

SAINT PAUL GATEWAY DISTRICT DEVELOPMENT PLAN

The following are excerpts taken from the Saint Paul Gateway District Development Plan that are related to the Eastside Reinvestment Plan.

Reconnecting with the City

The key to the revitalization efforts for the St. Paul Gateway District is its proximity to downtown and the potential to reconnect the district with downtown.

- Reconnect the St. Paul Gateway District with the CBD
- Tourism attractions in the district should be incorporated into a citywide system of attractions
- Create a “gateway” entry into the district along East Commerce Street
- Enhance public transportation to encourage east/west movement
- Rehabilitate the Hays Street Bridge

Humanizing the Corridor

Humanizing the corridor is to make attractive streetscapes that people want to visit and interact in. Streets need to be at the human scale of a pedestrian and support a sense of community by reflecting the physical, cultural and social context of the neighborhood.

- Convert East Commerce Street to accommodate two-way traffic
- Redesign East Commerce Street to enhance and support a pedestrian environment
- Incorporate urban design details that tell a unique “San Antonio story”
- Live/work model of ground-floor commercial space below upper-level residential units
- Encourage development of a mix of retail, residential, cultural, and institutional uses east of the Holiday Inn Express.
- Retain and strengthen the historic and current pattern of single-family homes as an important characteristic of the neighborhood
- Focus residential revitalization strategies on achieving a mixed-income community

Investing in the District

Investment in the district should be a committed and collaborative effort between city officials and community stakeholders.

- Develop an investment strategy
- Support coalitions among stakeholders, neighborhood associations, churches, businesses, and cultural interests.
- Reclassify areas currently zoned for light industry as mixed use
- Rezone the area to encourage more compatible land uses

Establishing a New Focus and a New Identity

The image for the area must be carefully crafted in order to support a new identity and focus for the district.

- Establish a mixed-use, high-density development corridor between IH-37 and the railroad tracks
- Utilize incentive zoning measures targeted at two key redevelopment areas

- along the East Commerce corridor and in the mixed-use corridor
- Build upon the district’s historic strength as a single-family residential neighborhood to help create a mixed-income community
- Establish an emerging industries center to better capture growing biomedical and information technology clusters from across the city.
- Build on the community’s existing assets

BASE REALIGNMENT AND CLOSURE (BRAC) GROWTH MANAGEMENT PLAN

The following are excerpts from the BRAC Growth Management Plan that contribute the goals of the Eastside Reinvestment Plan.

Policy Recommendations

The plan calls for policy recommendations that will assist in the redevelopment efforts. The BRAC Growth Management Plan outlines the following policy recommendations:

- City of San Antonio take back lots and structures that are delinquent in taxes and sell them to people to restore or rehabilitate at a discounted rate
- Assist owners to list significant structures on a Local or National Historic Register
- Create funding for residents similar to the proposed Historic Homeowners Assistance Act where twenty percent of qualified rehabilitation expenditures are credited against a home-owner’s federal income tax liability up to \$40,000
- Assist residents with applications for the programs for which they already qualify

Neighborhood Intervention

The community redevelopment efforts should create a living and working environment that is attractive and able to retain a quality workforce. Housing must have the following characteristics: safe, attractive and reasonably priced; accessible to excellent schools and nearby amenities resources. The neighborhood must also present an attractive walkable alternative living area with a variety of housing choices.

- Improve existing homes
 - » Provide an opportunity for homeowners to participate on a voluntary basis
 - » Provide grants or contract assistance for property improvements
 - » Provide access to experts such as architects, plumbers, etc.
 - » Help with meeting building permit and code requirements
- Infill housing
 - » Provide an opportunity for prospective homeowners to participate on a voluntary basis
 - » Work through pre-qualified small business homebuilders
 - » Provide access to experts such as architects, plumbers, etc.
 - » Help with meeting building permit and code requirements
- Encourage multi-use properties to meet needs and provide amenities
 - » Locate such developments in areas that are compatible with the community character

- » Provide incentives to ensure that the development achieves public goals
- Discourage the location of large regional shopping centers or other such traffic generators, in favor of commercial development scaled to the needs of the nearby markets in order to avoid burdening a limited capacity transportation network with the large numbers of trips that a regional shopping center or “Big Box” retail establishment would generate.

