San Antonio, TX
Sustainable Neighborhood Assessment

September 26 - 29, 2016

GLOBAL GREEN USA®

Sustainable Neighborhood Assessment

Through the Sustainable Neighborhood Assessment Tool developed by Global Green USA, public officials and local government staff are using the LEED for Neighborhood Development (LEED-ND) rating system to determine ways for future development in their communities to achieve high levels of environmental, economic, and social sustainability. LEED-ND integrates the principles of smart growth, walkable urbanism and green building into the first national rating system for neighborhood design. In San Antonio, Global Green used the tool as a means to evaluate existing conditions and plans for the Eastside Promise Neighborhood, in order to identify opportunities to augment current revitalization efforts and develop recommendations to increase the neighborhood's overall level of sustainability.

Assessment Team + Funding

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US Green Building Council
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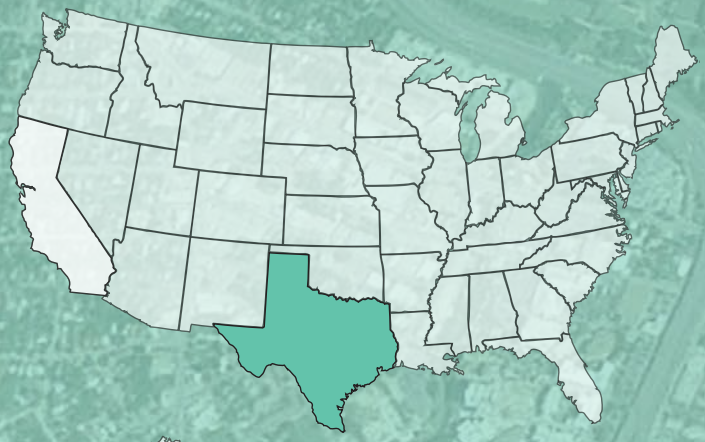
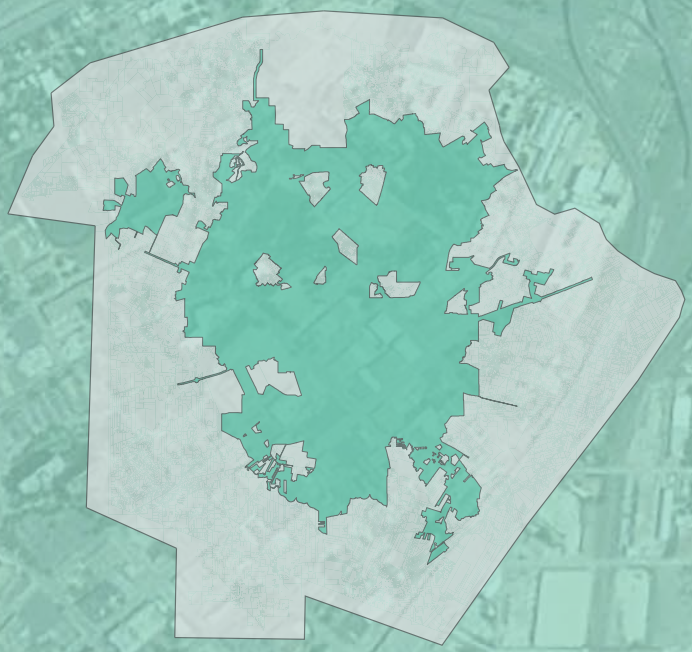
Technical Assistance made possible with funding from EPA's Office of Sustainable Communities' Building Blocks for Sustainable Communities Grant Program.

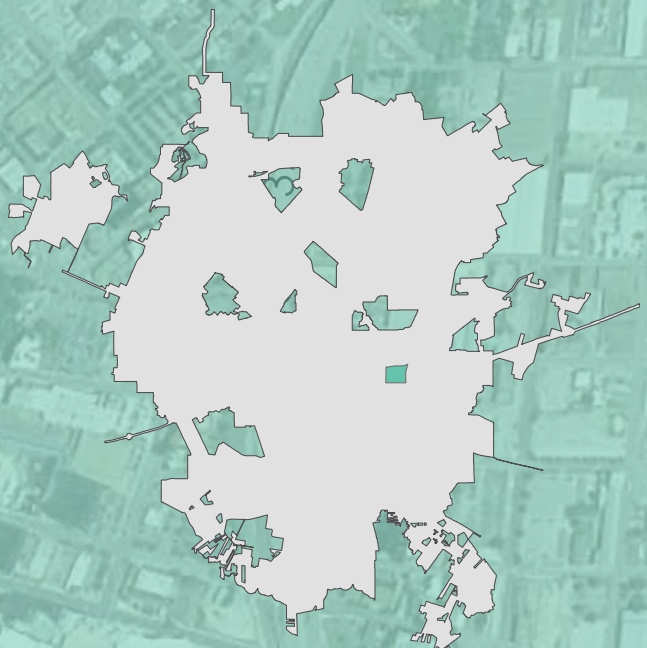
Contents:



