

New Braunfels Avenue Vision Project

City of San Antonio
Department of Planning and Community Development



Facade Improvement Concepts and Streetscape Conceptual Design

November 2013

NEW BRAUNFELS AVENUE VISION PROJECT

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Study Area Location



Study Area

PROJECT DESCRIPTION

Over the coming years the Operation Facelift Program will work to restore vitality to New Braunfels Avenue from Nolan Street to Burnet Street. This is in collaboration with the larger Wheatley Choice Neighborhoods Project. This will include streetscape design and facade improvements to various commercial buildings.

Scope of the Vision Project

1. Facade analysis of selected buildings to determine which elements to change, replace, repair, restore or reconfigure in compliance with the standards specified in the Facelift Program.
2. Conceptual Facade Improvements - a preliminary design analysis suggesting those elements on selected building that should be considered in any facade improvement endeavor.
3. Analysis of the existing streetscape and alternative design interventions that would create a revised streetscape for this portion of New Braunfels Avenue.

Project Outline

As outlined by the consultant, the project methodology will include:

- a. Existing conditions - Evaluation of what exists
- b. Opportunities/Constraints - Identifying design opportunities and outlining possible constraints to achieving them
- c. Streetscape design strategies
- d. Building Facade Analysis and Design Concepts

The project is funded by a Community Development Block Grant administered by the City of San Antonio Department of Planning and Community Development (DPCD).

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With Support From:

City of San Antonio GIS Department

In collaboration with:

**SAGE - San Antonio for Growth on the East Side
Ms. Jackie Gorman - Executive Director**

Consultant:

**Robert Yakas Design LLC
Portland, Oregon**

Lead Consultant: Robert Yakas, Principal, Urban Designer

BACKGROUND

New Braunfels Avenue between Nolan and Burnet Streets is part of both the Dignowity Hill and Arena District/Eastside Community Plans

The Dignowity Hill Neighborhood Plan and the Eastside Reinvestment Plan includes two separate documents in one. The Dignowity Hill Neighborhood Plan is a long range plan over the next fifteen to twenty years. The Eastside Reinvestment Plan builds on the goals of the Dignowity Hill Neighborhood Plan with a shorter time span of specific reinvestment strategies over the next five years.

The Eastside Reinvestment Plan will become part of the update to the Strategic Plan for Community Development adopted by City Council in September 2008.

Following are some of the pertinent goals and objectives of the Dignowity Hill and Arena District community plans as they might address issues on this section of New Braunfels Avenue:

Dignowity Hill Community Plan



Housing and Economic Development

One of the greatest weaknesses is that there are a large percentage of vacant properties in the Dignowity Hill neighborhood. A little less than one in five housing units in the neighborhood are vacant. This is more than twice the city's overall vacancy rate.

OVERALL GOAL

Coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

12.2.1. Reinststate the New Braunfels Neighborhood Commercial Revitalization (NCR) Program

Transportation, Infrastructure and Drainage

OVERALL GOAL:

Work with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists

Goal 14: Create safe connections for walking and bicycling between residences, parks, and cultural activities

Goal 15: Create a pedestrian safe and friendly environment

Goal 16: Improve safety and mobility along neighborhood streets and to downtown

Goal 17: Beautify the area to add upon and reflect the character of the area

17.1.2. Enhance the appearance of streets with landscaped sidewalks, bicycle lanes, and wheelchair accessible sidewalks

Arena District/Eastside Community Plan



Area # 1: The Commercial / Residential Core

Running along New Branunfels Avenue from Commerce Street through Houston Street, this area supports the key retail centers that serve the local population. Key retailers include HEB (grocery) and Walgreen's (drugstore), both of which are located at the intersection of Houston Street and New Braunfels Avenue. The commercial core serves as the primary commercial for residential neighborhoods on the Eastside.

2. Land Use Guiding Principles

- 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- 2.3 Create attractive streets

3. Urban Design Goals

- 3.2 Establish greenways along improved streets and pedestrian ways

4. Land Use Plan Goals

- 4.3 Reinforce Neighborhood Commercial nodes at cross streets
- 4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels

5. Landscape Frame work Goals

- 5.1 Recommends a "green image" for the community, and recommends the street system as an extension of the greenway
 - Tree lined streets and pedestrian linkages

6. Transportation Goals

- 6.1 Encourage economic revitalization through transportation

7. Transportation Options

Tier 1

- 7.1 Resurface 167 street blocks which have poor roadway pavements. Add new sidewalks where needed
- 7.5 Recommend several major streets as "feature streets" incorporating trees, onstreet parking and wider sidewalks
 - New Braunfels Avenue from IH-35 to MLK Dr.

8. Implementation Goals

- 8.1 Aggressively pursue road and infrastructure improvements recommended in the plan

EXISTING CONDITIONS - Streetscape

The Eastside Reinvestment Plan will become part of the update to the Strategic Plan for Community Development adopted by City Council in September 2008. The Eastside Reinvestment Plan sets comprehensive neighborhood development goals including strategies for targeted reinvestments in physical and social elements.

According to the Arena/Eastside Community Plan:

" ... Streets are in poor condition, with small sidewalks that are not pedestrian friendly. The Eastside generally is seen as an eyesore, lacks landscaping and streetscape improvements, and needs more streetlights."

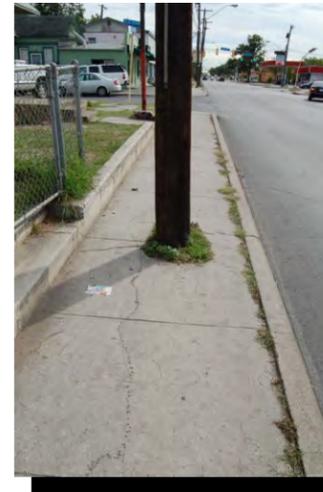
One of the Planning Guidelines of this plan suggests to:

" Create attractive streets that adequately move automobiles, but also serve the pedestrian as well as bicycles, bus, and future light rail, as appropriate." This is supported by goals and objectives in both the Dignowity and Arena/Eastside Plans.

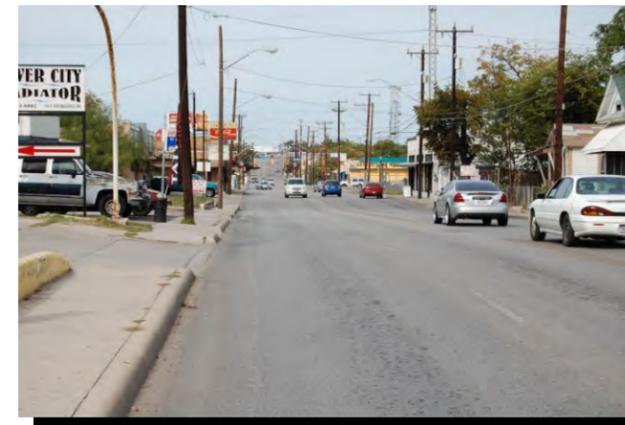
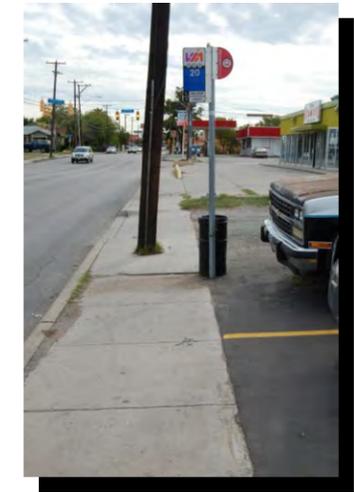
New Braunfels Avenue is listed as a Primary Arterial type B in the City of San Antonio 1978 Master Thoroughfare Plan. Updates of the plan over the years has not changed the designation of this major Eastside artery.

