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P.A.C.E.

People Acting in Community Effort

Goals & Strategies Report- Spring '02



Based on ideas from the April 20, 2002 Community Meeting



A partnership between P.A.C.E., the COSA Planning Department and the Neighborhood Resource Center





CITY OF SAN ANTONIO

Dear Neighbors:

The Planning Department and Neighborhood Resource Center met with citizens from the People Acting in Community Effort (P.A.C.E.) community to brainstorm and identify goals and strategies for their neighborhood. The April 20, 2002 workshop resulted in prioritized goals and strategies aimed at improving the existing conditions in the area.

At the workshop, the P.A.C.E. Community identified the top three goals as: (1) Improve community safety levels, (2) Work to achieve a cleaner, more attractive community and (3) Provide more commercial and housing options.

This report is a snapshot of the community's values. The purpose of this report is to focus the community energies on commonly agreed upon goals and strategies. There is no funding in this planning effort. The real value of this report is that it functions as a catalyst to energize community residents and stakeholders.

The City cannot improve neighborhoods alone. Today, neighborhoods must partner with all stakeholders including schools, businesses, non-profit organizations, religious organizations and other community institutions to make a positive impact.

The P.A.C.E. Goals and Strategies report will be distributed to appropriate City departments, as well as to Councilman Enrique Martin, District 4, and to Mayor Ed Garza. As Planning Director for the City of San Antonio, I applaud your efforts and thank you for making our neighborhoods a better and safer place to live.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais, Director, AICP, AIA
Planning Department

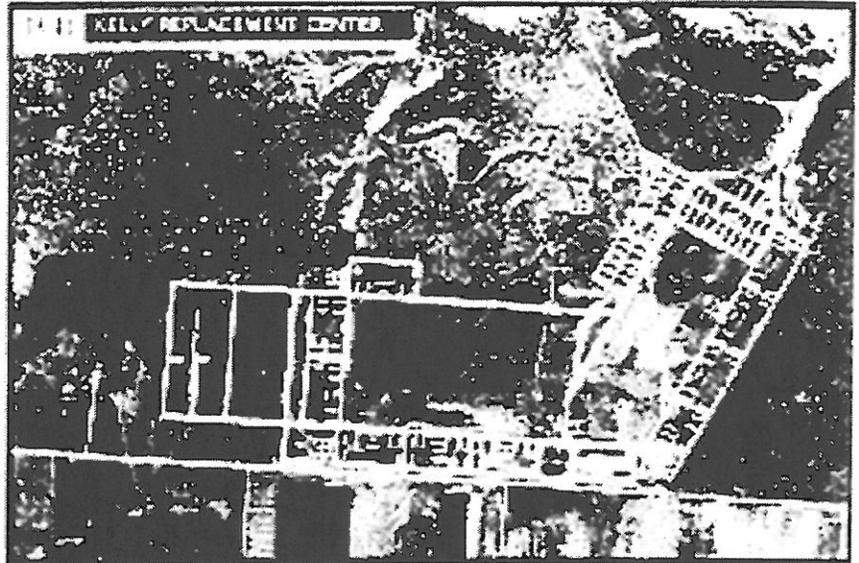
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Community History

The area now known as the P.A.C.E. community has been historically tied to the growth and expansion of the military presence in San Antonio. The separation of what is now Lackland Air Force Base from Kelly Air Force Base in 1942 contributed to the need for affordable housing in southwest San Antonio.

The areas west and south of Lackland Air Force Base were first developed to provide supplemental housing for military personnel not living on the base itself or in housing previously developed to the east and northeast of Kelly. Ray Ellison was the primary builder in the area throughout the 1970's and 1980's.



P.A.C.E. History

People Active in Community Effort (P.A.C.E.) was first organized in 1982 by a small group of concerned citizens in the Valley Hi area. The reasons for formation of citizen group was based on two issues: 1) a sanitary landfill and 2) lack of interest within the community related to education issues.

In 1983 P.A.C.E. received a charter from the State of Texas as a non-political, non-profit neighborhood organization. Since that time P.A.C.E. has registered with the City of San Antonio as a neighborhood association.

The organization's boundaries beginning at the northern most point and traveling clockwise around the area are Old Valley Hi Drive, IH 410 South, Medina Base Road, railroad tracks, Lackland AFB, Military Drive West and Pearsall Road.

