

# LAVACA NEIGHBORHOOD ASSOCIATION

*Proudly Serving San Antonio's Oldest Residential Neighborhood*

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Notes from Meeting with SAHA and Catellus re Victoria Commons

Tuesday, February 25, 2020 at the SAHA Main Office

1:30 pm – 3 pm

In attendance:

Linda Deatrick – SAHA

Lorraine R. Robles – SAHA

Ken Blaker – Catellus

Jessica Reynolds – Catellus

Cherise Rohr-Allegrini – LNA

Darryl Ohlenbusch – LNA

Kat McColley Doucette – LNA

Laurel Smyth – Lavaca Resident

Travis – HOA for townhomes

Catellus is a development company hired by SAHA.

- Catellus was one of several participants in a bid, and Catellus won.
- Catellus is not the owner of the land. SAHA is the owner. Ultimately SAHA will have final decision-making on plans presented by Catellus.
- Catellus is not a builder. It hires multiple builders through a competitive bidding process. Catellus will give guidelines to the builders re overall design, scope, materials, etc., but it isn't prescriptive.
- A good example of Catellus's work is the Mueller Airport Project in Austin. It's best to look at the tab regarding "neighborliness." You can check out the website at [muelleraustin.com](http://muelleraustin.com)

Plans for Victoria Commons Development:

- LNA requested that some of the property include affordable housing. SAHA clarified the terms of the federal agreement that required selling these lots at market rate to fund public housing elsewhere in San Antonio. The 100 Labor Street project does have affordable units.
- All will be market value. The goal is to have a mix of prices in the townhomes based on size and build out so that they're not all top dollar and can allow a wider range of purchasers. However, none of the townhomes will likely be less than \$300k due to the cost of land/cost of building.
- There has not been a determination on HOA (fees, etc.) yet. Catellus prefers a property owners association (POA) rather than an HOA because of the mixed-use type of property.

- It may be possible to do single family cottages where the townhomes are designed right now, depending on re-zoning.
- Retention Ponds - the plan for the retention ponds is up in the air right now pending the return of engineering reports, surveys, etc.
  - o There may be apartment complexes in the detention pond area which would mix in Affordable Housing.
  - o If Affordable housing is provided in the apartment complexes, Catellus will work with school districts.
  - o Catellus may try to buy back land along the highway area from TXDOT.
- There is not yet a completion timeline until the due diligence is complete.
- Catellus has hired McCann Adams Studios, which is a design consultant from Austin.

#### Darryl's Requests:

- \*We support SAHA. We want to work with SAHA to provide a neighborhood perspective for longevity.\*
- retain basketball court
- keep in mind administrative building's relation to the Labor Street Park
- Maintain visibility in blind corners for safety – don't make the townhomes into a physical or visual barrier.
- Keep or move the dog park.
- Pass through for pedestrian entry through townhomes
- Request to save entire administrative building
- Extend the large walkway just east of the Institute of Texan Cultures all the way down through the new project.
- Darryl presented drawing of possible design.

#### Cherise's Requests:

- Maintain the front porch environment.
- The project should not be distinct from Lavaca, but integrated into it.
- Smaller scale multi-family units to include lower price points (Catellus' response is that they do a step-down program.)
- Prevent overuse of STRs. (Catellus' response is that law from 2008 prohibits requirement of owner-occupancy in deed restrictions.)

#### LNA Moving Forward:

- create a stand alone meeting to announce at the March 2020 LNA General Meeting.
- Take the pulse of the neighborhood at the March meeting to help going forward.