

PEARSALL PARK (PP)

BACKGROUND:

- Approx 240 acres, at southwest quadrant of intersection of Old Pearsall Rd & SW Military Dr.
- Operated as City Landfill, 1967 - 1982. Site originally a valley; area residents told the City would stop using it for landfill once the "valley" came up to surrounding ground level. Did not happen. Area residents refer to this as "Mount Trashmore".
- Has been incorrectly shown as a Park on City maps since at least 1992; although, until recently, ALL of it has been OFF LIMITS to ALL residents.
- A series of public stakeholder input meetings were conducted in 1999, from which the Master Plan was developed.

STAKEHOLDER PROCESS:

- Stakeholders asked for many items which would be "unique" to San Antonio, to encourage all City residents to spend time in that part of town and realize it is not as dangerous as was often depicted. Those unique items include: dog park, disc golf course, sand volleyball courts, mountain biking, BMX (Bicycle Moto-Cross) and a 2 ½ mile hike & bike trail. Additionally, there was to be underground utilities, restrooms & drinking fountains, picnic areas, and security lighting & fencing.
- Other items are more passive, because building construction will not be allowed on this landfill itself. Passive items include: community center (building already in existence), hillside footpaths to observation and viewing areas (which also were to have earthen artwork & commercial "binoculars"), walking trails in large central meadow near ponds & water gardens, nature trails along Leon Creek, and large natural areas including wildflower meadows, woodlands, bird & butterfly areas. Additionally, there were to be areas to teach about conservation, recycling and land reclamation.
- A key point that makes this project exciting, is that it **reclaims land use for people**. Stakeholders were told that there are about 11 other closed landfill sites around the city, but this was the largest. They were told that *this would be the proto-type used to reclaim use* at those other sites also.
- Pearsall Park Schematic Design Report, Conceptual Master Plan & Phase One Recommendations, June 2000, prepared by Bender Wells Clark Design and approved by the City.

CURRENT STATUS:

- To date, only the dog park (approx 1 acre) is operational. One trail leads to an observation point, but there is no earthen artwork or viewing equipment installed. The Community Center is operated by the Dept of Community Initiatives for offices. Construction is underway, for some sports fields and a disc golf course (2003 Bond issue). Est completion: end of 2007.

OTHER:

- Since Jun 2000, at least 251 homes and two large apartment complexes have been constructed within a 3-mile radius of this site. At this time, within a 5 mile radius of this site, there are approximately 10 more subdivisions under development/construction. Anyone familiar with the area, knows this is an **underserved** area.
- Is Objective 6.2 in the Southwest Communities Plan, Aug 4, 2005, approved by the City.
- SAPAR System Strategic Plan (2006-2016), lists this as a Large Urban Park (LUP) for the entire City's use.
- - PP (north) listed as **Outdoor Priority #1** in SW Subarea (pg 132), for 2006 & 2007, estimated at \$2.26M for design & construction. PP (south) also on list (pg 134), for 2010 & 2011, estimated at \$1.62M for design & construction.
- - Pg 129 of SAPAR Strategic Plan shows SW Subarea with 485 TOTAL acres of parkland, at a ratio of 5.1 acres of parkland per 1,000 residents. This is **well below all of the other Subareas, except the West Subarea at 3.03/1,000 (pg 140)**. It is also **well below the stated goal of 16 acres/1,000 residents**.
- [NOTE: The SAPAR calculation includes the *entire acreage for Pearsall Park*, as if it were open to the public. If we remove that acreage, buy add back approx 1 acre for the dog park, 1 acre for the Community Center, and 5 acres for the sports fields and disc golf course (still to be completed), the **correct TOTAL acreage for the SW Subarea is 261 acres for a ratio of 2.74 acres of parkland/1,000 residents; well below ALL Subareas.**]
- - Because the SW Subarea is being developed quickly, the SAPAR Strategic plan expects a deficit of more than 1000 acres of parkland in this Subarea in just 3 years.

SUMMARY: Since the Pearsall Park plan was finalized in 2000, tens of millions of dollars have been found to fund other parks which did NOT have final plans prepared by/before 2000 and did NOT have to *wait in line* for funding [examples: Medina River Park (was not even in COSA limits); downtown plaza redevelopment, & Voelcker park]. We've seen one of the "unique" items completed on site (dog park) which has been a great success. However, we've also seen other "unique" items *identified 8 years ago*, built in other newer parks. Time is stealing some uniqueness.

When will the City live up to its commitment/promises to the area?

The City eagerly brought the area its garbage for years, when will it bring & complete **something of value**?

WHEN WILL THE LAND BE RECLAIMED FOR PEOPLE? IF NOT NOW, WHEN?