Some of the organization's accomplishments are as follows:

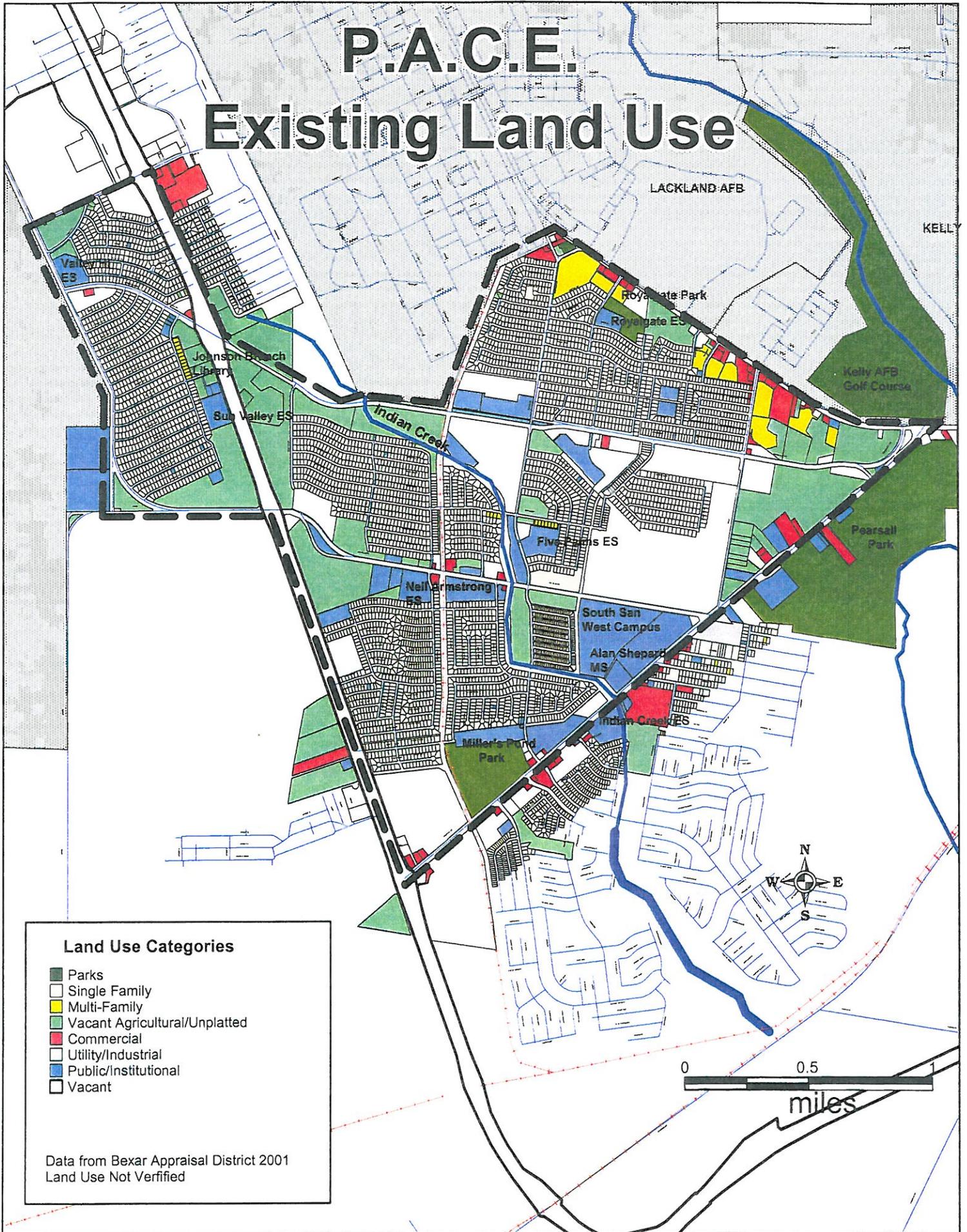
- Secured \$50,000 multi-use facility at Miller's Pond Park
- Monitored of nearby landfills and local environmental education initiatives
- Sponsored non-partisan forums for political issues and candidates
- Participated in Strengths and Weaknesses analysis by SA Metro Health District and UTSA
- Developed master plan in conjunction with H.E.B. and Ellison Industries
- Provided support through donations to local library
- Initiated neighborhood watch programs

P.A.C.E.

Goals and Strategies Report



P.A.C.E. Existing Land Use



Land Use Categories

- Parks
- Single Family
- Multi-Family
- Vacant Agricultural/Unplatted
- Commercial
- Utility/Industrial
- Public/Institutional
- Vacant