Texas



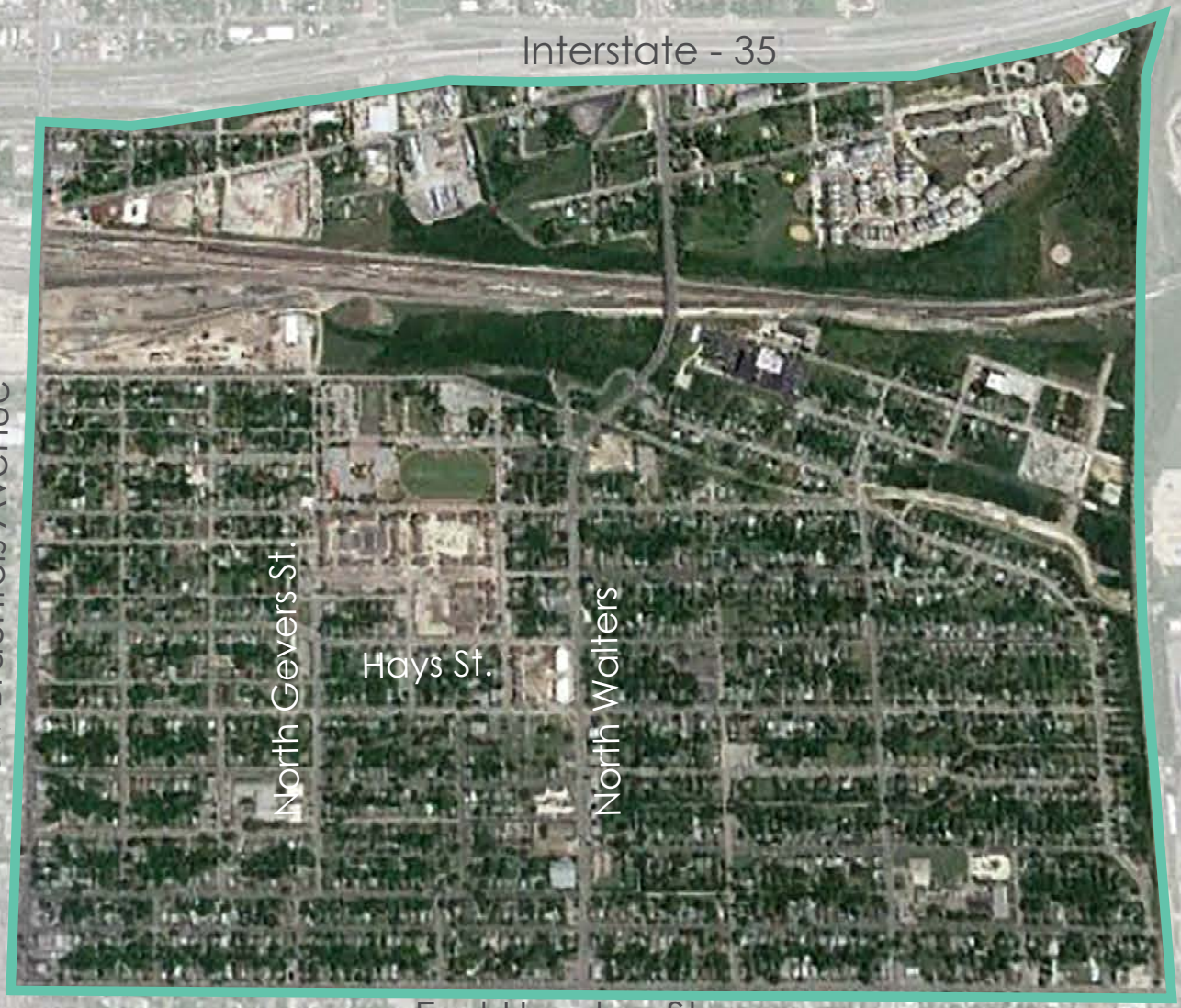
Bexar County and San Antonio



San Antonio and Eastside Promise Zone

Eastside Promise Zone

Study Area



Sustainable Neighborhood Assessment Process

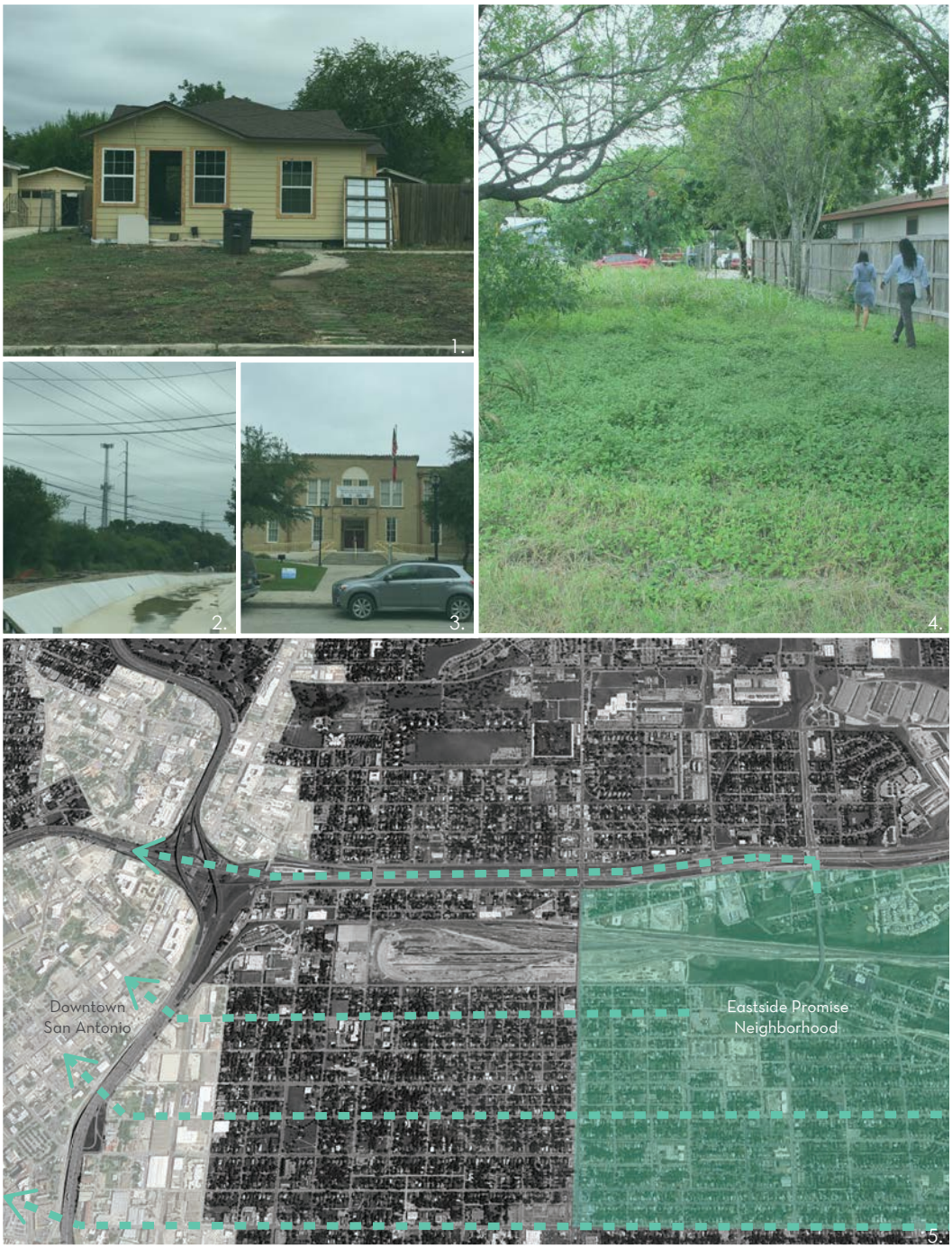
The goal of the Sustainable Neighborhood Assessment process is to identify topical and physical focus areas where policy or planning changes can promote sustainable urban neighborhoods over the short and long term. These interventions can improve the neighborhood's day-to-day sustainability as well as increase its resilience during extreme weather events and conditions. Some of the defining characteristics of a sustainable neighborhood include focusing development in previously developed areas with high transit connectivity, avoiding building on habitat, agricultural land or wetlands, an urban form that encourages walking and cycling, access to nearby food and services, and energy and water efficiency in both buildings and infrastructure. To define these focus areas, Global Green USA and its team members utilize the Sustainable Neighborhood Assessment Tool, which is based on the LEED for Neighborhood Development (LEED-ND) criteria and checklist.

Prior to visiting the assessment area, the team conducted a review of existing planning documents, code requirements, maps, and stakeholder priorities. An initial assessment was then completed, with the credits in each of the three LEED-ND categories (Smart Location & Linkages, Neighborhood Pattern & Design, and Green Infrastructure & Building) marked as "achieved," "not achieved," "unknown," or "not applicable." Each credit is further ranked for the degree that it correlates to regional or local policy priorities, regulatory support, technical feasibility, market support, and stakeholder input. This analysis is described in more detail beginning on page 18.

