

COMMUNITY PLAN



**A Partnership of the City of San Antonio
and the
Greater Dellview Area Community, Neighborhoods, and Residents
September 29, 2005**

ACKNOWLEDGEMENTS2

PLAN BASICS7

PLAN SUMMARY13

CHAPTER I: ECONOMIC DEVELOPMENT23

CHAPTER II: LAND USE PLAN.....39

CHAPTER III: HOUSING AND NEIGHBORHOODS.....53

CHAPTER IV: TRANSPORTATION & INFRASTRUCTURE.....69

CHAPTER V: PARKS & RECREATION91

CHAPTER VI: PUBLIC SAFETY101

CHAPTER VII: PUBLIC FACILITIES113

CHAPTER VIII: IMPLEMENTATION119

PLAN INDICATORS125

MAPS

EXISTING LAND USE MAP 49

FUTURE LAND USE MAP 51

COMMUNITY ISSUES – TRANSPORTATION & INFRASTRUCTURE.. 89

AGE OF STRUCTURES MAP 135

AERIAL VIEW OF THE GREATER DELLVIEW AREA

COMMUNITY PAST AND PRESENT.....137

COMMUNITY ISSUES – STRENGTHS & OPPORTUNITIES.....151

COMMUNITY ISSUES – WEAKNESSES & THREATS153

CAPITAL IMPROVEMENT PROJECTS MAP.....171

PROPERTY VALUES MAP175

HOUSING TENURE MAP.....177

PROPOSED PARK PROJECTS MAP179

PROPERTY CRIME MAP.....181

VIOLENT CRIME MAP183

TRAFFIC FREQUENCY MAP185

TRAFFIC ACCIDENT MAP187

APPENDICES

APPENDIX A: HISTORICAL SKETCH..... 129

APPENDIX B: STRENGTHS & WEAKNESSES: IDEAS FROM THE 1ST COMMUNITY MEETING 139

APPENDIX C: COMMUNITY DEMOGRAPHICS 155

APPENDIX D: MEETING CALENDAR 161

APPENDIX E: LAND USE – ZONING MATRIX 165

APPENDIX F: CAPITAL IMPROVEMENT PROJECTS 167

APPENDIX G: SUPPLEMENTAL MAPS..... 173

APPENDIX H: LETTERS OF SUPPORT 189

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Public Meeting Spaces

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 St. Mark's United Methodist Church
 School of Excellence in Education

Planning Team Meeting Space

San Antonio Credit Union

Notification Assistance for Community Meetings

All Planning Team Members	Nimitz Apartments
Arnold Elementary School, SAISD	Nimitz Middle School, NEISD
Bethany Congregational Church	Northwest Los Angeles Heights NA
Bethesda Temple	Olmos Elementary School, NEISD
Canlen West Apartments	Pilgrim Presbyterian Church
Dellview Area Neighborhood Association	Ponderosa Apartments
Dellview Baptist Church	San Antonio Express-News
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First Unitarian Universal	St. Mark's United Methodist Church
French Chalet Apartments	St. Mary Magdalene Church and School
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Glenwood Apartments	Villas of Castle Hills Apartments
Grace Baptist Temple	Walnut Manor Apartments
Jackson-Keller Elementary School, NEISD	West Avenue Apartments
La Escondita Apartments	West Avenue Elementary School, NEISD
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PLAN BASICS



Opening presentation at the March public meeting



Public meeting participants

This chapter provides an overview of the planning area, the plan purpose, and its content. Emphasis is placed on explaining community input, describing the characteristics of the area, and how the plan is utilized.

The Greater Dellview Area Community Plan represents approximately 9 months of partnership work between the City of San Antonio and the Greater Dellview Area Planning Team, which consists of representatives from the Dellview Neighborhood Association, the Northwest Los Angeles Heights Neighborhood Association, North Central Neighborhood Association, Pasadena Heights Neighborhood Association, and various stakeholders in the planning area, including residents, churches, schools, businesses, and property owners.

BACKGROUND AND PURPOSE

The purpose of the plan is to give direction, and serve as a guide, for the future improvement and betterment of the communities within its boundaries. The plan is a "strategic" plan, meaning it *strategically* addresses what the community identifies as its problems, while building upon potential strengths and opportunities. The document contains general goals, coupled with more specific objectives and actions steps, for addressing this.

The plan is a product of the City of San Antonio Planning Department's Community Building and Neighborhood Planning Program. Begun in 1998, the Community Building and Neighborhood Planning Program encompasses many services and programs that work to build the capacity and effectiveness of San Antonio's neighborhood groups, while also addressing the long range planning needs of specific communities, and San Antonio as a whole. One of the primary services offered by this program, on a competitive basis, and approximately annually, is assistance with the development of community and neighborhood plans.



Planning Area Boundaries

PLANNING AREA BOUNDARIES

The Greater Dellview Area Community Plan has 5 principle boundaries, encompassing approximately 5 square miles.

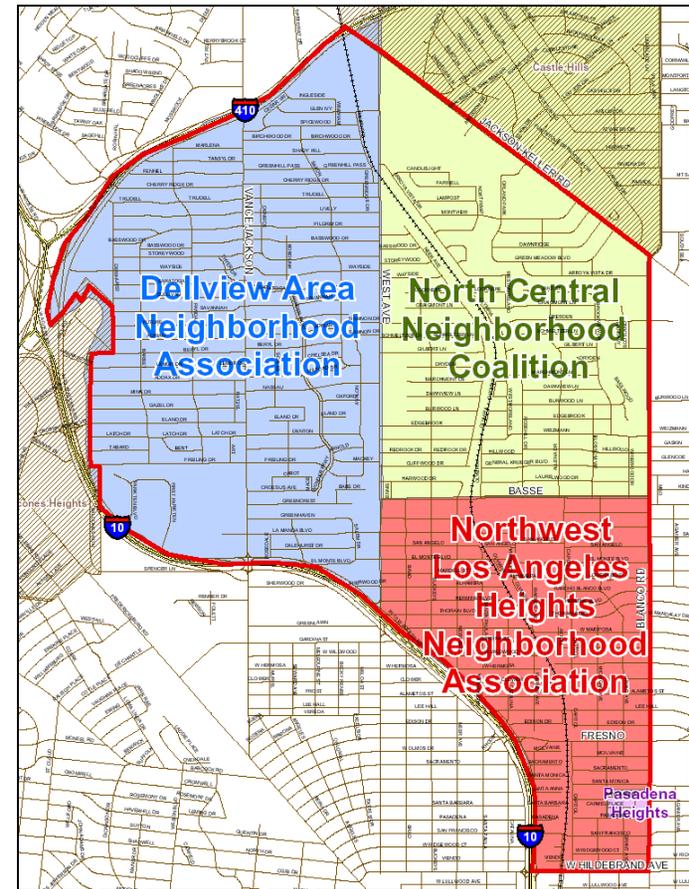
Jackson-Keller Road and Loop 410 form the northern boundaries of the planning area. Jackson Keller Road at this juncture also forms a boundary between the City of San Antonio and the City of Castle Hills.

The western boundary of the plan is Interstate Highway 10, which also constitutes the eastern boundary of the Near Northwest Community Plan, which was adopted by City Council in 2002.

The southern boundary of the planning area is Hildebrand Road, which once served as the northern boundary of the City of San Antonio between 1838 and 1944. South of Hildebrand road is the Midtown Neighborhoods Plan, which was adopted by City Council in 2000.

The eastern boundary of the planning area is Blanco Rd. Blanco is a major neighborhood commercial corridor. Just to the east of Blanco Rd. is the North Central Neighborhoods Community Plan, which was adopted by City Council in 2002.

The planning area resides entirely within District 1 and encompasses 4 primary neighborhood associations: Dellview Area, North Central, Northwest Los Angeles Heights, and Pasadena Heights.



Planning Area Neighborhood Associations

PLANNING AREA CHARACTERISTICS

Demographics

Per the 2000 census, the planning area contains approximately 33,200 residents.

Most of the areas residents are of Hispanic ethnicity. This represents a marked difference from the 1980 census, during which the Hispanic population of the community was less than half of what it is now. In 2000 the area was approximately 74% Hispanic, 24% Anglo, 1% African American. Another one percent is composed of other races and ethnicities.

Relative to the citywide median family income, the planning area's median family income has been declining steadily since 1980. In 2000 it stood at \$31,290, almost \$5,000 less than the citywide median income of \$36,240. By 2010, it is predicted to be almost \$10,000 below the citywide median family income.

Land Uses

The planning area is comprised largely of single family residential land uses. Commercial uses are found primarily along the north – south arterials that cut through the planning area: Vance Jackson Rd., West Ave., and Blanco Rd.

Housing

There are two distinct housing tracts found in the area. South of Basse Rd. and east of West Avenue, the houses date from the 1930's and 1940's. The remainder of the planning area, north of Basse Rd. and west of West Avenue, is comprised largely of post-war tract homes built in the 1950's and 1960's.

Since 1980, the area has experienced a decline in the median home value relative to the citywide average. In 1980 the median home value was



Two distinct housing types in the Planning Area

equal to the citywide value, while in 2000 it was \$55,510 compared to the citywide median home value of \$68,800. By 2010 the median home value is predicted to be approximately \$30,000 less than the citywide median home value.

Similarly, the median monthly rent value in the community has been declining, and is predicted to be almost \$300 dollars less than the citywide median rent by 2010.

The planning area is also expected to experience significant increase in number of vacant housing units, which between 2000 and 2010 is expected to grow at a much higher growth rate than citywide growth rate of vacant housing.

PLANNING PROCESS AND PUBLIC OUTREACH

The planning process, administered by the Planning Team and City of San Antonio Planning Department staff, was in keeping with the policies of the Community Building and Neighborhood Planning Program, and driven largely by public input from the broader community through a series of large public meetings.

Throughout the planning process, the City staff and the Planning Team worked diligently to advertise public meetings, provide public outreach, and solicit membership on the Planning Team. Mass mail outs of flyers were conducted before every public meeting, and Planning Team members also block walked flyers to businesses on numerous occasions. City staff and the Planning Team also partnered with several local churches, schools, libraries, apartment complexes, and even the local media, to announce public meetings and advertise the process. Additionally, a web page on the City's website was dedicated to the project.

Following a brief period of data collection and organization in late 2004, the public input meetings began in January 2005, and ended in July of 2006.

The first public meeting was held in late January to kick off the plan and identify the community's issues (the perceived "strengths, weaknesses, opportunities, and threats" of the community). The meeting was very well attended, with almost 200 participants present. The information gathered from that meeting served as the guide for the remainder of the process by helping to identify the issues needing attention.

A subsequent public meeting, held in early March 2005, identified the community's preferred land uses. The information from this meeting was compiled by City staff, and served as the guide for formulating the Future Land Use Map contained in this document.

Between mid May 2005 and early July 2005, a series of 3 plan writing workshops were held. At the workshops, participants, city staff members, and planning staff facilitators addressed the following topics more specifically: parks, public safety, housing, economic development, transportation, and infrastructure. The results of these meetings helped to inform the actual plan content, as its goals, objectives, and actions steps were based largely upon the ideas generated during these workshops

In mid July 2005, a final public meeting was held to share the Future Land Use Map and the Economic Development Chapter of the Plan with businesses and commercial property owners in the Plan area.

The Plan is considered for adoption as a component of the City's Master Plan by the Planning Commission and City Council.

PLAN CONSISTENCY

The Greater Dellview Area Community Plan is consistent with the policies of the *Community Building and Neighborhood Planning Program*, and the *City of San Antonio Master Plan*.

In addition, numerous other area plans and studies were consulted, such as the *City of San Antonio Parks System Master Plan*, the *City of San Antonio Major Thoroughfare Plan*, and the *North Central Neighborhoods Community Plan*.

PLAN IMPLEMENTATION

The responsibility for the plan's implementation rests largely with the Planning Team, its subcommittees, and the partnerships it forms with area residents, businesses, other stakeholders, the City of San Antonio, and other public and private agencies. The plan also serves as a guide for the City of San Antonio officials, particularly when making decisions related to re-zoning proposals, and during the programming of infrastructure maintenance or capital improvements projects. The Plan can also be shared with area businesses or potential investors to share the community's vision for its future.

PLAN SUMMARY



Group work session at the May public meeting

This chapter provides an overview of the Greater Dellview Area Community Plan's goals and objectives. This chapter can be utilized as a quick reference, and can even be copied separately and shared as an executive summary.

The Plan contains eight main chapters: Economic Development, Land Use Plan, Housing & Neighborhoods, Transportation & Infrastructure, Parks & Recreation, Public Safety, Public Facilities, and Implementation.

CHAPTER I: ECONOMIC DEVELOPMENT

Goal 1: Community and Business Relationships

Conduct outreach to, and establish working relationships with, area businesses and major local employers

Objective 1.1: Business Outreach

Formalize outreach to local business community

Objective 1.2: Business Involvement

Establish working relationships with local businesses

Goal 2: Neighborhood Commercial Revitalization

Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Objective 2.1: Commercial Corridors Assessment

Develop data to inform the economic development process and prioritize critical needs

Objective 2.2: Neighborhood Commercial Revitalization (NCR) Program Application

Work to improve the quality and viability of business ventures along the community's commercial corridors through a Partnership Project with the City of San Antonio's NCR Program

Objective 2.3: Corridor Plan for Vance Jackson

Implement the agreement between Granados Development and the Dellview Area Neighborhood Association for a Vance Jackson Corridor Plan

Objective 2.4: Small Business Development

Foster an environment that promotes, encourages and supports small business development

Goal 3: Commercial Development: Type, Form and Appearance

Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Objective 3.1: New Development

Address new and proposed developments by engaging developers from the onset of proposed projects

Objective 3.2: Reuse and Retrofit

Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area

Objective 3.3: Code Compliance

Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

Goal 4: Community Development

Empower local human resources and create mutual growth between the community's citizens and its commercial sector

Objective 4.1: Human Capital

Educate, train, and empower the citizens today for a brighter economic future tomorrow

Objective 4.2: Community Reinvestment

Proactively encourage adequate community development investments in conjunction with the Community Reinvestment Act (CRA)

CHAPTER II: LAND USE PLAN

CHAPTER III: HOUSING AND NEIGHBORHOODS

Goal 5: Housing

Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

Objective 5.1: Housing Quality and Quantity

Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock

Objective 5.2: Housing Design Standards and Certainty

Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development

Objective 5.3: Homeownership

Promote an environment that diminishes obstacles to home ownership and plays a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics

Goal 6: Neighborhood Appearance

Ensure neighborhood compliance with basic City codes and work toward the beautification of private and public spaces

Objective 6.1: Code Compliance

Promote proper maintenance of public and private spaces and work with the City of San Antonio Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance

Objective 6.2: Neighborhood Beautification

Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

Goal 7: Neighborhood Associations

Form, organize, and develop the skills and effectiveness of area neighborhood associations to promote the betterment of the community and to encourage cooperation and community problem solving

Objective 7.1: Formation and Organization

Promote the full formation and organization of neighborhood associations throughout the planning area

Objective 7.2: Capacity and Effectiveness

Continue to develop the knowledge, skills, and effectiveness of area neighborhood associations by routine training and leadership development

CHAPTER IV: TRANSPORTATION & INFRASTRUCTURE

Goal 8: Transportation Network

Provide a safe and efficient transportation network that allows for a broad range of transportation options, including well-designed automobile, public transit, pedestrian, and bicycle routes

Objective 8.1: Traffic Management

Improve the safety and efficiency of traffic flow in the community through traffic management improvements

Objective 8.2: Bicycle and Pedestrian Network

Create a bicycle and pedestrian-friendly community through improved pedestrian and bicycle amenities that include safe and efficient routes connecting residential areas with schools, parks, transit stops and commercial development

Objective 8.3: Public Transit

Enhance the convenience and availability of public transit in the community

Goal 9: Infrastructure

Enhance the beauty, safety, and convenience of the community through improvements to basic infrastructure

Objective 9.1: Street Maintenance and Improvements

Create safe and pleasant community streets through street maintenance and enhancement projects

Objective 9.2: Drainage

Reduce street flooding in the community by improving drainage

Objective 9.3: Utility Improvements

Enhance neighborhood environments through improvements to the utility network

CHAPTER V: PARKS & RECREATION

Goal 10: Parks & Recreation

Enhance the area's parks & recreation facilities and programming to meet the present and future needs of the Greater Dellview Planning Area

Objective 10.1: Parks Advocacy Group

Create a Greater Dellview Area parks advocacy group

Objective 10.2: Park Maintenance

Maintain the community's existing parks as safe and enjoyable gathering places for the community

Objective 10.3: Enhance Existing Park Facilities

Enhance amenities in the area's existing parks

Objective 10.4: Increase Park Acreage

Increase the acreage of parks in the planning area through the creation of new parks

Objective 10.5: Recreational Programs

Increase awareness, usage, and availability of recreational programs in the planning area

CHAPTER VI: PUBLIC SAFETY

Goal 11: Crime Prevention

Improve the well being of the community by decreasing prevalent criminal activity through neighborhood education, involvement, and visible patrols

Objective 11.1: Community Education and Involvement

Organize and educate the community to promote safe neighborhoods and prevent crime in coordination with the San Antonio Police Department (SAPD)

Objective 11.2: Community and SAPD Relations

Increase positive community interaction with the SAPD

Objective 11.3: Gang Prevention

Improve the safety of the neighborhood through gang prevention programs aimed at youth and community awareness

Objective 11.4: Graffiti Prevention

Work as a community toward eliminating graffiti

Goal 12: Emergency Services

Increase community safety through improved emergency services equipment and facilities

Objective 12.1: Upgrade Fire Safety Equipment and Facilities

Expand and/or improve the two fire stations in the planning area

CHAPTER VII: PUBLIC FACILITIES

Goal 13: Public Facilities

Expand and enhance the community's schools, libraries, post offices, and other civic facilities to better meet the needs of the Greater Dellview Area community

Objective 13.1: New Community Center

Advocate for a new community center for the area to serve as a focal point for multigenerational recreation programming and a venue for community and neighborhood organization meetings

Objective 13.2 Shared Use of School Facilities

Develop shared facilities programs with area schools

Objective 13.3: Civic Facilities

Enhance civic facilities in the community

CHAPTER VIII: IMPLEMENTATION

Goal 14: Organization

Achieve the Plan's goals by organizing all available human resources

Objective 14.1: Plan Implementation Team

Organize a core group of dedicated stakeholders into a Plan Implementation Team that meets regularly

Objective 14.2: Topic Sub-Committees

Organize sub-committees to oversee implementation of major plan topics and specific chapters of the Plan

Goal 15: Outreach

Provide outreach to increase Plan Implementation Team membership, and establish networks and partnerships that aid with implementation

Objective 15.1: Membership and Interest

Use outreach to promote increased interest in the plan and its implementation

Objective 15.2: Networks and Partnerships

Reach out to stakeholders that may assist with implementation of the Plan

Goal 16: Implementation

Ensure reliable and timely implementation of the Plan by prioritizing objectives and routinely monitoring plan progress

Objective 16.1: Prioritization

Identify the most important Plan topics for initial implementation

Objective 16.2: Monitoring

Devise a routine and objective method to track implementation and progress of the Plan

PLAN INDICATORS

CHAPTER I: ECONOMIC DEVELOPMENT



New Business in Planning Area



Dell Village Shopping Center

This chapter contains goals and objectives related to improving the economic conditions in the area. Emphasis is placed on reaching out to the local business community, revitalizing and improving the appearance of the community's commercial corridors, building up human resources, and promoting the preferred type and form of future commercial developments.

Goal 1: Community and Business Relationships

Conduct outreach to, and establish working relationships with, area businesses and major local employers

Objective 1.1: Business Outreach

Formalize outreach to local business community

Action Steps:

1.1.1 Create an Economic Development Committee

- Create a group that deals largely with monitoring and implementing economic development related goals
- Explore forming a sub-committee of the Plan Implementation Team
- Encourage membership and/or participation with local business owners

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Greater Dellview Area Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, Planning Area Business Owners and Representatives
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

1.1.2 Inventory local businesses

- Establish as an early priority of the Economic Development Committee the creation of an area business inventory
- Utilize the Plan's Existing Land Use Map for preliminary business inventory data
- Work with the Texas Workforce Commission and City of San Antonio (COSA) Planning Department to acquire more robust and accurate current contact information for area businesses and business owners

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Economic Development Committee
<i>Proposed Partnerships:</i>	COSA Planning, Texas Workforce Commission, Planning Area Businesses
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 1.2: Business Involvement

Establish working relationships with local businesses

Action Steps:

1.2.1 Establish formal, periodic meetings with the business community

- Establish personal contacts by “block walking” the commercial corridors
- Conduct mail outs based on address list obtained through objective 1.1.2
- Promote periodic meetings with businesses and the Economic Development Committee
- Encourage membership of business owners in the Economic Development Committee
- Periodically invite area businesses to Planning Area Neighborhood Association meetings

Timeline: Immediate and Ongoing
Lead Partner: Economic Development Committee
Proposed Partnerships: Planning Area Businesses
Proposed Funding Sources: Minimal/Volunteer

1.2.2 Design and promote one or more annual fun activities that involve local businesses and promote betterment of the community

- Establish an annual event with a fun or interesting theme that promotes local neighborhoods and draws patrons to one or more of the community’s businesses (ex. Farmer’s Market)
- Explore creating an annual neighborhood or community-based event that involves volunteering to clean the community, such as painting over graffiti or litter collection from Wonder Parkway or Olmos Creek; utilize the business community in financial or “sweat equity” support

Timeline: Short (1 - 2 Years)
Lead Partner: Economic Development Committee
Proposed Partnerships: Planning Area Businesses
Proposed Funding Sources: Area Businesses, Donations



Example of a farmer's market

Goal 2: Neighborhood Commercial Revitalization

Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Objective 2.1: Commercial Corridors Assessment

Develop data to inform the economic development process and prioritize critical needs

Action Steps:

2.1.1 Conduct a preliminary market and land use survey of existing commercial corridors

- Utilize Existing Land Use Map from this document as a starting point
- Conduct a preliminary identification and vacancy inventory of all “strip centers” on West, Vance Jackson, Blanco, and Hildebrand
- Prioritize corridors needing attention based on vacancy rates, number of undesirable businesses, and/or potential for revitalization
- Mobilize the Economic Development Committee, Planning Area Neighborhood Associations, and citizen volunteers if necessary

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Economic Development Committee
<i>Proposed Partnerships:</i>	Planning Area Businesses, Planning Area Neighborhood Associations
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 2.2: Neighborhood Commercial Revitalization (NCR) Program Application

Work to improve the quality and viability of business ventures along the community’s commercial corridors through a Partnership Project with the City of San Antonio’s NCR Program

Action Steps:

- 2.2.1 Hold a meeting with NCR staff, key community stakeholders, and neighborhood leaders to become more familiar with the program and process

- Hold a gathering at NCR staff offices to view various videos and slideshows illustrating the program

Timeline: Immediate
Lead Partner: Economic Development Committee
Proposed Partnerships: Neighborhood Associations, Key Business Stakeholders, COSA Neighborhood Action
Proposed Funding Sources: Minimal/Volunteer

2.2.2 Select a commercial corridor section in the community for the NCR Partnership Project program

- The NCR Program is administered by the City’s Neighborhood Action Department and empowers community-based non-profit organizations to restore productivity of underused neighborhood urban retail and business areas. There are two levels to the program: the Partnership Project level and the Revitalization Project level. At the Partnership Project level, funding is provided for organizational development, and the Revitalization Project level has funding over a six-year period for organizations that demonstrate ability to implement a full-time economic development program. The program is offered to areas on a competitive basis with a formal application required.
- Utilize information from Objective 2.1.1 combined with citizen and business support levels to select the appropriate commercial corridor for this program

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: Planning Area Businesses, COSA Neighborhood Action
Proposed Funding Sources: Minimal/Volunteer

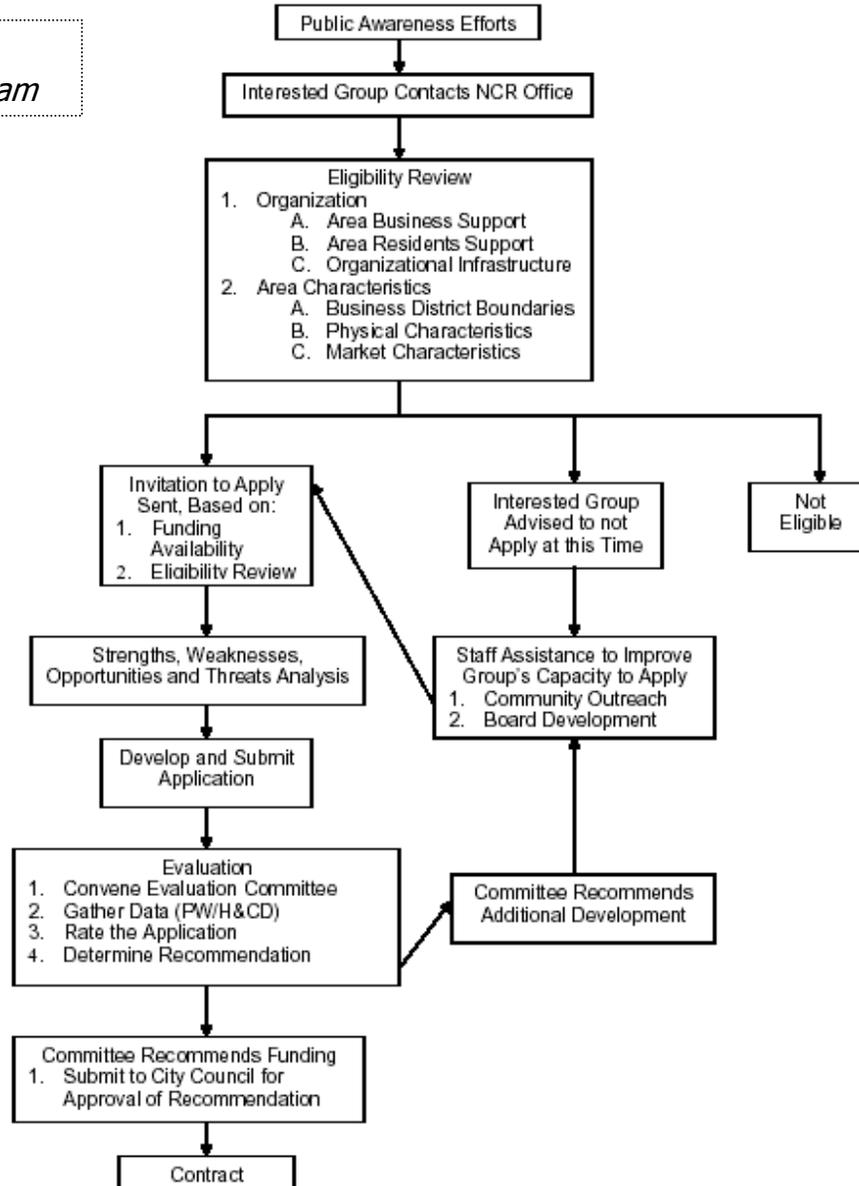
2.2.3 Form and/or maintain a Board of Directors

- Assign a name to the organization
- Create by-laws
- Elect officers
- Create Articles of Incorporation
- Tax ID number

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

Partnership Projects Application Process Flowchart

*Process for applying
To the NCR Partnership Program*



2.2.4 Submit the NCR Partnership Projects Application to City

- Put together application with Board of Directors
- Coordinate with COSA Neighborhood Action on next available date for applications and apply

Timeline: Short (1 - 2 years)

Lead Partner: Board of Directors

Proposed Partnerships: Economic Development Committee, Planning Area Neighborhood Associations, COSA Neighborhood Action

Proposed Funding Sources: Minimal/Volunteer

Objective 2.3: Corridor Plan for Vance Jackson

Implement the agreement between Granados Development and the Dellview Area Neighborhood Association for a Vance Jackson Corridor Plan

Action Steps:

2.3.1 Work with the City and/or a private consultant to implement a corridor plan for Vance Jackson that includes:

- Transportation Management component
- Urban Design component
- Market Analysis component
- Future Land Use Implementation component

Timeline: Short (1 - 2 years)

Lead Partner: Dellview Area Neighborhood Association

Proposed Partnerships: Economic Development Committee, Private Consultants, City of San Antonio

Proposed Funding Sources: Grant Money from Granados Development Group



Vance Jackson corridor

Objective 2.4: Small Business Development

Foster an environment that promotes, encourages and supports small business development

Action Steps:

2.4.1 Investigate establishing a business incubator

- Contact San Antonio Technology Accelerator Initiative (SATAI) to seek guidance in establishing a business incubator
- Investigate and contact the San Antonio Development Agency (SADA) concerning its incubator experiences on the Westside
- Identify a site, preferably within a vacant portion of a strip center, for the incubator
- Begin outreach and developing partnerships

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: COSA Economic Development, SADA
Proposed Funding Sources: Minimal/Volunteer



SADA business incubator on the Westside

2.4.2 Advertise and secure South Texas Business Fund small business development loans for area businesses

- The South Texas Business Fund, a certified development company and a financial resource of the City of San Antonio, offers 6 different types of loans, which can provide between \$15,000 to \$4 million to small businesses for various forms of working capital.
- Have the Economic Development Committee coordinate with the COSA Economic Development to educate local business owners or business start-ups regarding these loans

Timeline: Mid (3 - 5 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: COSA Economic Development, South Texas Business Fund
Proposed Funding Sources: COSA Economic Development, South Texas Business Fund



Goal 3: Commercial Development: Type, Form and Appearance

Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Objective 3.1: New Development

Address new and proposed developments by engaging developers from the onset of proposed projects

Action Steps:

3.1.1 Utilize the courtesy Planning Team zoning case notifications from the City of San Antonio to identify new development proposals

- Have the Plan Implementation Team create a formal process for receiving, evaluating, and responding to re-zoning requests
- Attend Zoning Commission Hearings whenever applicable

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Planning Team
<i>Proposed Partnerships:</i>	Plan Implementation Team, Planning Area Neighborhood Associations, Economic Development Committee
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

3.1.2 Engage developers in a positive dialogue that expresses desired types and forms of development

- Educate new and prospective businesses and developments in the area on the Future Land Use Plan
- Advocate for pedestrian friendly site planning
- Ensure appropriate buffering and landscaping on new developments
- Where appropriate, encourage mixed use development and town center concepts

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, Potential Businesses, Potential Developers
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 3.2: Reuse and Retrofit

Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area

Action Steps:

3.2.1 Work with local architecture schools and/or the American Institute of Architects (AIA) to develop pro bono façade and building enhancement design concepts for existing older strip centers

- Identify a preferred building or commercial center for the project
- Begin a dialogue with the University of Texas At San Antonio Graduate School of Architecture regarding doing a class project that incorporates a local building(s)

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: University of Texas at San Antonio, AIA
Proposed Funding Sources: Minimal/Volunteer

3.2.2 Investigate other successful commercial retrofits and rehabilitations in San Antonio and dialogue with developers / architects of those projects

- Study the experiences of commercial retrofits and rehabilitations along North and S. Flores street, Austin Hwy., Goliad Rd. @ Southeast Mission Drive

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: Area Developers with Local Commercial Building Rehabilitation Experience
Proposed Funding Sources: Minimal/Volunteer

3.2.3 Investigate façade improvement loans or grants for improving the appearance of area commercial buildings

- Contact the San Antonio Conservation Society, or other non-profit organizations concerned with the preservation and upkeep of buildings, to investigate grant or loan options

- The Dellview shopping center (built in the 1950's) presents a viable option for façade improvement and upgrades

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: San Antonio Conservation Society, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

Objective 3.3: Code Compliance

Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

Action Steps:

3.3.1 Work in cooperation with the City to diminish illegal mobile vendors along the community's commercial corridors

- Invite the San Antonio Metro Health District to speak at Planning Area Neighborhood Association meetings regarding mobile vendors
- Identify and report businesses that do not display inspection stickers, sell near schools or retail food establishments, or that frequent the commercial corridors in the evening hours; report violations to COSA Code Compliance or the COSA Metro Health District
- Ensure community participation this year at public hearings for the revision of City's ordinance that regulates mobile vendors

Timeline: Immediate and Ongoing
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: Plan Implementation Team, COSA Metro Health District, COSA Code Compliance
Proposed Funding Sources: Minimal/Volunteer



Dell Village Shopping Center



Mobile Vendor

3.3.2 Facilitate the removal of illegal (“bandit”) signs along commercial corridors

- Invite a sign inspector from COSA Development Services to speak at Planning Area Neighborhood Association meetings
- Implement the City’s new bandit sign ordinance which empowers citizens with the right to remove illegal signs themselves
- Report signs in the Public Right of Way without an Official City Sign Decal to COSA Development Services’ Sign Division

Timeline: Immediate and Ongoing
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: Plan Implementation Team, COSA Development Services
Proposed Funding Sources: Minimal/Volunteer

3.3.3 Ensure compliance of entertainment establishments with noise ordinances

- Have COSA Code Compliance representatives speak to Planning Area Neighborhood Associations regarding noise related ordinances
- Routinely monitor and report infractions to COSA Code Compliance and/or the San Antonio Police Department (SAPD)

Timeline: Immediate and Ongoing
Lead Partner: Neighborhood Associations
Proposed Partnerships: COSA Code Compliance, SAPD, Planning Area Businesses and Entertainment Establishments
Proposed Funding Sources: Minimal/Volunteer

3.3.4 Diminish or eliminate littering along commercial corridors

- Utilize area schools to educate students about proper waste disposal
- Work with Keep San Antonio Beautiful to promote community clean-ups and promote recycling



"Bandit" signs

- Work with area businesses to explore placing signs encouraging on-premise, or appropriate, disposal of food containers, disposable utensils, etc.

