



Comprehensive Plan Committee

SA Tomorrow Implementation- Brooks Area Regional Center Plan

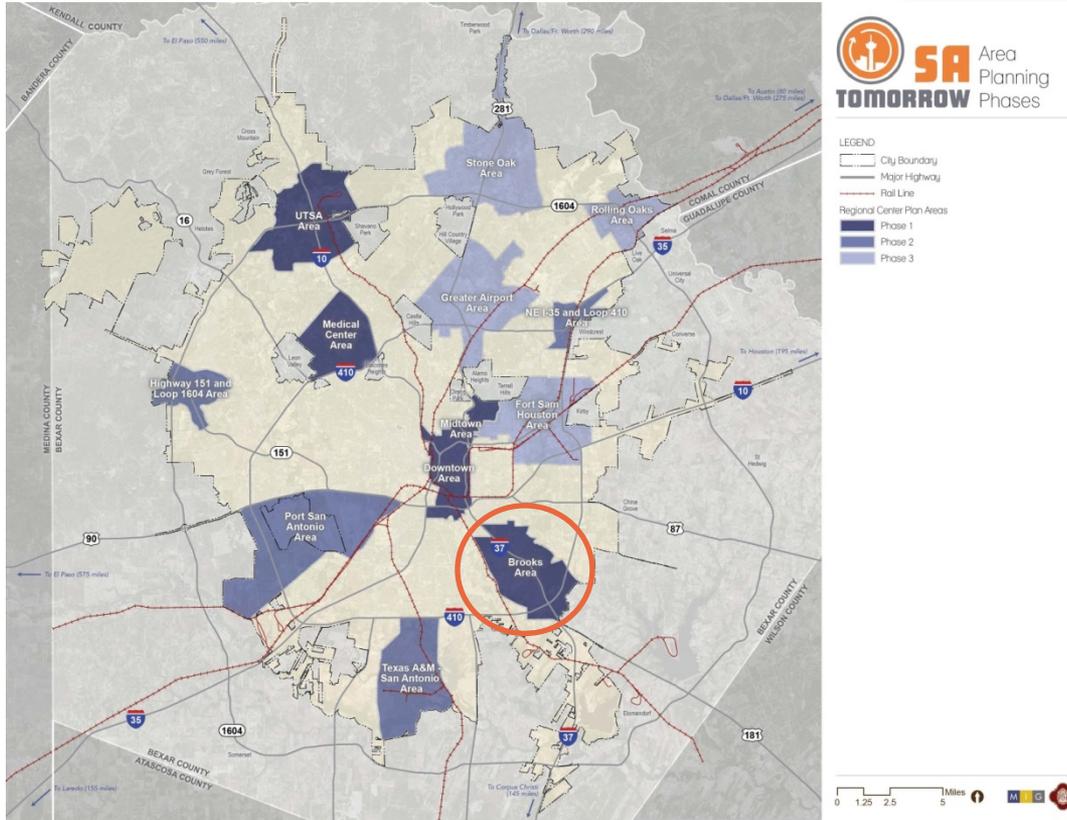
Bridgett White, AICP
Director, Planning Department

February 20, 2019



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SA Tomorrow Comprehensive Plan