This initial assessment serves as the point of departure for the Global Green team's three-day site visit and evaluation. During the visit, the team walked blocks of the target neighborhood, photographs examples of positive qualities and areas for improvement, and conducts a series of meetings with targeted stakeholders, City staff, and representatives of relevant public agencies including the Economic Development Department and SAGE (San Antonio for Growth on the Eastside). Throughout the process, the preliminary checklist is edited and refined to incorporate the team's visual observations and contextual issues raised by stakeholders. The initial findings of the evaluation are grouped into broad categories noted on the following pages. The final augmented checklist for the Eastside Promise Neighborhood can be found on pages 18-21.

The assessment process then enables the team to identify a series of recommendations based on LEED-ND credits to augment and increase the neighborhood's long-term sustainability. Recommendations cover policy, planning, and land use and infrastructure changes which aim to realize a more resilient and sustainable future for the neighborhood. Some recommendations can be implemented fairly quickly, while others will require long-term collaboration among public agencies, local institutions, and private sector partners, as well as multiple sources of funding.

Neighborhood Assets



1. Historic Character 2. Menger Creek Greenway 3. Eastside Education Training Center 4. Vacant Lots 5. Walkable Grid with close proximity to downtown San Antonio

Neighborhood Background

The Eastside Promise Neighborhood is home to 17,955 people readily striving in the face of serious socio-economic conditions. It is an area rich in San Antonio's history with more than 50 churches, many of them serving African-American populations, 296 private businesses, several social service organizations and six schools.

