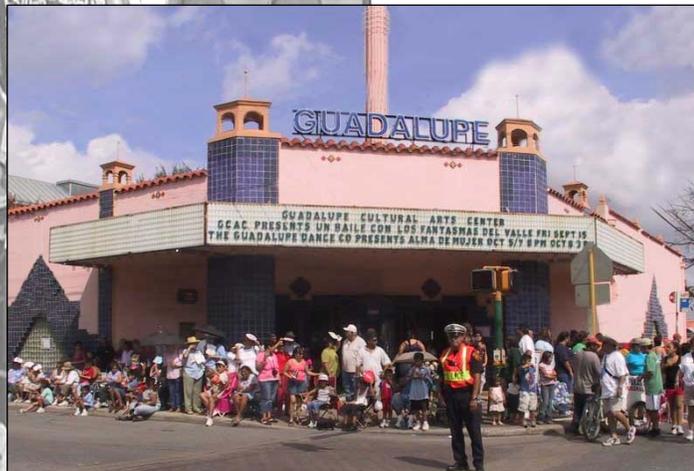


# Guadalupe Westside Community Plan:

A guide for action, innovation and revitalization



Prepared by the residents of the Guadalupe Westside area in partnership with  
the City of San Antonio Planning and Community Development Department  
May 3, 2007



## PREFACE / PROLOGO

### Congratulations! / ¡Felicidades!

You are reading the Community Plan for Guadalupe Westside. This plan is brought to you by many dedicated community members who committed a year and a half of their evenings and weekends to the development of this plan. The Avenida Guadalupe Association made the initial request for a plan however, the plan area boundaries extend beyond the boundaries of the Avenida Guadalupe Neighborhood Association. As a result, the Planning Team for this plan includes members of the Avenida Guadalupe Association and many other individuals representing the interests of the greater "Westside" area. The following 27 individuals are members of the Planning Team:

*Está leyendo el Plan Comunitario para el área de Guadalupe Westside. Se les brinda este plan por medio de miembros dedicados de la comunidad los quiénes se comprometieron por más de un año y medio, trabajando en las noches y los fines de semanas para crear este plan. Las Oficinas de Avenida Guadalupe iniciaron la petición con la Ciudad para un plan. Sin embargo, los límites del área del plan se extienden más allá de los límites de la Asociación de Vecindades de Avenida Guadalupe. Por esta razón, el "Equipo de Planificación" de este plan incluye miembros de la Asociación de Vecindades de Avenida Guadalupe y muchos otros que representan los intereses de todo el área del plan. Las siguientes personas son los miembros del Equipo de Planificación:*

Irene Aguilar ♦ Carlos Aguirre ♦ Victor Azios ♦ Father Don Bahlinger ♦ Maria Cantu ♦ Theresa De La Haya ♦ Guadalupe Espinosa ♦ Giovanni Gagliano ♦ George Galindo ♦ Katy Garza ♦ Elvia Gonzalez ♦ Jessica O. Guerrero ♦ Teresa G. Hernandez ♦ David Hinojosa ♦ Rosalinda Hinojosa ♦ Eugenio Macias ♦ J. Oscar Ramirez ♦ Gloria Reyes ♦ Bret Ruiz ♦ Graciela Sanchez ♦ Daniel Saucedo ♦ Yolanda Sosa ♦ Sylvia Zamarripa ♦ Councilwoman Patti Radle ♦ CC Aide Cecilia Picazo ♦ CC Aide Emma Hersh

Through the dedication of individuals associated with the following organizations, and/or allowing the use of the building space for community meetings and displays, contribution was also made to the building of this community plan:

*Por medio de la dedicación de las personas afiliadas a las siguientes organizaciones y/o por permitir el uso de su edificio para las reuniones comunitarias, también se hizo una contribución a la creación de este plan:*

Alamo Labor Properties ♦ Avenida Guadalupe Association ♦ Casa de Confianza ♦ El Progreso ♦ Esperanza Peace and Justice Center ♦ Guadalupe Theatre ♦ Lanier High School ♦ Making Connections ♦ Our Lady of Guadalupe Church ♦ Texas Diabetes Institute ♦ Calderon Boys and Girls Club ♦ HEB ♦ Bazan Library ♦ Kenney's Food Store ♦ San Juan Brady Community Center ♦ San Jacinto Senior Citizens Residence





Many, many other people also contributed to this plan through their participation in community meetings and work sessions. Over 200 community members attended one or all of the six (6) community-wide meetings. In addition, 20 staff members from various public agencies attended one or more of the six (6) Technical Advisory Meetings. The Planning Team held thirteen (13) meetings between November 2005 and February 2007.

*Muchas otras personas también contribuyeron en este plan a través de su participación en las reuniones comunitarias. Más de 200 miembros de la comunidad asistieron a una o a todas las seis reuniones públicas. Es más, 20 empleados de varias agencias públicas asistieron a una o más de las seis "Reuniones Técnicas." El Equipo de Planificación llevo a cabo trece reuniones entre Noviembre del 2005 y Febrero del 2007.*





# ACKNOWLEDGEMENTS

This Community Plan is made possible through the support of City Officials, City Staff, and Community Participants dedicated to creating stronger communities.

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# INTRODUCTION

## WHAT IS A COMMUNITY PLAN?

A Community Plan is one service offered through the Community Building and Neighborhood Planning (CBNP) Program of the City of San Antonio. The primary objective of the CBNP Program, per Resolution 98-10-02 adopted by City Council in 1998, is to:

*"strengthen neighborhoods as self-sustaining communities working towards improved quality of life."*

The City of San Antonio Master Plan Policy Document, adopted in 1997, states that

*"Neighborhoods define and characterize the unique cultural, historical, and natural qualities of San Antonio..."*

*...Strong, viable neighborhoods create a sense of place within the community. Basic elements such as schools, churches, parks, open space, offices, stores, police and fire stations, health care, cultural and human services facilities, libraries, and all types of housing, if balanced properly, will contribute to safe, dynamic and sustainable neighborhoods that form our City."*

With that mission in mind, the City assists in the Community Plan process by providing staff support. The contents of each plan represent a balance of City of San Antonio Master Plan Policies, best planning practices, and input from community stakeholders that include area residents, businesses, property owners, community organizations, and neighborhood associations. The end result is a set of goals, objectives, and action steps tailored to this particular community.

## PURPOSE OF THE COMMUNITY PLAN

The purpose of the Guadalupe Westside Community Plan is to provide a guide for:

- ◆ action
- ◆ innovation
- ◆ revitalization

The Plan is structured for community action. The document is organized around five (5) general areas. Within each area; goals, objectives, and action steps have been identified by the community.

The Plan encourages innovation. Some goals are geared toward problem-solving. Other goals are geared toward enhancing strengths that already exist in the community. The action plan provides innovative steps to overcome community obstacles and strengthen community assets.

The Plan is geared toward revitalization. The culmination of innovative activities, while mindful of the past, has an eye toward the future.





## ORGANIZATION OF THE COMMUNITY PLAN

The Guadalupe Westside Plan is organized around the following elements:

- ◆ INFRASTRUCTURE AND FACILITIES
- ◆ PUBLIC SAFETY & CODE COMPLIANCE
- ◆ COMMUNITY HEALTH, EDUCATION, & WELL-BEING
- ◆ ECONOMIC DEVELOPMENT
- ◆ HOUSING

There are two additional elements that assist with implementation:

- ◆ LAND USE
- ◆ AVENIDA GUADALUPE STRATEGIC REVITALIZATION PLAN

Below is a brief description of each element and a sample of issues addressed:

### INFRASTRUCTURE AND FACILITIES

This chapter focuses on public amenities and necessities that are expensive to build and maintain. Issues addressed include: Storm Water, Parks, Libraries, Streets, Sidewalks, Bicycles, Traffic Safety, Alleys, Bus/Transit, Railroads

### PUBLIC SAFETY & CODE COMPLIANCE

This chapter focuses on public safety and code compliance issues. Issues addressed include: Neighborhood Beautification, Animal Care, Police, Crime Prevention, Safe Environments, Long-Term Drug Treatment and Use Prevention, Prevention of Prostitution, Graffiti Removal, Prevention and Education, Reduction of Gang Activity

### COMMUNITY HEALTH, EDUCATION, & WELL-BEING

This chapter focuses on individuals and families. Issues addressed include: Homelessness, Nutrition, Senior Quality of Life, Child Care, Education, Cultural Arts, Active Recreation, Faith-Based Organizations, Neighborhood and Community Organizations

### ECONOMIC DEVELOPMENT

This chapter is focused on bringing together all of the components of the plan to create economic opportunities that provide services, products, and job opportunities for area residents. Issues addressed include: The Support Existing Businesses, Enticing Future Business, Employment Opportunities, Job Skills Training, Commercial Buildings, Residents and Customers, Gentrification, Workforce Development.

### HOUSING

This chapter addresses the location, quality, and affordability of housing. Issues addressed include: Diversity of Housing, the Promotion of Home Ownership, Housing Rehabilitation, Public Housing, Development and Redevelopment Opportunities.

### LAND USE

The Land Use section discusses existing land use and zoning. The Land Use Plan, adopted with this plan is the basis for future land use change decisions.

### STRATEGIC REVITALIZATION PLAN

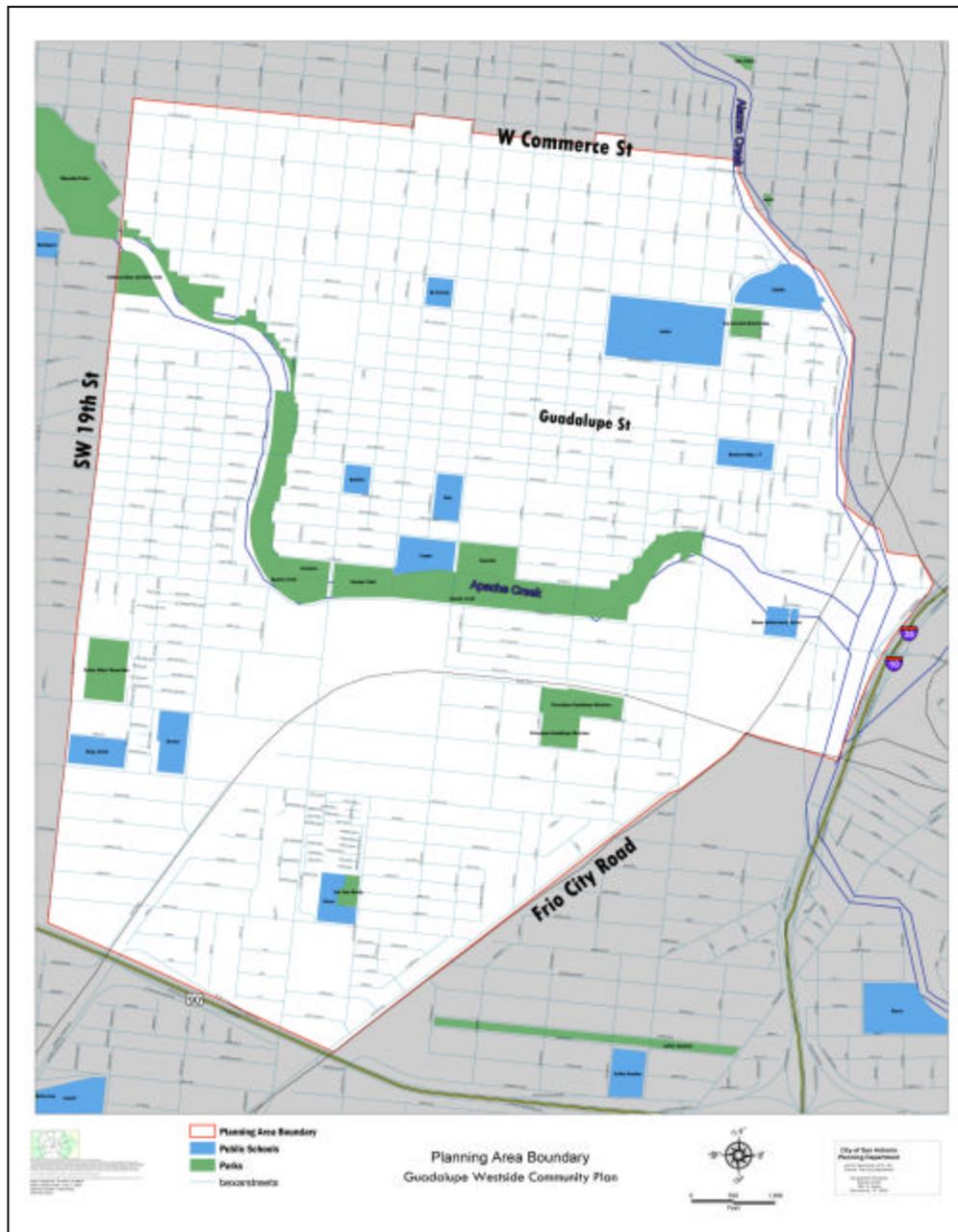
This section discusses a revitalization strategy for the future of the Avenida Guadalupe Corridor.





## GEOGRAPHY: WHERE IS THE PLANNING AREA?

The planning area is bound by Commerce Street to the north; SW19<sup>th</sup> Street to the west; Hwy 90 to the south; and Frio City Road and Alazan Creek to the west.





---

## MEETING DATES

### Planning Team Organizational Meetings

November 14, 2005	June 20, 2006
December 5, 2005	September 20, 2006
January 10, 2006	October 2, 2006
March 20, 2006	February 13, 2007

### Public Community Meetings

April 8, 2006 – SWOT Analysis  
May 13, 2006 – Land Use  
September 23, 2006 – General Review  
March 10, 2007 – Community Plan Open House

### Technical Advisory Committee Workshops

July 10 and Aug 7, 2006 – Housing and Economic Development  
July 24 and Aug 14, 2006 – Transportation and Infrastructure  
July 31 and August 21, 2006 – Community Facilities and Public Safety  
February 16, 2007 - Strategic Revitalization Plan Implementation Strategy Session

### Planning Team Chapter Review Meetings

October 16, 2006 – Infrastructure and Facilities Review  
October 30, 2006 – Public Safety and Code Compliance Review  
November 6, 2006 – Community, Health, Education, and Welfare Review  
November 20, 2006 – Economic and Business Development Review  
November 29, 2006 – General Review of All Chapters  
December 5, 2006 – Housing Review  
February 27, 2007 – Entire Plan

### Avenida Guadalupe Strategic Revitalization Plan Public Meetings

January 6, 2007 – Charrette Kick-Off  
January 13, 2007 – Theme Development  
January 27, 2007 – Site Design and Illustrations





---

## PUBLIC AGENCY CONTRIBUTORS

("TECHNICAL ADVISORY COMMITTEE")

### Infrastructure

Public Works – Christina De La Cruz, Abigail Kinnison, Rebecca Paskos, John Wolters

MPO – Lydia Kelly

VIA – Manjiri Akalkotkar, Christina Castaño

Environmental Services – Priscilla Rosales Piña

### Public Safety and Code Compliance

Police -- Sergeant Jesús Maldonado, Officer Marcus Trujillo, Officer James Shirley

Code Compliance – Steve Lopez

Animal Care – Leticia Rivera

### Community Health, Education, and Well-Being

Metro Health – Linda Wasserman

Cultural Affairs – Victoria de Marquez

Parks and Recreation – Rocky Duque de Estrada

Library – Roberta Sparks

### Economics

Economic Development – Marina Sifuentes, Ed Somers, Hugo Villarreal

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San Antonio Development Agency – Phillip Covington

Asset Management – Aurora Garza

US Small Business Administration – Lucy Maldonado

### Housing

Housing and Neighborhood Services – TJ Pinales

Grants Monitoring and Administration – Rita Naguib

San Antonio Housing Authority – Ramiro Maldonado







---

## IMPLEMENTATION OF THE COMMUNITY PLAN

Elements of the Guadalupe Westside Community Plan contain Goals and Objectives identified by the community. To achieve these goals and objectives, “action” steps are identified that contain time frames, potential partners, and proposed funding sources.

### BENEFITS OF A PLAN

Once a Community Plan is adopted by City Council it becomes a component of the City’s Master Plan. It represents the long-term vision of the community. While City Council representatives change every few years, the plan will remain an official document to be considered by elected officials and city staff before making decisions that affect this community. Specifically, the Land Use component of the Plan is important because future zoning decisions are legally bound to be consistent with the adopted Land Use Plan.

### ORGANIZATION

The Guadalupe Westside Planning Team, mentioned in the document preface, has been charged with kicking-off the implementation of this Community Plan. In October 2006, the Planning Team met and decided upon committee chairs to represent each of the five plan elements. Between October and December 2006, element review sessions were held and the committee chairs organized the attendance of community stakeholders and led their respective meetings. In effect, the beginning of Community Plan subcommittees were established for each of the plan elements to oversee implementation. These committees have been designated as the lead partner for the majority of the action steps within the plan elements. These micro-groups should continue to organize and add members. Regular meeting places, dates and times should be set in order to continue to manage implementation.

### OUTREACH

Addressing the goals, objectives and action steps contained in this plan can be an overwhelming task for just a small group of individuals. It is therefore critical that the Planning Team provide outreach to increase Plan Implementation Team members to establish new, and strengthen current, networks and partnerships. Some suggestions for outreach are to organize an Open House for the Community Plan after its adoption, an initial mail-out or sign posting to the entire planning area to recruit members, and solicit Plan Implementation Team members at area Neighborhood Association meetings.

### TIME FRAMES

Time frames to complete action steps vary. Some may take a few months, some several years. Some may never be fully completed because they are items which simply require continuous effort and maintenance.

### PARTNERS

City Departments are just one of numerous partners that may be needed to achieve the goals and objectives in the plan. Individuals, public agencies, school districts, businesses, non-profit organizations, and neighbors are a few other potential partners. On the previous page is a list of “public sector contributors” that have provided technical guidance on the creation of this plan.





## FUNDING

Not all goals in the plan require funding for implementation. The main ingredient vital to achieving the goals and objectives is focused effort. Time and effort, therefore, are the most important resources. When all is said and done, some objectives will require funding. The City does not offer specific financial commitments for items listed in the Community Plan. It is up to the community to collaborate with various public, private, and non-profit resources to secure funding for community projects.

## PROGRESS

To help track progress the following indicators are recommended to help show the communities' progress over time. These indicators can be found in Appendix D. They include baseline data, goals being measured, data source, and how frequently the data should be tracked. In addition to tracking indicators to help quantitatively measure success over time, it is encouraged that each of the plan elements are reviewed annually.

## PLANNING TEAM MEMBERS

Irene Aguilar ♦ Carlos Aguirre ♦ Victor Azios ♦ Father Don Bahlinger ♦ Maria Cantu ♦ Theresa De La Haya ♦ Guadalupe Espinosa ♦ Giovanni Gagliano ♦ George Galindo ♦ Katy Garza ♦ Elvia Gonzalez ♦ Jessica O. Guerrero ♦ Teresa G. Hernandez ♦ David Hinojosa ♦ Rosalinda Hinojosa ♦ Eugenio Macias ♦ J. Oscar Ramirez ♦ Gloria Reyes ♦ Bret Ruiz ♦ Graciela Sanchez ♦ Daniel Saucedo ♦ Yolanda Sosa ♦ Sylvia Zamarripa ♦ Councilwoman Patti Radle ♦ CC Aide Cecilia Picazo ♦ CC Aide Emma Hersh

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Economic Development	♦ Teresa G. Hernandez
Housing	♦ Sylvia Zamarripa





## HISTORICAL CONTEXT

The community today is the product of more than 100 years of development history. Before delving into the goals and objectives for the future, it is useful to review the elements of the community in light of the past. A review of the community's history is an important step in forging a trail for the next century. It is important to appreciate and respect how the community developed. As the community works together to forge a new beginning, this context can give insight and inspiration to future community leaders.

In the early days of growth, this community faced some of the same issues that are represented in the plan today: infrastructure, housing, community health and well-being, economic resources, and public safety. The specific nature of the issues, of course, has changed over time.

### Early Origins

The history of the Guadalupe Westside area is as old as the City itself. This geographic area was included in the original 36-square mile area which defined San Antonio in the City's 1837 Charter. In many ways, the physical development of the Guadalupe Westside geographic area follows general development trends in San Antonio and the United States. The property was for the most part unimproved, and used for pasture and farmland until the late 1800s.



The population today is primarily Mexican American, continuing a trend that began in the early development of this area. While the largest influx of Mexicans occurred in the early 1900s, it is likely that many of the original farmlands of the Westside were worked by native Mexicans both before and after the United States took over Texas in 1836 [Handbook of Texas Online].

The construction of the International and Great Northern Railroad Line in 1881, combined with other forces, spurred habitation of this area. The overall Mexican American population in San Antonio in 1900 was approximately 14,000. By 1935 this number grew to approximately 100,000 people. Today, there are approximately 700,000 San Antonians of Latino origin. In 1935, the Mexican American population represented about 40% of the overall City of San Antonio population. In 2000, this percentage increased to sixty percent (60%).

### Why Westside?

There are several reasons why this particular section of town was popular with immigrants from Mexico. One is that Guadalupe Street, once part of the Old Pecos Trail heading to El Paso, was an important entry way for many Mexican immigrants settling in San Antonio and elsewhere in the United States [Browne, 2002].

The close proximity of the Westside to employment opportunities in the industries of agriculture, ranching (the Stock Yards), and the Railroad also made it a popular destination. By 1929, San Antonio was the major center of Mexican population, next to Los Angeles. For Mexican immigrants, many who left Mexico because of the Revolution, San Antonio was a magnet of employment possibilities [Garcia, 1991].



Another significant reason that made the area accessible to immigrants was that it had no racial deed restrictions, which were common during this period of U.S. History. Patterns of segregation were





prevalent in the early development. Jim Crow laws, often associated with African-American discrimination, were also applied toward Mexican-Americans. In the early 1900s, San Antonians of Mexican descent lived mainly in the western portions of downtown and in the Westside. The flood of 1921 destroyed much of the downtown area, thereby, relocating many Mexican-American families to the Westside.

In spite of the segregation, the richness of culture through the church, social customs, and a common language made this area feel welcoming. Tejanos (Mexicans living in Texas) combined tenets of Mexican tradition with those of American culture. The result was a Tejano community that practiced a familiar folklore, observed Catholic holy days, Mexican national holidays, and sought participation in American national life.

Finally, in the early 1900s the land was relatively low in value which meant that immigrants with modest means could afford a place to live. Although many Mexican-Americans were of modest means, others were quite wealthy. The result was a mixed-income neighborhood that offered a wide range of housing options.

### Infrastructure and Facilities

In 1881, the City Council recognized the growing Latino population on the Westside by renaming streets running east and west to the names of cities in Mexico. These include: Buena Vista, Colima, Durango, El Paso, Guadalupe, Monterey, Durango, San Fernando, Tampico, and Vera Cruz. The streets running north and south were renamed after rivers in Texas such as Nueces, Frio, Cibolo, and Trinity.

The most notable infrastructure issue in the early development period was water and sewer access. It was not uncommon for one water source to be shared among several housing units. Although central water and sewer systems were available at the time, a lack of economic resources and political will restricted their access to some households.



### Housing

The lack of water and sewer, combined with makeshift housing, led to what many of the time deemed unsanitary living conditions. These conditions were thought to be dangerous to public health and contributed to illness and death in children and adults.

Although the City attempted to address the situation in 1915 when an ordinance was passed to regulate sanitation and building standards specifically intended for Westside housing, the regulations set forth (for construction, maintenance, sanitation, drainage, and garbage disposal) were rarely enforced [Cox, 2004].

A public health study conducted by Dr. Clair Drake of the American Public Health Association in 1926 considered the area to be a health risk. Another study done in 1936 by the Chamber of Commerce confirmed the continued health crisis related to living conditions. These studies were major contributors to the establishment of a national movement for public housing [Saunders, 2006].

Leading this movement in San Antonio was Father Carmelo Tranchese, who became pastor of Our Lady of Guadalupe Church in 1932. During the 1930s he gave speeches and wrote articles to bring attention to the needs of the Westside. He went so far as to make a personal appeal to President Franklin Roosevelt. In 1937 the Federal Housing Administration was created. Two of the first national housing





projects were the Alazan Courts and Apache Courts. These housing projects were so-named for the creeks upon which they bordered. When conflicts with the landowners threatened the cancellation of these projects, Father Tranchese invited Eleanor Roosevelt to visit the neighborhood. She did, and afterward convinced the national government to continue with the project [Saunders, 2006].



The early public housing projects provided sanitary living conditions by supplying water, sewer, and other amenities. They also offered a new source of hope for area residents that were living in substandard housing. In 1940, there were twice as many applications for the Alazan Courts housing as there were units available. Lilia Ramirez, who was a child when “los courts” was built, remarked *“it was like a palace to us. It was so pretty. It was furnished and the kitchen had the sink and open shelves... we were excited about having a bathroom there with hot water”* [Vela, 2006].

In addition to Alazan and Apache Courts (pictured above), the San Juan Homes were built in 1951 and the Cassiano Homes in 1953. Unlike the tall high-rise projects that were being built in cities like Chicago and St. Louis, the projects in San Antonio were two or three story apartment blocks with 2, 3, and 4 bedroom apartments. Some of the newer housing stock consists of single-family detached and attached housing such as duplexes and townhomes.



It is true that the rapid influx of people to the area led to the creation of many makeshift structures. These structures, which sometimes consisted of only one room, would house families that ranged in size from four to eleven people. While some of these structures may have been built to be temporary, others were built more sturdy, albeit, often board by board. While much of the history focuses on the national attention the Westside received for its housing conditions, it is an interesting juxtaposition against the





lively commercial and cultural arts district that also developed in this area and was available to rich and poor alike.

In an essay written by Pablo Miguel Martinez, former Director of Programs of the Guadalupe Cultural Arts Center, he describes his mother's childhood home on El Paso Street as "*a refuge and a symbol of pride...*" he tells her story in "*wood and tin, nails and linoleum*". His mother grew corn in the tiny front yard and herbs in coffee cans carefully lined on her porch [Browne, 2002].



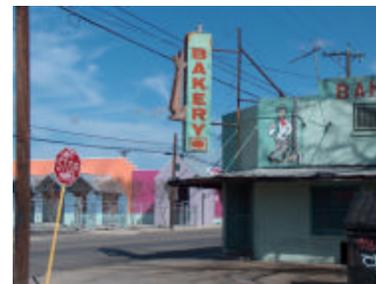
Not all housing of the early development period was makeshift. Many of the original homes still exist today. As elsewhere in San Antonio, the type of permanent housing being built in Villa de Guadalupe included Victorian, Bungalow, and Shotgun styles. In fact, the residential area between Durango, Monterey, Brazos, and Hamilton has been surveyed and would qualify as "Historic" should the neighborhood choose to officially pursue that designation.

Today, the need for affordable housing still exists. Recognizing and fulfilling that need, four local non-profit organizations [Avenida Guadalupe Association, American Sunrise, San Antonio Alternative Housing Corporation (SAAHC) and Neighborhood Housing Services (NHS)] began construction on the JT Brackenridge Subdivision in 2006. The subdivision is located directly south of JT Brackenridge Elementary School which turned 100 years old in 2006. A couple of the streets within the subdivision reflect the names of prominent individuals who once lived in the original Alazan-Apache Courts where the subdivision is currently being constructed.

### Economic Development

Despite conditions of poverty that existed for some, it must have been the richness in the cultural arts that, in part, led Richard Garcia, in his book "Rise of the Mexican American Middle Class" [1991], to describe the Westside of San Antonio during the 1920s and 1930s as "*the Paris of the Southwest urban barrios.*" Many businesses thrived along Guadalupe street. In addition to the residences, JT Brackenridge Elementary School, a police station, two moving-picture theatres (one being El Progreso Theatre), "La Prensa" (the leading Spanish newspaper), restaurants, bakeries (such as in the following pictures), a blacksmith, general stores, taverns, and gas stations all co-existed. In addition to these commercial buildings, there were also "carpas" (Mexican tent shows). Three prominent *carpas* in San Antonio were *Carpa Cubana*, *Carpa Mongivais*, and *Carpa Garcia*. As Pablo Miguel Martinez recalls from his childhood, "*Guadalupe Street was to my father and his friends, poor-working class Mexican Americans growing up in the Depression, as vibrant a Main Street as a town could boast...*"





### Employment

Employment opportunities at the time included “skilled” labor such as bricklaying or carpentry; business owners such as storekeepers, shoemakers, and bakers; and manual labor such as agricultural work. A common job for area residents at the time, due to the many pecan trees in the area, was pecan shelling. The long hours, poor working conditions, and low wages led to a strike in 1938. The strike was led by a young San Antonio woman, Emma Teneyuca. The Pecan Shellers Strike was important because it was an attempt to bring social and economic justice to the Mexican American community. The strike lasted for several months and ended at roughly the same time that a national minimum wage was established. Shortly there after, mechanization replaced many of the manual pecan shellers. At the height of the manual pecan shelling industry, approximately 11,000 workers (which represented about 13% of the population) were employed. After automation in 1938, this number was reduced to approximately 3,000.

### Cultural Arts

The cultural arts played a dramatic role in the development of the Guadalupe Westside area. The Guadalupe Cultural Arts Center (GCAC) was created in the late 1970’s with a mission to, *“preserve, promote and develop the arts and culture of the Chicano/Latino/Native American peoples for all ages and backgrounds through public and educational programming in six disciplines: Dance, Literature, Media Arts, Theater Arts, Visual Arts and Xicano Music.”*



According to Pedro Rodriguez, former GCAC Director, this neighborhood has produced more world class flamenco and ballet folklorico dancers than anywhere in the United States. Music also served to help to define the culture of this area. Most notable were Conjunto and Orquesta Tejano. One story holds that legendary Texas accordion player Flaco Jimenez’ grandfather, Patricio, bought his first accordion in the early 1900’s from a German man in New Braunfels. This cultural exchange is said to have begun the famous Jimenez accordion tradition of the Westside *Conjunto* music. The idea of *Conjunto*, which means “the coming together to make the music of the people,” thrived in dance halls through the 1940s and 1950s and continues to thrive today. Also popular was Orquesta Tejano which was similar to a big band

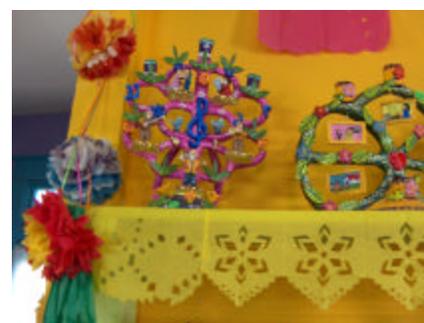




that played songs in English and included Mexican boleros and danzón. Over time, it is said that the two traditions of music grew more similar in style and the resulting hybrid is what people consider “Tejano” music today.



Visual Arts are also pervasive in the Community. More than 200 murals (such as the one pictured above) were painted on the walls for the Cassiano Home public housing development in the 1980s by a group that was called the Community Cultural Arts Organization. The project is currently overseen by San Anto Cultural Arts, Inc. and includes many other murals throughout the community. Another symbol of the visual arts is the recently completed, veladora (candleholder) of the Virgen de Guadalupe which was created by internationally renowned local artist, Jesse Treviño. The artwork is a mosaic made from ceramic tile and stands 10 feet wide by 40 feet tall.



The Mujer Artes Cooperative de Esperanza is also an important element in preserving the cultural arts of the Mexican American community. Started in 1995 by the Esperanza Peace and Justice Center, it is located in a Victorian structure on El Paso Street. This pottery cooperative allows women within the community to explore their creative skills to create works in clay that express their lives and that of their families and community.

### Changes Over Time

Changes over time for Guadalupe Westside follows historic trends throughout the United States. After WWII, the GI Bill spurred affordable housing in the suburbs that lead to out-migration from inner-city neighborhoods. As for retail, the development of malls and strip shopping centers in the 1960s and 1970s led to a national shift in shopping patterns toward centralized locations and away from neighborhood stores.





For various reasons there has been relatively little overall reinvestment in the area. Median Household income, according to 2000 US Census, was \$19,900 compared to \$36,000 for city overall. In general as incomes rise, individuals and families have tended to move out of the area. At the community meetings held for the Guadalupe Westside Plan, citizens spoke of the need for higher end housing options for people that would like to stay in the community rather than move out as their incomes rise and have more income to spend on housing.

In 1979, the Avenida Guadalupe Association was formed to help spur redevelopment and improve the quality of life for the community. They have created several successful senior housing projects to serve area residents' needs including San Jacinto Community Senior Homes, Ernest M. Olivares Community Senior Homes, and Charles A. Gonzales Community Senior Homes. In addition to these residential communities, the Association has redeveloped the Avenida Guadalupe Plaza, Las Oficinas, and El Parian.



### What's Next?

The population in the Guadalupe Westside area is approximately 23,000 people. This Community Plan attempts to summarize the many strengths and weaknesses present in the community today. The goals of this plan are to improve the overall quality of life for area residents. The elements of this community plan focus primarily on the “physical” elements of the community: schools, parks, streets, and buildings. It also focuses on some of the social issues: public safety, education, economics. What it doesn't do is tell the personal stories of individuals within the community. Currently displayed throughout the community are many photos of the individuals and families that have built this neighborhood. The photos are part of a project titled “En Aquellos Tiempos... Fotohistorias del Westside” and is sponsored by the Esperanza Peace and Justice Center's Arte es Vida Program which seeks to promote the values, histories, traditions, and cultures of San Antonio's Westside.

Within the history of this community lies a deep cultural pride. An understanding and respect for the past are essential for the future of this community. Times have changed dramatically in the past 100 years. The neighborhood stores that were once prevalent have been shifted to other parts of San Antonio. The rich cultural pride of the Mexican American community has been disbursed throughout the city. While only 3% of the 700,000 Mexican Americans in San Antonio today live in this community, it still represents the original source of culture for the Mexican American community in San Antonio and the United States.





To help strengthen individuals and families within the community, Economic Development is at the forefront of the community's goals. Recreating the past may not be possible considering the economic realities today are much different than they were in the early 1900s, but recreating the energy that existed in the early development days may be possible.



Recognizing the need for economic development and continuing its long-standing history of neighborhood revitalization, the Avenida Guadalupe Association (AGA) has established a partnership with the City of San Antonio's Housing and Neighborhood Services Department, through the Neighborhood Commercial Revitalization Program (NCR). This partnership is designed to preserve, protect, and revitalize the economic and social fabric of Guadalupe Street, an inner-city corridor in the heart of the *Avenida Guadalupe Neighborhood*.

As a collaborator in this city-supported initiative, AGA receives multiple benefits that facilitate program coordination as well as assists in addressing the issues associated with commercial and community revitalization. The AGA will implement a full-time economic development program along the Guadalupe Street corridor with strategies in four major areas of effort. These include: promoting and marketing the business district to potential customers, preserving and maximizing the district's unique physical assets through design and planning of private and public improvements, providing assistance to promote business retention and attraction, and organizing together in order to recapture the economic vitality which once characterized the area.

There are several commercial corridors within the planning area including: Commerce, Zarzamora, and Frio City Road. Some are more auto-oriented, such as Zarzamora, whereas Guadalupe Street is more pedestrian scale. There is room for a wide variety of commercial enterprises within the planning area to serve the immediate community and beyond.

An urban revitalization chapter has been added to this community plan specifically for Guadalupe Street. As the historic entryway for the Mexican American Community, it is hoped that revitalization of this key corridor will spur opportunities throughout the entire planning area and other areas of the Westside.





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## THE COMMUNITY TODAY: DEMOGRAPHIC PROFILE

Below is a look at the community from a demographic perspective. The population data is based on information from the 2000 US Census. A detailed report of this information is available in Appendix C. The parcel data is based on Bexar County Appraisal District Data from 1995.

### Population

Approximately 22,700 people live in the Guadalupe Westside planning area. The majority of the population is of Hispanic origin (97%).

Ethnicity: 97% Hispanic, 2.5% Anglo, .2% African American, .2% Other

Approximately 37% of the population is under 18. Eleven percent (11%) is between the ages of 18 and 24. Fifty-two percent (52%) is age 25 or older. These numbers are fairly similar to the breakdown of the city overall with a slightly higher distribution to those under age 17.

#### Age Distribution

<u>Age</u>	<u>Population</u>	<u>Percent</u>	<u>Entire City</u>
0-4	2,462	11%	8%
5-17	5,798	26%	20%
18-24	2,599	11%	11%
25-44	5,637	25%	31%
45-64	3,502	15%	19%
65+	2,704	12%	10%
	<b>22,702</b>		

Approximately 52% of the target population is 25 years old or older (11,843). The majority of this population has less than a high school education (61%). This varies significantly from the city as a whole in which 25% of the population has less than a high school degree. Another significant difference is the number of people that have attended college and, in particular, the percentage of people that have received college degrees. Twenty two percent (22%) of the general population has a college degree compared to 3% in the planning area.

#### Education Attainment for Population > Age 25

<u>Education</u>	<u>Population</u>	<u>Percent</u>	<u>Entire City</u>
< 12th Grade	7,265	61%	25%
High School	2,959	25%	24%
Some College	1,327	11%	29%
Bachelors	208	2%	14%
Graduate+	84	1%	8%
	<b>11,843</b>		





### Income

According to the 2000 Census, the median household income in the area is \$19,900 which is a little more than half of the median income for the city at large.

<u>Income</u>	Planning Area	% Change	City	% Change
1990	\$10,500	--	\$23,584	--
2000	\$19,900	89.5%	\$36,214	53.0%

### **Parcels**

The Guadalupe Westside planning area contains roughly 1,300 acres of land divided into 6,674 parcels (per Bexar Appraisal). Of the 6,546 housing units identified by the 2000 Census, approximately half were owner occupied.

**Housing Units Total: 6,546**

Owner-Occupied: 3,297

Renter-Occupied: 3,249

### Residential Property Values

Of the 4,776 parcels identified by Bexar Appraisal as single-family residential, the median assessed value for a home is \$39,120. Approximately 15% (5,930) is attributed to the land.

Median Total Value: \$39,120

Land: \$5,930

Improvements: \$33,190

Approximately 73% of the homes in the area are assessed at less than \$50,000, and 29% are assessed less than \$30,000. There were no homes assessed above \$150,000.