Timeline: Immediate and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, Keep San Antonio Beautiful, San Antonio Independent School District (SAISD), Northeast Independent School District (NEISD)
Proposed Funding Sources: Minimal/Volunteer

3.3.5 Explore utilizing COSA Code Compliance’s Blue Card Notification Program

- The Neighborhood Blue Card Program enables neighborhood associations to patrol their areas for code violations and inform residents or businesses of those violations without reporting them to COSA Code Compliance
- The business then has 10 days to correct the violations before it is reported to COSA Code Compliance

Timeline: Immediate & Ongoing
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: COSA Code Compliance, Planning Area Businesses
Proposed Funding Sources: Minimal Volunteer

3.3.6 Participate in Keep San Antonio Beautiful’s Adopt a Spot Litter Control Program

- The Adopt-A-Spot program operates by having individuals, groups, schools, and businesses “adopt” certain parts of the City and having them clean the area of litter 4 times per year
- Identify corridors within the planning area that could benefit from this and coordinate with Keep San Antonio Beautiful to bring the program to a corridor

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: Keep San Antonio Beautiful
Proposed Funding Sources: Minimal/Volunteer

Goal 4: Community Development

Empower local human resources and create mutual growth between the community's citizens and its commercial sector

Objective 4.1: Human Capital

Educate, train, and empower the citizens today for a brighter economic future tomorrow

Action Steps:

- 4.1.1 Establish an apprenticeship program that partners small businesses and major local employers with neighborhood youth
- Identify potential major local employers in the planning area
 - Have the Plan Implementation Team or the Economic Development Committee provide outreach to potential participants

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Economic Development Committee
<i>Proposed Partnerships:</i>	Planning Area Businesses and Major Area Employers, Plan Implementation Team
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

- 4.1.2 Encourage more programming of entrepreneurship and/or financial literacy curriculum in neighborhood schools
- Begin exploring idea with Planning Team or Plan Implementation Committee members that are teachers or principals
 - Identify nationally offered, free, or low cost curricula and lesson plans



Financial literacy class

- Develop partnerships with local community businesses and educators to provide input, guidance, or “field trips”

Timeline: Mid (3 - 5 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: SAISD, NEISD, San Antonio Core of Retired Executives (SCORE), National Foundation for Teaching Entrepreneurship (NFTE), UTSA School of Business, Planning Area Businesses
Proposed Funding Sources: Local, State and National Grants

4.1.3 Promote the enrollment of eligible community residents in COSA Community Initiatives’ Individual Development Account (IDA) program

- The IDA program is a special match (\$4 to \$1) savings program for people of limited income in Bexar County. The money saved through the program can be utilized for a housing down payment, a college education, or for small business development and training.

Timeline: Short (1 - 2 years)
Lead Partner: Economic Development Committee
Proposed Partnerships: COSA Community Initiatives
Proposed Funding Sources: Minimal/Volunteer

4.1.4 Encourage the development of a computer lab or literacy center in the restored house of Virginia Marie Granados Park*

- Periodically contact COSA Parks & Recreation to ensure public participation in the programming of services and programs to be offered at the house

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: COSA Parks and Recreation, COSA Community Initiatives, Dellview Area Neighborhood Association, COSA Housing & Community Development
Proposed Funding Sources: Minimal / Volunteer



*Margarita Huantes Community Center
 Computer Lab*

**The Parks & Recreation Department does not support the use of the Granados Park Senior Center as a computer training and literacy center. Public participation will be held to help determine the types of programs offered at the center, but the programs are expected to be geared towards seniors.*

Objective 4.2: Community Reinvestment

Proactively encourage adequate community development investments in conjunction with the Community Reinvestment Act (CRA)

Action Steps:

4.2.1 Investigate and provide testimony regarding CRA level of service and investment amongst local financial institutions

- The CRA requires neighborhood and community banks to meet certain levels of reinvestment into the community in which they reside. The Office of the Comptroller of the Currency (OCC), the Federal Reserve Board, Federal Deposit Insurance Corporation (FDIC), maintain current evaluations of their records regarding this matter, and welcome and solicit citizen input on these matters.
- Identify and inventory retail banking services present in the community
- Investigate the performance of the community's institutions on the internet by accessing the OCCs website and querying their CRA Database Search webpage

Timeline: Immediate and Ongoing
Lead Partner: Economic Development Committee
Proposed Partnerships: Office of the Comptroller of the Currency, Area Financial Institutions
Proposed Funding Sources: Minimal / Volunteer

4.2.2 Encourage community development investments amongst local financial institutions to include loans to non-profits, CDCs, and area individuals, for housing rehabilitation, home ownership, and business development

- Based on 4.2.1, identify institutions receiving “need to improve” or “substantial noncompliance” ratings
- Develop a positive dialogue with these institutions, to include exploring potential investments that could be made in the community that would bolster their ratings

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Economic Development Committee
Proposed Partnerships: Planning Area Financial Institutions
Proposed Funding Sources: Planning Area Financial Institutions

CHAPTER II: LAND USE PLAN



The Future Land Use Plan and associated Future Land Use Map identify the preferred development patterns for the planning area. The Future Land Use Plan was formulated through a combination of public input combined with staff analysis of existing land uses in the area, and best planning practices.

The majority of the planning area has been designated for low density residential uses, as it is currently being utilized. Commercial uses are mostly planned for higher order roadways, or their intersections. The most intense commercial uses are planned near the intersection of major order roadways such as arterials and highways.



Group land use planning work sessions

Key themes championed by the community during the planning process include curbing commercial encroachment into residential areas, promoting mixed use development in the planning area, particularly along Hildebrand Rd. and off Jackson Keller north of Lee High School, and creating more useable green space by transforming Olmos Creek floodplain into a linear park with hike and bike amenities.

Each land use classification is described on the following pages.

The Planning Department will reference the Future Land Use Map as a guide for developing staff recommendations when individual zoning cases arise in the planning area.

LOW DENSITY RESIDENTIAL

This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.



Related Zoning

R-4 R-6
R-5 R-20



MEDIUM DENSITY RESIDENTIAL

This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood's low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.



Related Zoning

R-4 RM-4
R-5 RM-5
R-6 RM-6

HIGH DENSITY RESIDENTIAL

This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category.

Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.



Related Zoning

RM-4	MF-25
RM-5	MF-33
RM-6	MF-40

OFFICE

This category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard, fences and/or landscaping should form a screen between this category and any residential uses.



Related Zoning

O-1 NC

NEIGHBORHOOD COMMERCIAL

This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses.

Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.



Related Zoning

NC	C-2P
C-1	O-1



COMMUNITY COMMERCIAL

This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established.

Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses.

Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



<i>Related Zoning</i>	
NC	C-2
C-1	O-1
C-2P	O-2



REGIONAL COMMERCIAL

This category provides for high intensity commercial uses that draw patrons from the community and beyond. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. Nodes are typically 20 acres or greater in size.

Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers”, large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, and major automotive repair centers.

Shopping center site designs should include shared parking and internal circulation between buildings, shade trees, and pervious cover parking lots. Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. A sidewalk with landscaping or planting strips should separate the use from the street.

Whenever possible, revitalized or redeveloped regional commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



Related Zoning

NC	C-3
C-1	O-1
C-2P	O-2
C-2	



MIXED USE

This category provides for a well planned and integrated blend of higher density residential with retail, or professional services, office, entertainment, or other land uses. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Mixed Use is preferred along arterials, preferably in a nodal, or clustered, pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

New mixed use developments on larger scale sites, such as with a "town center" concept, should be planned to integrate with existing, adjacent uses through well connected road and pedestrian networks.

The building materials and architectural design of a mixed use development should stress quality, including façade and streetscape enhancements, open space, and landscaping.



Related Zoning

NC	RM-6
C-1	MF-25
C-2P	MF-33
C-2	MF-40
O-1	UD
O-2	MXD
RM-4	TOD
RM-5	IDZ



BUSINESS/OFFICE PARK

This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.



Related Zoning

O-2 BP



Related Zoning

O-2 L
C-3 I-1
BP MI-1

LIGHT INDUSTRIAL

This classification includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

PUBLIC/INSTITUTIONAL

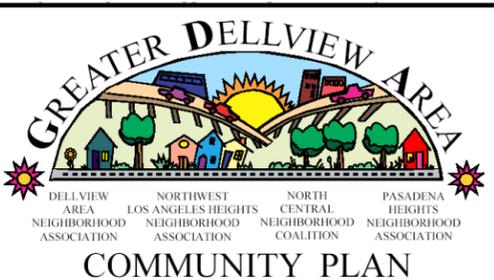
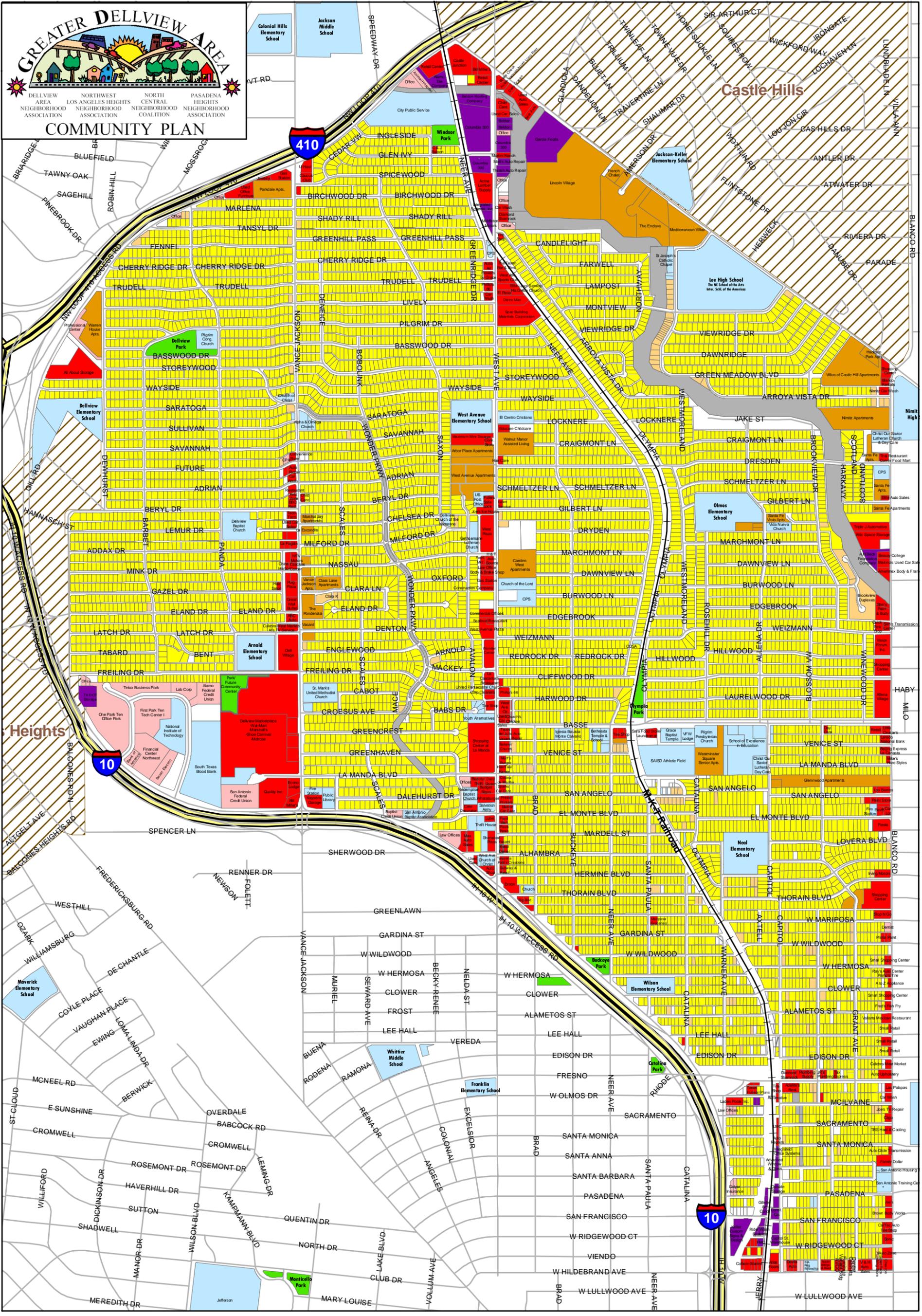
Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.



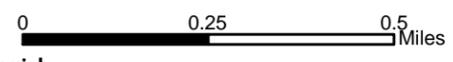
PARKS/OPEN SPACE

Parks include public or private land uses that encourage passive or active outdoor recreation. Examples include public pocket, regional, or linear parks, hike and bike trails, as well as private parks associated with subdivisions and homeowner's associations. Parks should be located for convenient, yet safe, neighborhood and community access, and should be sized sufficient to provide adequate facilities for the neighborhood or community they serve.

Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way.



- Cities and Towns
- Drainage
- Commercial
- Railroads
- Single Family Residential
- Office
- Parks
- Medium Density Residential (2-4 Plex)
- Industrial
- Multifamily Residential
- Public/Institutional
- Vacant

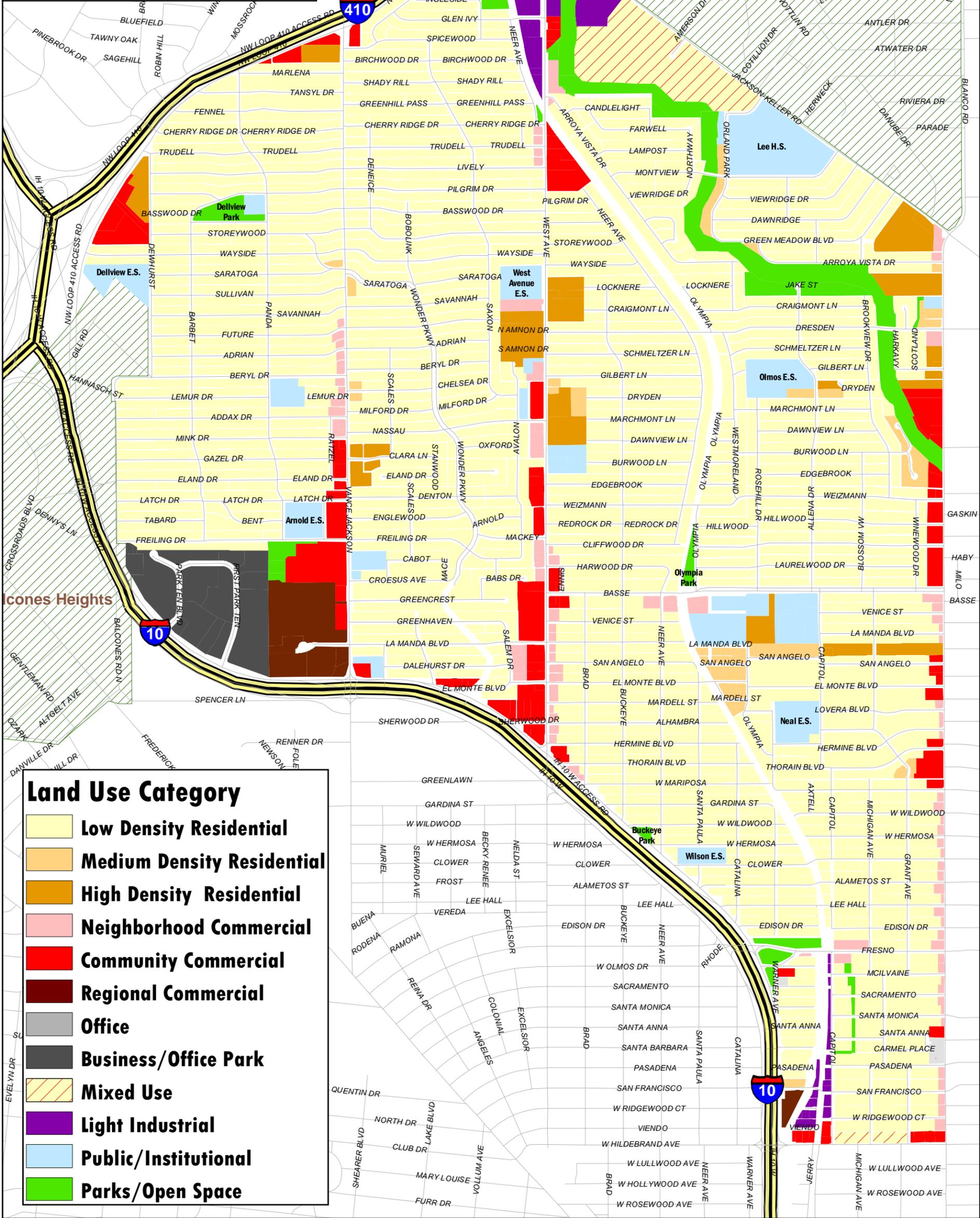
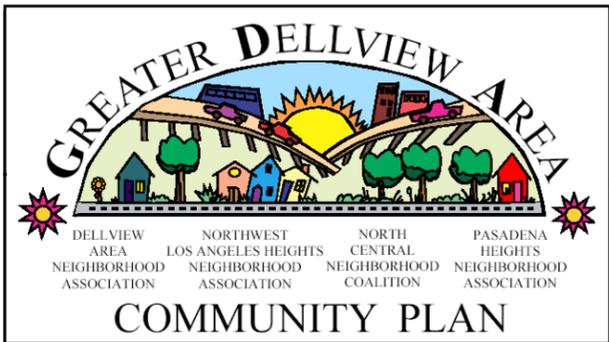


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 *Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Existing Land Use

Greater Dellview Area Community Plan

City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204



- Land Use Category**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Office
 - Business/Office Park
 - Mixed Use
 - Light Industrial
 - Public/Institutional
 - Parks/Open Space



Future Land Use Plan Greater Dellview Area Community Plan

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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CHAPTER III: HOUSING AND NEIGHBORHOODS



Single-family home in the Planning Area



Single-family home in the Planning Area

This chapter contains goals and objectives related to improving the community's housing conditions. Emphasis is placed on maintaining and improving existing housing stock, while creating new housing stock, and improving the appearance of neighborhoods.

Goal 5: Housing

Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

Objective 5.1: Housing Quality and Quantity

Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock

Action Steps:

5.1.1 Encourage renovations and upgrades of private property that add value and improve the aesthetics of the neighborhood

- Coordinate with the City of San Antonio (COSA) Planning Department and/or the Bexar County Appraisal District (BCAD) to create a map of the “improvement date” of houses variable which identifies the most recent date of major renovations
- Research and compile cost-effective methods, supplies, and materials for preventative and cosmetic maintenance
- Utilize Planning Area Neighborhood Association meetings and newsletters to periodically educate and promote the ideas identified above
- Diminish homeowner or neighborhood association obstacles to attractive and sustainable home renovations



Home in need of maintenance

<i>Timeline:</i>	Immediate and on-going
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	COSA Neighborhood Action, BCAD, Planning Area Neighborhood Associations, COSA Planning, COSA Housing & Community Development
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

5.1.2 Encourage participation in the City of San Antonio’s Owner-Occupied Rehabilitation / Reconstruction Program

- Offered by COSA Neighborhood Action, the Owner-Occupied Rehabilitation/Reconstruction Program offers financial assistance for home renovations, including reconstruction if renovations are deemed economically unfeasible (Note: funds are limited and applications are accepted on a first-come, first-served basis for the entire city)
- Invite a COSA Neighborhood Action representative to speak at neighborhood association meetings regarding the program
- Survey the community to identify potential rehabilitation candidates and conduct outreach to owners



Planning Area home undergoing renovation

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships</i>	COSA Neighborhood Action, Planning Area Neighborhood Associations, Property Owners, COSA Housing & Community Development
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

5.1.3 Identify and rehabilitate dilapidated historic housing stock in the Planning Area

- Utilize the Age of Structures thematic map in this document to identify areas with clusters of aging or historic housing stock
- Coordinate with the COSA Planning’s Historic Preservation Division for additional data
- Work with the Historic Preservation Division, the San Antonio Conservation Society, and/or additional non-profits in the area to identify strategies and funding opportunities for housing rehabilitation projects

<i>Timeline:</i>	Mid (3-5 years)
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Local Non-profit Housing Agencies, San Antonio Conservation Society, COSA Planning
<i>Proposed Funding Sources:</i>	Grants

5.1.4 Diminish occurrences of commercial encroachment into residential areas

- Utilize the courtesy Planning Team zoning case notification letters to identify proposed commercial projects
- Use the Plan’s Future Land Use Map to educate/inform potential commercial developers of preferred land uses
- Identify locations where plan encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council re-zoning procedures

Timeline: Immediate and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Housing and Neighborhoods Committee, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

5.1.5 Encourage and facilitate the development of quality infill housing where appropriate

- Utilize existing land use map to identify potential infill housing sites
- Partner with area market rate developers who have already done recent infill housing projects and encourage them to do more
- Dialogue with area non-profit housing developers to identify appropriate types and locations of affordable infill housing

Timeline: Mid (3 - 5 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Local Non-profit Housing Developers and Market Rate Housing Developers
Proposed Funding Sources: Minimal/Volunteer



Infill housing in the Planning Area

Objective 5.2: Housing Design Standards and Certainty

Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development

Action Steps:

5.2.1 Ensure homeowner's compliance with existing deed restrictions

- Investigate and identify all current deed restrictions in the Planning Area and maintain a library for reference
- Utilize homeowner and neighborhood associations to ensure compliance with deed restrictions
- Utilize homeowner and neighborhood association newsletters to educate homeowners about common infractions

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Planning Area Homeowner and Neighborhood Associations
<i>Proposed Partnerships:</i>	Housing and Neighborhoods Committee
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

5.2.2 Develop housing design guidelines

- Design guidelines can provide a baseline of voluntary standards for the preferred style and form of new development; the document can be shared with new developers or existing residents who want to rehabilitate or renovate existing housing
- Coordinate with COSA Planning's Neighborhood and Urban Design Division to identify and catalog primary or valued design characteristics, and create the design guidelines document, including illustrations

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	COSA Planning
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

5.2.3 Explore the possibility of creating a Neighborhood Conservation District (NCD) in the planning area

- Neighborhood Conservation Districts are zoning overlays which supplement existing zoning categories by adding elements related to housing design, building materials, height and massing, setbacks, etc. They do not control the use of the property, but rather the appearance. NCDs ensure that new development is consistent with the preferred qualities and characteristics of existing older neighborhoods.

- Coordinate with COSA Planning to identify preferred areas for designation and application procedure

Timeline: Short (1 - 2 years)
 Lead Partner: Housing and Neighborhoods Committee
 Proposed Partnerships: COSA Planning, Planning Area Neighborhood Associations
 Proposed Funding Sources: Minimal/Volunteer

5.2.4 Encourage mixed use development where appropriate

- Mixed use development integrates residential and commercial uses in the same structures and throughout the development of a site. When done appropriately, mixed use development adds value, minimizes automobile traffic, and enables people to live, work, shop, and recreate in the same geographic area.
- Identify locations where the plan encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council rezoning procedures

Timeline: Immediate and Ongoing
 Lead Partner: Housing and Neighborhoods Committee
 Proposed Partnerships: Development Community, City of San Antonio
 Proposed Funding Sources: Minimal/Volunteer



Example of mixed use development in another state

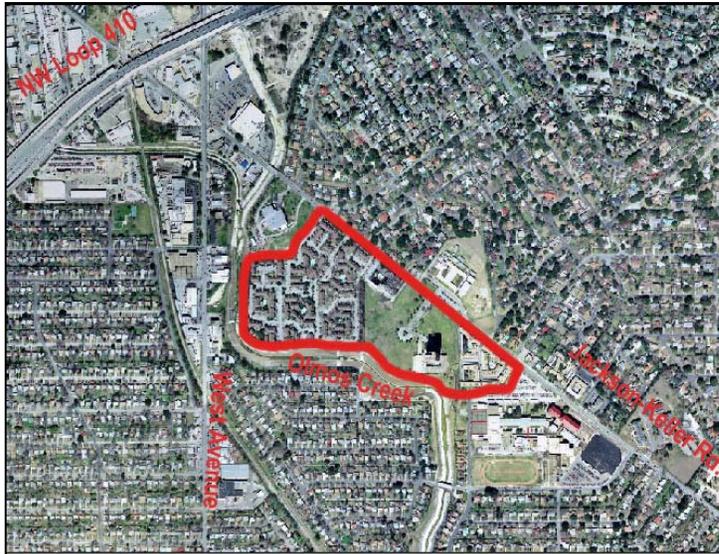
5.2.5 Promote the development of a Mixed Use Town Center off Jackson-Keller

- Utilize the Future Land Use Plan to advocate for the development of a comprehensive mixed use Town Center north of Lee H.S. between Jackson Keller and Olmos Creek
- Advocate for commercial development near Jackson-Keller, medium to high density uses toward Olmos Creek portion of the site, and the incorporation of green spaces throughout
- Ensure the development of this tract integrates with existing road networks and existing uses

Timeline: Long (over 5 years)
 Lead Partner: Housing and Neighborhoods Committee
 Proposed Partnerships: Development Community, Property Owners, City of San Antonio
 Proposed Funding Sources: Minimal/Volunteer

Mixed Use Town Center Concepts

As discussed in Action Step 5.2.5, the aerials and photos below illustrate land use scenarios that support the full development of this site by integrating the existing uses with commercial and medium density land uses.



Objective 5.3: Homeownership

Promote an environment that diminishes obstacles to home ownership and plays a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics

Action Steps:

5.3.1 Work with local financial institutions and non-profit housing developers to secure loans and grants that assist with homeownership

- Conduct outreach to key local financial institutions and non-profit housing providers
- Work with them to identify potential loans available to the community
- Help to advertise loans at neighborhood association meetings and neighborhood association newsletters

Timeline: Short (1 - 2 years)

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Financial Institutions, Area Non-Profit Housing Providers, Planning Area Neighborhood Associations, COSA Housing & Community Development

Proposed Funding Sources: Minimal/Volunteer

5.3.2 Encourage participation in the City of San Antonio's Homebuyer's Club Program

- The Homebuyer's Club Program, administered by COSA Neighborhood Action, answers many questions of potential homebuyers related to financing, homeowner's insurance, and homeowner's rights. As part of the program homebuyer classes are held, guest speakers are invited, and credit counseling is also provided.
- Coordinate with COSA Neighborhood Action on securing participation in this program

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnership: COSA Neighborhood Action, COSA Housing & Community Development

Proposed Funding: Minimal/Volunteer

5.3.3 Encourage participation in the City of San Antonio's Homeownership Incentive Program (HIP)

- The HIP assists eligible persons who are buying a new or existing home within the City limits by helping them with the required down payment, closing costs, and prepaid interest through low interest loans. Qualification for the program is contingent upon multiple factors, including income and previous enrollment in the City of San Antonio Homebuyer's Club.

