
Artisan Park Townhomes Homeowners Association

530 Refugio Street San Antonio, TX 78210

October 2, 2020

The Artisan Park Townhome Homeowner's Association (APHOA) met on Tuesday, September 29, 2020 in order to review the SAHA/Catellus proposed concept plan for Victoria Commons. At this time, we cannot support the conceptual plan until the following details are addressed.

In 2013/14, APHOA agreed with SAHA that 98 townhomes would be built in the land where the infrastructure (roads, CPS, SAWS, etc.) was installed to accommodate this type of development. In fact, SAHA received approval from HUD for both the development of Leigh Street single-family homes and the 98 townhomes. In that approved proposal, the townhomes would be market-rate while the future apartment complexes within Victoria Commons would have mixed-income requirements. APHOA would like for SAHA to honor this agreement and separate this conversation from that of building apartment complexes on land that was not part of the original master plan (including the north detention pond, YMCA building and the former SAHA Administrative Building).

ZONING

APHOA does not understand why the townhome-ready area would need to be zoned IDZ-3. We do not support that designation for the townhome area. If rezoning is required on other parts of this project, we ask that you rezone each parcel of land separately for its specific use. We understand that this may result in a longer period of time for construction.

INFRASTRUCTURE

We are concerned about stormwater/drainage at the detention ponds and automobile traffic/parking that come with the proposed increase in density. We request a copy of the engineering report that allows for development on the existing detention ponds. We also request that if there is to be a development on the north detention pond, its traffic is routed through Santos Street. Furthermore, we object to a traffic study executed during the pandemic. More details on traffic, parking and circulation are required before we can endorse any new development that was not in the previously approved plan.

PARK / OPEN SPACE

APHOA was not aware that the basketball courts at Labor Street Park are part of the SAHA Administrative Building development. The removal of this popular park amenity and surrounding green areas is troublesome, especially as our community continues to grow; Labor Street Park is the only park in Lavaca. If legally allowable to remove the basketball courts, we ask that they be replaced – or appropriate funding be reinvested in the park – as they are a well-used asset in our community. Furthermore, please challenge the design does the project to create more usable community spaces than what you presented during the September 22nd presentation. We also encourage the retention or relocation of all mature trees.

AFFORDABILITY

Our members moved into the neighborhood knowing that it is a mixed-income neighborhood. We strive to maintain a healthy mix of diverse incomes, backgrounds, races, and occupations. As you know, the

affordable for-sale model used in 2007 at Artisan Park failed as three of four affordable units foreclosed within the first year. For this reason, HUD approved making the empty affordable townhomes market rate.

We want to support SAHA's mission to build affordable housing. We encourage an affordability component in all of SAHA's rental housing, provided that it is well distributed and in line with what exists in our community. For this reason, we DO NOT support the proposed apartment buildings having either a 10%, 15% or 85% affordability mix within a single complex. This mix is incongruent to the current apartment income distribution at Refugio Place (50%), HemisView (25%) and the proposed 100 Labor Street developments. If apartment buildings are built, we ask that you better distribute the affordability component evenly throughout the complexes. Chasing grant funding as an excuse to build 85% affordability in one apartment complex is irrelevant to our members.

HOA MERGER

APHOA would like to further study the merger of the new townhome HOA with our current HOA. As you know, our HOA was created to accommodate 120 units. However, as the economic slowdown occurred the other units were not built. Having only 22 units in our HOA does not allow for economies of scale. We have built up our reserves and we have addressed many building issues in the last three years, so we are ready to accommodate more units. We think that the consolidation into one HOA managed by a property management company will be beneficial to both residents as our expenditures and needs should fluctuate over time and not all at the same time.

DESIGN / AESTHETICS

We would like to see the design address curb cuts, porches, balconies, and ground-floor treatment.

In conclusion, we look forward to attending the upcoming public meetings to voice our concerns and help the process move forward. We look forward to more engagement and transparency throughout this process. Please send us more information as requested as soon as possible via email at Artisanparktownhomes@gmail.com.

Sincerely,

The Artisan Park Townhomes HOA Board of Directors

Selsa A. Gonzalez, President
Rose Anzel, Vice President

Rosie Perez, Secretary