#### Single-Family Residential Assessed Value

<u>\$ Range</u>	<u>Parcels</u>	<u>Percent</u>
0-10K	43	1%
10-20K	369	8%
20-30K	977	20%
30-40K	1114	23%
40-50K	993	21%
50-60K	649	14%
60-70K	367	8%
70-80K	170	4%
80-90K	65	1%
90-100K	13	0%
100-150K	16	0%
	4,776	





### Commercial Property Values

Approximately 502 parcels are listed in Bexar Appraisal for commercial use, of which, approximately 50% have an assessed value of \$50,000 or less. The median assessed value for commercial property is \$39,600. Approximately 33% (\$13,150) is attributed to the land value.

Median Total Value: \$39,600

Land: \$13,150

Improvements: \$26,450

### Commercial Property Assessed Value

<u>\$ Range</u>	<u>Parcels</u>	<u>Percent</u>
0-10K	49	10%
10-20K	64	13%
20-30K	77	15%
30-40K	62	12%
40-50K	39	8%
50-60K	32	6%
60-70K	21	4%
70-80K	19	4%
80-90K	17	3%
90-100K	8	2%
100-150K	34	7%
150-200K	18	4%
200-300K	16	3%
300-500K	17	3%
500-1,000K	17	3%
>1,000K	12	2%
	502	





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# ELEMENTS



**INFRASTRUCTURE AND FACILITIES**



**PUBLIC SAFETY AND CODE COMPLIANCE**



**COMMUNITY HEALTH, EDUCATION, AND WELL-BEING**



**ECONOMIC DEVELOPMENT**



**HOUSING**





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## GOALS AT-A-GLANCE

The following is a summary of the major goals listed in each section of the plan. Below, the at-a-glance list is a more detailed list of the goals and objectives. These two sections offer a guide to help identify specific actions steps within the plan elements.

### **INFRASTRUCTURE AND FACILITIES**

- GOAL 1: STORM WATER MANAGEMENT
- GOAL 2: ENHANCE COMMUNITY FACILITIES
- GOAL 3: MAINTAIN AND IMPROVE TRANSPORTATION INFRASTRUCTURE
- GOAL 4: MAINTAIN AND IMPROVE SIDEWALKS
- GOAL 5: PROVIDE SAFE BICYCLE NETWORKS
- GOAL 6: INCREASE SAFETY OF TRANSPORTATION NETWORK
- GOAL 7: CLEAN, SAFE, AND FUNCTIONAL ALLEYS
- GOAL 8: IMPROVE ACCESS TO TRANSIT FACILITIES
- GOAL 9: ENSURE SAFETY AND EFFICIENCY OF RAILROADS

### **PUBLIC SAFETY AND CODE COMPLIANCE**

- GOAL 10: CODE COMPLIANCE
- GOAL 11: COMMUNITY SAFETY AND CRIME PREVENTION

### **COMMUNITY HEALTH, EDUCATION, AND WELL-BEING**

- GOAL 12: ASSIST INDIVIDUALS WITH BASIC NEEDS
- GOAL 13: STRENGTHEN THE FAMILY UNIT
- GOAL 14: PROMOTE PARTICIPATION IN CULTURAL ARTS PROGRAMS
- GOAL 15: ENHANCE PARTICIPATION IN ACTIVE RECREATION
- GOAL 16: INCREASE PARTICIPATION IN NEIGHBORHOOD ORGANIZATIONS

### **ECONOMIC DEVELOPMENT**

- GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES
- GOAL 18: CREATE AREAWIDE BUSINESS PLAN
- GOAL 19: ENHANCE PHYSICAL ENVIRONMENT

### **HOUSING**

- GOAL 20: HOUSING





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# LIST OF GOALS AND OBJECTIVES

## **INFRASTRUCTURE AND FACILITIES**

### GOAL 1: STORM WATER MANAGEMENT

- 1.1 Maintain Drainage Infrastructure
- 1.2 Improve Drainage Infrastructure

### GOAL 2: ENHANCE COMMUNITY FACILITIES

- 2.1 Improve Park Amenities, Maintenance, and Security
- 2.2 Provide Additional Parks and Open Space
- 2.3 Expand Access to Libraries

### GOAL 3: MAINTAIN AND IMPROVE TRANSPORTATION INFRASTRUCTURE

- 3.1 Maintenance of Streets
- 3.2 Improve Street Infrastructure
- 3.3 Increase Transportation Efficiency

### GOAL 4: MAINTAIN AND IMPROVE SIDEWALKS

- 4.1 Maintenance of Sidewalks
- 4.2 Construction and Rehabilitation of Sidewalks
- 4.3 Improve Sidewalk Access for Persons with Disabilities

### GOAL 5: PROVIDE SAFE BICYCLE NETWORKS

- 5.1 Explore Possibilities for Bicycle Paths

### GOAL 6: INCREASE SAFETY OF TRANSPORTATION NETWORK

- 6.1 Safety at Intersections and Crosswalks
- 6.2 Reduce Speeding

### GOAL 7: CLEAN, SAFE, AND FUNCTIONAL ALLEYS

- 7.1 Maintain and Improve Alleys

### GOAL 8: IMPROVE ACCESS TO TRANSIT FACILITIES

- 8.1 Monitor Transit Routes
- 8.2 Ensure Adequate Amenities at Bus Stops
- 8.3 Petition for Improvements

### GOAL 9: ENSURE SAFETY AND EFFICIENCY OF RAILROADS

- 9.1 Improve the Efficiency of Area Railroads
- 9.2 Improve the Safety of Area Railroads





## **PUBLIC SAFETY AND CODE COMPLIANCE**

### **GOAL 10: CODE COMPLIANCE**

- 10.1 Educate Community about Code Regulations
- 10.2 Assist Property Owners with Code Compliance
- 10.3 Neighborhood Beautification
- 10.4 Animal Care and Control
- 10.5 Prevent Unwanted and Stray Animal Population

### **GOAL 11: COMMUNITY SAFETY AND CRIME PREVENTION**

- 11.1 Community and SAPD Collaboration
- 11.2 Educate the Community about Crime Prevention
- 11.3 Target the Prevention of Crimes Against Seniors
- 11.4 Improve Infrastructure to Create Safer Environments
- 11.5 Long Term Drug Treatment
- 11.6 Prostitution Prevention
- 11.7 Graffiti Education, Removal and Prevention
- 11.8 Reduce Gang Activity

## **COMMUNITY HEALTH, EDUCATION, AND WELL-BEING**

### **GOAL 12: ASSIST INDIVIDUALS WITH BASIC NEEDS**

- 12.1 Connect Individuals and Families with Services to Help Meet Basic Needs
- 12.2 Address Homelessness in the Community
- 12.3 Improve Community Health Through Better Nutrition

### **GOAL 13: STRENGTHEN THE FAMILY UNIT**

- 13.1 Broaden Educational Opportunities for Individuals
- 13.2 Foster Intergenerational Support within the Community

### **GOAL 14: PROMOTE PARTICIPATION IN CULTURAL ARTS PROGRAMS**

- 14.1 Community Participation in Cultural Arts Programs
- 14.2 Economic Development and Cultural Heritage

### **GOAL 15: ENHANCE PARTICIPATION IN ACTIVE RECREATION**

- 15.1 Community Participation in Sports and Active Recreation

### **GOAL 16: INCREASE PARTICIPATION IN NEIGHBORHOOD ORGANIZATIONS**

- 16.1 Strengthen Cooperation among area Community Organizations
- 16.2 Encourage the Establishment of Neighborhood Associations
- 16.3 Encourage Collaboration among Adjacent Community Plan Areas





## **ECONOMIC DEVELOPMENT**

### **GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES**

- 17.1 Coordinate Programs Available to all Businesses
- 17.2 Provide Incentives for New Businesses
- 17.3 Address mismatches between Available Employment and Job Skills
- 17.4 Financing / Credit Rating / Credit Counseling

### **GOAL 18: CREATE AREAWIDE BUSINESS PLAN**

- 18.1 Assess Current Economic Condition of the Community
- 18.2 Create Action Plan for Economic Development
- 18.3 Create and Implement Strategic Plans for Specific Commercial Areas

### **GOAL 19: ENHANCE PHYSICAL ENVIRONMENT**

- 19.1 Examine Impact of Physical Environment on Economy
- 19.2 Encourage Rehabilitation of Buildings
- 19.3 Encourage the Development of Vacant and Substandard Parcels
- 19.4 Promote Compatibility Between Business and Residents
- 19.5 Monitor Impact of Rising Property Values

## **HOUSING**

### **GOAL 20: HOUSING**

- 20.1 Diversity of Housing
- 20.2 Home Improvement and Maintenance
- 20.3 Promote Home Ownership







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# Guadalupe Westside Community Plan

## INFRASTRUCTURE & FACILITIES

*Goals, Objectives and Action Steps*





# INFRASTRUCTURE AND FACILITIES

## GOALS & OBJECTIVES

### AT-A-GLANCE

#### GOAL 1: STORM WATER MANAGEMENT

- 1.1 Maintain Drainage Infrastructure
- 1.2 Improve Drainage Infrastructure

#### GOAL 2: ENHANCE COMMUNITY FACILITIES

- 2.1 Improve Park Amenities, Maintenance, and Security
- 2.2 Provide Additional Parks and Open Space
- 2.3 Expand Access to Libraries

#### GOAL 3: MAINTAIN AND IMPROVE TRANSPORTATION INFRASTRUCTURE

- 3.1 Maintenance of Streets
- 3.2 Improve Street Infrastructure
- 3.3 Increase Transportation Efficiency

#### GOAL 4: MAINTAIN AND IMPROVE SIDEWALKS

- 4.1 Maintenance of Sidewalks
- 4.2 Construction and Rehabilitation of Sidewalks
- 4.3 Improve Sidewalk Access for Persons with Disabilities

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- 8.1 Monitor Transit Routes
- 8.2 Ensure Adequate Amenities at Bus Stops
- 8.3 Petition for Improvements

#### GOAL 9: ENSURE SAFETY AND EFFICIENCY OF RAILROADS

- 9.1 Improve the Efficiency of Area Railroads
- 9.2 Improve the Safety of Area Railroads





The **Infrastructure and Facilities** chapter focuses on public amenities and necessities that are expensive to build and maintain. Issues addressed include: **Storm water, Parks, Libraries, Streets, Sidewalks, Bicycles, Traffic Safety, Alleys, Bus/Transit, Railroads**



*RR Tracks in Planning Area*



*Plaza Guadalupe*



*Area Creekway - potential amenity given enhancements*



*Amistad Park*

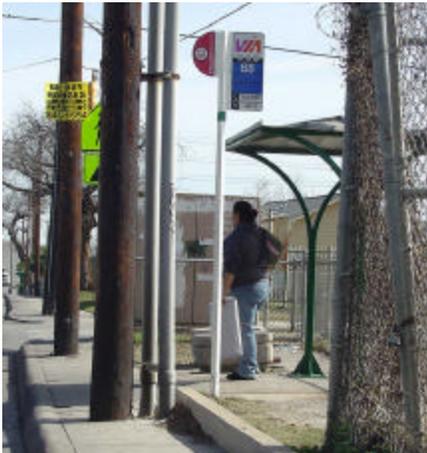




*Area Park with Amenities*



*Installing Banners Along  
Guadalupe Bridge*



*Infrastructure Obstacles to Pedestrians*



*Tennis Courts in Need of Repair in Planning Area*



*Area Bus Shelter*



*Sidewalks Needed*





## GOAL 1: STORM WATER MANAGEMENT

Improve basic infrastructure maintenance and upgrade existing infrastructure so the storm water management (drainage) networks in the community function properly to keep homes and streets from flooding.

### OBJECTIVE 1.1: MAINTAIN DRAINAGE INFRASTRUCTURE

Increase the capacity and enhance the performance of drainage infrastructure to reduce street and home flooding in the community.

#### **1.1.1 Encourage residents to call 311 to report any incidents of street, and especially, home flooding.**

- When contacting 311, request a call back from the department and ask to be provided with an incident tracking number for follow-up purposes. Maintain a record of all calls.
- A representative from Public Works will contact the person reporting the incident and arrange for a site visit.
- The investigator will determine the nature of the issue (drainage versus street design) and then coordinate with city engineers to determine how flooding can be alleviated.

*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee, Area Residents

*Partnerships:* COSA Public Works Storm Water Division, 311

*Proposed Funding Sources:* Volunteer / Bond funding or Capital Program Funds for any needed projects

#### **1.1.2 Continually monitor the City's maintenance of drainage facilities to ensure that the current drainage system remains clean and unobstructed.**

- Encourage residents to report drainage obstructions to 311 and to take photos of the problem area.
- Obtain the Mowing Schedule for the Vegetation Control division of Storm Water Operations (available from the COSA Public Works website, <http://www.sanantonio.gov/publicworks/>).
- Monitor the maintenance schedule to ensure that the major drainage channels in the community (Alazan and Apache Creeks) are mowed and maintained on a regular basis.
- Organize the community to periodically to help clean up drainage inlets, especially after major rainstorms.
- Explore best practices for water efficiency, emphasizing environmentally sound improvements.





*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Groups, COSA Public Works, City Council Person, Church Youth Groups, High School Social Service Groups, Communities Organized for Public Service (COPS)/Metro Alliance

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 1.2: IMPROVE DRAINAGE INFRASTRUCTURE**

### **1.2.1 Communicate with Capital Projects Officer (CPO) about projects scheduled.**

- Maintain a regular dialogue with the community's assigned Capital Projects Officer (CPO) and the Storm Water Utility's San Antonio Watershed Team Engineer concerning any potential drainage projects in the area.

**The City maintains a five-year Capital Improvement Program that is updated annually. When new bonds are issued, an additional list of projects will be created. A copy of the annual update document can be obtained from the City Clerk.**

### **1.2.2 Identify and advocate for priority capital improvement projects in the area.**

- Identify areas with persistent drainage issues and work with COSA Public Works Storm Water Utility to identify potential remediation projects in problematic areas (Guadalupe, Tampico and Colorado Streets).
- Prioritize projects and coordinate efforts with the City Council district office and COSA Public Works.
- Petition City Council person for project funding.

*Timeline:* Short - Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Public Works, City Council Representative

*Proposed Funding Sources:* Minimal / Volunteer, General Fund, Bonds, Capital Improvement Projects (CIP) Budget for major projects





## GOAL 2: ENHANCE COMMUNITY FACILITIES

Enhance and improve the many schools, parks and other community facilities in the area and provide additional community facilities of all types to meet the community's needs.

### OBJECTIVE 2.1: IMPROVE PARK AMENITIES, MAINTENANCE AND SECURITY

Enhance and improve the parks in the community that are in need of maintenance and/or facility upgrades.

#### **2.1.1 Routinely monitor basic maintenance in community parks.**

- Routinely monitor basic maintenance in community parks. Basic maintenance includes: mowing, graffiti/tagging clean-up, broken equipment, excessive trash, and security.
- Solicit community input concerning basic park maintenance issues at Neighborhood Association meetings, PTA and Church meetings and other community based forums.
- Establish an "Adopt-a-Park" committee to identify local residents and/or business owners to be "Community Captains" for the different parks within the planning area.
- Contact the COSA Customer Call Center (using 311) to report all park maintenance issues.

*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations, Community Non-profits, Local Churches, PTA's, COSA Neighborhood Services Department, COSA Parks & Recreation Department, San Antonio Parks Foundation

*Proposed Funding Sources:* Minimal / Volunteer

#### **2.1.2 Evaluate existing park facilities as they relate to desired enhancements.**

- Through Neighborhood Association and community organization meetings and mailings, survey residents concerning their desired amenities and upgrades for existing park facilities.
- Compare the desired amenities with the proposed (but non-funded) upgrades in the Parks & Recreation System Strategic Plan 2006 – 2016 (which can be found on the COSA Parks and Recreation – Capital Projects webpage).

*Timeline:* Short

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations, Local Community Organizations, COSA Parks & Recreation Department

*Proposed Funding Sources:* Minimal / Volunteer





### List of Existing Parks and Recreation Facilities:

San Juan Brady  
Cassiano  
Father Albert Benavides  
Patrolman Guadalupe Martinez  
Amistad  
Escobar Field  
Calderon Boys & Girls Club  
San Antonio Natatorium  
Apache Creek

#### 2.1.3 Prioritize and work to obtain needed and desired improvements at area parks and recreation facilities.

Below are some examples of improvements:

- Vegetation, such as trees and native landscaping
- Amenities such as benches, picnic areas, bathrooms, trash cans and playscapes
- Walking trails
- The inclusion of culturally specific design and amenities that take into consideration the unique identity and history of the planning area

*Timeline:* Mid - Long

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Local Businesses, COSA Parks and Recreation Department, COSA Community Initiatives Department, COSA Public Works – Public Art & Design Enhancement Program, Local Civic Clubs, United Way, Community Members, San Antonio Parks Foundation, Bexar Land Trust

*Funding Sources:* General funds, Bond Program, private

#### 2.1.4 Request more visible security at area parks.

- Contact COSA Park & Recreation Park Police regarding increased patrol and community policing programs for park areas identified as having security issues
- Work with the COSA Park & Recreation Department to install more park signage that denotes the telephone numbers to call for security related issues.
- Advocate for better and more lighting in existing park areas.

*Timeline:* Short- Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Parks and Recreation Department, Neighborhood Associations and Community Organizations, Adopt-a-Park Committee

*Proposed Funding Sources:* Minimal / Volunteer





## **OBJECTIVE 2.2: PROVIDE ADDITIONAL PARKS AND OPEN SPACE**

Develop more usable parks and open space in the community.

### **2.2.1 Develop a linear park system along Apache and Alazan Creeks.**

- Work with the COSA Planning, COSA Public Works and COSA Parks & Recreation to investigate the development of a hike and bike trail along Apache Creek.
- Plan and develop a system of landscaped linear parks, trails and greenways using vacant land, rights-of-way, and drainage areas to link all parks.
- Participate in future Parks & Recreation Strategic Plan updates to ensure that, if desired, a hike and bike trail along Apache Creek is included as a recommended future project.
- Use Linear Creekway Guidelines adopted for Salado and Leon Creek Improvements.

*Timeline:* Mid - Long

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Organizations, City Council Person, Making Connections San Antonio (MCSA), COSA Parks and Recreations Department, COSA Public Works Departments, COSA Asset Management Department, Bexar Land Trust, TxDOT, San Antonio River Authority (SARA), US Army Corps of Engineers

*Proposed Funding Sources:* General Fund, Bonds, US Army Corps of Engineers

### **2.2.2 Establish “community gardens” as a multi-generational gathering place where youths learn horticultural techniques from the experienced generation of gardeners.**

- Inventory vacant, underdeveloped or underutilized land and research ownership information, particularly noting publicly-owned land or land located in a flood plain.
- Approach land owner about a no cost lease agreement in exchange for upkeep of garden.
- Coordinate efforts to reinvigorate local community gardens that were previously started but that currently lack regular upkeep; for example, the community garden at the San Jacinto Senior Center.
- Establish a resource center for residents’ personal gardens.
- Collaborate with area schools to have applicable information added into the curriculum.

*Timeline:* Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Bexar Land Trust, Master Naturalists, Master Gardeners, SAISD, San Antonio Botanical Gardens, COSA Arborist, Mexican Christian Church, San Jacinto Senior Center, Community Elders

*Proposed Funding Sources:* Private funds and donations





**2.2.3 Discuss with neighborhood institutions, especially area schools, the possibility of sharing the use of athletic fields, plazas and other open space.**

- Develop and execute a Memorandum of Understanding between the neighborhood associations and the school districts, outlining privileges, responsibilities and liability limits.
- Coordinate additional after-hours playground supervision by citizen groups, neighbors and neighborhood association members.

*Timeline:* Short

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* PTA, Schools, Volunteers in School Program

*Proposed Funding Sources:* SAISD

## **OBJECTIVE 2.3: EXPAND ACCESS TO LIBRARIES**

Expand library facilities and resources to better serve the community.

**2.3.1 Establish new libraries and learning centers and improve/expand existing facilities and programs.**

- Investigate the viability of extending hours and days of operation at Bazan Library facilities.
- Collaborate with the Margarita Huantes Learning Center to coordinate a regular number of available volunteers to oversee the computer lab to maximize hours of operation.
- Support the “Friends of the Bazan Library” used book sale event and promote more frequent events.
- Look into grants for technology improvements to expand resources at the Bazan Library.
- Establish on-going reading programs, book trades and cultural programming for all ages.

*Timeline:* Mid to Long

*Lead Partner:* Infrastructure & Facilities Committee and San Antonio Library Board

*Partnerships:* Friends of Bazan Library, Bazan Library, Margarita Huantes Learning Center, COSA Department of Community Initiatives, SAISD

*Proposed Funding Sources:* Pubic Funds, Grants, Volunteers

**2.3.2 Increase technological resources that allow residents greater opportunity to share the resources offered by the school district, the college and university system and the City of San Antonio Library.**

*Timeline:* Mid to Long





*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* City of San Antonio Library Department, SAISD, Alamo Community College district, UT System, Texas A&M System, St. Mary's University, Our Lady of the Lake University

*Proposed Funding Sources:* Grants; AT&T Foundation; Ka Boom! ([www.grantsalert.com](http://www.grantsalert.com))

## GOAL 3: MAINTAIN & IMPROVE TRANSPORTATION INFRASTRUCTURE

Improve basic infrastructure maintenance and upgrade existing infrastructure where needed so that street and bicycle path networks in the community function safely and conveniently.

### OBJECTIVE 3.1 MAINTENANCE OF STREETS

Maintain and repair streets so pedestrians, bicyclists, and motorists can safely and conveniently travel throughout the community.

#### **3.1.1 Report streets in need of repair by calling 311.**

- Encourage residents to call 311 to report potholes and other urgent and on-going street repair needs. Request a call back from the department and ask to be provided with an incident tracking number for follow-up purposes. Maintain a record of calls.
- Inform residents about the 311 reporting mechanism through Neighborhood Association and Community Organization meetings and newsletter circulation.
- Invite officials from the Street Maintenance Division of COSA Public Works to speak at Neighborhood Association/Community Organization meetings regarding proper terminology to use when reporting items 311 to help expedite prompt action.

*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Organizations, COSA Public Works Street Maintenance Division

*Proposed Funding Sources:* Minimal / Volunteer

#### **3.1.2 Monitor the City's Street Maintenance Program.**

- Monitor Street Maintenance Program to ensure that streets within the planning area are addressed. (Street Maintenance schedule is available from COSA Public Works on the Public Works website at <http://www.sanantonio.gov/publicworks/>)

**The Street Maintenance Program is based on several factors including but not limited to an index of pavement condition (updated regularly by Public Works), funding available, and the discretion of the City Council.**





### 3.1.3 Request that streets in need of repair be added to maintenance program and monitor streets to ensure that maintenance is being performed in accordance with maintenance program.

- Partner with COSA Public Works Street Maintenance Division and City Council Representative to request that streets in need of repair be added to maintenance program.

*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Public Works Street Maintenance Division, City Council Person, VIA Metropolitan Transit

*Proposed Funding Sources:* General Fund (existing programs), VIA Metropolitan Transit

## **OBJECTIVE 3.2. IMPROVE STREET INFRASTRUCTURE**

### 3.2.1 Monitor Capital Improvement and Bond Programs

- Annually monitor progress on the Capital Improvement Program to know if your community's projects are listed. (List of Capital Improvement Projects available on Internet from COSA Public Works website at <http://www.sanantonio.gov/capprog/>)

The City maintains a five-year Capital Improvement Program that is updated annually. When new bonds are issued, an additional list of projects will be created.

### 3.2.2 Request capital improvement projects be added to project list.

- Make sure the top projects in the Planning Area are forwarded to Neighborhood Planning Department for inclusion in the AIPR (Annual Improvement Project Report). The AIPR includes the top CIP Projects for all adopted Community Plans.
- Partner with City Council Representative and Capital Projects Officer to add projects to the CIP list for items not already listed.
- Dialogue with the area's Capital Improvement Projects Officer and the City Council Representative to ensure timely start and completion of programmed Street Improvement Projects.

*Timeline:* Long and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Capital Programs Division – Capital Improvement Projects Officer, City Council Person

*Proposed Funding Sources:* Minimal / Volunteer





### 3.2.3 Request improvements in street lighting.

- Coordinate with Neighborhood Associations and Community Organizations to create and carry out a survey of the planning area to determine areas in need of street lighting.
- Contact the Street Lighting representative in COSA Development Services to request additional streetlights for areas found necessary.
- If the area does not meet the requirements for publicly funded street lighting, private individuals have the option to request the installation of a street light at a minimal fee paid monthly to CPS.

*Timeline:* Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Development Service Department, CPS, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* General Fund, CPS, Private

### 3.2.4 Explore options for bridges over Apache Creek.

- Bridge access may increase street connectivity for pedestrian, bicycle, and auto travel.
- Discuss with Public Works and City Council Person the feasibility and appropriateness of bridge access.
- Work with neighborhood associations and community organizations to gather public input from all affected participants (residents, business owners, schools, emergency response units, etc.) on priority locations for a bridge.
- If desired by neighborhood, work with the City Council Person to gain approval from City Council for the project and to gain funding from a future bond election.

*Timeline:* Long

*Lead Partner:* Infrastructure & Facilities Committee and Neighborhood Associations/Community Organizations

*Partnerships:* COSA Public Works, San Antonio-Bexar County Metropolitan Planning Organization (MPO), City Council Person, TxDOT

*Proposed Funding Sources:* Federal Funds, Future Bond elections

## **OBJECTIVE 3.3. INCREASE TRANSPORTATION EFFICIENCY**

### 3.3.1 Explore conversion of narrow two-way streets into one-way streets.

- The community can work with Public Works to explore the pros and cons of one-way streets and possible streets where this strategy might be appropriate.





- If, after community evaluation, certain streets are deemed as appropriate for conversion into one-way streets, the community can work with the City Council representative and Public Works to complete these conversions.

*Timeline:* Long

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Organizations, COSA Public Works, City Council Person, TxDOT

*Proposed Funding Sources:* General Fund, Hazard Elimination Safety

## GOAL 4: MAINTAIN & IMPROVE SIDEWALKS

Improve basic infrastructure maintenance and upgrade existing infrastructure where needed so that sidewalks function safely and efficiently with streets and bicycle paths within the transportation network.

### OBJECTIVE 4.1 MAINTENANCE OF SIDEWALKS

**Sidewalk maintenance and repair is the responsibility of the property owner. Sidewalks are not dedicated to the City like streets - they remain the property of the business or resident they front. Some public funding is available for new (and some rehabilitation) sidewalk construction to help communities that don't currently have sidewalks.**

#### 4.1.1 Educate property owners about sidewalk responsibility.

- Inform residents about sidewalk maintenance responsibility, including Americans With Disabilities Act (ADA) requirements, at Neighborhood Association and Community Organization meetings and newsletter circulation.
- Provide community-based support to assist property owners, such as the elderly, with repair issues.
- Explore City programs available through Housing and Neighborhood Services and Public Works to assist home and business owners and invite representatives from these departments to community meetings to explain the process.

*Timeline:* Short - Mid and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Organizations, COSA Housing and Neighborhood Services Department, City Council Person

*Proposed Funding Sources:* Property Owners, Neighborhood Groups, COSA Housing and Neighborhood Services Department





## **OBJECTIVE 4.2 CONSTRUCTION AND REHABILITATION OF SIDEWALKS**

### **4.2.1 Evaluate the need for new or rebuilt sidewalks.**

- Conduct a survey identifying new sidewalk and sidewalk repair needs within the community and prioritize these needs.
- Apply to the San Antonio – Bexar County Metropolitan Planning Organization (MPO) for a walkable community workshop to help evaluate the need for new and improved sidewalks.
- Coordinate with the City Council Representative and the Public Works Capital Project Officer (CPO) to see if projects identified are on the list of COSA sidewalk priorities.
- Seek to add high priority projects not already on the list.

**Sidewalk funds may be built through a variety of programs such as:**

- Neighborhood Access and Mobility Program (NAMP)
- Advanced Transportation District (ADT)
- Community Development Block Grants (CDBG)
- Voter Approved Bond Projects
- Capital Improvement Projects (CIP)
- Safe Routes to School Program

### **4.2.2 Pursue the construction of new sidewalks.**

- Attend the MPO's Pedestrian Mobility Advisory Committee (PMAC) meetings, which are open to the public and held on the third Wednesday of each month.
- Coordinate with the City Council Representative and the Public Works Capital Project Officer (CPO) to add projects to the official list of COSA sidewalk priorities.

*Timeline:* Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* City Council Representative, Public Works, Neighborhood Associations, MPO Pedestrian Mobility Coordinator

*Proposed Funding Sources:* Federal and General Funds (existing programs)

### **4.2.3 Initiate a "Safe Routes to Schools" workshop.**

- "Safe Routes to Schools" workshops are a partnership between school districts and the Metropolitan Planning Organization (MPO).





- “Safe Routes to Schools” workshops help identify 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.
- Work with area school principals and PTAs to initiate “Safe Routes to Schools” workshops for area schools.
- 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.
- TxDOT (Texas Dept. of Transportation) allots funding every year for “Safe Routes to Schools” project implementation.

*Timeline:* Short – Mid and on-going

*Lead Partner:* Infrastructure & Facilities Committee and Area PTAs

*Partnerships:* School Principals, MPO Pedestrian and Bicycle Coordinators, VIA Metropolitan Transit, TxDOT, City Council Person

*Proposed Funding Sources:* MPO (funds program), TxDOT (provides implementation funding)

## **OBJECTIVE 4.3 IMPROVE SIDEWALK ACCESS FOR PERSONS WITH DISABILITIES**

### **4.3.1 Improve access to sidewalks and crosswalks for persons with disabilities.**

- Install pedestrian crossing signs, signals and ADA compliant crosswalks
- Address the obstruction of utility poles that exist in the middle of sidewalks, particularly around Guadalupe St. and investigate ways in which greater lengths of neighborhood sidewalks can be made ADA accessible.

*Timeline:* Mid-Long

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* COSA Public Works Disability Access Office, CPS, VIA Metropolitan Transit, Metropolitan Planning Organization (MPO)

*Proposed Funding Sources:* COSA Safety Program, NAMP, Bond

## **GOAL 5: PROVIDE SAFE BICYCLE NETWORKS**

Create a safe, functional and well-connected network of bicycle lanes and trails that connect residential areas with schools, parks, transit stops and commercial development.

### **OBJECTIVE 5.1: EXPLORE POSSIBILITIES FOR BICYCLE PATHS**

#### **5.1.1 Form a committee to assess needs for bike routes within the Westside Community.**

- Survey residents concerning priority bicycling enhancements in the community, including bike lanes, bike racks, routes and paths





- Consider paths to schools and parks throughout the Westside Community.

*Timeline:* Mid to Long

*Lead Partner:* Infrastructure & Facilities Committee, Neighborhood Associations

*Partnerships:* COSA Public Works, MPO, TxDOT, Schools

*Proposed Funding Sources:* Public Funding (General fund, MPO), Community Development Block Grants, Safe Routes to Schools

### **5.1.2 Identify and promote potential bicycle trail projects within the Westside Community.**

- 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 meeting to petition for the inclusion of community bicycling project priorities in the Bicycle Master Plan.
- Provide education on bike safety; have bike awareness incorporated into defensive driving courses and driver training manuals.
- Create and distribute a bike lane map of the neighborhood.

*Timeline:* Mid to Long

*Lead Partner:* Infrastructure & Facilities Committee, Neighborhood Associations and Community Organizations

*Partnerships:* MPO Bicycle Mobility Advisory Committee, COSA Public Works, City Council Person, TXDPS, the San Antonio Wheelmen, VIA Metropolitan Transit

*Proposed Funding Sources:* Federal Highway Administration (FHWA), General Fund, MPO

## **GOAL 6: INCREASE SAFETY OF 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 6.1: SAFETY AT INTERSECTIONS AND CROSSWALKS**

Install or enhance traffic management devices at intersections and around schools throughout the community to improve pedestrian, bicyclist, and motorist safety at these locations.

#### **6.1.1 Report dangerous intersection and crossings and explore options available from public works to address intersection safety.**

- The community can call 311 to report intersections where safety is a concern. Request a call back from the department and ask to be provided with an incident tracking number for follow-up purposes. Public Works will research all calls.
- Maintain community log of dangerous intersections and crossings.





- Coordinate with the COSA Public Works Department to educate the community concerning intersection issues and strategies to enhance the safety of intersections for motorists, pedestrians, and bicyclists.
- Request Public Works representative to address neighborhood regarding existence of unsafe intersections and crossings.
- Request Public Works representative to provide options available such as yield signs, stop signs, or traffic lights to make streets safer.

*Timeline: Short*

*Lead Partner: Infrastructure & Facilities Committee and Community Residents*

*Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal / Volunteer*

#### **6.1.2 Work with area school principals and PTAs to install pedestrian safety devices where they are needed.**

- School districts and COSA Public Works must evenly split the cost of school pedestrian safety devices and improvements.
- The community and PTAs can encourage school principals to work with school district administration to fund pedestrian safety projects around area schools.

*Timeline: Mid*

*Lead Partner: Infrastructure & Facilities Committee and Area PTAs*

*Partnerships: School Principals, MPO, COSA Police Department School Safety Program (Crossing Guard Program / Mama Patrols)*

*Proposed Funding Sources: MPO / Volunteer*

#### **6.1.3 Work with area schools and Metropolitan Planning Organization (MPO) to sponsor pedestrian safety education programs.**

- MPO can provide classroom presentations for local schools that focus on pedestrian safety.

*Timeline: Short*

*Lead Partner: Infrastructure & Facilities Committee and Area PTAs*

*Partnerships: School Principals, MPO, COSA PD School Safety Program, SAFFE Officers*

*Proposed Funding Sources: MPO / Volunteer*

#### **6.1.4 Request improvements desired be placed in future budget or bond projects.**

- The community can formulate and prioritize intersection improvement projects and present project priorities to the City Council representative for inclusion in the City budget and/or in a bond election.

*Timeline: Short*

*Lead Partner: Infrastructure & Facilities Committee*





*Partnerships:* Neighborhood Associations, COSA Public Works, City Council representative, TxDOT, 311

*Proposed Funding Sources:* General Fund, bond, Hazard Elimination Safety Funds (TxDOT)

## **OBJECTIVE 6.2: REDUCE SPEEDING**

Control speeding on community streets, making them safe for pedestrians, bicyclists, and motorists.

### **6.2.1 Monitor and report locations and incidents of speeding.**

- Identify and prioritize streets with significant speeding issues such as Brady and Laredo Streets and Guadalupe Street.
- Dialogue with San Antonio Police Department and SAFFE Officer concerning the feasibility of increased traffic patrols during peak hours and priority traffic locations.
- The community can call 311 to report these areas where speeding is a concern and Public Works will research all calls.

*Timeline:* Short

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* San Antonio Police Department, SAFFE Officer, COSA Public Works, City Council Person

*Proposed Funding Sources:* Minimal / Volunteer

### **6.2.2 Research options available for traffic calming.**

- Neighborhood Associations and other community groups can contact the Public Works transportation division (using 311) to arrange for a representative to talk with the neighborhood about strategies to address speeding issues.
- Traffic calming measures may include speed humps, traffic circles, “bump outs,” planting street trees, allowing curb parking, adding bike lanes, etc.
- The community can formulate and prioritize intersection improvement projects and present project priorities to the City Council representative for inclusion in the City budget or in a bond election.

*Timeline:* Mid-Long

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* City Council Representative, COSA Public Works

*Proposed Funding Sources:* Capital Improvement Projects, Bond, Neighborhood Accessibility and Mobility Program (NAMP)





## GOAL 7: CLEAN, SAFE, AND FUNCTIONAL ALLEYS

### OBJECTIVE 7.1: MAINTAIN AND IMPROVE ALLEYS

**Alley maintenance and repair is the responsibility of the adjacent property owner. Alleys are public ROW but are to be maintained by adjacent property owner.**

#### **7.1.1 Work with the community and Public Works to improve alley maintenance.**

- Working with neighborhood associations, educate residents about their responsibility for alley maintenance and their importance to the community.
- Coordinate with area agencies and organizations to provide alley clean-up assistance, especially for elderly homeowners. The COSA Environmental Services Department / Keep San Antonio Beautiful provides a Dial-a-Trailer service that may be utilized by neighborhood groups to aid local residents in maintaining alley vegetation.
- COSA Housing and Neighborhood Services can assist in the maintenance of alleys through the Neighborhood Sweep Program. An application for the program can be found at the COSA Housing and Neighborhood Services website.

*Timeline:* Short

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Neighborhood Associations and Community Organizations, COSA Environmental Services Department, COSA Housing and Neighborhood Services Department, COSA Public Works

*Proposed Funding Sources:* Existing Programs and Volunteer Work

#### **7.1.2 Explore alternatives for the future of alleys in the neighborhood.**

- Maintain open discussion with the City Council Representative, COSA Environmental Services and other public utility agencies concerning the transition to automated garbage collection and how this might affect those areas of the community that currently have alley garbage pick-up.
- Discuss possible utilization of alleys as appropriate locations for underground utilities including electric, telephone, cable, gas, water and emergency service access.
- Dialogue with Neighborhood Associations in other planning areas regarding the successful management of alleys.
- Invite representatives from COSA Asset Management to neighborhood meetings to discuss possibilities for closing unused alleys and selling this right-of-way to abutting property owners.





*Timeline:* Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* City Council Representative, COSA Environmental Services, COSA Asset Management, Neighborhood Associations, CPS, SAWS

*Proposed Funding Sources:* Volunteer Work/Possible private resident funding to buy alley right-of-way

## GOAL 8: IMPROVE ACCESS TO TRANSIT FACILITIES

Enhance the convenience and availability of public transit in the community.

### OBJECTIVE 8.1 MONITOR TRANSIT ROUTES

#### **8.1.1 Stay informed about new transit routes and route alterations in the Guadalupe Westside planning area.**

- Route changes for VIA Metropolitan Transit occur four times a year. Public input regarding route changes is collected in January, March, June, and September.
- The neighborhood should contact VIA during these months to obtain a list of proposed route changes in the area and how to comment on these changes; emphasizing the community's significant dependence upon public transportation and need for appropriate coverage.
- Community members may also call the VIA Planning staff at 362-2166 to find out about route changes being considered as well as possible new bus stops and bus stop amenities planned for the area.

*Timeline:* Short and on-going

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* VIA Metropolitan Transit, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* VIA Metropolitan Transit

### OBJECTIVE 8.2 ENSURE ADEQUATE AMENITIES AT BUS STOPS

#### **8.2.1 Identify need for additional bus stops, shelters, trash cans and information boards at bus shelters.**

#### **8.2.2 Help VIA get permission from property owners to install new stops or shelters.**

- Work with area businesses, especially those included in the Guadalupe Neighborhood Commercial Revitalization (NCR) district, to permit VIA to install benches and shelters where they are needed.