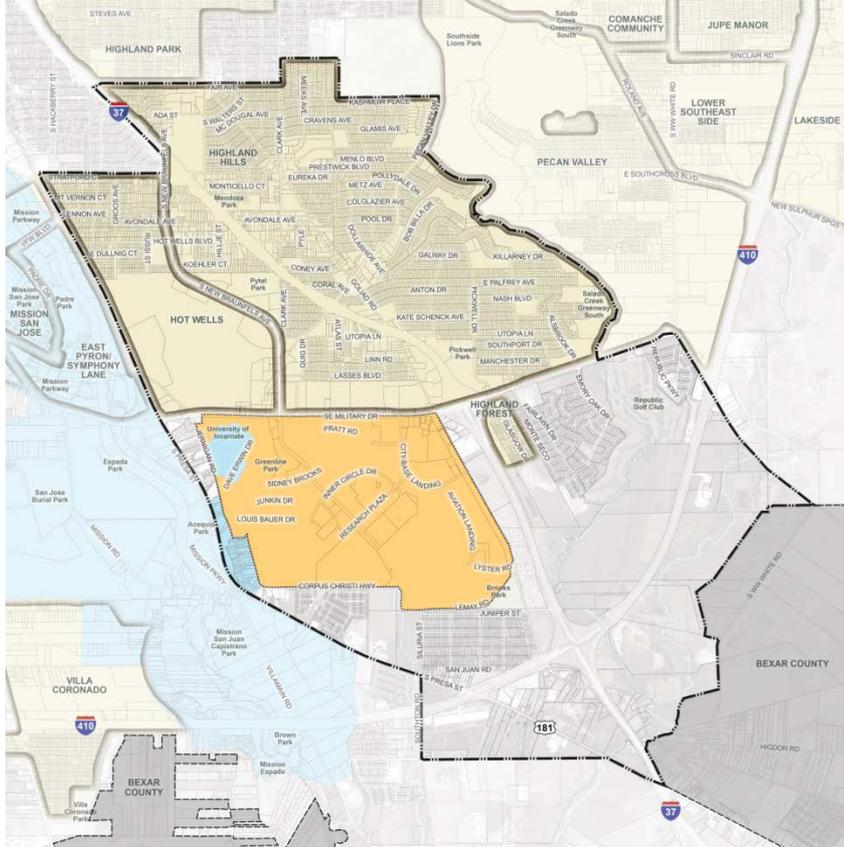


- **Regional Centers**
 - Key building block of San Antonio's future
 - 13 identified in the Comprehensive Plan
 - Major Employment Centers
 - 15,000 jobs

Brooks Area Regional Center



The Brooks Area




SA Brooks Regional Center Area
TOMORROW

DISTRICTS

LEGEND

- Brooks Regional Center Area Boundary
- City Boundary
- Parcels
- Neighborhood Association
- Historic District
- Brooks City Base Boundary



Brooks



SouthSA Chamber
Our Side Matters

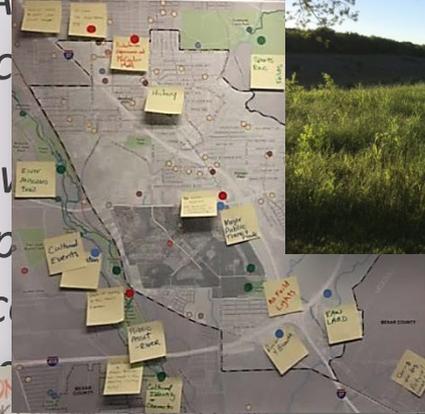
Outreach and Engagement (page 2)

- 9 Planning Team Meetings
- 4 Community Meetings
- 109 Community Events and Gatherings
 - Intercept events
 - Neighborhood Association meetings
 - Brooks Development Authority meetings
 - Other Agency and City Department meetings
- Social Media



Vision and Goals (pages 10 - 11)

- In 2040, the Brooks Area Regional Center is a friendly, engaged, and educated family. The Brooks Area is strong together not only in times of crisis, but also in times of opportunity.
- Attachment, Access, Authenticity & Accountability
- Its evolution will be a leading example of how a community can be environmentally-responsible practices present in the Southside, no longer born of necessity but a choice.
- Competence, Collaboration & Collective Resilience
- Prioritize Parks, Public Health & Preservation of Green
- Improve both day-to-day and long-term quality-of-life for the community.



SA TOWN BROOKS

ASSETS

- EST N HOODS
- HISTORY
- CDC OFFICES
- NEW HOTELS
- SCOP
- ACEQUILA
- MISSION HOSPITAL HWY 57
- UVM MEDICAL
- PRE 24/54
- BANGOR 9
- HOT WELLS
- MISIONES/ REACH/ RIVER
- REPUBLIC GOLF COURSE
- NEW BUSINESSES
- M. CELESTO
- MILITARY
- RCB
- LOOP 13
- CHARTER SCHOOLS
- UNV HEALTH CLINIC
- GREEN SPACE
- SASTON HOSP
- ENTERTAINMENT
- ICE HOUSES, S. PRA

