained if we do not describe, document and measure?

4. **Neighborhood Character**
   Many things contribute to Character
   Architects, Planners and Codes, like Zoning, use the term Development Pattern.
   Development patterns can roughly be described as the geometry of buildings and spaces. Pat-

Broadway corridor model by alex carragone & carolyn peterson. 2000.

terns are created by multiple buildings and spaces working together (or not working together, depending on one's needs, culture, and opinion)

Scale, setbacks, and massing are the major components of the geometry of buildings and spaces. And scale, setbacks, and massing have a big impact on character.

4.1 Scale

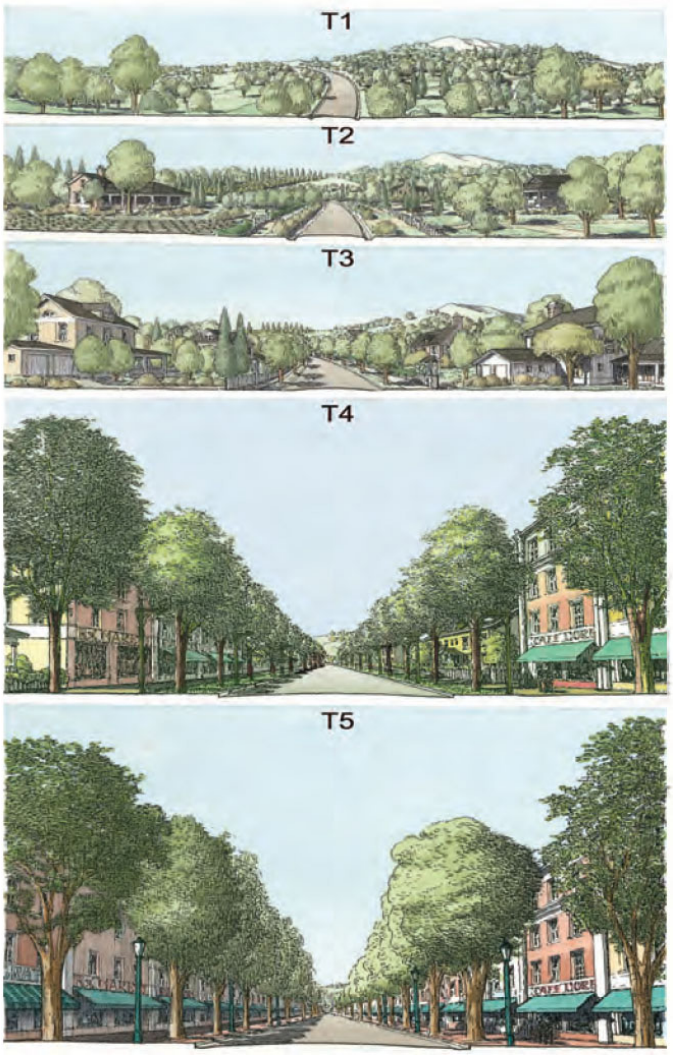
- Size of buildings in relation to the spaces and other buildings around them.
- Size of spaces in relation to the buildings and other spaces around them.
- Scale of spaces contributes to character. How wide do our street spaces feel – the distance from building face to building face is what we sense, more clearly than faces of buildings to the curb, or property lines which are not really perceivable. Yet 'setback" is a measurement from building face to the property line at the street!

4.2 Massing

- Shapes of buildings and spaces
- Includes relationship between solids (masses/buildings) and voids (spaces/openings)
- Voids include street spaces, porch volumes, doors and windows (a.k.a., fenestration)
- Fenestration patterns

5. Realms of Character and Integrity: Perception and Public

- Part of a Neighborhood's Character and Integrity comes from the Development Patterns (geometry of buildings and spaces).
- Perceived repetitions and rhythm of the built environment create "patterns".
- Primarily this is an evaluation of the Public Realm – Private spaces inside and behind buildings are not under the purview of designated Historic or Conservation District Regulations.
- Similarly, USES are not regulated in Designated Districts. Sometimes, however "uses" and intensity of activity are perceived to contribute to the character of a neighborhood. People often use terms of residential types, (like "single-family") to describe a development pattern (like "detached, low-density residences"). Use of terms like commercial, retail, civic, parks, transit (modes), etc. get used to describe physical form, but it is imprecise and can be misinterpreted based on norms of experience.



6. Good City Form is Not Random

- Rather, it occurs in recognizable, efficient, and sustainable patterns.
- Development patterns of varying intensity can be compatible with each other.
- Good city form may not be random, but it is certainly the subject of widely diverse opinions and often culturally based orientation of individuals and societies.
- A major challenge for planners and urban designers is prescribing building and city form.

https://neweconomyurbanism.files.wordpress.com/2009/12/02-d-correlation_to_community.jpg

6.1 New Urbanism Planning and Urban Design

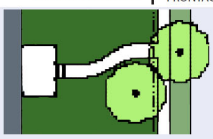
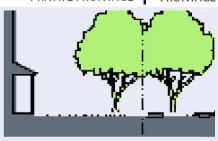
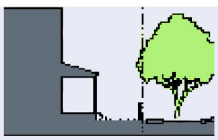
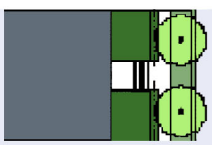
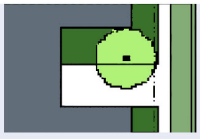
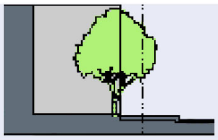
The planning and urban design approach called "New Urbanism" is widely used by City Planners and strives for consensus and to provide diverse options for citizens. To bring community together toward progress and change, such as the need to accommodate more residents, is a growing challenge. Compatibility of the built environment is demonstrated in the Transect, a diagram of multiple development patterns.