*Timeline:* Mid





*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* VIA, property owners, COSA NCR Managers, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* VIA

## **OBJECTIVE 8.3 PETITION FOR IMPROVEMENTS**

### **8.3.1 Petition the VIA board for route or service needs**

- Petition the VIA board for route or service needs, including emission controls, at their monthly public meeting (4<sup>th</sup> Tuesday of every month).

*Timeline:* Short - Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Proposed Partnerships:* VIA, Neighborhood Associations, Communities Organized for Public Service (COPS)

*Proposed Funding Sources:* VIA

## **GOAL 9: ENSURE SAFETY AND EFFICIENCY OF RAILROADS**

Enhance the safety and efficiency of the rail network in the community.

### **OBJECTIVE 9.1 IMPROVE THE SAFETY OF AREA RAILROADS**

Enhance the safety of the rail network.

#### **9.1.1 Address safety of Hazard Materials being transported on rail cargo.**

- Invite representatives from the COSA Fire and Police Departments to speak to the Planning Team and neighborhood groups about Hazard Material safety, specifically as it relates to railroads, including how to report and safely respond to hazardous material situations, how the City handles hazardous material emergencies and the evacuation plan for the community in the event of a hazardous material crisis.

*Timeline:* Mid and on-going

*Lead Partner:* Infrastructure & Facilities Committee, Neighborhood Associations / Community Organizations, COSA Emergency Management Response System, COSA Public Works

*Proposed Partnerships:* COSA Fire and Police Departments

*Proposed Funding Sources:* Minimal / Volunteer Work





## **OBJECTIVE 9.2 IMPROVE THE EFFICIENCY OF AREA RAILROADS**

Enhance the efficiency of the rail network to minimize traffic delays and noise pollution within the community.

### **9.2.1 Consider strategies for reducing wait times at rail crossings.**

- Areas of particular concern: Frio Street at Zarzamora and Merida Street at Zarzamora.
- Dialogue with Union Pacific to consider strategies for reducing wait times caused by immobile trains at rail crossings.
- Currently Union Pacific is examining methods of reducing stopped trains in areas around the Guadalupe Westside planning area. Discuss with Union Pacific and the City Council representative, current strategies for reducing stopped trains in the community.

*Timeline:* Short to Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Union Pacific, City Council representative

*Proposed Funding Sources:* Minimal / Volunteer Work

### **9.2.2 Prioritize railroad crossings and explore the possibility of over/under passes.**

- Explore the possibility of one or more above or below-grade railroad crossings in the community to facilitate better traffic flow through the community.
- Meet with Union Pacific, COSA Public Works, and the City Council representative to discuss the feasibility of above or below-grade crossings.
- If feasible, work with the City Council representative to include such a project in a bond election.

*Timeline:* Mid

*Lead Partner:* Infrastructure & Facilities Committee

*Partnerships:* Union Pacific, Neighborhood Associations / Community Organizations, COSA Public Works, City Council representative

*Proposed Funding Sources:* General Fund, Bond

### **9.2.3 Bring railroad related noise levels down within the community.**

- Consider Quiet Zones where, in tandem with alternative safety measures, the train horn is silenced for a portion of the day, typically between the hours of 10:00 p.m. and 7:00 a.m. More information regarding this federal program can be found on the Federal Railroad Administration (FRA) website at <http://www.fra.dot.gov/us/content/1318>





- Investigate the viability of construction of different types of sound barriers along the railroad.

*Timeline:* Short and on-going

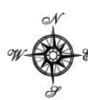
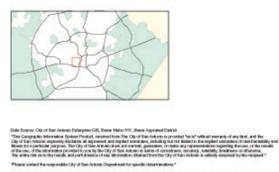
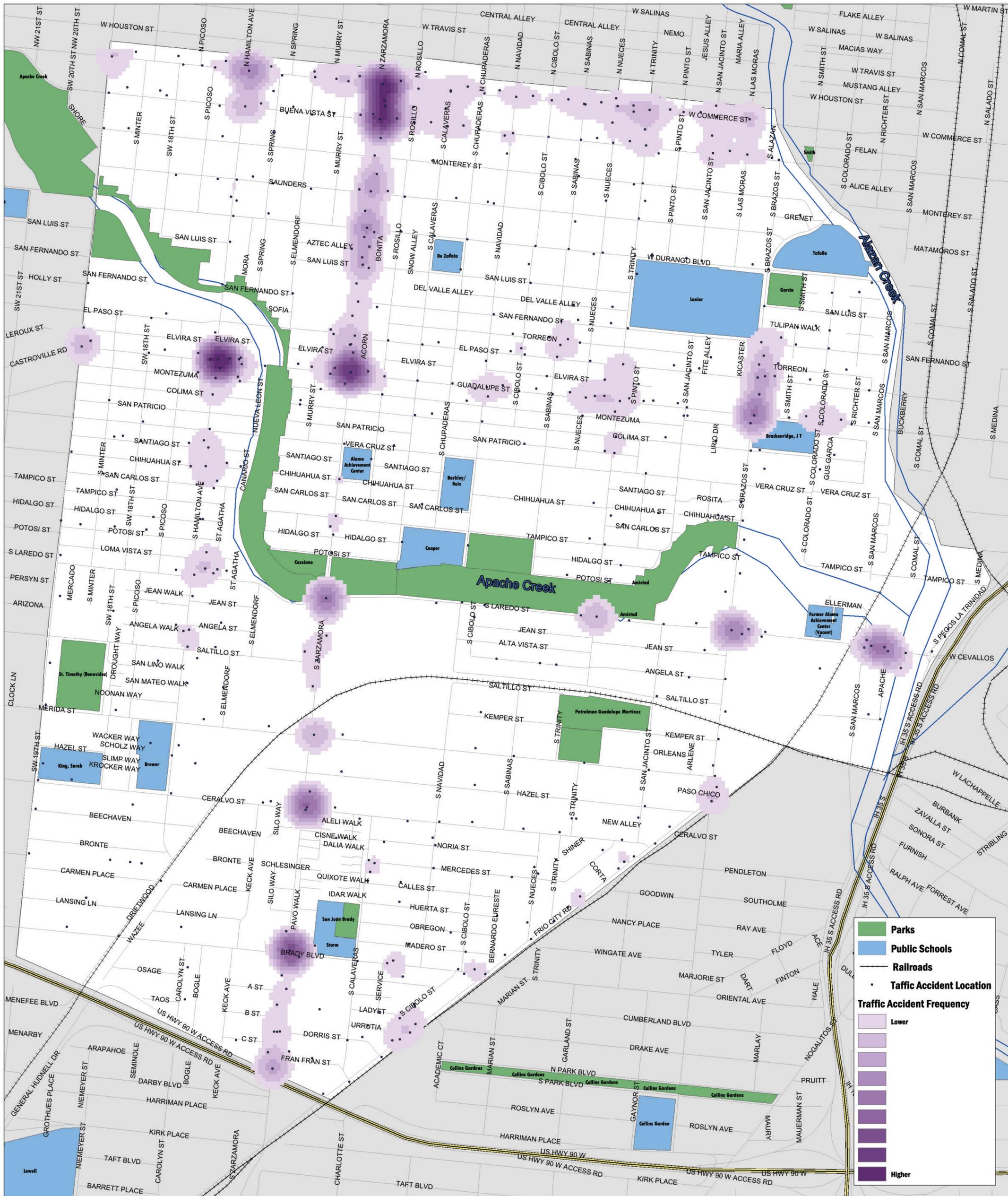
*Lead Partner:* City Council Office, COSA Public Works Department

*Partnerships:* COSA Public Works, Metropolitan Planning Organization (MPO), Federal Railroad Commission, City Council Office

*Funding Sources:* Minimal / Volunteer

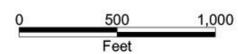






# Traffic Accidents in 2004\*

## Guadalupe Westside Community Plan

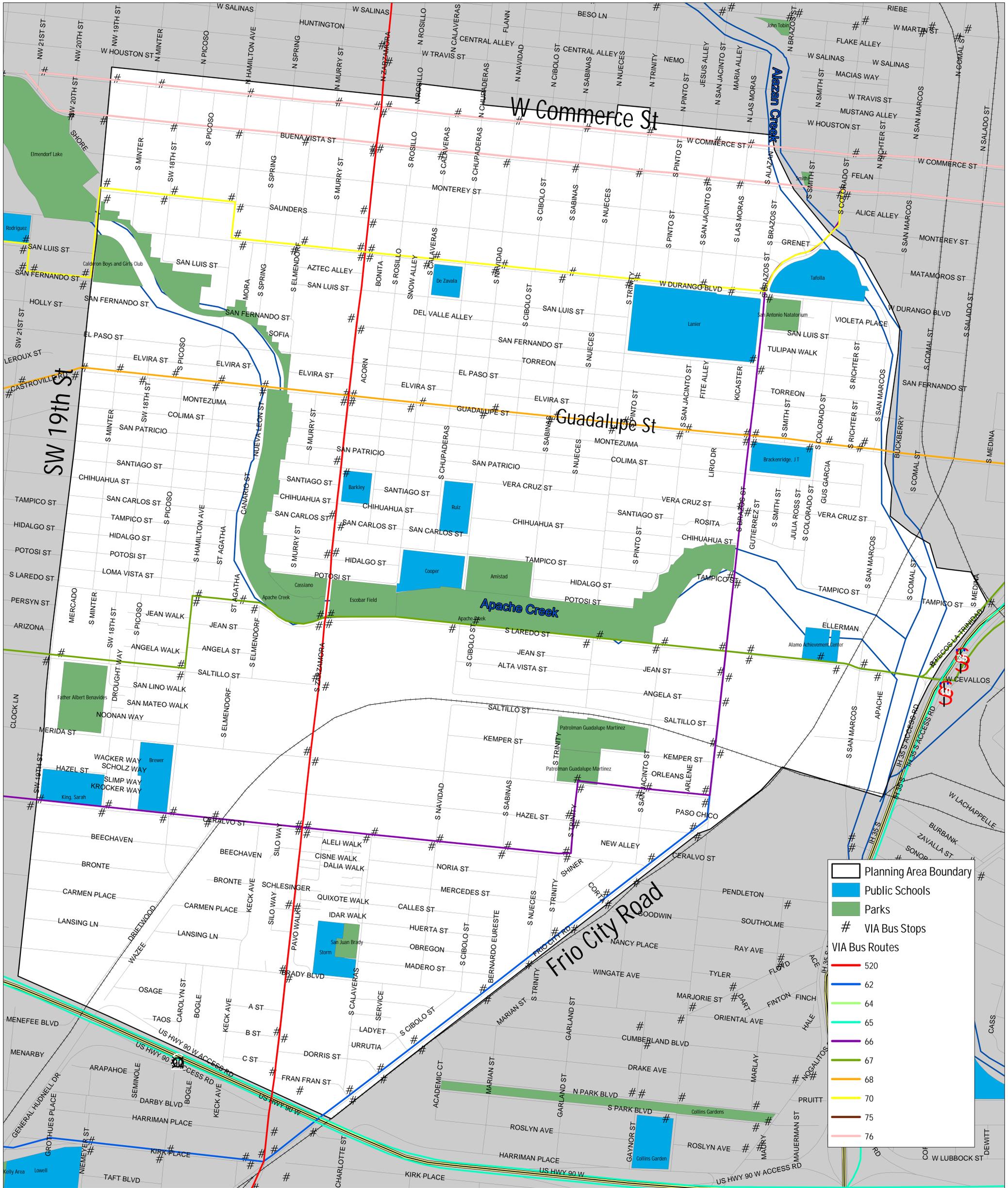


\*Based on information provided by the San Antonio Police Department.

**City of San Antonio  
Planning Department**  
Enri R. Morones, AICP, AIA  
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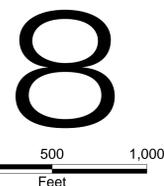






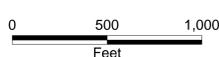
# VIA BUS ROUTES

## Guadalupe Westside Community Plan



City of San Antonio  
 Planning and Community  
 Development Department  
 Emil R. Monivas, AICP, AIA  
 Director, Planning Department  
 Development Business  
 Services Center  
 1901 S. Alamo  
 San Antonio, TX 78205

Map Created by: Andrew Holzback  
 Map Creation Date: June 8, 2004  
 Map File Location: Aerial Map  
 PDF File Name:





# Guadalupe Westside Community Plan

## PUBLIC SAFETY & CODE COMPLIANCE

*Goals, Objectives and Action Steps*





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# PUBLIC SAFETY AND CODE COMPLIANCE

## GOALS & OBJECTIVES

### AT-A-GLANCE

#### GOAL 10: CODE COMPLIANCE

- 10.1 Educate Community about Code Regulations
- 10.2 Assist Property Owners with Code Compliance
- 10.3 Neighborhood Beautification
- 10.4 Animal Care and Control
- 10.5 Prevent Unwanted and Stray Animal Population

#### GOAL 11: COMMUNITY SAFETY AND CRIME PREVENTION

- 11.1 Community and SAPD Collaboration
- 11.2 Educate the Community about Crime Prevention
- 11.3 Target Prevention of Crimes Against Seniors
- 11.4 Improve Infrastructure to Create Safer Environments
- 11.5 Long Term Drug Treatment
- 11.6 Prostitution Prevention
- 11.7 Graffiti Removal, Prevention, and Education
- 11.8 Reduce Gang Activity





*Promoting Responsible Pet Ownership*

The Public Safety and Code Compliance Chapter focuses on public safety and code compliance issues. Issues addressed include: **Neighborhood Beautification, Animal Care, Police, Crime Prevention, Safe Environments, Long-Term Drug Treatment & Use Prevention, Prostitution Prevention, Graffiti Removal & Prevention, Reduction of Gang Activity.**



*Prevent Loose and Homeless Animals*



*Volunteers at a neighborhood cleanup*



City of San Antonio Housing and Neighborhood Services Department





Public Art along Guadalupe St.



Tagging in Planning Area



Area Code Compliance Issue

### Call 311

311 is a telephone number which connects citizens with specially-trained customer service representatives who are ready to help with City service requests... Potholes, stray animals, street signs, trash collection or general City information. 311 provides access to customer service assistance 24-hours a day, seven days a week..



Tagging in Planning Area





## GOAL 10: CODE COMPLIANCE

Improve the appearance of area neighborhoods and reduce code compliance violations in both residential and commercial areas.

Code Compliance infractions affect neighborhood appearance, health, and safety. It may include such things as front yard parking, non-operable cars, excessive outside storage, trash dumping, and rodent problems.

### OBJECTIVE 10.1: EDUCATE COMMUNITY ABOUT CODE REGULATIONS

Educate residents about the importance of keeping a clean and safe environment and complying with code regulations.

#### **10.1.1 Invite Code Compliance to community organization meetings to provide information about what constitutes a code violation, how the citation process works and how to resolve applicable conflicts.**

- Organize a group of concerned residents to hold neighborhood house meetings and invite Code Compliance to present educational information, exchange concerns and recommend improvements to the process.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance and Housing and Neighborhood Services Divisions, Neighborhood and Community Organizations, Area Businesses, Local Residents, Local Churches, COPS/Metro Alliance

*Proposed Funding Sources:* Minimal / Volunteer

#### **10.1.2 Utilize area schools to educate students about proper waste disposal.**

- Request permission from area school principals to allow flyers to be sent home with children to their parents on a regular basis regarding different code compliance topics.
- Increase the number of public trash can at area schools.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance, School District, Neighborhood and Community Organizations, PTA

*Proposed Funding Sources:* Minimal / Volunteer





### 10.1.3 Promote the use of the City 311 Citizen Call Center for reporting code violations.

- When contacting 311, request a call back from the department and ask to be provided with an incident tracking number for follow-up purposes.
- Provide as many details as possible to Code Compliance regarding location of incident and extent of violation.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance, Neighborhood and Community Organizations, COPS/Metro Alliance

*Proposed Funding Sources:* Minimal / Volunteer

### 10.1.4 Contact your City Council Representative to discuss the number of code compliance officers available in your area and whether the coverage is adequate.

- The number of Code Compliance Officers designated to a given area correlates to the quantity of calls received by the department from area residents.
- Work with the City of San Antonio Code Compliance Division and City Council Person to improve the citation and mitigation of code compliance issues.

*Timeline:* Short and on-going

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance, Neighborhood and Community Organizations, City Council Person

*Proposed Funding Sources:* Minimal / Volunteer, General Fund

## **OBJECTIVE 10.2: ASSIST PROPERTY OWNERS WITH CODE COMPLIANCE**

Increase communication between community organizations and neighbors in order to identify situations in which the resolution of a code issue is beyond a resident's capability to fix.

### 10.2.1 Provide assistance to homeowners unable to comply with Code Compliance requirements due to advanced age and/or financial hardships.

- Establish neighbor-to-neighbor help program to assist residents, particularly the elderly, with code compliance violations.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* Neighborhood Associations and Community Groups, SAISD Youth Service Programs, Church Service Programs, College Service Organizations, COPS/Metro Alliance, COSA Housing and Neighborhood Services Community Toolbox, Making Connections Time/ Dollar Community Connections Program

*Proposed Funding Sources:* Minimal / Volunteer, Private Donations





## **OBJECTIVE 10.3: NEIGHBORHOOD BEAUTIFICATION**

Protect and promote the unique character of the neighborhoods and commercial corridors while improving their physical appearance.

### **10.3.1 Apply to the COSA Housing and Neighborhood Services Department for a Neighborhood Sweep for a portion of the Guadalupe Westside area.**

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, Neighborhood Associations and Community Groups, City Council Person

*Proposed Funding Sources:* Existing Program

#### **NEIGHBORHOOD SWEEPS**

A sweep is an intensive four-week concentration of the delivery of city services to targeted neighborhoods. Once the neighborhood is identified, community meetings are conducted to assist residents in identifying priorities. Services include, but are not limited to: street repair, vacant lot clean up, brush collection and code inspections. During the 4-week period, a staffed mobile unit is stationed at each site to allow residents to meet with city personnel to voice neighborhood concerns. A program application can be requested from the COSA Housing and Neighborhood Services Department or on the Department website at: [www.sanantonio.gov/nad/](http://www.sanantonio.gov/nad/)

### **10.3.2 Work with Keep San Antonio Beautiful, Inc. and other City Departments to promote community clean-up and recycling days several times a year.**

- Recruit residents, including youth, local businesses and churches to assist with clean-up endeavors and neighborhood projects.
- Reserve a garbage truck from Environmental Services Department/Keep San Antonio Beautiful's Dial-A-Trailer Program for the clean-up so people can dispose of unwanted items and trash such as old sofas, brush and tires.
- Work with COSA police officers to get probationers and juvenile detention youth to provide labor to help clean up graffiti, trash, alleys and neighborhood eyesores.
- Enlist the help of school organizations (student council, environmental club, ROTC, etc.) and Boy and Girl Scout troops, to help in beautification projects.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee and Neighborhood Associations

*Partnerships:* Keep San Antonio Beautiful, COSA Environmental Services Department, SAFFE Officers, COSA Housing and Neighborhood Services Department, local businesses, churches, school organizations, COPS / Metro Alliance

*Funding Sources:* Minimal / Volunteers, Existing Programs





### COMMUNITY TOOL SHED

Tools available through the Neighborhood Services Department's Community Tool Shed include lawn mowers, weed eaters, chain saws, garden tools, and painting supplies. The items are available to recognized community and neighborhood-based groups and individual residents interested in completing beautification and clean-up projects in distressed communities. To qualify for use of Community Tool Shed equipment, an individual or organization must provide the following information: Name, Address, Phone Number of recognized organization/individual, point of contact for organization, description of service project to be completed (including location/address), and the number of volunteers to be coordinated. Finally, an organization or individual must submit dates and times to pick up and return tools and equipment.

For more information: Housing and Neighborhood Services Department, 207-2819

### DIAL-A-TRAILER

The Dial-A-Trailer program jointly operated through the Environmental Services Department and Keep San Antonio Beautiful, assists neighborhood associations and non-profit groups by providing garbage trucks and staff on a first-come first-served basis for neighborhood cleanups. Call 311 to make a reservation.

#### 10.3.3 Apply to be part of the Keep San Antonio Beautiful "Adopt a Spot" Litter Control Program in residential and commercial areas.

*Timeline:* Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance, Keep San Antonio Beautiful, SAISD, Local Businesses, Neighborhood Associations and Community Organizations, Cellular on Patrol (COPS)

*Proposed Funding Sources:* Minimal, Volunteer and Existing Programs

#### 10.3.4 Identify Commercial Corridors for the Keep San Antonio Beautiful Adopt-A-Spot Program, and coordinate with local businesses along those corridors to discourage litter throughout the year.

- Identify corridors within the planning area that could benefit, and coordinate with Keep San Antonio Beautiful to bring the program to those corridors.
- Work with area businesses to explore placing signs and more trash cans on their property to encourage on-premise disposal of food containers and other waste products.

*Timeline:* Mid





*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Code Compliance, Keep San Antonio Beautiful, Inc., SAISD, Area Businesses, Neighborhood and Community Organizations, COSA NCR Program

*Proposed Funding Sources:* Minimal / Volunteer, Existing Program, Private Funds

The Adopt-A-Spot program operates by having individuals, groups, schools, and businesses enter into an agreement to “adopt” certain parts of the City and clean the area of litter 4 times per year. If accepted for the program, Keep San Antonio Beautiful sends a request to COSA Public Works to have an “Adopt a Spot” sign placed in the area to designate the target area. For more information and to apply, call 207-6461.

## **OBJECTIVE 10.4: ANIMAL CARE AND CONTROL**

Increase public education regarding responsible pet ownership and animal welfare.

### **10.4.1 Provide information to community groups and organizations.**

- Establish a bi-annual information campaign at local libraries, schools, and animal welfare groups.
- Discuss city licensing requirements, animal welfare issues and animal code (for example; the number of dogs, cats and/or chickens allowed per household) at school board, PTA, and neighborhood association meetings.

*Timeline:* Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Animal Care Department, Humane Society, PTA's, Girl and Boy Scouts, Spay Neuter Assistance Program (SNAP), Animal Resource Center, Man & Beast, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* Existing Programs

### **10.4.2 Invite school-age children to take a field trip to the Humane Society facilities.**

*Timeline:* Mid

*Lead Partner:* PTA's

*Partnerships:* Humane Society, PTA's, Animal Resource Center

*Proposed Funding Sources:* Existing Programs





### 10.4.3 Promote responsible pet ownership.

- Award “pet of the week” recognition with a photo in neighborhood newsletters or post at recreation centers.
- Stage fund-raising events such as local dog shows, most beautiful cat contests, Flag Day parade, and Oktoberfest animal awareness days.
- Encourage “Blessing of the Animals” ceremonies at area churches or other public forums to promote respect for animals of the neighborhood.

*Timeline:* Mid to Long

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Animal Care Department, Humane Society, Neighborhood Associations and Organizations, local churches, Girl and Boy Scouts, Spay Neuter Assistance Program (SNAP), Animal Resource Center, Man & Beast

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 10.5: PREVENT UNWANTED AND STRAY ANIMAL POPULATION**

Improve awareness about stray animal prevention to ensure a healthy and safe community.

### 10.5.1 Save animal lives through prevention practices.

- Hold animal adoption day twice a year.
- Have the Spay-Neuter Assistance Program (SNAP) mobile unit visit the neighborhood every other month for spaying/neutering services.
- Contact the Animal Resource Center for low-cost or free spay/neuter services.
- Contact “Man and Beast” and “SKAT” (Stray Kats) to provide information on low cost neutering services.

*Timeline:* Mid to Long Term

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Animal Care Department, Humane Society, Girl and Boy Scouts, SNAP, Animal Resource Center, SKAT, Man & Beast

*Proposed Funding Sources:* Existing Programs





## GOAL 11: COMMUNITY SAFETY AND CRIME PREVENTION

Strengthen the overall well-being of the neighborhood by decreasing prevalent criminal activity through resident involvement and two-way education that fosters an improved relationship between police and community.

### OBJECTIVE 11.1: COMMUNITY AND SAPD COLLABORATION

Strengthen communication between community and police in order to manage crime proactively and comprehensively.

#### **11.1.1 Develop community relationship with local SAPD officials and invite SAFE Officer(s) to community meetings.**

- Communicate with SAFE Officer about specific instances of crime and areas where increased and more visible police presence is needed
- Have SAFE and/or patrol officers patrol on bikes along the commercial corridors.
- Schedule more night patrols of drug houses, parks and crime areas in unmarked vehicles.
- Increase the number of neighborhood patrols or community policing initiatives in problem areas, especially during evening hours.
- Call 207-SAPD for non-emergency police calls.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, Neighborhood Associations and Community Organizations, Area businesses

*Proposed Funding Sources:* Existing Programs

**The central core of SAPD's Community Policing activities is the SAFE (San Antonio Fear Free Environment) Unit.**

**SAFE officers establish and maintain day-to-day interaction with residents and businesses within their assigned beats, in order to prevent crimes before they happen. SAFE officers also act as liaisons with other city agencies, work closely with schools and youth programs, coordinate graffiti-removal activities, and serve as resources to residents who wish to take back their neighborhoods from crime and decay.**

### OBJECTIVE 11.2: EDUCATE THE COMMUNITY ABOUT CRIME PREVENTION

Increase the flow of education within the community to promote safe homes and neighborhoods in order to prevent crime in coordination with the San Antonio Police Department.





### 11.2.1 Coordinate community meetings to discuss crime prevention in and out of the home, and encourage involvement in crime prevention programs.

- Contact the local SAPD Crime Prevention Specialist to arrange for Crime Prevention presentations at neighborhood association/community organization meetings and advertise and encourage resident involvement.
- Work with the SAPD Crisis Response Teams to address domestic violence within the home.
- Through community meetings and bilingual 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.
- 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.
- Encourage area business owners to participate in the Commercial Business Security Survey program offered by the SAPD. Increase the number of officers who are Business Survey certified to address the increased number of surveys conducted.
- Promote and implement Good Neighbor (Neighborhood Watch) and Cellular on Patrol programs and encourage new programs in areas currently not served. Contact SAFFE Office to arrange for these programs.
- Develop neighbor to neighbor "telephone tree" to report suspicious activity.

***THE GOOD NEIGHBOR PROGRAM***, a self-help cooperative effort between you and your neighbors. It is an effective aid to the Police Department against crime. It consists of organizing the neighbors in your block to come together for three meetings which are coordinated by the Crime Prevention Specialists. Each meeting covers a different Crime Prevention topic presented by a specially trained Police Officer. The topics are; Home/Apartment Security, Auto Theft Prevention, and Personal Safety. If 50% of your neighbors participate in each of these meetings, then your block will qualify as a Good Neighbor Program, and you can purchase your Good Neighbor Program signs.

**SAPD Crime Prevention Presentations include: Robbery Prevention, Personal Safety, Shoplifting Prevention, and Senior Citizen Safety.**

*Timeline:* Short and on-going

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD Good Neighbor and Cellular on Patrol Divisions, SAPD San Antonio Fear Free Environment (SAFFE) Officers, SAPD Crisis Response Teams, COSA Parks & Recreation Dept, Neighborhood Associations and Community Organizations, Local Residents and Businesses

*Proposed Funding Sources:* Minimal / Volunteer and Existing Programs





The City's CELLULAR ON PATROL (COP) program began in 1993 to prepare neighborhood residents to be the "eyes and ears" of the police and to promote closer cooperation between residents and city agencies. The Basic COP Training Program, which is provided at SAPD substations, consists of eight hours of classroom training, plus the opportunity for up to eight hours of ride-along with a district patrol officer. Application forms and additional information can be found on the SAPD website or by calling the area's SAPD Substation or SAFFE Officer.

### 11.2.2 Expand community participation in National Night Out.

- Actively advertise National Night Out events through brochures and signage, enlisting the help of local churches, schools, and community organizations.
- Coordinate among Planning Area Neighborhood Associations / Community Organizations to ensure that all sectors of the Planning Area are able to participate.
- Build community, cultural identification and pride by holding quarterly resident gatherings.

*Timeline:* Short - Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, COSA Parks & Recreation Dept, Neighborhood Associations and Community Organizations, local churches, SAISD

*Proposed Funding Sources:* Minimal / Volunteer

### 11.2.3 Encourage participation in Park Police 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 and security issues in the community's parks.
- Invite Community Operations/ Resource Education (C.O.R.E) officers from the Park Police to neighborhood association/community organization meetings to make public safety presentations that identify community concerns and quality of life issues while reducing the fear of crime

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, COSA Parks & Recreation Dept, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* Existing Programs





### SAPD 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 at the SAPD. The 11-week CPA course meets 1 night / 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. 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.

## OBJECTIVE 11.3: TARGET THE PREVENTION OF CRIMES AGAINST SENIORS

### 11.3.1 Initiate Community Education outreach programs about safety for senior citizens.

- Stop theft and other crimes targeted at the senior population in the community.
- Coordinate home and community center visits to seniors in the community to distribute educational pamphlets.
- Coordinate between local banks, Neighborhood Associations and Community Organization to provide presentations to seniors about check cards as a safe alternative to carrying cash.
- Investigate the viability of implementing a grocery delivery program or legitimate taxi service for seniors who have no or limited access to reliable transportation.

*Timeline:* Short - Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, Neighborhood Associations and Community Organizations, Local Senior Centers, Local Churches, AARP, National Association of Retired Executives (NARE), Area Banks, VIA Metropolitan Transit, HEB

*Proposed Funding Sources:* Minimal / Volunteer

## OBJECTIVE 11.4: IMPROVE INFRASTRUCTURE TO CREATE SAFER ENVIRONMENTS

### 11.4.1 Work with Infrastructure and Facilities committee and City Council Person to get street lights where needed.

See Infrastructure and Facilities Section of the Plan.





#### **11.4.2 Educate area business owners concerning City Public Service's (CPS) All-Night Security Light Program through neighborhood and community association meetings.**

- 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.

*Timeline:* Short to Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* City Public Service, Local Business and Residents, COSA Development Services, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* Existing Programs, Private Donations

**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.**

#### **11.4.3 Build relationships with local and chain home improvement stores, and request that they donate motion sensor lights, particularly to the elderly, and volunteer installation.**

*Timeline:* Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* City Public Service, Local Business and Residents, COSA Development Services, Home Depot, Lowes, Guadalupe Lumber

*Proposed Funding Sources:* Existing Programs, Private Donations

### **OBJECTIVE 11.5: LONG TERM DRUG TREATMENT**

Decrease drug use and dependency within the community to enhance the area's sense of security and well-being.

#### **11.5.1 Work with the Community Health, Education and Well-Being Committee and the Good Neighborhood Watch program to target drug activity locations and advocate for increased police patrol.**

- Communicate with the SAPD Narcotics Department about drug activity in community homes, apartments and commercial buildings to protect the welfare of area residents, especially youth.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee and Community Health, Education and Well-Being Committee





*Partnerships:* SAPD, SAFFE Officers, San Antonio Cellular On Patrol Program, Neighborhood Associations and Community Organizations, Local Businesses, Community Policing Groups, Neighborhood Watch / Good Samaritan Program, City Council Person  
*Proposed Funding Sources:* Existing Programs, Volunteer

**11.5.2 Coordinate with the Community Health, Education and Well-Being Committee to advocate for long-term drug counseling and treatment programs.**

*Timeline:* Mid to Long

*Lead Partner:* Public Safety and Code Compliance Committee and Community Health, Education and Well-Being Committee

*Partnerships:* Neighborhood Associations and Community Organizations, SAPD, Inman Christian Center, Local Churches

*Proposed Funding Sources:* Existing Programs, Volunteer

## **OBJECTIVE 11.6: PROSTITUTION PREVENTION**

Prevent prostitution activity in the community, especially in areas where it is currently prevalent, by creating alternative opportunities.

**11.6.1 Advocate for long-term treatment programs that provide comprehensive counseling services to women and men.**

- Incorporate job and life skills trainings into treatment programs.

*Timeline:* Mid to Long

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD Cellular on Patrol, SAPD Vice Unit, Neighborhood Associations and Community Organizations, City Health Organizations

*Proposed Funding Sources:* General City Fund, Targeted Federal Funding

**11.6.2 Form a Cellular on Patrol to identify areas where prostitution is prevalent and to dialogue about long-term solutions.**

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD Cellular on Patrol, Local Residents and Business Owners, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* Volunteer, Existing Programs

**11.6.3 Advocate for increased enforcement of Prostitution laws in the planning area.**

*Timeline:* Mid to Long





*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD Vice Unit, City Council Person, Neighborhood Associations and Community Organizations

*Proposed Funding Sources:* General Fund

## **OBJECTIVE 11.7: GRAFFITI EDUCATION, REMOVAL, AND PREVENTION**

Reduce the occurrence of graffiti vandalism and tagging in the community and improve vandalism clean-up efforts.

### **11.7.1 Provide local residents and business owners with greater access to educational materials about graffiti as art and graffiti as vandalism and tagging.**

- Invite staff from local cultural arts organizations such as San Anto Cultural Arts Center, to speak at schools and community meetings about the differences between graffiti as street art and graffiti as vandalism (tagging) and ways to limit the vandalism and promote the art.
- Distribute literature to the community concerning graffiti vandalism and tagging prevention and abatement. Include numbers to call for reporting tagging and how to become involved in clean-up.
- Invite staff from the Graffiti Wipeout Program (COSA Public Works) to speak at neighborhood association and community organization meetings concerning vandalism prevention and abatement.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Public Works, COSA Department of Community Initiatives - Office of Cultural Affairs, SAISD, PTA's, Neighborhood Associations and Community Organizations, Local Business Owners, San Anto Cultural Arts Center, Guadalupe Cultural Arts Center, Esperanza Peace and Justice Center

*Proposed Funding Sources:* Minimal / Volunteer

### **11.7.2 Organize community efforts to monitor graffiti vandalism and tagging activity.**

- Work with SAFFE officers, Good Neighbor groups, and Cellular on Patrol (COP) to increase surveillance of areas that are frequent targets of tagging.
- Encourage residents and business owners to report all incidents of graffiti vandalism by calling 311, leaving a detailed message and requesting a call back. Maintain a log of all calls.
- Encourage business owners and residents to keep vandalism-prone areas well lit and to plant trees or other greenery near walls plagued with tagging.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee





*Partnerships:* COSA Public Works, SAISD, PTA, Neighborhood Associations and Community Organizations, SAFFE Officers, Cellular on Patrol, COPS/Metro Alliance, Esperanza Peace and Justice Center, Guadalupe Cultural Arts Center

*Proposed Funding Sources:* Minimal / Volunteer

### **11.7.3 Work with 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 vandalism is harmful to them, their neighborhood, and their community.
- The program targets children in grades 3 -5 and offers seven different lesson plans that teach graffiti prevention.
- School districts can obtain this curriculum through Keep San Antonio Beautiful.

*Timeline:* Mid

*Lead Partner:* Public Safety and Code Compliance Committee, SAISD

*Partnerships:* Keep San Antonio Beautiful, COSA Environmental Services, SAISD

*Proposed Funding Sources:* Existing Program

### **11.7.4 Collaborate with City of San Antonio Departments to organize vandalism clean up projects and volunteer days.**

- Work with COSA Environmental Services to organize paint-outs with community groups.
- Apply with the COSA Graffiti Wipeout Coordinator to request that an area in the community be included as a project for Graffiti Wipeout Day.
- Encourage church groups and other community organization to also organize paint-outs as part of their public service and outreach programs.
- Coordinate with COSA Parks and Recreation to organize a graffiti vandalism removal day. Parks and Recreation removes tagging along designated “hot spots” on a rotational basis using volunteer and restitution volunteer labor.
- Increase collaboration between SAPD SAFFE Officers and area residents and businesses to prevent tagging before it occurs.

*Timeline:* Short and on-going

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, COSA Public Works Department, COSA Environmental Services Department, COSA Office of Cultural Affairs, COSA Parks and Recreation Department, Residents, Businesses, Churches, SAISD, Guadalupe Cultural Arts Center, Esperanza Peace and Justice Center, VIA Metro Transit

*Proposed Funding Sources:* Existing Programs, Volunteer





### 11.7.5 Foster organized Community Murals / Street Art as an alternative to graffiti vandalism.

- Coordinate with area schools and other community groups to channel youth in need of community service hours to participate with mural projects.
- Collaborate with the COSA Office of Cultural Affairs in increase involvement with their free one-hour mural workshops.
- Murals are an opportunity to expand the community's public art; they deter tagging; and by involving multiple generations, they enhance community pride.

*Timeline:* Short to Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* COSA Department of Community Initiatives Office of Cultural Affairs, Guadalupe Cultural Arts Center, Esperanza Peace and Justice Center, Local Schools, Local Church and School Youth Groups, Local Residents and Businesses, San Anto Cultural Arts Community Mural Program

*Proposed Funding Sources:* Existing Programs, Volunteer

## **OBJECTIVE 11.8: REDUCE GANG ACTIVITY**

Reduce gang activity in the area to increase neighborhood safety and the well being of area youth.

### 11.8.1 Discuss gang activity and prevention at community meetings.

- Coordinate with SAFFE and SAPD to obtain speakers for Planning Area Neighborhood Association and Community Organization meetings who can educate residents on gang indicators and gang prevention.
- Obtain area statistics regarding gang activity and utilize the data as a benchmark to assess the prevalence of gang activity and whether it is on the rise or decline in the planning area.
- Place particular emphasis on engaging parents and getting them involved in prevention programs.

*Timeline:* Short

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, Neighborhood Associations and Community Organizations, PTA, COSA Community Initiatives Department

*Proposed Funding Sources:* Minimal / Volunteer

### 11.8.2 Collaborate with school districts and parents in gang prevention programs.

- 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.





- Work with San Anto Cultural Arts Center and the COSA Office of Cultural Affairs to promote youth involvement in mural and other public art projects as a way to culturally ground youth by connecting them to alternative activities.
- Urban smARTS is an after-school art enrichment program operated by COSA Community Initiatives in coordination with San Antonio Independent School District.
- 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.

*Timeline:* Short to Mid

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* School District, COSA Department of Community Initiatives and Office of Cultural Affairs, Guadalupe Cultural Center, SAPD, Esperanza Peace and Justice Center, Local Schools.