Data from Bexar Appraisal District 2001
Land Use Not Verified

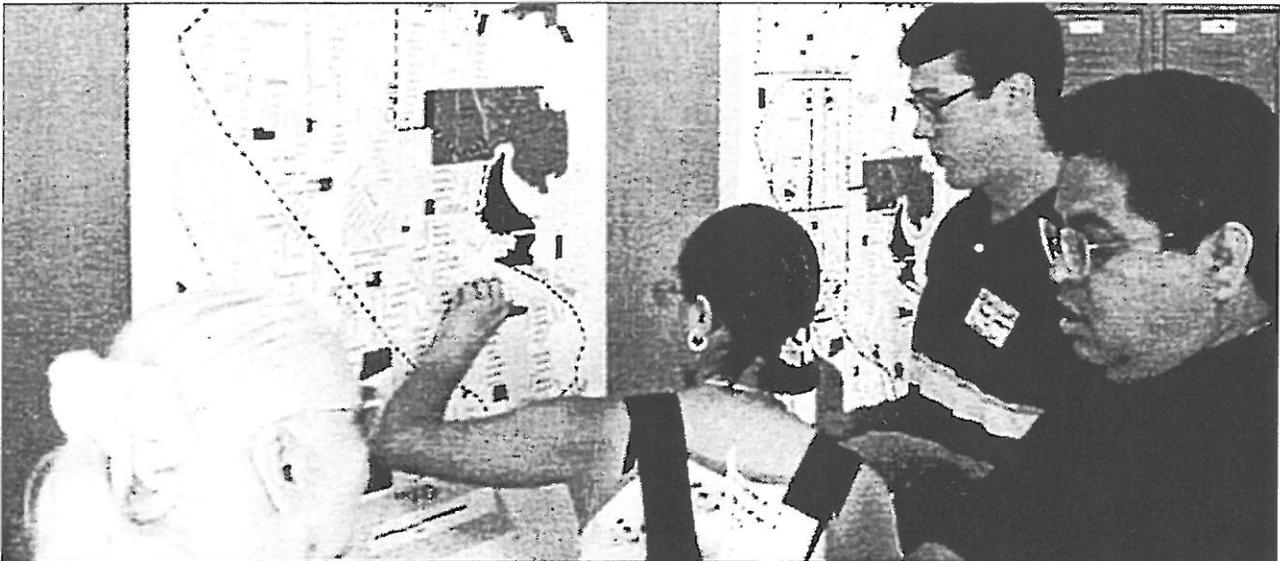
What is a Goals and Strategies Report (GSR)?

A Goals and Strategies Report provides a snapshot of the community's values and focuses the community's energies on commonly agreed upon goals and strategies. The report helps organize the community's ideas into one document that can be shared with residents, community partners and potential investors.

Completed GSRs are distributed to the appropriate city departments as well as the City Council person and the Mayor. The Goals and Strategies process is a helpful introduction to the planning process and provides a strong preliminary foundation for any future planning efforts that may be undertaken.

A workshop was held April 20, 2002, at the Johnston Branch Library where participants first identified strengths, weaknesses, opportunities and threats (SWOTs) related to their community. The participants then set neighborhood goals and developed strategies designed to preserve the positive aspects of the community and address the negative aspects. Discussion focused on issues to be addressed in the short term (within 5 years).

A draft GSR was composed from the ideas gathered in the workshop and the document was presented to the community at a regular P.A.C.E. meeting on May 30, 2002 at the Knights of Columbus. Comments from attendees were taken and incorporated into the final draft before printing and distribution.



Neighborhood Strengths and Opportunities

This section outlines the strengths and potential opportunities identified by residents at the initial planning team meeting held February 21, 2002 and the public workshop held April 20, 2002.

Community Facilities and Services

- Lots of churches
- Available child care
- Fire Dept. in area
- Feel safe walking in the community
- Great fire station and SAFFE officer
- Access to Palo Alto College
- Close to Lackland AFB
- New library at Military Dr. and US Hwy 90



Parks and Recreation

- Rails to Trails (hike and bike) opportunity on old tracks
- Possibility for a good park north of US Hwy 90
- New city park (over landfill)
- New park between PACE and Springvale (lots of amenities)
- Many teen programs
- Green belts/open space (good and bad)

Transportation and Infrastructure

- Accessible bus lines
- Some good streets
- Easy access to IH 410 and US Hwy 90
- Military Drive repaved through base

Development

- New growth (homes)
- Arrival of new businesses
- Pearsall Rd. & IH 410 is a good growth area
- Lots of opportunity for vacant land
- New businesses
- Possible new development at IH 410 and Pearsall Rd.
- Opportunity for new business at old Exxon