Many of the "issues" on New Braunfels Avenue are related to infrastructure:

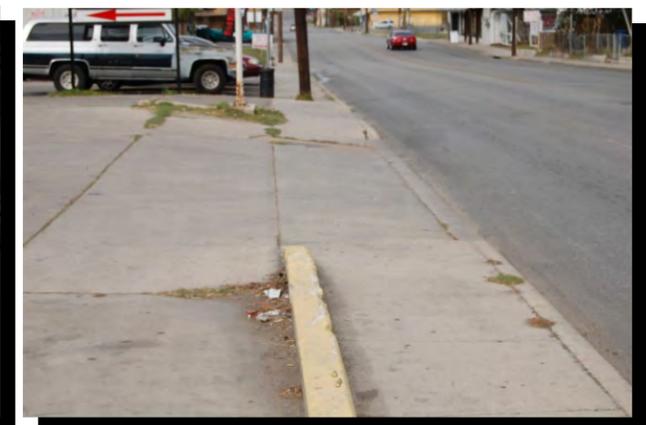
1. Traffic volumes/speed - 4 travel lanes/30 MPH (posted)
2. Poorly maintained sidewalks/ Narrow/deteriorated
3. Multiple curb cuts
4. No clearly defined pedestrian crossings
5. Awkward location of utility poles
6. Poor directional/regulatory signs -
7. Poor property sign control



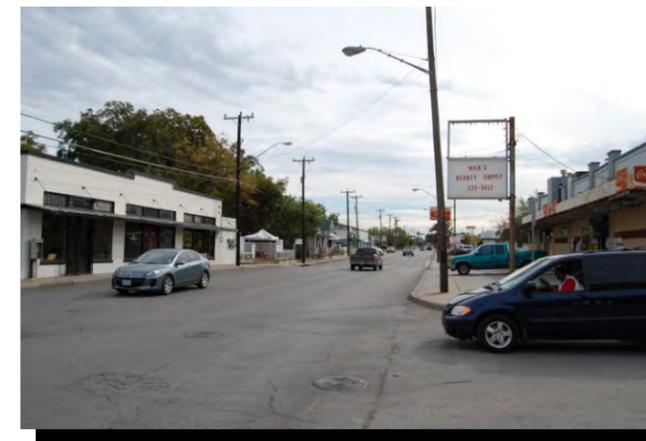
Existing Utility Pole Location



Existing Streetscape



Multiple curb-cuts



No Pedestrian Crossings

OPPORTUNITIES/CONSTRAINTS - Streetscape



Opportunity:
Enhanced Ped/Traffic Lighting
Bike Lanes 2 directions

Constraint:
Traffic Volume
Street ROW Width

Opportunity:
Traffic Calming - Center
Planted Median
Reduced Traffic Lanes
Enhanced Ped Environment

Constraint:
Traffic Volume
Street ROW Width

Opportunity:
Street trees and wider
Sidewalks

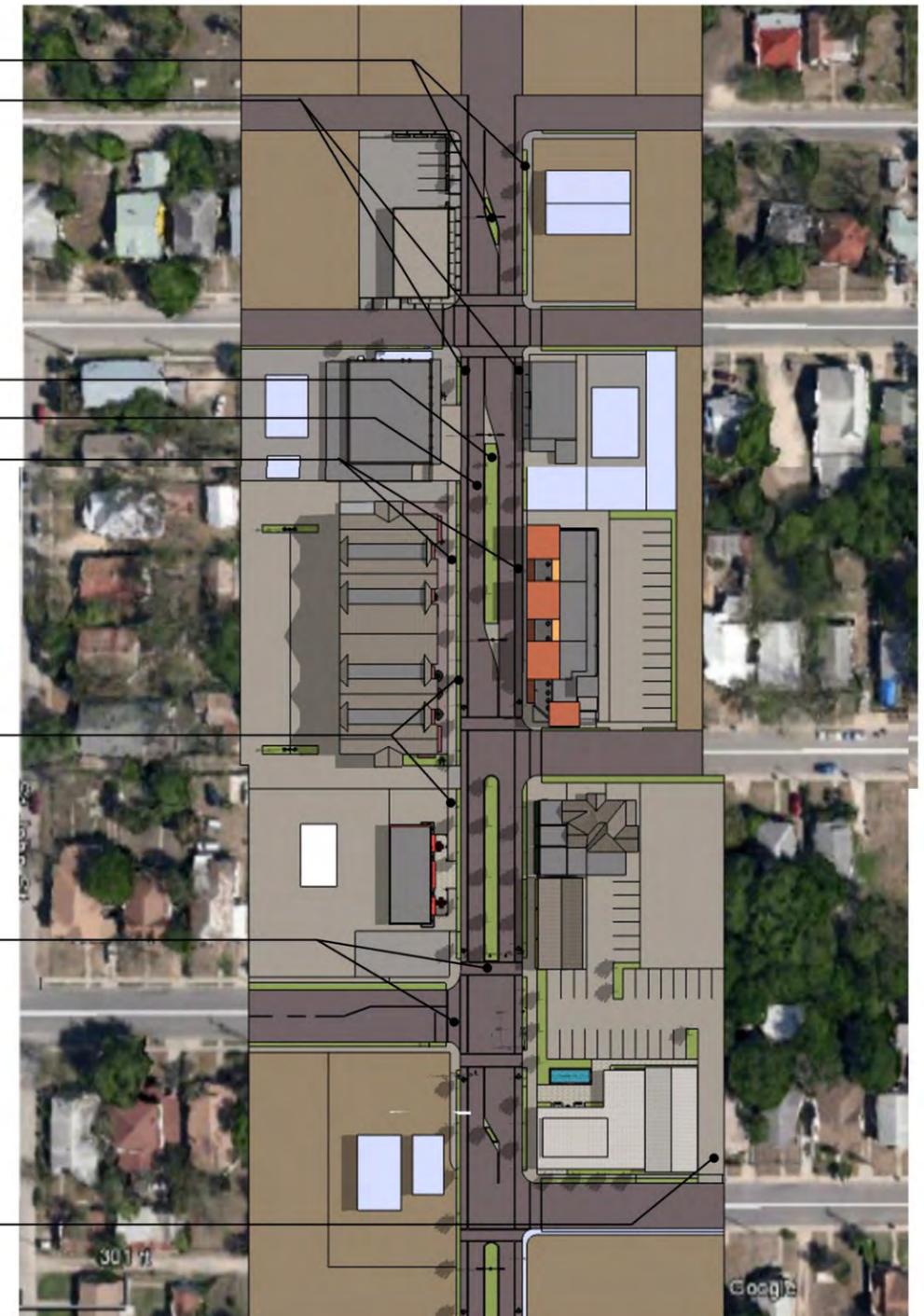
Constraint:
Street ROW Width

Opportunity:
Enhanced Pedestrian
Crossings

Constraint:
Signals/Signs
Locational Decisions

Opportunity:
Relocate Access to Side
Street

Constraint:
Property Ownership/Easements



OPPORTUNITIES - Streetscape

1. Enhanced Lighting - Traffic & Pedestrian
2. Bike Lanes
3. Parallel on-street Parking
4. Wider Sidewalks
5. Street Trees
6. New Signage
7. Planted Median
8. Curb-end Extensions
9. Bio Swales
10. Remove Multiple Curb Cuts - Parking Lot Access from Side Streets (this supports Policy #1.10 of the MTP)