6.2 Conventional Zoning Doesn't Work

"Form-Based Zoning is the solution of the "New Urbanists" and

- San Antonio has adopted form-based zoning (FBZ):
  - ☐ South San Antonio
  - ☐ River North Neighborhood Plan

TABLE 209-12: The Private Frontage is the layer between the building and the lot line. It is important as it is providing the manner in which the building facade meets the pedestrian. The relationship between this table and Table 209-6 is diagrammed in Table 209-10.

	SECTION (LOT LINE / PRIVATE FRONTAGE / R.O.W. PUBLIC FRONTAGE)	PLAN (LOT LINE / PRIVATE FRONTAGE / R.O.W. PUBLIC FRONTAGE)		
a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.				T2 T3
b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.				T3 T4
c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.				T4 T5
d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.				T4 T5 T6

CoSA Unified Development Code.

6.3 DESIGN for Compatibility

- Design Features (Character and Integrity) must be described if they are to be required, encouraged, or excluded.
- Private Frontage (layer of space between the building and the lot line) is an example of an assemblage of design features that can be Prescribed in Form-Based Zoning.

7. Name of Next Chapter that we don't have time for this morning is : "Preserving Neighborhood Character and Integrity, or Enhancing your neighborhood in the face of redevelopment pressure"

7.1 Conclusion: To preserve and enhance our neighborhoods' respective characters we need LOCAL CONSENSUS to write prescriptions for GOOD building and city form, and encourage diverse productive activities wherever they don't offend.

North Side

Anisa Schell | Tobin Hill Community Association

Case Study: E. Mistletoe Duplexes, Tobin Hill North

These two lots had two 1940s brick duplexes on them. The lots in this part of the neighborhood are pretty deep, and parking for the four units was at the rear of the lot. The lots here are all 50 feet wide, and there is about a 25-foot set back on the surrounding single story homes. The few two-story homes in the area are on the corners and have significantly larger setbacks. There are no alleys here, so the fence line at the back of the property is shared with the homes on the next street.

There was nothing wrong with the duplexes, and they were occupied until they were purchased in 2016; however, the developer obtained a demolition permit, and cleared the lot for their infill project.

The layout they proposed is one many of us are familiar with. The developer's proposal included rezoning the lots to Infill Development Zone (IDZ), and placing six two-story houses facing a center drive. The two houses along the street would be setback only 10 feet from the property line. In Denver, they call them slot homes, and recently that city passed an ordinance that does not allow them to be built there any longer.

Our neighbors talked with the developer over the course of several months about the proposed site plan and design of the project. We took photos of other projects the developer had done and gave our feedback, hoping to find a compromise that would contribute to the neighborhood. Initially, the neighbors were very opposed to six units here. There just didn't seem to be enough room. Everyone was concerned about density and parking.

Nearly a year into the discussions with the developer, Jim Bailey of Alamo Architects reached out to the neighbors to find out our concerns. After listening to us, and considering what the developer's needs were, he offered a new design for the lots. We'll call this the Compatible Design.

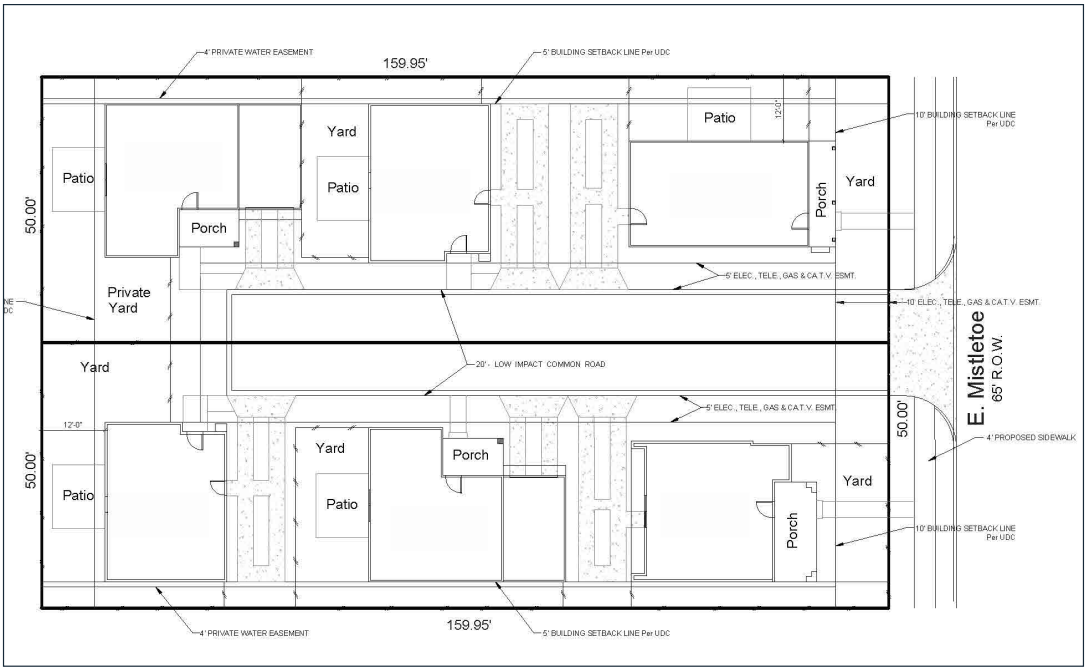
The Compatible Design still included six units, and it had the same number of square feet that the developer wanted to achieve for the project. But the Compatible Design *looked* completely different. In showing the design to the neighbors, they all had a VERY positive response. Some said it was like night and day.