*Proposed Funding Sources:* Existing Programs

### **11.8.3 Promote collaboration between community organizations, SAFE officers and the SAPD about gang activity and prevention.**

- Ensure that the SAPD is aware of alternative programs being offered to youth in the community.
- Work with SAPD to start GREAT (Gang and Drug Resistance) programs.
- Contact SAFE and the SAPD gang detail to explore the possibility of additional patrols and enforcement.
- Explore use of gang injunction “safety zone” with SAPD.

**Injunctions are civil court orders that bar alleged gang members 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.”**

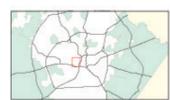
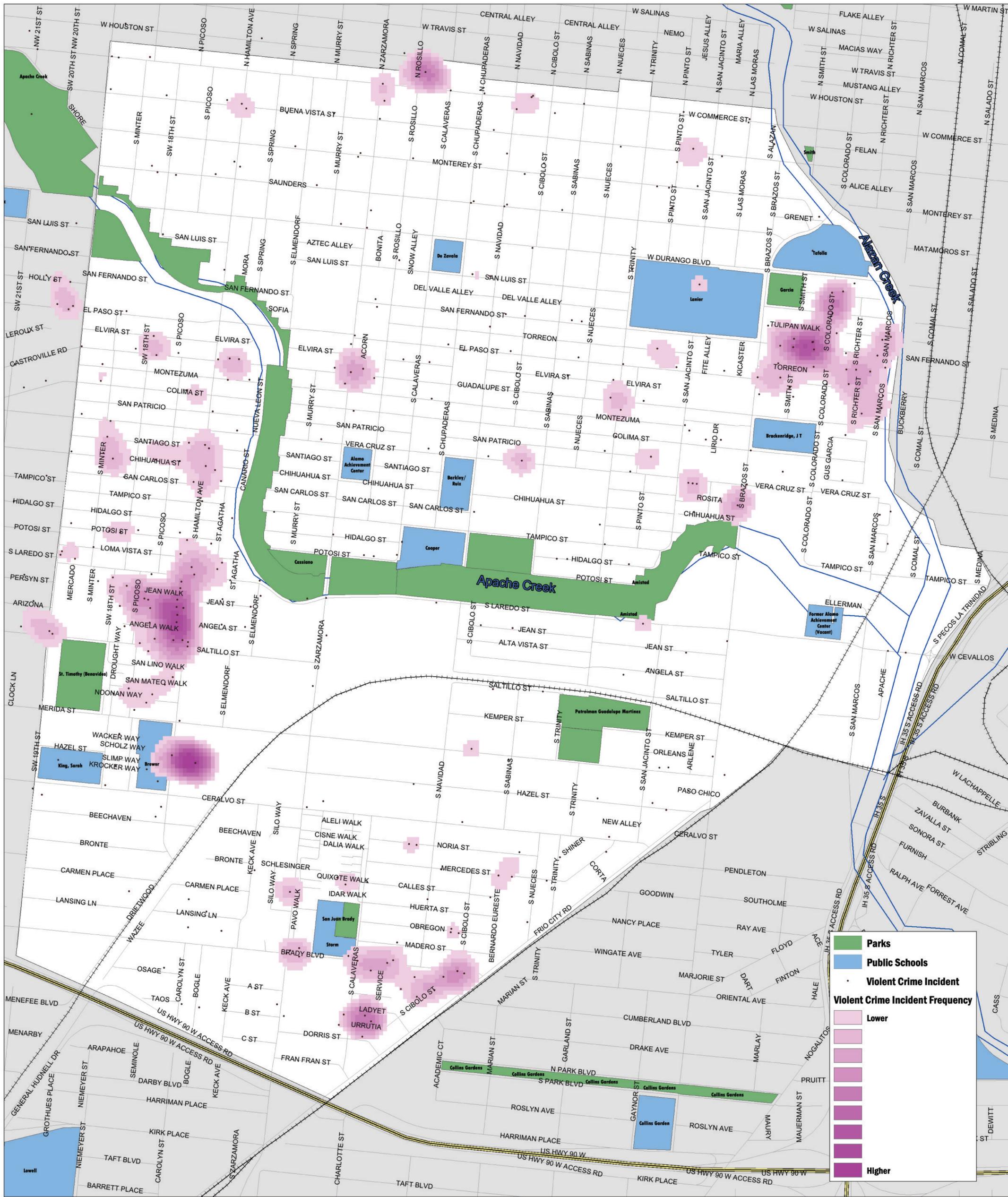
*Timeline:* Mid - Long

*Lead Partner:* Public Safety and Code Compliance Committee

*Partnerships:* SAPD, City Council Person, Neighborhood Associations and Community Organizations, Cultural History and Arts Centers

*Proposed Funding Sources:* General Fund, Volunteer





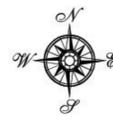
Based on information provided by the San Antonio Police Department.

# Violent Offenses

January 1st - July 25th, 2006

## Guadalupe Westside Community Plan

1,000 500 0 Feet



City of San Antonio  
Planning Department

Enri R. Moronias, AICP, AIA  
Director, Planning Department  
Development Business  
Service Center  
1901 S. Alamo  
San Antonio, TX 78205



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# Guadalupe Westside Community Plan

## COMMUNITY HEALTH, EDUCATION, AND WELL-BEING

*Goals, Objectives, and Action Steps*





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# COMMUNITY HEALTH, EDUCATION, AND WELL-BEING

## GOALS & OBJECTIVES

### AT-A-GLANCE

#### GOAL 12: ASSIST INDIVIDUALS WITH BASIC NEEDS

- 12.1 Connect Individuals and Families with Services to Help Meet Basic Needs
- 12.2 Address Homelessness in the Community
- 12.3 Improve Community Health Through Better Nutrition

#### GOAL 13: STRENGTHEN THE FAMILY UNIT

- 13.1 Broaden Educational Opportunities for Individuals
- 13.2 Foster Intergenerational Support within the Community

#### GOAL 14: PROMOTE PARTICIPATION IN CULTURAL ARTS PROGRAMS

- 14.1 Community Participation in Cultural Arts Programs
- 14.2 Economic Development and Cultural Heritage

#### GOAL 15: ENHANCE PARTICIPATION IN ACTIVE RECREATION

- 15.1 Community Participation in Sports and Active Recreation

#### GOAL 16: INCREASE PARTICIPATION IN NEIGHBORHOOD ORGANIZATIONS

- 16.1 Strengthen Cooperation among area Community Organizations
- 16.2 Encourage the Establishment of Neighborhood Associations
- 16.3 Encourage Collaboration among Adjacent Community Plan Areas





*Local Art and Crafts*

The Community Health, Education, and Well-Being Chapter focuses on individuals and families. Issues addressed include: Homelessness, Nutrition, Senior Quality of Life, Child Care, Education, Cultural Arts, Active Recreation, Faith-Based Organizations, Neighborhood and Community Organizations.

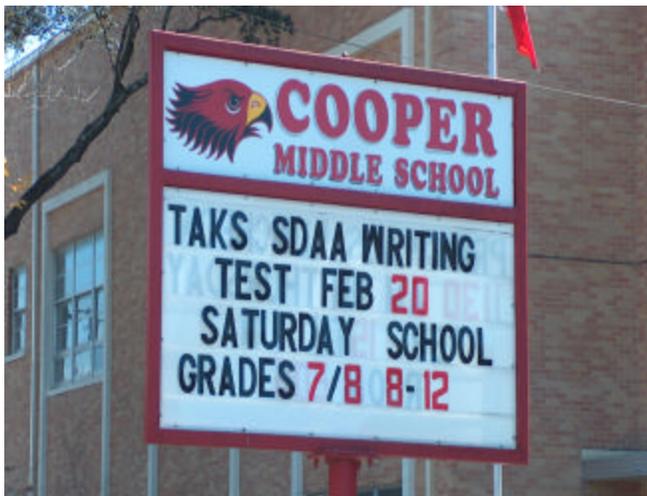
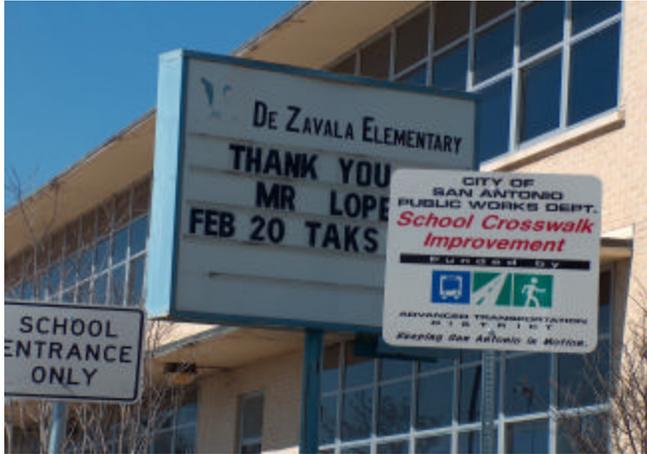


*Area Mural / Street Art*



*Mujer Artes - Co-operativa de Esperanza*





Plaza Guadalupe - Lila Downs Concert



Mural - San Juan Brady Community Center



Folkloric Dancers - 16 de Septiembre Celebration





## GOAL 12: ASSIST INDIVIDUALS WITH BASIC NEEDS

Increase the community's knowledge about and access to, social services that meet the basic needs of residents such as food, shelter and healthcare.

### OBJECTIVE 12.1. CONNECT INDIVIDUALS AND FAMILIES WITH SERVICES TO HELP MEET BASIC NEEDS

#### **12.1.1 Increase knowledge about and strengthen participation in existing social services programs for family / life education and counseling.**

- Ensure that resource guides, such as the West Side Community Resources Directory published by Making Connections – The Annie E. Casey Foundation and the United Way Directory, are widely available to community residents.

*Timeline:* Short

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Making Connections, COPS/Metro Alliance, Faith Based Groups, Neighborhood Associations and Community Organizations, Avenida Guadalupe Association

*Proposed Funding Sources:* Grants, Existing Programs, Volunteer

#### **12.1.2 Advocate for programs that target mismatches or gaps between existing social services programs and the current or anticipated needs of the community.**

- Develop a localized counseling and treatment program(s) that address the long-term needs of persons with mental illness and/or drug dependency.

*Timeline:* Mid - Long

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* COSA Community Initiatives Department, Making Connections, Neighborhood Associations and Community Organizations, Inman Christian Center, Local Churches, City Council Person

*Proposed Funding Sources:* General Fund, Private Sponsors

### OBJECTIVE 12.2: ADDRESS HOMELESSNESS IN THE COMMUNITY

Encourage more proactive solutions to homelessness that include sensitivity education to the community as a whole and assisting those without homes to find permanent shelter as well as appropriate treatment if necessary.

#### **12.2.1 Identify outreach programs that currently exist for the homeless population. Explore ways to expand their capacity and locations, as well as services provided.**

- Advocate the incorporation of long-term treatment services into housing and shelter provisions.





- Coordinate with property owners and COSA Community Initiatives – Community Action Division to make more housing units accessible to individuals and families at high risk of becoming homeless.

*Timeline:* Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* COSA Community Initiatives – Community Action Homeless Assistance Program, local homeless shelters, faith based organizations, Goodwill Industries, Salvation Army, San Antonio Regional Alliance for the Homeless (SARAH), City Council Person, St. Mary's Center for Legal and Social Justice, Veteran's Service Center, U.S. Department of Health and Human Services

*Proposed Funding Sources:* Volunteer, Private Funds, Local, State and Federal Grants

### **12.2.2 Address the community's response to homelessness by providing sensitivity education programs.**

- Broaden the discussion between community residents about the underlying issues regarding homelessness.
- Concentrate on research that identifies the demographics and socio-economics of homelessness in the community.

*Timeline:* Short - Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* COSA Community Initiatives Department, local homeless shelters, faith based organizations, Goodwill Industries, Neighborhood Associations and Community Organizations, UTSA Sociology Department

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 12.3: IMPROVE COMMUNITY HEALTH THROUGH BETTER NUTRITION**

Increase options for healthy food among area restaurants and grocery stores.

### **12.2.2 Provide education to the community concerning proper nutrition. Explore programs such as cooking demonstrations at grocery stores and cooking classes.**

- Coordinate with schools within the planning area to have bilingual informational brochures, about nutrition sent home with children on a regular basis.

*Timeline:* Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Metro Health Dept., Texas Diabetes Institute, Bexar County Extension Office, American Diabetes Assoc., Parish Nurses, United Way, SAISD, AVANCE, Women, Infant and Children (WIC) Offices, HEB Grocery Store

*Proposed Funding Sources:* City, County, Private





### 12.3.2 Encourage area restaurants, grocery stores and schools to provide a wider variety of healthy foods.

- Promote local restaurants that offer a greater selection of healthy menu items.
- Advocate for area grocery stores to provide product lines that support healthier food items at reasonable prices, like those available in other areas of the city.
- Ensure that the schools within the planning area provide healthy food options.

*Timeline:* Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Local Restaurants, Grocery Stores, San Antonio Food Bank, Produce Terminal Market, Tri-County Farmer's Market Association, Texas Dept. of Agriculture, SAISD, PTA

*Proposed Funding Sources:* Public and Private

## GOAL 13: STRENGTHEN THE FAMILY UNIT

Increase options for all generations of families within the community to include education, day care for the very young and social opportunities for elders.

### OBJECTIVE 13.1: BROADEN EDUCATIONAL OPPORTUNITIES FOR INDIVIDUALS

Promote enhancements in area schools and other educational institutions/programs to increase their effectiveness and enrollment for all ages within the planning area.

#### 13.1.1 Identify current initiatives with the SAISD to improve academic standing of schools in the area.

- Identify strategies to increase parent and grandparent involvement in the schools, such as after school tutoring and adult education/literacy programs.
- Seek funding and volunteers to expand after-school programming that includes the participation of all generations of the community.

*Timeline:* Short –Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* School District Guidance Counselors, Principals and Vice Principals, PTAs, Mentoring Programs, UTSA, Branch Library, Making Connections, Communities Organized for Public Service (COPS), Local Senior Centers, Local Cultural Centers

*Proposed Funding Sources:* Minimal / Volunteer





**13.1.2 Investigate and publicize programs that advise and assist students with college application and funding such as San Antonio Education Partnership, COSA YO (Youth Opportunity) Program, Project Quest, COSTEP (Council for South Texas Economic Progress), AIE (Adventures in Education).**

- Host college awareness seminars at the elementary and middle school campuses for parents and high school age students to learn about applications, scholarships and financial aid opportunities for first-time college students and for the non-traditional student.
- Create community connections to the area colleges such as San Antonio Community College, St. Philips College, and Palo Alto College by inviting speakers to share information about their programs.
- Develop mentoring programs with local colleges for middle and high school age children.

*Timeline:* Short and on-going

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* School District Guidance Counselors, Principals and Vice Principals, PTAs, Mentoring Programs, UTSA, Our Lady of the Lake University, St. Mary’s University, Alamo Community College District, Making Connections, Communities Organized for Public Service (COPS), San Antonio Education Partnership existing program, Project Quest, COSTEP, AIE, COSA Youth Opportunity Program

*Proposed Funding Sources:* Volunteers, San Antonio Education Partnership existing program, Project Quest, COSTEP, AIE, COSA Youth Opportunity Program

COLLEGE PREPARATION PROGRAM WEBSITES	
COSTEP	<a href="http://www.costep.org/">http://www.costep.org/</a>
SAED	<a href="http://www.saedpartnership.org/">http://www.saedpartnership.org/</a>
AIE	<a href="http://www.adventuresineducation.org/">http://www.adventuresineducation.org/</a>
COSA YO	<a href="http://www.sanantonio.gov/comminit/yo/yomain.asp">http://www.sanantonio.gov/comminit/yo/yomain.asp</a>
Project Quest	<a href="http://www.questsa.com/">http://www.questsa.com/</a>

COSA YO! YOUTH OPPORTUNITY CENTER LOCATIONS		
<b>Mexican American Unity Council (MAUC) 2300 W. Commerce, Ste 300 (210) 207-6100</b>	<b>St. Philips College 800 Quintana Road (210) 932-5761</b>	<b>San Antonio College 218 W. Ashby (210)785-6207</b>





### **13.1.3 Increase the awareness of GED programs at the Learning Centers and encourage residents to participate.**

*Timeline:* Short

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Margarita Huantes Learning Center, SAISD, COSA Community Initiatives Department, Making Connections

*Proposed Funding Sources:* Minimal / Volunteer

### **13.1.4 Expand career training and job opportunities.**

- Investigate how business and community leaders can align their businesses to establish internships, “job shadowing” programs or career day informational presentations for middle school and high school aged students.
- Explore different reintegration programs for people recently released from prison to help connect them to life skills training programs and employment opportunities.

*Timeline:* Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* San Antonio Technical Schools/Institutes, Local Businesses, Avenida Guadalupe Association, COSA Community Initiatives Department, Project QUEST, Texas Department of Human Services, Bexar County Detention Ministries, Texas Workforce Commission

*Proposed Funding Sources:* Volunteer, Private, State and Federal Funding

## **OBJECTIVE 13.2 FOSTER INTERGENERATIONAL SUPPORT WITHIN THE COMMUNITY**

### **13.2.1 Increase community organizations’ outreach and programming to seniors.**

*Timeline:* Short

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* AARP, Local Branch Library, Faith-Based Organizations, Esperanza Peace and Justice Center

*Proposed Funding Sources:* Minimal / Volunteer

### **13.2.2 Investigate the possibility of establishing a one-stop multigenerational and multi-functional community center that includes:**

- Library
- Recreational Center
- Day activity programs
- Day care for seniors and the young, as well as after-school care
- Social worker on site, support groups





- Health education including forums on health care and family issues such as family violence and caregivers for seniors
- Social and educational activities for families
- Community arts programs
- Guadalupe Community and Cultural History center/museum that uses the resources and knowledge of the senior citizens of the community

*Timeline:* Mid - Long

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* City of San Antonio Library, COSA Parks and Recreation, Community Initiatives and Health Departments, Making Connections, COPS, Esperanza Center, Guadalupe Cultural Arts Center, Casa de Confianza Adult Day Care, City Council Person, Alamo Area Council of Governments (AACOG)

*Proposed Funding Sources:* Federal administration on aging grants, federal grants that target special populations and their needs, General City Fund, Alamo Area Agency on Aging

### **13.2.3 Identify current day/child care options for residents in the community and seek new opportunities for affordable care.**

*Timeline:* Short – Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Faith-Based Organizations, Local Day Care Centers, COSA Community Initiatives Department - Child Care Delivery Division

*Proposed Funding Sources:* COSA Community Initiatives Department, Project Quest

## **GOAL 14: PROMOTE PARTICIPATION IN CULTURAL ARTS PROGRAMS**

### **OBJECTIVE 14.1 COMMUNITY PARTICIPATION IN CULTURAL ARTS PROGRAMS**

#### **14.1.1 Provide constructive arts programming for youth that affirms their identity through history, culture and tradition.**

- Increase programs that link youth with their elders.
- Encourage activities that promote a positive community identity and the cultural grounding of youth.

*Timeline:* Short - Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Esperanza Peace and Justice Center, Guadalupe Cultural Arts Center, Guadalupe Community Center, Mujer Arte, Casa de Cuentos, San Anto Cultural Arts, Our





Lady of the Lake Center for Women in Church and Societies (oral histories), United Way Hispanas Unidas (Escuelitas Program), Local Churches, SAISD

*Proposed Funding Sources:* Private and Public

#### **14.1.2 Encourage intergenerational community participation in cultural arts programs.**

- Reinvigorate public spaces so that they may be utilized as a meeting ground for all generations to create a sense of place based upon culture, tradition and pride.
- Create programs that foster exchanges between the generations, for example community gardens.

*Timeline:* Short - Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Esperanza Peace and Justice Center, Guadalupe Cultural Arts Center, Guadalupe Community Center, Mujer Arte, Casa de Cuentos, San Anto Cultural Arts, Our Lady of the Lake Center for Women in Church and Societies (oral histories), United Way Hispanas Unidas (Escuelitas Program), Local Churches

*Proposed Funding Sources:* Minimal / Volunteer, Existing Programs

#### **14.1.3 Encourage neighborhood and community pride through participation in the arts.**

- Widen the local use of existing community plaza space by bringing a greater diversity of activities to the plaza.
- Strengthen mural programs that link mature artists and community members with local youth as an alternative to tagging and unwanted graffiti.

*Timeline:* Short - Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Esperanza Peace and Justice Center, Guadalupe Cultural Arts Center, Guadalupe Community Center, Avenida Guadalupe Association, Mujer Arte, Casa de Cuentos, San Anto Cultural Arts, Our Lady of the Lake Center for Women in Church and Societies (oral histories), United Way Hispanas Unidas (Escuelitas Program), Local Churches

*Proposed Funding Sources:* Public, Private, Volunteer, Existing Programs

### **OBJECTIVE 14.2 ECONOMIC DEVELOPMENT AND CULTURAL HERITAGE**

#### **14.2.1 Work with Economic Development Committee to promote infusion of cultural history in economic revitalization strategies.**

- Reinvigorate the public plaza concept to get people out and into the community.
- Create studio space within the area for local artists and artisans to contribute to the local economy.





*Timeline:* Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* School District Music and Art Programs, Guadalupe Cultural Arts Center, Guadalupe Community Center, Esperanza Peace and Justice Center, Avenida Guadalupe Association, Mujer Arte, Casa de Cuentos, Our Lady of the Lake Center for Women in Church and Societies (oral histories), Local Churches, COSA Office of Cultural Affairs

*Proposed Funding Sources:* General Fund, Texas Committee for the Arts, Texas Committee for the Humanities, Texas Historical Commission Urban Main Street Program

## GOAL 15: ENHANCE PARTICIPATION IN ACTIVE RECREATION

### OBJECTIVE 15.1 COMMUNITY PARTICIPATION IN SPORTS AND ACTIVE RECREATION

**15.1.1 Promote youth involvement, beginning at an early age, in sports and active recreation. Ensure that a variety of activities are accessible to the community.**

- Advocate for mandatory physical education programs in the schools.
- Target area schools and community centers to extend hours after school for sports and recreation programs.
- Encourage parents to get involved in their children's sports and recreation activities.

*Timeline:* Short – Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* COSA Parks and Recreation Department, San Antonio Natatorium, Boys and Girls Clubs, Guadalupe Community Center, Inman Christian Center, Guadalupe Church, SAISD, PTA's, Boy Scouts, San Antonio Area Girl Scouts

*Proposed Funding Sources:* Existing Programs

**15.1.2 Encourage adults of all ages to participate in active recreation to promote individual health within the community.**

- Promote elder recreation by organizing neighborhood walking groups.
- Organize culturally relevant exercise classes for adults; for example Latin dance.
- Organize new, and re-inspire existing, community gardens as an intergenerational outdoor learning activity.

*Timeline:* Short - Mid

*Lead Partner:* Community Health, Education and Well-Being Committee





*Partnerships:* COSA Parks and Recreation Department, Inman Christian Center, Guadalupe Church, Guadalupe Cultural Arts Center, San Antonio Natatorium, SAISD

*Proposed Funding Sources:* Existing Programs, Volunteer

## GOAL 16: INCREASE PARTICIPATION IN NEIGHBORHOOD ORGANIZATIONS

### OBJECTIVE 16.1 STRENGTHEN COOPERATION AMONG AREA COMMUNITY ORGANIZATIONS

#### **16.1.1 Provide leadership training and support to community residents in order to build capacity within the planning area.**

*Timeline:* Short and on-going

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Faith-Based Organizations, COPS / Metro Alliance, Making Connections, Local Cultural and Arts Organizations, Neighborhood Associations

*Proposed Funding Sources:* Minimal / Volunteer

#### **16.1.2 Increase communication and cooperation among complimentary community development organizations through periodic roundtable discussions.**

*Timeline:* Short and on-going

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Housing Non-Profits, Faith-Based Organizations, Neighborhood Associations and other Community Organizations, Guadalupe Cultural Arts Center, Esperanza Center, Avenida Guadalupe Association, COPS / Metro Alliance, Making Connections

*Proposed Funding Sources:* Minimal / Volunteer

### OBJECTIVE 16.2 ENCOURAGE THE ESTABLISHMENT OF NEIGHBORHOOD ASSOCIATIONS

#### **16.2.1 Encourage areas within the Community planning area not served by a neighborhood association to become active in the Planning Team Implementation process or organize their own neighborhood associations.**

- Focus should be placed particularly on the formation of neighborhood associations south of Apache Creek.

*Timeline:* Short and On-going

*Lead Partner:* Community Health, Education and Well-Being Committee





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*Partnerships:* Neighborhood Resource Center, Avenida Guadalupe Association, Faith Based Organizations, Area Churches, , Making Connections, Area Cultural Organizations  
*Proposed Funding Sources:* Minimal / Volunteer Outreach

## **OBJECTIVE 16.3 ENCOURAGE COLLABORATION AMONG ADJACENT COMMUNITY PLAN AREAS**

### **16.3.1 Identify opportunities that exist for organizing and implementing community and neighborhood activities, designed to provide interaction between neighborhoods across community plan boundaries.**

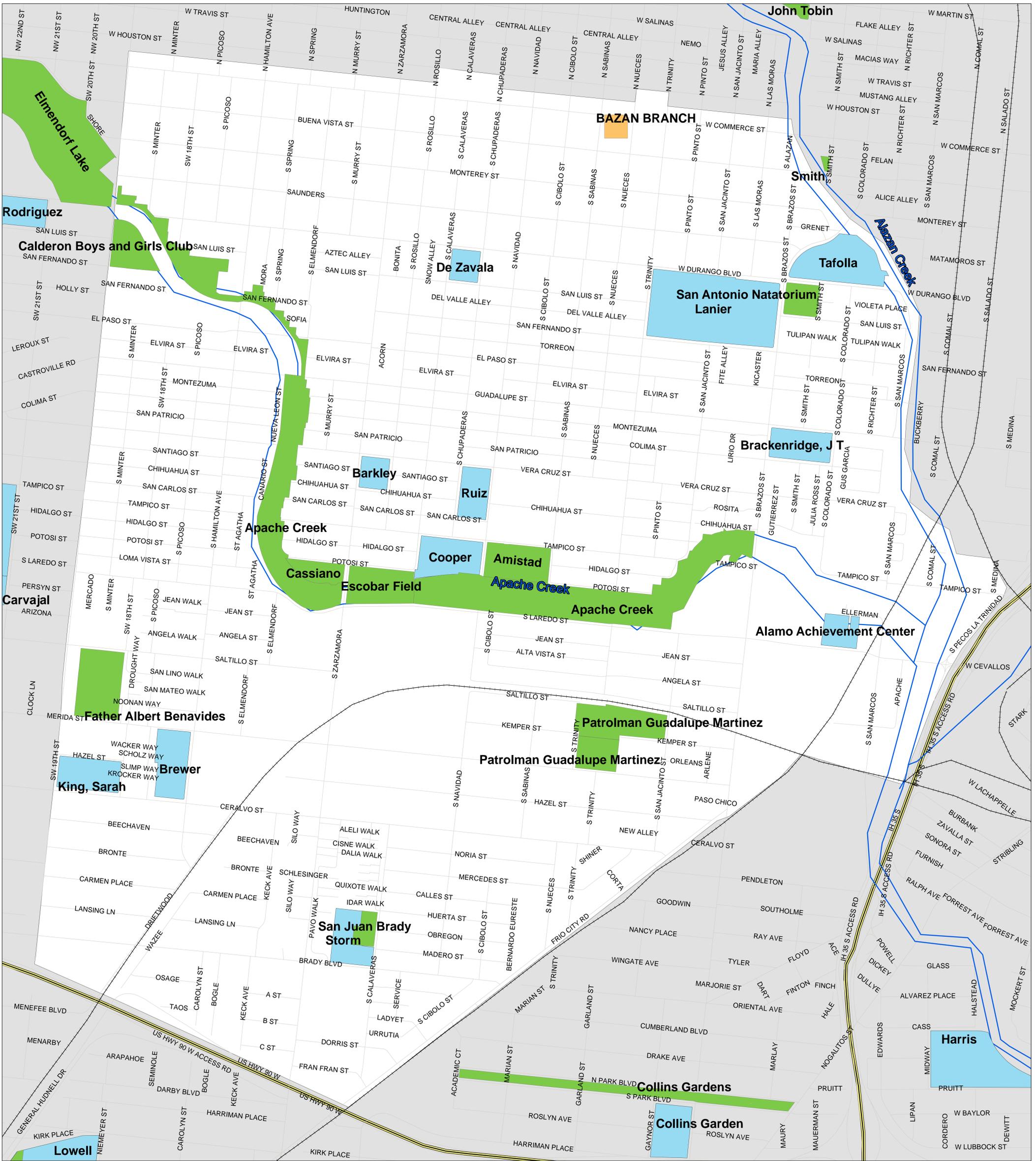
*Timeline:* Short – Mid

*Lead Partner:* Community Health, Education and Well-Being Committee

*Partnerships:* Neighborhood and Community Organizations, Local Churches, Avenida Guadalupe Association, Neighborhood Resource Center, Enterprise Foundation, United Way

*Proposed Funding Sources:* Minimal / Volunteer





- hwy/major
- city/limits
- bexarcounty

# Parks, Schools, and Libraries

## Guadalupe Westside Community Plan

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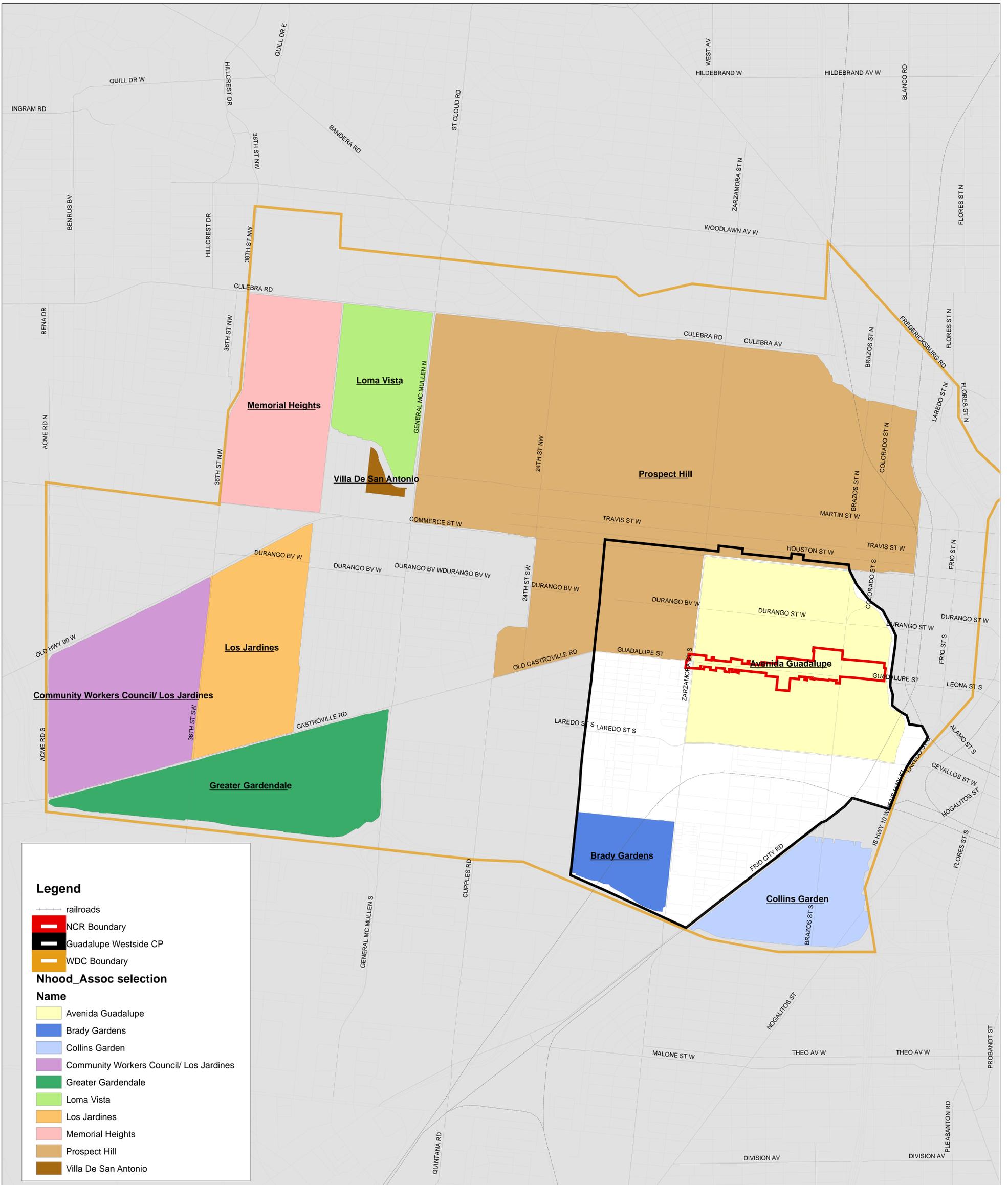
**City of San Antonio  
Planning and Community  
Development Department**

Emil R. Moncivais  
AICP, AIA, CNU, Director  
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Feet

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**Legend**

- railroads
- NCR Boundary
- Guadalupe Westside CP
- WDC Boundary

**Nhood\_Assoc selection**

Name
Avenida Guadalupe
Brady Gardens
Collins Garden
Community Workers Council/ Los Jardines
Greater Gardendale
Loma Vista
Los Jardines
Memorial Heights
Prospect Hill
Villa De San Antonio



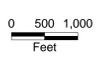
Data Source: City of San Antonio Enterprise GIS, Street Name (S), Base Aerial Imagery  
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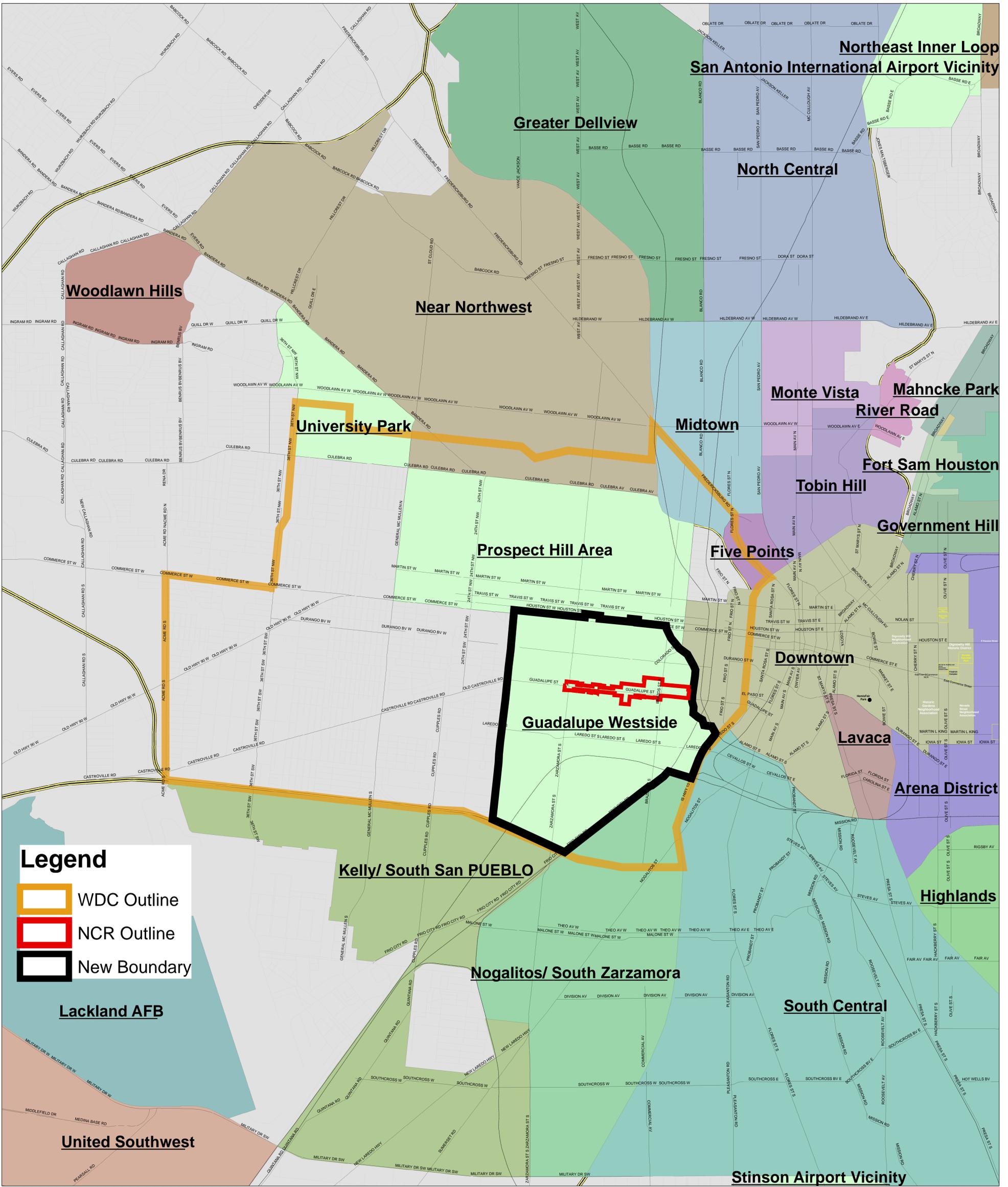
# Neighborhood Associations within WDC Area

Guadalupe Westside Community Plan

8

**City of San Antonio**  
**Planning Department**  
 Emil R. Mancivais, AICP, AIA  
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**Legend**

-  WDC Outline
-  NCR Outline
-  New Boundary

# Other Community Plans around Guadalupe Westside

## Guadalupe Westside Community Plan



City of San Antonio  
Planning and Community  
Development Department

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# Guadalupe Westside Community Plan

## ECONOMIC DEVELOPMENT

### Goals, Objectives, and Action Steps





# ECONOMIC DEVELOPMENT

## GOALS & OBJECTIVES

### AT-A-GLANCE

#### GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES

- 17.1 Coordinate Programs Available to all Businesses
- 17.2 Provide Incentives for New Businesses
- 17.3 Address mismatches between Available Employment and Job Skills
- 17.4 Financing / Credit Rating / Credit Counseling

#### GOAL 18: CREATE AREAWIDE BUSINESS PLAN

- 18.1 Assess Current Economic Condition of the Community
- 18.2 Create Action Plan for Economic Development
- 18.3 Create and Implement Strategic Plans for Specific Commercial Areas

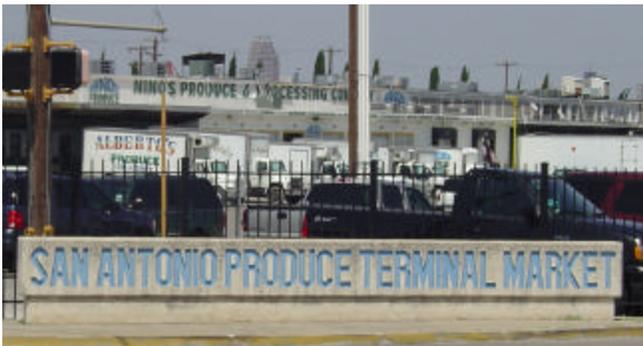
#### GOAL 19: ENHANCE PHYSICAL ENVIRONMENT

- 19.1 Examine Impact of Physical Environment on Economy
- 19.2 Encourage Rehabilitation of Buildings
- 19.3 Encourage the Development of Vacant and Substandard Parcels
- 19.4 Promote Compatibility Between Business and Residents
- 19.5 Monitor Impact of Rising Property Values





The Economic Development Chapter is focused on bringing together all of the components of the plan to create economic opportunities that provide services, products, and job opportunities for area residents. Issues addressed include: **Support Existing Businesses, Entice Future Business, Employment Opportunities, Job Skills Training, Commercial Buildings, Residents and Customers, Gentrification, Workforce Development.**







## GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES

### OBJECTIVE 17.1 COORDINATE PROGRAMS AVAILABLE TO ALL BUSINESSES

Ensure that existing and new business owners are aware of support available to them and that program information is made easily accessible.

