



# *Roosevelt Corridor*

Reinvestment Plan

***Community Development Advisory Committee***

*DBSC Training Rooms*

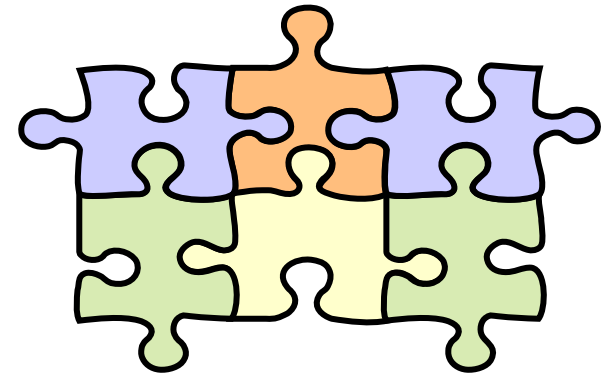
*September 8, 2009*

# *Reinvestment Strategies*

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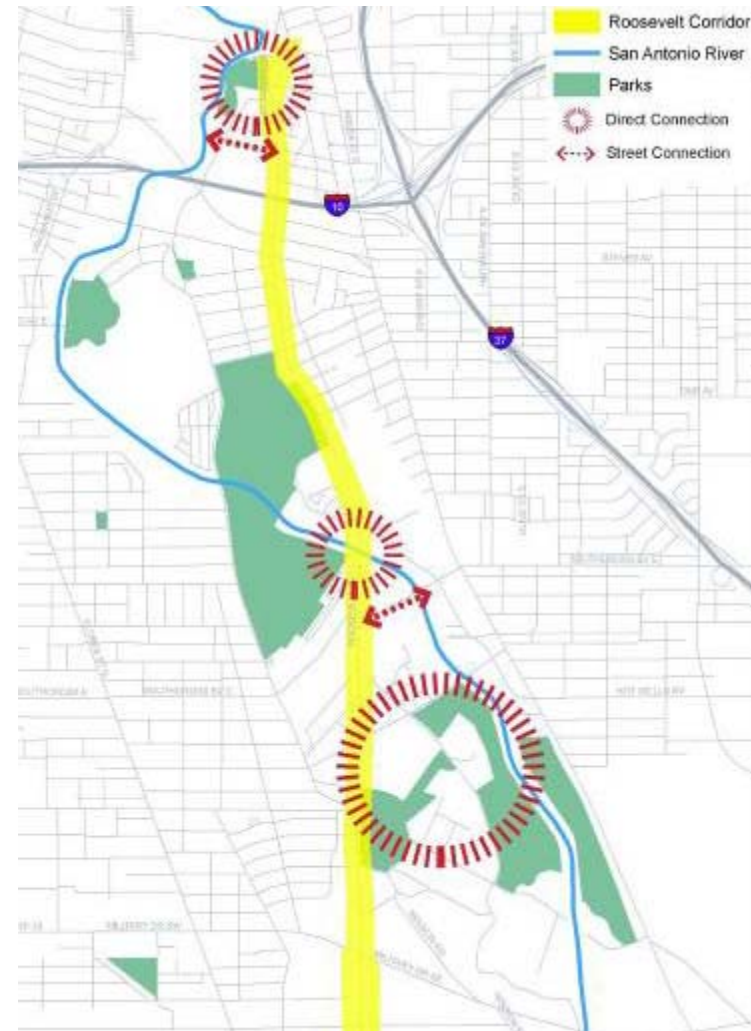
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1. Leverage River Improvements & Mission Drive-In Redevelopment
2. Invest in drainage, street, & sidewalk infrastructure
3. Phase-out noncontributing uses
4. Adopt unifying design standards for new construction
5. Launch community-based initiatives to improve quality of life
6. Link existing business & property owners with funding sources
7. Create investment opportunities



# I.0: Leverage River Improvements & Mission Drive-In Redevelopment

- I.1 Provide physical and visual connections from Roosevelt Avenue to the San Antonio River.
- I.2 Provide safe & accessible pedestrian connections to the new District 3 Branch Library and Mission Drive-In site from adjacent neighborhoods.
- I.3 Issue Request for Proposals (RFP) for master developer for Mission Drive-In Site through the TIRZ Board.