The difference is that the Compatible Design is *incremental* growth. The houses in the Compatible Design retain the original setbacks. The parking is in the rear of the main houses, not out front and not attached. The design *compliments* the established development pattern on the street. The front part of the houses in The Compatible Design are single story, going up to two stories in the rear. They are at a scale that the neighborhood and street could *sustain*. The design includes two small units at the rear of the property, which could have replaced the *affordable* housing that was torn down, something that is needed in our neighborhood. **When presented with thoughtful design, the neighborhood said they would support it.**

Unfortunately, the developer didn't accept the design. They are building their proposed layout of six two-story homes, setback only 10 feet from the front property line and five feet from the sides and rear. They are nearly done with the exteriors now.

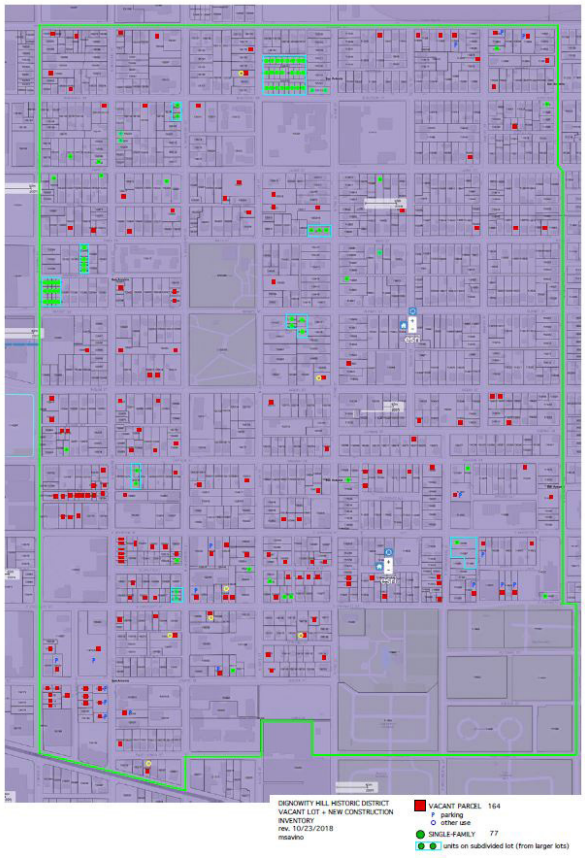
Regardless, through this process, my neighbors and I discovered that ***there is room for infill if it is designed in a way that is compatible, sustainable and affordable.***

North Side


4' PRIVATE WATER EASEMENT
159.95'
5' BUILDING SETBACK LINE Per UDC
Patio
Yard
Patio
Porch
Patio
12'-0"
10' BUILDING SETBACK LINE Per UDC
Yard
Porch
50.00'
5' ELEC., TELE., GAS & CA.T.V. ESMT.
10' ELEC., TELE., GAS & CA.T.V. ESMT.
Private Yard
Yard
20'- LOW IMPACT COMMON ROAD
5' ELEC., TELE., GAS & CA.T.V. ESMT.
E. Mistletoe
65' R.O.W.
50.00'
12'-0"
Yard
Porch
4' PROPOSED SIDEWALK
Patio
Patio
Yard
Porch
10' BUILDING SETBACK LINE Per UDC
4' PRIVATE WATER EASEMENT
159.95'
5' BUILDING SETBACK LINE Per UDC

East Side

Monica Savino | Dignowity Hill Historic District



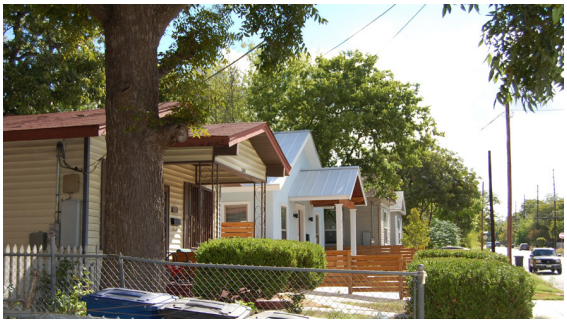
Dignowity Hill has already said yes. DH neighborhood boundaries have approximately 1200 residences and the historic district is far less with approximately 900 residences.

DHHD has long been presented as having a very high number of vacant lots for a historic district (between 170 - 200). Add to this fact, its ideal location 1 mile from downtown. Enhance with City sponsored development incentives, and you get a cocktail of feasting and rapid redevelopment. The negative socio-economic impacts have been documented. Not only are long-time, legacy residents feeling the pinch, but mid-term (10+ years), and even newcomers know that the mortgage, rents and taxes are financially unsustainable.

Since 2014, DHHD has seen 77 new single-family houses built. Some aspects of this growth are good while some of the results do not resemble the Neighborhood Plan 2009 or the OHP Design Guidelines under which they were developed.