Transportation Improvements

Upgrade and design enhancements from Commerce north to the post.

- Open the existing Pine Street through the two western “panhandles” of the post
- Designate Sherman for through traffic away from Burnet and Burleson

Policing

The plan recommended at least 15 additional officers to:

- Cooperate with city officials on code enforcement personnel
- Work with other city, county and military officials on inter-agency information exchange and development and implementation of policies which deter crime and apprehend criminals
- Establish a program for cooperating with businesses in the area
- Cooperate with commercial businesses to put lighting and security cameras in businesses and other establishments

Target Development Industries (TDIs)

Target Development Industries to grow and locate in areas near the post. The TDIs include:

- Health Care
- Health Care Education
- Communications
- Intelligence
- Security
- Technology

STRATEGIC HISTORIC PRESERVATION PLAN

The Strategic Historic Preservation Plan is organized according to six categories: Planning, Zoning, Economic Development, Economic Development, Historic Resources, Incentives, and Education and Advocacy

Planning

The neighborhood and community planning process must continue to incorporate preservation elements into its plans. The planning process may go further by:

- Creating one set of goals and objectives that become the City’s official vision and policies for historic preservation;
- Incorporating historic preservation elements in all citywide, district, and neighborhood planning initiatives;
- Promoting preservation as a “green” and sustainable planning and development approach; and

- Plan for the future of key historic areas of the City.

Zoning

There are recommendations to strengthen the Historic Design and Review Commission's (HDRC) procedures and the Unified Development Code (UDC) in relation to historic preservation. Consolidated and design guidelines may assist the HDRC, neighborhood groups, property owners, developers, and designers to make more effective decisions regarding improvements to historic buildings and new infill development in historic districts. The following are recommendations for improvement:

- Revise and consolidate all related rules and regulations within the UDC
- Consolidate and create standard design guidelines
- Ensure zoning in neighborhoods and commercial districts promotes the preservation of and reuse of historic resources.

Economic Development

Change the view on historic preservation as a negative to development into a positive growth strategy for revitalizing the historic fabric of the City from downtown to outlying neighborhoods and commercial districts. Historic preservation already plays a significant role in the City's vibrant tourism economy.

- Consider preservation actions as integral components of existing and potential business district and neighborhood revitalization programs through expanding the Neighborhood Commercial Revitalization Program and implementing reinvestment plans as part of neighborhood plans
- Create preservation initiatives that facilitate rehabilitation and adaptive use of historic resources, revitalization of neighborhoods and commercial districts, and creation of new jobs and small businesses

Rehabilitation Incentives

The two primary goals for rehabilitation incentive strategies are to increase the effectiveness of existing incentives and to create others that can facilitate historic preservation, economic development and neighborhood revitalization objectives. A menu of historic preservation incentives may be created to include direct financial assistance such as grants, administrative relief from zoning or building code requirements, or deferred City revenues such as waiver of building permit fees. Through reinvestment plans the City may be able to target a variety of incentives that focus on the revitalization of historic commercial districts and neighborhoods and preserving and reusing distressed and endangered properties.

- Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources
- Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers and investors
- Determine and remove disincentives and obstacles to preserving and reusing historic resources

Education and Advocacy

Public outreach and advocacy must be an integral part for historic preservation not only for preservation but also as a source of cultural enrichment for both San Antonio

citizens and visitors. Some of the proposed education and advocacy initiatives include:

- Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers
- Organize a rehabarama home showcase
- Provide workshops on sustainable preservation practices
- Develop walking tours and podcasts
- Develop historic district educational materials
- Establish a design assistance center