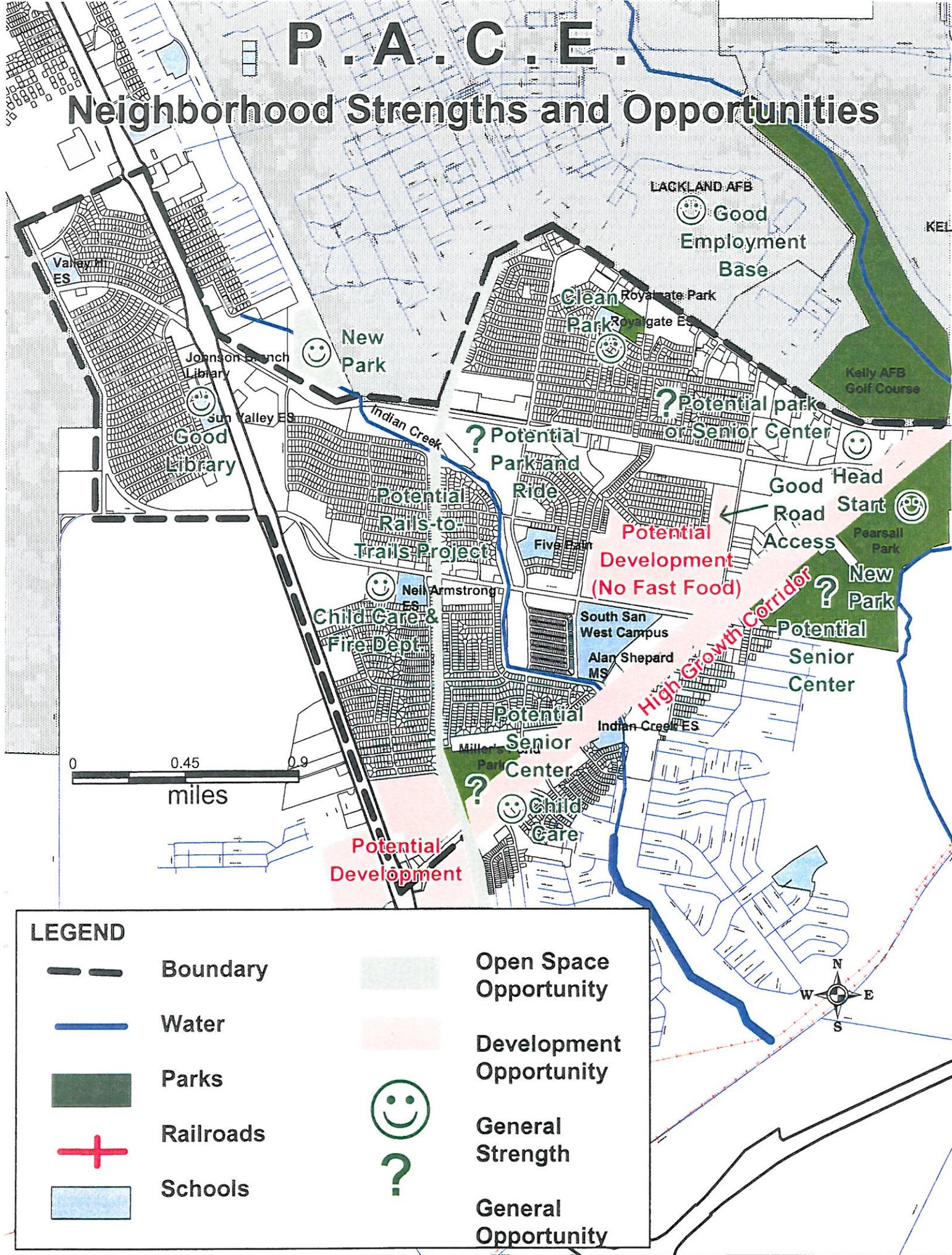


Miscellaneous

- Diverse ethnicity

P.A.C.E.

Neighborhood Strengths and Opportunities



LEGEND



Boundary



Water



Parks



Railroads



Schools



Open Space
Opportunity



Development
Opportunity

General
Strength

General
Opportunity

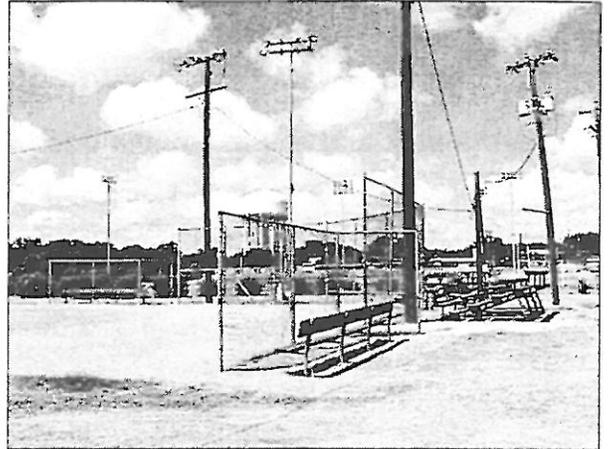


Neighborhood Weaknesses and Threats

This section outlines the weaknesses and potential threats of/to the community identified by residents at the initial planning team meeting held February 21, 2002 and the public workshop held April 20, 2002.

Community Facilities and Services

- 3 school districts
- Schools need physical improvements/upgrades
- Library needs renovation and more books, equipment and up-to-date reference material
- Need nursing homes, retirement homes, funeral home, high quality doctors
- Lack of close, affordable health care facilities (hospitals, surgical units)
- Need police substation at Pearsall Rd. and IH 410 as mentioned in police master plan.