Granted, there are some residents, builders, and others who approach the City documents in an effort to only check off boxes. Those projects are easy to identify on paper and are obvious once built. Those are the, “what happened here?” projects.

Of the 77 new SF structures built or being built since 2014, over 40% are one house on one lot or 2 houses maximum on one traditional lot. This development pattern maintains one of the distinct and prevalent characteristics of our neighborhood, and we need to continue encouraging that.



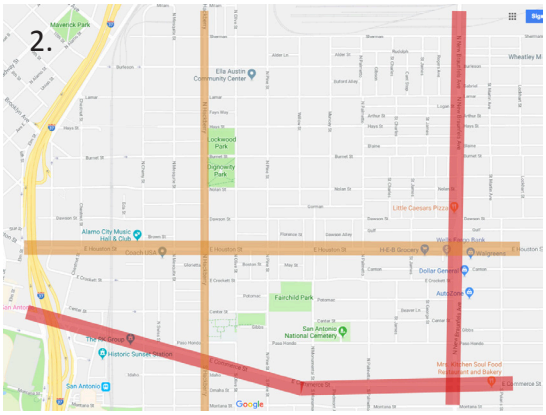
What would it take for us to say yes to change?

1. Zoning must understand and respect our historic zoning overlay and assess zoning requests in relation to that overlay. Nowhere in DH do we have 3-5 primary dwellings on a traditional size lot, and facilitating this infill pattern and all of the functional needs doesn't respect the existing pattern in most places in our HD. It actually disrupts the urban fabric. We have worked successfully with D2 and Zoning staff on rezoning to higher levels of occupancy via conditional use text without changing base zoning. While this achieves both neighborhood and applicant goals, these examples shown are not congruent with neighborhood goals.

2. CoSA must make a strong and sustained commitment to improve and grow our transit options so that the major thoroughfares and transit corridors become the most reasonable location for increased density. For DH, it's Commerce Street and North New Braunfels Ave, and Houston and Hackberry Streets.

3. The area of DH that is zoned D (downtown) and lies within the Downtown Design Guideline purview needs to be addressed differently than the CBD. The setting is very different among established low-rise structures (that won't be going away anytime soon), and any redevelopment should be genuinely "transitional" acknowledging gradual redevelopment.

4. OHP must enforce the Historic Design Guidelines in the spirit in which they were crafted and to be positive advocates for reinstating and reinforcing a responsive urban fabric. While we acknowledge that HDRC has a role in this, there are too many broad and wide inconsistencies in the project review approach. The OHP Strategic Plan (2009) acknowledged a lack of registered preservation architect on staff, and perhaps one would help standardize or unify staff's reviews.



The take-away:
Zoning – congruent with historic urban patterns
Transit – prioritize to facilitate higher densities along corridors
Downtown - create transitional zone in DH
Historic Design Guidelines – strive for consistency

We've already said yes to change, and every time we come to the table we reaffirm our commitment to making change truly congruent with our historic neighborhood.

South Side

Mrs. Terry A. Ybanez | Mission San Jose Neighborhood Association

What would it take for my neighborhood to yes to change?

Mission San Jose Neighborhood Association (MSJNA) has dealt with developers who wanted to build low income housing next to an already saturated area of low income apartments within our neighborhood boundary. We have defeated 5 attempts to building apartments: one on Mission Road and Huizar St., 3 at the Mission Drive In (now the Mission Marquee Plaza) and the 5th on the L & H property across the street from Mission San Jose Visitors Center. The consensus of the neighborhood was no more apartments and yes to developing a cultural center at Mission Marquee Plaza. Through the vision of past MSJNA presidents and Councilmen we now have a cultural park that serves the southside. The library, Mission Marquee movie screen, the community garden and the YMCA enrich our neighborhood and all the neighborhoods of the southside.

We have experienced change with the World Heritage Designation of our beautiful Missions. Upgrades of infrastructure, signage, roads, and care of green space are just a few of the changes but there is still much more to repair or develop. Our neighborhood will say yes to change if Roosevelt Ave. gets beautified, if drainage problems get resolved, if residents do not get displaced or out priced of their homes, if housing is built for mid-income families, if small business are prioritized over chain businesses and if we could have less crime. Residents in our neighborhood must be at the table with the policy makers before the change happens.

Mission San Jose is the center of our community and we are adamant in protecting it and the green space around it. Both enrich our neighborhood with culture and history. We will say yes to change if it protects our Missions from inappropriate development. That is why as a neighborhood leader I advocate for association members to learn about our neighborhood history, the legacy families, the small businesses, the issues that might get resolved with great ideas and all the great resources we have right at our door. Change has not occurred yet in the manner it is happening in other neighborhoods like Dignowity and Tobin Hill, but it is coming and that is why now, more than ever, my neighbors and I must be involved and learn how to get it right and how to motivate our policy makers to get it right.