CHALLENGES

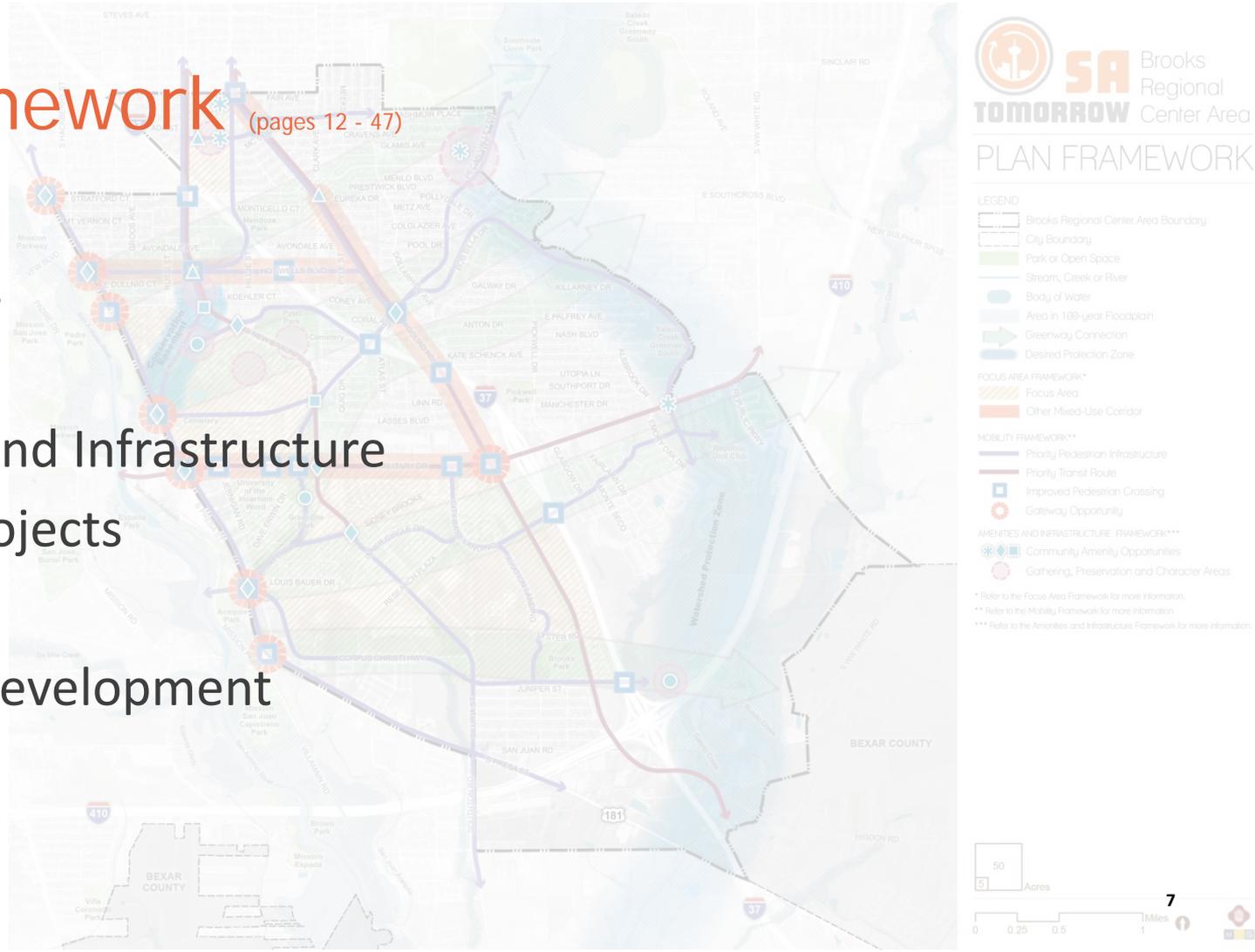
- TRANSFORMATION
- SPOKANS
- LOOP DEPENDENT
- DRAINAGE
- MAINTENANCE
- AFFORDABLE RESID?
- WORKFORCE - QUALITY
- HOUSING
- MISTRUST OF CITY
- LACK OF CONCRETE SUPPORT
- LEASING
- LACK OF INFRASTRUCTURE
- RAILWAY NETWORK
- TRAFFIC PATTERNS
- FINANCING DEVT
- MARKET OVER
- REPUTATION
- INDUSTRIAL NEAR
- RESIDENTIAL
- CRIME
- NO GROWTH ATTRACTION
- GROWTH RATE - MOUNT