- Coordinate with the COSA Neighborhood Action to ensure participation in the program

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnership: COSA Neighborhood Action, COSA Housing & Community Development
Proposed Funding: Minimal/Volunteer

5.3.4 Identify and explore solutions to perceived tax appraisal issues

- Investigate Bexar County Appraisal District (BCAD) valuation process and invite representatives to speak to area neighborhood associations regarding this
- Identify and/or inventory most common complaints regarding process within the planning area and develop dialogue with local state representative or BCAD on potential solutions

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: BCAD, State Representative
Proposed Funding Sources: Minimal/Volunteer

5.3.5 Work with the real estate community to ensure community housing options are appropriately marketed and adequately sold

- Survey and create a list of local and area real estate agents
- Ensure local real estate agents are aware of the Greater Dellview Area Community Plan
- Invite local real estate agents to serve on Plan Implementation Committee and discuss marketing of the area housing stock

Timeline: Mid (3 - 5 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Local Real Estate Community
Proposed Funding Sources: Minimal/Volunteer

Goal 6: Neighborhood Appearance

Ensure neighborhood compliance with basic City codes and work toward the beautification of private and public spaces

Objective 6.1: Code Compliance

Promote proper maintenance of public and private spaces and work with the City of San Antonio Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance

Action Steps:

6.1.1 Participate in the Blue Card Notification program

- COSA Code Compliance offers a Blue Card Notification Program whereby neighborhood residents can send a friendly, yet formal, notification postcard requesting that fellow neighbors or property owners correct code compliance infractions in the spirit of community improvement. The program also includes a method for follow up with Code Compliance on the specific infrastructure being addressed.
- Have a representative from COSA Code Compliance Department come and speak to Planning Area Neighborhood Associations and/or the Plan Implementation Team regarding the Blue Card Notification
- Ensure that the following issues are addressed: junked vehicles, front and side yard parking, vacant and unmaintained lots, illegal dumping, outside storage

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Code Compliance, Planning Area Neighborhood Associations, Plan Implementation Team

Proposed Funding Sources: Minimal/Volunteer

6.1.2 Proactively address dilapidated and un-maintained apartment complexes

- Work with COSA Code Compliance to identify strategies for addressing property maintenance issues and code compliance infractions associated with dilapidated apartment complexes near Vance Jackson and Denton intersection

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: COSA Code Compliance, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer



Apartments on Vance Jackson needing maintenance

6.1.3 Ensure proper maintenance of alley ways

- The City requires that alleys be maintained by the owners of the property abutting the alley
- Conduct a community survey, and/or coordinate with COSA Public Works to identify all official alleys in the planning area
- Include information in neighborhood association meetings and newsletters identifying proper protocol for alley maintenance

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Code Compliance, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

Objective 6.2: Neighborhood Beautification

Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

Action Steps:

6.2.1 Coordinate with the Alamo Forest Partnership on tree plantings

- Identify areas that could benefit from increased tree coverage
- Explore possibility of participation amongst members in the annual Arbor Day tree planting- free trees are given out
- Ensure Plan Implementation Team involvement in their annual Public Lands Education Day during which free trees are given away

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Alamo Forest Partnership
<i>Proposed Funding Sources:</i>	Minimal/Volunteer



Tree planting at a community park

6.2.2 Coordinate with Keep San Antonio Beautiful on the acquisition and planting of trees and landscaping

- Explore possibility of utilizing a portion of the trees provided through their Relief Project grant funds
- Encourage the participation of planning area elementary schools in the Green Team Challenge, a competitive program that awards substantial money to local schools for landscaping projects in and around their campuses

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Keep San Antonio Beautiful, Planning Area Neighborhood Associations
<i>Proposed Funding Sources:</i>	Relief Project grant money

6.2.3 Participate in Keep San Antonio Beautiful's Adopt-A-Spot Litter Control Program

- The Adopt-A-Spot program operates by having individuals, groups, schools, and businesses “adopt” certain parts of the City and having them clean the area of litter 4 times per year

- Identify corridors within the planning area that could benefit from this and coordinate with Keep San Antonio Beautiful to bring the program to a corridor

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Keep San Antonio Beautiful
Proposed Funding Sources: Minimal/Volunteer

6.2.4 Participate in Keep San Antonio Beautiful’s Dial-A-Trailer Program

- The Dial-A-Trailer program allows local non-profits to reserve one Saturday for the use of a 37 cubic yard capacity trash truck to remove larger items like old sofas or brush from the premises
- Identify and prioritize preferred locations in the planning area for this service and have them coordinate with Keep San Antonio Beautiful to accomplish clean up



Dial-A-Trailer Program

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Keep San Antonio Beautiful, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

6.2.5 Participate in the City of San Antonio’s Neighborhood Sweep Program

- The Neighborhood Sweep Program offers geographically concentrated and coordinated City services twice in each council district every fiscal year. The program operates on a first come, first serve basis. Examples of services offered include street sweeping, brush pick up, and graffiti abatement.
- Coordinate with COSA Neighborhood Action concerning program requirements, and application scheduling



Neighborhood Sweep in action in the Northwest Los Angeles Height neighborhood

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partner: COSA Neighborhood Action, Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

Goal 7: Neighborhood Associations

Form, organize, and develop the skills and effectiveness of area neighborhood associations to promote the betterment of the community and to encourage cooperation and community problem solving

Objective 7.1: Formation and Organization

Promote the full formation and organization of neighborhood associations throughout the planning area

Action Steps:

7.1.1 Re-invigorate or reform the North Central Neighborhood Coalition

- Identify past key constituency and provide additional outreach to re-invigorate interest in the association
- Create new, or newly organized, by-laws
- Adopt new officers
- Explore possibility of forming two associations on either side of Union Pacific railroad tracks if needed

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Past North Central Neighborhood Coalition members
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

7.1.2 Formalize the expansion of the Northwest Los Angeles Heights Neighborhood Association

- Submit a Neighborhood Association Registration Update form and new boundaries to COSA Planning
- Canvass the new area with neighborhood association mail outs to solicit participation
- Provide person to person outreach to newly represented area



- Hold a special meeting to welcome and inform residents of the presence of Northwest Los Angeles Heights

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Northwest Los Angeles Heights Neighborhood Association Officers
<i>Proposed Partnerships:</i>	COSA Planning
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 7.2: Capacity and Effectiveness

Continue to develop the knowledge, skills, and effectiveness of area neighborhood associations by routine training and leadership development

Action Steps:

7.2.1 Take advantage of on-going services and programs sponsored by the Neighborhood Resource Center (NRC)

- The NRC is a local non-profit that promotes the formation, and on-going development of neighborhood associations, by providing services and programs that address learning and capacity building needs
- Participate in the annual Neighborhood Conference held in June and sponsored by the NRC
- Investigate and take advantage of the technical resources available at the NRC store
- Nominate local neighborhood association members for participation in the annual Neighborhood Leadership Development Program sponsored by the NRC
- Secure a Plan Implementation Team subscription to the *The Resource*, a hardcopy, and e-mail list serve newsletter regarding upcoming NRC workshops and events

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Neighborhood Resource Center
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

7.2.2 Encourage participation in the Enterprise Foundation's Community Leadership Institute

- The Enterprise Foundation sponsors an annual Community Leadership Institute (CLI) whereby it selects up to 25 neighborhood representatives each year for an intensive lesson plan and project over a six-month period. The CLI ultimately builds the skills and motivation of participants to affect change in their community

- Coordinate with the City of San Antonio Planning Department or directly with the Enterprise Foundation concerning upcoming dates, scheduling, and nomination process for the CLI

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Enterprise Foundation, COSA Planning
Proposed Funding Sources: Minimal/Volunteer

CHAPTER IV: TRANSPORTATION & INFRASTRUCTURE



Wonder Parkway



Vance Jackson corridor

This chapter contains goals and objectives related to improving the transportation network and conditions of the area. Emphasis is placed on street and sidewalk improvements, upgrading the area's bicycle and pedestrian conditions, and improving transit and drainage situations.

Goal 8: Transportation Network

Provide a safe and efficient transportation network that allows for a broad range of transportation options, including well-designed automobile, public transit, pedestrian, and bicycle routes

Objective 8.1: Traffic Management

Improve the safety and efficiency of traffic flow in the community through traffic management improvements

Action Steps

8.1.1 Advocate for traffic management improvements on Vance Jackson between IH-10 and Denton to reduce congestion

- Petition City Councilperson and the City of San Antonio (COSA) Public Works Department for a traffic signal corridor timing optimization project on Vance Jackson; discuss with the Texas Department of Transportation (TxDOT) updating traffic signals to interface with City signals
- Petition City Councilperson for the programming of traffic management improvements as part of the Advanced Transportation District (ATD)

<i>Timeline:</i>	Mid (3 - 5 years)
<i>Lead Partner:</i>	Transportation and Infrastructure Committee
<i>Proposed Partnerships:</i>	City Councilperson, COSA Public Works, VIA Metro Transit, TxDOT
<i>Proposed Funding Sources:</i>	Public Funding (ATD, General Fund)



Traffic on Vance Jackson at IH-10

8.1.2 Explore possibility of a “roundabout” or realignment of the Basse/Blanco Road intersection

- Discuss with COSA Public Works and businesses located at the intersection the feasibility of installing a roundabout at this intersection or possibly realigning it to improve traffic flow; include discussion of right-of-way issues

- Petition City Councilperson for the programming of these improvements as part of the ATD if applicable

Timeline: Long (Over 5 years)
Lead Partner: Transportation Committee
Proposed Partnerships: City Councilperson, COSA Public Works
Proposed Funding Sources: Public Funding (ATD, General Fund)

8.1.3 Identify additional major intersections and corridors needing traffic management improvements

- Using the Community Issues – Transportation & Infrastructure Map in this document as a starting point, identify and prioritize traffic management improvement needs (left turn signals, turning lanes, medians, signal timing, etc.), if warranted, at congested corridors and intersections
- Discuss traffic management improvement priorities with area City Councilperson and the area’s Capital Improvement Projects (CIP) Officer and Traffic Engineer in COSA Public Works, including using ATD funding for applicable non-funded priority projects
- Discuss with TxDOT updating traffic signals to interface with City signals

Timeline: Mid (3 - 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, COSA Public Works, TxDOT
Proposed Funding Sources: Public Funding (ATD, General Fund)

8.1.4 Promote shared access amongst commercial land uses

- Utilizing the City’s courtesy Plan Implementation Team rezoning notification process, monitor proposed new commercial and commercial rehabilitation projects in the community
- Coordinate with the Economic Development Committee to encourage the inclusion of shared access and parking in these commercial development projects

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Transportation Committee
Proposed Partnerships: Economic Development Committee, Planning Area Businesses, COSA Development Services
Proposed Funding Sources: Minimal/Volunteer

8.1.5 Identify and address residential streets experiencing substantial “cut-through” traffic

- Using the Community Issues – Transportation & Infrastructure and Capital Improvement Projects Maps in this document as a starting point, identify and prioritize residential streets that residents feel need traffic-calming projects, such as La Manda, Nassau, and El Monte
- Utilizing the Neighborhood Traffic Manual (when finished) work with COSA Public Works to identify possible traffic calming treatments for the area
- Petition COSA Public Works (using 311 and on-line forms) for traffic-calming projects on priority streets
- Discuss traffic-calming needs with area City Councilperson and the area’s CIP Officer and Traffic Engineer, including funding sources for priority projects

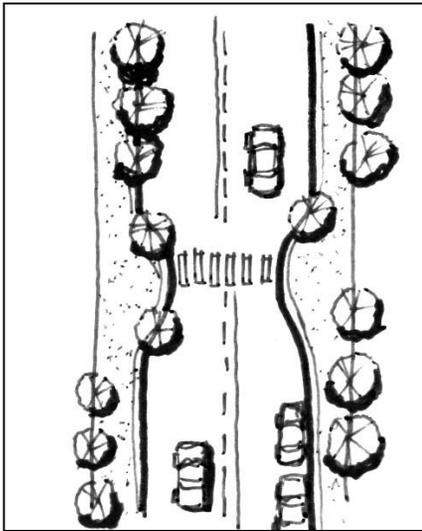
Timeline: Mid (3 - 5 years)
Lead Partner: Transportation Committee
Proposed Partnerships: City Councilperson, COSA Public Works
Proposed Funding Sources: Public Funding (General Fund)

8.1.6 Work to control speeding on community streets

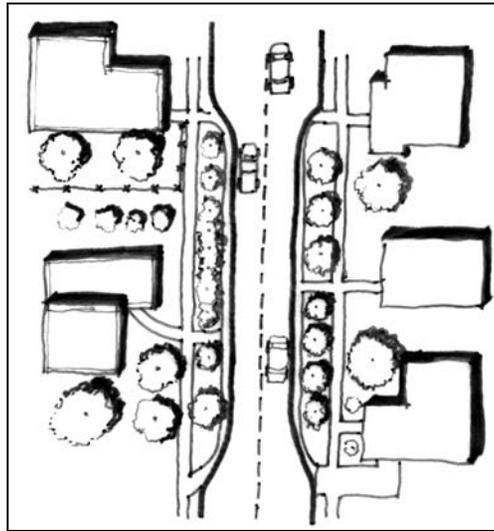
- Based on the Community Issues – Transportation & Infrastructure Map and community input, identify and prioritize streets with significant speeding issues, such as Basse Road
- Discuss with SAFFE Officers the possibility of utilizing existing and acquiring new mobile speed detector trailers for use in the community
- Dialogue with San Antonio Police Department (SAPD) and SAFFE Officers concerning the feasibility of increased traffic patrols during peak hours at priority traffic locations

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: SAPD, SAFFE
Proposed Funding Sources: Minimal/Volunteer, Public Funding (for Mobile Speed Detector Trailers)

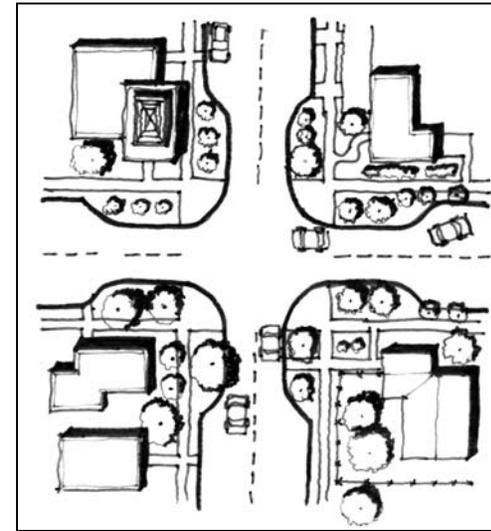
Examples of Traffic Calming Techniques



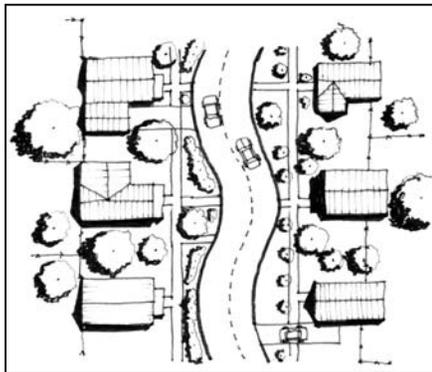
Mid-block Flare



Choker



Intersection Bulb-out



Chicane



Traffic Circle



Speed Humps with Median

8.1.7 Explore installing crossing gates at railroad crossings

- Installing crossing gates is decision made by TxDOT, based on yearly analysis of traffic at intersections.
- Using the Community Issues - Transportation & Infrastructure Map as a starting point, identify railroad crossings in need of crossing gates, such as at San Francisco
- Coordinate with TxDOT, Union Pacific, City Councilperson, and COSA Public Works to fund crossing gate installation at these locations

Timeline: Mid (3 - 5 years)

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: TxDOT, Union Pacific, City Councilperson, COSA Public Works

Proposed Funding Sources: Public Funding (Union Pacific, COSA General Fund, Section 130 Funds or similar Federal Programs)



Railroad crossing with no crossing gates in the Planning Area

Objective 8.2: Bicycle and Pedestrian Network

Create a bicycle and pedestrian-friendly community through improved pedestrian and bicycle amenities that include safe and efficient routes connecting residential areas with schools, parks, transit stops and commercial development

Action Steps:

8.2.1 Identify potential bicycle network projects in the community

- Survey residents concerning priority bicycling enhancements in the community, including bike lanes, routes, and paths
- Review the San Antonio - Bexar County Metropolitan Planning Organization's (MPO) Bicycle Master Plan and identify community priorities not included in the plan
- Attend MPO Bicycle Mobility Advisory Committee meetings to petition for the inclusion of community bicycling project priorities in the Bicycle Master Plan

- Discuss with City Councilperson funding sources and prioritization of bicycle network improvement projects

Timeline: Short (1 - 2 years)
Lead Partner: Transportation Committee
Proposed Partnerships: City Councilperson, MPO Bicycle Mobility Advisory Committee, COSA Public Works
Proposed Funding Sources: Public Funding (General Fund, MPO)

8.2.2 Monitor all capital improvement projects and new private development in the community for consistency with the Bicycle Master Plan

- Advocate with the City Councilperson’s office and COSA Public Works that all applicable capital improvement projects in the community include the bicycle enhancements called for in the Bicycle Master Plan
- Monitor new development proposals along Vance Jackson, West Avenue, Basse Road, Fresno Street, Hildebrand Avenue, and Jackson-Keller Road, and advocate that new development include the bicycle enhancements called for in the Bicycle Master Plan

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

8.2.3 Conduct a detailed survey identifying new sidewalk and sidewalk repair needs

- Devise a survey to evaluate community sidewalk needs (both repairs and new sidewalks), focusing special attention on sidewalk routes that link residential areas to schools, parks, transit, and commercial development such as Vance Jackson, Jackson-Keller, and El Monte Boulevard
- Use the sidewalk needs evaluation together with data from the Community Issues – Transportation and Infrastructure Map to prioritize sidewalk projects



Sidewalk in need of repair



Example of a good sidewalk in the Planning Area

Pedestrian Network Improvements

In keeping with Action Step 8.2.3, sidewalks in the Planning Area should be targeted to improve access to transit stops and neighborhood commercial uses, particularly along well-traveled corridors. These photos and illustrations from the Planning Area provide examples of sidewalk improvements, buried utilities, monument signage, and bus shelters.



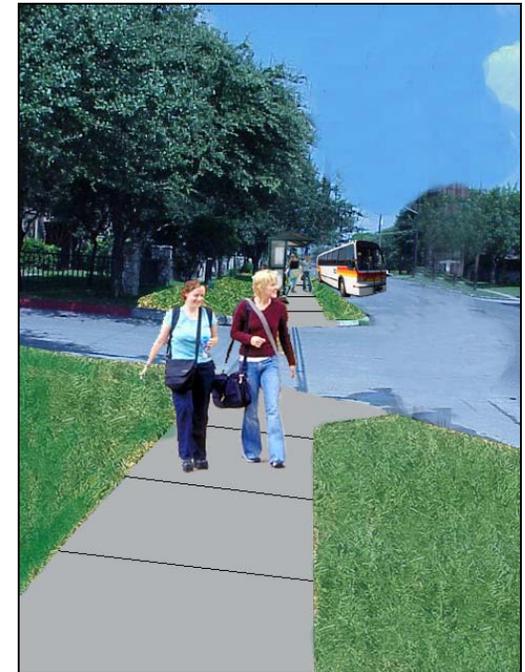
BEFORE



AFTER



BEFORE



AFTER

- Discuss evaluation results with City Councilperson and the area’s CIP Officer, including the possibility of using CIP and Neighborhood Access and Mobility Program (NAMP) funding for priority projects
- Coordinate with COSA Public Works’ Disability Access Office to make sure new sidewalks are compliant with the Americans with Disabilities Act (ADA)
- Discuss with the COSA Neighborhood Action the possibility of establishing a Neighborhood Improvement District (NID), a private funding mechanism where a neighborhood or community raises its own funds to fund projects only with the community



ADA compliant sidewalk in the Planning Area

Timeline: Long (Over 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, COSA Public Works (especially CIP Officer and Disability Access Office), COSA Neighborhood Action
Proposed Funding Sources: Public funding (CIP Funds, NAMP Funds, General Fund); Private Funding (NID)

8.2.4 Plant shade trees along sidewalks and other pedestrian routes

- Along the priority sidewalk routes identified in 1.2.3, identify areas with potential for tree plantings
- Coordinate with COSA Public Works, the City Arborist (COSA Development Services) and property owners within these areas to create a plan for tree placement
- Explore coordinating with the Alamo Forest Partnership on tree plantings - free trees are given out on Arbor Day and Public Lands Education Day



Sidewalk shade trees

Timeline: Mid (3 - 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: COSA Public Works, COSA Development Services- City Arborist, Affected Property Owners, Alamo Forest Partnership
Proposed Funding Sources: Minimal/Volunteer (Trees are Donated)

8.2.5 Encourage area school principals in the community to apply for “Safe Routes to Schools” workshops

- “Safe Routes to Schools” workshops, a partnership between school districts and the MPO, involve identifying pedestrian routes around schools that need sidewalks, sidewalk repair, or other pedestrian amenities so that all students have a safe pedestrian route to their school
- The end product of the workshop is a pedestrian network plan for the school and its surrounding area that is sent to all transportation agencies in the City
- Additionally, the TxDOT allots funding every year for “Safe Routes to Schools” project implementation and the community can use its “Safe Routes to Schools” plan to apply for this funding

Timeline: Short (1-2 years)

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: San Antonio Independent School District (SAISD) and Northeast Independent School District (NEISD) schools, MPO, TxDOT, COSA Public Works

Proposed Funding Sources: Minimal/Volunteer

8.2.6 Improve railroad/pedestrian safety and allow for easier pedestrian access over railroad tracks that cross important pedestrian routes (i.e. sidewalks on major arterials)

- Identify important pedestrian route railroad crossings in the community
- Contact COSA Public Works’ Disability Access Office and Union Pacific to determine protocol for sidewalk installation at railroad crossings and ensure this protocol is followed on community sidewalks

Timeline: Short (1 - 2 years)

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: COSA Public Works, Union Pacific

Proposed Funding Sources: Public Funding for Crossing Improvements (Union Pacific, COSA General Fund)

8.2.7 Enhance pedestrian and bicycle amenities along Wonder Parkway

- Possible amenities include bike lanes, sidewalks/walking trails, lighting, trees, and benches
- Discuss with City Councilperson and Public Works about using NAMP, Transportation Improvement Program (TIP), and other funding sources for these amenities

Wonder Parkway Enhancements

As discussed in Action Step 8.2.7, the photos and illustrations below indicate one concept of Wonder Parkway enhancements including aesthetic, pedestrian, bicycle, and lighting amenities.



BEFORE



AFTER

- Advocate with the MPO Bicycle Mobility Advisory Committee and COSA Public Works for consideration of a bike lane on Wonder Parkway

Timeline: Mid (3 - 5 years) to Long (over 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, COSA Public Works, MPO
Proposed Funding Sources: Public Funding (NAMP, General Fund, TIP)

Objective 8.3: Public Transit

Enhance the convenience and availability of public transit in the community

Action Steps:

8.3.1 Work with VIA Metro Transit to stay informed concerning changes in service and proposed projects in the area

- Obtain a copy of VIA Metro Transit’s Ten-Year Plan
- Attend the VIA Metro Transit Board of Trustees monthly public meetings (fourth Tuesday of every month)
- Monitor VIA Metro Transit website for public meeting announcements dealing with issues that affect the community
- Invite representatives from VIA Metro Transit to Planning Area Neighborhood Association and other community meetings to address community concerns
- Attend public meetings for the annual update of the Ten-Year Plan

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: VIA Metro Transit
Proposed Funding Sources: Minimal/Volunteer



8.3.2 Advocate for additional and more convenient VIA Metro Transit bus routes and more frequent bus service

- Survey community transit riders concerning priority routing and bus service concerns, including additional east/west bus routes in the planning area

- Contact VIA Metro Transit’s planning department to discuss reconciling these concerns with the existing service plan through the implementation of new routes and service
- Advocate for these routes at VIA Metro Transit’s public meetings

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: VIA Metro Transit
Proposed Funding Sources: Minimal/Volunteer

8.3.3 Improve the quantity and quality of bus shelters in the community

- Community members have identified bus shelter needs at the following locations:
 - Blanco Road at Basse
 - West Avenue at Nassau
 - Vance Jackson – at Freiling; across from Walmart; at La Manda; and at the northwest corner of the Vance Jackson/IH-10 intersection
- Survey community transit riders concerning stops in need of bus shelters and high-usage stops needing larger shelters
- Investigate boarding counts at these stops and prioritize bus shelter needs based on VIA Metro Transit’s standards
- Advocate for these shelters with the VIA Metro Transit planning department and Board of Trustees

Timeline: Short (1 -2 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: VIA Metro Transit
Proposed Funding Sources: Public Funding (VIA Metro Transit, ATD)



Bus stop on Vance Jackson without a shelter



Bus shelter in the Planning Area

8.3.4 Dialogue with VIA Metro Transit and COSA Public Works on methods of limiting the effects of transit on traffic and road conditions

- Discuss with VIA Metro Transit and COSA Public Works the feasibility of bus lanes, bumpouts, and other methods of limiting bus impacts on traffic

- Explore concrete pads at bus stops and other methods of limiting street deterioration due to busses
- Advocate with City Councilperson for Local Assistance Program (LAP) funding – a program of VIA Metro Transit that provides local municipalities with funding for street maintenance and infrastructure projects that enhance transit corridors

Timeline: Mid (3 - 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: VIA Metro Transit, COSA Public Works, City Councilperson
Proposed Funding Sources: Public Funding (COSA General Fund, LAP)

8.3.5 Explore the possibility of decreasing the 24-hour pre-notification period for VIAtrans (complementary paratransit service for the disabled)

- Advocate to the VIA Board of Trustees at their monthly meeting (fourth Tuesday of every month) for a reduction in the VIAtrans pre-notification period

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: VIA Metro Transit
Proposed Funding Sources: Minimal/Volunteer



VIAtrans vehicle

Goal 9: Infrastructure

Enhance the beauty, safety, and convenience of the community through improvements to basic infrastructure

Objective 9.1: Street Maintenance and Improvements

Create safe and pleasant community streets through street maintenance and enhancement projects

Action Steps

9.1.1 Continually monitor progress on the City’s Street Maintenance Programs

- The Street Maintenance Program is based on several factors, including but not limited to a scientific index of pavement condition (Pavement Management System), resource availability, and the discretion of City Council

- Annually monitor progress on the Street Maintenance Program (the current Street Maintenance Program for the Planning Area is included in this document) to ensure timely phasing and completion of projects
- Dialogue with the area’s CIP Officer and the City Councilperson to ensure the timely start and completion of programmed Street Maintenance Projects
- Obtain an annual update of the 5-Year Street Maintenance Program from COSA Public Works (available at their website)



Planning Area street in need of maintenance

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Subcommittee
Proposed Partnerships: City Councilperson, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

9.1.2 Encourage residents to report urgent street repair needs by calling 311

- Invite officials from the Street Maintenance Division of COSA Public Works to speak at Planning Area Neighborhood Association meetings concerning proper terminology and procedure to use when reporting street repair needs to 311
- Through Planning Area Neighborhood Association meetings and literature distribution, encourage residents to call 311 to report potholes and other urgent street repair needs

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Subcommittee
Proposed Partnerships: COSA Public Works, Planning Area Neighborhood Associations, COSA External Relations – Customer Service
Proposed Funding Sources: Minimal/Volunteer

9.1.3 Enhance the Basse Road median with trees and landscaping

- Coordinate with COSA Public Works and the City Arborist within to create a landscaping plan for the median
- Explore coordinating with the Alamo Forest Partnership on tree plantings – free trees are given out on Arbor Day and Public Lands Education Day

Basse Road Landscaping

In keeping with Action Step 9.1.3, the photos and illustrations below provide one example of an improvement to the Basse Road median that includes trees and buried utilities.



BEFORE



AFTER

- Coordinate with Keep San Antonio Beautiful on the acquisition and planting of trees and landscaping

Timeline: Short (1 - 2 years)
Lead Partner: Transportation and Infrastructure Subcommittee
Proposed Partnerships: COSA Public Works, COSA Development Services – City Arborist, Alamo Forest Partnership, Keep San Antonio Beautiful
Proposed Funding Sources: Minimal/Volunteer

9.1.4 Encourage implementation of the Camino Verde Project, a landscape and aesthetics master plan for San Antonio’s highways

- Work with TxDOT, City Councilperson, and State Representative to fund and implement the proposed enhancement projects found in the Camino Verde Project master plan, especially those projects that affect the portions of IH-10 and IH-410 that border the Planning Area
- When projects are implemented, participate in TxDOT public meetings to provide community input in the design of these projects

Timeline: Mid (3 - 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: TxDOT, COSA Public Works, City Councilperson, State Representative
Proposed Funding Sources: Minimal/Volunteer, Public Funding (TxDOT) for Camino Verde Project

Objective 9.2: Drainage

Reduce street flooding in the community by improving drainage

Action Steps

9.2.1 Monitor current drainage projects within the community and related projects outside of the community

- Maintain a regular dialogue with the area’s assigned CIP Officer and the Storm Water Utility’s San Antonio Watershed Team Engineer

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

9.2.2 Advocate for drainage related capital improvement projects for the community

- Using the Community Issues – Transportation and Infrastructure Map as a starting point, assess storm sewer inlets and drainage flow in areas identified by the community as experiencing drainage problems such as portions of Vance Jackson and the La Manda/San Angelo area
- Use the Capital Improvement Projects Map to identify currently proposed (but non-funded) drainage projects and petition City Councilperson for the funding of these projects
- Identify drainage improvement needs that are currently missing from the City’s proposed drainage projects for the area and work with COSA Public Works Storm Water Utility to identify potential remediation projects, such as underground drainage channels, in problematic areas
- Petition City Councilperson for the funding of these projects

Timeline: Long (Over 5 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, COSA Public Works
Proposed Funding Sources: Public Funding (General Fund)

9.2.3 Ensure that the current drainage system receives regular maintenance and remains clean and unobstructed

- Report drainage obstructions and other problems to 311
- Notify Storm Water Utility Operations concerning particularly problematic system areas

Timeline: Immediate and Ongoing
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: COSA Public Works, COSA External Relations – Customer Service
Proposed Funding Sources: Minimal/Volunteer

Objective 9.3: Utility Improvements

Enhance neighborhood environments through improvements to the utility network

Action Steps:

9.3.1 Work to improve street lighting conditions

- Using the Community Issues – Transportation & Infrastructure Map as a starting point, inventory streets to identify where additional street lighting is needed, such as at Cherry Ridge Drive and at Alhambra
- Contact the Street Lighting representative in COSA Development Services to request additional streetlights
- Street light requests for intersections are typically granted without any necessary further actions
- For mid-block street light requests that qualify (block must be over 600 feet in length) a petition form will be sent to the person making the request – signatures are required from all neighbors residing adjacent to the proposed location of the street light

Timeline: Short (1 - 2 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: COSA Development Services
Proposed Funding Sources: Public Funding



Installation of a street light

9.3.2 Explore converting above ground electrical utilities to an underground network to help beautify the neighborhood and remove utility pole obstructions in sidewalks

- Inventory community streets to identify priority streets for underground conversion projects
- Work with COSA Economic Development to explore the possibility of using CPS Community Infrastructure and Economic Development (CIED) funding for priority projects in the community

Timeline: Short (1 - 2 years)
Lead Partner: Transportation and Infrastructure Committee
Proposed Partnerships: City Councilperson, CPS, COSA Public Works
Proposed Funding Sources: Public Funding

CHAPTER V: PARKS & RECREATION



Future home of Virginia Marie Granados Park



Buckeye Park

This chapter contains goals and objectives for improving the community's parks and recreation system. Priorities include maintaining and improving existing parks, ensuring proper development of the new Virginia Marie Granados Park, and securing a community center for the area.