Traditionally known as the heart of the African-American community and in the '50s as an area of segregated housing, schools and businesses, San Antonio's Eastside Promise Neighborhood is still home to a heavy concentration of the city's African-Americans. The area is now majority Hispanic with population numbers reaching 67.5 percent, according to 2009 U.S. Census data.

The 3 and 1/2 square mile-area is bounded by Interstate 37 to the west, Fort Sam Houston to the north; AT&T Center Parkway to the east and East Commerce Street to the south.

In 2010, the U.S. Department of Education named the United Way of San Antonio and Bexar County the recipient of a Promise Neighborhood planning grant, one of two federal grants awarded in Texas and only 21 throughout the country. The $312,000 one-year grant funded the creation of a plan to revitalize San Antonio's east side.

A majority of Eastside residents surveyed were discontent with the deteriorating conditions of their parks and playgrounds, homes and office spaces. The community also grapples with about double the unemployment rate – 15 percent – and half the median household annual income – $25,000 – compared with the City of San Antonio, seven percent and $53,000 respectively.

Community members, stakeholders and community experts began groundbreaking work for Eastside Promise Neighborhood. To create the proposal to become a Promise Neighborhood implementation site, the team conducted: needs assessment, asset inventory, focus groups, segmentation analysis, regression analysis, review of scholarly literature, community conversation forums, block parties, and provider forums. The result: Eastside Promise Neighborhood leaders submitted an application for a five-year implementation grant and learned in December 2011 that San Antonio was selected as one of five implementation sites in the country.

Neighborhood Challenges

1. Aging Housing Stock 2. Access to Parks with Recreation Facilities 3. Development and Services on Retail Corridor 4. Infrastructure Updates 5. Access to Fresh and Healthy Food

Recommendation Approach and Strategy

The recommendations presented over the following pages were developed through careful study of regional and local planning documents, city staff and stakeholder interviews and a thorough on-the-ground analysis of community characteristics. Each of the resulting recommendations have been informed by best practices as identified by LEED-ND and have been produced with specific attention given to long-term sustainability and resilience.

Four key overarching themes guide the specific recommendations: I) Bicycle & Pedestrian Accommodations, 2) Housing Preservation & Development, 3) Commercial Corridors, and 4) Energy & Water Management. **The Bicycle & Pedestrian Accommodations** recommendation identifies opportunities to create a safer environment for pedestrians and cyclists and to enable a more efficient connection to the bus and any future forms of mass transit (Light Rail, Bus Rapid Transit, Streetcar). Transportation options currently available to residents of the Eastside Promise neighborhood include cycling and bus. Bike access is challenging because there a limited number of streets that connect to the north that have safe bike facilities. The local bike share currently has 58 stations and 500 bikes. The program is run by a non-profit that needs to be self-sustaining, so increasing access to areas outside of the central part of the city is a challenge. Ride sharing services, including Uber and Lyft, are also a mobility option for community residents, but daily utilization to satisfy mobility needs would prove to be costly. By improving the ability to access and move between these options the neighborhood can be better connected to greater San Antonio and to the shopping, employment, education, and recreation amenities in nearby neighborhoods. **The Housing Preservation & Development** recommendation recognizes the potential to further express the historic character and increase public amenities through strategic use of publicly owned parcels. **The Commercial Corridors** recommendation, following LEED-ND guidelines, encourages the investment in public rights of way and other public lots to provide amenities for the community. These can include streetscape improvements, pocket parks, parklettes, or community supportive uses such as childcare, clinics, job training facilities, community gardens, or affordable housing. A $10k façade improvement grant has been awarded to businesses located along New Braunfels Avenue. **The Energy & Water Management** recommendation focuses on improving the environmental performance of individual structures,

Recommendations

1 Bicycle and Pedestrian Accommodations

2 Housing Preservation and Development

3 Commercial Corridors

4 Energy and Water Management

Recommendation 1

Bicycle & Pedestrian Accommodations

The city of San Antonio has already made significant strides in improving mobility through the addition of sidewalks throughout the Eastside Promise Neighborhood. An investment of $6 million in right-of-way infrastructure has been issued for the construction of sidewalks. The neighborhood's street grid, which average block lengths of 500', creates an environment that is supportive of walking, and cycling as modes of travel. Access to the northern neighborhoods of San Antonio from the Eastside Promise Neighborhood is obstructed by the Union Pacific East rail yard, Interstate-35, and Fort Sam Houston respectively. To the east is the AT&T Arena complex which is dominated by impervious surface in the form of parking lots. Bike access is challenging because there a limited number of streets that connect to the north that have safe bike facilities. There are examples on South Flores of a street that has completed a road diet. The 2011 Bike Master Plan shows Gevers Street as a North-South connection. Bike Share currently has 58 stations and 500 bikes. The program is run by a non-profit that needs to be self-sustaining, so increasing access to areas outside of the central part of the city is a challenge. The city is making access and other improvements along Menger Creek and the County is making drainage improvements. The idea is for the Creek to become a place for walking and biking as part of a larger health initiative. The Eastside Promise Neighborhood's key employment centers include Fort Sam Houston, the Downtown San Antonio, and the Toyota manufacturing facility in the southern outskirts of the city. Access to these job centers is challenging to residents without access to a private automobile. Reliance on the San Antonio's bus network is a common trend in the eastside neighborhoods. Ensuring residents have a reliable means to get to work is imperative.