OPPORTUNITIES

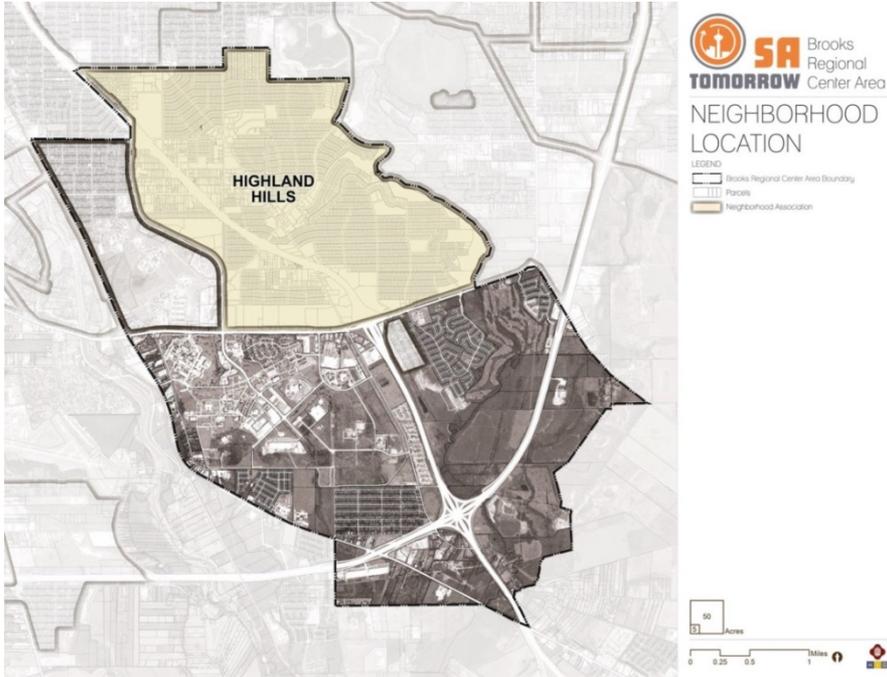
- CULTURALLY SENSITIVE
- COMMUNITY BRANCHING?
- MISSION REACH ELDERLY
- HOT TAX CAPTURE
- TRIZ EXTENSION
- WHERE'S THE MONEY?
- ATTRACTING 50K JOBS
- IMPROVE EDUCATION OFF
- NEW WITH SD
- NEW SUBURBANIZATION
- REINTEGRATE OLDER HOMES
- HIGH QUALITY HOUSING
- OUTREACH
- COLLEGIATE
- CAREERS
- PTA MEETING
- RESIDENTS
- SOCIAL MEDIA
- LOCAL BUSINESSES
- MIDDLE EMPLOYERS
- HES. INTERCEPT
- COMMUNITY EVENTS
- GAMES THEM
- DEDICATED FB PAGE
- BLOCK WALK
- MAIL
- SIGNAGE
- BANNERS
- TOWN WALK

Plan Framework (pages 12 - 47)

- Land Use
- Focus Areas
- Mobility
- Amenities and Infrastructure
- Catalytic Projects
- Housing
- Economic Development



Neighborhood Profiles & Priorities (page 48 - 64)



	Priority from Previous Neighborhood Plan	Aligns with Sub-Area Plan Recommendation	Shared with other Brooks Area Neighborhoods
Priority Examples			
Trails and Connectivity Connect Highland Hills to other destinations such as Brooks, the Missions, and Salado Creek through a trail network that utilizes conservation easements, natural creek and greenways, and a more complete sidewalk network.	X	X	
Community Reinvestment Reinvest in underutilized and vacant parcels such as homes in disrepair or empty commercial lots to bring investment into the community and improve the appearance.	X	X	
Home Rehabilitation Rehabilitate deteriorated houses and other buildings. Expand and leverage programs through various sources including non-profits and city programs to assist homeowners and business owners. Continue consistent code enforcement.	X	X	X
Sidewalk and Curb Reconstruction Sidewalk and curb construction are needed to help alleviate flooding concerns and create a safer and more comfortable walking environment for all user. Areas near schools, parks, libraries, community facilities, and churches should be prioritized.	X	X	X

Implementation (pages 65 - 78)

Recommendation and Strategy Examples		Strategy Type		
		<i>Regulatory and Policy</i>	<i>Partnerships</i>	<i>Investments</i>
Land Use Recommendation # 3	Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form.			
Strategy 3.2	Revise the Transit-Oriented Development (TOD) Special District in accordance with the recommendations made in Chapter 4 of the SA Corridors Transit-Supportive Land Use Framework to incentivize use of the district in support of denser, compact walkable areas around VIA transit stations	X		
Focus Area Recommendation #4	Balance development and investment in Focus Areas with protection and enhancements of open spaces, including parks, natural resources and other sensitive areas.			
Strategy 4.1	Enhance and expand public parks and open spaces, targeting underserved areas within the Brooks Area.	X		X
Catalytic Projects Recommendation #2	Develop a corridor revitalization plan for Goliad Road between Fair Avenue and SE Military Drive.			
Strategy 2.1	Identify priorities for the revitalization plan. (Shape scope with stakeholder input; Consult on NEC lessons learned; and Identify “quick wins”)	X	X	

Adoption Process



Staff Recommendation

Staff recommends that the Comprehensive Plan Committee forward the Brooks Area Regional Center Plan to the Planning Commission for formal consideration.



SA TOMORROW SUB-AREA PLANNING:
BROOKS AREA REGIONAL CENTER PLAN

THIS IS A PROPOSED DRAFT SUBJECT TO COMMUNITY INPUT, LEGAL AND ADMINISTRATIVE REVIEW AND WILL BE REPLACED BY THE FINAL PLAN ADOPTED BY THE CITY COUNCIL.

Administrative Draft: January 30, 2019



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