#### **17.1.1 Distribute a general information packet about programs available throughout the city to assist with business start-up, marketing and maintaining viable businesses.**

- Research all existing programs available.
- In a centralized area, provide a directory of programs to existing and prospective businesses and update directory regularly.

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Small Business Services Division, COSA Neighborhood Commercial Revitalization (NCR) Program, Westside Development Corporation (WDC), Avenida Guadalupe Association (AGA), Westside Chamber of Commerce, Hispanic Chamber of Commerce, Making Connections, UTSA-Small Business Development Center (SBDC)

*Proposed Funding Sources:* Existing Programs

#### **17.1.2 Provide one-on-one support to help existing businesses remain viable and grow.**

- Encourage business owners to attend workshops or classes that teach business basics.
- Encourage creation of area small business owner development and networking group.
- Address the unique challenges of minority and woman owned businesses and support their increased participation in available programs.

*Timeline:* Short and On-going

*Lead Partner:* COSA NCR Program, AGA, Economic Development Committee

*Partnerships:* WDC, Westside Chamber of Commerce, Hispanic Chamber of Commerce, Small Business Services Division of COSA Economic Development Department, Making Connections, UTSA-Small Business Development Center, St. Mary's 21<sup>st</sup> Century Leadership Center, South Central Texas Regional Certification Agency (SCTRCA)

*Proposed Funding Sources:* Existing Programs

### OBJECTIVE 17.2 PROVIDE INCENTIVES FOR NEW BUSINESSES

Create an environment whereby positive business entities find benefit to investing in specific commercial areas and corridors.

#### **17.2.1 Increase commercial property owners' knowledge and utilization of the City of San Antonio's Incentive SCORECARD system.**

*Timeline:* Short





*Lead Partner:* Economic Development Committee, COSA Economic Development Dept

*Partnerships:* COSA Neighborhood Commercial Revitalization Program (NCR), Westside Development Corporation (WDC), Avenida Guadalupe Association (AGA)

*Proposed Funding Sources:* Existing Program

The City of San Antonio Incentive SCORECARD system offers incentives to business and residential developers via reduction, waivers or rebates of the following fees: street & sidewalk closures; preliminary plan review fees and SAWS water and sewer impact fees.

**17.2.2 Encourage business owners to inform themselves about Empowerment Zone tax credits at the COSA Economic Development Department webpage to increase the utilization of available resources to businesses within the Empowerment Zone.**

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Economic Development Dept, Local Businesses, AGA, NCR, WDC

*Proposed Funding Sources:* Existing Program

Businesses located within an Empowerment Zone are eligible to take advantage of Federal tax incentives to hire residents and to expand or improve their business operations. Increased business development within the Zone affects job opportunities for residents and improves access to goods and services, promoting long-term community revitalization. For more information visit: [www.sanantonio.gov/edd/empowersa.asp](http://www.sanantonio.gov/edd/empowersa.asp)

**17.2.3 Market the area-wide “Business Plan” as a recipe to help ensure future success for commercial areas.**

- Based on potential for growth, provide incentives for new businesses.
- Develop creative incentive packages to assist with the financial aspect of businesses.
- Create location guides that highlight prime location opportunities.

*Timeline:* Mid

*Lead Partner:* COSA Economic Development Department, WDC

*Partnerships:* Westside Chamber of Commerce, Hispanic Chamber of Commerce, Local Investors/Banks, Local Business Owners

*Proposed Funding Sources:* Existing Programs

**17.2.4 Demonstrate to commercial and residential property developers the incentive and benefit to building with resource efficient design and construction.**

*Timeline:* Mid - Long

*Lead Partner:* Economic Development Committee





*Partnerships:* WDC, Private Investors, COSA Economic Development Department, Build San Antonio Green, Metropolitan Partnership for Energy (MPE), LEED (US Green Building Council's Leadership in Energy and Environmental Design Green Rating System)

*Proposed Funding Sources:* Existing Programs, Private and Public Investment

**17.2.5 Utilize incentives to encourage commercial and mixed-use development in targeted areas such as: an NCR Corridor; Historic District; Empowerment Zone; HUB Zone; etc.**

*Timeline:* Mid

*Lead Partner:* COSA Economic Development Department, NCR, WDC

*Partnerships:* COSA Planning and Community Development Department, Texas Small Business Fund Program, Current Businesses, Private Funders (local banks); South Texas Business Fund; San Antonio Community Development Loan Fund (CDLF); Accion Texas

*Proposed Funding Sources:* Existing Programs, Private and Public Investment

**OBJECTIVE 17.3 ADDRESS MISMATCHES BETWEEN AVAILABLE EMPLOYMENT AND JOB SKILLS**

Increase the skilled labor pool within the planning area by matching local residents with life and job skills trainings that compliment area business needs.

**17.3.1 Assess availability of jobs from existing businesses. Examine both job skills necessary and pay provided.**

- Refer to the market study scheduled to be published by Consultant in Summer 2007 regarding the Avenida Guadalupe NCR district and expand studies throughout the planning area as necessary.

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* Local Business Owners, COSA Economic Development Dept, WDC, NCR, AGA

*Proposed Funding Sources:* Existing Programs, Volunteer

**17.3.2 Match the local job market with job skill programs available to residents.**

- Work with Community Health, Education, and Well-Being Committee to help connect individuals to programs.
- Research existing program availability and make information available to the public at a centralized location.
- Assist with family/life issues necessary (e.g. child care) to lessen the barriers to continued training and education.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* Local Business Owners, COSA Economic Development Dept, WDC, NCR, Alamo Worksource Career Center, Texas Workforce Commission, Texas Department of Human





Services, Alamo Community College District, Project Quest, COPS / Metro Alliance, Making Connections

*Proposed Funding Sources:* Existing Programs, Volunteer, Private

**17.3.3 Examine types of industry that are appropriate and sustainable in this area and encourage them to locate, invest, and/or expand in the area.**

*Timeline:* Mid - Long

*Lead Partner:* WDC, COSA Neighborhood Commercial Revitalization Program (NCR)

*Partnerships:* COSA Economic Development Department, Westside Chamber of Commerce, Hispanic Chamber of Commerce, Avenida Guadalupe Association

*Proposed Funding Sources:* Private and Public

**OBJECTIVE 17.4 FINANCING/CREDIT RATING/CREDIT COUNSELING**

**17.4.1 Encourage local business owners to check their credit report annually, to identify any errors and to correct them with letters of dispute.**

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* San Antonio Small Business Administration (SBA); COSA Economic Development Department, Credit Reporting Agencies

*Proposed Funding Sources:* Minimal

**17.4.2 Encourage business owners to utilize local lenders for both capital and inventory loans.**

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* San Antonio SBA; South Texas Business Fund; COSA Economic Development Department; Local Banks/Lenders

*Proposed Funding Sources:* Acción Texas, Community Express Loans, San Antonio SBA, Credit Card Agencies, South Texas Business Fund

**GOAL 18: CREATE AREAWIDE BUSINESS PLAN**

**OBJECTIVE 18.1 ASSESS CURRENT ECONOMIC CONDITION OF THE COMMUNITY**

Address how the community affects and is affected by economic growth.





### **18.1.1 Utilize existing studies to assess economic conditions, and tailor new market analysis to address any gaps in information from previous studies.**

- Include all corridors in the Westside area in the assessment. This includes Guadalupe, Commerce, Frio City, Zarzamora, and Brazos.
- Include smaller streets and neighborhood stores that exist throughout the area as well as industrial pockets of businesses such as the Produce Terminal and others that exist along Laredo Street.

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* WDC, NCR, COSA Economic Development Department, Making Connections

*Studies:* Urban Land Institute Avenida Guadalupe Report (February 2005); Making Connections City Scan: San Antonio, Phase I (November 2003); Making Connections City Scan: San Antonio, Phase II Target Industry Scan (June 2004); Avenida Guadalupe NCR Market Study (to be published May/June 2007)

*Proposed Funding Sources:* General Fund, Private Investment

## **OBJECTIVE 18.2 CREATE ACTION PLAN FOR ECONOMIC DEVELOPMENT**

### **18.2.1 Create an overall vision for economic development in the Guadalupe Westside geographic area.**

- Put this vision in the context of Regional economics (for instance, consult with the WestSide Development Corporation (WDC) regarding their business plan)
- Within the larger vision for Westside, begin to create concentrated strategic plans for specific areas.

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* WDC, NCR, COSA Economic Development Dept, Westside and Hispanic Chambers of Commerce, Local Businesses, SAISD, Non-profits and Cultural Organizations

*Proposed Funding Sources:* Minimal / Volunteer

### **18.2.2 Ensure that input from existing businesses is included in the creation of the vision and action plan.**

- Ensure that the experience of existing businesses is taken into account, and that they play an active role in the development of the business plan for the future.

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* WDC, NCR, COSA Economic Development Department, Westside Chamber of Commerce, Hispanic Chamber of Commerce, Local Business Owners

*Proposed Funding Sources:* Minimal / Volunteer, Existing Programs





## **OBJECTIVE 18.3 CREATE AND IMPLEMENT STRATEGIC PLANS FOR SPECIFIC COMMERCIAL AREAS**

### **18.3.1 Utilizing all resources available (public, private, and nonprofit) create an implementation plan for a specific corridor or commercial area.**

- Utilize public resources such as the City's Neighborhood Commercial Revitalization (NCR) Program or the Small Business Economic Development Center.
- Refer to the section pertaining to the Avenida Guadalupe Strategic Revitalization Charrette to use as a model for other corridors and commercial areas.
- Work with nonprofit and educational institutions to create implementation mechanisms through private/public partnerships.

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA NCR Program, , COSA Economic Development Dept, COSA Small Business Economic Development Center, AGA, UTSA, Local Businesses and Non-Profits, Area Banks and Financial Institutions

*Proposed Funding Sources:* Existing Programs, Private Funds

### **18.3.2 Work with the WDC to explore private resources from developers interested in revitalization, or financial institutions dedicated to community reinvestment.**

*Timeline:* Mid - Long

*Lead Partner:* Economic Development Committee, WDC

*Partnerships:* NCR, COSA Economic Development Dept, Local Businesses and Non-Profits, Area Banks and Financial Institutions, Westside Chamber of Commerce, Hispanic Chamber of Commerce

*Proposed Funding Sources:* Private

## **GOAL 19: ENHANCE PHYSICAL ENVIRONMENT**

Promote a more sustainable community by strengthening the focus on the physical environment within the planning area for example; infrastructure, civic spaces and building design.

### **OBJECTIVE 19.1 EXAMINE IMPACT OF PHYSICAL ENVIRONMENT ON ECONOMY**

#### **19.1.1 Examine issues relating to the physical environment including:**

- Streets and flow of traffic, parking, street lighting, building design, civic spaces, etc.





- Refer to the Infrastructure & Facilities section for detailed goals and action steps related to infrastructure within the planning area. Coordinate strategies with the Infrastructure & Facilities Planning Team Committee.
- Refer to the section pertaining to the Avenida Guadalupe Strategic Revitalization Charrette and target issues and recommendations regarding the physical environment that can be utilized throughout the planning area.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Public Works, VIA Metro Transit, COSA Planning and Community Development Department, NCR, WDC

*Proposed Funding Sources:* General Fund, Private Investment

#### **19.1.2 Evaluate pedestrian and auto access within and from outside the planning area (e.g. Trolley from downtown).**

- Identify areas where businesses could benefit from improved pedestrian access and organize committees to advocate for improvements.
- Emphasize areas that are not adequately serviced by public transportation and request increased service from VIA.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* VIA Metro Transit, COSA Public Works, COSA Parks and Recreation Department, Infrastructure & Facilities Planning Team Committee

*Proposed Funding Sources:* Minimal / Volunteer

#### **19.1.3 Examine issues relating to safety of the commercial environment. Work with Public Safety and Code Compliance Planning Team Committee to resolve crime and safety issues – real and perceived.**

*Timeline:* Short and on-going

*Lead Partner:* Economic Development Committee

*Partnerships:* Public Safety & Code Compliance Committee, COSA Code Compliance Department, Cellular on Patrol, SAPD, Neighborhood Associations and other Community Organizations, Faith-based groups, Neighborhood Watch

*Proposed Funding Sources:* Minimal / Volunteer

#### **19.1.4 Create action plan to address vacant parcels and underutilized or deteriorating buildings.**

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee





*Partnerships:* COSA Planning & Community Development Department, COSA Economic Development Department, WDC, NCR, Rental & Owner Occupied Property Owners, Local Businesses, Banks and Other Financial Institutions, AGA and other area Non-Profits

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 19.2 ENCOURAGE REHABILITATION OF BUILDINGS**

### **19.2.1 Encourage property owners to rehabilitate vacant or deteriorated buildings, especially historic structures.**

- Promote the merits of preserving existing buildings for cultural heritage purposes.
- Gather information about program assistance available from public, private, and non-profit sources and make information available at a centralized location.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Historic Preservation Division, NCR, San Antonio Conservation Society, Esperanza Center Oral History Project, Local Property Owners

*Proposed Funding Sources:* Neighborhood Services Commercial Rehabilitation Program, WDC, Private Funding

## **OBJECTIVE 19.3 ENCOURAGE THE DEVELOPMENT OF VACANT AND SUBSTANDARD PARCELS**

### **19.3.1 Target development on the various commercial parcels. Look into opportunities for vacant land assembly to “package” and market vacant land to developers.**

- Work with NCR and WDC regarding Vacant Land Analysis.
- Consult Overall Business Plan for Commercial Areas.
- Consult Historic Preservation Goals for the area.
- Identify areas for strategic redevelopment and work with COSA Development Agency regarding land assembly options.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* WDC, NCR, COSA Economic Development Department, COSA Planning and Community Development Department; COSA Housing and Neighborhood Services

*Proposed Funding Sources:* Public and Private

### **19.3.2 Strive to create plans that minimize the necessity for relocation. If relocation is deemed appropriate by the Economic Development Committee, provide resources and assistance to persons affected.**





*Timeline:* Mid - Long

*Lead Partner:* Economic Development Committee

*Partnerships:* WDC, NCR, COSA Economic Development Department, COSA Housing and Neighborhood Services, COSA Planning and Community Development Department

*Proposed Funding Sources:* Minimal / Volunteer, General Fund

### **19.3.3 Address "substandard" lots that currently may be precluded from possible development by applying appropriate zoning and development standards.**

- Create database of existing substandard lots.
- Explore options (e.g. variances) generally available to the community for grandfathering existing lots.

*Timeline:* Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Development Services Division, COSA Planning and Community Development, NCR

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 19.4 PROMOTE COMPATIBILITY BETWEEN BUSINESS AND RESIDENTS**

### **19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.**

- Consider impact of residential density on ability to sustain commercial markets.
- Refer to the plan section pertaining to the Avenida Guadalupe Strategic Revitalization Plan and utilize recommendations that can be transferred to other areas of the planning area.

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Planning and Community Development, NCR, WDC, COSA Economic Development Department

*Proposed Funding Sources:* Minimal

### **19.4.2 Ensure availability of goods and services to serve the local community, in addition to larger regional markets.**

*Timeline:* Short - Mid

*Lead Partner:* Economic Development Committee

*Partnerships:* COSA Economic Development Department, WDC, NCR

*Proposed Funding Sources:* Minimal





## **OBJECTIVE 19.5 MONITOR IMPACT OF RISING PROPERTY VALUES**

Take steps to ensure that economic development does not tax people out of their homes.

### **19.5.1 Monitor assessed property values in the area.**

*Timeline:* Short

*Lead Partner:* Economic Development Committee

*Partnerships:* Bexar County Appraisal District

*Proposed Funding Sources:* Minimal / Volunteer

### **19.5.2 Encourage Property Owners to take advantage of Tax Exemptions availability.**

- Encourage residents to take advantage of Homestead Exemption and Tax Freeze for Seniors > 65

*Timeline:* Short and on-going

*Lead Partner:* Housing Planning Team Committee

*Partnerships:* Bexar County Appraisal District, City Council Representative, COSA Historic Preservation Division, Economic Development Planning Team Committee

*Proposed Funding Sources:* Minimal / Volunteer

### **19.5.3 Advocate for new residential developments to be mixed income.**

- The City currently provides certain incentives to promote affordable housing development which include; the provision of a density bonus to developers who build affordable housing units and waiving some of the permit fees.
- Recommend that the City provide additional incentives to developers who set aside affordable units within market rate residential developments.

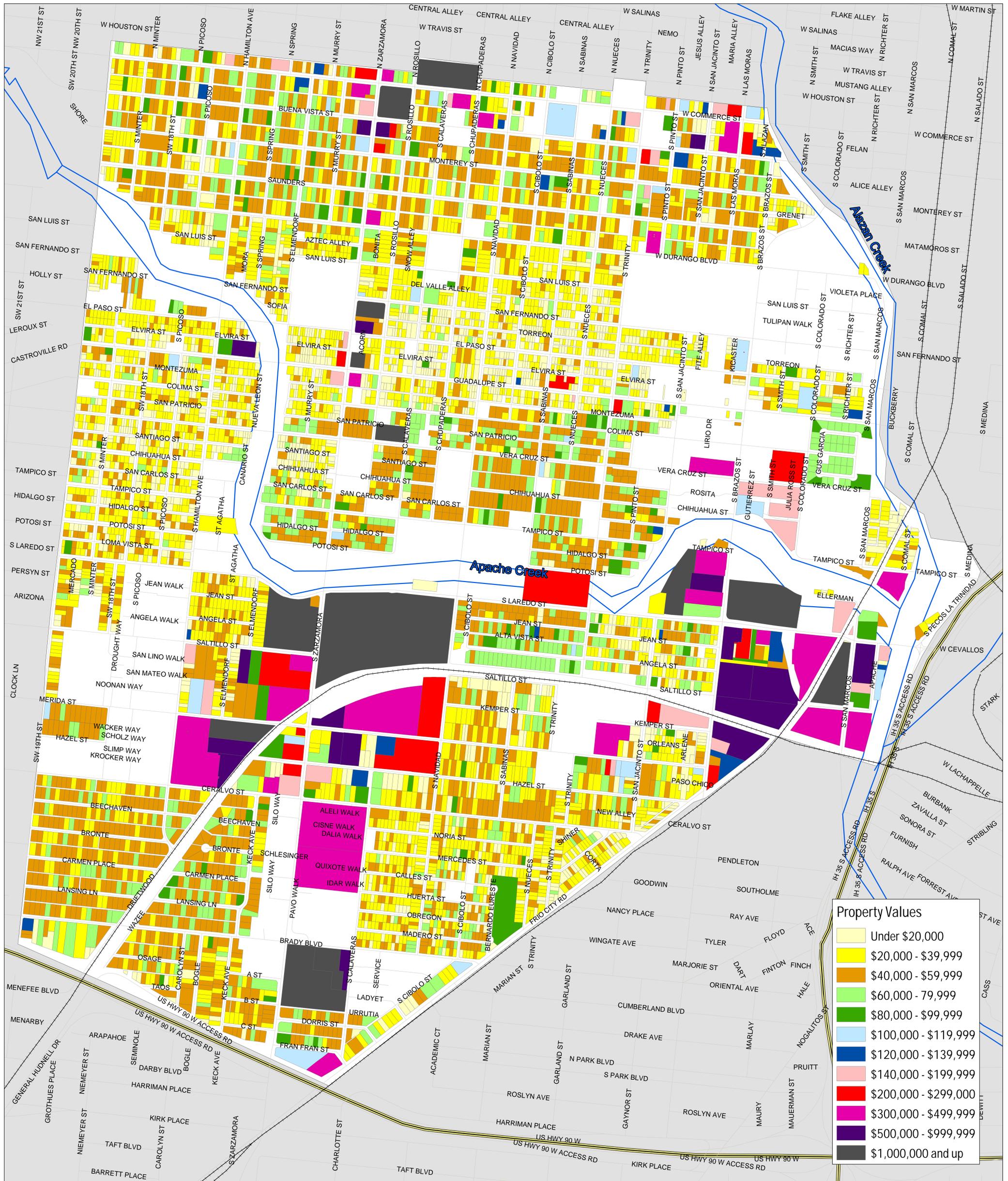
*Timeline:* Mid

*Lead Partner:* Housing Planning Team Committee

*Partnerships:* COSA Economic Development Dept, COSA Housing and Neighborhood Services, COSA Development Services, Economic Development Planning Team Committee, Private and Public Affordable Housing Developers, Texas Department of Housing and Community Affairs Tax Credit Program

*Proposed Funding Sources:* Minimal / Volunteer





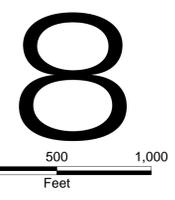
**Property Values**

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 - \$299,000
\$300,000 - \$499,999
\$500,000 - \$999,999
\$1,000,000 and up

# Property Values

## Guadalupe Westside Community Plan

(Based on 2006 Bexar County Appraisal Data)



**City of San Antonio  
Planning and Community  
Development Department**  
Emil R. Mondvais  
AICP, AIA, CNU, Director  
Development Business  
Service Center  
1901 S. Alamo  
San Antonio, TX 78205



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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# Guadalupe Westside Community Plan

## HOUSING

*Goals, Objectives, and Action Steps*





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# HOUSING

## GOALS & OBJECTIVES

### AT-A-GLANCE

#### GOAL 20: HOUSING

- 20.1 Diversity of Housing
- 20.2 Home Improvement and Maintenance
- 20.3 Promote Home Ownership





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The Housing Chapter addresses the location, quality, and affordability of housing. Issues addressed include: Diversity of Housing, Promote Home Ownership, Housing Rehabilitation, Public Housing, Development and Redevelopment Opportunities.

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## **GOAL 20: HOUSING**

Improve the quality, variety, and accessibility of the private and public housing stock within the Guadalupe Westside Community for individuals of all ages and economic levels.

### **OBJECTIVE 20.1: DIVERSITY OF HOUSING**

Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.

#### **20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.**

- Explore the use of environmental sensitive housing and utilizing green building practices to improve housing stock.
- Ensure that new housing stock meets the needs of a mix of income levels.

*Timeline:* Mid – Long

*Lead Partner:* Housing Committee

*Partnerships:* Neighborhood Housing Services, San Antonio Alternative Housing, American Sunrise, Merced Housing, Avenida Guadalupe Association, market-rate housing developers, Neighborhood Associations, San Antonio Housing Authority (SAHA), COSA Housing and Neighborhood Services

*Proposed Funding Sources:* State, Federal, Local, Private Funding

#### **20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.**

- Identify and inventory potential vacant or underutilized sites available for development.
- Approach builders and nonprofit housing developers who may be interested in building in the area.

*Timeline:* Mid – Long

*Lead Partner:* Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, COSA Planning and Community Development Department, San Antonio Builders, Neighborhood Housing Services, San Antonio Alternative Housing, Avenida Guadalupe Association, Our Casas Residents Council, American Sunrise, Texas Department of Housing and Community Development

*Funding Sources:* Tax Increment Financing, Affordable Showcase of Homes, Texas Department of Housing and Community Affairs Tax Credits, Private Funding





### 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

- Utilize the Plan's Future Land Use Map to inform potential commercial developers about preferred land uses and land locations.
- Ensure that Neighborhood Associations address notifications from the City for zoning changes and disperse information to residents as appropriate.
- Encourage mixed-use development at targeted locations.

*Timeline:* Short and on going

*Lead Partner:* Housing Committee

*Partnerships:* Neighborhood Associations and Community Organizations, Avenida Guadalupe Association, COSA Planning and Community Development Department, COSA Development Services Department, Westside Development Corporation (WDC)

*Proposed Funding Sources:* Minimal / Volunteer

### 20.1.4 Research and implement strategies that limit the effect on the displacement of current residents as a result of economic development, revitalization and gentrification.

*Timeline:* Mid - Long

*Lead Partner:* Housing Committee

*Partnerships:* Westside Development Corporation (WDC), Bexar Appraisal District, COSA Planning and Community Development Department, COSA Housing and Neighborhood Services Department

*Proposed Funding Sources:* Minimal / Volunteer

## **OBJECTIVE 20.2: HOME IMPROVEMENT AND MAINTENANCE**

Improve the quality of the community's existing housing stock and properties by encouraging investment in maintenance, rehabilitation and infill.

### 20.2.1 Identify and rehabilitate dilapidated historic as well as culturally significant housing stock.

- Coordinate with the Infrastructure and Facilities Planning Team Committee to address curb and street maintenance adjacent to the dilapidated structures.

*Timeline:* Mid – Long

*Lead Partner:* Housing Committee

*Partnerships:* Local non-profit housing agencies, San Antonio Conservation Society, COSA Historic Preservation Division, Rebuilding Together San Antonio

*Proposed Funding Sources:* Historic Tax Exemption Program, San Antonio Conservation Society, Private Funding





### **20.2.2 Encourage home maintenance and renovations that add value and improve the aesthetics of the neighborhoods.**

- Include public housing developments that need repair and/or improvements that better integrate them into the community as a whole.

*Timeline:* Short

*Lead Partner:* Neighborhood Associations, Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, Neighborhood Associations and Community Organizations, San Antonio Housing Authority (SAHA), Rebuilding Together San Antonio, SAISD Youth Service Programs, Local Church Youth Groups, Making Connections San Antonio

*Proposed Funding Sources:* Minimal / Volunteer, Existing Programs, Private Funding

### **20.2.3 Develop programs targeting assistance for home maintenance and repair to low-income and elderly homeowners who cannot afford (or are physically unable) to maintain their homes.**

*Timeline:* Short - Mid

*Lead Partner:* Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services, COSA Community Initiatives, Neighborhood Associations, Non-profit housing agencies, Making Connections Time Dollar Program, Local Church Youth Groups, SAISD Youth Service Programs, MERCED Housing, San Antonio Alternative Housing Corp (SAAHC)

*Proposed Funding Sources:* Volunteer, Existing City Programs, MERCED Housing Serve Our Seniors (SOS) Program, SAAHC Repair & Modification (RAMP) Program

### **20.2.4 Identify owners of vacant property that is in disrepair and hold them accountable for maintenance.**

- Write or personally contact the owners to encourage them to upgrade their property or encourage the selling of the property to someone willing to make improvements.

*Timeline:* Short

*Lead Partner:* Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department Code Compliance Division, City Council person, Neighborhood Associations and Community Groups

*Proposed Funding Sources:* Minimal / Volunteer

### **20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood-appropriate infill housing developments on abandoned or vacant lots.**

- Work with City staff and developers to address the full utilization of the traditional small lot character of the area.





*Timeline:* Mid – Long

*Lead Partner:* Housing Committee

*Partnerships:* San Antonio Housing Authority, COSA Planning and Community Development Department, San Antonio Builders, Neighborhood Housing Services, San Antonio Alternative Housing, American Sunrise

*Proposed Funding Sources:* Local, State and Federal Housing Grants, Private Funds

**20.2.6 Research low-cost financing programs for home and property improvements, available to homeowners and landlords. Result shall be available to residents at a convenient location.**

- Contact the Housing and Neighborhood Services Department about housing repair programs for homeowners and landlords.
- Educate the community about programs and financial institutions that offer assistance with revitalization, to include home equity loans and reverse mortgages.
- Invite representatives from housing rehabilitation programs and financial institutions to speak at neighborhood association meetings.

*Timeline:* Short – Mid

*Lead Partner:* Neighborhood Associations and Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, Enterprise Foundation, Avenida Guadalupe Association, Bazan Library, ACORN San Antonio, Local Banks, Making Connections San Antonio

*Proposed Funding Sources:* Existing Programs, Grants, Private Funding

**Owner-Occupied Rehabilitation/Reconstruction Program**

The COSA Housing and Neighborhood Services Department is responsible for the Owner-Occupied Rehabilitation/Reconstruction Program through which homeowners of low-income in need of home repair, can apply for financial assistance to renovate their house.

If determined eligible after fulfilling a series of requirements, a construction specialist assesses the property to determine the repairs necessary to meet local building codes. If a project is deemed economically infeasible for repairs, the home is reconstructed.

For more information call 207-5416.

**20.2.7 Work with and encourage property owners in the community to maintain and upgrade their rental properties.**

*Timeline:* Mid – Long

*Lead Partner:* Housing Committee

*Partnerships:* Neighborhood Associations and Community Organizations, COSA Housing and Neighborhood Services Code Compliance Division

*Proposed Funding Sources:* Existing Programs





### The Rental Rehabilitation Program (RRP)

The RRP utilizes Community Development Block Grant (CDBG) and HOME Investment Partnership Act funds to offer rental property owners low-interest financing for the cost of repairs on single-family and multi-family investment rental property. The property must have structural damage to at least one major system component, to include: mechanical, electrical, plumbing, foundation and/or roof. Property owners must rent the rehabilitated units to families of low-incomes at Fair Market rates or below. For more information contact the COSA Housing and Neighborhood Services Department at 207-5416.

#### 20.2.8 Organize a parade of re-modeled homes to demonstrate the progress being made within the neighborhood.

*Timeline:* Mid

*Lead Partner:* Housing Committee

*Partnerships:* Local contractors, San Antonio Builder's Association, Non-profit developers, Board of Realtors, Neighborhood Associations

*Proposed Funding Sources:* Donations, Private Sponsorships

### OBJECTIVE 20.3: PROMOTE HOME OWNERSHIP

Decrease common barriers to home ownership. Increase the community's awareness of relevant programs and opportunities to home ownership.

#### 20.3.1 Research and provide information at community workshops that educate residents about affordable housing, managing mortgages and property taxes.

- Hold quarterly homebuyers club meetings.
- Educate homeowners on financing and constructing a new house.
- Work with San Antonio Housing Authority (SAHA) to provide greater information about opportunities for home ownership to residents of the local public housing developments.

*Timeline:* Short and on going

*Lead Partner:* Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, Local Banks, Avenida Guadalupe Association, ACORN Housing Corp., SAHA

*Funding Sources:* Minimal / Volunteer





**20.3.2 Conduct outreach to local financial institutions and non-profit housing providers to identify loans and grants that assist with home ownership.**

*Timeline:* Short - Mid

*Lead Partner:* Housing Committee

*Partnerships:* Local banks and credit unions, ACORN Housing Corp., COSA Housing and Neighborhood Services Department, Avenida Guadalupe Association

*Funding Sources:* Minimal / Volunteer

**20.3.3 Encourage resident participation in the City of San Antonio's Homebuyer's Club Program and Homeownership Incentive Program (HIP) administered by the Housing and Neighborhood Services Department and the Individual Development Account (IDA) Program administered by the COSA Community Initiatives Department.**

- Coordinate with the media to improve the dissemination of information about these programs.
- Contact VIA and request that program information be posted inside their buses.

*Timeline:* Short- Mid

*Lead Partner:* Housing Committee

*Partnerships:* COSA Housing and Neighborhood Services Department, COSA Community Initiatives Department, VIA Metro Transit, Television Stations, Local Newspapers

*Funding Sources:* Existing Programs

### Homebuyer's Club Program

The Housing and Neighborhood Services Department (HANSD) coordinates this program. The Homebuyers' Club Program addresses important questions about homeownership and home financing and more. The HANSD Homebuyers' Club Program is a structured consumer education program, which covers the entire home buying process in an 8 hour in-depth training. The Homebuyers' Club Program is free of charge and open to the general public.

### Homeownership Incentive Program

The Homeownership Incentive Program (HIP) assists eligible persons who are buying a new or existing home within the city limits of San Antonio. Buyers must have stable employment, good credit and able to afford a mortgage payment. If you do not have good credit, you may qualify for a mortgage by working with HANSD's Housing Loan Officer. HIP funds may cover the required down payment, closing costs and prepaid interest of your home purchase.