Lighting



Bike Lanes



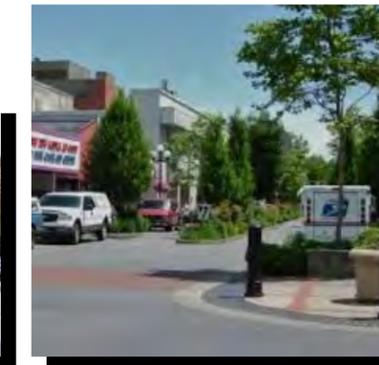
Wide Sidewalks



Street Trees



Planted Medians



Bioswales



Curb-end Extensions



Signs



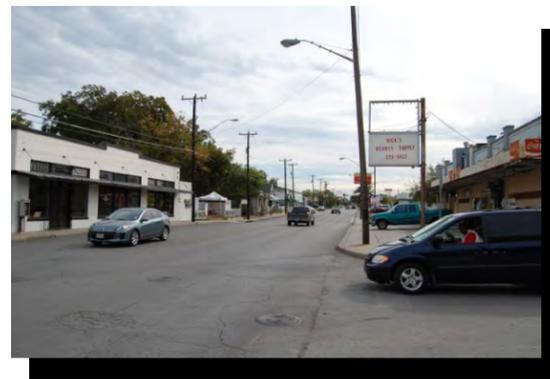
STREETSCAPE CONCEPT ALTERNATIVES

New Braunfels Avenue is classified as a Primary Arterial Type B in the City of San Antonio 1978 Major Throughfare Plan (MTP).

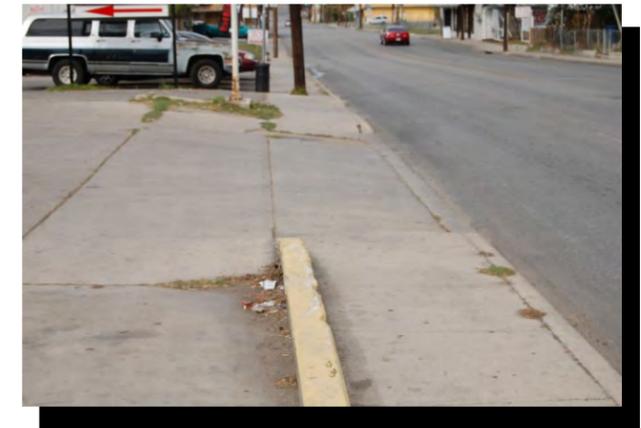
"A Primary Arterial is a major thoroughfare with limited at grade access, which expands and links to the expressway system, and is designed primarily for the movement of through traffic between activity centers of medium density." 1978 MTP (P. 3)

Minimum requirements of the City's MTP for a Primary Arterial type B is a ROW width of 60'-110'.

The current configuration of New Braunfels Avenue between Nolan and Blaine is a cart-way (from curb to curb) of 41.5' accommodating 4 traffic lanes - 2 in each direction. Sidewalks are 5' on each side creating a ROW of 51.5'. This is clearly below the standard for a Primary Arterial Type B specified in the MTP.



Sidewalks are narrow and in disrepair and utility poles encroach on the pedestrian realm. Multiple curb-cuts exist for access to surface lots and alleyways, and pedestrian crossings are neither striped or protected by signals or signs. There is little or no protection for pedestrian from high volumes of traffic at speeds often exceeding the posted 30 MPH speed limit.



In order to create a street that is vibrant with retail and residential uses, and one that is safe for pedestrians, certain "complete street" and traffic calming strategies have to be employed.

The two alternatives proposed for a reconfiguration of the ROW attempt to create a safer, more pleasant pedestrian environment and to calm traffic in this portion of New Braunfels Avenue. What the alternatives have in common are strategies to slow traffic (planted medians, street trees, on street parking and protected pedestrian crossings), and to enhance the pedestrian environment (wider sidewalks, sidewalk gathering places, street trees and facade improvements).

STREETSCAPE CONCEPT ALTERNATIVES (continued)



Existing Conditions

- 4 travel lanes (41' 6" curb to curb)
- Narrow Sidewalks (51' 6" Public ROW)
- Multiple curb cuts
- No Street trees/amenities
- Utility poles in sidewalk/overhead visual clutter
- Parking between sidewalk and building fronts

Alternative A - Existing Conditions Plus (41' 6" curb to curb)

- 2 13' travel lanes
- 2 5' bike lanes
- Planted Median 5'-5"
- New Median Vehicle Lighting
- Curb extensions at side streets only

STREETSCAPE CONCEPT ALTERNATIVES (continued)



Alternative B - Narrowed Street Width (32' curb to curb)

- 2 11' travel lanes
- 2 5' bike lanes
- Wider sidewalks and planter strips (**All in Public ROW**)
- Street Trees, Pedestrian lighting, furniture



Alternative C - Planted Median (41'6" curb to curb)

- 2 11' travel lanes (9'6" Planted Median)
- 2 5' bike lanes
- Wider sidewalks and planter strips (**requires private dedication**)
- Street Trees, Vehicle and Pedestrian lighting, furniture

EXISTING CONDITIONS - Buildings

Operation Facelift

The intent of Operation Facelift is to reverse the deterioration of commercial structures, promote consistency in design, and create aesthetically pleasing environments while assisting property owners with the appropriate exterior rehabilitation of their buildings and bring them up to City Code. Tenants or property owners in target areas are encouraged to apply for matching funds up, reimbursed upon completion of project.

Matching amounts vary based on target area and funding availability.

Eligible Properties

- Applications may be submitted for commercial properties, either owner or tenant occupied, within target area.
- Property cannot be residential/ mixed use
- Mixed use buildings with retail/ commercial storefront uses may be considered.

Eligible Improvements

Operation Facelift funds facade improvement projects. All improvements must be permanent or fixed and must comply with applicable design standards, guidelines and applicable city codes. Eligible improvements may include, but are not limited to:

- Complete facade rehabilitation;
- Replacement of broken window panes, aluminum or wood windows and broken store front glass;
- Scraping, priming, and painting of window frames, cornice and store front;
- Painting of surfaces previously painted;

- Cited interior and exterior code violations (must provide citation);

Signage: Unlighted or exterior lighting

Six Properties were identified on New Braunfels from Nolan Street to Burnet Street:



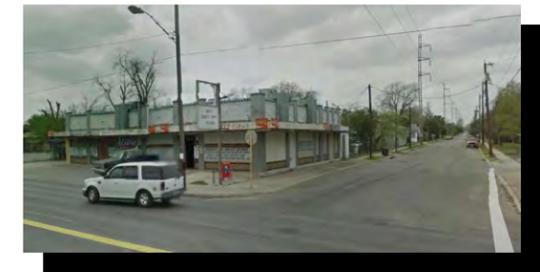
707 new Braunfels-Nora Washeteria



700-704 New Braunfels-Masonic Lodge



708-710 New Braunfels- Red Rock Insurance



733 New Braunfels - Burnet Drug and Grocery



734 New Braunfels - Cool Scoops



801 New Braunfels - Robert Uhr Building

Defining Architecture: All buildings have similar elements arranged in particular ways. These elements have names that are recognized by architects, builders, designers and building tradespeople. As we look to engage in facade improvements in the neighborhood, it is important to have a clear understanding of what we are identifying and what we are recommending to improve, change, restore or replace. This is merely a sample of the design elements we will be addressing in the facade improvement project that are common to all buildings being studied:

Cornice: A projecting molding that tops the elements to which it is attached; used especially for a roof or the crowning member of an entablature, located above the frieze.