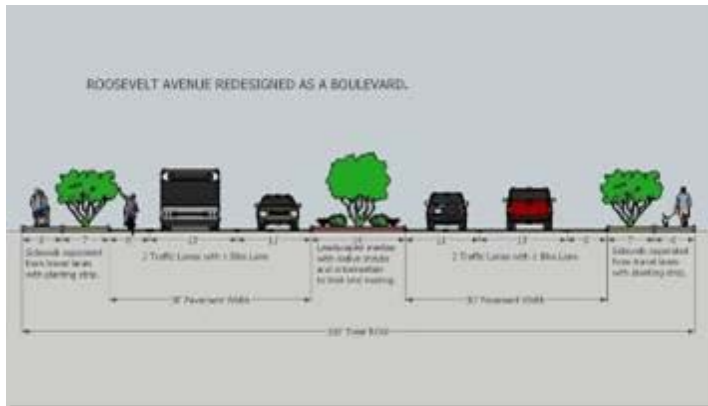


## 2.0: Invest in Drainage, Street, and Sidewalk Infrastructure

- 2.1 Commission transportation study for Roosevelt Avenue.
- 2.2 If deemed feasible by transportation study, formulate transfer of ownership or maintenance agreement with TxDOT to give COSA greater control over design and maintenance of Roosevelt Avenue right-of-way.
- 2.3 Schedule reconstruction of Roosevelt right-of-way.
- 2.4 Develop comprehensive stormwater management plan to address flooding issues along the Roosevelt Corridor and surrounding neighborhoods.
- 2.5 Replace obsolete wastewater infrastructure on the northern corridor; schedule sewer service extension to southern corridor.

# 2.0: Invest in Drainage, Street, and Sidewalk Infrastructure

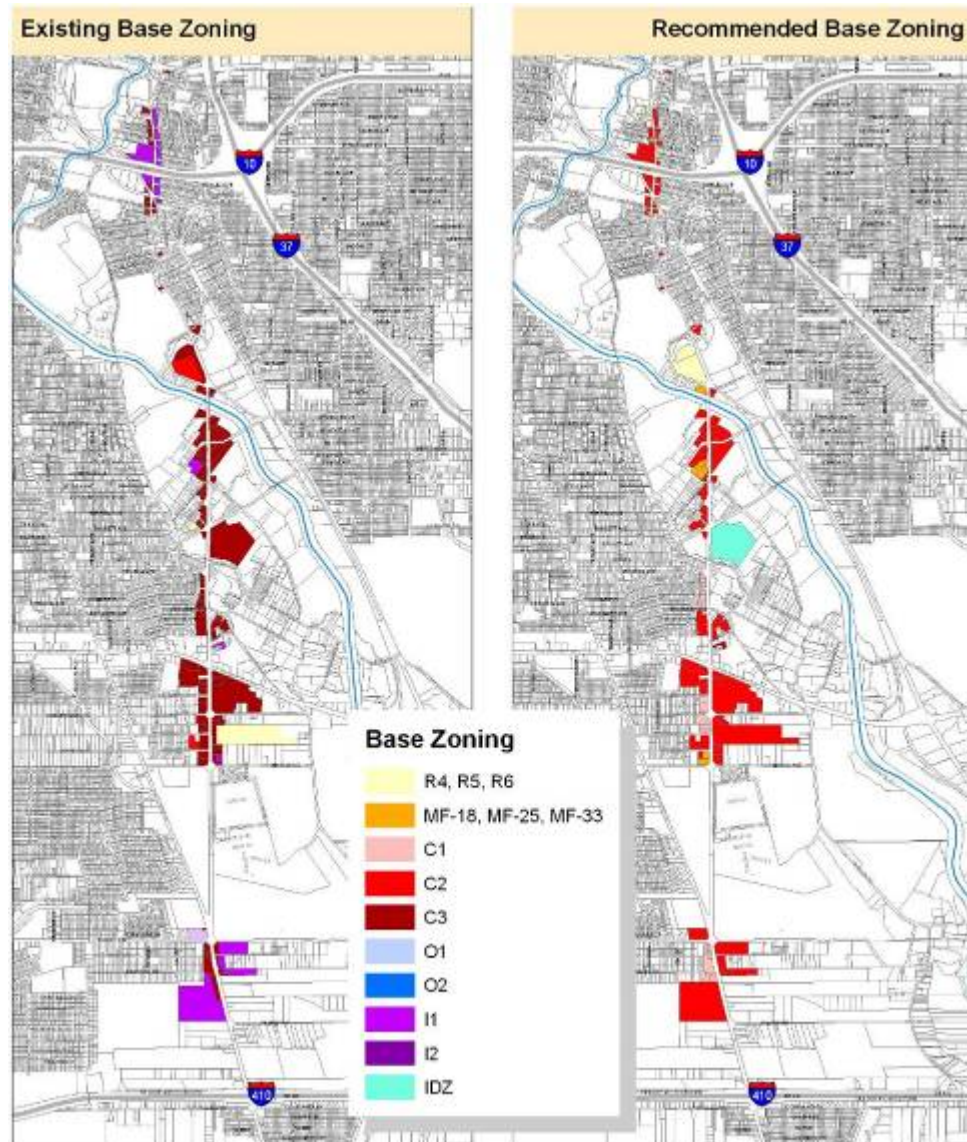
- 2.6 Coordinate mass transit enhancements with VIA in accordance with VIA transportation plan.
- 2.7 Provide infrastructure improvements to support the San Antonio River Improvements & Mission Drive-In Redevelopment.
- 2.8 Bury utility lines near Roosevelt Park, Riverside Golf Course, Mission Drive-In Redevelopment Site and Mission San Jose.