Goal 10: Parks & Recreation

Enhance the area's parks & recreation facilities and programming to meet the present and future needs of the Greater Dellview Planning Area

Objective 10.1: Parks Advocacy Group

Create a Greater Dellview Area parks advocacy group

Action Steps:

10.1.1 Establish a parks advocacy committee as a subcommittee of the Plan Implementation Team

- Appoint leadership
- Craft a work program based on the Plan's action steps
- Spearhead the implementation of the Parks & Recreation chapter of the Greater Dellview Area Community Plan

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

10.1.2 Seek Affiliate Group Membership with the San Antonio Parks Foundation's Friends of the Parks organization to remain informed about park issues and developments in San Antonio

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Parks Advocacy Committee
<i>Proposed Partnerships:</i>	San Antonio Parks Foundation
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

10.1.3 Investigate and apply for funding

- Work with the City of San Antonio (COSA) Parks & Recreation Department, the San Antonio Parks Foundation, Texas Parks and Wildlife, and the National Park Service to identify funding sources to finance the group's activities

- Work with COSA Parks & Recreation to apply for grants from the Texas Parks and Wildlife Department, the National Park Service’s Urban Park and Recreation Recovery Program, and other private and public grants as grants and matching funds are available.

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: COSA Parks & Recreation, San Antonio Parks Foundation, Texas Parks and Wildlife, National Park Service
Proposed Funding Sources: Minimal/Volunteer

10.1.4 Strengthen the parks advocacy group by recruiting members and volunteers through an awareness campaign

- Create a group “identity” using a logo and/or theme and include this logo on all materials distributed by the group
- Create and distribute an informational brochure explaining the group and detailing ways in which community residents can participate
- Regularly publish a newsletter to inform the community of the group’s efforts and achievements

Timeline: Immediate and Ongoing
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations
Proposed Funding Sources: Neighborhood Association Contributions

Objective 10.2: Park Maintenance

Maintain the community’s existing parks as safe and enjoyable gathering places for the community

Action Steps:

10.2.1 Routinely monitor basic maintenance conditions (mowing, graffiti, broken equipment, etc.) in community parks

- Use neighborhood association meetings to solicit community input concerning basic park maintenance issues
- Call the City’s Customer Call Center (311) to report all park maintenance issues

Timeline: Immediate and Ongoing
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Neighborhood Associations, COSA Parks & Recreation, COSA External Relations
Proposed Funding Sources: Minimal/Volunteer

10.2.2 Inventory significant maintenance and infrastructure needs (i.e. drainage, lighting, etc.) in community parks

- Solicit community input and inspect community parks for significant infrastructure maintenance needs
- Evaluate the San Antonio Parks and Recreation System Strategic Plan as it relates to inventoried maintenance and infrastructure needs for area parks, noting those needs not addressed in the Strategic Plan
- Contact 311 to report park infrastructure maintenance issues and to discuss possible solutions

Timeline: Short (1 - 2 years)

Lead Partner: Parks Advocacy Committee

Proposed Partnerships: Planning Area Neighborhood Associations, COSA Parks & Recreation, COSA External Relations - Customer Service

Proposed Funding Sources: Minimal/Volunteer

Objective 10.3: Enhance Existing Park Facilities

Enhance amenities in the area's existing parks

Action Steps:

10.3.1 Monitor the progress of the new Virginia Marie Granados Park

- Periodically contact the Park Project Services office of COSA Parks & Recreation to verify progress on Granados Park and to determine when the public input meeting on park design will occur

Timeline: Immediate

Lead Partner: Parks Advocacy Committee

Proposed Partnerships: Neighborhood Associations, COSA Parks & Recreation, COSA Housing & Community Development

Proposed Funding Sources: Minimal/Volunteer



Future home of Virginia Marie Granados Park

10.3.2 Evaluate existing park facilities as they relate to desired enhancements

- Through Planning Area Neighborhood Association meetings and mailings, survey residents concerning their desired amenities and upgrades for the area's existing park facilities, including community demand/desire for a skate park, dog park, and outdoor performance space (i.e. amphitheater).

- Compare the community’s desired amenities with the proposed (but non-funded) upgrades in the Parks & Recreation System Strategic Plan, as shown in the Proposed Park Projects Map

Timeline: Short (1 - 2 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations
Proposed Funding Sources: Neighborhood Association Contributions

10.3.3 Review and identify park and open space accessibility needs, especially as they relate to elderly and disabled accessibility

- Work with the American Disabilities Act (ADA) office of COSA Public Works, and COSA Parks & Recreation to identify accessibility standards and how they relate to community parks

Timeline: Short (1 - 2 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: COSA Public Works, COSA Parks and Recreation, COSA Housing & Community Development
Proposed Funding Sources: Minimal/Volunteer

10.3.4 Install a playground at the Westfall Public Library

- Work with the San Antonio Public Library to investigate the feasibility of a playground at this location and to identify funding sources available for this project

Timeline: Mid (3 - 5 years) to Long (Over 5 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Library
Proposed Funding Sources: Public Funds (General Fund); KaBoom! (non-profit organization that specializes in linking communities & corporations to fund playground construction - www.kaboom.com)



Westfall Public Library

10.3.5 Monitor the status of the non-funded proposed park upgrade projects in the Parks & Recreation System Strategic Plan (as shown on the Proposed Park Projects Map)

- Advocate with City Councilperson and COSA Parks & Recreation for the funding of these projects
- Participate in the planning process for projects that do receive funding, advocating for the inclusion of the community's desired enhancements in the project design

Timeline: Long (over 5 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Parks & Recreation, COSA Housing & Community Development
Proposed Funding Sources: Public Funds (General Fund)

10.3.6 Participate in future updates of the Parks & Recreation System Strategic Plan, advocating for the community's desired enhancements

- The System Strategic Plan will be revised with informational updates every two years beginning in 2008 and a complete rewrite of the document will occur in 2015

Timeline: Mid (3 - 5 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Parks & Recreation
Proposed Funding Sources: Minimal/Volunteer

10.3.7 Discuss with the San Antonio Parks Foundation the possibility of identifying one or more of the Greater Dellview Area's parks as a rehabilitation project sponsored by the Foundation

Timeline: Mid (3 - 5 years) to Long (Over 5 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: San Antonio Parks Foundation
Proposed Funding Sources: Private Funds (Parks Foudation)

Objective 10.4: Increase Park Acreage

Increase the acreage of parks in the planning area through the creation of new parks

Action Steps:

10.4.1 Convert the Olmos Creek drainage channel into a linear park

- Work with the COSA Planning, COSA Public Works, and COSA Parks & Recreation to investigate expanding the Olmos Creek Aquatic Ecosystem Restoration project (partially funded by a grant from the US Army Corps of Engineers), or elements of the project such as the trail system, past San Pedro Avenue through to Jackson Keller
- Participate in future Parks & Recreation Strategic Plan updates to ensure that a linear park along Olmos Creek is included as a recommended future project
- Explore the potential for a public funding initiative, similar to Proposition 2 in 2005, for the purpose of purchasing land and developing parks and trails along the Olmos Creek drainage channel

Timeline: Mid (3 - 5 years) to Long (Over 5 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Planning, COSA Public Works, COSA Parks & Recreation, COSA Housing & Community Development
Proposed Funding Sources: Public Funds (General Fund, US Army Corps of Engineers Funding)

10.4.2 Examine uses adjacent to existing parks and open spaces to identify potential for existing park expansion

- Inventory vacant, underdeveloped, or underutilized land adjacent to existing area parks
- Research ownership information for the inventoried vacant and underutilized land, particularly noting publicly-owned land or land located in a floodplain
- Evaluate the 2005 San Antonio Parks & Recreation Strategic Plan as it relates to each community park’s potential for expansion and the community’s desired park enhancements, noting those opportunities not addressed in the plan

Timeline: Short (1 - 2 years)
Lead Partner: Parks Advocacy Committee
Proposed Partnerships: Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

10.4.3 Participate in future Parks & Recreation Strategic Plan updates to ensure that identified new park opportunities are included as recommended future projects

<i>Timeline:</i>	Mid (3 - 5 years)
<i>Lead Partner:</i>	Parks Advocacy Committee
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, COSA Parks & Recreation
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

10.4.4 Discuss with the San Antonio Parks Foundation the identification of one or more of the new park opportunities in the Greater Dellview Area as a Foundation-sponsored new park project

<i>Timeline:</i>	Mid (3 - 5 years) to Long (Over 5 years)
<i>Lead Partner:</i>	Parks Advocacy Committee
<i>Proposed Partnerships:</i>	San Antonio Parks Foundation
<i>Proposed Funding Sources:</i>	Private Funds (Parks Foundation)

Objective 10.5: Recreational Programs

Increase awareness, usage, and availability of recreational programs in the planning area

Action Steps:

10.5.1 Launch a “marketing campaign” to educate residents about available parks & recreational activities and programs

- Gather information on recreation facilities and programs for a range of people including youth, seniors, disabled, etc.
- Create a welcome package for new residents and a community newsletter to disseminate recreation facility and program information to the community

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Parks Advocacy Committee
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, COSA Parks & Recreation, Other Community Organizations that Sponsor Recreational Activities (YMCA, Boys & Girls Club, etc.)
<i>Proposed Funding Sources:</i>	Neighborhood Association Contributions, Parks Advocacy Committee Funds

10.5.2 Work with City departments (COSA Parks and Recreation and COSA Community Initiatives) and outside agencies (YMCA, United Way, Area Agency on Aging, etc.) to increase recreational programming in the planning area for all ages

Timeline: Short (1 - 2 years) to Mid (3 - 5 years)

Lead Partner: Parks Advocacy Committee

Proposed Partnerships: Planning Area Neighborhood Associations, Other Community Organizations (YMCA, United Way, Area Agency on Aging, etc.), COSA Parks & Recreation, COSA Community Initiatives, COSA Housing & Community Development

Proposed Funding Sources: Public and Private Funds

CHAPTER VI: PUBLIC SAFETY



Ambulance at Fire Station #19 on Vance Jackson



Graffiti in the Planning Area

This chapter contains goals and objectives for improving the community's safety and addressing criminal activity. Priorities are placed on community awareness and police involvement, stopping or abating graffiti, and improving emergency services.

Goal 11: Crime Prevention

Improve the well being of the community by decreasing prevalent criminal activity through neighborhood education, involvement, and visible patrols

Objective 11.1: Community Education and Involvement

Organize and educate the community to promote safe neighborhoods and prevent crime in coordination with the San Antonio Police Department (SAPD)

Action Steps:

11.1.1 Educate the community about crime prevention

- Contact the local SAPD Crime Prevention Specialist (Prue Substation or Central Substation) to arrange for Crime Prevention Presentations at neighborhood association meetings and for other community group and organization meetings. SAPD Crime Prevention Presentations include: Robbery Prevention, Personal Safety, Shoplifting Prevention, and Senior Citizen Safety.
- Work with SAPD and SAFFE Officers to distribute educational literature in both English and Spanish to the community

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Planning Area Neighborhood Associations
<i>Proposed Partnerships:</i>	SAPD Crime Prevention Specialists, SAFFE Officers
<i>Proposed Funding Sources:</i>	Programs Funded by the SAPD

11.1.2 Advertise and encourage resident and business owner participation in SAPD crime prevention programs

- Through community meetings and literature distribution educate residents about SAPD's Home Safety Surveys for crime prevention and encourage such inspections in area homes, especially those in high-risk crime areas
- Encourage area business owners to participate in the Commercial Business Security Survey program offered by the SAPD

- Advertise and educate community vehicle owners about SAPD's HEAT (Help End Auto Theft) program and encourage residents to register their vehicles with this program

Timeline: Immediate and Ongoing
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: SAPD
Proposed Funding Sources: Programs Funded by the SAPD

11.1.3 Promote existing Good Neighbor (Neighborhood Watch) and Cellular on Patrol programs and encourage new programs in areas currently not served

- Through community meetings and speakers educate residents on the SAPD's Good Neighbor and Cellular on Patrol programs and the benefits of participation – encourage every block that is currently not served to establish these programs
- Contact SAFFE Officers to arrange for a Good Neighbor and Cellular on Patrol program to be started in areas that have interest in participating

Timeline: Short (1 - 2 years)
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: SAPD, SAFFE Officers
Proposed Funding Sources: Programs funded by the SAPD



Good Neighbor Program sign

11.1.4 Promote community participation in the San Antonio Park Police's Park Watch Program

- Schedule a Park Watch Program presentation at neighborhood association meetings to enroll residents in this program which encourages residents to monitor and report safety issues in the community's parks
- Invite Community Operations/ Resource Education (C.O.R.E) officers from the Park Police to neighborhood association meetings to make public safety presentations that identify community concerns and quality of life issues while reducing the fear of crime

Timeline: Short (1 - 2 years)
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: COSA Parks & Recreation
Proposed Funding Sources: Programs Funded by COSA Parks & Recreation

11.1.5 Expand community participation in National Night Out

- Coordinate among Planning Area Neighborhood Associations to ensure that all sectors of the Planning Area are able to participate
- Actively advertise National Night Out events through brochures and signage, enlisting the help of local churches, schools, and community organizations

<i>Timeline:</i>	Short (1 - 2 years) and Ongoing
<i>Lead Partner:</i>	Planning Area Neighborhood Associations
<i>Proposed Partnerships:</i>	Local Churches, Schools, Community Organizations
<i>Proposed Funding Sources:</i>	Neighborhood Association Funds, Volunteers



A neighborhood National Night Out celebration

11.1.6 Educate area business owners concerning City Public Service's (CPS) All-Night Security Light Program

- CPS leases several types of outdoor lights - leased outdoor lights are installed and maintained by CPS, while the customer pays a small monthly charge included in the electric bill
- CPS customers interested in outdoor lighting may request a free survey of their premises, which includes an on-site consultation with a CPS representative concerning the type of lighting, location, additional facilities necessary and monthly rate (call CPS to arrange free survey)
- Inform residents and business owners about this program through neighborhood association meetings and distributed literature

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	CPS, Planning Area Neighborhood Associations
<i>Proposed Funding Sources:</i>	Neighborhood Association Funds, Volunteers

Objective 11.2: Community and SAPD Relations

Increase positive community interaction with the SAPD

Action Steps:

11.2.1 Enroll neighborhood and community leaders in SAPD's Citizen Police Academy

- The goal of the Citizen Police Academy (CPA) is to educate San Antonio citizens about the structure and activities of their police department. The CPA class is not a "training" class, but rather an information class, a behind-the-scenes look as the SAPD. The CPA program believes informed and educated citizens will be more supportive of police officers and the department and more productive within their own neighborhoods and communities.
- The 11-week CPA course meets one night each week for 3 hours. Topics covered in the CPA class include SAPD organization and structure, cadet recruiting and training, divisions of the SAPD, plus hands-on workshops in areas such as Tactics, Fingerprinting and Firearms Safety.

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Planning Area Neighborhood Associations
<i>Proposed Partnerships:</i>	SAPD
<i>Proposed Funding Sources:</i>	Programs Funded by the SAPD

11.2.2 Develop closer relationships between the community and local SAPD officials

- Frequently invite SAFE Officers to community meetings
- Where possible request for an increased and more visible police presence in the area

<i>Timeline:</i>	Short (1 - 2 years) and Mid (3 - 5 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, SAFE Officers
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 11.3: Gang Prevention

Improve the safety of the neighborhood through gang prevention programs aimed at youth and community awareness

Action Steps:

11.3.1 Work with the SAPD to explore the appropriateness and eligibility of a gang injunction “safety zone” in the community

- Injunctions are civil court orders that bar alleged gang members who have been served with injunction notices from participating in 30 specific activities (including street fighting, having aerosol paint, and using cell phones in public places for illegal purposes) within a “safety zone.”
- Gang injunctions are used in areas with rapidly increasing gang activity

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, SAPD
Proposed Funding Sources: Minimal/Volunteer

11.3.2 Work with SAPD to start GREAT (Gang and Drug Resistance) programs in the Planning Area

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, SAPD
Proposed Funding Sources: Minimal/Volunteer

11.3.3 Contact school districts to discuss after school activities, especially those aimed at gang prevention, that area schools could offer and that the community can promote

- Striving Together to Achieve Rewarding Tomorrows (START) is a long-term, intensive case management program operated by COSA Community Initiatives for high-risk youth identified by their school principal

- Urban smARTS is an after-school art enrichment program operated by COSA Community Initiatives in coordination with San Antonio Independent School District (SAISD)

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Community Initiatives, SAISD, Northeast Independent School District (NEISD)
Proposed Funding Sources: Minimal/Volunteer

11.3.4 Contact SAFFE and the SAPD gang detail to explore the possibility of additional patrols and enforcement

Timeline: Immediate
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood associations, SAFFE Officers, SAPD
Proposed Funding Sources: Minimal/Volunteer

11.3.5 Coordinate with SAFFE and SAPD to obtain speakers for Planning Area Neighborhood Association meetings who can educate residents on gang indicators and gang prevention

Timeline: Immediate and Ongoing
Lead Partner: Planning Area Neighborhood Associations
Proposed Partnerships: Other Community Organizations, SAFFE Officers, SAPD
Proposed Funding Sources: Minimal/Volunteer

Objective 11.4: Graffiti Prevention

Work as a community toward eliminating graffiti

Action Steps:

11.4.1 Work with SAFFE officers, Good Neighbor groups, and Cellular on Patrol (COP) to increase surveillance of areas that are frequent targets of graffiti

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, SAFFE Officers
<i>Proposed Funding Sources:</i>	Minimal/Volunteer



11.4.2 Work with school districts to encourage area elementary schools to start the “Graffiti Hurts” curriculum

- Develops in students a sense of respect and responsibility for their surroundings and helps them understand why graffiti is harmful to them, their neighborhood, and their community
- School districts can obtain this curriculum through Keep San Antonio Beautiful

<i>Timeline:</i>	Short (1 - 2 years) and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, SAISD, NEISD, Area Elementary Schools, Keep San Antonio Beautiful
<i>Proposed Funding Sources:</i>	Minimal/Volunteer, Public Funding (School Districts) to Purchase Curriculum

11.4.3 Invite staff from the Graffiti Wipeout Program (COSA Public Works) to speak at neighborhood association meetings concerning graffiti prevention and abatement

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, COSA Public Works
<i>Proposed Funding Sources:</i>	Minimal/Volunteer



11.4.4 Distribute literature to the community concerning graffiti prevention and abatement

- Include numbers to call for reporting graffiti and how to become involved in graffiti clean-up
- Encourage residents and business owners to report all incidents of graffiti
- Include numbers for the following agencies that clean up graffiti on their property and facilities: COSA Public Works (use 311), COSA Parks & Recreation, Bexar County, City Public Service (CPS), San Antonio Water System (SAWS), VIA Metro Transit, and Texas Department of Transportation (TxDOT)



Graffiti in the Planning Area

Timeline: Short (1 - 2 years)

Lead Partner: Plan Implementation Team

Proposed Partnerships: Planning Area Neighborhood Associations, COSA Public Works, COSA Parks & Recreation, Bexar County, CPS, SAWS, VIA Metro Transit, TxDOT

Proposed Funding Sources: Neighborhood Association Funds for Literature Production and Distribution

11.4.5 Encourage business owners and residents to keep graffiti-prone areas well lit and to plant trees or other greenery near graffiti-plagued walls

Timeline: Immediate and Ongoing

Lead Partner: Plan Implementation Team

Proposed Partnerships: Planning Area Neighborhood Associations, Planning Area Business Owners

Proposed Funding Sources: Minimal/Volunteer

11.4.6 Work with the COSA Environmental Services to organize paint-outs with local community groups

- Planning Area Neighborhood Associations should take the lead in organizing a paint-out
- Encourage church groups and other community organizations to also organize paint-outs as part of their public service outreach programs

- Obtain free paint from the City’s Paint Bank – 7030 Culebra. The facility is open on Thursday, Friday, and 1st Saturday of every month. The paint comes in 5-gallon buckets and the community can take as much paint as it needs (but the facility will NOT accept any returns of excess paint). Available colors usually include tan, blue and gray, but special requests for additional colors can sometimes be arranged by contacting the facility.

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Environmental Services, Church Groups and Other Community Organizations
Proposed Funding Sources: Minimal/Volunteer

11.4.7 Coordinate with area schools and other community groups and the Office of Cultural Affairs to paint community murals

- The Office of Cultural Affairs offers free one-hour mural workshops
- Murals beautify the neighborhood, deter graffiti, and enhance community pride

Timeline: Short (1 - 2 years) and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Office of Cultural Affairs, Area Schools, Community Groups
Proposed Funding Sources: Minimal/Volunteer



Example of a community mural

11.4.8 Encourage area businesses to cooperate with COSA Parks & Recreation’s corridor graffiti removal efforts

- COSA Parks and Recreation removes graffiti along 20 designated street corridors or “hot spots” on a rotational basis using volunteer and restitution volunteer labor. West Avenue and Blanco Road are two of these designated “hot spots.”

- If granted permission by businesses, COSA Parks and Recreation will remove graffiti from businesses along these corridors as well as work with business maintenance staff to continue clean-up between scheduled COSA Parks & Recreation graffiti removal clean-ups

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Businesses along West Ave and Blanco Rd, COSA Parks & Recreation
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

11.4.9 Encourage community participation in the City's Graffiti Wipeout Volunteer Day

- One day each year City personnel, citizens within each council district, and personnel from VIA Metro Transit, Bexar County, TxDOT, and other agencies volunteer for a citywide graffiti removal effort
- Graffiti Wipeout Volunteer Day projects involve public property only - call the coordinator (see the Graffiti Wipeout web page on the City of San Antonio website for number) to request that an area in the community be included as a project for Graffiti Wipeout Day

<i>Timeline:</i>	Immediate Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, COSA Public Works
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Goal 12: Emergency Services

Increase community safety through improved emergency services equipment and facilities

Objective 12.1: Upgrade Fire Safety Equipment and Facilities

Expand and/or improve the two fire stations in the planning area

Action Steps:

12.1.1 Expand or rebuild Fire Station #19 to allow for newer, larger fire trucks and improve truck ingress and egress

- Work with the City of San Antonio Fire Department (SAFD) to determine future plans for the station and identify areas in which the community can help secure funding for needed upgrades

<i>Timeline:</i>	Long (Over 5 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	SAFD
<i>Proposed Funding Sources:</i>	Minimal/Volunteer, Public Funding for Fire Station Improvements



Fire Station #19

12.1.2 Provide community input to the SAFD during their annual update of the Five-Year Master Plan

<i>Timeline:</i>	Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	SAFD
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

CHAPTER VII: PUBLIC FACILITIES



Arnold Elementary School



*San Antonio Water Systems
(SAWS) facilities*

This chapter contains goals and objectives for improving the area's civic buildings. Priorities include a shared use of the community's school facilities and enhancing and improving the community's post offices.

Goal 13: Public Facilities

Expand and enhance the community's schools, libraries, post offices, and other civic facilities to better meet the needs of the Greater Dellview Area community

Objective 13.1: New Community Center

Advocate for a new community center for the area to serve as a focal point for multigenerational recreation programming and a venue for community and neighborhood organization meetings

Action Steps:

13.1.1 Explore the possibility of upgrading plans for the proposed Senior Center at Virginia Marie Granados Park to a Community Center

- Periodically contact the Park Project Services office of the City of San Antonio (COSA) Parks & Recreation Department to determine when the public input meeting on the design of the center will occur
- Advocate for multigenerational activity programming at the new center and for the inclusion of space for social services outreach, learning opportunities, sports, arts and crafts activities, meeting rooms, and performing arts

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, Parks Advocacy Committee, COSA Parks & Recreation
<i>Proposed Funding Sources:</i>	Minimal/Volunteer



House at Granados Park – proposed to be a Senior Center

13.1.2 Research other possible locations for a community center

- Inventory underutilized structures that could be converted into a community center and properties that might be appropriate sites for a new-construction community center

- Work with COSA Parks & Recreation in determining the structure or property from this inventory that would be best-suited and most feasible for a new community center and explore funding sources

<i>Timeline:</i>	Mid (3 - 5 years) to Long (Over 5 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, Parks Advocacy Committee, COSA Parks & Recreation, Community Organizations (YMCA, Boys and Girls Club, etc.)
<i>Proposed Funding Sources:</i>	Public and Private Funding

Objective 13.2 Shared Use of School Facilities

Develop shared facilities programs with area schools

Action Steps:

13.2.1 Work with Lee and Edison High Schools to allow community use of running tracks when these are not in use for school activities

- Develop and execute a Memorandum of Understanding between San Antonio Independent School District (SAISD) and North East Independent School District (NEISD), the implementation team, and Planning Area Neighborhood Associations outlining privileges, responsibilities, and liability limits

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Planning Area Neighborhood Associations, NEISD, SAISD, Lee and Edison High Schools
<i>Proposed Funding Sources:</i>	Minimal/Volunteer



Residents using the track at Edison High School

13.2.2 Explore making the Lee High School library a public library outside of school hours

- Work with the City Councilperson, the Intergovernmental Relations division of COSA External Relations, the San Antonio Public Library System, and NEISD to execute an interlocal agreement that allows for use of the Lee High School library as a public library outside of school hours

- Model this interlocal agreement after the existing agreement between the City and NEISD for the public use of the Reagan High School Library after school hours

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: San Antonio Public Library, COSA External Relations, NEISD, Lee High School, City Councilperson
Proposed Funding Sources: Minimal/Volunteer

13.2.3 Work with SAISD to allow for shared use of the athletic fields located between Basse Road and La Manda at the Union Pacific Railroad Tracks

- Develop and execute a Memorandum of Understanding between SAISD, the Plan Implementation Team, and Planning Area Neighborhood Associations outlining privileges, responsibilities, and liability limits
- Contact SAISD to remain informed as to the school district’s future plans for these fields and discuss continued shared use status if the district develops these fields into other uses

Timeline: Short (1 - 2 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, SAISD
Proposed Funding Sources: Minimal/Volunteer



Aerial view of SAISD athletic fields

13.2.4 Explore additional shared facilities program opportunities with area schools and non-public institutions (private schools, churches, etc.) that will allow different groups to promote and develop community-oriented programs and activities for residents of all ages and abilities

Timeline: Short (1 - 2 years) to Mid (3 - 5 years)
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations, NEISD, SAISD, Area Churches, Area Private Schools, Other Community Organizations
Proposed Funding Sources: Minimal/Volunteer

Objective 13.3: Civic Facilities

Enhance civic facilities in the community

Action Steps:

13.3.1 Improve access and circulation at the Cresthaven Post Office

- Work with United States Post Office (USPS) officials at the Cresthaven branch to coordinate a strategy for redesigning the post office's parking lot and access driveways to allow for more efficient circulation of traffic while also creating safe and inviting pedestrian access

Timeline: Mid (3 - 5 years) to Long (Over 5 years)

Lead Partner: Plan Implementation Team

Proposed Partnerships: Planning Area Neighborhood Associations, USPS, COSA Public Works, COSA Development Services

Proposed Funding Sources: Public Funds (USPS)

13.3.2 Work with the Comprehensive Nutrition Project of COSA Community Initiatives to establish an additional Senior Nutrition Center to serve the southern half of the Greater Dellview Area

- Explore possible nutrition center location at the Westminster Square Senior Apartments on Basse Road

Timeline: Mid (3 - 5 years) to Long (Over 5 years)

Lead Partner: Plan Implementation Team

Proposed Partnerships: Planning Area Neighborhood Associations, COSA Community Initiatives

Proposed Funding Sources: Public Funding

CHAPTER VIII: IMPLEMENTATION



Tree planting project



Project announcement for proposed Granados Park

This chapter contains goals and objectives for moving towards plan implementation. An emphasis is placed on organizing a Plan Implementation Team, providing outreach, forming partnerships, and monitoring the Plan's implementation.

Goal 14: Organization

Achieve the Plan's goals by organizing all available human resources

Objective 14.1: Plan Implementation Team

Organize a core group of dedicated stakeholders into a Plan Implementation Team that meets regularly

Action Steps:

14.1.1 Utilize existing Planning Team members to form the beginnings of a Plan Implementation Team

- Set an initial organizational meeting with existing Planning Team members to discuss the Plan Implementation Team
- Establish a charter, basic rules of operation, and/or a "chair"

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Planning Team
<i>Proposed Partnerships:</i>	None
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

14.1.2 Set regular meeting places, dates, and times

- Identify agreeable times and location for meetings
- Establish efficient protocol for remote communication (flyers or e-mail, etc.)

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	None
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 14.2: Topic Sub-Committees

Organize sub-committees to oversee implementation of major plan topics and specific chapters of the Plan

Action Steps:

14.2.1 Create sub-committees as articulated in Plan chapters

- Form an Economic Development Committee
- Form a Housing and Neighborhoods Committee
- Form a Parks Advocacy Committee
- Form a Transportation and Infrastructure Committee

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	None
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

14.2.2 Set regular meeting places, dates and times

- Sub-committees may need to meet more often than overall Plan Implementation Team
- Identify agreeable times and location for meeting
- Establish protocol for efficient remote communication (flyers or e-mail, etc.)