MSJNA Mission Statement

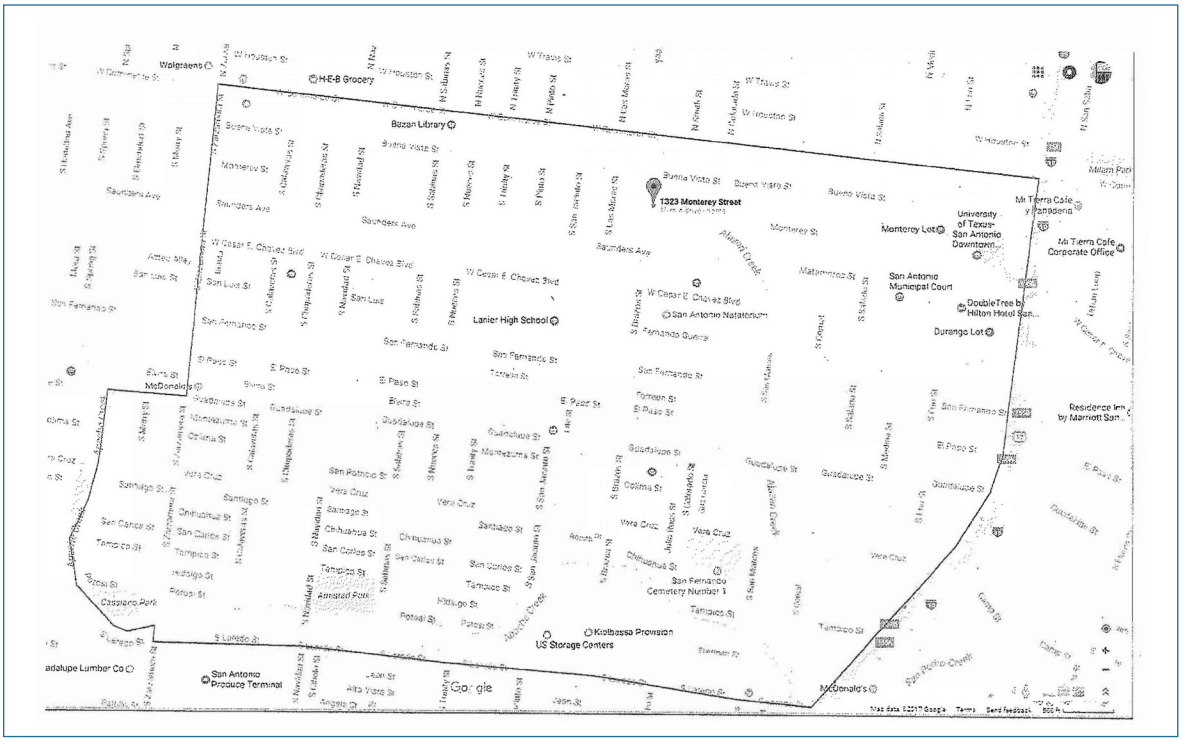
We exist to foster a network of neighbors through hospitality, sharing information, working towards positive solutions on neighborhood issues, protecting our cultural history, and nurturing involvement.

West Side

Amelia Valdez, President | Historic Westside Neighborhood Association

Case Study - West

The Historic Westside Residents Association was formed three years ago by neighbors on the west side. Our area is quite large.



Our incomes and home values are below the average for the City of San Antonio.

DEMOGRAPHIC STATISTICS - U.S Census 2018

Population: 8,531

94.8% Hispanic

Average family size 3.66

Median Income $23.214

Average Income $32.883

Median Home Value $68.716

Average Home Value $100.546

We now have about 140 members that we reach through our regular block walking and phone banking systems. We have two major concerns – increasing the density of our single family neighborhoods and the increased price of housing that is being built. We have set up a zoning committee that attends City meetings to express these concerns and meet with developers. We are getting more cases all the time.

The property located at 1201 Montezuma is an example. A developer bought the property, so the renter had to move out. The developer was rezoning the property, and we objected. We had understood that we were going to meet with the developer about the house, but it was demolished two days later. The neighbors were very upset.

West Side

Wrong phone number on the rezoning sign causing concerns resident delays.

Mariano resident and a veteran commented concerns about why this is going on in our neighborhoods. He was outraged and upset how the city is disrespecting our historical neighborhoods.

QUESTIONS & RESPONSES

1 QUESTION NO. 1 - What is the single most important thing that you want to keep in your neighborhood?

TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6
Character Affordability Legacy families	Maintaining character, stabilizing residents (displacement) - not wanting large-scale development	Preserve historic form of N, as well as historic integrity of individual homes – trees, sidewalks, set-backs Preserve 'human' character of N – owners, renters, small businesses	More residents involved in City services	Character and context - reuse of storefront - architectural integrity	Retain physical and social character of the neighborhood

SUMMARY - Retain the physical and economic-social character of the neighborhood

Individual Responses

- Protect single family housing and quaint 'historic-ness' character – Edwina Scinta
- Character – Cosima Colvin
- Single-family housing and historic character – Paul Kinnison
- Local commercial – reuse old stores – Alejandro Soto
- Character varies throughout neighborhoods, some neighborhood character is eclectic – observation at one table
- Sense of human scale in buildings and spaces: diversity in housing, people, etc. – Monica Savino
- Keep affordability and multi-generational connections – important parts of neighborhood character – observation at another table
- The character of the housing, the people who live there – Paul Starnes
- The quaint feeling, control over density in single-family neighborhoods - Luis Montejano
- Need to fix land use issues; keep it neighborly and affordable for home ownership and developers; community needs to work together – Anne Englert
- Single-family homes and affordability – Liz Trainor
- We support development that is sensible, sensitive and sustains the future of the neighborhood – Tony Garcia
- Single-family housing in keeping with the style of the neighborhood – Rowena Rodgers
- Keep continuity in style – multi-family units don't look right in older neighborhoods. Maintain architectural integrity. Use of mixed-income design housing. Like having a good neighborhood association. Like neighborhood conservation districts. Keep long-term residents. Green spaces and successful small businesses important. Address vacant lots. Excited about changes that are happening due to World Heritage designation People might not be aware that they have MF33-zoning. – unsigned
- Not many rentals, maverick family homes and land to stay as is – Michele Zapata
- We want to keep our Neighborhood Conservation District status so we can have a say in how our neighborhood develops – Mike Phillips