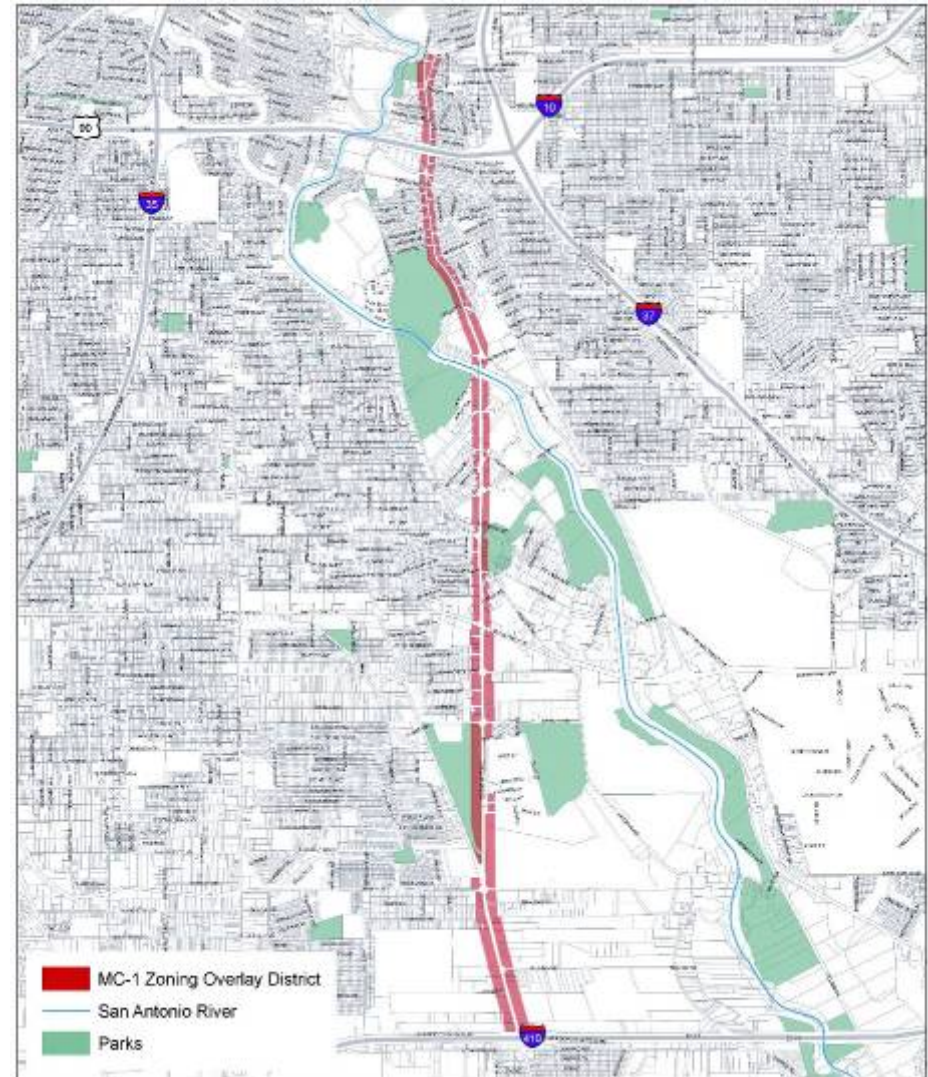
# 3.0: Phase out non-contributing uses

- 3.1 Rezone properties in the Corridor according to adopted future land use plans.
- 3.2 Monitor the establishment of new uses.



# 4.0: Adopt Unifying Design Standards for New Construction

- 4.1 Utilize the existing Corridor Overlay District program to create a zoning overlay district with unique site and building design standards for new construction along the corridor.
- 4.2 Monitor construction activity to ensure compliance with adopted overlay district standards.





# 5.0: Launch Community-Based Quality of Life Initiatives

- 5.1 Revive existing, and create new, community-based policing programs, such as Cellular on Patrol (COP) and Good Neighbor (Neighborhood Watch), in the Corridor area.
- 5.2 Increase participation in COSA graffiti abatement and sweeps programs.
- 5.3 Target code violations.
- 5.4 Add native landscaping to target areas including right-of-way islands and street frontage.
- 5.5 Establish partnerships for the installation of art on public and private property



## 6.0: Link Existing Business and Property Owners with Sources of Funding

- 6.1 Create Request for Proposals (RFP) process within TIRZ project plan for the future identification of projects that could benefit from the use of TIRZ funds.
- 6.2 Establish Grow America Fund to provide low interest loans for financing small business improvements
- 6.3 Utilize COSA Office of Environmental Policy and City Public Service (CPS) energy efficiency funds for small business upgrades
- 6.4 Identify troubled multi-family properties in need of intervention.
- 6.5 Provide grant writing assistance to small business owners

## 6.0: Link Existing Business and Property Owners with Sources of Funding

- 6.6 Target Reinvestment Plan Area for participation in housing assistance programs including Owner Occupied Rehabilitation, Rental Rehabilitation, Lead-Based Paint Abatement, and Minor Home Repair.