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Planning Implementation Team
<i>Proposed Partnerships:</i>	None
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Goal 15: Outreach

Provide outreach to increase Plan Implementation Team membership, and establish networks and partnerships that aid with implementation

Objective 15.1: Membership and Interest

Use outreach to promote increased interest in the plan and its implementation

Action Steps:

15.1.1 Recruit additional membership through a Plan Open House

- Design and organize an Open House to occur shortly after plan adoption
- Include visuals and exhibits that showcase the Plan's content
- Include fun and interesting elements to the Open House that will draw participants
- Have a sign up roster for those interested in the Plan Implementation Team

Timeline: Immediate
Lead Partner: Plan Implementation Team
Proposed Partnerships: COSA Planning, Area Businesses or Organizations, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer, Area Business Donations, COSA Planning

15.1.2 Consider one initial mass mail-out to entire planning area to recruit members

- Secure existing area mailing list from COSA Planning

Timeline: Immediate
Lead Partner: Plan Implementation Team
Proposed Partnerships: COSA Planning
Proposed Funding Sources: Planning Area Neighborhood Associations, Donations from Area Businesses

15.1.3 Solicit Plan Implementation Team membership at Planning Area Neighborhood Association meetings

Timeline: Immediate and On-Going
Lead Partner: Plan Implementation Team
Proposed Partnerships: Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

Objective 15.2: Networks and Partnerships

Reach out to stakeholders that may assist with implementation of the Plan

15.2.1 Create a resource and contact list of all partners and agencies identified in this Plan

- Identify specific individuals, agency divisions, addresses, and phone numbers for contact
- Keep a computer database to maintain and update listing

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	COSA Planning
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

15.2.2 Invite businesses, City staff, and stakeholders to Plan Implementation Team meetings when related topics are addressed

- Utilize listing from 15.2.1 to help with this

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Plan Implementation Team
<i>Proposed Partnerships:</i>	Multiple
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Goal 16: Implementation

Ensure reliable and timely implementation of the Plan by prioritizing objectives and routinely monitoring plan progress

Objective 16.1: Prioritization

Identify the most important Plan topics for initial implementation

Action Steps:

16.1.1 Devote initial Plan Implementation Team meetings to prioritization through consensus

- Establish the rationale for prioritization: time, or cost, or value to community, etc.

- Reach consensus on prioritization
- Create computer spreadsheet to rank and track prioritized objectives quickly

Timeline: Immediate
Lead Partner: Plan Implementation Team
Proposed Partnerships: None
Proposed Funding Sources: Minimal/Volunteer

Objective 16.2: Monitoring

Devise a routine and objective method to track implementation and progress of the Plan

Action Steps:

16.2.1 Monitor existing Plan Indicators in this document

- Establish periodic dates for measuring indicators and discussing results with Plan Implementation Team
- Establish tracking method (such as a computer spreadsheet) to track and report out on status of implementation

Timeline: Immediate and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Multiple
Proposed Funding Sources: Minimal/Volunteer

16.2.2 Identify additional Plan Indicators or measurement techniques

- The Plan contains basic indicators- with time the Plan Implementation Team may want to create and/or track additional ones
- In the process of implementation, new sources of information to measure plan implementation may also arise

Timeline: Short (1 - 2 Years) and Ongoing
Lead Partner: Plan Implementation Team
Proposed Partnerships: Multiple
Proposed Funding Sources: Minimal/Volunteer

PLAN INDICATORS

ECONOMIC DEVELOPMENT

Indicator: New Businesses

Baseline:	Number of existing businesses along commercial corridors in 2005
Desired Future Outcome:	10% increase in number of new, preferred types of businesses over 2005 for 2006 and beyond
Data Source:	COSA Development Services- Certificates of Occupancy issued from 2006 on, and community survey(s)
Frequency of Review:	Annually

HOUSING AND NEIGHBORHOODS

Indicator: New Homes

Baseline:	Number of new single-family residential structures built in 2005
Desired Future Outcome:	Increase in the number of new homes built over 2005 figure
Data Source:	COSA Development Services- building permits issued in 2006 and beyond
Frequency of Review:	Annually

Indicator: Homes Sold

Baseline:	Number of homes sold in 2005
Desired Future Outcome:	Net increase in number of homes sold over 2005 for 2006 and beyond
Data Source:	Bexar County deed registrations
Frequency of Review:	Annually

Indicator: New Neighborhood Associations

Baseline:	Existing number of neighborhood association members in 2005 per each association
Desired Future Outcome:	Net increase over 2005 membership numbers
Data Source:	Planning Area Neighborhood Associations
Frequency of Review:	Annually

TRANSPORTATION & INFRASTRUCTURE

Indicator: New Bus Shelters

Baseline:	Twelve bus shelters in the community in 2005
Desired Future Outcome:	Net increase in number of existing bus shelters over 2005 for 2006 and beyond
Data Source:	VIA Metro Transit, Community Survey(s)
Frequency of Review:	Annually

Indicator: New Sidewalks

Baseline:	Existing sidewalk coverage in 2005 (linear feet)
Desired Future Outcome:	Net increase in linear feet of sidewalks from 2005 for 2006 and beyond
Data Source:	COSA Public Works, TxDOT, MPO, Community Survey(s)
Frequency of Review:	Annually

PARKS & RECREATION

Indicator: New Parks

Baseline:	Four existing parks in 2005
Desired Future Outcome:	Net increase in the number of parks within the planning area over 2005 for 2006 and beyond
Data Source:	COSA Parks & Recreation
Frequency of Review:	Annually

Indicator: Park Acreage

Baseline:	11 acres of parkland in 2005
Desired Future Outcome:	Net increase in park acreage within the planning area over 2005 for 2006 and beyond
Data Source:	COSA Parks & Recreation
Frequency of Review:	Annually

PUBLIC SAFETY**Indicator: Cellular on Patrol (C.O.P.) Members**

Baseline:	Number of C.O.P. members in the planning area in 2005
Desired Future Outcome:	Increase in membership over 2005 for 2006 and beyond
Data Source:	SAPD
Frequency of Review:	Annually

Indicator: New Neighborhood Watch Programs

Baseline:	Number of active Neighborhood Watch programs in the planning area in 2005
Desired Future Outcome:	Increase in the number of Neighborhood Watch programs over 2005 for 2006 and beyond
Data Source:	SAPD, Community Survey
Frequency of Review:	Annually

Indicator: Violent Crimes

Baseline:	Number of violent crimes in the area in 2005
Desired Future Outcome:	Decrease in 2005 number of violent crimes for 2006 and beyond
Data Source:	SAPD records
Frequency of Review:	Annually

PUBLIC FACILITIES

Indicator: New Community Centers

Baseline:	Number of Community Centers in the area in 2005
Desired Future Outcome:	Increase in the number of community centers over 2005 for 2006 and beyond
Data Source:	COSA Community Initiatives, COSA Parks & Recreation
Frequency of Review:	Annually

IMPLEMENTATION

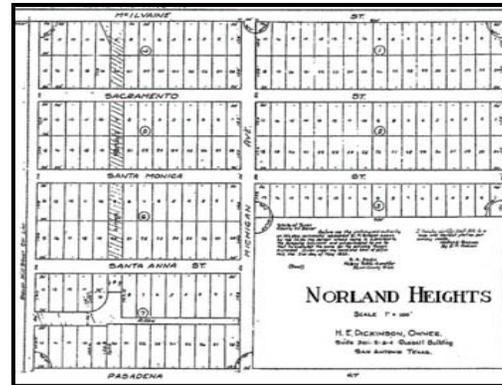
Indicator: New Plan Implementation Team Members

Baseline:	Number of Plan Implementation Team members at end of 2005
Desired Future Outcome:	Net increase in number of Plan Implementation Team members over 2005 for 2006 and beyond
Data Source:	Plan Implementation Team
Frequency of Review:	Annually

Appendix A: Historical Sketch

EARLY BEGINNINGS: DEVELOPMENT BEFORE WORLD WAR II

The Greater Dellview Area Community was originally part of the San Antonio Town Tract, the northeast property line of the tract being today's Jackson-Keller Avenue. In 1940, the city of San Antonio began to expand north of Hildebrand. Subdivisions or "additions" platted in the early 20th century, such as the northwest section of Los Angeles Heights and Norland, saw an increase in homebuilding activities that was accelerated by a strong post war economy. New annexations to the city's original 36 square miles included Los Angeles Heights (1940) and some areas north of Hildebrand.



1925 Norland Heights Plat



1910 Map of Los Angeles Heights



1949 Advertisement from San Antonio Express News

THE HOUSING BOOM: POST WORLD WAR II HOUSING DEVELOPMENT

With the end of World War II, returning servicemen, many marrying and starting new families, were employed, had purchase power, and sought the "American Dream" of homeownership. The Federal Home Administration financed 4.56 million suburban homes in the 1950s. The GI Bill of rights allowed veterans to buy houses with no down payments. By 1956, 60% of American families owned their own homes.

Post World War II homebuilding was revolutionized by William Levitt, who applied assembly-line techniques to housing construction to turn out economical housing. His first project was Levittown on New York's Long Island. In 1947, Levitt began construction on what would be 17,000 modest, well-built homes in communities with churches, ball fields, schools and shopping. In earlier years, builders would complete an average of four houses a year. In contrast, Levitt's goal was to build 30 to 40 houses a day. Levitt's construction process of 27

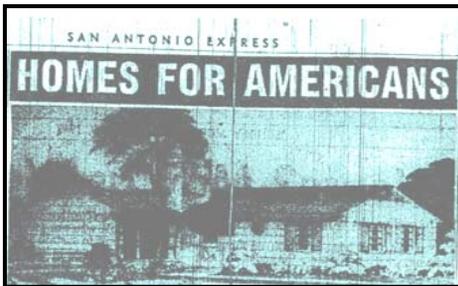
steps enabled a house that could sell for \$8,000 with Levitt making \$1,000 profit. The phrase “Wonder Homes” was coined for Levitt’s affordable homes that offered comfort and convenience. Although the homes were virtually indistinguishable from one another except for some floor plan differences, over time these homes took on the character of their owners who personalized them with additions, porches, dormers, and other features. With Levitt’s home building concepts and a revenue stream of federal loans, the housing industry began to boom.



Example of a “Wonder Homes” Subdivision

Economical laborsaving construction techniques lowered the cost of homebuilding so that homes were moderately priced. In an effort to improve efficiency, the U.S. Commerce Department encouraged small-scale house builders to use the same construction short cuts that large-scale residential builders like William Levitt had adapted. Subdivided lots were the staging grounds for home building pre-assembly lines. The Commerce Department advised that parts should be assembled off the site, and that lumber should be pre-cut at the lumberyard in sizes needed and specified in the plans. Wall framing should be assembled on the floor and then tilted up into position. The outer walls and roof were to be installed first, leaving interior walls until the floors, ceilings, and utilities were completed. Windows were to be set up, glazed, hung and delivered to the job ready for installation and kitchen cabinets should be assembled and hardware applied before delivery.

Likewise, the creation of the National Interstate Highway System in 1944 supported the growth of urban areas. Construction began on San Antonio’s Urban Expressway in 1947. In 1952, \$27 million was awarded to continue the construction of IH-10 which was heralded as the “backbone of the metropolitan traffic way system” and the “crossroads of an interregional highway network.” With the adoption of the multi-billion dollar National Highway Act in 1956, the federal government funded highway construction at 90% with a 10% state match. By 1961, the IH-10 and IH-Loop 410 interchange was completed.



The city continued to expand as home construction flourished. V. F. Buchek, local builder and a director of the state Home Builders Association reported of the market in San Antonio that “the demand for housing is still brisk, that we need a minimum of 10,000 homes to sell at \$6,000 or less.” Lee B. Miller, executive secretary of the San Antonio Home Builders Association reported from 1941 through 1945 only 6,700 units were built. This figures doubled in 1946-1948. Other veteran home builders – V.F. Buchek, L.F. Fite, S.J. Burke, Jr., L.G. Hodges, Frank Robertson, and G. S. McCreless --

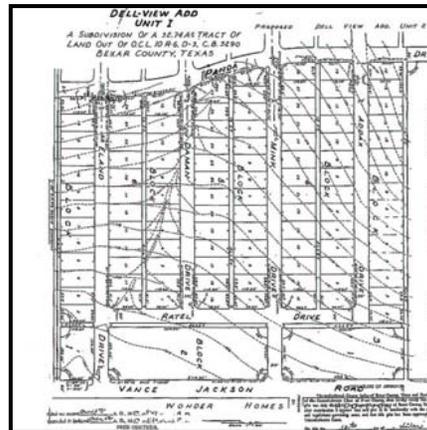
each announced plans to build subdivisions of 100-200 homes in all parts of the city, including Highland Hills, University Park, and Jefferson Village. In 1949, Lee and Orts, who were finishing 25 houses in University Park, announced plans for a 25 acre subdivision at the corner of Basse Road and West Avenue that would include 100 cottages to sell for \$5,800 to \$6,000 and a community center.

In 1949, two new subdivisions were platted north of Basse Road - West Avenue Place by Quincy Lee of Lee and Orts contractors, and the Wonder Homes Addition by Alvin B. Berler. By 1950, more subdivisions were recorded. Aaron Golden, owner of Wonder Homes, Inc, developed Jackson Terrace. Allena Village,



Wonder Homes and Allena Village Plats

platted by Albert Hirschfeld (1893- 1972), an insurance, real estate and investment agent, included a shopping center on Blanco Road and triangular park at Olympia. Hirschfeld, who came to San Antonio in 1914, was a noted business and civic leader, and served as president of the Witte Museum. Fred W. Davis, loan manager of Southwestern Investments, platted the Brook Haven Heights Addition in 1950, and the Crestwood Heights Addition in 1952. J. Walker Haymore of Southland Mortgage Co. platted Greenhill Village in 1955.



Dell-View Addition Plats

The fields and dairy barns of George Delavan became one of San Antonio's fast growing subdivisions. Between 1951 and 1955, the Dell-View Addition, units 1-13, was platted by George W. Delavan, Sr. (b. 1892- d. 1982) of Dell Village, Inc. These tracts included a 3.3-acre park and 2-acre church site on Panda and Basswood and a 7-acre school site on Latch and Panda. To accommodate the expansion of the Dell-View Addition, the City of Balcones Heights, incorporated in 1948, de-annexed 20 acres to the City of San Antonio along Dewhurst Road to the east. Area landmarks such as the Storey Wood Rodeo Arena, gave way to the residential construction boom. The Delavan Company continued to develop up to 5,000 lots in San Antonio's subdivisions

including Woodlawn Heights, Lackland Terrace, Dell Wood Park, and Dell Wood Manor. Active in civic affairs, George Delavan was a member of the San Antonio Planning Commission, and one of five land donors to the Southwest Medical Complex.

The residential develop pattern of these mid 20th century subdivisions typically consisted of a street grid with 20 to 30 lots per block divided by at 15' wide rear alley. South of Basse residential lot dimensions were generally 50' x 125'. North of Basse, lot sizes ranged from 60-65' x 110-120'. Small curvilinear avenues or boulevards with planted medians, for example, Wonder Parkway, followed contours of the terrain and connected the neighborhoods to the major corridors.

San Antonio ads promoted "Homes Built for your Budget," "New Wonder Homes," "Homes For Happiness," and "Veterans not a Dime to Move In." A 1953 promotion for "Dellview Best Buys" described a 3 bedroom home with "beautiful Austin stone overlooking the city, a combination living room and dining room, breakfast space with large kitchen, custom built cabinets, all tile bath, knotty pine den with closet, a centrally located heater, and an attached garage."

Home prices ranged from \$8,000 for two-bedroom homes to \$16,000 for three-bedroom homes with exteriors designed with "quality workmanship and material." Other amenities such as "music in every room, food waste disposers, screened porches, aluminum windows, Venetian blinds, washing machine connections, spacious baths and closets and kitchens with Formica tops" were geared for convenience and comfort.



Advertisement from the San Antonio Express-News, 1955



Advertisements from the San Antonio Express-News, 1955

Many homes in San Antonio built between 1935 and 1950 were a Minimal Traditional style. The one-story cottages were small and lacked decorative detailing. Popularized by California builders in the 1940s, one-story Rambling Ranch homes had low-pitched roofs with a wide eave overhang, and exhibited little detailing except for a large picture window. Later in the 1960s, builders marketed the one and a half story Split-level home that allowed more interior

space, separating upstairs bedrooms from “noisy” living areas on the first floor.

No home was complete without modern appointments. A compact L-shaped home could be built on a narrow lot, yet allow a spacious living space by integrating the living and dining rooms. A 1955 San Antonio Express-News ad illustrated a “Complete Ranch Living Room” consisting of a sofa bed, armchair, coffee table, platform rocker and end table could be purchased for under \$180. A chrome dinette set with a streamlined appearance would make a “new fashion statement.”

SHOPPING AND COMMUNITY: RETAIL DEVELOPMENT AND COMMUNITY INSTITUTIONS



The 1955-56 San Antonio City Directory provides a snapshot of the Greater Dellview Area business enterprises. Dell View Village shops at the 2100 block of Vance Jackson included McLaughlin Hardware, the Dell Village Shoe Store, Dell View Drug Store, and the Dell View Model Market. Other neighborhood services on Vance Jackson included cake bakers, TV repair shops, service stations, barbers, beauty salons and dress and fabric stores from Spencer Lane to Nassau. West Avenue, from Basse to Cliffwood, was lined with neighborhood retail establishments, while many were under construction in 1956. Sporting the name of the addition were Wonder Cleaners and Wonder Washateria. El Jarro Mexican Food and the New China Super Market provided an eclectic mix of restaurants. Allena Village at the 4500 block of Blanco was home to Kelly’s Beauty Salon, Piggly Wiggly No. 9, the Allena Village Community Center, Inc. and Jaffe and Martin Contractors, among other services. The southern end of Blanco Road from Hildebrand to Pasadena was lined with icehouses, cocktail lounges, auto parts and repair, laundries, drive in restaurants, and a feed company.

Neighborhood businesses, churches and schools began to transform the subdivisions in to a community. Churches listed in the City Directory included Concordia Lutheran Church on 1826 Basse Road, Allena Baptist Chapel at 2314 Basse Road, and Dellview Church of the Nazarene at 102 Saxon Drive. Established schools in the area were Neal School No. 108 at 3407 Capital Avenue, Woodrow Wilson School 103 at 1421 Clower, and Arnold Elementary at 467 Freiling Drive. St. Marks United Methodist Church was established in 1953 on the Heusinger Estate at 1902 Vance Jackson Road. The residence of William Adolph Heusinger, owner of a wholesale beverage house and the B&H Ranch in Guadalupe County, the Heusinger Estate purportedly had a unique architectural style and featured a “draw bridge” entrance gate. On July 21, 1953, the church purchased the three and a half acre tract, and the Pastor and his family moved into the upstairs of one of the buildings called “the Castle.”

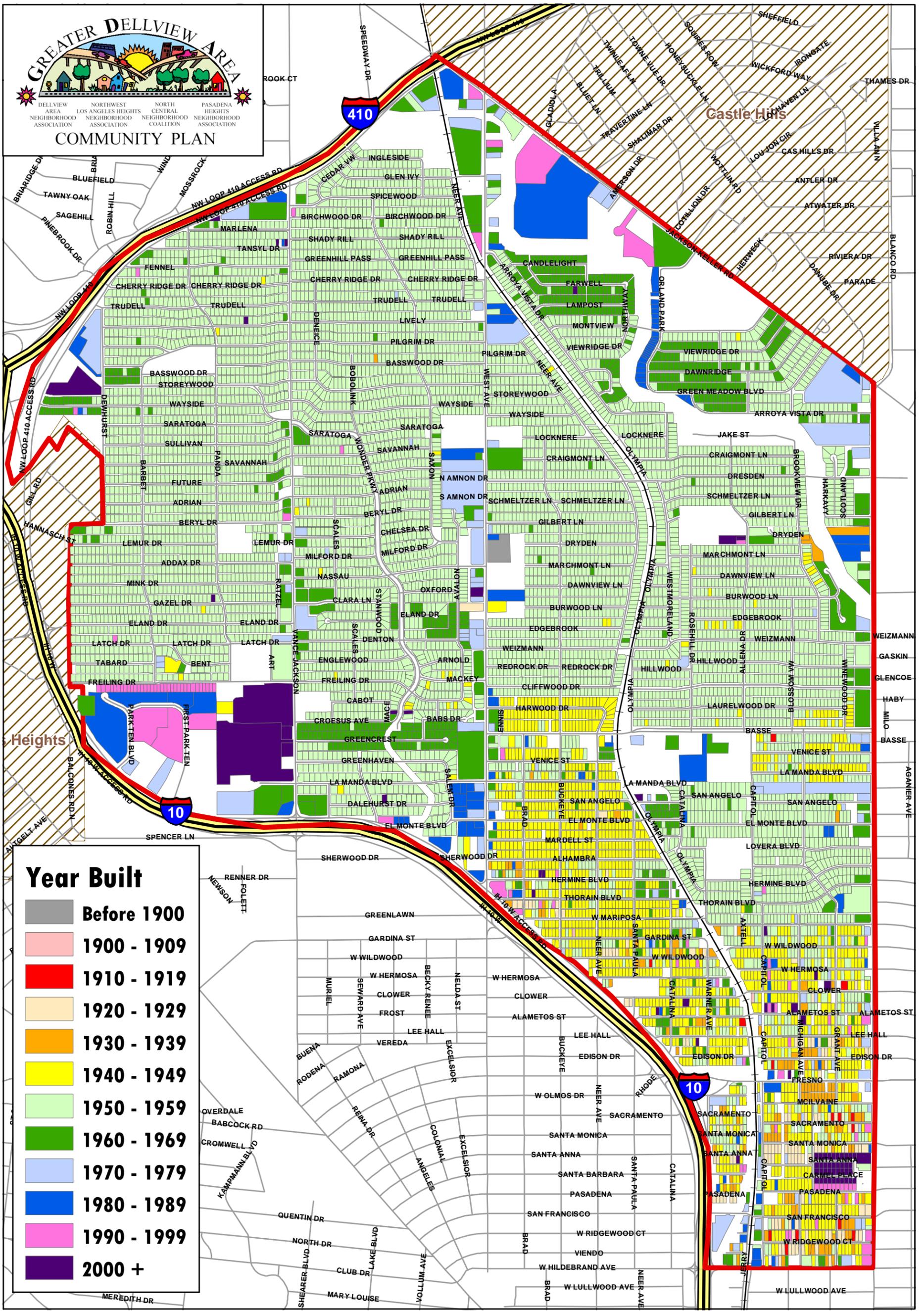
In 1961, Community Realty, a partnership headed by former San Antonio Mayor Charles L. Beck, opened Wonderland Mall. The mall consisted of 61 acres, and by 1964 the mall had 62 stores and services, employed 1,200 persons, and generated 15,000 visitors a day. In 1977, the Lehndorff Group of Hamburg, Germany acquired a majority interest in Wonderland and undertook a \$30 million renovation. Ten years later in 1987, Wonderland was renamed Crossroads, showcased an indoor palm pavilion, outdoor plaza with water fountain, and Santikos Theaters. In 2003, more changes came to Crossroads when a SuperTarget occupied 178,000 square feet of space and the City of Balcones Heights established Convention Center space. In 2004, the Trammel Crow Co. purchased Crossroads Mall, which today has 650,000 square feet of floor space.



*Aerial View of Wonderland Mall,
1961*

The major arteries that border and crisscross the Greater Dellview community pay tribute to prominent San Antonio citizens. Jackson-Keller Avenue followed the northeast boundary of the early San Antonio Town Tract land grant. William Houston Jackson (1803-1888) was a Brigadier General in the Civil War and was engaged in cattle ranching on the M. Leal grant near the present day IH-10/Loop 410 interchange. Judge C.A. Keller (1851-1918), a native of Illinois, was active in the Independent Order of Oddfellows. Vance Jackson was also named for William Vance (1813-1878) who with his father and brothers built the first U.S. Army Barracks in San Antonio. Other streets honor Duval West (1861-1949), as assistant U.S. Attorney and U.S. Judge of the Western District, and Edgar A. Basse, who opened his first self-serve grocery store in 1918, which developed into a chain of 32 Texas grocery stores that joined the national Piggly-Wiggly chain.

Recent developments in the Greater Dellview community have focused on historic preservation and infill development. Located on Blanco Road, the Richard McIlvain home, circa 1890, was restored by the San Antonio Housing Trust Foundation as a community center for Pasadena Heights, an affordable single-family residential subdivision constructed in 1999 west of Blanco Road. When a Wal-Mart store was proposed for the intersection of Vance Jackson and IH-10, the newly organized Dellview Area Neighborhood Association worked with the developers to preserve the Gillespie homestead as a community center and provide land for a public park. The Greater Dellview community continues to advocate for compatible development and programs that preserve neighborhoods, encourage neighborhood business, improve parks, and expand recreational opportunities for its citizens.



Year Built

Grey	Before 1900
Light Pink	1900 - 1909
Red	1910 - 1919
Light Orange	1920 - 1929
Orange	1930 - 1939
Yellow	1940 - 1949
Light Green	1950 - 1959
Green	1960 - 1969
Light Blue	1970 - 1979
Blue	1980 - 1989
Pink	1990 - 1999
Purple	2000 +



Age of Structures

Greater Dellview Area Community Plan

(Based on 2005 Bexar County Appraisal District data)

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.
 Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

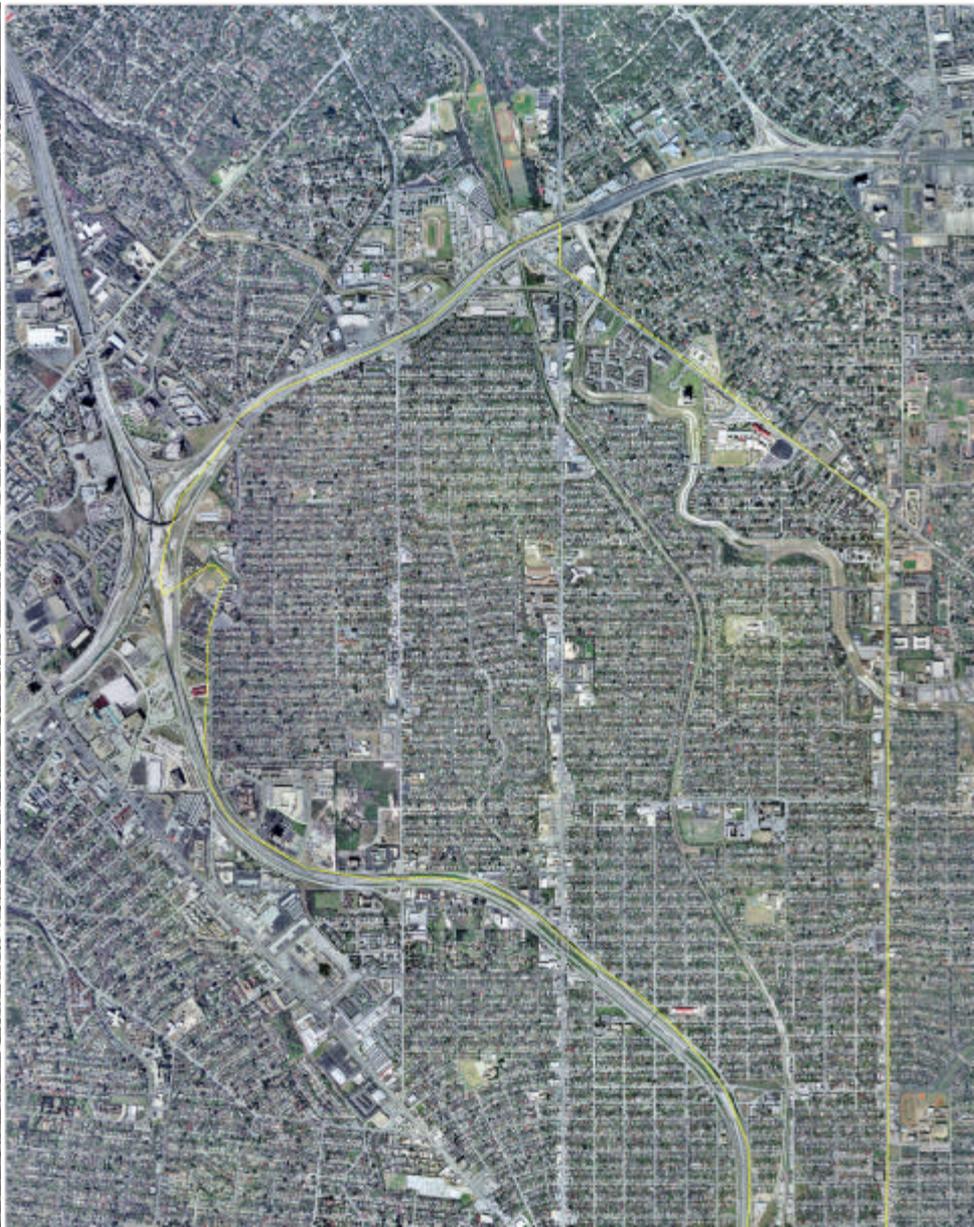
City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

GREATER DELLVIEW AREA
THROUGH TIME

FEBRUARY 1952



MARCH 2003



Appendix B: Strengths & Weaknesses: Ideas from the 1st Community Meeting

1st Community Meeting: Saturday, January 29th, 2005 at 9:30 AM at St. Mark's United Methodist Church.



Presentation at a community meeting



Groups work session at a community meeting

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Location

Central location within San Antonio:

- Close to downtown
- Close to airport
- Inside Loop 410

Good proximity and access to highway system:

- IH-10
- Loop 410
- Hwy. 281

Proximity to Regional Commercial Amenities: Banks and Shopping Malls

- SACU
- Crossroads
- North Star

Convenient to Regional Medical Facilities:

- Heart Hospital
- Blood Bank
- Medical Center

Geography / History:

- Trees; old trees
- Hilly and scenic in NW part of planning area
- Rich history: military convoys to Camp Bullis, marches, cattle drives, etc..

Proximity to airport: low flying airplane noise

IH-10 upgrade construction: traffic delays and exit closures.