One of the guiding principles of LEED-ND is to foster communities that cater to pedestrians and cyclists, thus enabling people to commute, recreate and complete errands without reliance on private automobiles. Neighborhood Pattern and Design (NPD) prerequisites 1, 2 and 3 work in concert to support this vision by requiring Walkable Streets, Compact Development and Connected and Open Communities. The Walkable Streets Credit seeks to promote transportation efficiency and reduce vehicle distance traveled. To improve public health by providing safe, appealing, and comfortable street environments that encourage daily physical activity and avoid pedestrian injuries.

Gevers Street facing north toward Wheatly East Medows Residential Development

Action Items

1. **Pedestrian Safety e.g. Sidewalks / Crosswalks near schools:** Pedestrian visibility improvements need to be made at several key intersections located throughout the study area. Crosswalks need to be re-painted and signage alerting motorist of pedestrian activity need to be installed.
2. **Designated Bike Lanes on Gevers:** The southern stretch of Gevers street between Interstate-10 and E Southcross currently has dedicated bike lanes installed. Continuing the bicycle infrastructure into the heart of the Eastside Promise Neighborhood would grant residents access to St. Philip's College and the H-E-B Plus retail center on South Gevers without requiring ownership of a private automobile.
3. **Improve Transit Access to Fort Sam Houston, Downtown, and Toyota Plant:** Providing transit passes, Uber/Lyft codes, and/or implementing a developer-sponsored transit service to shuttle transit impaired community residents to key transportation hubs/employment centers.

Adding crosswalks to intersections will help encourage motorists to drive with pedestrians in mind

Recommendation 2

Housing Preservation & Development

Much of the Eastside's housing stock has aged and fallen into disrepair. The Neighborhood Empowerment Action Team (NEAT) is an initiative to improve quality of life or "broken window" issues like code violations to communicate a stronger sense of order in the community through uniform code enforcement. The campaign was launched through partnerships between the San Antonio Housing Authority, the City of San Antonio, SAGE: San Antonio for Growth on the Eastside, Wheatley Choice Neighborhood, and Eastside Promise Neighborhood. The goal is to change to a concept of normalcy for the neighborhood. This effort focuses on giving warnings and helping residents comply rather than penalizing them. The city brings large dumpsters for residents to discard unwanted items and avoid illegal dumping. Use of the Historic District determination could be of benefit to the neighborhood as there are both local and federal tax credits. Renew SA is part of the Office of Urban Redevelopment. The agency acquires properties with the goal of rehabbing the houses or constructing new homes. Generally this is done in a cluster to maximize the transformative impact on the neighborhood.

Recognizing, preserving, and enhancing the unique character of a neighborhood is a part of identify what types of sustainability strategies may be most relevant. LEED-ND recognizes the inherent value of historic buildings both from the perspective of the resource value of the embodied energy and from the cultural value to the community. This is reflected in Green Building and Infrastructure Credit 6: Historic Resource Preservation and Adaptive Reuse, which encourages the protection and continued use of older structures.

2

Action Items

1. **Streamline Approval of Accessory Dwelling Units:** Affordable housing and neighborhood stability are important public objectives in the City of San Antonio. In recent years, accessory dwellings have become an important method to permit families to remain in their homes by securing rental income, while at the same time providing affordable housing for the elderly, single-person households, students, and other needy populations.
2. **Establish Neighborhood Conservation District:** Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of neighborhood conservation districts. Conservation District designation in the Eastside Promise Neighborhood would help protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and character; reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development; promote and provide for economic revitalization; and stabilize property values.
3. **Encourage New Development of Affordable Rentals and Home Ownership:** While housing costs are steadily increasing across San Antonio, the Eastside Promise Neighborhood is one of the few areas in the city with homes for sale that are less than $100k and homes for rent that are less than $1k/mo. Gradually increasing the housing supply so that it is in balance with San Antonio's increasing population will ensure the neighborhood remains afordable in the future.

Older home located on North Gevers being rehabbed

Recommendation 3

Commercial Corridors

An objective of LEED-ND is to offer a range of shopping and service options in the neighborhood so that the majority of day-to-day needs can be met locally by walking, cycling, or transit. In addition to convenience and reduction in transit-related resource use, there are health benefits related to regular physical activity that accrue to the residents. LEED-ND's Neighborhood Pattern and Design (NPD) Credit 3, Mixed-Use Neighborhood Centers, encourages the development of sites with land-use designations that enable residents to complete many of their daily errands (groceries, dry cleaning, child care) within a 1/4 mile walk of residences. Any update to the neighborhood plan should enable a diverse mixture of uses along New Braunfels Avenue and Houston Street.