- Keeping our current neighbors in our neighborhood and inviting new neighbors. Protecting Mission San Jose and green space – Terry Ybanez
- 'Sense of Community' – I want to know my neighbors and work together with them for the common good. Affordability, process, community, compatibility are important – Madeline Guyer
- Single-family homes at affordable prices – Joan Carabin
- A sense of connectedness or 'family' – Tommy Adkisson
- Preserve the character of older homes in our community. Develop a criteria and list what it takes to demolish a historical home and who has the final say. Have applicant meet with the neighborhood association beforehand. Keep communications open with all – Rose Hill
- Maintain character and integrity – Kathy Bailey
- Character of neighborhood/ cultural context – Gemma Kennedy
- The long-term residents – Sarah Gould
- Family together – legacy. Affordable housing. Family-owned store fronts. City improvements – Amelia Valdez
- Family. Historical. Multigenerational legacy. Affordable housing – Natalie Guerrera
- Legacy families – can they afford it – unsigned
- Preserve the current 'historic' architectural character, single-family lot living space – Denise Homer
- Continuity in style. Don't want what happened in Beacon Hill, with high density parking lot adjacent to houses – Camille Brigant
- Keep the architectural integrity and designs of the neighborhood – Enid Barrios
- Thru traffic. Protection of edges – Paul Kinnison
- Discrepancy between our neighborhood plan and existing zoning – Cosima Colvan

2 QUESTION NO. 2 - What is the single most important thing that you want to change in your neighborhood?

TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6
Make sure City provides good services	Align land use & zoning regarding traffic issues (through speed)	Public/private partnerships that increase livability	- Improve infrastructure - improve transit - neighborhood/ resident empowerment in redevelopment	Businesses not maintaining their properties and future of undeveloped lots (Mixed income housing)	Modify zoning & other regulating documents to align with N preservation goals. Encourage well-scaled, incremental growth, C and R, for walkable communities. * Perception that there is little or no value in the unique architectural/cultural landscapes of working class neighborhoods

SUMMARY - Align City regulations and services to be more compatible with desire for maintaining neighborhood character

Individual Responses

- Add landscapes to commercial sections, such as pots – Enid Barrios
- Zoning for bars & restaurants. The restaurants close at 2 p.m. – Camille Brigant
- Having the developers and city government work against neighborhood, with pushing new variances and zoning for higher density development – Denise Homer
- No strip malls in the neighborhood. Improved transportation and road infrastructure – unsigned
- Poverty. Crime. Drug use. Homeless. Transportation – Natalie Guerrera
- Developers from coming in. Demolitions. Displacement. Community meetings – Amelia Valdez
- The perception that there is little or no value in the unique architectural & cultural landscapes of working class neighborhoods – Sarah Gould
- Zoning. Part of Brackenridge Park – Gemma Kennedy
- Infill development that is out of character with the neighborhood – Kathy Bailey
- Vacant lots that have been vacant for 30 years and cost of lots being sold. Working with or against a developer to compromise and hold them accountable from start to finish – Rose Hill
- Substance and processes to deal with neglect by the City of aging and older neighborhoods on a range of issues – Tommy Adkisson
- 16 vacant properties in my neighborhood. Division of the nine streets south of Carolina from the rest of the neighborhood – Joan Carabin
- I think we would be assisted (all residents and visitors) by great public transportation and 'nice' parking for bicycles and scooters. I would like fewer cars and more walkability (excellent walkability) – Madeline Guyer
  People might not be aware that they have MF33-zoning. – unsigned

- Not many rentals, maverick family homes and land to stay as is – Michele Zapata
- We want to keep our Neighborhood Conservation District status so we can have a say in how our neighborhood develops – Mike Phillips
- Beautifying Roosevelt Avenue and developing new small businesses on vacant lots – Terry Ybaniz
- We want more of a say in deciding how undeveloped commercial land on the edge of the neighborhood is developed – Mike Phillips
- Businesses around neighborhood look raunchy. Empty lot on Fredericksburg across from Jim's at Crossroads Mall – Michele Zapata
- Improve appearances of business near Babcock and Hillcrest. Worried about vacant lots and homeless – unsigned
- We need improved infrastructure, such as sidewalks, streets, street lighting, public park improvements. Development. Preserve and protect residential zoning – Tony Garcia
- Street parking . Taxes may push people out of their homes. Zoning changes. Transportation is vital in all communities. Code enforcement in older areas is minimal – Liz Trainor
- Crime – narc, vice & human trafficking. Public/private partnerships – Anne Englert
- The empty lots where people loiter. Neighborhood street clean up (Beautification Committee) – Luis Montejano
- Street improvements. Sidewalks – Paula Starnes
- Cleaner streets, upkeep of public areas, code compliance. Community involvement. Public/private partnerships in activities that increase livability. Decrease crime and homelessness – ideas from Table 1
- Lack of commercial activity. Renovate strip malls. Social ills – ideas from Table 4
- Transit options, including frequency and facilities – Monica Savinto
- Localize historic district (break up mega HPHD). Walk and bike improvements – Alejandro Soto
- Public/private partnerships in activities that increase livability. Cleaner streets. Code compliance. Upkeep of public areas. Decrease crime and homelessness. Community involvement. Ideas from Table 1.
- Add parking facilities. Zoning: D-101, MF in old commercial zones/ change plan & zoning to be compatible/ zoning to reflect neighborhood preservation goals. Modify zoning and other regulatory documents to be in alignment with preservation goals. Walkable businesses. Healhy commercial growth. Value in architectural design. Perception that there is no or little value in the unique architectural and cultural landscapes of working class neighborhoods. Preserve Cultural heritage. Preserve the human character. - ideas from Table 5.
- Indiscriminate development by unscrupulous developers. / Discrepancy between neighborhood plan and existing zoning./ Update to land use plan happens with planning team, an 'arms-length' process. / The part is swallowing the whole. Historic District goes into other neighborhoods. Should be split to align with neighborhood association boundaries. "Mega-District' leads to confusion./ Thru traffic speed./ Protection of edges, commercial encroachment 'creep'. Consequences of expansion of institutions – ideas from Table 6