- 6.7 Schedule foreclosure prevention workshops for communities adjacent to the Corridor
- 6.8 Upgrade Incentive Scorecard System to provide coordinated incentives to individual projects within the reinvestment plan area that meet defined criteria



# 7.0: Create Investment Opportunities

- 7.1 Create registry of vacant/ abandoned parcels.
- 7.2 Create marketing campaign to highlight area improvements including San Antonio River and Mission Drive-In; stress available economic development incentives for new/ relocating small businesses



## 7.0: Create Investment Opportunities

- 7.3 Establish Community Development Corporation (CDC) or other non-profit group for daily and ongoing implementation of Reinvestment Plan strategies.
- 7.4 Establish funds for brownfield remediation to facilitate redevelopment of former industrial sites.
- 7.5 If the owners of property near the intersection of Roosevelt/ Loop 410 are willing partners, commission consultant to design a master plan for a high density, mixed-use node to include the integration of regional commercial, office and residential uses. Engage the greater community in planning effort. Issue RFP through the TIRZ Board.
- 7.6 Provide Interdepartmental Oversight & Single Point of Contact



*Next Steps*

# Adoption Timeline

8.18	Zoning Commission Public Hearing I –Base Rezoning –Corridor Overlay District
9.8	CDAC Public Hearing –Reinvestment Plan
9.9	Planning Commission Public Hearing –Plan Amendments
9.15	Zoning Commission Public Hearing II –Base Rezoning –Corridor Overlay District
9.16	Reinvestment Plan Presentation @ the 2009 Community Development Summit
10.1	City Council Public Hearing –Plan Amendments –Base Rezoning –Corridor Overlay District

# Staff Contact

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