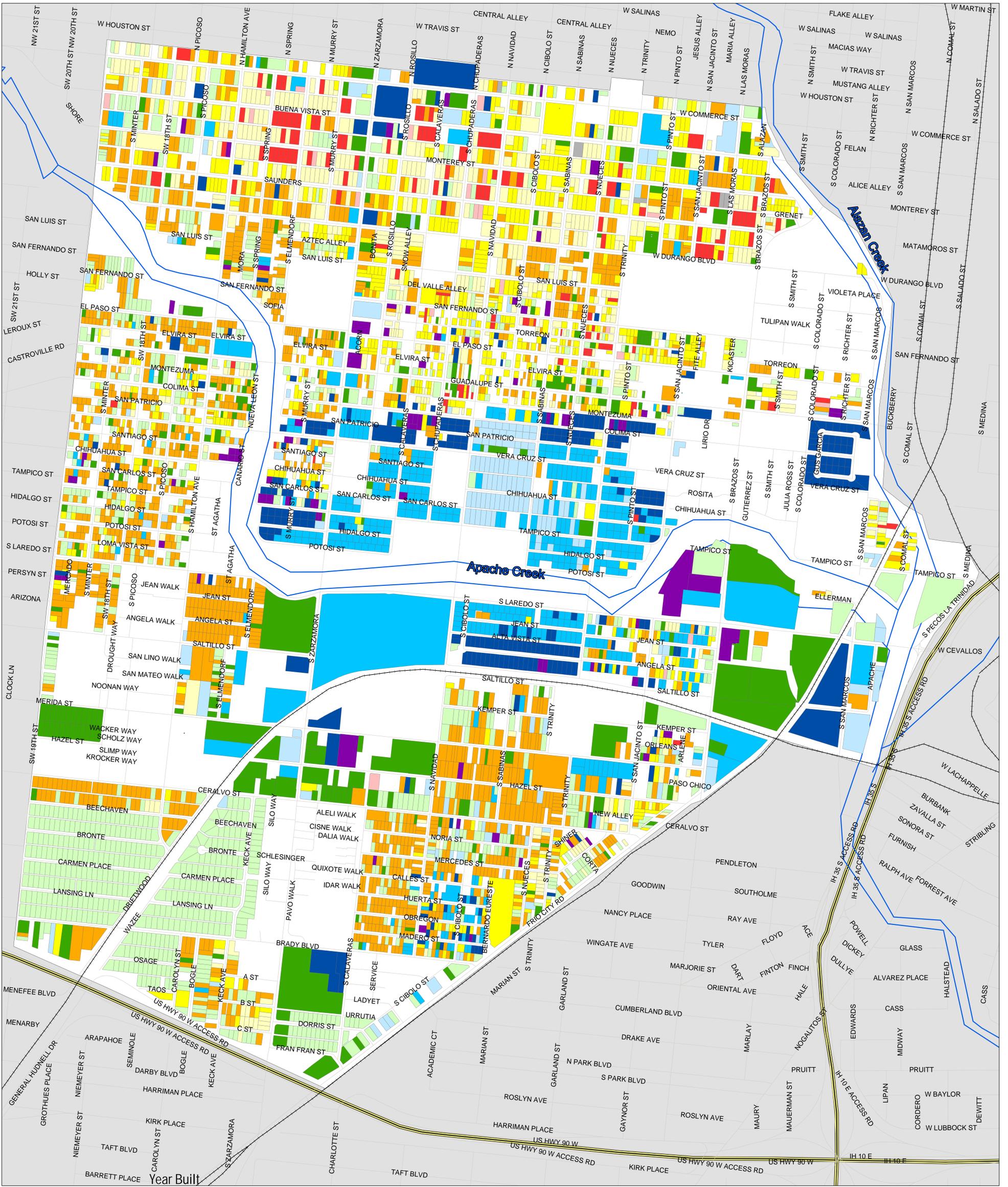


### Individual Development Account

The IDA Program is a special match savings program for people with limited income. IDA members will receive extra dollars and the tools needed to get a head start on building for their future by attaining long term assets. These assets include gaining secondary education and purchasing a home. For every dollar you save -up to \$1000 - the City of San Antonio (COSA) will match it with four dollars. (\$4 to \$1)



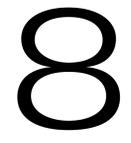




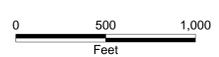
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1900 - 1909	1950 - 1959	2000 +
1910 - 1919	1960 - 1969	
1920 - 1929	1970 - 1979	
1930 - 1939	1980 - 1989	

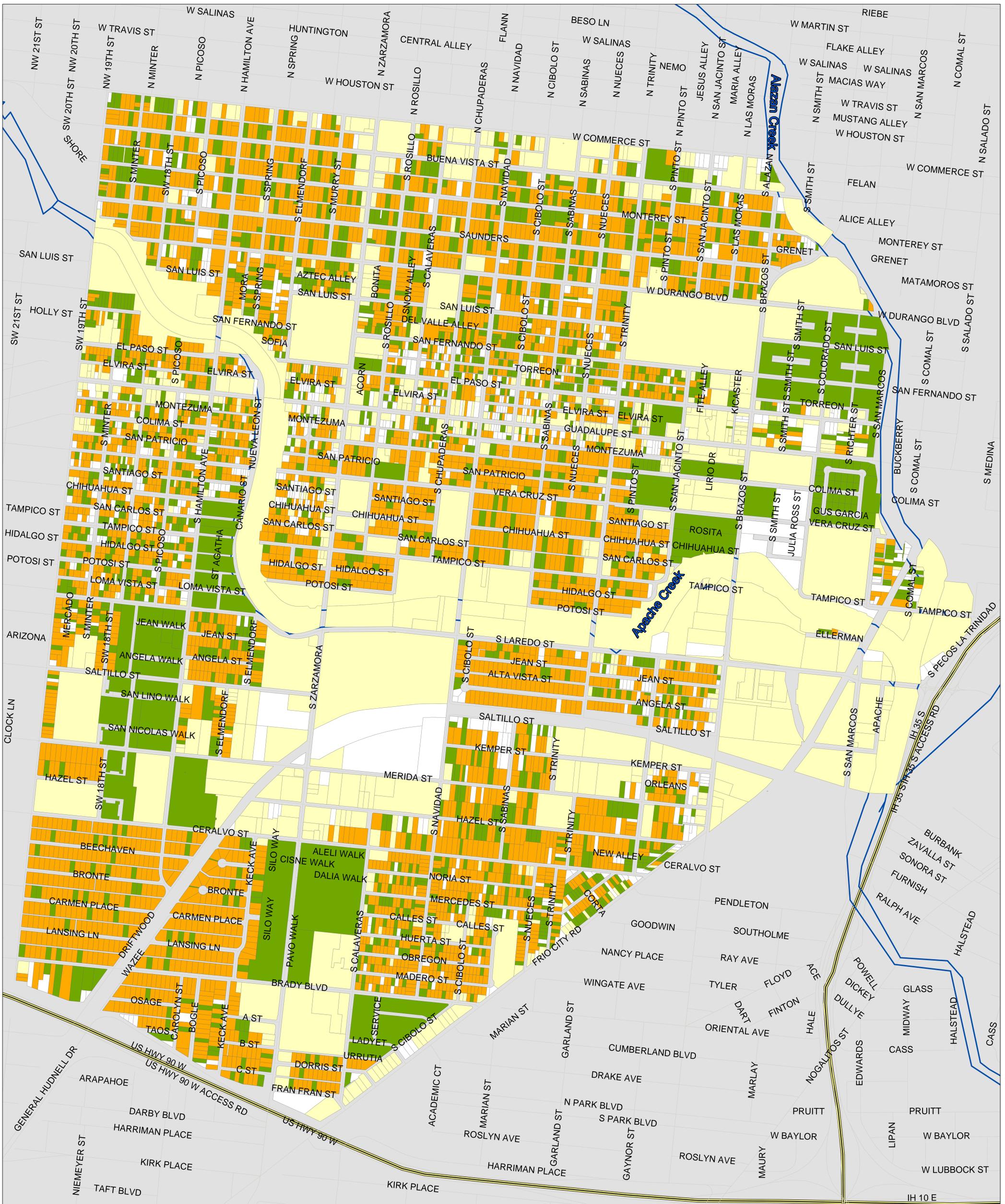
# Age of Structures

## Guadalupe Westside Community Plan



City of San Antonio  
 Planning and Community  
 Development Department  
 Emil R. Moncivais  
 AICP, AIA, CNU, Director  
 Development Business  
 Service Center  
 1901 S. Alamo  
 San Antonio, TX 78205

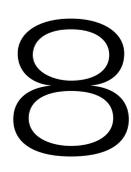




- Owner-Occupied Residential Property
- Non Owner-Occupied Residential Property
- Non-Residential Property
- Vacant Property (excludes parkland)

# Housing Tenure

## Guadalupe Westside Community Plan



City of San Antonio  
 Planning and Community  
 Development Department

Emil R. Mondragon  
 AICP, AIA, CMAA, Director  
 Development Business  
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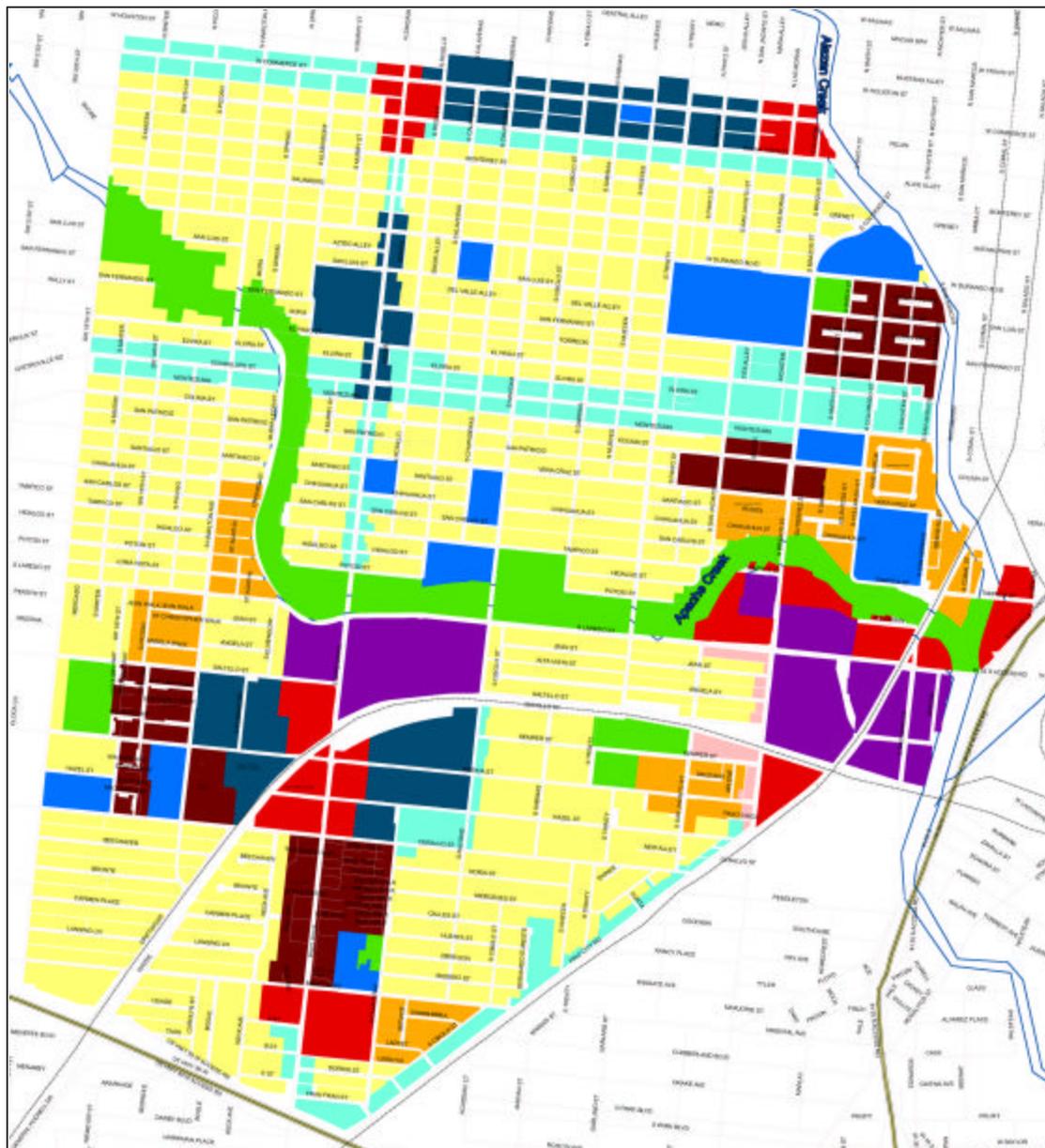


Map Created by: Andrew Probst  
 Map Creation Date: June 8, 2004  
 Map File Location: Aerial Map  
 PDF File Name:



# Guadalupe Westside Community Plan

## LAND USE





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# LAND USE PLAN

## LAND USE PLAN

The Land Use Plan is important because it helps determine the uses that can be permitted in the future. The Land Use Plan does not constitute zoning. It does generally identify appropriate areas for land uses. Within each land use, several corresponding zoning categories may be appropriate. Re-zonings are determined by public hearing and many factors may be taken into consideration.

## EXISTING LAND USE, ZONING, AND THE LAND USE PLAN

The community looked at the existing land use map as a starting point for determining the Land Use Plan. The Existing Land Use Map shows that the neighborhood is primarily single family residential with pockets of multi-family uses. Commercial uses, interspersed with residential uses, exist along Commerce, Zarzamora, Guadalupe, and Frio City Rd. There are also pockets of industrial uses along Laredo Street.

Areas that currently have a mix of residential and commercial uses are recommended for “Mixed-Use” Land Uses. Low-Density Mixed-Use is recommended for Guadalupe Street which would limit residential and commercial buildings to two stories. High Density Mixed-Use is recommended at the intersection of Guadalupe and Zarzamora, along Zarzamora, and along Commerce. The High Density Mixed-Use category would permit residential densities up to 5 stores. Commercial uses would also be encouraged in both land uses at intensities appropriate for residential areas that have a lot of pedestrian traffic.

The community also examined the Zoning Map which indicates uses and development standards that are currently permitted. The Zoning Map indicates that the entire corridors of Commerce and Guadalupe are zoned for high and medium intensity commercial uses. To better reflect the existing, and historic, pattern of a mix of residential and commercial uses along these corridors the Land Use Plan recommends Low and High Density Mixed-Use land uses that allow both residential and commercial uses to co-exist.

Frio City Road is current zoned for a mix of industrial and residential uses. To reflect the existing commercial and residential uses along this corridor, the Land Use Plan designates this area for Low-Density Mixed Use.

The Zoning map also identifies many parcels for single-family uses (mostly R-4 and R-5). It then jumps up to a high-intensity multi-family district (MF-33). Missing within this range are medium-intensity districts that allow for duplexes and townhomes (such as RM-4) and lower intensity multi-family districts (such as MF-25) which may be more appropriate for the community.

The Land Use Plan recommends some areas for medium and high intensity residential, particularly in areas where apartments already exist. Although the zoning map indicates that the far southwest and far northwest corners of the planning area are zoned for high intensity multi-family uses (MF-33), the Land Use Plan recommends Low Density Residential to reflect the current single-family homes in these neighborhoods. An area-wide rezoning may be advisable for these two areas.

Some industrial areas are indicated on the Land Use Plan for Community Commercial. In addition, existing commercial buildings that are located on many corners within the residential areas of the neighborhood would be encouraged to operate as neighborhood commercial entities. Lastly, hike and bike trails are encouraged along creeks, thus converting storm water drainage areas into usable open space for passive recreation.





### LOW DENSITY RESIDENTIAL / Area Residencial de Baja Densidad



- Single-family homes on individual lots, on streets with low traffic volumes
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category
- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

- Viviendas unifamiliares en lotes individuales
- Se debe ubicar en calles locales de poco trafico
- A poca distancia de las escuelas primarias y los usos comerciales al nivel de la vecindad

### MEDIUM DENSITY RESIDENTIAL / Area Residencial de Densidad Media



- Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses
- Generally placed at the perimeter of neighborhoods and on collector streets
- Low density residential uses are also allowed

- Viviendas de dos, tres, o cuatro unidades (“duplex”, “triplex” y “fourplex”) en lotes individuales
- Se debe ubicar en el perímetro de vecindades y en las calles mas usadas
- Se permite usos residenciales de baja densidad

### HIGH DENSITY RESIDENTIAL / Area Residencial de Alta Densidad



- Uses with more than four units on individual lots including apartment complexes and condominiums
- Transition use between medium density residential and commercial uses, generally located on arterials or higher order streets
- Ideally developed to be in scale, height, and massing of existing high density residential uses in the area
- Medium Density uses also allowed

- Usos con más de cuatro unidades en lotes individuales, incluyendo apartamentos y condominios
- Se usan como una transición entre áreas residenciales y áreas comerciales
- Idealmente, se desarrolla para estar en conformidad con la escala, altura, y formación de edificios existentes de alta densidad en el área





### NEIGHBORHOOD COMMERCIAL / Area Comercial al Nivel de la Vecindad



- Small scale retail or offices, professional services and convenience retail that serves neighborhood market
- Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses
- Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline

- Usos comerciales de una intensidad más pequeña tales como negocios, oficinas pequeñas, y servicios profesionales
- Se debe situar en la intersección de calles locales y calles mas usadas, en lugares donde la gente del vecindario puede llegar caminando
- Ejemplos incluyen restaurantes pequeños (taquerías), oficinas de abogado, cafés, peluquerías, librerías, lavanderías, y otras "tienditas"

### LOW DENSITY MIXED USE / Area del Uso Mixto de Baja Densidad



- Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure)
- Compatibility between commercial and residential uses
- Shared parking located to rear of structure, limited curb cuts
- Monument signs encouraged
- Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

- Una mezcla de usos residenciales y comerciales de baja densidad (juntos en una estructura o en lotes contiguos)
- El estacionamiento está ubicado detrás de estructuras
- Ejemplos incluyen restaurantes pequeños, peluquerías, y otras "tienditas" tanto como viviendas unifamiliares y de dos, tres, o cuatro unidades en lotes individuales





**MIXED USE /  
Area del Uso Mixto**



- Well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses
- Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels
- Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop
- New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks

- Una mezcla bien planeado de desarrollo residencial (de alta intensidad) con usos comerciales como servicios profesionales, oficinas, tienditas, etc.
- La integración de usos debe ocurrir dentro de estructuras, así como a través del sitio del desarrollo, con los usos comerciales situados sobre todo a lo largo de las calles principales y en la planta baja de edificios individuales

**COMMUNITY COMMERCIAL /  
Area Comercial al Nivel de la  
Comunidad**



- Medium intensity commercial uses that serve two or more neighborhoods
- Should be located along arterial roads near intersections
- Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses
- Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers

- Usos comerciales de intensidad media que sirven un área de dos o tres vecindades
- Se debe situar en una manera nodal, cerca de la intersección de calles principales
- Ejemplos incluyen restaurantes, centros de comercio pequeños, supermercados, y gasolineras

**LIGHT INDUSTRIAL /  
Area de Industria de Baja Intensidad**



- Includes a mix of light manufacturing and limited ancillary retail
- Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened)
- Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing

- Usos de fabricación e industria de baja intensidad
- Debe ser bien separado de áreas residenciales
- Ejemplos incluyen fabricas de ropa, fabricas del equipo deportivo, y talleres grandes (de mecánico)





**PUBLIC INSTITUTIONAL /  
Areas de Usos Públicos o Institucionales**



- Public, quasi-public, and institutional uses that deliver local, state, or national governmental or non-profit services
- The location for these services is most appropriate where they best meet the future needs of the community
- Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.
- Usos institucionales o públicos que incluyen servicios gobiernos (local, estatal, o nacional) y organizaciones comunitarias
- Ejemplos incluyen correos, bibliotecas, escuelas, estaciones de bomberos, e iglesias

**PARKS & OPEN SPACE /  
Parques y Campo Abierto**



- Parks: include public or private land uses that encourage passive or active outdoor recreation
- Examples include public, regional, or linear parks, hike and bike trails, and private parks associated with subdivisions
- 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
- Parques: terrenos públicos y privados que promueven recreación
- Ejemplos incluyen parques y sendas peatonales y de bicicleta
- Campo abierto incluye terrenos reservados para conservación pero no necesariamente para recreación





## LAND USE CATEGORIES

The land use plan recommends the following land use categories and associated zoning districts\*:

<b>LAND USE CATEGORY</b>	<b>CORRESPONDING ZONING</b>
<b>LOW DENSITY RESIDENTIAL</b>	R3, R4, R5, R6
<b>MEDIUM DENSITY RESIDENTIAL</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6
<b>HIGH DENSITY RESIDENTIAL</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6 MF-25 (2 stories), MF-33 (3 stories) , MF-40 (5 stories)
<b>NEIGHBORHOOD COMMERCIAL</b>	NC, C1
<b>LOW DENSITY MIXED-USE</b>	R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1
<b>HIGH DENSITY MIXED-USE</b>	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1
<b>COMMUNITY COMMERCIAL</b>	NC, C1, C2, C2-P, O-1, UD, O-1
<b>LIGHT INDUSTRIAL</b>	C-3, O-2, L, I-1, MI-1, BP
<b>PUBLIC / INSTITUTIONAL</b>	
<b>PARKS / OPEN SPACE</b>	

\*Land Use does not constitute zoning regulations or establish zoning district boundaries.





## ZONING DISTRICTS\*

DISTRICT	GENERAL DESCRIPTION*	HEIGHT LIMIT
R-3	Residential Single -Family, minimum lot size of 3,000 SF	35' (approx. 2 stories)
R-4	Residential Single -Family, minimum lot size of 4,000 SF	35' (approx. 2 stories)
R-5	Residential Single -Family, minimum lot size of 5,000 SF	35' (approx. 2 stories)
R-6	Residential Single -Family, minimum lot size of 6,000 SF	35' (approx. 2 stories)
RM-4	Residential Mixed (attached single-family); Each unit requires 4,000 square feet.	35' (approx. 2 stories)
RM-5	Residential Mixed (attached single-family); Each unit requires 5,000 square feet.	35' (approx. 2 stories)
RM-6	Residential Mixed (attached single-family); Each unit requires 6,000 square feet.	35' (approx. 2 stories)
MF-25	Multi-Family, up to 25 units per acre	35' (approx. 2 stories)
MF-33	Multi-Family, up to 33 units per acre	45' (approx. 3 stories)
MF-40	Multi-Family, up to 40 units per acre	60' (approx. 5 stories)
NC	Neighborhood Commercial, bldg. up to 3,000 SF	25'
C-1	Light Commercial, bldg. up to 5,000 SF	25'
C-2	Commercial, permits medium intensity commercial uses	25'
C-2P	Pedestrian Friendly Commercial, max front setback 35'	25'
C-3	General Commercial, permits most intense commercial uses	35'
O-1	Office, building up to 10,000 SF	25'
O-2	Office	No Limit
IDZ	Infill Development Zone – Reduces some standards for underutilized infill parcels (e.g. parking requirement)	
UD	Urban Development – Allows mixed uses*	Varies
TOD	Transit-Oriented Development	
MXD	Mixed Use District – Requires Traditional Neighborhood Use Pattern and ten (10) acres minimum.	
L	Light Industrial	35'
I-1	General Industrial	60'
MI-1	Mixed Light Industrial	60'
BP	Business Park – Follows Institutional Campus Standards	Varies
<p>*A Full Description of these Zoning Districts, the specific uses permitted, and development standards can be found in the San Antonio Unified Development Code:  <a href="http://www.sanantonio.gov/dsd/udc.asp">http://www.sanantonio.gov/dsd/udc.asp</a></p>		





Data Source: City of San Antonio Enterprise GIS, Base Map 911, Base Aerial Data  
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 City of San Antonio Planning Department GIS Manager: Woody Woodall, woodall@sanantonio.gov. Maps may be ordered at: (210) 202-7873

 Planning Area Boundary

# 1952 Aerial View

## Guadalupe Westside Community Plan

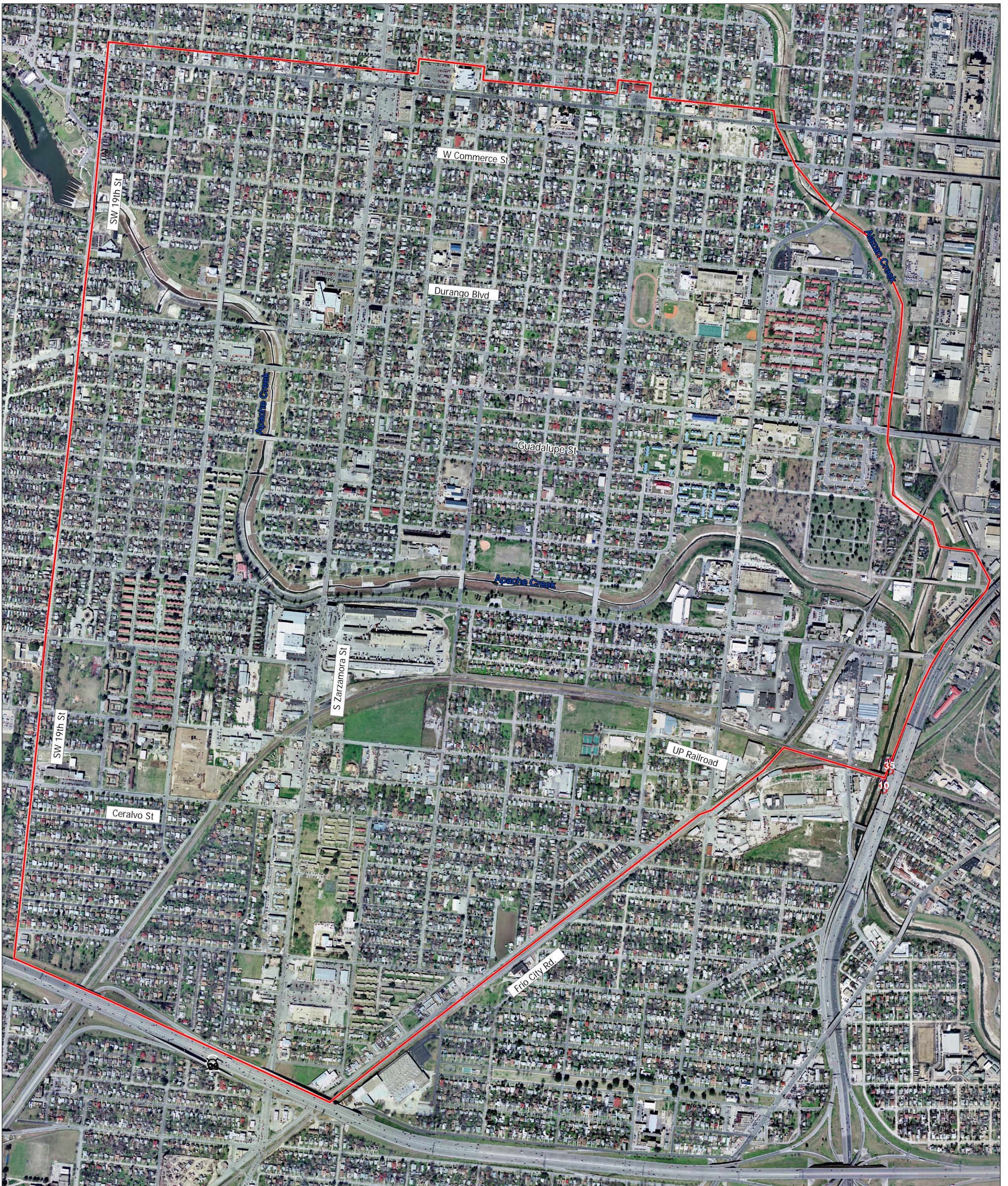
# 8

City of San Antonio  
 Planning Department



Emil R. Morcinos, AICP, AIA  
 Director, Planning Department  
 Development Business  
 Services Center  
 1907 S. Alamo  
 San Antonio, TX 78205

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 Feet



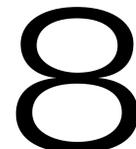
Data Source: City of San Antonio Enterprise GIS, Base Map 911, Base Appraisal District  
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\*Please contact the responsible City of San Antonio Department for specific determinations.  
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woody@sanantonio.gov. Maps may be ordered at: (210) 207-1373

 Planning Area Boundary

# 2003 Aerial View

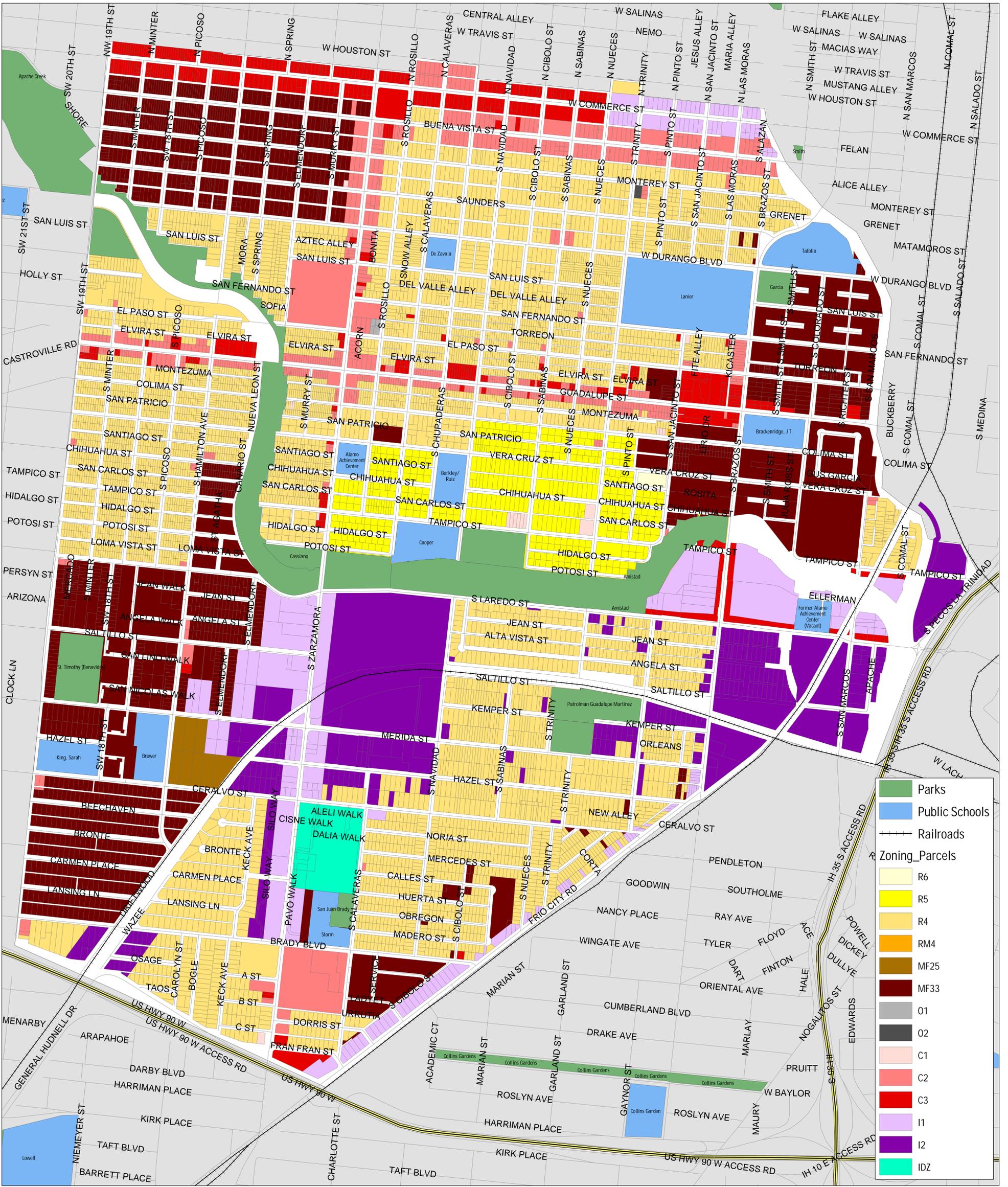
## Guadalupe Westside Community Plan



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Feet

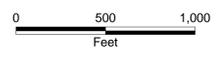
**City of San Antonio  
 Planning Department**  
 Emi R. Mancivale, AICP, AIA  
 Director, Planning Department  
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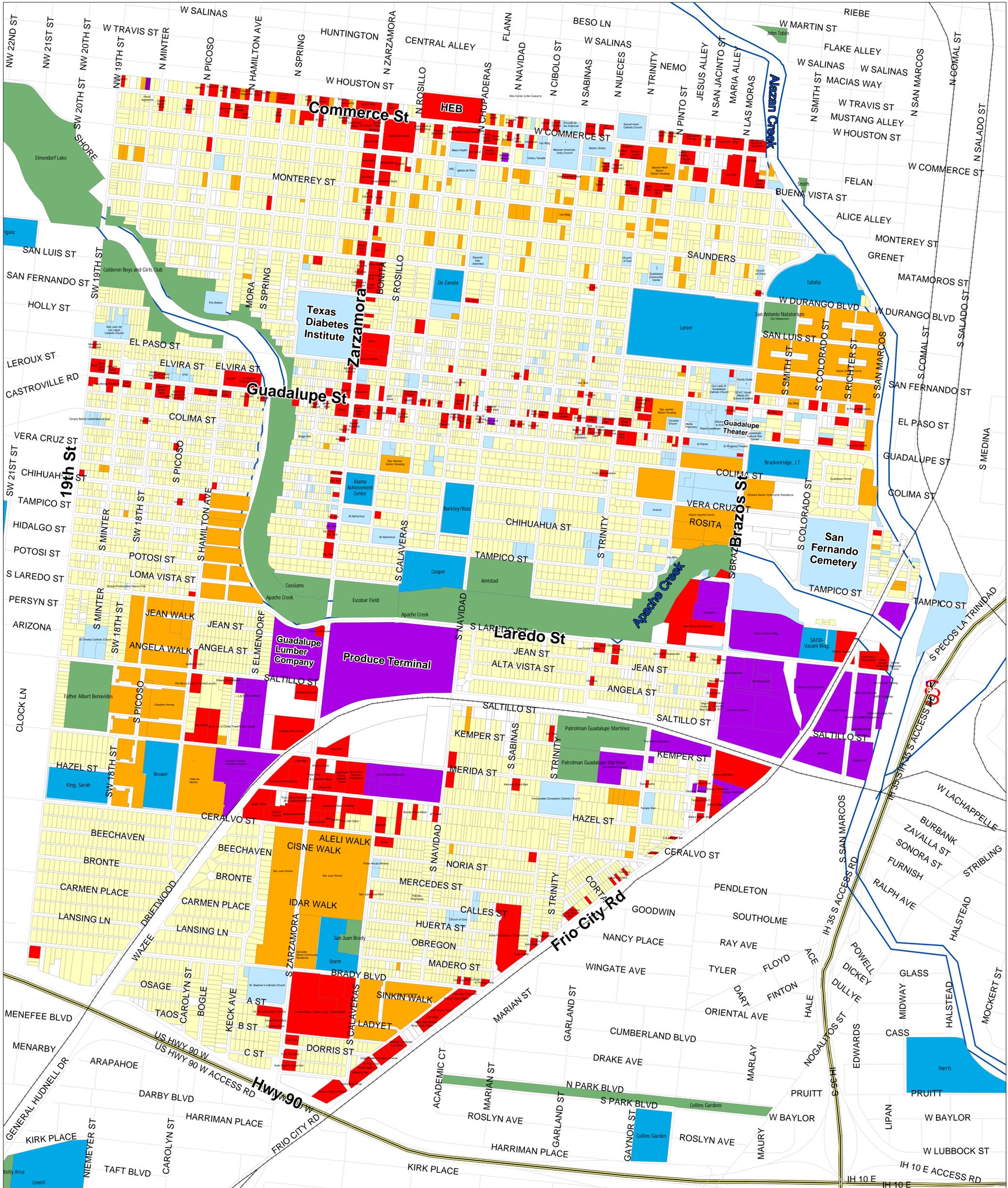
## Zoning Guadalupe Westside Community Plan



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Map Source: City of San Antonio Engineering & Surveying Division  
 Date: 10/20/2010  
 This map is a representation of the zoning districts for the Guadalupe Westside Community Plan. It is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions on this map.

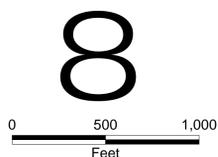


Map Source: City of San Antonio Planning and Community Development Department  
 Map Creation Date: June 8, 2004  
 Map File Location: Aerial Map  
 PDF File Name:

- Public Schools
- Single Family
- Multifamily
- Commercial
- Industrial
- Public/Institutional
- Park/Open Space
- Vacant

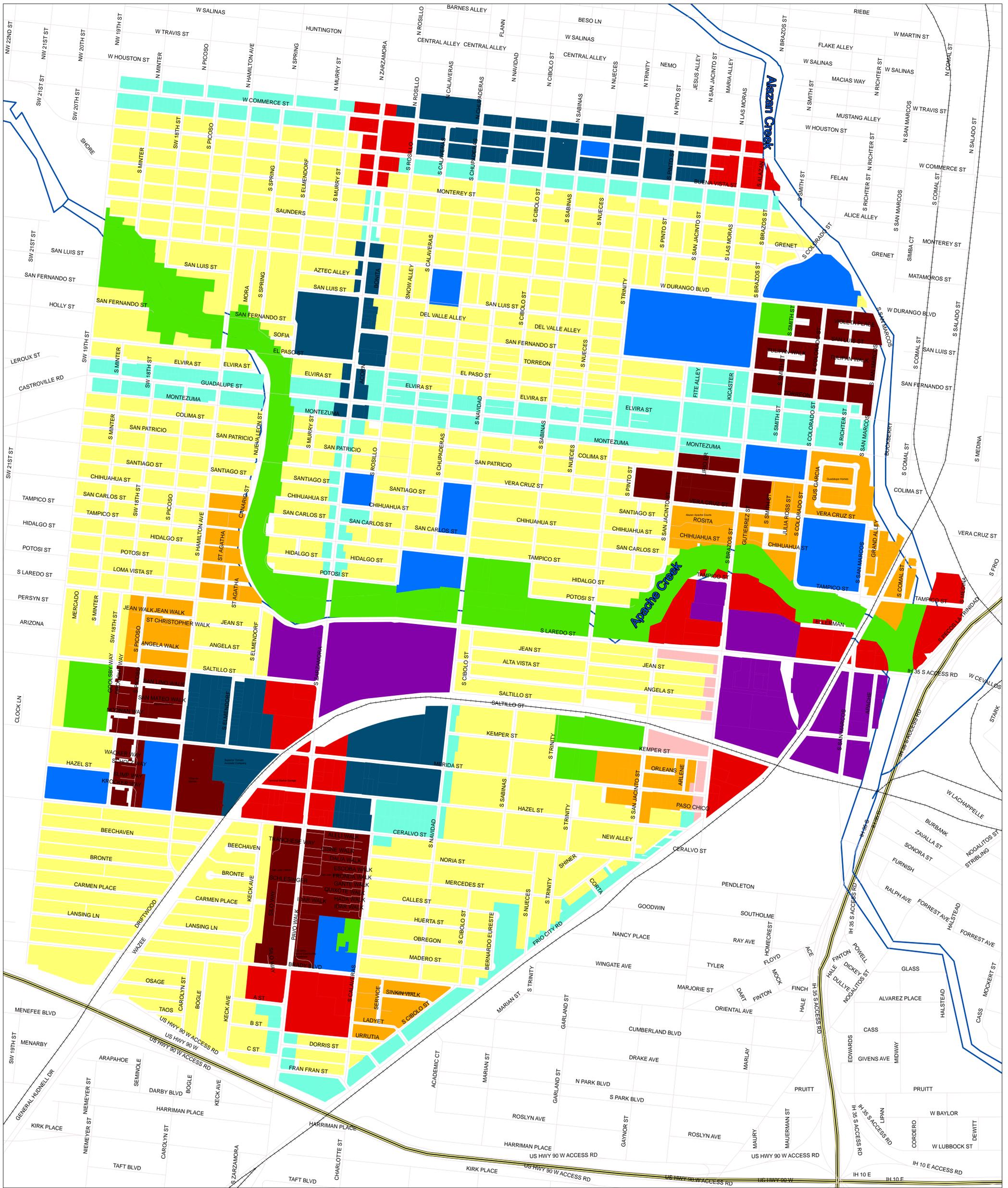
## Existing Land Use

### Guadalupe Westside Community Plan



**City of San Antonio**  
 Planning and Community  
 Development Department

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Map created by Andrew Holbeck  
 Map Creation Date: June 8, 2004  
 Map file location: Aerial Map  
 PDF file name:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Low Density Mixed Use
- Mixed Use
- Light Industrial
- Public/Institutional
- Parks/Open Space

# Land Use Plan

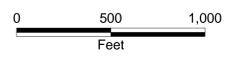
## Guadalupe Westside Community Plan

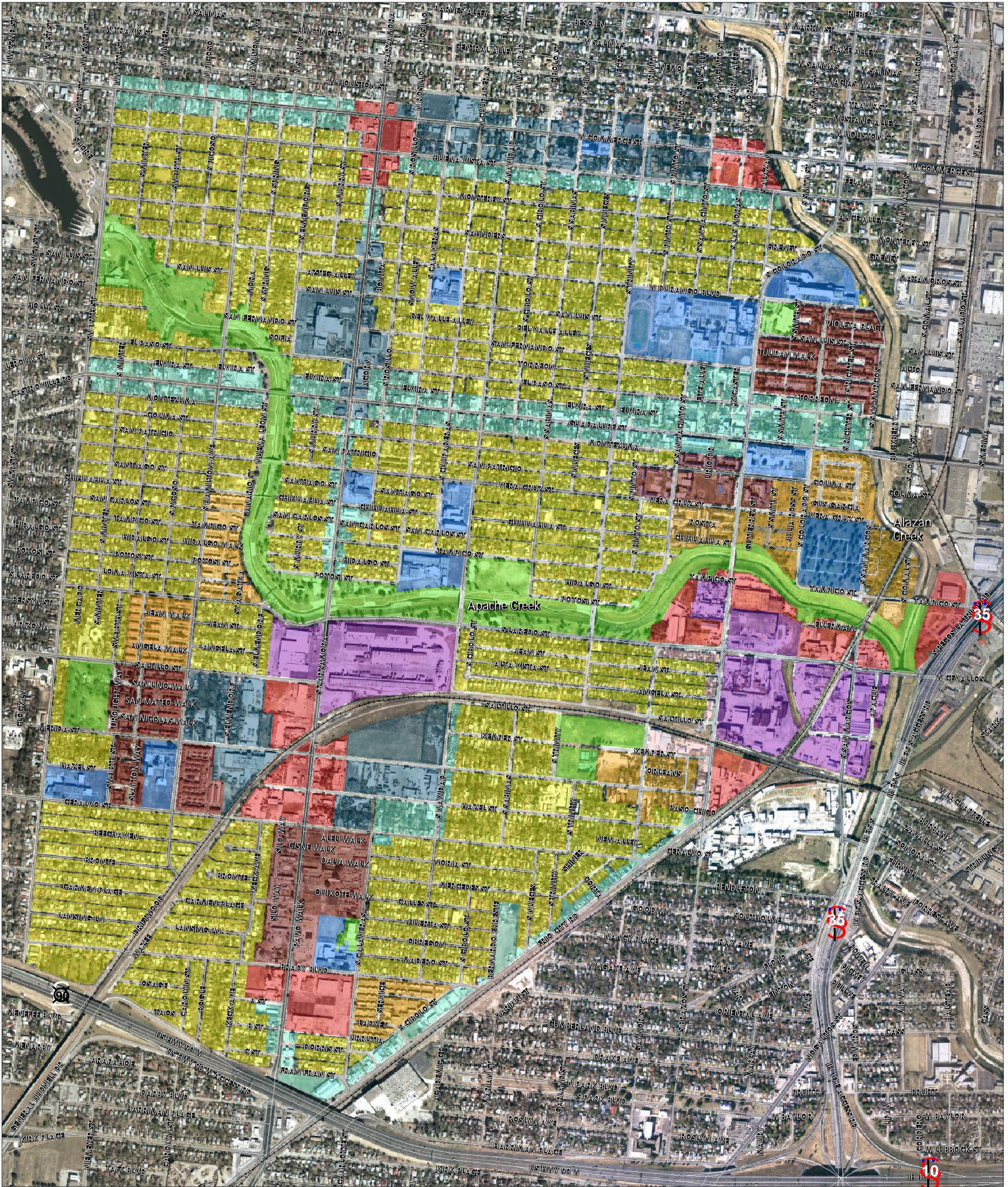
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 Development Business  
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A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

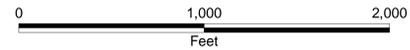




- |  |   |
|--|---|
|  Low Density Residential    |  Low Density Mixed Use |
|  Medium Density Residential |  Mixed Use             |
|  High Density Residential   |  Light Industrial      |
|  Neighborhood Commercial    |  Public/Institutional  |
|  Community Commercial       |  Parks/Open Space      |

## Land Use Plan

Guadalupe Westside Community Plan



# 8

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 Planning and Community  
 Development Department  
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Based on a compilation of land use maps generated by the Guadalupe Westside Community at the Public Meeting on Land Use held May 13, 2006 at the Texas Diabetes Institute.