3 QUESTION NO. 3 - What is the single most important issue that your neighborhood is facing?

TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6
Improve transportation – walkability, mass transit, bicycles and scooters	Consequences of incompatible infill development - unpermitted construction - edges/ encroachment	Need for development that is sensible, sensible, sustains the future of the neighborhood (i.e. affordability, etc.) and its residential zoning.	Displacement -communication breakdown between COSA and residents (need transparency of process) -incompatible, low quality, overpriced infill and historic house flips	Flippers -infrastructure -predatory purchasing	- Transparency, predictability, accountability in development process - Displacement & cost - burdening through increased property values - Insufficient transportation planning & infrastructure to adequately serve growth - change in neighborhood character due to commercial & institutional intrusion.

SUMMARY - Incompatible infill development

Individual Responses

- Indiscriminate building by unscrupulous developers. Thru-traffic speed. Incompatible design and density in wrong places. What's brewing in the neighborhood. Land use and neighborhood association plant existing rules. Align land use and zoning. – Edwina Scinta
- Consequences of infill development (incompatible design, density in the wrong places, rising property taxes) – Cosima Colvan
- Not following design guidelines – Paul Kinnison
- Too calm before the storm? Public transit access. Unpermitted construction – Alejandro Soto
- Rapid, poor quality, un-designed, reckless, over-priced infill. Historic house flips – Monica Savinto
- New construction, poor development that doesn't fit in with the current housing. Higher property taxes – Paula Starnes
- Property taxes – Luis Montejano
- Now crime – narc, human trafficking, homelessness – Anne Englert
- Keeping homes presentable – Liz Trainor
- Intrusion of institutional and commercial rezoning into residential zoning – protect residential zoning – Tony Garcia
- Homeless people. Code compliance (parking on grass) – Rowena Rodgers
- Improve some businesses in my neighborhood, so they look 'nicer'. Homeless folks on the streets, but they can't be forced into a shelter. Worried about undeveloped lots. – unsigned

- Water hydrants and lines in neighborhood keep bursing. Trailer park around Fredericksburg and Gentleman is trashy. – Michele Zapata
- We have an IDEA Charter School on a residential street that plans to grow from 300 students to 1,200 students – Mike Phillips
- Infrastructure and crime – Terry Ybanez
- We need civil dialogue. King William has divisiveness and discord regarding our bed & breakfasts, as well as other issues. There is some polarization and hostility among the neighbors and the membership which is harmful to the general well-being. There is wild, factless gossip. – resident
- New "move ins" who are passive, inactive "non-joiners – Joan Carabin
- Upkeep of homes, streets, curbs, sidewalks; greater involvement of neighborhoods and a better educated neighborhood – Tommy Adkisson
- Vacant lots that have been vacant for 30 years and cost of lots being sold. Working with or against a developer to hold them accountable from start to finish. – Rose Hill
- Infill development. Loss of existing housing due to owner not being able to afford repairs on structure and/or property taxes. – Kathy Bailey
- Inappropriate zoning. Need more transparency between Office of Historic Preservation conceptual plans and Dept. of Development Services, which may impact these plans. Gemma Kennedy
- Land speculators – Sarah Gould
- Empty lots. Demolitions. Flippers. No communication between Office of Historic Preservation and Historic Design & Review Commission. – Amelia Valdez
- Development. Displacement. Homelessness. Empty Lots. Poverty. Crime. Drugs. – Natalie Guerrera
- Displacing current residents for new building projects – unsigned
- Higher density. Modern development. Higher "land" tax – which displaces current owners. – Denise Homer
- Flippers causing property taxes to rise. Flippers pushing out generations of people. They don't report cash off market sales, so Bexar Appraisal District only sees post flip sales. – Camille Brigant
- Too many flippers – Enid Barrios
- Loss of neighbors when short term rentals displace. Cost burden due to value increase. Land Spedu
- Protecting residential zoning to ensure housing. Incompatible building development. Need for development that is sensible and sustains the future of the neighborhood and its affordability. Table 1
- West side: Resources for affordability, in crisis, generational transition. Way to fight displacement, empty lots, bad flippers. Crime, poverty affordability. Hold City offices accountable, transparent. Community breakdown – displacement. Government Hill: Land value, taxes, going up too fast. Equalize incentives for new development vs. improving existing development (tax increases vs. homeowner. Improvement, but developers get a quick buck. Preserve legacy families) Discussion at Table 4.
- Loss of neighbors thru short-term rentals. Cost burden due to value increase. Land Speculation. Increased property valuation. Greater transparency thru development process. End product not matching concept plans. Better transit options to match infrastructure. Preserve residential. Insufficient transit options. Transportation planning and infrastructure. Change of neighborhood character due to commercial encroachment. Institutional encroachment into neighborhoods. Need impact studies before approving further encroachment. Dignowity Hill: bad flipprs of historic homes. Quick, cheap development – discussion at Table 5.
- Too calm. Not having the problems of other neighborhoods … yet. Waiting for other shoe to drop. / Unpermitted construction, Board of Adjustment. / Consequences of infill. Property taxes rising, incompatible design, density in wrong places./ MF-33 zoning in medium density category. Incompatible zoning./ Unpermitted construction and not following design guidelines. Weekend construction. Not enough inspectors. Fines not enough to discourage. – Discussion at Table 6