Parapet: A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

Fascia: A horizontal, flat element often combined with a cornice and architrave.

Panel: A portion of a flat surface recessed, or raised from the surrounding area, distinctly set off by molding or some other decorative device.

Façade: The main exterior face of a building, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Transom (transom light): 1. The window above the transom bar of a door.
2. The glazed area above a display window or door separated from the main window area or door by a transom bar

Pilaster: An engaged pier or pillar, often with capital and base.

Canopy: A in-filled metal frame that projects from a building face over the sidewalk to the curb supported by brackets or metal tie rod.
Also:
Awning: A metal frame clad with fabric attached over a window, door, porch opening or storefront to provide protection from the weather.

Display Window: The large glazed portion of the storefront, and the associated framing, above the bulkhead and below the transom, extending from pier to pier. It is also recognized as:

Storefront Opening: The area of the facade framed by the piers and lintel, which contains storefront infill

Storefront Infill: The framing, glazing, and cladding contained within a storefront opening in the facade.

*** All improvements suggested in this project have been made based upon external examination only. Building owners have not been contacted and ongoing operations inside the buildings have not been considered. If these design suggestions inspire a rehabilitation of the subject property, thorough architectural and structural analysis and design will be required.**

FACADE IMPROVEMENT CONCEPTS

As has been stated, all improvements suggested in these concept diagrams have been made based upon external examination only. Building owners have not been contacted and on-going operations inside each building have not been considered in this evaluation. If these concepts inspire or encourage the rehabilitation of the subject building, thorough architectural and structural analysis and design will be required.



Property address: 700-704 New Braunfels Avenue
 Tax Lot Number: Portions of 1 & 2
 Ownership: OEC
 Square Feet: 2,647.03
 Valuation: \$86,650.00
 Zoning: I1
 Land Use: Commercial Service club

Proposed Improvements:

1. Repair or Replace Roof and Trim
2. Define and articulate bays and structure with columns and fascia in EIFS or Stucco. New paint or siding
3. Install New windows and doors - restore existing on lower floor
4. Remove existing sign and replace with building mounted sign
5. Restore planters and vegetation
6. Install Awning or Canopy across front



700-704 New Braunfels-Masonic Lodge



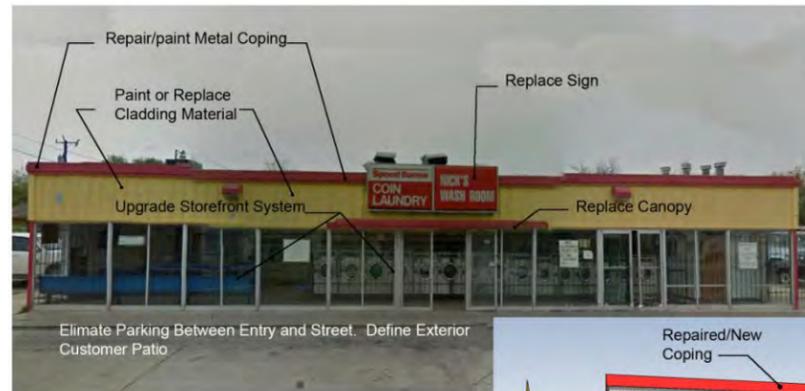
Property address: 710 New Braunfels Avenue
 Tax Lot Number: n 62 ft of 1 & 2
 Ownership: Ventures LLC
 Square Feet: 4,031
 Valuation: \$84,660.00
 Zoning: I1
 Land Use: Commercial office

Proposed Improvements:

1. Stucco Trim/Paint
2. New Canopies
3. New Storefronts for 3 spaces
4. Planter/decorative vegetation
5. Decorative tile base and medallions
6. Install New Signs



708-710 New Braunfels- Red Rock Insurance



Property address: 707 New Braunfels Avenue
 Tax Lot Number: 6
 Ownership: Vo No Thi Ky
 Square Feet: 7366.05
 Valuation: \$55,000.00
 Zoning: C3
 Land Use: Commercial (launderette) (Nora Washeteria)



Proposed Improvements:

1. New Cladding/Coping
2. New Storefront System
3. New Sign
4. Install Decorative Exterior Lighting
5. Construct Patio Areas at Entry

707 new Braunfels-Nora Washeteria

FACADE IMPROVEMENT CONCEPTS

(continued)



Property address: 733 New Braunfels Avenue
 Tax Lot Number:
 Ownership: Minnie Witherspoon
 Square Feet: 9,446.13
 Valuation: \$88,570.00
 Zoning: C3
 Land Use: Commercial retail

Proposed Improvements:

1. Repair/Re-point/Paint Exterior Masonry and all Exterior Faces
2. Remove Temporary Signs and Install New Store Sign
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Remove/relocate HVAC ducts behind parapet
6. Repair/Paint/Shed Structure
7. Restore Tile Base
8. Install Security Fence at Trash Shed



Property address: 734 New Braunfels Avenue
 Tax Lot Number: 1
 Ownership: Joaquin Arch
 Square Feet: 5,151.75
 Valuation: \$80,770.00
 Land Use: Commercial Office/retail

Proposed Improvements:

1. Repair/Patch/Paint Exterior
2. Apply EIFS/Stucco Cornice and Trim
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Install Decorative Lighting
6. Repair/Paint/Re-clad Shed Structure
7. Install Tile Base and Column Insets



734 New Braunfels - Cool Scoops

733 New Braunfels - Burnet Drug and Grocery

No costs have been associated with the concepts. Costs may vary depending upon the complexity of improvements, the quality of materials selected to implement the concepts, and the architect/designer or contractor selected by the property owner.



Property address: 801 New Braunfels Avenue
 Tax Lot Number: 9 and 10
 Ownership:
 Square Feet: 9,458.94
 Valuation
 Zoning: C3
 Land Use: Commercial

Proposed Improvements:

1. Repair/Re-point/Paint Exterior Masonry and all Exterior Faces
2. Repair/Restore Decorative Ornaments
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Install Decorative Lighting
6. Demolish Structure on the north. Construct Surface Parking Lot
7. Restore Tile Base
8. Repair/Replace Sidewalk



801 New Braunfels - Robert Uhr Building

ADDENDUM - DEVELOPMENT OPPORTUNITIES

While exploring this portion of new Braunfels Avenue and being aware of proposed projects for the East Side and New Braunfels Avenue in particular in the **San Antonio Housing Authority Choice Neighborhood Implementation Work Schedule, RYD** took the additional step of proposing concept designs for various vacant and underutilized parcels in the study area.