Maps Created by: Andrew Holubick  
 Map Creation Date: June 8, 2004  
 Map File Location: Aerial Map  
 PDP file name:



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## Appendix A: SWOTS Summary

### SWOTS: STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The purpose of the Community Meeting April 8, 2006 was for residents to engage in a discussion about the Strengths, Weaknesses, Opportunities, and Threats (SWOTS) in the community. The maps in this section illustrate community issues and concerns within the Planning area. Following the maps, are tables that provide a full summary of comments made by the community during the SWOTS public meeting in April.

#### Transportation and Infrastructure Map

The first map “Transportation and Infrastructure” highlights the issue areas that the community has addressed through goals, objectives, and action steps in the Infrastructure and Facilities Chapter of the Plan. The map may serve as a useful guide and starting point for addressing current issues.

The map identifies areas along Guadalupe Street, Colima, South Colorado, San Marcos, and Frio City Road as currently having drainage issues. It also identifies the need for a retaining wall along Alazan Creek near Buena Vista. There are issues with speeding and cut-through traffic on Guadalupe Street and Saunders Street.

Areas where new or improved sidewalks are warranted include Hamilton, Zarzamora, Navidad, Trinity, Guadalupe, and Montezuma. Crosswalk and Intersection Improvement needs have been identified near Storm Elementary School along Brady Street. The need for an improved Railroad Crossings at the Intersection of Tampico near San Marcos.

Additional issues identified include the need for alley cleaning near Nueces and Buena Vista, a pole obstructing the sidewalk along Trinity near Lanier High School, and the potential need for bridges to cross Apache Creek at Sabinas and San Marcos. Below is a table summarizing needed transportation projects identified by the community.





## Summary of Transportation SWOT Projects

Street	From	To	Community Comments
Trinity	Commerce	Chihuahua	Sidewalks
S Navidad	Commerce	W Durango Blvd	Sidewalks
S Hamilton	Commerce	Driftwood	Sidewalks
Zarzamora	Commerce	B Street	Sidewalks
Commerce	NW 19th Street	S Alazan	Sidewalks
Guadalupe	SW 18th Street	S San Marcos	Sidewalks
Montezuma	SW 18th Street	S San Jacinto	Sidewalks
Guadalupe	Zarzamora	S San Marcos	Drainage
Colima	S San Jacinto	S Brazos	Drainage
S Colorado	Vera Cruz	Tampico	Drainage
Tampico	S Colorado	S San Marcos	Drainage
S Comal St	Vera Cruz	Tampico	Drainage
Frio City Road	S Calaveras	Railroad	Drainage
Saunders	Hamilton	S San Jacinto	Speeding
Guadalupe	Zarzamora	S San Marcos	Speeding
Brady	Zarzamora	S Calaveras	Speeding
Brady	Zarzamora	S Calaveras	Traffic/Intersection Control
Frio City Road	IH-90	Railroad	Traffic/Intersection Control
Intersection	Commerce	Zarzamora	Street Light
Intersection	Guadalupe	Zarzamora	Street Light
Apache Creek	Potosi	S Laredo	Bridge
Apache Creek	Tampico	Elerman	Bridge
Alazan Creek	Commerce	S Smith	Retaining Wall
Alleys	Buena Vista	S Nueces	Clean Alleys
Intersection	S Trinity	Del Valley Alley	Pole in Sidewalk
Intersection	Zarzamora	Railroad	Railroad Crossing
Intersection	Frio City Road	Railroad	Railroad Crossing
Intersection	Tampico	Railroad	Railroad Crossing

## Public Safety and Community Facilities Map

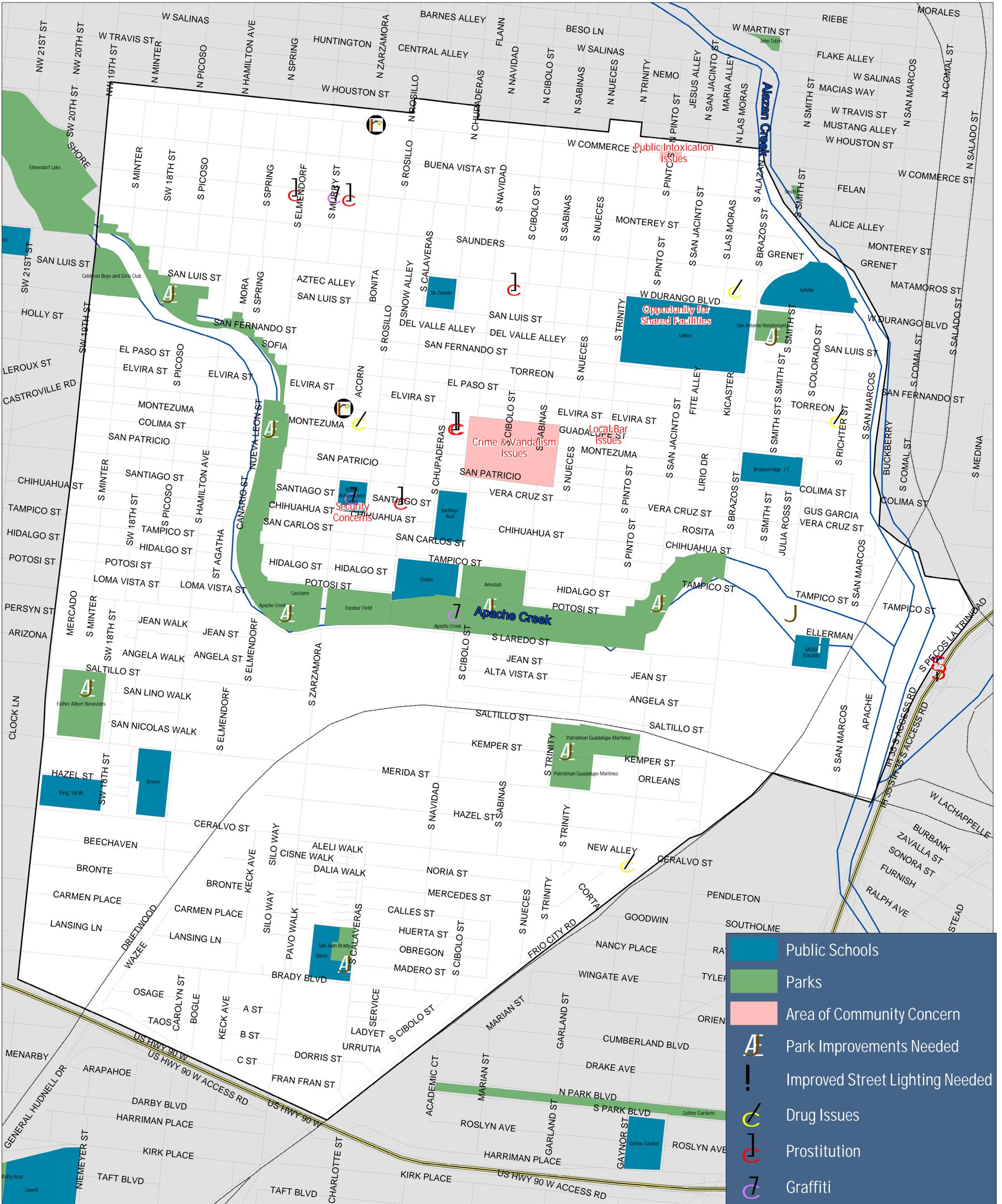
This map identifies areas prone to public safety concerns such as crime and vandalism, public intoxication, drug use, prostitution, and graffiti. It also indicates areas in need of increased street lights along Zarzamora and park improvement and enhancements needed in all of the area parks.

## Housing and Economic Development Map

The Housing and Economic Development Map indicates code compliance issues at several locations, areas where the businesses are in need of clean-up and repair, and areas where housing structures are in need of rehabilitation. It also indicates the presence of vacant lots along Guadalupe Street, and too many bars along Guadalupe Street and Frio City Road. Strengths identified included new senior apartments, parks, schools, churches, business corridors, the San Fernando Cemetery, and the opportunity for the rehabilitation of historic structures.

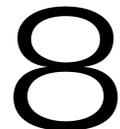






# Public Safety & Community Facilities Community Issues and Concerns

## Guadalupe Westside Community Plan

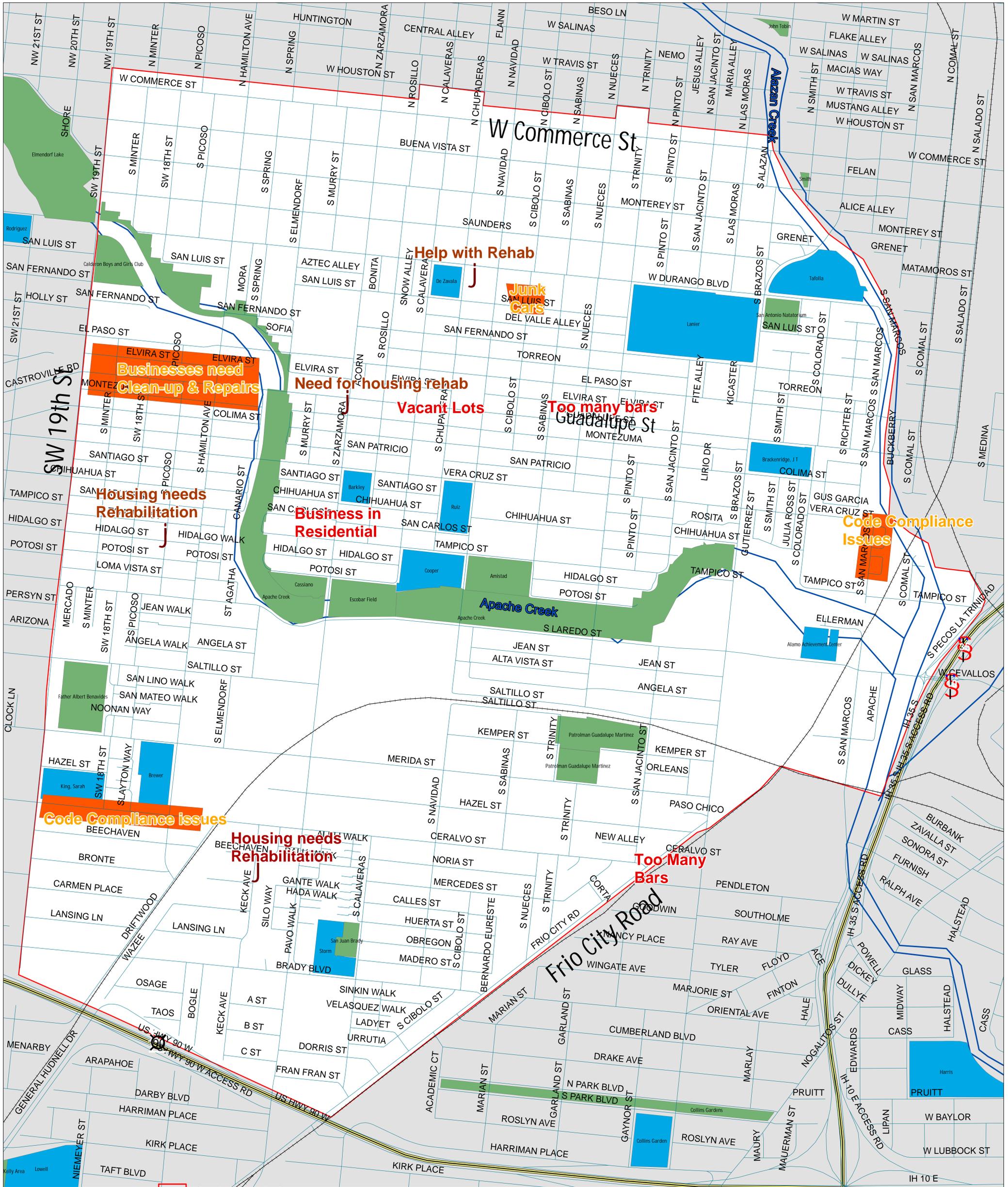


Map Created by: Andrew Holback  
Map Creation Date: June 8, 2004  
Map File Location: Aerial Map  
PDF File Name:

City of San Antonio  
Planning and Community  
Development Department

Emil R. Monreal  
AICP, AIA, CNU, Director

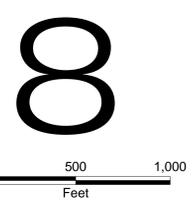
Development Business  
Service Center  
1901 St. Alamo  
San Antonio, TX 78205



- Planning Area Boundary
- Public Schools
- Parks
- Code Compliance Issues
- j Housing Rehabilitation Issues
- j bexarstreets

# Housing & Economic Development Issues and Concerns

## Guadalupe Westside Community Plan

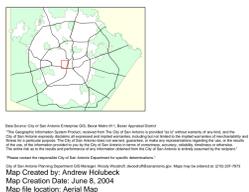
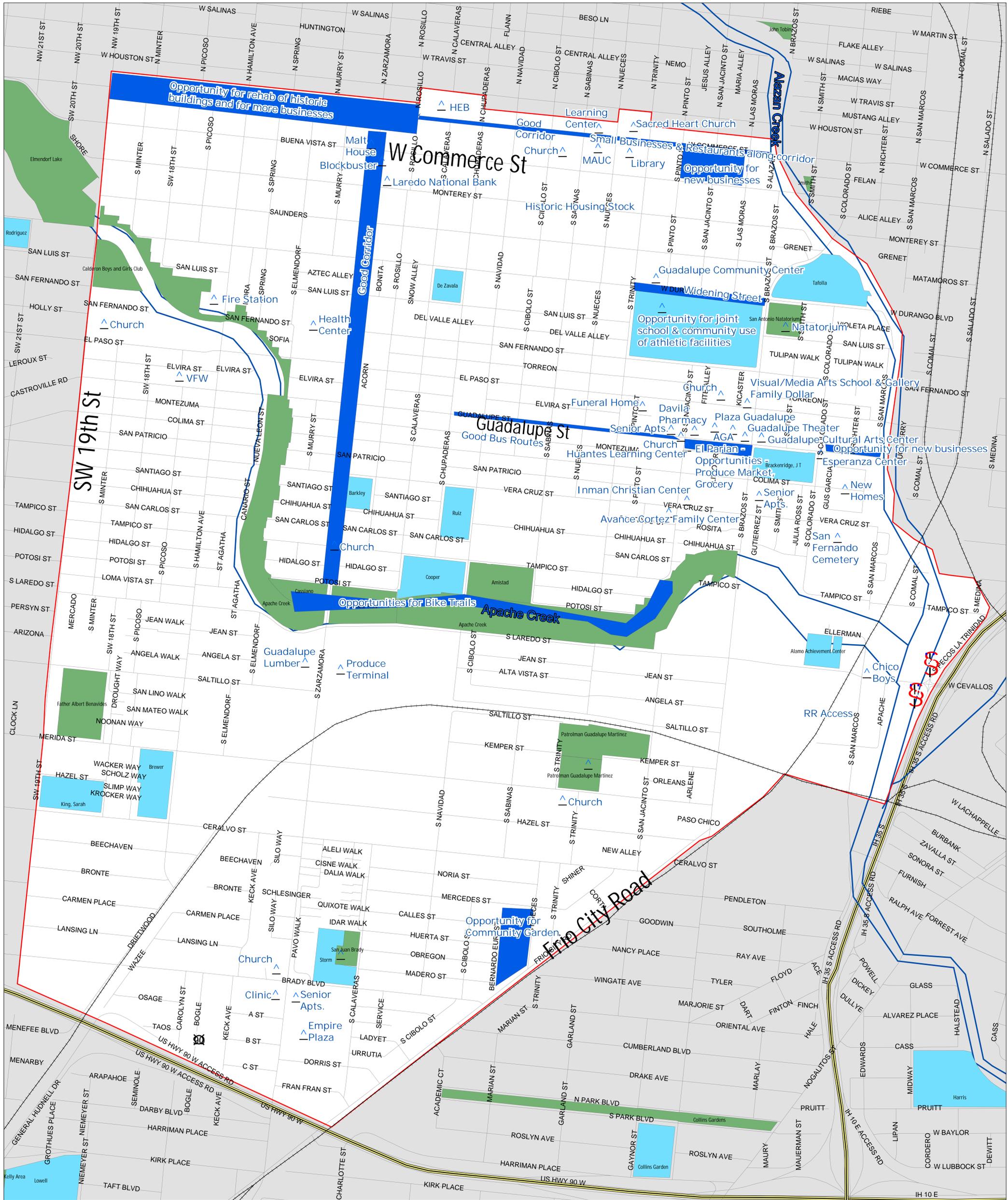


City of San Antonio  
Planning and Community  
Development Department

Emil R. Monreal  
AICP, AIA, CNU, Director

Development Business  
Service Center  
1801 S. Alamo  
San Antonio, TX 78205

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- Planning Area Boundary
- Public Schools
- Parks
- Strengths & Opportunities
- ▲ Strengths & Opportunities

# Community Strengths & Opportunities

## Guadalupe Westside Community Plan

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Feet



**City of San Antonio**  
 Planning and Community  
 Development Department  
 Emil R. Moncivais,  
 AICP, AIA, CNU, Director  
 Development Business  
 Service Center  
 1901 S. Alamo  
 San Antonio, TX 78205

Map Data: City of San Antonio GIS Department  
 Map Creation Date: June 8, 2004  
 Map File Location: Aerial Map  
 PDF File Name:



The following tables are a full summary of resident input from the SWOTS public meeting held in April 2006. The tables are broken up into five subjects to reflect the discussion at the meeting: Public Infrastructure and Facilities, Public Safety and Code Compliance, Community Issues - Health, Education and Well-being, Economic Development and Housing.

### PUBLIC INFRASTRUCTURE AND FACILITIES

strengths / opportunities	weaknesses / threats
<p><b>STREETS</b></p> <ul style="list-style-type: none"> <li>• Wider streets in front of Lanier High School</li> <li>• All street improvement projects</li> </ul> <p><b>SIDEWALKS</b></p> <ul style="list-style-type: none"> <li>• New Sidewalks on Durango and Sabinas</li> <li>• Pedestrian activity, especially in commercial areas</li> </ul> <p><b>PUBLIC TRANSIT</b></p> <ul style="list-style-type: none"> <li>• Bus/Transit access</li> <li>• Frio City Road connects to Kelly USA</li> <li>• Close to downtown</li> <li>• Rail access (for businesses/possible future commuter rail)</li> <li>• Bus lines</li> </ul> <p><b>PUBLIC SPACE</b></p> <ul style="list-style-type: none"> <li>• San Juan Brady Park</li> <li>• Bazan Library</li> <li>• San Fernando Cemetery</li> <li>• San Antonio Natatorium</li> </ul>	<p><b>STREETS</b></p> <ul style="list-style-type: none"> <li>• Speeding</li> <li>• Outdated streets and sidewalks</li> <li>• Need stoplights at certain dangerous intersections</li> <li>• Need to make some streets One-way</li> <li>• Lack of traffic controls/enforcement</li> <li>• New manhole covers on local streets needed</li> <li>• School zones too small (only one block)</li> <li>• Speed bumps needed on many roads – (e.g. Brady between Zarzamora and Calaveras)</li> <li>• Nowhere to park</li> </ul> <p><b>SIDEWALKS</b></p> <ul style="list-style-type: none"> <li>• No sidewalks in many neighborhoods</li> <li>• Need more crosswalks for students – along Brady</li> <li>• Poor sidewalks – Trinity</li> <li>• Safety rails needed in certain areas</li> </ul> <p><b>ALLEYS</b></p> <ul style="list-style-type: none"> <li>• Alleys need cleaning – litter &amp; trash</li> <li>• Narrow alleys</li> </ul> <p><b>PUBLIC TRANSIT</b></p> <ul style="list-style-type: none"> <li>• Need better public transit access</li> <li>• No bus stop shelters</li> </ul> <p><b>BRIDGES</b></p> <ul style="list-style-type: none"> <li>• Streets crossing Apache Creek – bridges needed for Sabinas, San Jacinto, and Hamilton</li> </ul> <p><b>RAIL LINES</b></p> <ul style="list-style-type: none"> <li>• Railroad crossings – waits from 30 minutes up to 1 ½ hours on Tampico, Zarzamora, and Frio City Road</li> <li>• Rail hazardous materials issues</li> </ul> <p><b>STORMWATER</b></p> <ul style="list-style-type: none"> <li>• Drainage issues on both sides of Guadalupe St.</li> <li>• Flooding on Tampico and Colorado Streets and around the homes near the cemetery</li> <li>• Need to clean the grills covering storm water sewers</li> <li>• Outdated drainage infrastructure</li> </ul> <p><b>PUBLIC SPACE</b></p> <ul style="list-style-type: none"> <li>• Not enough parks and need more trees in parks</li> <li>• Need for hike/bike trails along Apache / Alazan Creeks</li> <li>• Need to clean up trash in Alazan / Apache Creeks</li> <li>• Need more libraries</li> </ul>





## PUBLIC SAFETY AND CODE COMPLIANCE

strengths / opportunities	weaknesses / threats
<p>FIRE</p> <ul style="list-style-type: none"><li>• new fire station on El Paso</li></ul>	<p>POLICE</p> <ul style="list-style-type: none"><li>• Need more security in neighborhood parks</li><li>• Drug activity in homes and apartments</li><li>• Neighborhoods need more police protection</li><li>• Graffiti</li><li>• Prostitution – particularly along Guadalupe</li><li>• Public intoxication</li><li>• Panhandlers and homeless using vacant houses and living under bridges</li><li>• Vandalism</li><li>• Crimes against seniors</li><li>• Streets too dark, need lighting</li><li>• Dark bridge underpasses</li><li>• Crime problem</li><li>• Gang activity</li><li>• Need police substation</li><li>• Lack of police presence / sensitivity</li><li>• Need for neighborhood watch</li></ul> <p>ANIMAL CARE AND CONTROL</p> <ul style="list-style-type: none"><li>• Stray animals</li><li>• Abused animals</li></ul> <p>CODE COMPLIANCE</p> <ul style="list-style-type: none"><li>• Neglected vacant lots – better Code Compliance enforcement needed</li><li>• Too many “junk cars” in neighborhoods</li><li>• More frequent brush pick-up and more advance notice before scheduled pick-ups</li><li>• Better Code Compliance enforcement needed in general</li><li>• Need new methods to address repeat code compliance violators</li><li>• Problems with trash and junk storage on both business and residential properties</li><li>• Junk storage around homes and businesses – Needs to be cleaned up – 18<sup>th</sup> and 19<sup>th</sup> Streets</li><li>• Rodent problem in certain areas – 18<sup>th</sup> and 19<sup>th</sup> Streets</li><li>• Kelly contamination</li><li>• Parking in front yards</li></ul>





## COMMUNITY ISSUES: HEALTH, EDUCATION, AND WELL-BEING

strengths / opportunities	weaknesses / threats
<p>HEALTH</p> <ul style="list-style-type: none"> <li>• Texas Diabetes Institute</li> <li>• Other Medical Clinics</li> <li>• Barrio Clinic</li> </ul> <p>YOUTH, SENIOR, AND FAMILY PROGRAMS AND FACILITIES:</p> <ul style="list-style-type: none"> <li>• YMCA and other youth centers</li> <li>• City Natatorium</li> <li>• Cassiano Park Running Trail</li> <li>• Good Samaritan Center</li> <li>• Boys and Girls Club</li> <li>• Inman Christian Center – youth activities</li> <li>• AVANCE</li> <li>• VFW (Veterans of Foreign Wars)</li> <li>• Adult Day Care Center on Estrella</li> <li>• After School Programs</li> <li>• Artist Organizations</li> <li>• Mujer Artes Community Group</li> <li>• Mother and Daughter fatherhood program at Tafolla</li> <li>• Youth Opportunity Program (YOP)</li> <li>• Area Churches (22 Catholic parishes, Victory Chapel)</li> <li>• Guadalupe Cultural Arts Center</li> <li>• El Progreso Community Center</li> <li>• Diez y Seis Septiembre Parade</li> </ul> <p>EDUCATION</p> <ul style="list-style-type: none"> <li>• Area Universities: St. Mary's, UTSA, OLLU</li> <li>• Huantes Learning Center</li> <li>• Elementary and Secondary Schools in the area</li> <li>• Christian schools in the area (e.g. Sacred Heart)</li> <li>• new Barkley / Ruiz Elementary School</li> </ul>	<p>HEALTH</p> <ul style="list-style-type: none"> <li>• Need more health food options (restaurants and grocery stores)</li> </ul> <p>YOUTH, SENIOR, AND FAMILY PROGRAMS AND FACILITIES:</p> <ul style="list-style-type: none"> <li>• Not enough daycare facilities</li> <li>• Lanier Athletic Facility – more youth activities</li> <li>• Not enough sports fields</li> <li>• Need more community services and activities for youth</li> <li>• More after school programs</li> <li>• Not enough community activities (e.g. bowling, evening events)</li> <li>• Need for family / life education and counseling programs</li> <li>• Plaza Guadalupe – could be utilized more</li> </ul> <p>EDUCATION</p> <ul style="list-style-type: none"> <li>• Education quality issues</li> <li>• Alamo achievement center</li> <li>• Need for magnet school program</li> <li>• Youth skipping school</li> </ul>





## ECONOMIC DEVELOPMENT

strengths / opportunities	weaknesses / threats
<p><b>EXISTING COMMERCIAL CORRIDORS</b></p> <ul style="list-style-type: none"> <li>• Commercial streets and the businesses along these streets – Commerce, Buena Vista, Guadalupe, Ceralvo, Zarzamora</li> </ul> <p><b>EXISTING BUSINESSES</b></p> <ul style="list-style-type: none"> <li>• Retail in the area (Dollar Store, HEB, etc.) Good local businesses – need to keep them in the area</li> <li>• Davila Pharmacy</li> <li>• Restaurants</li> <li>• Funeral homes</li> <li>• Terminal Market</li> <li>• Bakeries</li> <li>• Neighborhood “tienditas” (small businesses)</li> <li>• Area Banks (SACU, etc.)</li> <li>• Chico Boys Produce</li> <li>• Las Palmas Mall</li> <li>• Chambers of Commerce</li> </ul>	<p><b>GENERAL</b></p> <ul style="list-style-type: none"> <li>• Economically poor community – need to improve the economic status of the community</li> <li>• Need more representation from west side chambers of commerce</li> <li>• Potential for gentrification</li> <li>• Need for tax breaks for economic development</li> <li>• Low paying jobs &amp; lack of a living wage – we need higher wage jobs</li> <li>• Unlicensed home businesses</li> <li>• Lack of easy access to basic services (grocery stores, Laundromats, etc.)</li> </ul> <p><b>EXISTING COMMERCIAL CORRIDORS</b></p> <ul style="list-style-type: none"> <li>• Too many bars in the area - no more bars along Guadalupe</li> <li>• Need for more family-run small businesses and other neighborhood commercial businesses</li> </ul> <p><b>EXISTING BUSINESSES</b></p> <ul style="list-style-type: none"> <li>• No more “big box” development</li> <li>• More marketing for existing businesses</li> <li>• Lack of business owners involvement in the community – need to offer solutions, not just complain</li> <li>• Need more assistance to small businesses</li> </ul> <p><b>NEW BUSINESSES</b></p> <ul style="list-style-type: none"> <li>• Need for a Farmer’s Market</li> <li>• Need to assemble vacant land for new businesses</li> <li>• Encourage more rehab of historic buildings for economic development</li> <li>• Need more businesses in walking distance (pharmacy, Wal-Mart, Post Office, etc.)</li> <li>• Lack of certain types of retail (movie theater, bookstore, restaurants)</li> </ul>





## HOUSING

strengths / opportunities	weaknesses / threats
<p><b>NEW HOMES</b></p> <ul style="list-style-type: none"><li>• Parade of homes opportunity</li><li>• New home construction (e.g. along Colorado)</li><li>• Senior housing (e.g. San Jacinto and Gonzalez)</li><li>• Other: San Juan Square, Palacio del Sol</li><li>• New housing developments</li><li>• American Sunrise</li></ul> <p><b>EXISTING / OLDER HOMES</b></p> <ul style="list-style-type: none"><li>• Home rehabilitations underway</li><li>• Nice historic homes (e.g. north of Durango)</li><li>• Architectural character of older housing stock</li><li>• Shotgun houses</li><li>• Historically diverse neighborhood character</li></ul> <p><b>NEIGHBORHOODS</b></p> <ul style="list-style-type: none"><li>• Cultural Unity</li><li>• Community Participation</li><li>• Community and Cultural Traditions</li><li>• Many public private and non-profit facilities and programs</li><li>• AGA and other neighborhood associations</li><li>• People know their neighbor – sense of togetherness</li></ul>	<p><b>GENERAL</b></p> <ul style="list-style-type: none"><li>• Incompatible businesses next to housing and churches (e.g. bars)</li><li>• Too many rentals (need to increase home ownership)</li><li>• Slum lords and absentee landlords</li><li>• Abandoned housing</li><li>• Lowered property values</li><li>• Seniors need help with home &amp; yard upkeep</li></ul> <p><b>NEW HOMES</b></p> <ul style="list-style-type: none"><li>• Need for range of housing prices so families don't move out of area when incomes rise</li></ul> <p><b>EXISTING / OLDER HOMES</b></p> <ul style="list-style-type: none"><li>• Empty houses</li><li>• Deteriorated housing</li><li>• Existing homeowners need assistance</li></ul> <p><b>NEIGHBORHOODS</b></p> <ul style="list-style-type: none"><li>• Need for neighborhood association for area not within Prospect Hill, Brady Gardens, or Avenida Guadalupe neighborhood associations</li></ul>







## Appendix B: Capital Improvement Projects

Below is a table of recent Capital Improvement Projects that have been completed in the Guadalupe Westside Planning Area. For the years 2000-2004, a total of 51 miles of improvements were made with expenditures at approximately \$2.6 million.

### Recent Investment in the Guadalupe Westside Planning Area

STREET	FROM	TO	LANE MILES	TOTAL COST	COMPLETION DATE
18TH	CERALVO	MERIDA	0.36	\$10,843	2000
BRAZOS	COMMERCE	FRIO CITY	4.48	\$226,886	2000
CALAVERAS	FRIO CITY	CERALVO	1.19	\$63,596	2000
DORRIS	ZARZAMORA	CALAVERAS	0.34	\$18,093	2000
FRAN FRAN	ZARZAMORA	CALAVERAS	0.35	\$18,472	2000
MERIDA	19TH	HAMILTON	0.83	\$6,621	2000
CALLES	EURESTE	CALAVERAS	0.43	\$7,590	2001
DURANGO	BRAZOS	DEAD END	1.38	\$63,201	2001
HUERTA	EURESTE	CALAVERAS	0.43	\$7,590	2001
LAREDO	IH 35	ZARZAMORA	3.84	\$188,425	2001
MADERO	EURESTE	CALAVERAS	0.43	\$7,590	2001
OBREGON	CALAVERAS	EURESTE	0.43	\$7,590	2001
SALTILLO	BRAZOS	NAVIDAD	0.81	\$37,220	2001
SALTILLO	TRINITY	NAVIDAD	0.41	\$18,799	2001
18TH	LAREDO	GUADALUPE	1.07	\$48,923	2002
A	ZARZAMORA	KECK	0.38	\$18,564	2002
B	ZARZAMORA	KECK	0.38	\$18,564	2002
BEECHAVEN	KECK	CUL DE SAC	0.26	\$12,763	2002
BEECHAVEN	19TH	DRIFTWOOD	0.82	\$17,451	2002
BRONTE	KECK	CUL DE SAC	0.33	\$16,244	2002
BRONTE	19TH	HAMILTON	0.7	\$14,949	2002
C	ZARZAMORA	KECK	0.38	\$18,564	2002
CARMEN	19TH	DRIFTWOOD	0.67	\$14,243	2002
CARMEN	KECK	WAZEE	0.47	\$23,205	2002
CAROLYN	BRADY	US 90	0.81	\$39,681	2002
CHIHUAHUA	19TH	MINTER	0.26	\$12,647	2002
COLIMA	HAMILTON	19TH	0.63	\$28,919	2002
CORTA	FRIO CITY	MERCEDES	0.1	\$4,765	2002
HIDALGO	HAMILTON	19TH	0.63	\$30,863	2002
LANSING	KECK	WAZEE	0.52	\$25,526	2002
LANSING	19TH	DRIFTWOOD	0.57	\$12,225	2002
MINTER	LAREDO	GUADALUPE	1.07	\$52,211	2002
MONTEREY	SPRING	HAMILTON	0.16	\$7,774	2002
PERSYN	21 ST	19TH	0.32	\$14,568	2002
PICOSO	LAREDO	GUADALUPE	1.07	\$52,211	2002
SAN CARLOS	HAMILTON	19TH	0.64	\$31,327	2002
SANTIAGO	HAMILTON	19TH	0.63	\$30,863	2002
TAMPICO	HAMILTON	19TH	0.63	\$30,863	2002
TRINITY	FRIO CITY	CERALVO	0.58	\$28,565	2002
ANGELA	BRAZOS	CIBOLO	1.18	\$54,286	2003





ARIZONA	19TH	BARCLAY	0.74	\$34,094	2003
ARLENE	MERIDA	KEMPER	0.17	\$41,242	2003
CIBOLO	GUADALUPE	COLIMA	0.12	\$4,378	2003
COLIMA	ZARZAMORA	SAN JACINTO	1.59	\$60,214	2003
NAVIDAD	GUADALUPE	ALTA VISTA	1.05	\$47,643	2003
PINTO	VERA CRUZ	SANTIAGO	0.18	\$8,262	2003
SAN PATRICIO	ZARZAMORA	DEAD END at CALAVERAS	0.41	\$19,910	2003
SANTIAGO	ROSILLO	CHUPADERAS	0.32	\$68,080	2003
VERA CRUZ	ZARZAMORA	PINTO	1.62	\$61,560	2003
CHIHUAHUA	BRAZOS	ZARZAMORA	1.69	\$64,125	2004
HAMILTON	BRONTE	CERALVO	0.31	\$66,048	2004
HAZEL	ZARZAMORA	DEAD END AT UPRR	0.22	\$9,958	2004
KECK	BRADY	DEAD END	0.47	\$17,140	2004
KECK	CERALVO	BRADY	0.76	\$27,424	2004
LAREDO	19TH	ZARZAMORA	1.36	\$84,324	2004
MONTEZUMA	SAN JACINTO	ZARZAMORA	1.6	\$60,716	2004
MONTEZUMA	HAMILTON	19TH	0.5	\$18,131	2004
OSAGE	CAROLYN	WAZEE	0.33	\$11,998	2004
PENDLETON	DEAD END	IH 35	0.99	\$51,030	2004
SABINAS	GUADALUPE	POTOSI	0.86	\$39,508	2004
SAN JACINTO	EI PASO	SAN CARLOS	0.78	\$35,963	2004
SAN MARCOS	RR TRACKS	IH 35	0.36	\$16,742	2004
SAN MARCOS	LAREDO	RR TRACKS	1.52	\$347,000	2004
SAN PATRICIO	HAMILTON	19TH	0.63	\$22,663	2004
SAN PATRICIO	SABINAS	DEAD END at PINTO	0.54	\$24,700	2004
TAOS	CAROLYN	DEAD END	0.19	\$6,856	2004
VERA CRUZ	HAMILTON	19TH	0.63	\$22,663	2004
			<b>50.91</b>	<b>\$2,615,652</b>	

Source: City of San Antonio, Public Works Department 2006





The following table delineates proposed future Capital Improvement Projects targeted for the Guadalupe Westside Planning Area. It should be noted however that this table only encompasses projects included as of the 2005-2006 budget, meaning additional projects could be added to future budget cycles. A total of 36 miles of projects are proposed with expenditures reaching approximately \$1.9 million

### Proposed Future Investment in the Guadalupe Westside Planning Area

STREET	FROM	TO	LANE MILES	TOTAL COST	COMPLETION DATE
ACORN	EL PASO	DEAD END	0.08	\$19,742	2005-2010
ALTA VISTA	NAVIDAD	TRINITY	0.2	\$46,037	2005-2010
APACHE	SALTILLO	LAREDO	0.35	\$89,301	2005-2010
AZTEC	ELMENDORF	ZARZAMORA	0.32	\$16,278	2005-2010
BONITA	DURANGO	SAN LUIS	0.2	\$50,584	2005-2010
BRAZOS	CHIHUAHUA	GUADALUPE	0.65	\$11,316	2005-2010
CALAVERAS	GUADALUPE	POTOSI	0.91	\$37,735	2005-2010
CANARIO	VERA CRUZ	SAN CARLOS	0.17	\$8,802	2005-2010
CERALVO	BARCLAY	ZARZAMORA	2.48	\$188,307	2005-2010
CERALVO	ZARZAMORA	FRIO CITY	1.76	\$120,847	2005-2010
COLIMA	BRAZOS	COLORADO	0.33	\$16,637	2005-2010
COLIMA	BRAZOS	TRINITY	0.35	\$17,721	2005-2010
DEL VALLE AL	CALAVERAS	TRINITY	0.68	\$34,113	2005-2010
DORRIS	ZARZAMORA	FRIO CITY	0.53	\$26,670	2005-2010
DURANGO	ZARZAMORA	TRINITY	1.2	\$20,787	2005-2010
ELLERMAN	SAN MARCOS	DEAD END	0.2	\$9,956	2005-2010
FITE	EL PASO	SAN FERNANDO	0.11	\$28,688	2005-2010
FRAN	ZARZAMORA	FRIO CITY	0.4	\$20,150	2005-2010
GUADALUPE	TRINITY		0.05	\$36,000	2005-2010
GUADALUPE	BRAZOS	19TH	4.62	\$45,221	2005-2010
HAMILTON	LOMA VISTA	SAN CARLOS	0.36	\$18,042	2005-2010
HAMILTON	EL PASO	COMMERCE	1.55	\$78,269	2005-2010
HAMILTON	VERA CRUZ	ELVIRA	0.48	\$24,014	2005-2010
HIDALGO	CALAVERAS	ZARZAMORA	0.3	\$12,605	2005-2010
HIDALGO	SABINAS	TRINITY	0.32	\$13,429	2005-2010
KROCKER WAY	18th	CERALVO	0.15	\$7,310	2005-2010
LADYET	CALAVERAS	FRIO CITY	0.26	\$13,120	2005-2010
MERIDA	HAMILTON	ZARZAMORA	0.64	\$48,555	2005-2010
MONTEZUMA	CIBOLO	NUECES	0.22	\$10,870	2005-2010
MONTEZUMA	ZARZAMORA	NAVIDAD	0.42	\$21,069	2005-2010
MONTEZUMA	19th	MRRU	0.65	\$32,763	2005-2010
NUEVO LEON	VERA CRUZ	GUADALUPE	0.22	\$11,106	2005-2010
ORLEANS	SAN JACINTO	ARLENE	0.2	\$50,584	2005-2010
OSAGE	WAZEE	CAROLYN	0.34	\$17,278	2005-2010
POTOSI	CALAVERAS	ZARZAMORA	0.3	\$12,605	2005-2010
POTOSI	SABINAS	TRINITY	0.32	\$13,429	2005-2010
RIO VERDE	ELLERMAN	DEAD END	0.03	\$6,493	2005-2010
ROSILLO	GUADALUPE	TAMPICO	0.71	\$29,450	2005-2010





SABINAS	CERALVO	SALTILLO	0.45	\$22,721	2005-2010
SALTILLO	APACHE	DEAD END	0.32	\$16,273	2005-2010
SAN LINO	PICOSO	HAMILTON	0.15	\$37,798	2005-2010
SAN MARCOS	LAREDO	ELLERMAN	0.2	\$9,896	2005-2010
SAN NICOLAS	PICOSO	HAMILTON	0.15	\$37,638	2005-2010
SAN PATRICIO	ZARZAMORA	ROSILLO	0.16	\$39,436	2005-2010
SAN PATRICIO	CALAVERAS	DEAD END	0.09	\$23,973	2005-2010
SANTIAGO	TRINITY	SAN JACINTO	0.32	\$13,253	2005-2010
SOPIA	SPRING	ELMENDORF	0.13	\$6,432	2005-2010
TAMPICO	SAN JACINTO	ZARZAMORA	1.6	\$66,361	2005-2010
ZARZAMORA	THEO	LAREDO	5.33	\$198,687	2005-2010
ZARZAMORA	COMMERCE	GUADALUPE	2.05	\$84,906	2005-2010
ZARZAMORA	COMMERCE	GUADALUPE	2.05	\$76,356	2005-2010
			<b>36</b>	<b>\$1,899,613</b>	

Source: City of San Antonio, Public Works Department 2006

\*only includes projects included as of 2005-2006 budget.





