



Community Workshop Discussion Group Notes

September 9th, 2023

Community members gathered for a workshop to discuss the proposed Scobey Complex Redevelopment Project. The conversations that took place in each group were driven by the participants. A facilitator assigned to each group served as a scribe, capturing each comment made.

Some of the comments provided are already being addressed in the initial planning and others are actively being considered.

VIA will continue to hold community meetings in a variety of styles to ensure those potentially impacted by the redevelopment have opportunities to share their thoughts, ideas and opinions on the project.

Group 1

Significance of Scobey Complex:

- This is an opportunity for the community

- Preserve historic building and improve safety of area
- Affordability
 - Lack of affordable/accessible housing in and around downtown
 - Scobey should have a low bar for being able to afford to live there
 - Equitable access to services
 - Ownership over renting to prevent displacement was brought up
- But there needs to be Balance (between economic realities of development and affordable housing/displacement concerns/community needs)
- Breaking the cycle on the West Side, avoiding a new Pearl and thinking beyond profit
- Creating a continuum of opportunity for the surrounding community
- Ensuring multi-modal transportation

Should the redevelopment include parking, or should it be as transit dependent as possible?

- Need a plan for potential parking, but Scobey Complex should be multi-modal and should reflect VIA as a transit organization
 - Will people who live at Scobey actually use the bus?

Regarding the non-residential spaces, what would you like to see?

- Amenities should have a local feel and reflect the surrounding community
- Childcare was a popular potential option
- Adding a Tiendita w/fresh produce and affordable to the local community (these used to be throughout the West Side, but now are mostly all closed)
- Community gathering place/space for the West Side
- Entertainment options so folks do not leave the area to go find things to do and take money out of the community
- Movies, dining
- Family oriented things to do
- Laundromat
- Evening career development opportunities

- Market area for local vendors

Group 2

Significance of Scobey Complex:

- Tells a story that hasn't been told, currently unusable (blight/vacant)
- Opportunity to step into the future
- Opportunity for affordability (that we may be squandering)
- Opportunity to connect to the community
- Opportunity for the community (VIA needs to give back to the community)

Scobey Complex I like... I wish... I wonder...

Group liked:

- Next to transit, Large area, UTSA nearby, Potential, Connections, The history

Group wished:

- Use the space to serve the community
- The profits/proceeds would go back to the community
- Balance inequity
- Good paying jobs
- Services
- Childcare youth community resources
- Affordable housing
- Small business
- Something new that still benefits the community

Group wondered:

- How VIA will combat displacement?

- What other partners to talk about displacement?
- What the rent will look like?
- What the funding tools are going to be?
- How do we slow down gentrification?
- Who has authority on taxes on the community?

Group 3

Scobey Meaning / Significance

- Work and career opportunities
- Family / housing
- Reminder not to be scared of change
- Nothing today, but
 - Could mean housing
 - Could mean gentrification or displacement
 - Need to know rental rates to understand better
 - Does tax credit funding mean that's money taken away from the community?
- Progress for Westside
- Vision for Westside
- Need balance of incomes/rents
- Need improvement and progress that gives local residents an opportunity to rise above their current position
- Can help bring pride back to the local area
- Some believe VIA needs to focus on transit and not get involved in development
- Could bring childcare and other business that support/uplift the local community

Non-Residential Uses

- Affordable childcare
- Grocery store that's affordable

- Small businesses
- Library with access to internet
- Thrift stores
- Mixed use
- Affordable clinic (but don't duplicate what's already available nearby)
- Laundromat
- Health services
- Daily needs can be met for residents and nearby folks
- Would like to see a mix of uses, not just subsidized / low-income focus
- Don't "Gate Keep" the project so it's only about low-income

Residential

- Would like to see larger (3-bedroom) units to support families
- Others want a mix of sizes and prices to provide for a diversity of residents
- Some view the purpose as bringing progress to the neighborhood
- Find a balance between different purposes
- Some want 100% public housing

Group 4

What is the significance of the Scobey Complex?

