



# LAVACA NEIGHBORHOOD ASSOCIATION

*Proudly Serving San Antonio's Oldest Residential Neighborhood*

P.O. BOX 831274 | SAN ANTONIO, TEXAS, 78283

PRESIDENT@LAVACA.NET | WWW.LAVACA.NET

## General Meeting Minutes

Tuesday, May 19, 2020, 7:00 pm

Via Zoom Conference Call

<b>Officers and Directors</b>	
Cherise Rohr-Allegrini, President Sarah Sorenson, Vice President Kat Doucette, Secretary Vik Gudi, Treasurer Nick Melde, Planning Amy Young, Communications Dir.	Douglas Mendizabal, Membership Director VACANT, Transportation & Public Safety Billy Lambert, Southtown Business Owner Darryl Ohlenbusch, Zoning & Historic Pres. VACANT, Events Coordinator Nataly Jennings, At Large

Guests: SAHA - Tim Alcott, Linda Deatrick  
 Catellus – Greg Weaver, Jessica Reynolds

### Meeting Called to order at 7:03 pm

<b>1. Call to Order</b>	
<b>2. Introduction</b>	- Cherise Rohr-Allegrini, LNA president.
<b>3. Housekeeping by Jessica Reynolds</b>	- If you have a question, enter questions into the "Q&A" icon - The meeting is being recorded.
<b>4. Introduction by Tim Alcott with SAHA</b>	Overview: - Victoria Commons History and Goals - Development Process <ul style="list-style-type: none"> <li>o Entered exclusive negotiating agreement with Catellus in Jan 2020.</li> <li>o Research &amp; planning for 12 months before beginning.</li> </ul> - About Catellus - VC Conceptual ideas - Next steps - Questions
<b>5. Greg Weaver with Catellus</b>	- Based in Austin - Work on public/private partnerships with infill development - They are a private real estate development company. They are privately funded by TPG Capital. - They are a "master developer" - They will hire local SA consultants to help with development and

	<p>planning.</p> <ul style="list-style-type: none"> <li>- Examples of projects they've done are Mueller Airport Development in Austin, Alameda Landing/Bayport in San Francisco.</li> <li>- They believe that parks and open space are important.</li> <li>- On Victoria Commons, they are in the due diligence process right now.</li> <li>- Right now they're at the big picture view conceptually. Green space options include: <ul style="list-style-type: none"> <li>o Pocket parks</li> <li>o Housing courts</li> <li>o Enhanced streetscapes</li> </ul> </li> <li>- Next Steps <ul style="list-style-type: none"> <li>o Complete due diligence: <ul style="list-style-type: none"> <li>▪ Finish engineering and zoning</li> <li>▪ Conduct formal and informal market studies</li> <li>▪ Study traffic patterns</li> </ul> </li> <li>o Solicit community input on future development</li> <li>o Identify potential development partners</li> <li>o Finalize Master Development Agreement with SAHA</li> </ul> </li> </ul>
<p><b>6. Questions</b></p>	<ul style="list-style-type: none"> <li>- Q. I live in the development on Leigh Street. I know some of the residents of the block have questions about design elements, increased traffic and more. Will we be able to have input and information? <ul style="list-style-type: none"> <li>o A. from Linda Deatrack. Yes. Once we know the options and limitations for the development of the site, we will be holding more meetings for community input.</li> <li>o A. from Cherise. Abby, I wonder if you can get with your neighbors and create a list of items and concerns, then we can share with SAHA and Catellus. Since in person meetings may have to wait awhile, this might help facilitate discussion</li> </ul> </li> <li>- Q. Traffic patterns are highly distorted right now - shouldn't studying traffic patterns wait until normal patterns resume? <ul style="list-style-type: none"> <li>o A. from Greg Weaver. Traffic engineer will do traffic study (we can't right now because of COVID, patterns are not normal right now.)</li> </ul> </li> <li>- Q. The development should have enhanced streetscapes, no matter what happens with the back-to-back street. <ul style="list-style-type: none"> <li>o A. from Greg Weaver. Catellus Agrees.</li> </ul> </li> <li>- Q. Is there a way to include a sound barrier along the highway? <ul style="list-style-type: none"> <li>o A. from Greg Weaver. Not sure yet, but they will look into it. They have looked into the ponds as an option.</li> </ul> </li> <li>- Q. I know this site is interior per se—not facing a commercial corridor, but a question from my household is: Will there be shops, a Starbucks, etc.? <ul style="list-style-type: none"> <li>o A. from Greg Weaver. The admin building location could</li> </ul> </li> </ul>

	<p>potentially be a good spot, but they haven't studied the retail market pattern yet.</p> <ul style="list-style-type: none"> <li>- Q. Any plans for that administration building in Labor Park? <ul style="list-style-type: none"> <li>o A. from Greg. Not yet. In due diligence stage.</li> </ul> </li> <li>- Q. You mentioned the admin being part of the development, is all or part of Labor St park subject to development? <ul style="list-style-type: none"> <li>o A. from Greg. The park is the park, and the park stays there. That is not subject to development. The administrative building is though.</li> </ul> </li> <li>- Q. Will having a master developer prevent things like unfinished buildings that have appeared on Leigh Street? Is that a part of the purpose of a master developer? <ul style="list-style-type: none"> <li>o A. from Greg/Tim. It's their understanding that Leigh street buildings are complete. It's their job to ensure completion of this project, but they will not complete the existing homes on Leigh St. because that is not part of their project.</li> </ul> </li> <li>- Q. Have you considered renovating the current exteriors to match the additional units? Will you have a pool? <ul style="list-style-type: none"> <li>o A. from Greg. He's unclear, so they'll get back on it.</li> </ul> </li> <li>- Q. Is there a maximum height limit for the buildings? <ul style="list-style-type: none"> <li>o A. from Greg. That's too premature to answer.</li> </ul> </li> <li>- Q. We would like to ensure that we don't lose net area of park space with the parcel that includes the basketball court reverting to SAHA. <ul style="list-style-type: none"> <li>o A. from Greg. It will be part of the study.</li> </ul> </li> <li>- Q. Not to beat a dead horse, I think everybody that currently lives on this street will agree, noise, from the highway and the trains, is a very big problem. So to prevent hundreds of future complaints, noise buffering should be a part of the planning process <ul style="list-style-type: none"> <li>o A. from Greg. They will take that into consideration.</li> </ul> </li> <li>- Q. If possible, the project should have a community park with an elevated hill that provided fantastic downtown and Tower views like in Stapleton. Fireworks on New Years and 4th of July are fun for fostering community gatherings. <ul style="list-style-type: none"> <li>o A. from Greg. Not yet determined.</li> </ul> </li> <li>- Q. We do love the idea of park connectivity, pedestrian connectivity, and common spaces....as a neighborhood we utilize lots of the green area of this project, so those idea are very welcome. Seems like we do not need all the streets that are there. Thanks for being open to different use <ul style="list-style-type: none"> <li>o A. from Greg. We will take that into consideration.</li> </ul> </li> </ul>
--	--

**Meeting was adjourned at 8:01 pm**  
Kat McColley Doucette, Secretary