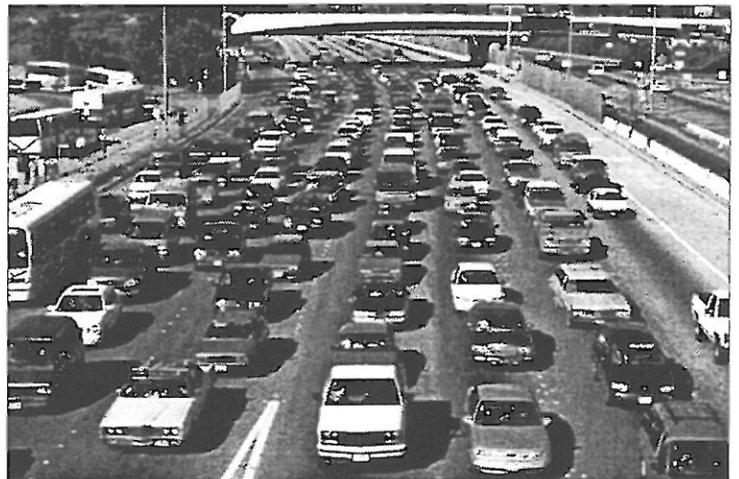


Parks and Recreation

- Need little league park
- Need upgrades to ball parks
- Need more park amenities/improvements (Miller's Pond full on holidays and Royalgate needs cleaning and development of uses)
- Not enough teen programs
- Need a senior center (possibly at Five Palms and Knoll Krest)
- Two public swimming pools have closed

Transportation

- Speeding on Medina Base Rd.
- Variety of governments deal with roads
- Traffic problems at Pearsall Rd. and Military Dr.
- Solid waste trucks disregard signs and cut through.
- Traffic is a problem on Medina Base Rd. to Ray Ellison Dr.
- Enforce stop-sign at Ray Ellison and Apple Valley
- Need speed bumps in some problem areas
- Need bicycle paths/lanes on Medina Base Rd. to library



Infrastructure

- Streets are in need of repair
- Need lights on Ray Ellison from Five Palms to IH 410
- CPS requirements for running a line to a security light are too strict
- Streets at Gateway Terrace need maintenance
- Flooding on Medina Base Rd.
- No sidewalks in some areas
- Can't ride/walk to library
- Need a park and ride at Medina Base Rd. and Five Palms



Housing and Real Estate

- Forest Valley (off Yucca Valley) new housing should have access from Ray Ellison and be separate from existing neighborhood.
- Need distribution of HUD housing
- New homes off Medina Base Rd. in floodplain (east of IH 410)
- Too much Section 8 housing
- Bad image-schools & crime— not reality, realtors don't promote area
- Realtors don't know area and school boundaries

Commercial Needs

- Not enough business for tax base
- Low tax base
- Need better commercial selection
- Need more businesses that people want— HEB within walking distance.
- Not enough nice restaurants

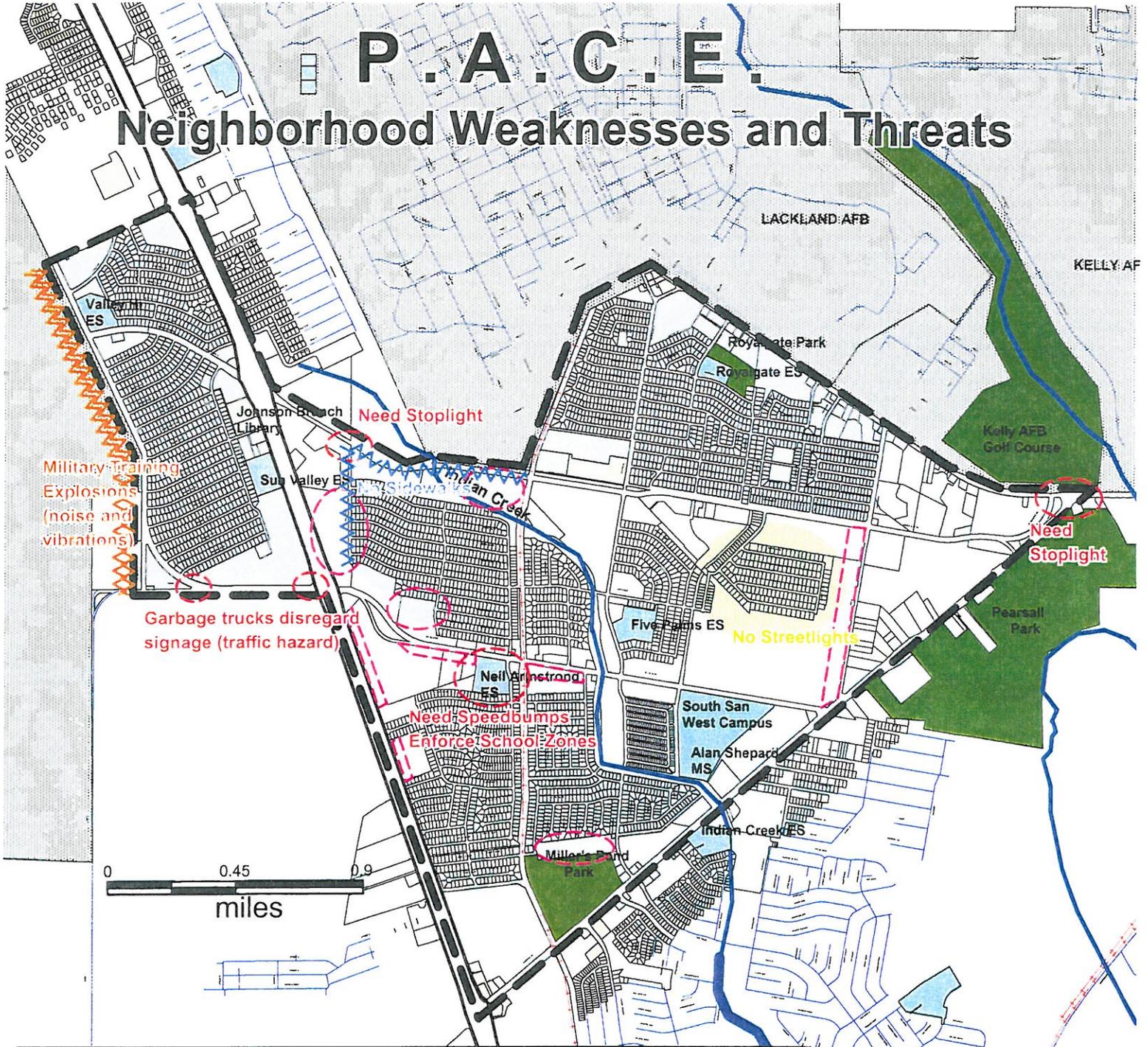
Code Compliance and Miscellaneous Nuisances