- Potential to be a lot of things for the community
- Signifies history
- Fixture in the community
- Potential for public housing

What would you like to see (residential & non-residential)?

- Free daycare
- Health services (social & medical)

- Resource center for the community
- Public housing (affordable for people who make less than \$25k per year)
 - Housing with fixed rent that is based on the family living the house (100% of housing at the Scobey Complex)
- Space for community small businesses
- Affordable healthy food options
- Space for non-profits (small, local, grassroots not large corporate non-profits)
- Free community garden for neighborhood
- How will the facility interact with Haven for Hope?
 - Need safe spaces for mutual aid services to be provided
- Green space with shade, trees, landscaping, solar energy
 - Alternative energy sources for residents
- Safe, secure spaces for emotional, physical well-being
- Local art, murals
- Design for density to support sustainability in function, form

Should there be parking at the facility?

- Some parking is needed, will be a busy area so transit opportunities will be a must
- Pedestrian crossing areas needed
- Parking lot instead of a garage to allow transition to more transit and the space to be repurposed
- Well-lit
- Free residential parking

What should future community engagement look like?

- Better notification
- Bus advertisements
- Reach out to local companies for project development (unions specifically)
- Reach out to neighborhood associations
- Add a virtual option to comment

- Share notes and meeting summary at next meeting and to this group for review and share what will be addressed based on feedback received and why some won't be able to be addressed

Group 5

What is the significance of the Scobey Complex?

- Potential to be a lot of things for the community
- Signifies history
- Fixture in the community
- Potential for public housing

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Ad Hoc Group

Gathered from people who came because of the protest and were not part of those that RSVP'd, and there wasn't room at the tables. We did not go through all the questions. We captured any thoughts that they had.

Contracting

- VIA and DreamOn should use local contractors and subcontractors.
- They should pay a living wage – they thought that might be \$25/hour.

- Consider working with schools for job training and apprenticeship programs.

Commercial Space

- Day Care is very important. VIA should hire a local provider and seek grants to help subsidize services. The idea of 18 or 24 hours of childcare was appealing and needed.
- Locally owned and operated restaurants – particularly owned by minorities and people of color.
- Book Store – There are libraries, but a bookstore is different- it is a place of peace.
- It should be open up to other cultures like Asian, and Indian or those from the Middle East so that we can learn from each other.
- Community Office Space – where different non-profits can have office and coworking spaces that would allow networking opportunities.
- The business currently in the neighborhood should have first right of refusal.

Community Engagement

- Walk the neighborhood and ask people.
- Be transparent with any findings – Post plans and financials on the website.
- Provide opportunities for the students at UTSA to have a voice.
- The Historic Preservation contractor needs to talk to the community. It might be good to have them at a future meeting.
- Create a survey of what was heard today and have the grassroots organizations involved and administrating the survey.

Gentrification/Displacement

- While they know that no one lives in the Scobey building now, they have concerns about gentrification that will be caused by the development, which could later cause displacements due to taxes going up.
- They are open to other city policies that may be able to address this issue but didn't have a lot of hope that it would happen.
- Concerns about what happens to the unhoused living nearby now. They mentioned that the city spends money on museums for tourists, like the Alamo, but neglects those living here.

- Concerns about property tax increases even without the Scobey building.

Scobey Redevelopment

- What have other transit companies done in other areas? What are the upsides and lessons learned?

Sidewalks

- Improvements should be made on the sidewalks to Scobey and Centro from the near west – add shade.
- Scobey should have a hot spot for WIFI and phone charging.

Art and Culture

- Scobey should reflect history, including indigenous people, the westside and San Antonio. It should be like the Guadalupe Center as an example or as an extension. If there is inclusive art that reflects the culture, it doesn't feel like Scobey is invading the community.