The Arena District/Eastside Community Plan clearly outlined the need for additional housing units and commercial property stating that the Eastside could accommodate additional commercial and housing units.

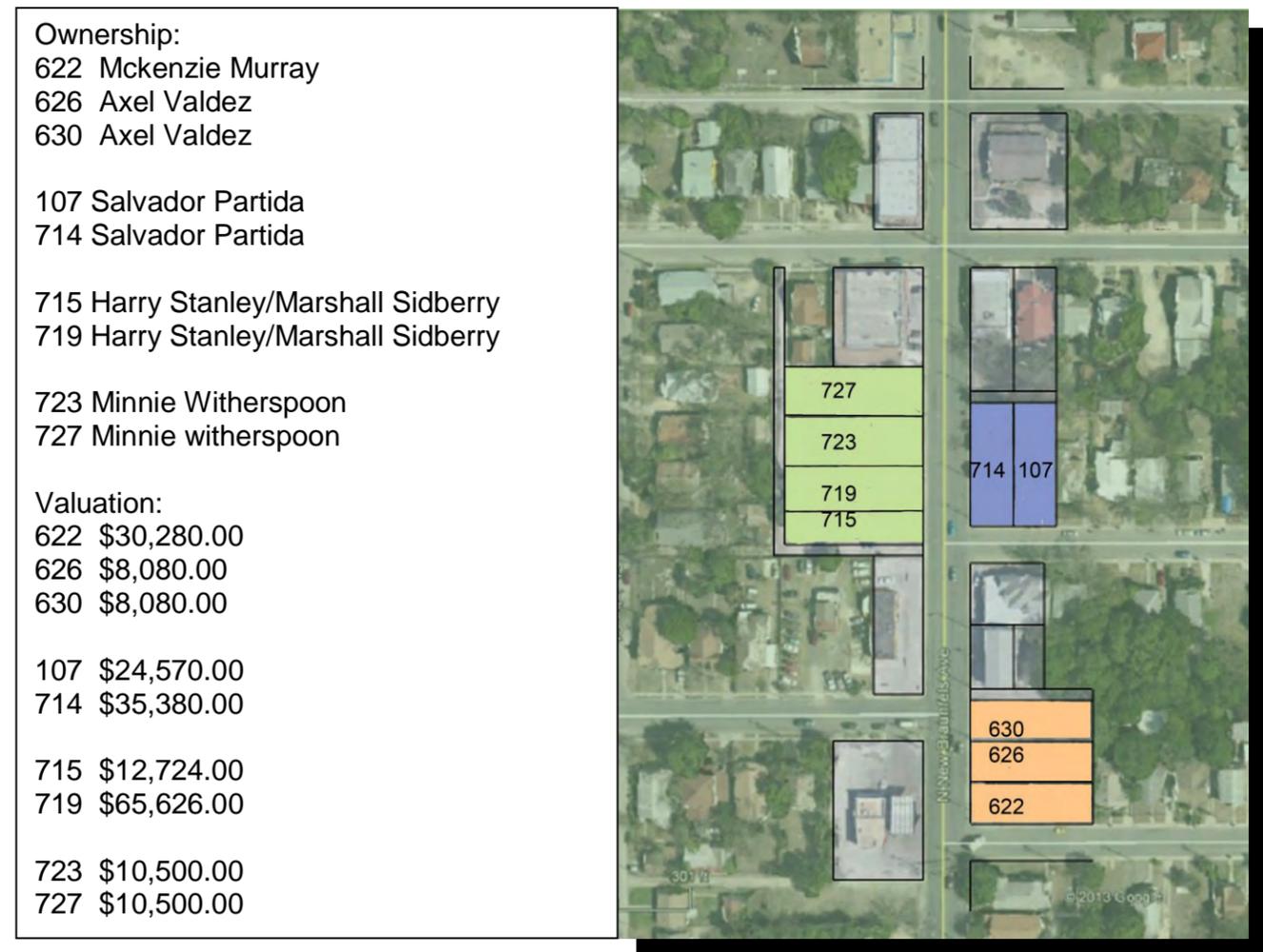
Comprehensive rezoning was recommended in the plan, and while this project was not convened to examine land uses, this consultant would support the suggested rezoning of the East side of New Braunfels to Mixed Use. the current zoning is I1 - Industrial, a classification that is incompatible with the vision for this neighborhood as well as with the current residential/neighborhood commercial character of the study area.

The vacant and underutilized parcels identified in this study are of a size and configuration that significant development could occur. Property assembly, in most instances, is the most prohibitive condition impacting the proposed concepts. If properties were to be assembled, mixed use developments, similar to what is shown here, could conceivably be achieved.

Of course, any development for these parcels is dependent on a number of factors including, but not limited to:

- Property owner's intentions
- Market forces
- Developer interest
- Land assembly
- Community needs

The following map shows the properties identified as potential redevelopment sites:



DEVELOPMENT OPPORTUNITIES

These concepts are based upon existing or recommended Mixed Use zoning and respond to the need for additional housing and retail uses as outlined in the Arena District / Eastside Community Plan.

Each of these concepts would be allowed outright and would be accommodated by the land areas shown. The concepts would require land assembly and in some cases a modification of parking requirements.



Blue Bonnet Lofts/Shops

- 4 Loft Apartments
- 4,200 SF retail/commercial space
- Surface Parking



Burnet Apartments

- 24 units
- 12 2 BR
- 12 1 BR
- 7,200 SF Retail/Commercial
- Surface/Tuck-Under Parking (1/BR)



SAGE Headquarters Mixed Use Building

- 7200 +/- SF Office (Lobby Ground Floor/2nd Floor)
- 3000 +/- Retail (3 Retail Spaces)
- Surface/Underground Parking



RECOMMENDATIONS

" 'Complete Streets' is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods."

Considering the two principal purposes of this "vision" plan, the creation of a functional, safe and pleasant streetscape is the over-arching concern for New Braunfels Avenue, the neighborhood and the district. Addressing the street and the buildings on either side is a comprehensive approach to creating a "complete street" in this section of the Avenue.

These recommendations address land use, streetscape, and facade improvements for the Nolan to Burnet section of New Braunfels Avenue (NBA):

Land Use/Zoning

1. Rezone the both sides of NBA to Mixed Use;
2. Relax/restructure parking requirements for multi-family and mixed use developments;
3. Allow for joint-use parking on off-street parking lots;
4. Restrict vehicular access to property from NBA.