Proximity to highways facilitates “get-aways” during crime activity

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Housing

Diverse housing styles
 Good housing
 Good starter home opportunities
 Long-term, established residents
 Houses are well-kept

High utility costs
 Property tax appraisals inflated compared to market value
 Rental Rates increasing; rental growth outpacing ownership
 New residents and renters with no investment in the area
 Lack of residential design standards
 Depreciating property values
 Deed restrictions not enforced (ex. Carports)

Building Maintenance and Code Compliance

Dilapidated apartments and public housing; poorly maintained rental properties

- Apartment cluster on Vance Jackson @ Denton

Vacant houses and apartments

- Apartment cluster on Vance Jackson @ Denton

Lack of Code Compliance enforcement

Disabled vehicles

- parked on lawns
- stored on streets
- blocking sidewalks

Illegal Dumping:

- Arnold ES
- Apartment cluster on Vance Jackson @ Denton
- RR tracks @ Basse

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Parks, Recreation, & Community Facilities

Existing Parks - potential for expanded park facilities; improvements to Buckeye Park; have potential for betterment:

- Buckeye
- Dellview
- Olympia

Land donated for new Virginia Marie Granados Park

Opportunity for new parks in floodplain and drainage areas

Schools - expansion of schools; school infrastructure and maintenance; good standardized test scores:

- | | |
|-------------------------------|---------------------|
| • Elma Neal ES | • Olmos ES |
| • Lee HS (incl. arts program) | • Wilson ES |
| • Dellview ES | • Nimitz MS |
| • West Ave. ES | • Jackson-Keller ES |
| • Arnold ES | • Private Schools |

Churches - many denominations; give support to community; generous with facilities:

- | | |
|-------------------------------|--------------------------|
| • St. Mark's United Methodist | • St. Gregory's Catholic |
| • St. Mary Magdalene Catholic | • Dellview Baptist |
| • Gethsemane Lutheran | |

Good Libraries: Westfall Library

Good post offices – well located:

- Beacon Hill Post Office (on Vance Jackson)
- Cresthaven Post Office (on West Ave.)

Need more parks and recreation services and alternatives:

- Lacking Hiking / Walking Trails
- Lacking Senior Centers
- Lacking recreation areas for youth
- Need public gym
- Need Skate Park

Lack of progress on new parks:

- Virginia Marie Granados

Existing parks need maintenance and improvements:

- Dellview Park
- Windsor Park
- Olympia Park

Cresthaven Post Office (West Ave.) – Outdated; difficult access

STRENGTHS/OPPORTUNITIES TO BUILD ON**WEAKNESSES/THREATS TO ADDRESS****Commercial Development**

Many small businesses; opportunity for new commercial businesses; good variety and quality of eating establishments; business serves local community; successful commercial conversions (ex. Handy Andy to SAMM's *Furniture for a Cause*)

Strong commercial corridors:

- Vance Jackson
- West Ave.
- Blanco Rd.

Major employment centers:

- Columbia 300
- Walmart
- H.E.B. #24 (Jackson Keller)

Commercial Corridor Revitalization Needed -

Old, deteriorating strip centers; vacant, neglected commercial properties; too many bars; too much industrial:

- West Ave.
- Vance Jackson
- Blanco Rd.

Code Enforcement -

Bars with excessive noise and crime:

- Nassau & West Ave

Illegal / Spillover Parking:

- Distribution center trucks @ Lively and West
- Vance Jackson & Addax Dr.

Unsolicited / Un-permitted mobile vendors:

- Blanco corridor
- West Ave corridor
- West Ave @ Basse

Illegal signs:

- "Bandit" signs in front of Walmart

Commercial Encroachment –

Home businesses in residential areas; houses being converted into businesses; lack of notice on zoning changes

Visual Blight -

Excessive commercial signs / displays; not enough landscaping; too much asphalt; billboards on Loop 410 have too much illumination; lack of commercial design standards; commercial trash- beer bottles, to go plates, etc.

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Public Safety & Law Enforcement

Police protection: increased police presence & patrols in some areas; good police call response times

Community Involvement: strong community involvement; homeowners & residents look out for each other; Neighborhood Watch programs

Police protection - Better police presence & patrols, especially at night

Graffiti: gangs spreading graffiti; graffiti prevention needed

- Apartments on Vance Jackson @ Denton Ln. and Clara Ln.
- Along Wonder Pkwy.
- Lee H.S.
- Nimitz E.S.

Gang activity; need police gang unit:

- Subsidized housing
- Northwest Los Angeles Heights

Drugs - trafficking, sales, problems, etc.:

- Jackson-Keller highrise
- Apartments on Vance Jackson @ Denton Ln. and Clara Ln.
- School campuses
- Area bars

Lack of Community Watch-style programs

Burglary and Organized Theft

Streetlights dim - lack of lighting:

- 100 Blk. of Cherry Ridge
- West Ave.
- Alhambra

Speeding:

- School zones
- Wonder Pkwy.
- Viewridge St.
- Vance Jackson
- Craigmont
- Basse

STRENGTHS/OPPORTUNITIES TO BUILD ON**WEAKNESSES/THREATS TO ADDRESS****Fire Protection**

Fire Stations and EMS service: provide sense of “security”; good response times

- Fire Station #19 (1310 Vance Jackson)
- Fire Station #28 (815 El Monte)

Fire Station # 19: is blocked by traffic on Vance Jackson; station is understaffed and old, needs expansion, needs to accommodate new large trucks

Fire Station #28: poor ingress & egress; poor street maintenance in front

Drainage

Capital Improvements:

- Olmos Crk Basin flood control improvements (work done in 1980's)
- Future improvements planned for Warner and Olympia

Drainage / Flooding problems have lessened on:

- Vance Jackson
- Craigmont
- West
- Cherry Ridge
- Nassau

Poor drainage: flooding; drainage right of way maintenance issues; sewer system failures; “ponding”, etc.

Dellview Neighborhood

- Addax Dr.
- Lemur Dr.
- Panda
- Denton

Flooding and drainage on corridors:

- Basse (btw. Blanco & Railroad tracks)
- Blanco Rd.
- West Ave. (btw. RR tracks & IH-10)
- Vance Jackson (btw. Latch & Trudell)

Sewage system failure / back-ups:

- Wildwood (east of RR tracks)

Drainage near Schools:

- Elma Neal ES (south on Olympia, Thorain, Warner)
- Lee HS
- Olmos ES (South on Marchmont)

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Drainage (Cont.)

Drainage problems from RR tracks

@:

- Catalina
- Dresden
- Denton
- Edison
- El Monte
- La Manda
- Olympia
- San Angelo
- Thorain
- Warner

Traffic Management

Good street connectivity

Speed bumps:

- La Manda
- Naussau

Traffic congestion; gridlock; arterials clogged

Lack of comprehensive traffic plan; need better traffic flow planning

Signalization / Queuing:

- IH-10 @ La Manda
- Fresno @ Blanco
- Vance Jackson
- West Ave.

“Cut-thru” traffic: traffic along residential streets; local streets used as major arterials

- Lampost
- La Manda
- Dresden
- Capitol (lacking connection to Lee Hall)
- El Monte
- Buckeye
- Freiling
- Eland

Traffic signs: needed, faded, missing

- IH-10 frontage @ Panda (intersection warning sign)
- Blanco
- Jackson-Keller
- Viewpoint
- Craigmont

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Traffic Management (cont'd)

Turn lanes needed (L or R):

- La Manda @ Vance Jackson and West Ave.
- Fresno @ Blanco
- Blanco @ Jackson-Keller

Traffic lane markings faded, needed:

- Blanco
- Jackson-Keller
- Viewpoint
- Craigmont
- Vance Jackson

Traffic calming needed:

- | | |
|--------------|----------------------------|
| • El Monte | • Marlana |
| • Storeywood | • Nassau |
| • Beryl | • Craigmont |
| • La Manda | • Cherry Ridge @ West Ave. |
| • Frieling | |

Parking: illegal parking on arterials and collectors, near intersections; trucks parked on residential streets at night; daytime illegal truck parking from industrial uses

Street Infrastructure

TX DOT's IH-10 improvements

Street Improvements

- Hildebrand
- Freiling (btw. Vance Jackson and IH-10)

Streets: aging; in disrepair; incomplete street projects; maintenance not related to use; road maintenance is superficial and infrequent:

- | | |
|-----------------|------------------|
| • West Ave. | • Freiling |
| • Blanco | • Dresden |
| • Vance Jackson | • Beryl |
| • Neer | • Jackson-Keller |
| • Buckeye | • Dryden |

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Street Infrastructure (cont'd)

Potholes:

- Craigmont (near Allena)
- Vance Jackson
- Blanco
- El Monte

Public Transit

VIA Transit: Good service; coverage; routes

Service and Proximity to Park & Ride:

- Crossroads Park & Ride

System Plan: bus transfers inconvenient; no direct access to downtown

Traffic: VIA causing traffic congestion; bus traffic on Neer

Busses destroying streets

Pedestrian and Bicycle System

Good sidewalks in some areas

Bicycle friendly; kids can ride bicycles

Lacking enough bike lanes

ADA improvements needed at:

- Nassau
- Vance Jackson (connecting to bus stops)

Sidewalks and curbs: lack of sidewalks and curbs; sidewalks need improvements; lack of sidewalk networks around schools

Sidewalks needed:

- La Manda
- Vance Jackson
- Basse
- Freiling
- Jackson Keller
- E. side of Cherry Ridge
- Arroyo Vista
- Dreyden
- El Monte
- Neer
- West Ave.

Schools needing sidewalk networks

- Neal E.S. (Hermine, Lovera, and Rancho Blanco to Blanco)
- Arnold E.S. (S. Side of Freiling)

Timing of pedestrian signal cycle:

- Vance Jackson @ 410
- Vance Jackson @ IH-10

STRENGTHS/OPPORTUNITIES TO BUILD ON

WEAKNESSES/THREATS TO ADDRESS

Railroads

Railroads could be re-used for public transit
 Railroad ROW presents opportunity for “Rails to Trails” style project

Train traffic noise; train is too loud
 Maintenance: overgrown areas around tracks; tracks need maintenance beyond 10 ft.
 Safety issues:

- Lack of crossing arms @ San Francisco
- Transport of hazardous materials

Health

Child / Adult care services
 Alzheimer care facilities

No nutrition centers
 Too much obesity
 Animal control: too many strays; stray cats and dogs

- Northwest Los Angeles Heights- stray dogs
- Wonder Pkwy.- stray cats

Appendix C: Community Demographics

- The Planning Area includes the block groups (BG) 1809.01, BG 3-5; 1809.02, BG 1-6; 1906.00, BG 3-5; 1910.01, BG 1,2,4-8; and 1910.02, BG 3-7
- 1980, 1990, and 2000 Data from the US Census
- 2010 projections were extrapolated using a linear trend line based on the previous census data, and for San Antonio figures were verified with Claritas Corporation Projections

TOTAL POPULATION CHANGE: 1980 – 2010 (PROJECTED)

Year	GDA Planning Area	% Change	City of San Antonio	% Change
1980	30,232	--	785,880	--
1990	30,368	0.4%	935,933	19.1%
2000	33,202	9.3%	1,144,646	22.3%
2010	34,237	3.1%	1,399,900	22.3%

HISPANIC POPULATION CHANGE: 1980 – 2010 (PROJECTED)

Year	Planning Area	% of Total	% Change	City	% of Total	% Change
1980	13,943	46.1%	--	421,954	53.7%	--
1990	18,604	61.3%	33.4%	520,282	55.6%	23.3%
2000	24,577	74.0%	32.1%	671,394	58.7%	29.0%
2010	29,657	86.7%	20.7%	847,120	60.5%	26.2%

ANGLO POPULATION CHANGE: 1980 – 2010 (PROJECTED)

Year	Planning Area	% of Total	% Change	City	% of Total	% Change
1980	15,878	52.5%	--	299,357	38.1%	--
1990	11,229	37.0%	-29.3%	339,115	36.2%	13.3%
2000	7,805	23.5%	-30.5%	364,357	31.8%	7.4%
2010	3,546	10.4%	-54.3%	402,110	28.7%	10.4%

AFRICAN-AMERICAN POPULATION CHANGE: 1980 – 2010 (PROJECTED)

Year	Planning Area	% of Total	% Change	City	% of Total	% Change
1980	177	0.6%	--	57,700	7.3%	--
1990	282	0.9%	59.3%	63,260	6.8%	9.6%
2000	309	0.9%	9.6%	78,120	6.8%	23.5%
2010	388	1.1%	25.6%	91,060	6.5%	16.6%

POPULATION CHANGE – OTHER ETHNIC GROUPS: 1980 – 2010 (PROJECTED)

Year	Planning Area	% of Total	% Change	City	% of Total	% Change
1980	234	0.8%	--	6,869	0.9%	--
1990	253	0.8%	8.1%	13,276	1.4%	93.3%
2000	511	1.5%	102.0%	30,775	2.7%	131.8%
2010	610	1.8%	19.4%	59,610	4.6%	93.7%

PLANNING AREA AGE DISTRIBUTION

AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
00--04 YEARS	2,290	2,544	11.1%	2,543	0.0%	2,712	6.6%
05--17 YEARS	6,365	5,953	-6.5%	7,112	19.5%	7,224	1.6%
18--24 YEARS	3,647	3,049	-16.4%	3,021	-0.9%	2,613	-13.5%
25--44 YEARS	8,058	9,532	18.3%	10,768	13.0%	12,163	13.0%
45--64 YEARS	6,554	5,190	-20.8%	5,824	12.2%	5,126	-12.0%
65 + YEARS	3,318	4,100	23.6%	3,934	-4.0%	4,399	11.8%
TOTAL	30,232	30,368	0.4%	33,202	9.3%	34,237	3.1%

CITY OF SAN ANTONIO AGE DISTRIBUTION

AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
00--04 YEARS	67,732	79,274	17.0%	91,804	15.8%	110990	20.9%
05--17 YEARS	185,506	192,524	3.8%	233,823	21.5%	271190	16.0%
18--24 YEARS	66,000	111,138	68.4%	122,905	10.6%	136100	10.7%
25--44 YEARS	248,986	299,708	20.4%	356,654	19.0%	398940	11.9%
45--64 YEARS	143,150	154,924	8.2%	219,812	41.9%	327200	48.9%
65 + YEARS	74,506	98,365	32.0%	119,648	21.6%	155480	29.9%
TOTAL	785,880	935,933	19.1%	1,144,646	22.3%	1,399,900	22.3%

PLANNING AREA MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY

INCOME	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
MEDIAN H/H INCOME	\$15,160	\$23,420	54.5%	\$31,920	36.3%	\$40,260	26.1%
% BELOW POVERTY	13.8%	20.4%	47.8%	16.6%	-18.6%	19.7%	18.7%

CITY OF SAN ANTONIO MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY

INCOME	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
MEDIAN H/H INCOME	\$13,775	\$23,584	71.2%	\$36,214	53.6%	\$49,220	35.9%
% BELOW POVERTY	20.9%	22.6%	8.1%	17.3%	-23.5%	19.3%	11.6%

PLANNING AREA – EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS OF AGE AND OLDER

EDUCATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
< 12th GRADE	6,638	5,627	-15.2%	6,365	13.1%	5,893	-7.4%
H/S GRADUATE	6,197	5,757	-7.1%	6,462	12.2%	6,356	-1.6%
SOME COLLEGE	3,531	5,605	58.7%	5,356	-4.4%	6,607	23.4%
BACHELOR	1,564	1,213	-22.4%	1,614	33.1%	2,000	23.9%
GRADUATE +	n/a	620	----	729	17.6%	832	14.1%

CITY OF SAN ANTONIO – EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS OF AGE AND OLDER

EDUCATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
< 12th GRADE	175,430	171,654	-2.2%	173,563	1.1%	169,900	-2.1%
H/S GRADUATE	119,852	135,221	12.8%	168,209	24.4%	203,250	20.8%
SOME COLLEGE	71,237	149,961	110.5%	203,570	35.7%	292,550	43.7%
BACHELOR	57,518	64,437	12.0%	95,761	48.6%	115,800	20.9%
GRADUATE +	n/a	34,771	----	54,919	57.9%	75,570	37.6%

PLANNING AREA – TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
OWNER	7,540	7,015	-7.0%	7,341	4.6%	7,100	-3.3%
RENTER	3,272	4,106	25.5%	4,557	11.0%	5,263	15.5%
TOTAL H/H's	10,812	11,121	2.9%	11,898	7.0%	12,363	3.9%

CITY OF SAN ANTONIO – TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
OWNER	154,220	176,422	14.4%	235,699	33.6%	306,450	30.0%
RENTER	104,764	150,339	43.5%	169,775	12.9%	186,750	10.0%
TOTAL H/H's	258,984	326,761	26.2%	405,474	24.1%	493,200	21.6%

MEDIAN YEAR STRUCTURE BUILT

Census Year	Planning Area	City
1990	1957	1969
2000	1960	1974
2010 (Projected)	1963	1979

PLANNING AREA – MEDIAN HOME VALUE AND MEDIAN MONTHLY RENT

VALUE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
HOME VALUE	\$27,210	\$45,400	66.9%	\$55,510	22.3%	\$68,340	23.1%
RENT	\$190	\$380	100.0%	\$440	15.8%	\$587	33.4%

CITY OF SAN ANTONIO – MEDIAN HOME VALUE AND MEDIAN MONTHLY RENT

VALUE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
HOME VALUE	\$27,300	\$49,700	82.1%	\$68,800	38.4%	\$94,800	37.8%
RENT	\$174	\$308	77.0%	\$549	78.2%	\$840	53.0%

PLANNING AREA – TOTAL HOUSING UNITS & HOUSEHOLDS

HOUSING	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
HOUSING UNITS	11,165	12,114	8.5%	12,518	3.3%	13,285	6.1%
VACANT UNITS	353	993	181.3%	620	-37.6%	922	48.7%
TOTAL HOUSEHOLDS	10,812	11,121	2.9%	11,898	7.0%	12,363	3.9%

CITY OF SAN ANTONIO – TOTAL HOUSING UNITS & HOUSEHOLDS

HOUSING	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	PROJECTION FOR 2010	% CHANGE 2000-2010
HOUSING UNITS	277,563	365,414	31.7%	433,122	18.5%	521,600	20.4%
VACANT UNITS	18,579	38,653	108.0%	27,648	-28.5%	28,400	2.7%
TOTAL HOUSEHOLDS	258,984	326,761	26.2%	405,474	24.1%	493,200	21.6%

Appendix D: Meeting Calendar

COMMUNITY MEETINGS

Identifying the Issues ("S.W.O.T.S." Meeting)

Saturday, January 29, 2005

St. Mark's United Methodist Church
1902 Vance Jackson Rd.

Land Use Planning Workshop

Saturday, March 5, 2005

School of Excellence In Education
1826 Basse Rd.

Plan Writing Workshop #1: Parks and Community Safety

Saturday, May 14, 2005

Neal Elementary School
3407 Capitol Rd.

Plan Writing Workshop #2: Housing and Economic Development

Saturday, June 18, 2005

Gesthemane Lutheran Church
610 Avalon St.

Plan Writing Workshop #3: Transportation & Infrastructure

Saturday, July 9, 2005

Arnold Elementary School
467 Freiling Dr.

BUSINESS AND COMMERCIAL PROPERTY OWNER'S MEETING

Tuesday, July 19, 2005
San Antonio Credit Union
Saturday, July 19, 2005

PLANNING TEAM MEETINGS

Wednesday, August 25, 2004
City of San Antonio Development and Business Services
Center
1901 S. Alamo

Wednesday, September 15, 2004
San Antonio Credit Union
6061 IH 10 West

Wednesday, September 29, 2004
San Antonio Credit Union
6061 IH 10 West

October 13, 2004
San Antonio Credit Union
6061 IH 10 West

November 17, 2004
San Antonio Credit Union
6061 IH 10 West

December 1, 2004
San Antonio Credit Union
6061 IH 10 West

December 8, 2004
San Antonio Credit Union
6061 IH 10 West

December 15, 2004
San Antonio Credit Union
6061 IH 10 West

January 5, 2005
San Antonio Credit Union
6061 IH 10 West

January 19, 2005
San Antonio Credit Union
6061 IH 10 West

January 26, 2005
San Antonio Credit Union
6061 IH 10 West

February 2, 2005
San Antonio Credit Union
6061 IH 10 West

PLANNING TEAM MEETINGS (CONT.)

February 16, 2005
San Antonio Credit Union
6061 IH 10 West

February 23, 2005
San Antonio Credit Union
6061 IH 10 West

March 3, 2005
San Antonio Credit Union
6061 IH 10 West

March 23, 2005
San Antonio Credit Union
6061 IH 10 West

April 13, 2005
San Antonio Credit Union
6061 IH 10 West

April 27, 2005
San Antonio Credit Union
6061 IH 10 West

May 4, 2005
San Antonio Credit Union
6061 IH 10 West

May 25, 2005
San Antonio Credit Union
6061 IH 10 West

June 1, 2005
San Antonio Credit Union
6061 IH 10 West

June 15, 2005
San Antonio Credit Union
6061 IH 10 West

July 6, 2005
San Antonio Credit Union
6061 IH 10 West

July 13, 2005
San Antonio Credit Union
6061 IH 10 West

July 20, 2005
San Antonio Credit Union
6061 IH 10 West

August 3, 2005
San Antonio Credit Union
6061 IH 10 West

Appendix F: Capital Improvement Projects

Recent and Proposed Street Maintenance and Capital Improvement Projects

RECENT INVESTMENT IN THE GREATER DELLVIEW PLANNING AREA

City Street Maintenance in the Past 5 Years

Maintenance Type	Street	From:	To:	Total Cost	Completion Date	
Asphalt Overlay	HERMOSA	RR TRACKS	BLANCO	\$ 44,812	7/1/02	
	LEE HALL	CAPITOL	BLANCO	\$ 24,651	9/11/02	
	MARIPOSA	WARNER	BLANCO	\$ 55,589	7/5/02	
	McILVAINE	CAPITOL	BLANCO	\$ 25,446	9/11/02	
	SACRAMENTO	CAPITOL	BLANCO	\$ 25,446	9/11/02	
	SAN ANGELO	CATALINA	BLANCO	\$ 61,261	7/12/02	
	SANTA ANNA	CAPITOL	MICHIGAN	\$ 11,928	9/18/02	
	SANTA MONICA	CAPITOL	BLANCO	\$ 26,242	9/18/02	
	WILDWOOD	RR TRACKS	BLANCO	\$ 48,215	7/17/02	
	GAZEL	DEWHURST	RATEL	\$ 72,933	1/16/03	
	TABARD	LATCH	BARBET	\$ 26,814	1/31/03	
	ADRIAN	DEWHURST	VANCE JACKSON	\$ 62,208	1/09/03	
	BLANCO	BASSE	WEIZMAN	\$ 47,179	9/25/03	
	MICHIGAN	SANTA MONICA	PASADENA	\$ 25,520	3/01/01	
	NEER	DRESDEN	CLIFFWOOD	\$ 76,560	2/22/01	
	WONDER PKWY	CROESUS	DEAD END	\$ 356,429	4/8/02	
	FREILING	VANCE JACKSON	AVALON	\$ 61,493	9/16/02	
	FUTURE	VANCE JACKSON	SAXON	\$ 52,211	9/7/02	
	HERMINE	WARNER	BLANCO	\$ 54,145	4/15/02	
	LOVERA	CAPITOL	BLANCO	\$ 37,902	4/26/02	
	MICHIGAN	SANTA MONICA	MARIPOSA	\$ 69,847	3/01/02	
	RANCHO BLANCO	CAPITOL	GRANT	\$ 15,161	3/25/02	
	RIDGEWOOD	RR TRACKS	BLANCO	\$ 37,902	5/01/01	
	LA MANDA	WEST	RR TRACKS	\$ 42,765	3/15/01	
SAN FRANCISCO	BLANCO	CAPITOL	\$ 38,280	05/01/01		
Total Asphalt Overlay Investment				\$ 1,400,939		
Micro-Surface	EL MONTE	WEST	IH 10	\$ 14,131.92	7/31/01	
	DALEHURST	ROSEDALE	SALEM	\$ 24,731.92	7/31/01	
	ROSEDALE	LA MANDA	IH 10	\$ 7,068.08	7/31/01	
	GREENHAVEN	VANCE JACKSON	SALEM	\$ 31,800.00	7/31/01	
	GREENCREST	VANCE JACKSON	DEAD END	\$ 31,800.00	7/31/01	
	SCALES	IH 10	DEAD END	\$ 14,131.92	7/31/01	
	ANTIOCH	GREENCREST	BABS	\$ 5,651.92	7/31/01	
	BABS	ANTIOCH	CUL DE SAC	\$ 10,600.00	6/29/01	
	SAXON	BABS	FREILING	\$ 3,531.92	7/31/01	
	CROESUS	VANCE JACKSON	MACE	\$ 21,200.00	7/31/01	
	CABOT	CORY	MACE	\$ 14,131.92	5/31/01	
	CORY	CROESUS	CABOT	\$ 5,651.92	7/31/01	
	MACE	CROESUS	CABOT	\$ 5,651.92	7/31/01	
	ELAND	WONDER PKWAY	DEAD END	\$ 7,068.08	7/31/01	
	DRESDEN	BROOKVIEW	BLANCO	\$ 15,797.54	3/12/02	
	SAXON	MILFORD	SPICEWOOD	\$ 68,559.47	7/25/02	
	PANDA	FREILING	ADRIAN	\$ 124,264.03	7/25/02	
	DEWHURST	FREILING	ADRIAN	\$ 46,277.64	7/28/02	
	Total Micro-Surface Investment				\$ 452,050	
	Slurry Seal	ART	DEAD END	LATCH	\$ 8,840	8/06/03
		RATEL	ELAND	ADDAX	\$ 13,600	6/19/03
		FUTURE	DEWHURST	VANCE JACKSON	\$ 39,439	8/8/03
		SCALES	ELAND	CABOT	\$ 18,717	4/13/02
		ENGLEWOOD	VANCE JACKSON	WONDER PKWY	\$ 21,391	4/30/02
ELAND		DEAD END	STANWOOD	\$ 12,032	5/14/02	
DENTON		VANCE JACKSON	AVALON	\$ 33,424	4/18/02	
MACKAY		WONDER PKWY	WEST	\$ 13,369	5/14/02	
ARNOLD		WONDER PKWY	AVALON	\$ 10,027	5/15/02	
AVALON		FREILING	DEAD END	\$ 40,108	4/18/02	
CLARA		VANCE JACKSON	STANWOOD	\$ 22,287	5/16/02	
STANWOOD		CLARA	ELAND	\$ 6,685	4/30/02	
SCALES		CLARA	ADRIAN	\$ 23,397	5/13/02	
NASSAU		VANCE JACKSON	WEST	\$ 56,820	5/13/02	
MILFORD		VANCE JACKSON	AVALON	\$ 33,424	5/13/02	
CHELSEA		VANCE JACKSON	SAXON	\$ 28,076	5/16/02	
BERYL		VANCE JACKSON	SAXON	\$ 23,397	4/18/02	
ADRIAN		WONDER PKWY	SAXON	\$ 10,027	5/15/02	
SAVANNAH		VANCE JACKSON	SAXON	\$ 29,469	7/29/02	
SARATOGA		VANCE JACKSON	DEAD END	\$ 41,120	7/29/02	
WAYSIDE		VANCE JACKSON	WEST	\$ 41,120	8/7/02	
STOREYWOOD		VANCE JACKSON	WEST	\$ 40,348	3/18/04	
BASSWOOD		VANCE JACKSON	WEST	\$ 40,348	3/16/04	
LIVELY		VANCE JACKSON	WEST	\$ 40,348	3/18/04	
PILGRIM		VANCE JACKSON	WEST	\$ 40,348	3/22/04	
TRUDELL		VANCE JACKSON	WEST	\$ 40,348	3/16/04	
GLEN IVY		CEDAR VIEW	WEST	\$ 30,840	7/24/02	
CEDAR VIEW		INGLESIDE	SPICEWOOD	\$ 13,707	7/25/02	
INGLESIDE		LOOP 410	WINDHAM	\$ 17,133	7/25/02	
WINDHAM		SPICEWOOD	INGLESIDE	\$ 10,280	8/31/02	
SPICEWOOD		VANCE JACKSON	NEER	\$ 30,840	7/29/02	
NEER		CHERRY RIDGE	GLEN IVY	\$ 21,930	8/7/02	
FUTURE		SAXON	VANCE JACKSON	\$ 39,749	8/1/02	
BASSWOOD		DEWHURST	VANCE JACKSON	\$ 39,749	7/24/02	
THYER		STOREYWOOD	SARATOGA	\$ 12,336	8/07/02	
BARBET		FREILING	ADRIAN	\$ 35,198	8/9/02	
OXFORD		WONDER PKWY	AVALON	\$ 7,019	5/15/02	
GREENRIDGE		CHERRY RIDGE	TRUDELL	\$ 4,112	8/7/02	
BARBET		ADRIAN	PILGRIM	\$ 37,021	8/9/02	
Total Slurry Seal Investment				\$ 1,028,418		
Chip/Crack Seal		ALHAMBRA	CAPITOL	WARNER	\$ 2,755	5/01/01
		PASADENA	BLANCO	CAPITOL	\$ 6,214	12/9/02
	SANTA ANNA	MICHIGAN	CAPITOL	\$ 2,787	12/12/03	
	SACRAMENTO	CAPITOL	BLANCO	\$ 6,214	12/11/03	
Total Chip/Crack Seal Investment				\$ 17,970		
Base Pavement Repair	FRESNO	IH 10	SAN PEDRO	\$ 37,828	3/17/00	
	CHERRY RIDGE	VANCE JACKSON	WEST	\$ 13,636	11/24/03	
	GREENHILL PASS	VANCE JACKSON	WEST	\$ 12,400	11/26/03	
	FREILING	DEWHURST	VANCE JACKSON	\$ 14,053	11/25/03	
Total Base Pavement Repair Investment				\$ 77,917		
Full Depth Reclamation	EDISON	CAPITOL	BLANCO	\$ 35,514	12/17/02	
	EDISON	IH 10	RR TRACKS	\$ 35,514	12/17/02	
	ALAMETOS	CAPITOL	BLANCO	\$ 31,455	3/19/03	
	CLOWER	RR TRACKS	BLANCO	\$ 37,036	12/10/02	
	GRANT	RANCHO BLANCO	BASSE	\$ 35,514	1/03/03	
	FRESNO	CAPITOL	BLANCO	\$ 49,466	12/19/02	
MARDELL	OLYMPIA	CATALINA	\$ 6,893	3/11/04		
Total Full Depth Reclamation Investment				\$ 231,393		
Total Completed Street Maintenance Investment				\$ 3,208,687		

Recent Capital Improvement Projects

Project	Cost	Completion Date
Widen Blanco Rd/Jackson Keller Intersection	\$1.4 Million	April, 2002
Reconstruction of portions of Grant, Michigan, & Capitol	No record available	August, 1996
Installation of 7 School Flashers (\$14,000 each)	\$98,000	August, 2004

Estimated Total Recent City Investment in the Planning Area: \$4.7 Million

Non-funded Projects*

Project	Estimated Cost
Vance Jackson Drainage Improvement Project (Vance Jackson from Mink Dr to Croesus Ave)	\$3.5 million
Neer St. Drainage Project (Buckeye from Dawnview to Edgebrook, Edgebrook from Buckeye to Neer)	\$7.6 million
Olympia Drainage Phase II (requires completion of Olympia Drainage Phase I)	N/A

*Subject to change

DEFINITIONS

Overlay (Asphalt or Asphalt Recycling)

Overlaying an existing street surface is intended to structurally increase the integrity of the pavement where displacement of the existing pavement has occurred. An Overlay consists of a machine applied hot-mix asphaltic concrete pavement over the entire street surface in layers of one (1) to three (3) inches thick. The Overlay coats an existing street surface with a continuous layer of asphalt that covers cracks. The elastic qualities of the asphalt permit it to flex with the existing pavement and prevents water and air from penetrating in the base and asphalt. Asphalt Recycling means recycling the existing asphalt for use as the overlay.