LEED-ND also encourages the investment in public rights of way and other public lots to provide amenities for the community. These can include streetscape improvements, pocket parks, parklettes, or community supportive uses such as childcare, clinics, job training facilities, community gardens, or affordable housing.

Unoccupied buildings located along New Braunfels commercial corridor

Action Items

1. **Neighborhood Aesthetic Improvements:** Adding aesthetic improvements such as gateway structures at the entrances to the neighborhood and street trees would help establish community character and help the Eastside Promise Neighborhood feel more like a destination.

2. **Encourage Mixed-use Development Along New Braunfels, Houston, and Walters:** High concentrations of unoccupied commercial buildings along both New Braunfels Ave and Houston leave pedestrian activity along these corridors to be desired. Promoting investment in these parcels in the form of mixed-use development would both increase the neighborhoods housing capacity and give low income residents without an automobile access to commercial services without needing to drive.

3. **Consider Enhanced Transit Oriented Development at Houston and New Braunfels Near HEB:** As San Antonio plans its mass transit future, planning for dense, mixed-use development along both New Braunfels Avenue and Houston Street would make these corridors ripe for transit investment.

Transformation of East Houston Street into high-capacity transit corridor, flanked by medium density mixed-use development

Recommendation 4

Energy & Water Management

Buildings and infrastructure in urbanized areas account for over 40% of energy consumption in the US and represent significant investments in materials and their associated embodied energy. Urban development also changes hydrological patterns and causes higher ambient temperatures through the urban heat island effect. LEED-ND addresses these issues primarily in the Green Infrastructure and Building category, through credits related to green building certification, energy and water efficiency, landscape water use reduction, stormwater management, heat island reduction, infrastructure energy and materials efficiency, and solid waste and recycling.

San Antonio uses primarily overland flow to move stormwater, rather than in pipes. Commercial developers are required to do on-site detention. Low Impact Development is voluntary. A stormwater fee is in place and is based on the amount of impervious cover. Bacteria is the only pollutant for which there is an established Total Maximum Daily Load, the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards. There are multiple creeks in and around the study area that are the receiving bodies for stormwater, some are in more natural states than others. The River Authority places a premium on on-site water management. Even if water enters the site from another location it needs to be treated where it accumulates.

San Antonio Under One Roof is a pilot program focused on replacing old roofs of disadvantaged homeowners in the city's District 1 with white or light roofs. The roof repair program will help the disadvantaged to protect their homes and reduce energy consumption and cooling costs. **Casa Verde** is a weatherization assistance program designed to help families in need to reduce their monthly utility bills. Eligible participants, whether they are homeowners or renters, may receive FREE weatherization upgrades designed to increase the energy efficiency of their homes. **Solar Rebates** are offered by CPS Energy, San Antonio's municipal utility, to customers who install solar photovoltaic systems on their homes, schools, or businesses. There are four rebate "tiers" available depending on customer type and whether or not the customer is using a "local" registered CPS Energy Installer.

Action Items

1. **Package Incentive & Rebate Programs:** The Casa Verde weatherization program could be implemented first to make roof repairs, followed by all other incentive programs including: solar rebates, native plants rebates, tree rebates, etc. This could be led by local nonprofit such as SAGE, possibly incorporating the AmeriCorps program to have an on-the-ground presence in the neighborhood to build awareness.
2. **Require new projects and major renovations to include low-impact development features** such as rain barrels, drywells, rain gardens, swales, and permeable paving when soil conditions allow. Explore opportunities to redesign existing parking lots to include retention areas or bioswales.

San Antonio Under One Roof program replaces old roof for newer, white, energy efficient roofs

Sustainability Assessment

The Sustainable Neighborhood Assessment tool includes an annotated LEED-ND checklist created by Global Green. It is a key component of the process used to document and compare the assessment area against the LEED-ND prerequisites and credits. Each credit within the three credit categories (Smart Location & Linkage, Neighborhood Pattern & Design, and Green Infrastructure & Building) is marked as "achieved," "not achieved," "unknown," or "not applicable" under baseline conditions. Additional analysis has been done based on local planning policy, regulatory support, technical feasibility, market support and stakeholder input. The preliminary checklist analysis was edited after site visits, stakeholder meetings, and conversations with city staff. This information was then translated into an overall assessment of sustainable neighborhood performance.

Based on the in-field assessment, planning document review, various stakeholder meetings, the Global Green team estimated which LEED-ND credits were "Likely," "Possible with Effort," "Unlikely" to be achieved, or "Not Applicable," considering existing conditions, technical feasibility, policy readiness, financial burden, and applicability to neighborhood conditions. The bar graph summary identifies the overall level of sustainable neighborhood performance for the Eastside Promise Zone. Many credits fall into the "Likely" category, and of the remaining credits, a significant percentage fall within the "Possible with Effort" category, which shows the large potential for improving the sustainability of the neighborhood, specifically by pursuing the high-priority recommendations described in this report.