Streetscape

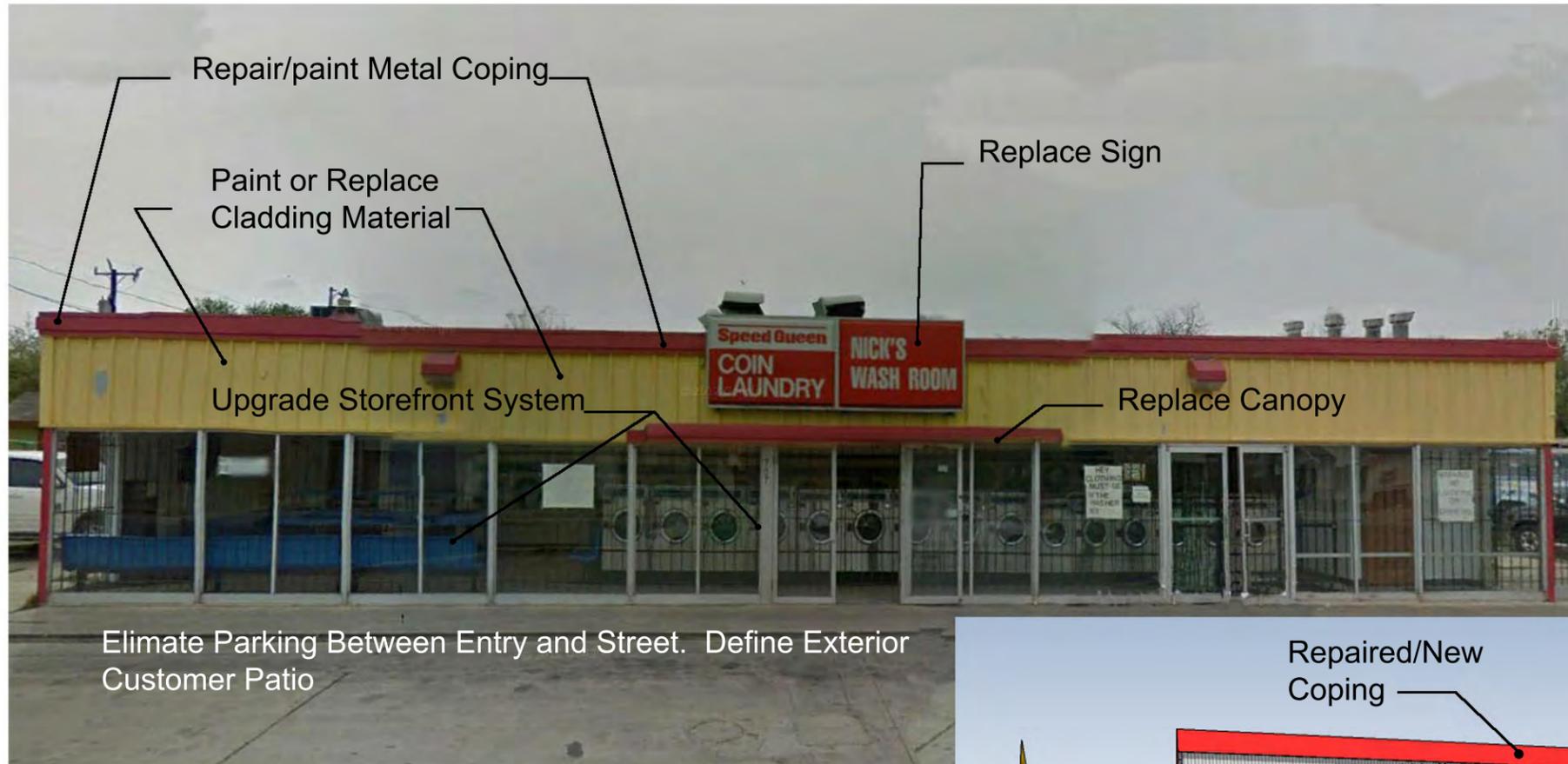
1. Employ traffic calming strategies;

2. Construct bike lanes in both directions;
3. Reduce or remove curb cuts on NBA;
4. Improve pedestrian lighting;
5. Improve street (vehicle) lighting;
6. Improve/widen/up-grade sidewalks;
7. Stripe and sign (signal) pedestrian crossings at strategic locations;
8. Relocate utility poles to rear of properties on NBA;
9. Create a banner and flower basket program for this section of NBA;
10. Install street trees in planter strip or tree wells. Include drip irrigation system;
11. Locate and install pedestrian street furniture (bench, trash receptacle, etc) in strategic locations;
12. Create an "adopt the street" citizen participation program for this section of NBA.

Facade Improvements

1. Assure durable/quality materials and workmanship;
2. Develop a color palette available to clients;
3. Avoid "thematic" approach to facade improvements;
4. Integrate landscaping where appropriate;
5. Require awnings and canopies as a unifying element;
6. Recognize the building's inherent structural and decorative qualities;
7. Restore mosaic tile base, columns and decoration where practicable;
8. Encourage a large percentage of transparency in retail building frontage.

APPENDIX - INDIVIDUAL BUILDINGS



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 Ownership: Vo No Thi Ky
 Square Feet: 7366.05
 Valuation: \$55,000.00
 Zoning: C3
 Land Use: Commercial (laundrette) (Nora Washeteria)

Proposed Improvements:

1. New Cladding/Coping
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 Department of Planning and Community Development

707 New Braunfels Nora Washeteria





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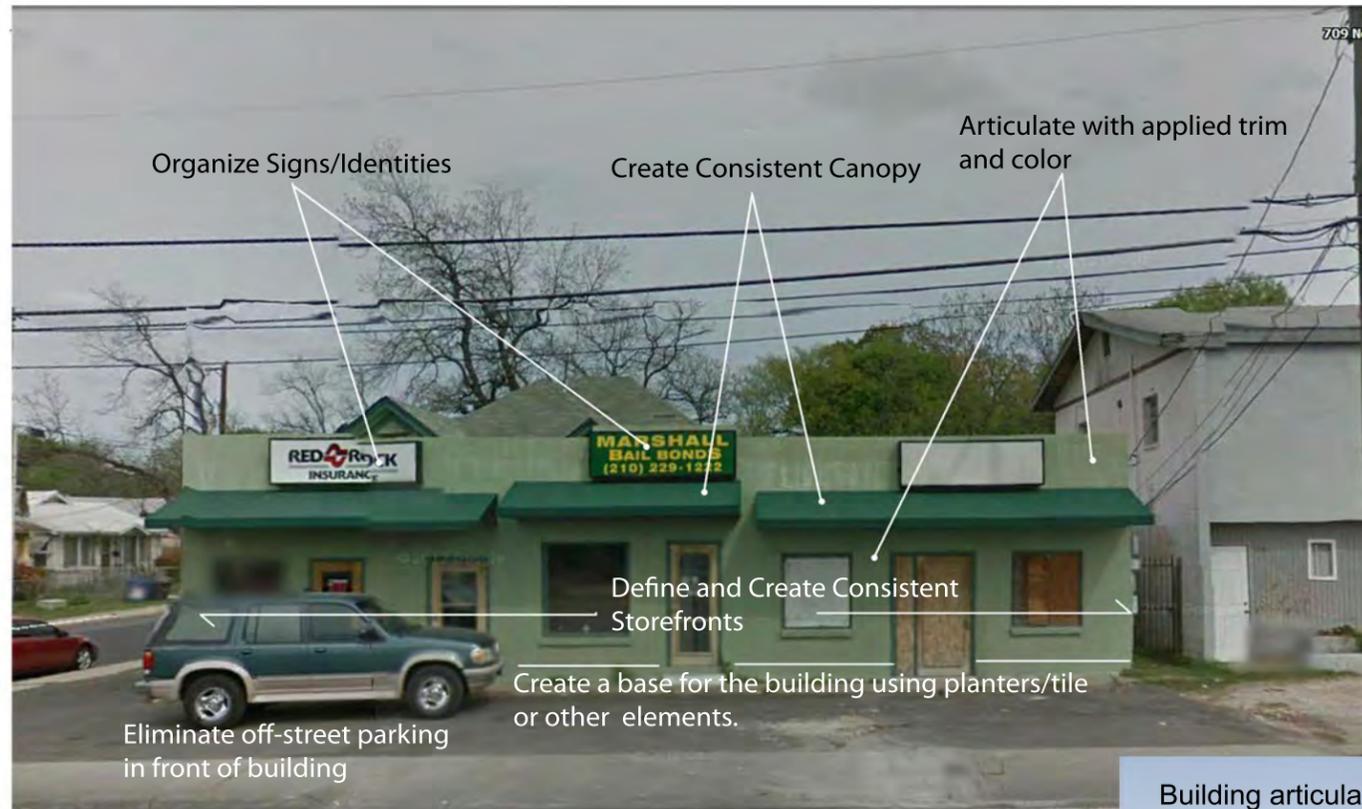