Micro-Surface

A Micro-Surface application consists of a single application of asphalt emulsion, covered by aggregate, over an existing paved asphalt surface. The asphalt emulsion coats the existing street surface with a continuous film that covers cracks. The aggregate provides a skid resistant surface. The Seal Coat application must be allowed to completely cure before traffic is applied to prevent pickup by vehicle tires.

Slurry Seal

A Slurry Seal application is a mixture of dense aggregate, emulsified asphalt, fillers, additives, and water. It coats an existing street surface with a thin continuous film. The elastic qualities of the film permit it to flex with the underlying pavement and will bridge the cracks. It will improve skid resistance and help extend the overall pavement service life.

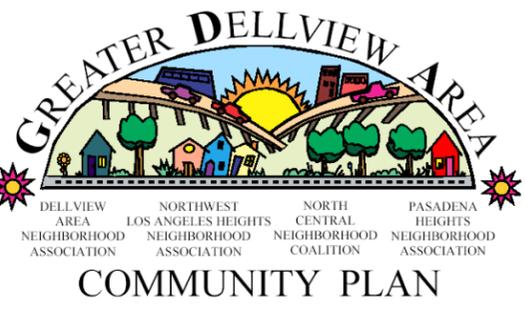
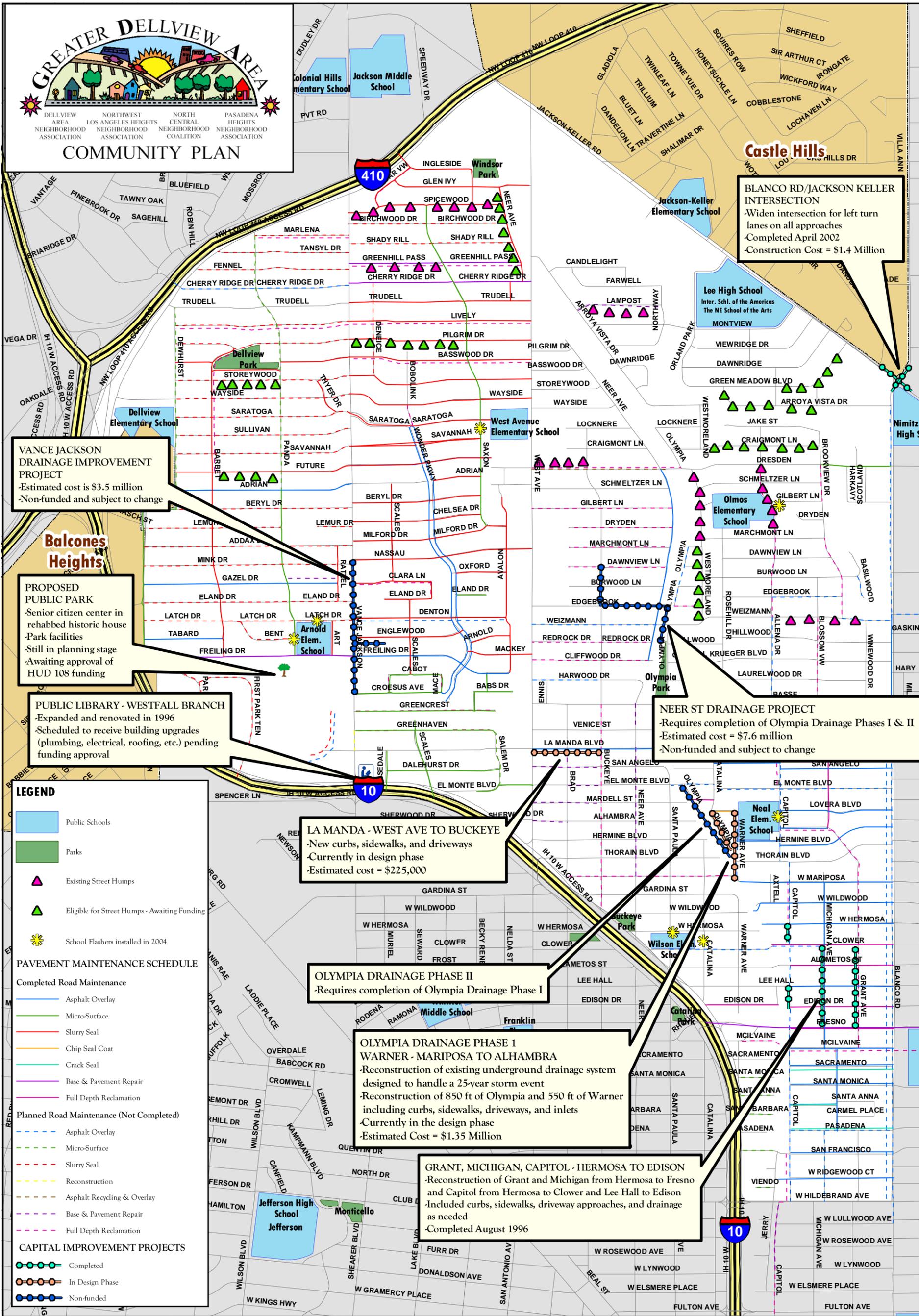
PROPOSED FUTURE INVESTMENT IN THE GREATER DELLVIEW PLANNING AREA

Future (or In Progress) City Street Maintenance

Maintenance Type	Street	From:	To:	Estimated Cost	Proposed Start Year	
Asphalt Overlay	CAPITOL	HILDEBRAND	LA MANDA	\$ 228,558	2009	
	BLANCO	LULLWOOD	BASSE	\$ 377,602	2009	
	LA MANDA	BLANCO	CAPITOL	\$ 51,040	2000	
	CHERRY RIDGE	LOOP 410	VANCE JACKSON	\$ 65,267	2006	
	WARNER	MARIPOSA	ALHAMBRA	\$ 12,183	2006	
	EL MONTE	UPRR TRACKS	BLANCO	\$ 71,991	2005	
	MICHIGAN	HILDEBRAND	PASADENA	\$ 26,035	2006	
	VANCE VIEW	GREENCREST	CUL DE SAC	\$ 29,271	2010	
	EDGEBROOK	ALLENA	BROOKVIEW	\$ 25,252	2009	
	WEIZMANN	BROOKVIEW	BEACON	\$ 44,215	2010	
	HARWOOD	WEST	BUCKEYE	\$ 25,490	2010	
	PASADENA	CAPITOL	BLANCO	\$ 38,472	2010	
	OLYMPIA	EDGEBROOK	MARCHMONT	\$ 13,860	2007	
	BASILWOOD	CUL DE SAC	CUL DE SAC	\$ 21,716	2008	
	BLANCO	ARRO VISTA	WEIZMANN	\$ 130,808	2006	
	CLOWER	SANTA PAULA	MICHIGAN	\$ 67,545	2009	
	DENTON	VANCE JACKSON	AVALON	\$ 54,444	2009	
	BLANCO	BASSE	RIDGEWOOD	\$ 264,234	2006	
	WEIZMANN	WEST AVE.	UPRR TRACKS	\$ 52,925	2005	
	ALLENA	BASSE	WEIZMANN	\$ 31,684	2005	
	Total Asphalt Overlay Investment				\$ 1,632,593	
	Micro-Surface	PANDA	ADRIAN	LOOP 410	\$ 70,800	2003
		DEWHURST	ADRIAN	LOOP 410	\$ 54,311	2003
		SALEM	EL MONTE	GREENHAVEN	\$ 14,132	2000
SANTA ANNA		IH 10	RR TRACKS	\$ 17,277	2008	
VIENDO		IH 10	JERRY	\$ 6,872	2008	
SANTA BARBARA		IH 10	RR TRACKS	\$ 17,277	2008	
SANTA MONICA	IH 10	RR TRACKS	\$ 17,277	2008		
SAN FRANCISCO	IH 10	RR TRACKS	\$ 17,277	2008		
Total Micro-Surface Investment				\$ 215,224		
Slurry Seal	LATCH	DEWHURST	VANCE JACKSON	\$ 46,239	2003	
	ELAND	DEWHURST	VANCE JACKSON	\$ 46,239	2003	
	MINK	DEWHURST	VANCE JACKSON	\$ 45,804	2003	
	LEMUR	DEWHURST	PANDA	\$ 30,599	2003	
	LEMUR	CUL DE SAC	VANCE JACKSON	\$ 8,840	2003	
	BENT	DEWHURST	PANDA	\$ 14,280	2003	
	SAVANNAH	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	SULLIVAN	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	SARATOGA	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	WAYSIDE	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	STOREYWOOD	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	PILGRIM	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	LIVELY	DEWHURST	VANCE JACKSON	\$ 39,439	2003	
	DENEICE	STOREYWOOD	CHERRY RIDGE	\$ 23,760	2007	
	SHADYRILL	VANCE JACKSON	NEER	\$ 39,600	2007	
	BIRCHWOOD	VANCE JACKSON	NEER	\$ 36,000	2007	
	VANCE VIEW	DEAD END	VANCE JACKSON	\$ 20,560	2002	
	FIRST PARK TEN	IH 10	PARK TEN	\$ 27,413	2002	
	PARK TEN	IH 10	DEAD END	\$ 19,189	2002	
	ADDAX	DEWHURST	VANCE JACKSON	\$ 46,239	2003	
	BERYL	DEWHURST	VANCE JACKSON	\$ 48,960	2008	
	TANSYL	LOOP 410	VANCE JACKSON	\$ 32,400	2008	
	MARLENA	LOOP 410	VANCE JACKSON	\$ 23,040	2008	
	FENNEL	LOOP 410	VANCE JACKSON	\$ 28,800	2008	
Total Slurry Seal Investment				\$ 814,034		
Reconstruction	VANCE JACKSON	GREENHAVEN	LA MANDA	\$ 129,535	2005	
Asphalt Recycling Overlay	DRESDEN	WEST	RR TRACKS	\$ 94,772	2009	
	LAMPOST	ARRO VISTA	NORTHWAY	\$ 10,086	2006	
Base Pavement Repair	BRAD	EL MONTE	MARDEL	\$ 2,255	2005	
	CAPITOL	LYNWOOD	HILDEBRAND	\$ 8,864	2005	
	GAZEL	PANDA	RATZEL	\$ 6,675	2006	
	NEER	BASSE	VENICE	\$ 3,444	2005	
	NEER	SAN ANGELO	VENICE	\$ 4,625	2005	
	WARNER	MARIPOSA	MARIPOSA	\$ 2,050	2006	
	SAN ANGELO	BUCKEYE	BRAD	\$ 4,305	2005	
	ALAHAMBRA	WEST	BRAD	\$ 4,674	2006	
	MARDELL	BUCKEYE	WEST AVE	\$ 8,659	2005	
	EL MONTE	BRAD	BUCKEYE	\$ 3,690	2006	
	NEER	MARIPOSA	SAN ANGELO	\$ 14,530	2005	
	Total Base Pavement Repair Investment				\$ 73,857	
Full Depth Reclamation	GRANT	McILVAINE	RANCHO BLANCO	\$ 76,102	2004	
	MARIPOSA	IH 10	RR TRACKS	\$ 50,734	2004	
	BOBOLINK	SARATOGA	DEAD END	\$ 26,908	2008	
	GREENHAVEN	VANCE JACKSON	SALEM	\$ 52,886	2008	
	REDROCK	WEST	NEER	\$ 44,616	2009	
	CEDAR VIEW	SPICEWOOD	INGLESIDE	\$ 21,116	2009	
	CORY	CROESUS	CABOT	\$ 6,912	2009	
	GREENCREST	VANCE VIEW	CUL DE SAC	\$ 62,539	2009	
	BUCKEYE	IH-10	BASSE	\$ 74,193	2007	
	BLOSSOM VIEW	BASSE	WEIZMANN	\$ 28,981	2009	
	DRYDEN	NEER	DEAD END	\$ 38,610	2009	
	MARCHMONT	NEER	DEAD END	\$ 37,776	2009	
	ALLENA	WEIZMANN	DRESDEN	\$ 59,822	2008	
	BROOKVIEW	WEIZMANN	MARCHMONT	\$ 32,223	2008	
	CLIFFWOOD	WEST	DEAD END	\$ 46,690	2009	
	DRESDEN	WEST	OLYMPIA	\$ 76,966	2010	
	GILBERT	WEST	NEER	\$ 52,386	2010	
	STANWOOD	ELAND	CLARA	\$ 6,268	2010	
	EDGEBROOK	OLYMPIA	WESTMORELAND	\$ 9,962	2007	
	CLARA	VANCE JACKSON	STANWOOD	\$ 38,737	2009	
	DAWNVIEW	NEER	DEAD END	\$ 36,346	2009	
	GREENHILL PASS	VANCE JACKSON	NEER	\$ 64,040	2009	
	LIVELY	DEWHURST	WEST	\$ 132,227	2009	
	MARLENA	PANDA	VANCE JACKSON	\$ 35,250	2009	
MC ILVAINE	IH-10	SAN PEDRO	\$ 85,180	2009		
RANCHO BLANCO	CAPITOL	GRANT	\$ 17,804	2009		
BROOKVIEW	GILBERT	DRESDEN	\$ 13,466	2008		
BARBET	FUTURE	PILGRIM	\$ 54,173	2009		
BASSWOOD	VANCE JACKSON	WEST	\$ 66,352	2009		
CAPITOL	EL MONTE	BASSE	\$ 32,342	2009		
CAPITOL	SUMMIT	SAN FRANCISCO	\$ 85,252	2009		
MACE	CROESUS	CABOT	\$ 9,009	2009		
CAPITOL	HERMOSA	MARIPOSA	\$ 14,586	2009		
Total Full Depth Reclamation Investment				\$ 1,490,452		
Total Future (or In Progress) Street Maintenance Investment				\$ 4,450,467		

Proposed Capital Improvement Projects

Project



GREATER DELLVIEW AREA COMMUNITY PLAN

DELLVIEW AREA NEIGHBORHOOD ASSOCIATION
 NORTHWEST LOS ANGELES HEIGHTS NEIGHBORHOOD ASSOCIATION
 NORTH CENTRAL NEIGHBORHOOD COALITION
 PASADENA HEIGHTS NEIGHBORHOOD ASSOCIATION

Castle Hills

BLANCO RD/JACKSON KELLER INTERSECTION

- Widen intersection for left turn lanes on all approaches
- Completed April 2002
- Construction Cost = \$1.4 Million

VANCE JACKSON DRAINAGE IMPROVEMENT PROJECT

- Estimated cost is \$3.5 million
- Non-funded and subject to change

PROPOSED PUBLIC PARK

- Senior citizen center in rehabbed historic house
- Park facilities
- Still in planning stage
- Awaiting approval of HUD 108 funding

PUBLIC LIBRARY - WESTFALL BRANCH

- Expanded and renovated in 1996
- Scheduled to receive building upgrades (plumbing, electrical, roofing, etc.) pending funding approval

LA MANDA - WEST AVE TO BUCKEYE

- New curbs, sidewalks, and driveways
- Currently in design phase
- Estimated cost = \$225,000

OLYMPIA DRAINAGE PHASE II

- Requires completion of Olympia Drainage Phase I

OLYMPIA DRAINAGE PHASE I

WARNER - MARIPOSA TO ALHAMBRA

- Reconstruction of existing underground drainage system designed to handle a 25-year storm event
- Reconstruction of 850 ft of Olympia and 550 ft of Warner including curbs, sidewalks, driveways, and inlets
- Currently in the design phase
- Estimated Cost = \$1.35 Million

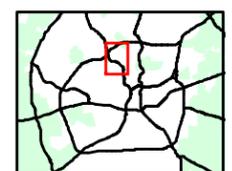
GRANT, MICHIGAN, CAPITOL - HERMOSA TO EDISON

- Reconstruction of Grant and Michigan from Hermosa to Fresno and Capitol from Hermosa to Clower and Lee Hall to Edison
- Included curbs, sidewalks, driveway approaches, and drainage as needed
- Completed August 1996

NEER ST DRAINAGE PROJECT

- Requires completion of Olympia Drainage Phases I & II
- Estimated cost = \$7.6 million
- Non-funded and subject to change

- LEGEND**
- Public Schools
 - Parks
 - Existing Street Humps
 - Eligible for Street Humps - Awaiting Funding
 - School Flashers installed in 2004
- PAVEMENT MAINTENANCE SCHEDULE**
- Completed Road Maintenance**
- Asphalt Overlay
 - Micro-Surface
 - Slurry Seal
 - Chip Seal Coat
 - Crack Seal
 - Base & Pavement Repair
 - Full Depth Reclamation
- Planned Road Maintenance (Not Completed)**
- Asphalt Overlay
 - Micro-Surface
 - Slurry Seal
 - Reconstruction
 - Asphalt Recycling & Overlay
 - Base & Pavement Repair
 - Full Depth Reclamation
- CAPITAL IMPROVEMENT PROJECTS**
- Completed
 - In Design Phase
 - Non-funded



Capital Improvement Projects

Greater Dellview Area Community Plan

(Based on information obtained from the City of San Antonio Department of Public Works)

City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA
 Director, Planning Department

Development Business Service Center
 1901 S. Alamo
 San Antonio, TX 78205

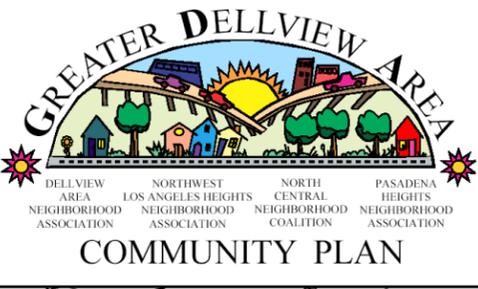
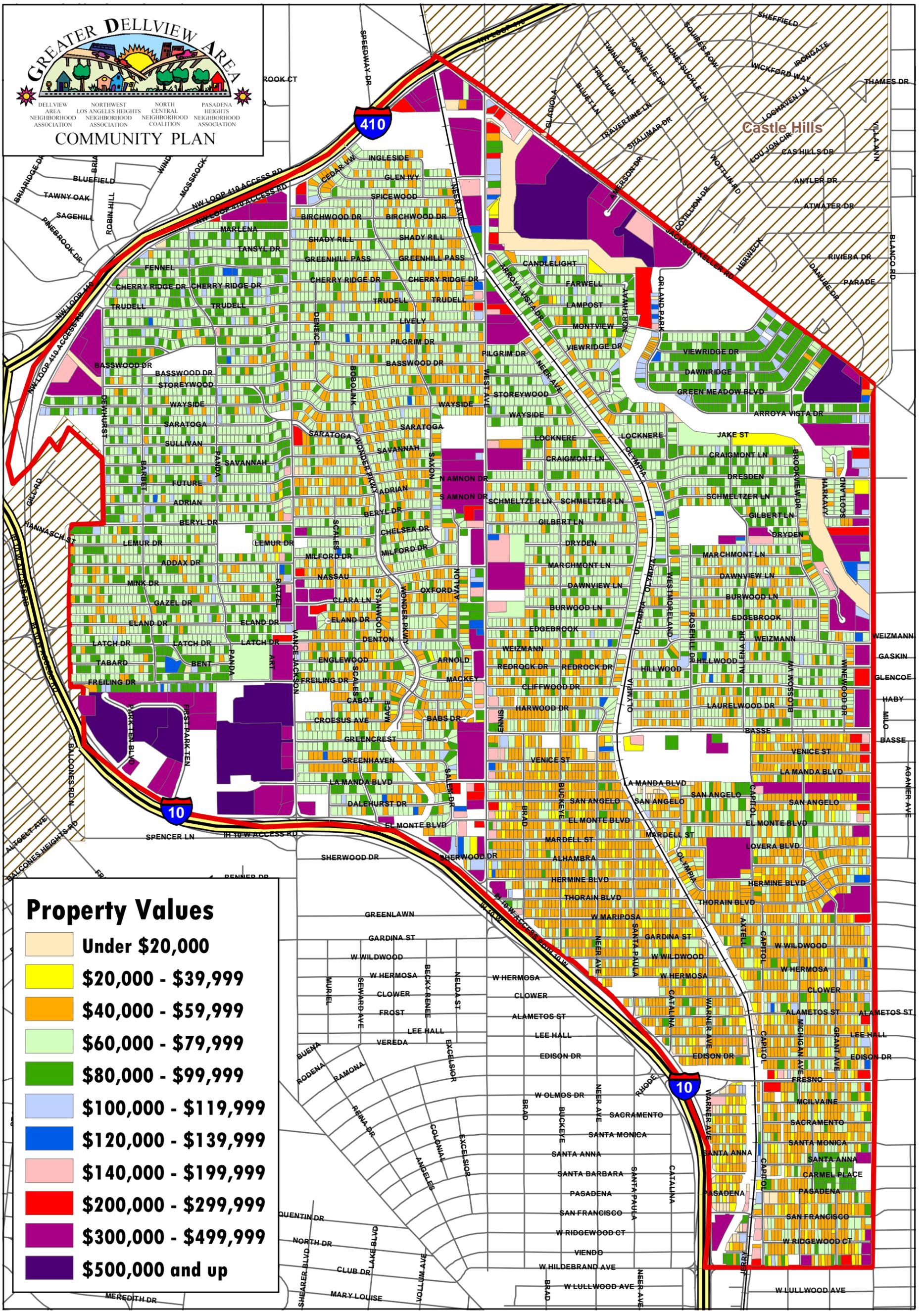
Data Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Appraisal District

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Please contact the responsible City of San Antonio Department for specific determinations.

City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Appendix G: Supplemental Maps



Property Values

- Under \$20,000
- \$20,000 - \$39,999
- \$40,000 - \$59,999
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$119,999
- \$120,000 - \$139,999
- \$140,000 - \$199,999
- \$200,000 - \$299,999
- \$300,000 - \$499,999
- \$500,000 and up



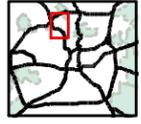
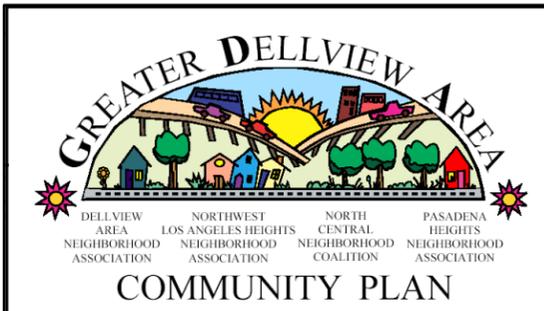
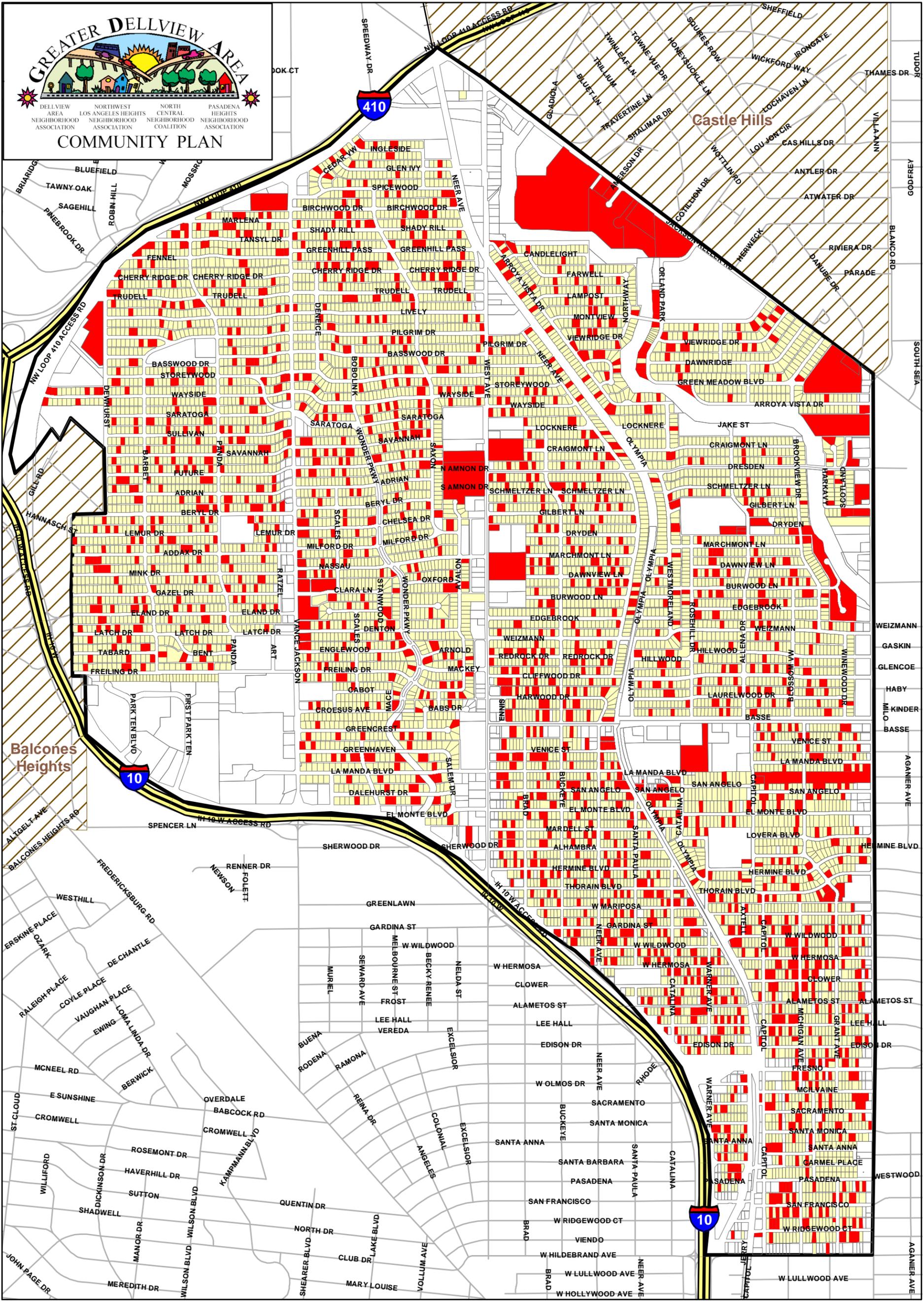
Property Values

Greater Dellview Area Community Plan

(Based on 2005 Bexar County Appraisal District data)

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204



Housing Tenure

Greater Dellview Area Community Plan



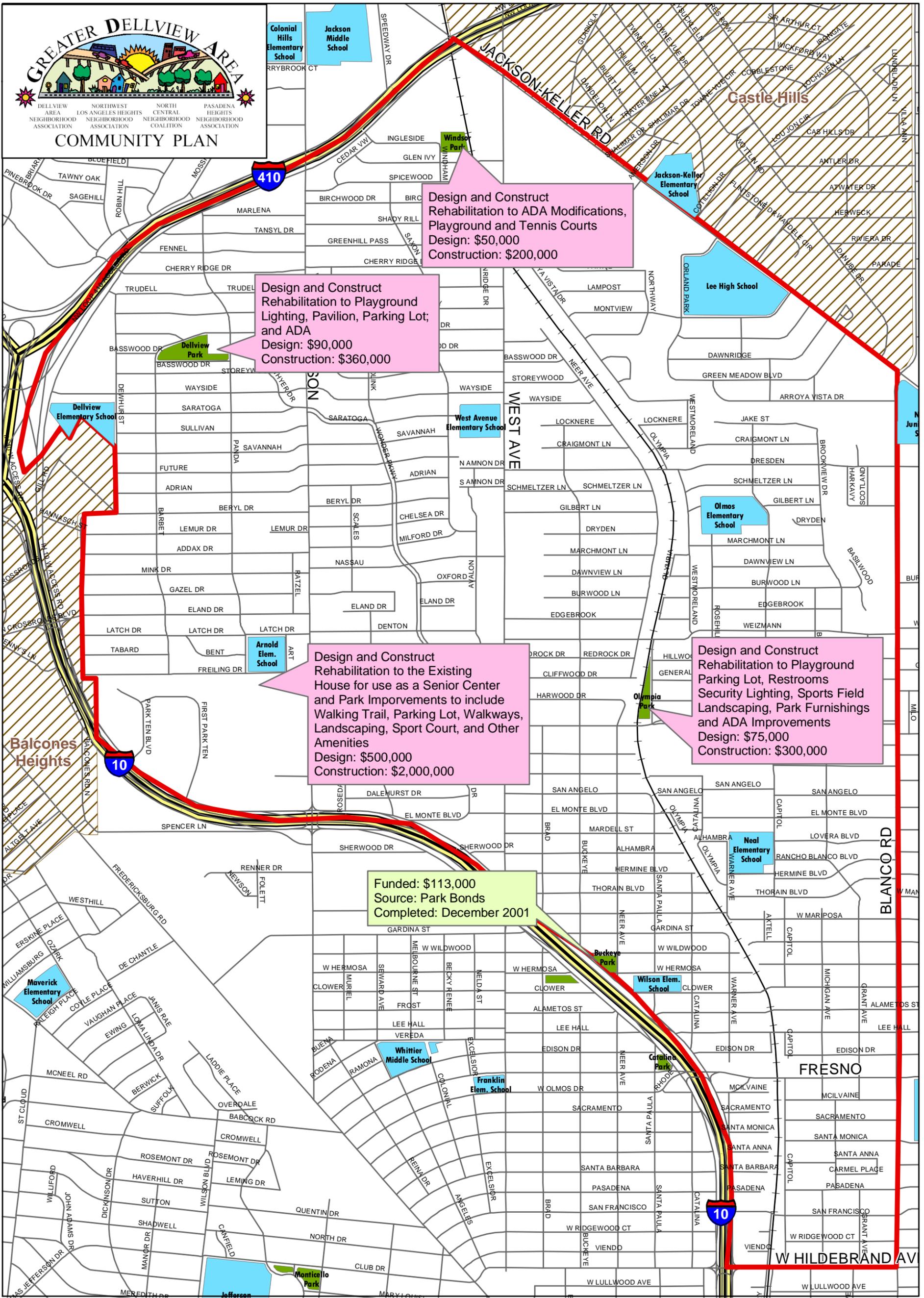
- Owner-Occupied Properties*
- Non Owner-Occupied Properties*