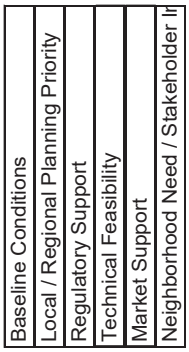
The summary table below shows the numeric values extrapolated from the percentage of credits identified as "Achievable" below. The recommendations listed in the previous pages are largely a response to LEED-ND criteria which achieving was identified as "Possible with Effort" by the assessment team. While these values do not correlate exactly to specific LEED-ND points, they provide an estimate of the neighborhood's potential level of future achievement. It should be noted that this is a rough measure of performance and not an exact representation of the neighborhood's level of possible certification. It should also be noted that all the prerequisites must be achieved if certification will be pursued. While recognizing these constraints, the categories generated through the assessment serve as a useful metric for estimating formal LEED-ND certification. Given the presumption that all those designated as "Achievable" would be met, providing a baseline point tally of 42, and those listed as "Possible with Effort", are aggressively pursued and achieved, affording an additional 39 points, the analysis shows that the Eastside Promise Neighborhood would likely earn a rating of gold from the USGBC.

	Total	Achievable with Current Conditions	Possible with Effort
Smart Location And Linkage	27	8	9
Neighborhood Pattern and Design	44	21	17
Green Building and Infrastructure	29	13	13
	100	**42**	**39**

LEED-ND Certification Thresholds:

Certified: 40-49 Silver: 50-59 Gold: 60-79 Platinum: 80+

Sustainability Assessment



East Side Promise Zone, San Antonio, Texas

Legend
✔ Achieved
? Unknown
✕ Not Achieved
– Does Not Exist / NA
Explicit Support / No Technical Issues
Lack of Explicit Support / Minor Technical Issues
Opposition / Signficant Technical Issues
Not Applicable

Smart Location & Linkage		
P 1	**Smart Location**	Required
P 2	**Imperiled Species and Ecological Communities Conservation**	Required
P 3	**Wetland and Water Body Conservation**	Required
P 4	**Agricultural Land Conservation**	Required
P 5	**Floodplain Avoidance**	Required
C 1	**Preferred Locations**	
C 2	**Brownfield Remediation**	
C 3	**Access to Quality Transit**	
C 4	**Bicycle Network**	
C 4	**Bicycle Storage**	
C 5	**Housing and Jobs Proximity**	
C 6	**Steep Slope Protection**	
C 7	**Site Design for Habitat or Wetland and Water Body Conservation**	
C 8	**Restoration of Habitat or Wetlands and Water Bodies**	
C 9	**Long-Term Conservation Management of Habitat or Wetlands and Water Bodies**	

Smart Location and Linkage

Smart Location and Linkage focuses primarily on existing site conditions to ensure that developments are not located in floodplains, on steep slopes or cause damage to ecological communities or local water bodies.

Sustainability Assessment

East Side Promise Zone, San Antonio, Texas

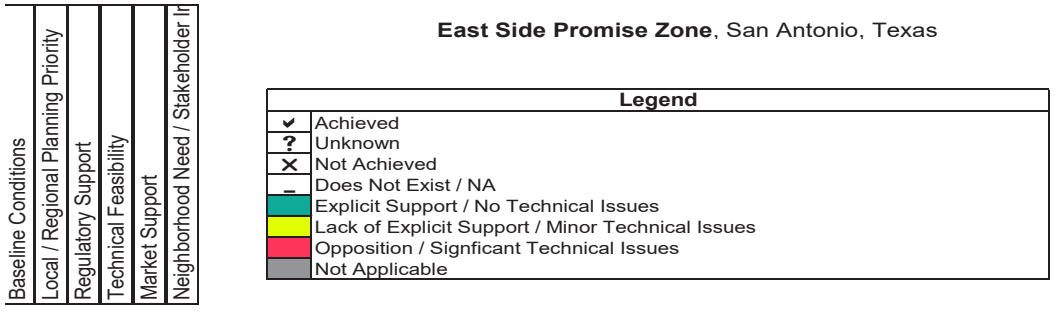
Legend	
✔	Achieved
?	Unknown
✕	Not Achieved
–	Does Not Exist / NA
	Explicit Support / No Technical Issues
	Lack of Explicit Support / Minor Technical Issues
	Opposition / Signficant Technical Issues
	Not Applicable

Baseline Conditions	Local / Regional Planning Priority	Regulatory Support	Technical Feasibility	Market Support	Neighborhood Need / Stakeholder In			
Neighborhood Pattern & Design								
✔						P 1	**Walkable Streets- Functional Entries**	Required
✔						P 1	**Walkable Streets- Building Height to Street Centerline Ratio**	Required
✕						P 1	**Walkable Streets-Continuous Sidewalks**	Required
✔						P 1	**Walkable Streets-Garage and Service Bays**	Required
✔						P 2	**Compact Development**	Required
✔						P 3	**Connected and Open Community**	Required
✔						C 1a	**Walkable Streets : Facades and Entries**	
✕						C 1b	**Walkable Streets: Ground-Level Use and Parking**	
✕						C 1c	**Walkable Streets: Design Speeds for Safe Ped and Bicycle Travel**	
✕						C 1d	**Walkable Streets: Sidewalk Intrusions**	
✔						C 2	**Compact Development**	
✔						C 3	**Mixed-Use Neighborhoods**	
✕						C 4	**Diversity of Housing Types**	
✔						C 4	**Affordable Housing**	
✔						C 5	**Reduced Parking Footprint**	
✕						C 6	**Connected and Open Community**	
✕						C 7	**Transit Facilities**	
✕						C 8	**Transportation Demand Management**	
✔						C 9	**Access to Civic and Public Space**	
✔						C 10	**Access to Recreation Facilities**	
✕						C 11	**Visitability and Universal Design**	
✔						C 12	**Community Outreach and Involvement**	
✕						C 13	**Local Food Production**	
✕						C 14	**Tree-Lined and Shaded Streetscapes**	
✔						C 15	**Neighborhood Schools**	