- Open space used as dump site, marijuana growth and hiding place for bad element
- Dumping along abandoned railroad tracks
- Bad element around Miller's Pond (juvenile delinquency, homeless, fires, dumping)
- Green belts/open space (good and bad)
- Low community involvement
- Environmental issues (potential contamination from air force bases)
- Training exercises/explosions on Lackland Annex (Medina Base) shake houses



P.A.C.E.

Neighborhood Weaknesses and Threats



| LEGEND | |
|--------|----------------------|
| | Boundary |
| | Water |
| | Parks |
| | Railroads |
| | Schools |
| | Streets and Drainage |
| | Lighting |
| | Sidewalks |
| | Miscellaneous |
| | Traffic Hazards |
| | Dumping |



Goals and Strategies

The following community goals and corresponding strategies listed below were set and formulated by members of the P.A.C.E. community during the public workshop held April 20, 2002.

Goal 1. Improve community safety levels by:

◇ Controlling Traffic

- circulate petition for speed lumps/stop signs
- request accident data for problem areas (contact SAFFE officer for help)
- get application for speed lumps and initiate analysis of problem areas through Traffic Division of Public Works
- submit letter to council person requesting funding for traffic control
- initiate dialogue with Lackland AFB regarding traffic on Medina Base

◇ Decreasing Crime

- Initiate a neighborhood watch system
- Participate in Cellular on Patrol Program
- Investigate services available through Bexar County Sheriff's Department
- Maintain close contact with SAFFE officer

◇ Improving Infrastructure

- Coordinate with CPS to apply for streetlights
- Monitor the pavement management system on Public Works website for progress
- Call 311 about potholes
- Communicate problems to council person

◇ Protecting the Environment

- Initiate dialogue with Lackland AFB regarding groundwater contamination and other environmental issues that could affect the area
- Continually monitor area water quality
- Continually monitor former Kelly AFB plume status

Goal 2. Work to achieve a cleaner, more attractive community by working with:

◇ City Departments

- Coordinate with officers and ombudsmen to improve Code Compliance
- Request that Environmental Services post "no dumping" signs
- Request neighborhood sweeps through Neighborhood Action Department
- Apply to Neighborhood Improvement Challenge Program for trees in parks and along drainage ways
- Participate in SAWS or CPS beautification programs

◇ Other Members of the Community

- Identify owners of property in problem areas
- Resurrect PACE neighborhood cleanup committee and initiate cleanups

- Develop a list of existing volunteer resources such as Keep San Antonio Beautiful, National Honor Society, scout troops, probationers, Master Naturalists, Days of Caring, etc.
- Research and document existence of volunteer home renovators
- Organize community to obtain permission, build and maintain walking trails in underused areas

Goal 3. Provide more commercial and housing options by:

◊ **Forming a development committee to:**

- Conduct a survey of community wants and needs (churches, newsletters, door-to-door)
- Monitor existing vacant commercial/residential property
- Coordinate with real estate brokers to identify new business interests
- Develop a working relationship with local chambers of commerce
- Investigate the possibility of applying to the Neighborhood Commercial Revitalization (NCR) program
- Support the development of appropriate housing in the area
- Evaluate new businesses and voice community desires
- Contact mayor's office regarding plans for the area
- Frequently communicate community desires to councilperson

◊ **Working to reverse negative perceptions associated with the area.**

- Develop a marketing program
- Publicize community strengths
- Utilize media resources (know editors and "Neighborhoods" writers)

◊ **Maintaining an environment conducive to development.**

- Continue to keep the area clean and safe
- Support existing business by buying within the community whenever possible.