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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***Based on an interpretation of Bexar County Appraisal District data**

City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Proposed Park Projects

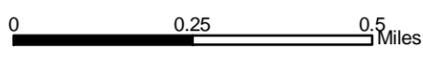
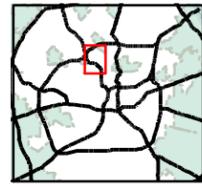
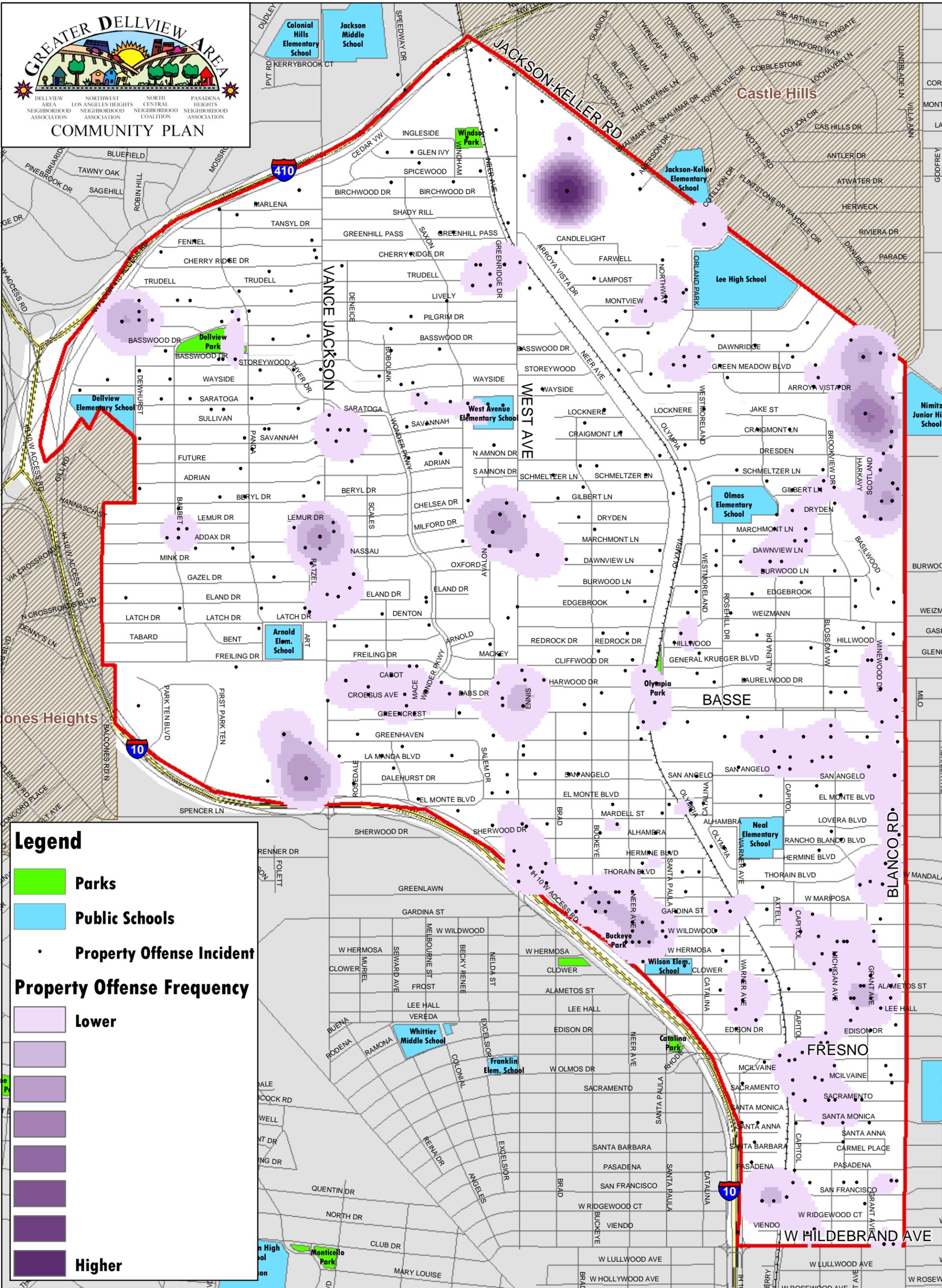
From the COSA Parks & Recreation Strategic Plan

- Public Schools
- Completed Projects
- Parks
- Proposed Projects over the Next Ten Years - Dependent Upon Funding Availability
- Cities and Towns



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 Emil R. Moncivais, AICP, AIA
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Greater Dellview Area Community Plan



Property Offense Frequency*

January, 2004 through September 16, 2004

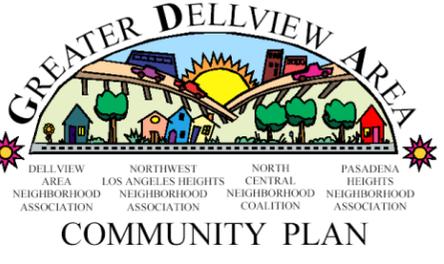
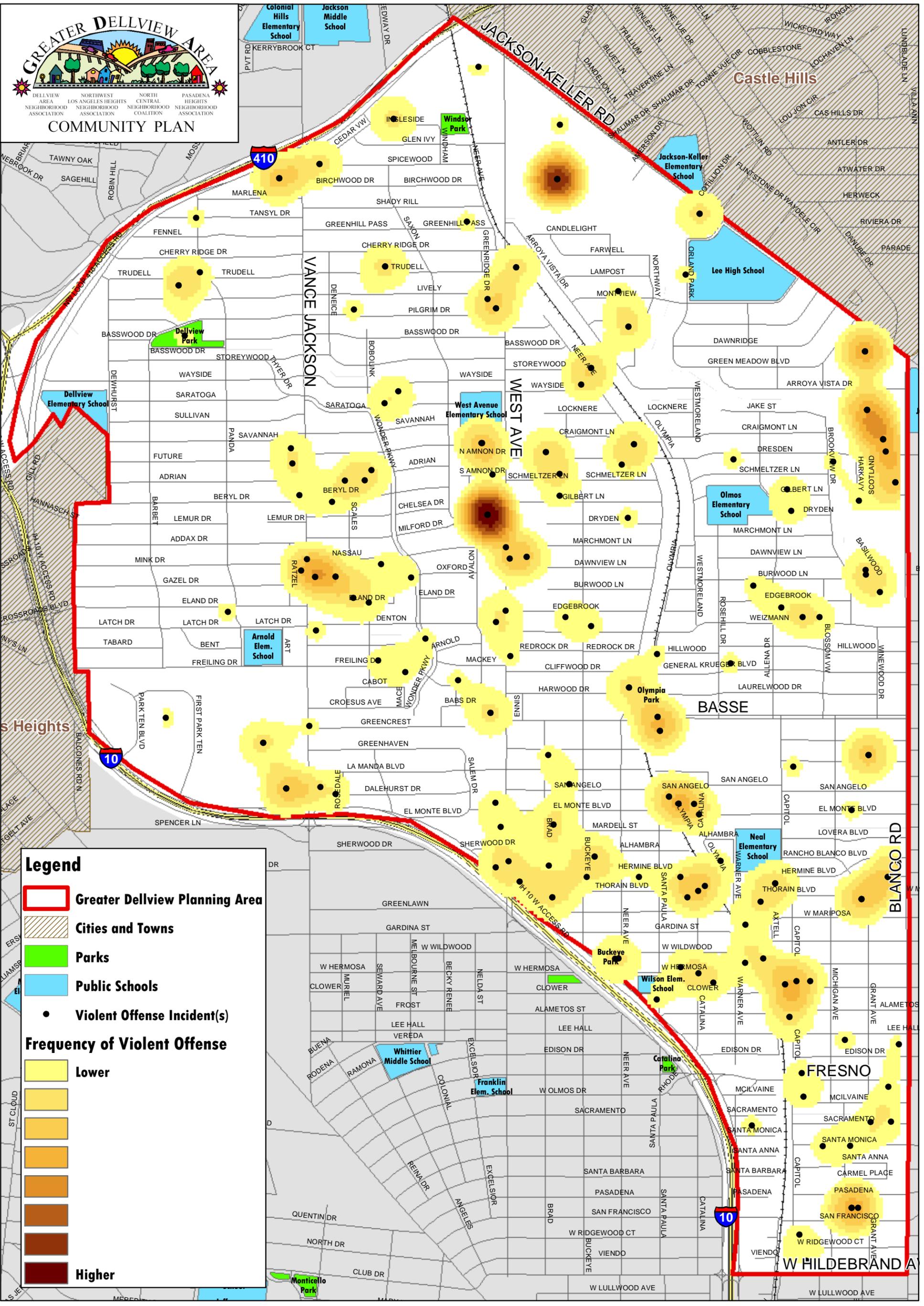
Greater Dellview Area Community Plan

*Information obtained from the San Antonio Police Department

City of San Antonio
Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development and Business
Services Center
1901 S. Alamo
San Antonio, TX 78204

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Legend

- Greater Dellview Planning Area
- Cities and Towns
- Parks
- Public Schools
- Violent Offense Incident(s)

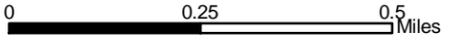
Frequency of Violent Offense

- Lower
-
-
-
-
-
-
-
-
- Higher

Violent Offense Frequency*

January, 2004 through September 16, 2004

Greater Dellview Area Community Plan



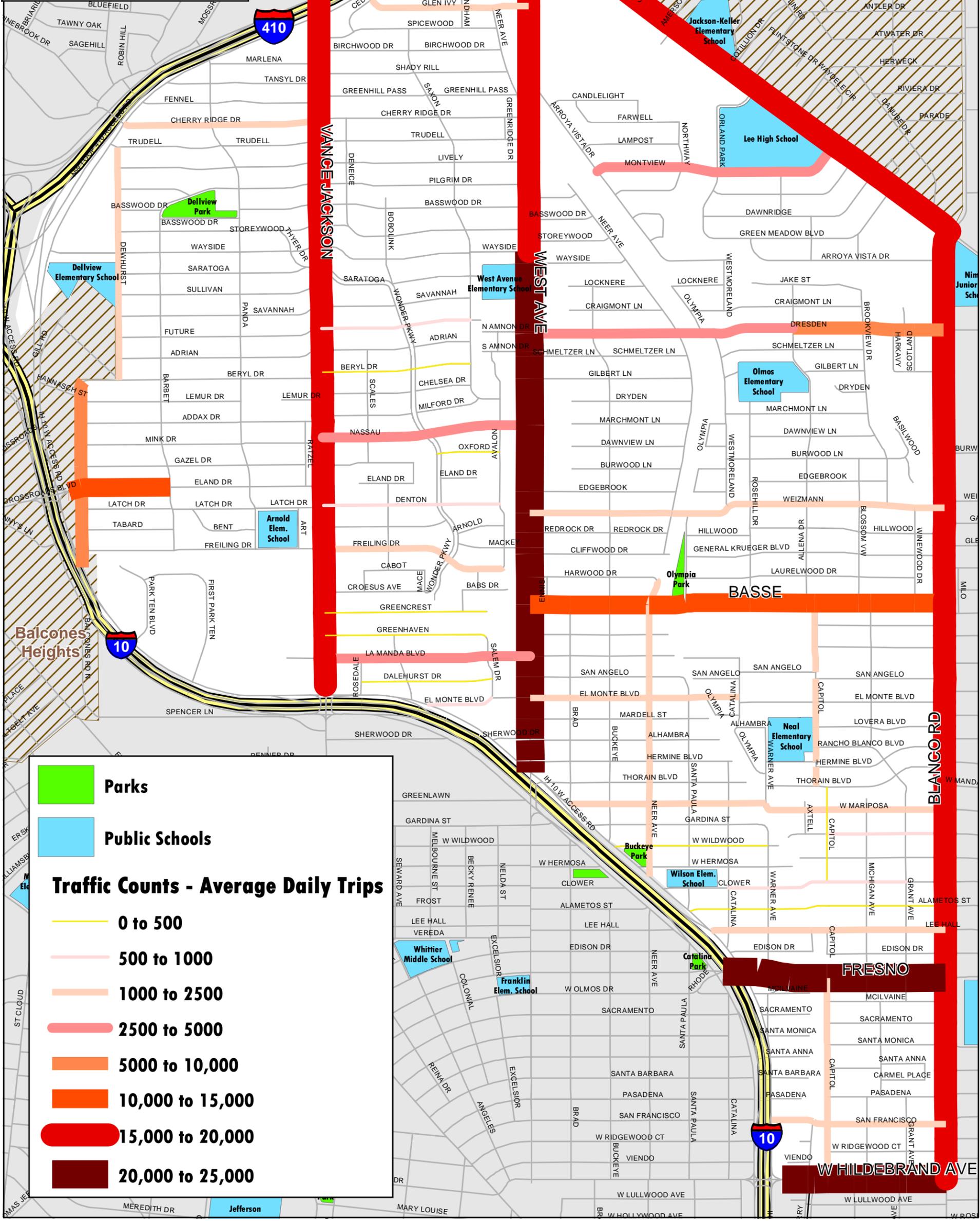
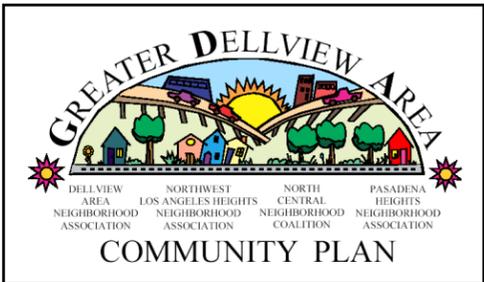
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 Map Created by: Andrea Holbeck
 Map Creation Date: 1/25/05
 Map file location:
 PDF Filename: NA

*Information obtained from the San Antonio Police Department



City of San Antonio
 Planning Department
 Emil R. Monivas, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

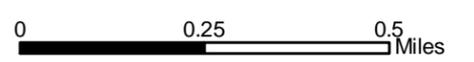


Parks

Public Schools

Traffic Counts - Average Daily Trips

- 0 to 500
- 500 to 1000
- 1000 to 2500
- 2500 to 5000
- 5000 to 10,000
- 10,000 to 15,000
- 15,000 to 20,000
- 20,000 to 25,000

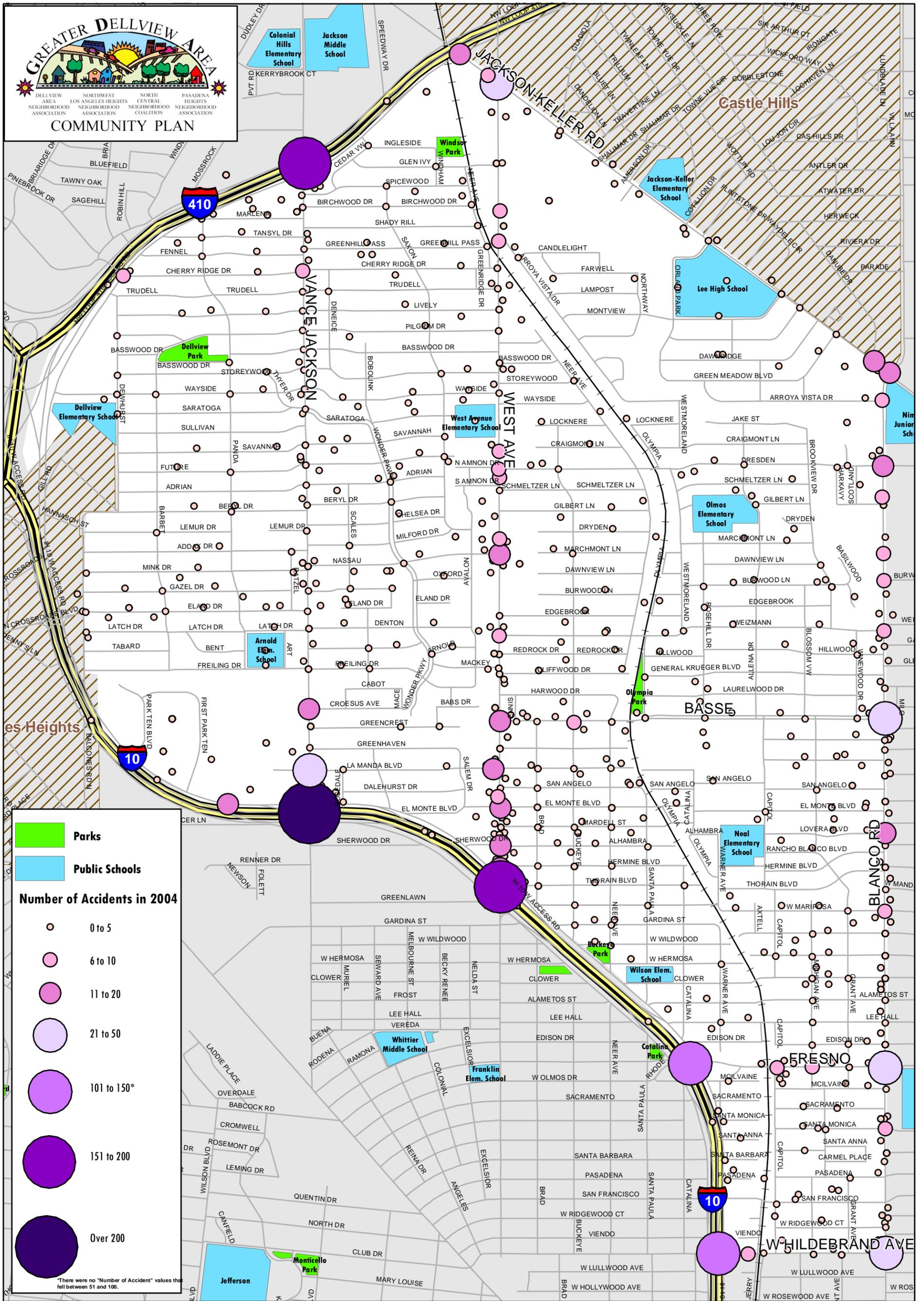


Traffic Counts (2000) for Selected Streets* Greater Dellview Area Community Plan

*Based on traffic counts completed by the Texas Department of Transportation in 2000

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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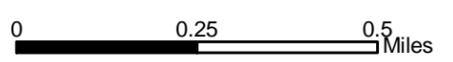
City of San Antonio
Planning Department
Emil R. Monivals, AICP, AIA
Director, Planning Department
Development and Business
Services Center
1901 S. Alamo
San Antonio, TX 78204



Traffic Accidents in 2004

Greater Dellview Area Community Plan

(Based on information obtained from the San Antonio Police Department)



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City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

Appendix H: Letters of Support

San Antonio-Bexar County



metropolitan planning organization

August 25, 2005

Emil R. Moncivais
Director, Planning Department
City of San Antonio
Post Office Box 839966
San Antonio, Texas 78283-3966

RE: Greater Dellview Neighborhood Community Plan

Dear Mr. Moncivais:

The San Antonio - Bexar County Metropolitan Planning Organization (MPO) is pleased to present this letter of support concerning the Greater Dellview Neighborhood Community Plan. Your staff's dedication in producing a comprehensive strategy is commendable. The MPO appreciated the opportunity to participate and be involved as the coordination was developed. We look forward to working with you as the strategy is implemented.

Once again, we look forward to cooperating with all partners involved in making San Antonio a safer place for pedestrians and bicyclists. The MPO is available to assist with all transportation issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Walsh'. The signature is fluid and cursive, with a large initial 'J' and 'W'.

Joanne Walsh
Director,
San Antonio – Bexar County Metropolitan Planning Organization

1021 San Pedro, Suite 2200 – San Antonio, Texas 78212 – (210) 227-8651
TDD 1 (800) 735-2989 - Fax (210) 227-9321
www.sametroplan.org



AUSTIN OFFICE:
P. O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0532
FAX: 512-463-7675

DISTRICT OFFICE:
1806 BLANCO RD.
SAN ANTONIO, TEXAS 78212
210-734-8937
FAX: 210-734-0356

TEXAS HOUSE OF REPRESENTATIVES
MICHAEL U. VILLARREAL
STATE REPRESENTATIVE
DISTRICT 123

August 24, 2005

Mr. Emil Moncivais
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Moncivais,

I want to take this moment to thank you for the collective effort required to put together this wonderful document. Having attended some of the community meetings myself, I was pleased by the turn out of interested citizens, and by the way city staff worked diligently to incorporate and synthesize public input into the overall vision expressed by this plan.

I cannot stress enough the importance of having plans for the future improvement and betterment of San Antonio's communities. I look forward to working with the people of this area to begin implementing the plan, and work towards the improvement of this special part of San Antonio.

Thank you for the opportunity to endorse this great project, and please keep me informed of any other planning projects within the City and in my district.

Sincerely,

A handwritten signature in black ink that reads "Michael U. Villarreal".

Michael U. Villarreal



August 16, 2005

Mr. Greg Baker, Senior Planner
Neighborhoods & Urban Design Division
City of San Antonio Planning Department
1901 South Alamo
San Antonio, Texas 78204

Dear Greg:

On behalf of VIA Metropolitan Transit Co., we wish to express our enthusiastic support for the Greater Dellview Community Plan.

It is not by accident that we have great neighborhoods, parks and schools. It is thanks to the hard work of many people who have cared deeply over the years and who are willing to work for these values. Your planning efforts will help to enhance the community we all care so deeply about.

This comprehensive plan acknowledges, that many individuals are compelled to be engaged and improve the quality of life within their neighborhood.

We look forward to working with the City's Planning Department in fulfilling the public transportation desires of the community.

Sincerely,

Michael K. Dominguez
Community Planner



THE ENTERPRISE FOUNDATION

August 19, 2005

JAMES W. ROUSE
CO-FOUNDER
1914-1996

F. BARTON HARVEY III

CHAIRMAN & CEO

TERRI Y. MONTAGUE
PRESIDENT & COO

PATRICIA T. ROUSE
CO-FOUNDER
VICE PRESIDENT & SECRETARY

CHRISTINE K. CARTALES
SENIOR VICE PRESIDENT

WILLIAM R. FREY
SENIOR VICE PRESIDENT

DORIS W. KOO
SENIOR VICE PRESIDENT

LAWRENCE M. ANDERSON
VICE PRESIDENT

MARK MCDERMOTT
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JAMES MINOW
VICE PRESIDENT

ANN SEWILL
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VICE PRESIDENT

FAITH E. THOMAS
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PETER C. WERWATH
VICE PRESIDENT

STOCKTON WILLIAMS
VICE PRESIDENT

MARK W. CAVANAUGH
TREASURER

TRUSTEES

SUSAN G. BAKER

CATHERINE P. BESSANT

JOHN P. BOORN

PAUL C. BROPHY

HENRY G. CISNEROS

DOROTHY CULLMAN

CUSHING N. DOLBEARE

MARTIN FINE

GARY GENSLER

RONALD GRZYWINSKI

F. BARTON HARVEY III

FREDERICK W. HILL

JING LYMAN

RAYMOND J. MCGUIRE

ROBERT S. MCNAMARA

EDWARD NORTON

CAROL J. PARRY

J. BENSON PORTER

FRANKLIN D. RAINES

NICOLAS P. RETSINAS

JONATHAN P. ROSE

MICHAEL I. ROTH

PATRICIA T. ROUSE

J. McDONALD WILLIAMS

KAREN HASTIE WILLIAMS

REGINALD WILLIAMS

JAIME E. YORDAN

BARRY ZIGAS

Emil R. Moncivais, AICP, AIA
Director, Planning Department
Post Office Box 839966
San Antonio, TX 78283-3966

Dear Mr. Moncivais:

The Enterprise Foundation is pleased to present this letter of support of The Greater Dellview Area Community Plan. These plans are valuable to a community because they are based around the premise that a sound infrastructure base coupled with a vision of what the area can become and how the area is changing can attract new developments, jobs, and growth opportunities of all types.

The Enterprise Foundation believes that neighborhood/ community plans cannot be limited solely to actions that will strengthen and improve the infrastructure which is why we are pleased to be referenced in the Objective 7.2 Capacity and Effectiveness. Sustainable, in the plan, since economic and social change can only be achieved and sustained by a combination of neighborhood transformation coupled with family strengthening.

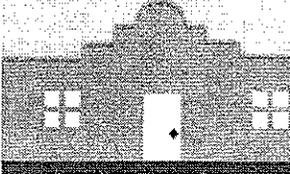
In support of this notion, The Enterprise Foundation sponsors a six-month annual Community Leadership Institute program designed as an interactive curriculum to enhance the leadership skills and competencies of community-based volunteers and neighborhood activists by building upon their knowledge and experience. The City of San Antonio's Planning Department has been a partner in the past by providing speakers and participant referrals for the program.

We look forward to working in partnership with the Planning Department and the neighborhoods of the Greater Dellview Area to ensure this plan's success.

Please feel free to contact me at 210-225-6969 if I can be of further assistance.

Warmest Regards

Naomi L. Elliott
Director- Enterprise San Antonio



San Antonio Housing Trust

• Trust SAHT • Foundation SAHTF • Investment Corp SAHTIC • Finance Corp SAHTFC •

Mr. Emil R. Moncivais, AICP, AIA
Director, Planning Department
City Of San Antonio
Post Office Box 839966
San Antonio, TX 78283-3966

August 18, 2005

Dear Emil:

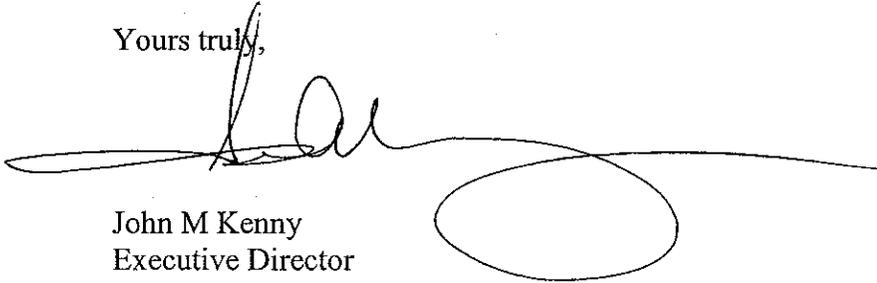
The San Antonio Housing Trust Foundation looks forward to working with the City of San Antonio and the Greater Dellview Area community and neighborhoods to implement the vision expressed by the Greater Dellview Area Community Plan.

We are particularly interested in working on many of the issues identified in the Housing and Neighborhoods chapter of the Plan, especially as it relates to infill housing, and housing rehabilitation and financing.

We also take great interest in helping to address many of the issues identified in the Plan that are in or near the Pasadena Heights neighborhood, as the Housing Trust helped develop this affordable neighborhood and our offices are located adjacent.

Consider this a letter of support for the Greater Dellview Area Community Plan, and feel free to have the Plan Implementation Team call us when implementation projects arise.

Yours truly,



John M Kenny
Executive Director
San Antonio Housing Trust

August 19, 2005

Mr. Emil R. Moncivais
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: The Greater Dellview Area Community Plan

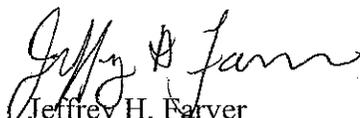
Dear Mr. Moncivais:

San Antonio Federal Credit Union (SACU) is pleased to support the Greater Dellview Area Community Plan. SACU has enjoyed being a good neighbor since 1976 and has supported the growth of San Antonio and the Greater Dellview area since 1935.

Many of our members and employees live in the Greater Dellview area. We are proud of the participation of our neighbors and staff in this project.

I would like to express my thanks to the City of San Antonio's Planning Department. Mr. Greg Baker and Mr. Andy Holubeck have provided excellent guidance and leadership to bring this most important project to fruition.

Sincerely,


Jeffrey H. Farver
President and CEO



Columbia Industries, Inc.

5005 WEST AVE. • P.O. BOX 13430 • SAN ANTONIO, TX 78213-0430 • (210) 344-9211 • FAX (210) 349-8672
www.columbia300.com

September 6, 2005

Mr. Emil R. Moncivais, Director
Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Ref: The Greater Dellview Area Community Plan

Dear Mr. Moncivais:

Since 1967 Columbia Industries, Inc. (Columbia) has been a responsible neighbor and has supported the growth of San Antonio and the Greater Dellview area. Columbia is pleased to add its support to the Greater Dellview Area Community Plan

Several of our employees live in the Greater Dellview area. We are proud of the participation of our neighbors and employees in this project.

Many thanks to the City of San Antonio's Planning Department and their personnel who provided guidance and leadership to bring this project to realization.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Sellers", written in a cursive style.

Mike Sellers
EXECUTIVE VICE PRESIDENT

MS:ldw