Neighborhood Pattern and Design

Neighborhood Pattern and Design aims to influence the physical layout and design of the community to yield walkable neighborhoods with a variety of land use types.

Sustainability Assessment



Green Infrastructure & Buildings

✔	P 1	**Certified Green Building**	Required
✔	P 2	**Minimum Building Energy Performance**	Required
✔	P 3	**Indoor Water Use Reduction**	Required
✔	P 4	**Construction Activity Pollution Prevention**	Required
?	C 1	**Certified Green Buildings**	
✘	C 2	**Optimize Building Energy Performance**	
✘	C 3	**Indoor Water Use Reduction**	
✘	C 4	**Outdoor Water Use Reduction**	
✘	C 5	**Building Reuse**	
✘	C 6	**Historic Resource Preservation and Adaptive Use**	
✔	C 7	**Minimized Site Disturbance**	
✘	C 8	**Rainwater Management**	
✘	C 9	**Heat Island Reduction**	
✘	C 10	**Solar Orientation**	
✘	C 11	**Renewable Energy Production**	
–	C 12	**District Heating and Cooling**	
✘	C 13	**Infrastructure Energy Efficiency**	
✘	C 14	**Wastewater Management**	
✘	C 15	**Recycled and Reused Infrastructure**	
✔	C 16	**Solid Waste Management**	
✘	C 17	**Light Pollution Reduction**	

Green Infrastructure and Buildings

Green Infrastructure and Buildings seeks to optimize individual buildings and surrounding infrastructure systems to reduce their energy and water consumption and associated emissions.

Appendix

A. LEED for Neighborhood Development Credit Categories

Smart Location and Linkage [SLL]:
SLL focuses on preserving the environmental characteristics inherent to the site such as water body and steep slope protection and influencing development patterns to reduce sprawl and automobile dependence. Credits in this category encourage locating new developments near city centers with robust public transportation options and sites that have been previously developed or are immediately adjacent to existing development.

Neighborhood Pattern and Design [NPD]:
NPD influences the physical layout and design of the community in question through minimum thresholds for density, internal and external connectivity, and characteristics of a walkable community such as continuous sidewalks or building frontages that face public streets. Credits in this category reward projects that have nearby civic, educational and recreational facilities, limited surface parking and have transportation facilities complete with maps and bicycle racks.

Green Infrastructure and Buildings [GIB]:
GIB emphasizes the importance of the optimized performance of structural systems and city infrastructure through minimum building energy and water efficiency, water-efficient landscaping and on-site renewable energy production. Credits in this category promote the adaptive reuse of existing buildings, on-site stormwater management, recycled content in infrastructure such as roadbeds and energy efficient traffic lights, street lights and water pumps.

For more information, please visit www.usgbc.org

Appendix

B. Stakeholders

Economic Development Department
Adrian Perez

Habitat for Humanity
Michael Taylor

Transportation & Capital Improvements
Trish Wallace

Alan Warrick, Councilman, District 2
Patti Puente (scheduler)

Chief of Staff
Derek Roberts

Parks & Recreation Department
Sandy Jenkins

Transportation & Capital Improvements
Scheduler: Susan Herrera

Art Reinhardt

Stacy Geiger

Ian Benavides

Office of Sustainability
Timothy Mulry

San Antonio Metropolitan Health
Perla Alarcon

Transportation & Capital Improvements Department
Razi Hosseini

Faustino Benavidez,

Development Services Department
Melissa Ramirez

Cat Hernandez

San Antonio Housing Authority
Lorraine Robles, Neighborhood Revitalization

Arrie Porter

Beth Keel

David Casso

David Pohler

San Antonio for Growth in the Eastside (SAGE)
Jackie Gorman

San Antonio Independent School District
Dr. Stanton Lawrence

Appendix

B. Stakeholders Continued

San Antonio River Authority
Karen Bishop

VIA Metropolitan Transit
Alison Buck

Christine Vina

Center City Downtown Operations
Scott Price

Sarah Esserlieu

Office of Sustainability
Douglas Melnick

Eloisa Portillo-Morales

Liza Meyer

Planning & Community Development Department
Rudy Nino

Eastpoint Office
Dr. Mike Etienne

Jamie Damron

Bicycle Advocate
Office of Sustainability
Timothy Mulry

City Manager
Sheryl Sculley

Deputy City Manager
Peter Zanoni

City Managers Office Exec. Assistant
Michael Rodriguez

Police Department East Side Substation
Captain Quinton Lashbrook

Officer Dean R. Reuter #3097

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