NOTES BY SOME PARTICIPANTS ON WHAT WOULD HELP THEM SAY 'YES' TO CHANGES IN THEIR NEIGHBORHOODS

- (1) Neighborhood engagement and input in the planning and permitting processes. (2) Review and update of our existing neighborhood plan to guide us into the future. (3) Commitment by the City to view neighborhoods as a 'stakeholder' and valuable 'customer' of the City Planning and Development Services Departments. (4) City incentives to small developers to build 'missing middle' housing and a support system to bring small developers and neighborhood associations together in a collaborative process. – Cosima Colvan
- (1) Home rule for historic district neighborhoods. Keep historic districts at manageable size (split Monticello Park Historic District along neighborhood association boundaries (Monticello Park, Jefferson, Woodlawn Lake) for local voices input. (2) Make new use of old buildings, especially commercial, to serve neighborhood. (3) Minimize City-granted exceptions and variances, defer to neighborhood con-cerns. - Alejandro Soto.
- Deal with traffic issues. - Paul Kinnison
- Better design to deal with density. - Edwina Scinta
- (1) Ask City to work closely with the neighborhoods on zoning issues and new development. (2) Don't allow new construction that doesn't fit in with the character of the neighborhood. (3) Affordable housing needs to be included. - Paula Starnes
- (1) Proper architectural value to the neighborhood - beautiful design. (2) More care and pro-activity from developers - builders that care. (3) Neighborhood beautification from developers - emphasis on landscaping and better street scapes. - Luis Montejano
- (1) Taxes may push people out of homes. (2) Zoning changes. (3) Transportation is vital in all communities. (4) Code enforcement in older areas is minimal. – Liz Trainer
- (1) Support sensible, sensitive development that sustains older neighborhoods. (2) Preserve and protect residential zoning. (3) Improve infrastructure like sidewalks, street lighting, parks through publc/private engagement. – Tony Garcia
- (1) Must have independent impact study in place before large-scale development is approved. (2) Must hold community engagement meetings before large-scale development is approved. Need City funding to assist long-term residents with critical repairs that maintain the neighborhood character. – Sarah Gould
- Stop displacement and demolition on the Westside. – Amelia Valdez

FLIPCHARTS OF TABLE RESPONSES

1. Character
    - Affordability
    - Legacy Families
2. Improve infrastructure
    - Improve transit
    - Neighborhood/ resident empowerment in redevelopment
3. Displacement
    - Communication breakdown between COSA & residents (need transparency of process)
    - Incompatible, low quality, overpriced infill & historic house flips

1. Maintaining character of neighborhood
    - Stabilizing residents (displacement)
    - Not wanting large scale development
2. Businesses not maintaining properties
    - Future of undeveloped lots (mixed income housing)
3. Flippers
    - Infrastructure
    - Predatory purchasing
    - Protecting MISSION & Green Space

SAVE

- Preserve Historic form of neighborhoods, as well as historic integrity of individual homes
- Trees, sidewalks, setbacks
- Preserve “human” character of neighborhoods

CHANGE

- Modify zoning & other regulating documents to be in alignment with neighborhood preservation goals
- Encourage well scale, incremental growth, Commercial & Residential for walkable communities
- The perception that there is little or no value in the unique architectural & cultural landscapes of working class neighborhoods.

ISSUES

- Transparency, predictability, accountability in development process
- Displacement & cost – burdening through increased property values
- Insufficient transportation planning & infrastructure to adequately serve growth
- Change in neighborhood character due to commercial & institutional intrusion

More residents involved in neighborhood issues

Make sure city gets good services

Improve transportation -walkability, mass transit, bicycles & scooters

Communication process

- How does the city and neighborhoods communicate with each other?
- How do you bring developers in to meet with the neighborhood in a positive way – compromise
- Get new people moving in to your association
- Civil discourse for positive change

1. Character & context
   - Reuse of storefront
   - Architectural Integrity
2. Align land use & zoning traffic issues (through speed)
3. Consequences of incompatible infill development
   - Unpermitted construction
   - Edges/encroachment

1. Retain Character
   - People want to keep the physical character of the neighborhood, as well as the social character
2. Public/private partnerships that increase livability
3. Need for development that is sensible, sensitive, sustains the future of the neighborhood (i.e. affordability, etc.) and its residential zoning
4. Keep affordability possible in neighborhoods