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**700-704 New Braunfels
 Masonic Lodge**





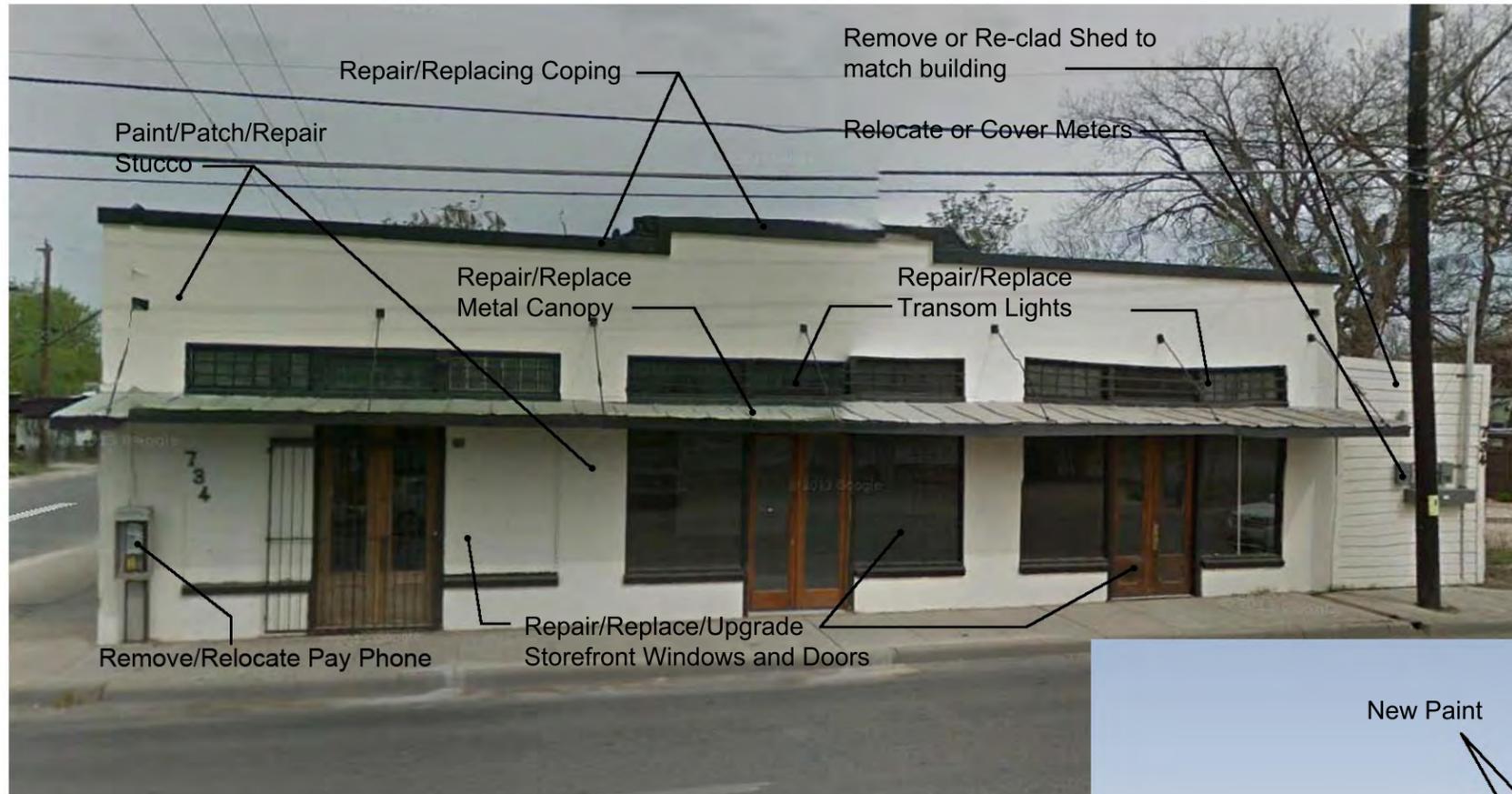
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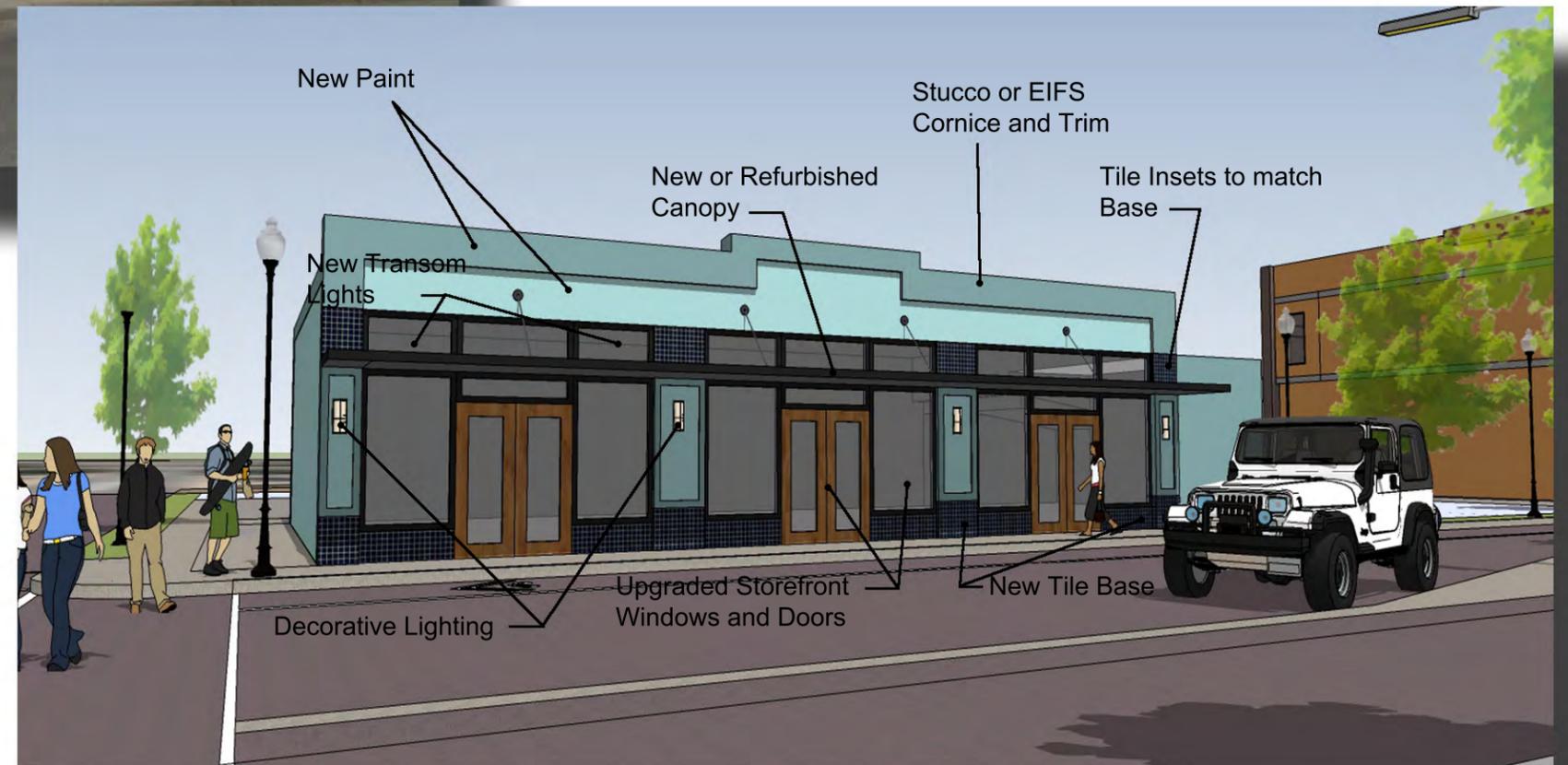
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 Ownership: Joaquin Arch
 Square Feet: 5,151.75
 Valuation: \$80,770.00
 Land Use: Commercial Office/retail