Goal 4. Improve education and recreation opportunities for residents of all ages.

- Coordinate with PTA/Os and churches
- volunteer at local school events
- work to establish intergenerational community centers through Parks and Recreation (Pearsall Park, Gateway Terrace, Ray Ellison, Miller's Pond)
- Coordinate with councilperson to get funding for parks in next bond issue
- Investigate existence of funding in city budget or CDBG programs for parks

Goal 5. Exhibit more consistent involvement in public decision-making processes.

- Get more involved with boards and commissions.
- Install PACE representative on Parks Advisory Board (attend meetings) and generally coordinate with Parks Dept.
- Designate individual to monitor various websites and agendas for relevant issues and assure attendance by PACE representative.

P.A.C.E.

Goals & Strategies Report - Spring '02

PEOPLE ACTIVE IN COMMUNITY EFFORT & COSA PLANNING DEPARTMENT

Why do a GSR?

A Goals and Strategies Report provides a snapshot of the community's values and focuses the community's energies on commonly agreed upon goals and strategies.

The report helps organize the community's ideas into one document that can be shared with residents, community partners and potential investors.

Once completed, the report is distributed to the appropriate city departments as well as your City Council person and the Mayor.

The Goals and Strategies process is a helpful introduction to the planning process and provides a strong preliminary foundation for any future planning efforts that may be undertaken.



How does the process work?

The workshop will be held to gather ideas to be included in the report. Participants will brainstorm neighborhood goals and develop strategies that identify what you, as a group, can do to improve your community. The tentative agenda for the workshop is as follows:

- Explanation— How does the Goals & Strategies process work?
- Discussion— Identify community strengths and weaknesses.
- Goal Setting— Build on strengths and address weaknesses.
- Strategizing— How will you achieve the goals?

Discussion will generally focus on issues to be addressed in the short term (within 5 years).

A draft report including a map identifying community strengths and weaknesses and a listing of goals and strategies, will be generated and presented to the community for review.

The draft will be presented at a neighborhood association meeting with opportunity for comments and edits.



Both workshops will be conducted by Planning Department Staff. If you have any questions please call Chris Kennedy @ 207-7991. Si usted necesita información en Español, favor de llamar a Nina Nixon-Méndez, 207-2893.

P.A.C.E. Goals & Strategies Workshop
Johnston Branch Library, 6307 Sun Valley

Sig

NAME

ADDRESS

Joyce Swartz 7523 Cozy Valley Dr.

Lee Thomas 5566 Aspen Valley St

John Adams 5947 Bowsprit

Roselea Llano 7522 FIVE PALMS

MARY ARREDONDO 7122 LAUREL VALLEY

David Arredondo 7122 Laurel Valley

Lis L. Bramlett 5515 Aspen Valley

WILFRED CHARBONNEALI JR. 6114 ELM V.

ELIZABETH CHARBONNEALI SI "

Willie R. Pitts 7214 Apple V17

Agustin Llano 7522 5 - PALMS

April 20, 2002
10:00 AM - 1:00 PM

PHONE

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HOUSEOFJOY@COMPUSERVE.COM

673-3460

623-5275

jadams@Texas.net

623-3856

674-0761

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WRPitts@SATX.RR.COM

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P.A.C.E. Goals & Strategies Workshop
Johnston Branch Library, 6307 Sun Valley

Sig

| NAME | ADDRESS |
|-------------------|------------------------|
| CAROLE ABITZ | 8903 Island View, 7824 |
| Sybil Kane | 5550 Aspen Vly 7824 |
| Virginia Beidler | 6266 Deer Vly 7824 |
| Bob Beidler | " " |
| Doreen Tauer | 5574 Beech Valley " |
| Barbara Smith | 6003 Knoll Crest 7 |
| Lucy H. Salazar | 6011 Knoll Crest 7 |
| Elvira Salazar | 6142 Deep Valley - |
| Betty Lou Griffin | 5723 Stony brook |
| Marsha Meredith | 5815 Seacombe 7 |
| Alma Llamas | 207 Oak Valley 7 |

April 20, 2002
10:00 AM - 1:00 PM

PHONE

EMAIL

623-4965

673-6040

674-2190

u u

242 6746004

242 674-3238

242 673-8893

242 673-0703

42 675-4097

27

P.A.C.E. Goals & Strategies Workshop
Johnston Branch Library, 6307 Sun Valley

Sign

NAME

ADDRESS

Catherine S. Hopkins *7906 Paint St*

April 20, 2002
10:00 AM – 1:00 PM

PHONE

EMAIL

074-6391

P.A.C.E.