Proposed Improvements:

1. Repair/Patch/Paint Exterior
2. Apply EIFS/Stucco Cornice and Trim
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Install Decorative Lighting
6. Repair/Paint/Re-clad Shed Structure
7. Install Tile Base and Column Insets



New Braunfels Avenue Vision Project

City of San Antonio
 Department of Planning and Community Development

734 New Braunfels
 Straight Line Management/Cool Scoops





Property address: 733 New Braunfels Avenue
 Tax Lot Number:
 Ownership: Minnie Witherspoon
 Square Feet: 9,446.13
 Valuation: \$88,570.00
 Zoning: C3
 Land Use: Commercial retail



Proposed Improvements:

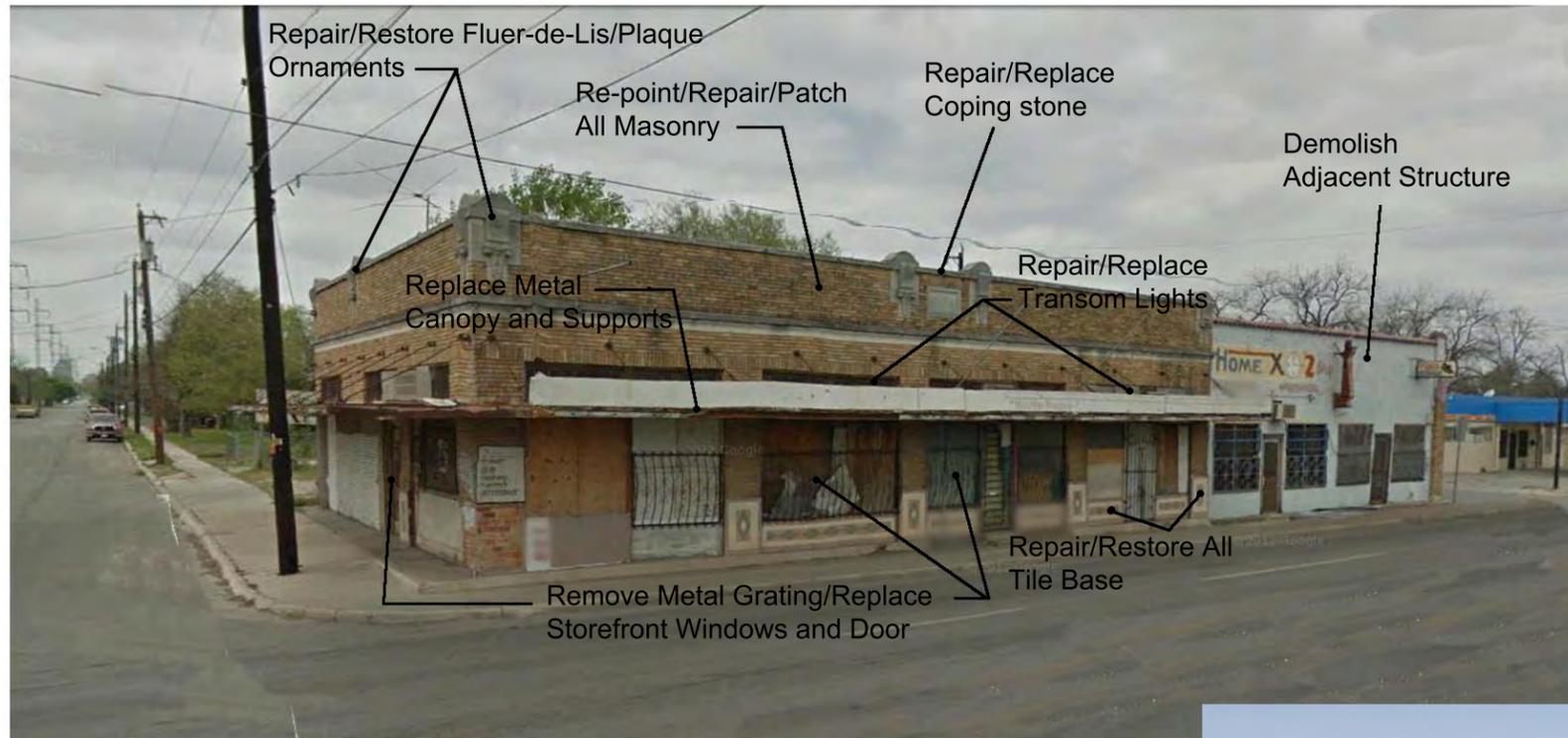
1. Repair/Re-point/Paint Exterior Masonry and all Exterior Faces
2. Remove Temporary Signs and Install New Store Sign
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Remove/relocate HVAC ducts behind parapet
6. Repair/Paint/Shed Structure
7. Restore Tile Base
8. Install Security Fence at Trash Shed

New Braunfels Avenue Vision Project

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**733 New Braunfels
 Burnet Drug & Grocery**





Property address: 801 New Braunfels Avenue
 Tax Lot Number: 9 and 10
 Ownership:
 Square Feet: 9,458.94
 Valuation
 Zoning: C3
 Land Use: Commercial



Proposed Improvements:

1. Repair/Re-point/Paint Exterior Masonry and all Exterior Faces
2. Repair/Restore Decorative Ornaments
3. Repair/Replace Metal Canopy and Supports
4. Repair/Replace Storefront Windows/Doors/Transom Lights
5. Install Decorative Lighting
6. Demolish Structure on the north. Construct Surface Parking Lot
7. Restore Tile Base
8. Repair/Replace Sidewalk

New Braunfels Avenue Vision Project

City of San Antonio
 Department of Planning and Community Development

801 New Braunfels Robert Uhr Building