Goals & Strategies Report - Spring '02

PEOPLE ACTIVE IN COMMUNITY EFFORT & COSA PLANNING DEPARTMENT

GSR Basics

A Goals and Strategies Report provides a snapshot of the community's values and focuses the community's energies on commonly agreed upon goals and strategies.

The report helps organize the community's ideas into one document that can be shared with residents, community partners and potential investors.

Once completed, the report is distributed to the appropriate city departments as well as your City Council person and the Mayor.

The Goals and Strategies process is a helpful introduction to the planning process and provides a strong preliminary foundation for any future planning efforts that may be undertaken.

What: Follow-up to Goals & Strategies Workshop

Where: Knights of Columbus, 5763 Ray Ellison

When: May 30, 2002-7:00PM

Why: Present Draft G&S Report

A draft report containing a map identifying community strengths and weaknesses and a listing of goals and strategies, has been generated from the ideas given at the public workshop on April 20, 2002.

The draft report will be presented at the regularly scheduled P.A.C.E. community meeting at Knights of Columbus on May 30, 2002 at 7:00 pm.

The purpose is to answer questions and provide attendees the opportunity for comment before the draft is finalized.

Comments will be accepted by the Planning Department in writing via input forms, which will be provided at the meeting.



If you have any questions please call Chris Kennedy @ 207-7991. Si usted necesita información en Español, favor de llamar a Nina Nixon-Méndez, 207-2893.

People Acting in Community Effort (P.A.C.E.) GOALS AND STRATEGIES SETTING WORKSHOP

City of San Antonio Planning Department &
The Neighborhood Resource Center

Saturday, April 20, 2002

10:00 a.m. – 1:00 p.m.

Johnston Branch Library; 6307 Sun Valley

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead and working on key efforts.

AGENDA

- 10:00 – 10:15 Coffee and viewing of maps
- 10:15 – 10:30 Introductions & Background Information:
- Who is involved?
 - Why are we here?
 - What is a Goals and Strategies Report?
 - How do we get started?
 - What happens next?
- 10:30 – 12:45 Work Session
- 10:30 – 10:40 Introduction & Review Ground Rules
- *Be courteous.*
 - *Share your ideas.*
 - *Be specific and concise - No speeches!*
 - *Listen to others.*
- 10:40 – 10:55 What do you like about your neighborhood?
- 10:55 – 11:10 What don't you like about your neighborhood?
- 11:10 – 11:40 Set goals. What will you do to preserve likes and address dislikes?
- 11:40 – 11:50 Prioritize goals. Where should you start? What is most important?
- 11:50 – 12:45 What strategies can you, as a neighborhood group, work on to reach your goals? Who can you partner with to help?
- 12:45 - 1:00 Report Out & Next Steps
- Groups present their top 3 goals.
 - Follow-up meeting to review Report Draft May 30, 2002, 7:00 PM, Knights of Columbus, 5763 Ray Ellison Blvd.

P.A.C.E. NEIGHBORHOOD STUDY

POPULATION

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|-----------|----------|---------|
| 1980 | 18,063 | --- | 786,023 | --- | 2% |
| 1990 | 17,145 | -5% | 935,933 | 19% | 2% |
| 2000 | 18,422 | 7% | 1,144,646 | 22% | 2% |

ETHNICITY - HISPANIC

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|---------|----------|---------|
| 1980 | 7,299 | --- | 421,954 | --- | 2% |
| 1990 | 10,413 | 43% | 520,282 | 23% | 2% |
| 2000 | 13,628 | 31% | 671,394 | 29% | 2% |

ETHNICITY - ANGLO

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|---------|----------|---------|
| 1980 | 9,157 | --- | 299,357 | --- | 3% |
| 1990 | 5,369 | -41% | 339,115 | 13% | 2% |
| 2000 | 3,494 | -35% | 371,911 | 10% | 1% |

ETHNICITY - BLACK

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|--------|----------|---------|
| 1980 | 1,378 | --- | 57,700 | --- | 2% |
| 1990 | 1,007 | -27% | 63,260 | 10% | 2% |
| 2000 | 908 | -10% | 78,000 | 23% | 1% |

ETHNICITY - OTHER

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|--------|----------|---------|
| 1980 | 229 | --- | 6,869 | --- | 3% |
| 1990 | 356 | 55% | 13,276 | 93% | 3% |
| 2000 | 392 | 10% | 23,341 | 76% | 2% |

MEDIAN AGE

| YEAR | P.A.C.E. | % CHANGE | CITY | % CHANGE | # RATIO |
|------|----------|----------|------|----------|---------|
| 1980 | 22.6 | --- | 27.1 | --- | 83% |
| 1990 | 24.8 | 10% | 29.8 | 10% | 83% |
| 2000 | 26.5 | 7% | 31.7 | 6% | 84% |

HOUSING UNITS