# Appendix C: Census Data

## GUADALUPE WESTSIDE DEMOGRAPHICS

### POPULATION CHANGE: 1990--2000

#### GUADALUPE WESTSIDE NEIGHBORHOOD

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
TOTAL COUNT	25,136	22,702	-9.7%

#### CITY OF SAN ANTONIO

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
935,933	1,144,646	22.3%

### ETHNICITY COMPARISON--HISPANIC

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
COUNT	23,498	22,046	-6.2%
PERCENT	93.5%	97.1%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
520,282	671,394	29.0%
55.6%	58.7%	

### ETHNICITY COMPARISON--ANGLO

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
COUNT	1,370	557	-59.3%
PERCENT	5.5%	2.5%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
339,115	364,357	7.4%
36.2%	31.8%	

### ETHNICITY COMPARISON--AFRICAN AMERICAN

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
COUNT	30	50	66.7%
PERCENT	0.1%	0.2%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
63,260	78,120	23.5%
6.8%	6.8%	

### ETHNICITY COMPARISON--OTHERS

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
COUNT	238	49	-79.4%
PERCENT	0.9%	0.2%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
13,276	30,775	131.8%
1.4%	2.7%	

### AGE DISTRIBUTION

AGE BREAKDOWN	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
00--04 YEARS	2,896	2,462	-15.0%
05--17 YEARS	6,975	5,798	-16.9%
18--24 YEARS	2,748	2,599	-5.4%
25--44 YEARS	6,215	5,637	-9.3%
45--64 YEARS	3,458	3,502	1.3%
65 + YEARS	2,844	2,704	-4.9%
TOTAL POPULATION	25,136	22,702	-9.7%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
79,274	91,804	15.8%
192,524	233,823	21.5%
111,138	122,905	10.6%
299,708	356,654	19.0%
154,924	219,812	41.9%
98,365	119,648	21.6%
935,933	1,144,646	22.3%





# GUADALUPE WESTSIDE DEMOGRAPHICS

## MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY

### GUADALUPE WESTSIDE NEIGHBORHOOD

INCOME	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
MEDIAN H/H INCOME	\$10,500	\$19,900	89.5%
% BELOW POVERTY	56.2%	39.4%	-29.9%

### CITY OF SAN ANTONIO

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
\$23,584	\$36,214	53.6%
22.6%	17.3%	-23.5%

## EDUCATION ATTAINMENT FOR PERSONS 25 YEARS AND OLDER

EDUCATION -- YEARS COMPLETED	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
< than 12th GRADE	8,974	7,265	-19.0%
H/S GRADUATE	2,292	2,959	29.1%
SOME COLLEGE	1,112	1,327	19.3%
BACHELOR	95	208	118.9%
GRADUATE +	44	84	90.9%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
171,654	173,563	1.1%
135,221	168,209	24.4%
149,961	203,570	35.7%
64,437	95,761	48.6%
34,771	54,919	57.9%

## TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
OWNER	3,388	3,297	-2.7%
RENTER	3,617	3,249	-10.2%
TOTAL H/H's	7,005	6,546	-6.6%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
176,422	235,699	33.6%
150,339	169,775	12.9%
326,761	405,474	24.1%

## MEDIAN YEAR STRUCTURE BUILT

AGE OF STRUCTURE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
MEDIAN YEAR	1953	1959	----

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
1969	1974	----

## MEDIAN HOME VALUE & MEDIAN MONTHLY RENT

VALUE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
HOME VALUE	\$27,800	\$32,200	15.8%
RENT	\$170	\$290	70.6%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
\$49,700	\$68,800	38.4%
\$308	\$549	78.2%

## TOTAL HOUSING UNITS & HOUSEHOLDS

HOUSING	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
HOUSING UNITS	7,726	7,021	-9.1%
VACANT UNITS	721	475	-34.1%
TOTAL HOUSEHOLDS	7,005	6,546	-6.6%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
365,414	433,122	18.5%
38,653	27,648	-28.5%
326,761	405,474	24.1%

NOTE: The Geographic Area includes the Census Tract Block Groups 1105.002-.004, 1601.001-.006, 1605.001-.003, 1702.001-.008, & 1703.001-.008

SOURCE: 1990 & 2000 CENSUS OF POPULATION AND HOUSING, SF-3 DATA FILES

PREPARED: CITY OF SAN ANTONIO, PLANNING DEPARTMENT--GIS DIVISION-- MARCH 2006





## Appendix D: Indicators

Indicators are important to help the community track progress in meeting the goals and objectives of this plan. In addition to reviewing each of the plan chapters each year, it is recommended that the following indicators be tracked to help quantitatively measure success over time.

### Infrastructure & Facilities

➤ **Indicator 1: Linear feet of new and repaired sidewalks in planning area**

**Baseline:** The number of feet of new and repaired sidewalks in 2007

**Desired Future Outcome:** Net increase in new and repaired sidewalks in planning area between 2006 and 2007 and beyond

**Data Source:** City of San Antonio Public Works Department, Metropolitan Planning Organization, TxDOT, Sidewalk Survey conducted by Neighborhood volunteers recruited by the Guadalupe Westside Infrastructure & Facilities committee

**Frequency of Review:** Annually

➤ **Indicator 2: Number of bus shelters with trash receptacles and bus benches along Guadalupe, Zarzamora and Frio City Road**

**Baseline:** The number of existing bus benches and shelters in 2007

**Desired Future Outcome:** Increase in number of bus shelters and benches

**Data Source:** VIA Metropolitan Transit

**Frequency of Review:** Annually

➤ **Indicator 3: Improve street conditions in the planning area**

**Baseline:** Percentage of streets in the planning area that are rated below adequate.

**Desired Future Outcome:** Reduction by 50% of the streets in the planning area that are rated below adequate/failing in a scale by 2016

**Data Source:** Street Survey of the planning area conducted by Neighborhood volunteers recruited by the Guadalupe Westside Planning Team, City of San Antonio Pavement Management Index, City of San Antonio Public Works Department

**Frequency of Review:** Annually





➤ **Indicator 4: Number of transit riders boarding buses within the planning area**

**Baseline:** Ridership as of January 2007

**Desired Future Outcome:** Increase the number of transit stops and routes where necessary

**Data Source:** VIA Metropolitan Transit

**Frequency of Review:** Annually

➤ **Indicator 5: Number of Amenities (signs, lighting, landscaping, equipment, restrooms, etc.) available in City parks located throughout the planning area**

**Baseline:** Number of park amenities as of January 2007 in the planning area

**Desired Future Outcome:** 15% increase in park amenities in the planning area by 2015

**Data Source:** COSA Parks and Recreation Department records and, if necessary community surveys

**Frequency of Review:** Annually

➤ **Indicator 6: Amount of landscaping and tree coverage in the planning area**

**Baseline:** Percentage of tree coverage in the planning area in 2007.

**Desired Future Outcome:** At least a 20% increase in tree coverage in the planning area by 2012.

**Data Source:** Alamo Forest Partnership's GIS information concerning the tree canopy, Planning and Community Development Department Aerials

**Frequency of Review:** In the first year, work with Alamo Forest Partnership to get a baseline percentage and review annually

➤ **Indicator 7: Number of miles of bike paths, bike lanes, or bike trails within the planning area**

**Baseline:** Percentage of bike paths, lanes, or trails as of 2007

**Desired Future Outcome:** Increase the miles of bike paths, lanes, or trails in the planning area

**Data Source:** Bike path, lane, and trail survey conducted by Neighborhood volunteers recruited by the Guadalupe Westside Infrastructure & Facilities committee, City of San Antonio Public works and Parks and Recreation Departments, Metropolitan Planning Organization

**Frequency of Review:** Every 2 years





## Public Safety & Code Compliance

➤ **Indicator 1: Amount of home maintenance work done in the planning area**

**Baseline:** Number of permits issued for residential construction/rehabilitation in the planning area

**Desired Future Outcome:** Increase in the number of permits issued for residential construction/rehabilitation in the planning area by 10% per year

**Data Source:** COSA Development Services

**Frequency of Review:** Annually

➤ **Indicator 2: Citizen participation in C.O.P. (Cellular on Patrol)**

**Baseline:** Number of C.O.P. members in the planning area in 2006

**Desired Future Outcome:** Recruit 3-5 new C.O.P. members in the planning area annually.

**Data Source:** SAPD and community Survey

**Frequency of Review:** Annually

➤ **Indicator 3: New Neighborhood Watch / Good Neighbor Programs**

**Baseline:** Number of active Neighborhood Watch programs in the planning area in 2007

**Desired Future Outcome:** Increase in the number of Neighborhood Watch programs by one over 2008 for 2009 and beyond, until coverage is sufficient within the planning area

**Data Source:** SAPD and Community Survey

**Frequency of Review:** Annually

➤ **Indicator 4: Murals vs. Tagging**

**Baseline:** Current number of murals and tagged structures in the planning area

**Desired Future Outcome:** Increase in the number of murals in the planning area in comparison to sites that are illegally tagged

**Data Source:** SAPD, COSA Community Initiatives Department and Community Survey

**Frequency of Review:** Annually





## Community Health, Education & Well-Being

➤ **Indicator 1: Increase the amount of medical facilities and services in the planning area**

**Baseline:** Number of medical facilities and services in the planning area in 2007

**Desired Future Outcome:** Increase the square footage of medical facilities and services in the planning area by 10% by 2010

**Data Source:** Medical Services survey conducted by Neighborhood volunteers recruited by the Guadalupe Westside Community Health, Education & Well-Being Committee , Bexar Appraisal District

**Frequency of Review:** Annually

➤ **Indicator 2: Book circulation, resources supply (bilingual books) and Computer usage hours at Bazan Library and Margarita Huantes Learning Center**

**Baseline:** 2006 book circulation and computer usage hours at Bazan Library and computer usage hours at the Margarita Huantes Learning Center

**Desired Future Outcome:** 10% annual increase in participation in library and learning center programs

**Data Source:** City of San Antonio Library and Community Initiatives Department

**Frequency of Review:** Annually

➤ **Indicator 3: Number of events (cultural, health, etc.) and celebrations held in parks and facilities in the planning area**

**Baseline:** Number of park and civic spaces events held in 2007

**Desired Future Outcome:** 5 % increase in the number of fairs or celebrations held each year.

**Data Source:** COSA Parks and Recreation Department, COSA Office of Cultural Affairs, Avenida Guadalupe Association

**Frequency of Review:** Annually





## Economic Development

➤ **Indicator 1: Number of new businesses along the commercial corridors**

**Baseline:** Number of existing businesses along commercial corridors in 2006

**Desired Future Outcome:** Increase in the number or new, targeted types of businesses over 2006 for 2007 and beyond

**Data Source:** City of San Antonio Development Services Department Certificate of Occupancy staff, City of San Antonio Neighborhood Commercial Revitalization Staff, Westside Development Corporation Asset Mapping

**Frequency of Review:** Annually

➤ **Indicator 2: Vacant commercial properties along Guadalupe Street, Commerce, Zarzamora and Frio City Road**

**Baseline:** Number of Vacant commercial buildings in 2006 along major corridors

**Desired Future Outcome:** Reduction of vacant commercial properties along corridors

**Data Source:** Surveys by the Guadalupe Westside Planning Team of the business and property owners along the major commercial corridors, City of San Antonio Neighborhood Commercial Revitalization Staff, Westside Development Corporation

**Frequency of Review:** Every two years





## Housing

➤ **Indicator 1: New Homes in the planning area.**

**Baseline:** Number of owner-occupied, single-family homes in the planning area built in 2006

**Desired Future Outcome:** Increase the number of owner-occupied, single-family homes built after the figure calculated for 2006

**Data Source:** Bexar Appraisal District tax information-compare owner address with house address to determine whether owner-occupied

**Frequency of Review:** In the first year, analyze the entire planning area. Thereafter, review 2 or 3 neighborhoods per year, rotating throughout the planning area. Begin to focus analysis on areas with higher housing turnover.

➤ **Indicator 2: Homes Sold in the planning area**

**Baseline:** Number of homes sold in 2007

**Desired Future Outcome:** Net increase in the number of homes sold over 2007 for 2008 and beyond

**Data Source:** Bexar County deed registrations (website can be found at: <http://www.bcad.org/>)

**Frequency of Review:** In the first year, analyze the entire planning area. Thereafter, review 2 or 3 neighborhoods per year, rotating throughout the planning area. Begin to focus analysis on areas with higher housing turnover.

➤ **Indicator 3: Renters participating in available housing services programs**

**Baseline:** Number of renters in the planning area in 2007

**Desired Future Outcome:** Net increase in the number of renters (either market rate or public housing) who participate in home buyer related support programs

**Data Source:** COSA Housing and Neighborhood Serves Department, Area Community Development Corporations, Area non-profit housing organizations

**Frequency of Review:** Annually





## Implementation

➤ **Indicator 1: New Plan Implementation Team Members**

**Baseline:** Number of Plan Implementation Team members or meetings at the end of 2007

**Desired Future Outcome:** Net increase in the number of Plan Implementation Team members over 2007 for 2008 and beyond

**Data Source:** Guadalupe Westside Planning Team

**Frequency of Review:** Annually

➤ **Indicator 2: Establishment of New Neighborhood Associations in Planning Area**

**Baseline:** Current count of Neighborhood Associations in the Planning Area at the end of 2007

**Desired Future Outcome:** Increase in the number of Neighborhood Associations with focus south and west of the Apache Creek

**Data Source:** City of San Antonio Planning and Community Development and Housing and Neighborhood Services Departments

**Frequency of Review:** Annually







## Appendix E: Glossary

Accessory building – A building subordinate to the use of the primary building located on the same lot; such as a detached garage, storage or out-building.

ADA – Americans with Disabilities Act

Adaptive reuse – The development of a new use for an older building or for a building originally designed for a specific purpose.

Alley – A road primarily used to access the rear of residences and businesses - not designed for general traffic.

Amortization – As related to zoning, a method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified time period.

Arterial Street – A route used primarily for the movement of traffic, which may be both local and non-local in nature. Several classifications include:

Primary Arterial – A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Secondary Arterial – A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, medium intensity activity centers.

At-Grade Crossing – The general area where two or more roadways, railways, and/or pathways join or cross. For example, an at-grade railroad crossing has a street going across the railroad tracks.

Bicycle Lane – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.

Bicycle Path – An access route, usually scenic, for the exclusive use of bicycles and pedestrians. OR A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway or road right-of-way or within an independent right-of-way.

Bicycle Trail – A bicycle facility designed to accommodate bike travel on unpaved roads and trails.

Board of Adjustment - Composed of 11 members and 6 alternates appointed by City Council for 2-yr. terms. Hears and rules on exemptions to Unified Development Code (UDC) requirements. May authorize variances to the UDC not contrary to public interest. Appeals to Board decisions are made to district court. Meets the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month at 1:30 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

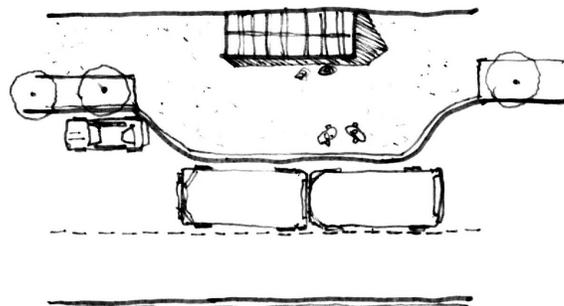
Buffer – A strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible, or to shield or block noise, lights or other nuisances. This can include fences and beams as well as shrubbery and trees.

Building coverage – The percentage of the lot area covered by the building area.





**Bus stop bulb** – A portion of the sidewalk that extends out to the lane of traffic at a bus stop providing wider sidewalk space and more room for waiting bus passengers and street furniture. This provides a minimum loss of on-street parking by allowing buses to pick up and drop off passengers while stopped in the traffic lane next to the bulb. Buses do not have to re-enter the flow of traffic, thus saving valuable transit time.



**Bus only lanes** – Curb lane segments on high-volume arterials that are dedicated exclusively to buses and other high-occupancy vehicles in order to help the speed and reliability of buses.

**Bus pullout/turnout** – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.

**Bus zone landing pad** – A paved area between the sidewalk and the curb for bus riders to board and disembark without having to step in the grass or mud in the planting strip. Especially useful for riders in wheelchairs or with strollers.

**Census tract** – Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

**Cluster development** – A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

**Collector street** – A street that carries traffic from minor streets to the major system of arterial streets and highways.

**Community Facilities** – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

**Charrette** – Is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

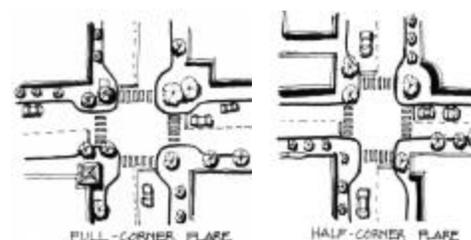
**Conservation District** – Is a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

**Collector Street** – A roadway designed to provide direct access to residential, commercial, industrial and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.

**COSA** – City of San Antonio

**Crosswalk** – The marked or unmarked portion of the roadway designated for pedestrians to cross the street.

**Curb bulb** – An extension of the curb line into the roadway. This improves pedestrian crossings by providing better visibility between motorists and pedestrians, shortening the crossing distance, and reducing the time that pedestrians are in the street. They also prevent vehicles from parking in a crosswalk and may encourage motorists to drive more slowly. Intersections may have full or half-corner curb bulbs. Also known as **flares**.





Curb cut – An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

Curb radius – Refers to the degree of curvature of the curb at a corner. Other conditions being equal, a large curb radius allows right-turning vehicles to turn more quickly than a small curb radius. A reduced curb radius shortens the pedestrian crossing distance, improves visibility between pedestrians and motorists, reduces the speed at which motorists can turn, and may add parking spaces to the street.

Curb ramp – The area of the sidewalk, usually at the intersection, that allows easy access/transition for wheelchairs, strollers, and other wheeled equipment, between the sidewalk and the street.

Density – the number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Drainage swale – A shallow, grassy drainage channel that accommodates surface water runoff, treating the runoff as it passes through the channel by catching sediments. Used on streets without curbs and gutters. Can be planted with wildflowers or perennials.

Duplex – A building used exclusively for residential purposes containing two dwelling units.

Dwelling – A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling unit – A building or portion of a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Effective sidewalk width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.

Egress – An exit.

Eminent domain – The authority of a government to take, or authorize the taking of, private property for public use. The Fifth Amendment to the U.S. Constitution requires just compensation for any taking and prohibits the taking of private property for private use unless declared blighted.

Expressway – A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.

Façade – the exterior wall of a building exposed to public view.

Full street closure – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be built to allow passage of pedestrians, bicycles and wheel chairs.

Grade-separated crossing – An interchange between roadways, railways, or pathways that provides for the movement of traffic on different levels.

Green Building - Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier in and outdoor environments.

Greenspace - Wooded and grassy areas that provide sites for recreation and enjoyment of nature, often located in the midst of urban areas that are otherwise occupied by buildings and paved areas.





Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Household – (as defined by the census bureau) Consists of all the people who occupy a housing unit.

Housing Unit – (as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

HOV – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

Infill Development – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

Kiosk – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

Linear Parks– Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Livable Wage – An income sufficient to meet a family's basic needs.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

Local Access Street – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Microenterprise – A small business entity, usually employing less than five people.





Mixed-Income Housing - Residential developments that promote accessibility to individuals of various income levels to encourage more economically integrated neighborhoods.

Mixed-Use Development - Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

Node – A center of activity or development, often located at a major intersection.

Off-street parking – Publicly or privately owned parking outside the street right-of-way.

Open Space – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay Zoning – Is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

Pedestrian friendly – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

Pedestrian refuge island – A defined area in the center of the street that protects pedestrians from moving traffic and provides a safe place to wait to cross the street. They allow the pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

Pedestrian scale lighting – Overhead street lighting that is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

Planning Commission – Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and addition to the master plan. Has nine members appointed by City Council for two-year terms. Meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 2:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

Planning Commission / City Council Recognition – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community's values. After Planning Commission recognition, the plan is forwarded to City Council for adoption as a component of the City's Comprehensive Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making.

Planting strip – The street right-of-way area lying between the constructed curb and the sidewalk.

Residential Parking Zone – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

Right-of-way (ROW) – 1) A strip of land platted, dedicated, condemned,, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device.



*Example of a Mixed Use Development:  
Residential above Retail*





**Roundabout** – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.



*Example: Roundabout Design*

**Sandwich boards** – Stand-up A-shaped signs often placed on the sidewalk or street right-of-way to advertise a business or an attraction.

**Sanitary Sewer** – A piped system which is owned, operated, and maintained by a local municipality or sanitary district, and that is designated to carry only sewage.

**School Zone** – An established reduced speed area around a school.

**Setback** – The required or actual placement of a building a specified distance away from a road, property line or other structure.

**Shoulder** – The paved or unpaved area between the roadway edge and the property line.

**Sign Ordinance** – Rules and regulations that govern the posting of signs in a city.

**Single-family detached dwelling** – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

**Street closure – partial** – A curb bulb that physically blocks one direction of traffic at an intersection on an otherwise two-way street.

**Street furniture** – Accessories and amenities placed on sidewalks for the convenience and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.

**Streetscape** – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

**Street tree** – A tree planted within the public right-of-way. Street trees can create comfortable, pedestrian-scale spaces, provide shade, reduce heat and absorb pollutants.

**Street tree grates** – Grates, usually metal and often decorative, that cover street tree pits and allow air and water to reach the soil.

**T-intersection** – The meeting of two streets, usually perpendicular, where one street does not continue through.

**Townhouse** – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

**Traffic calming** – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

**Traffic circle** – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. Similar to a roundabout but at a smaller scale.





Transit oriented development (TOD) – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities are offered, providing an alternative to typical suburban growth patterns. Usually a 1/4 mile radius around a transit stop and core commercial area that is designed to emphasize a pedestrian-oriented environment where it is convenient for residents and employees to travel by transit, bicycle or foot, as well as by car.

Two-way left turn lane – A lane in the center of the street that can be used by left-turning vehicles traveling in either direction.

Uncontrolled intersection – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.

Urban Sprawl - A development pattern characterized by low-density, isolated and unregulated development extending away from an urban core that results in greater dependence on cars and inefficient utilization of infrastructure.

Walkable Community - A community that is pedestrian oriented, where connectivity between housing, retail, schools and community facilities is prioritized to ensure accessibility by walking or bicycling.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Commission - Created by ordinance with the responsibility for making recommendations to City Council on applications for changes in zoning and boundaries of zoning districts. Has eleven members appointed by City Council with one from each council district and the Mayor; serving overlapping two-year terms. Meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 1:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.



*Example: Walkable Neighborhood*

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.







## Appendix F: Contact Information

The following list is a quick reference of some of the organizations referenced in this Community Plan. General City Information can also be obtained at [www.sanantonio.gov](http://www.sanantonio.gov)

City Customer Service: 311

City Planning and Community Development Department: 207-7873

Avenida Guadalupe Association: 223-3151

AACOG

Alamo Area Council of Governments  
362-5200

Alamo Community College  
733-2000

Animal Care Services  
207-6650

AVANCE  
220-1788

Avenida Guadalupe Association  
223-3151

Bexar Humane Society  
226-7461

Bexar Land Trust  
222-8430

Boy Scouts  
341-8611

Calderon Boys and Girls Club  
434-4383

Casa de Confianza  
222-2121

City of San Antonio - Code Compliance  
207-8200

City of San Antonio - Community Initiatives  
207-8190

City of San Antonio - Cultural Affairs  
222-2787

City of San Antonio - Development Services  
207-1111

City of San Antonio - Economic Development  
207-8080

City of San Antonio - Environmental Services  
207-6440

City of San Antonio – Library Division  
207-2500

City of San Antonio - Master Gardeners  
467-6575

City of San Antonio - Neighborhood Services  
207-5400

City of San Antonio - Parks and Recreation  
207-8297

City of San Antonio - Planning and Community  
Development  
207-7873

City of San Antonio - Public Works  
207-8068





Conservation Society  
224-6163

COPS / Metro Alliance  
Citizens Organized for Public Service  
222-2367

CPS Energy  
City Public Service  
Emergency 353-4357

CPS Energy  
General 353-2222

Esperanza Peace and Justice Center  
228-0201

Fire Department  
207-8492

Girl Scouts  
228-0815

Gladys Harboth Animal Resource  
351-SPAY (7729)

Guadalupe Cultural Arts Center  
271-3151

Hispanic Chamber of Commerce  
225-0462

KSAB  
Keep San Antonio Beautiful, Inc,  
207-6460

Making Connections  
224-5026

Metropolitan Health District  
207-8780

MPO  
Metropolitan Planning Organization  
230-6902

Our Lady of the Lake University  
434-6711

Police  
Non-Emergency 207-7273

Police  
Emergency 911

Project Quest  
270-4690

SAHA  
San Antonio Housing Authority  
477-6133

SARA  
San Antonio River Authority  
227-1373  
SAISD

San Antonio Independent School District  
299-5500

Small Business First Point  
207-3900

SNAP  
Spay/Neuter Animal Program  
673-7722

St. Mary's University  
436-3011

TX Diabetes Institute  
358-7000

United Way  
352-7000

US Corp of Engineers  
817-978-2300

UTSA  
University of Texas, San Antonio  
458-4011

UTSA Small Business Development  
800-689-1912

VIA Metropolitan Transit  
362-2000

Westside Chamber of Commerce  
541-8880





## Appendix G: Letters of Support



March 23, 2007

Emil Moncivais, FAICP, AIA, CNU  
Director, Planning Department  
Post Office Box 839966  
San Antonio, Texas 78283-3966

RE: Guadalupe Westside Community Plan

Dear Mr. Moncivais:

The San Antonio - Bexar County Metropolitan Planning Organization (MPO) is pleased to present this letter of support concerning the Guadalupe Westside Community Plan. Your staff's dedication in producing a comprehensive strategy is commendable. The MPO appreciated the opportunity to participate and be involved with the coordination, planning and desired outcomes as they were developed. We look forward to working with the community as the strategy is implemented.

The plan suggests several activities the MPO is involved with such as activities related to the Walkable Community Program. The program consists of Walkable Community Workshops, Safe Route to School Workshops, bicycle/pedestrian safety classes and bicycle rodeos. The Bicycle/Pedestrian Transportation Planner is available to discuss the feasibility of these activities in the community. Each activity is designed to assist in identifying measures to make the community a more bicycle and friendly environment.

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,

Isidro Martinez  
Interim 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](http://www.sametroplan.org)





March 13, 2007

Mr. Emil R. Moncivais  
Director, Planning and Community Development Department  
City of San Antonio  
1901 S. Alamo St.  
San Antonio TX 78204

RE: Guadalupe WestTown Community Plan

Dear Mr. Moncivais:

On behalf of VIA Metropolitan Transit, thank you for the opportunity to be involved in the Guadalupe WestTown Community Plan process, and for the chance to review and provide comments on the draft plan.

Upon VIA staff review, we have no relevant comments to offer regarding the document. Your staff has included our input and addressed comments that VIA has provided previously.

For your staff's use, I have enclosed information regarding VIA's Smart Commute program. Some of the routes within the Guadalupe WestTown area fall within this innovative loan program that assists homebuyers located close to VIA bus routes. I think this may be of interest to many potential homebuyers in this area.

Thank you for the opportunity to review and provide comments on this draft plan. VIA looks forward to working with you, your staff and the community in its implementation. Should you have any questions, please feel free to at 210-362-2092 or [manjiri.akalkotkar@viainfo.net](mailto:manjiri.akalkotkar@viainfo.net).

Best regards,

A handwritten signature in black ink, appearing to read 'Manjiri Akalkotkar', with a horizontal line underneath the name.

Manjiri Akalkotkar, AIA  
Acting Vice President, Strategic Initiatives

cc: John M. Milam, President and CEO  
enclosure: Smart Commute Information

March 29, 2007

Emil Moncivais  
Director  
Planning and Community Development Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283

Dear Mr. Moncivais:

ACCION Texas each year reaches out to small businesses without access to affordable credit from commercial lending institutions. Since 1994, our nonprofit has offered loans and financial education to help low and moderate income Texans strengthen their businesses, stabilize and increase their incomes, create additional employment, and contribute to the revitalization of their communities.

ACCION Texas has worked closely with the leadership of the City of San Antonio, where we maintain our headquarters, to better the lives of the city's residents. We have made loans to thousands of worthy San Antonio entrepreneurs to start or grow their businesses. Statewide, our loans to date total more than \$51 million.

ACCION Texas recently celebrated the opening of our newest ACCION Texas office, established on San Antonio's West Side in the Wells Fargo Bank in the Las Palmas shopping center. We are reaching out to more West Side residents every day with the support of the San Antonio Area Foundation, the Annie E. Casey Foundation, and others.

ACCION Texas fully supports the efforts by the San Antonio Planning and Community Development Department to grow the West Side's economic base through initiatives such as the proposed Guadalupe Westside Community Plan. Moreover, we feel the Guadalupe Westside Community Plan as a smart, socially responsible proposal to revitalize and enrich San Antonio's West Side.

Please contact me at any time about any assistance I can provide to your important efforts for the people and businesses of our city's West Side.

Sincerely,



Jamie Barrera  
President & CEO



J. Oscar Ramirez  
Executive Director

### Board of Directors

Theresa De La Haya  
President

Irene G. Aguilar

Elvira Cisneros

Guadalupe O. Espinosa

Daniel V. Garcia

Katy Garza

David Limon

Enrique Sanchez

Yolanda P. Sosa

Theodore S. Turner

March 28, 2007

Emil Moncevais  
COSA- Planning & Community Development Department  
P.O. Box 839966  
San Antonio, Texas 78283

Dear Mr. Moncevais:

On behalf of the Avenida Guadalupe Association (AGA), we want to lend our support to the adoption and implementation of the Guadalupe Westside Community Plan (GWCP). As you are aware, the AGA has been involved with this process from the beginning. We were in fact the applicant group for this plan. At the request of our neighborhood residents we entered the competitive process of securing a community plan and once chosen, this organization and many others began meeting and planning. Since December 2005, AGA has, as an organization and through some of its individual members been an integral part of the Planning Team that has met faithfully since then. From Planning Team meetings, to Technical Advisory Committee meetings, to Public/Community Meetings, to Sub-Committee chapter meetings, and of course through the Design Charrette, we have been *involved*. Our community has also been involved and engaged in this process. We have helped in any way possible, from hosting many of the meetings in our offices, to hosting Public/Community meetings in our Community Center or helping to secure the locations for those meetings, to getting the word out about *all* of the meetings. Our board members, committee members, and staff have all been a part of this process from its inception and we are committed to ensuring that this plan will be implemented in our community. Throughout this year and a half long process we have been fortunate to forge new collaborations with other organizations and interested individuals. Therefore we feel strongly that we, along with other organizations and interested individuals will carry forth the goals, objectives, and action steps set out in the Guadalupe Westside Community Plan (GWCP). This plan will not sit on a shelf and will not be forgotten any time soon.

The mission of the Avenida Guadalupe Association is to revitalize the neighborhood by directing efforts that will lead to attracting new businesses and light industry, by improving traffic flow and street conditions, by creating jobs, and by improving the economic conditions and bettering the standard of living of the residents and merchants in the project area. Obviously this plan falls right in line with our mission, and gives us direction as well as guidelines for implementation. The AGA operates through its seven committees. Five of those committees have been given the charge of splitting up the respective chapters of this plan and ensuring that the goals, objectives, and action steps are carried out.

For example our Resident's Information Committee will take on the Housing Chapter; Business Development Committee will take on the Economic Development Chapter, and the Design & Planning Committee will take on the Avenida Guadalupe Corridor Strategic Revitalization Plan, and so on.

Although the planning process is coming to an end, our work is just beginning! We encourage and invite all of you to visit us again in a few months, a year, a few years, and so on. You will see the difference! This document has been the result of dedication and commitment by community organizations, neighborhood associations, residents and businesses in the community over the last year and a half.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Oscar Ramirez', with a long horizontal flourish extending to the right.

J. Oscar Ramirez  
Executive Director

701 St. Paul Street  
Baltimore, MD 21201  
410 547-0600  
FAX 410 547-0634



The Annie E. Casey Foundation

*Making* CONNECTIONS  
San Antonio

April 2, 2007

Emil Moncivais, FAICP, AIA, CNV  
Director  
City of San Antonio Planning and Community  
P.O. Box 839966  
San Antonio, TX 78283

Dear Mr. Moncivais:

Please consider this letter a statement of support for the guidance and leadership work you and your staff have provided to the Guadalupe West Side Community Plan.

I have been a member of the planning committee and attended many of the corroborative meetings and charettes developed by your department. I commend you and the City for the fine young staff assigned to the process. They are committed, energetic, respectful of community, and very willing to work long and late hours.

I also commend the leadership and support provided by the Avenida Guadalupe Association staff. They served as strong leaders and the bridge between city and community residents. I would be remiss if I did not also commend all of the residents and community members that have given so freely of their time and talents.

The Annie E. Casey Foundation and, more specifically, the *Making Connections-San Antonio (MC-SA)* initiative, wholly supports this effort and has been delighted to be an active participant. The MC-SA initiative has been committed to transforming neighborhoods and strengthening families. The plan, and equally important the process that created the plan, reflect the community's sensitive, collaborative spirit, and public will needed to transform this neighborhood and improve the futures of the residents of all our community. The goals and objectives of this plan, while long and detailed, are the painstaking work of many residents committed to revitalizing the future of the area.

I am committed to the effort and respectfully request the members of the San Antonio City Council and the Mayor to approve this plan.

Sincerely,

Victor Azios  
Senior Associate/Site Leader  
The Annie E. Casey Foundation/*Making Connections-San Antonio*

XC: Andrea Giles & Staff  
Oscar Ramirez, Avenida Guadalupe

*Making Connections-San Antonio*  
118 N. Medina, San Antonio, TX 78207, Bus: (210) 230-9642, Fax: (210) 230-9649  
An Initiative of the Annie E. Casey Foundation



College of Architecture  
Office of the Dean

April 11, 2007

Emil Moucivais, FAICP, AIA, CNU  
Director  
Planning and Community Development Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Dear Emil,

I would like to take this opportunity to offer the support of the UTSA College of Architecture for the proposed "Guadalupe Westside Community Plan: A guide for action, innovation, and revitalization." This is a highly valuable undertaking that can have an extremely positive impact on the community. The vision proposed in the plan can increase the sense of community and create a pedestrian oriented corridor for all generations of residents.

Recently the College of Architecture was pleased to contribute to these planning efforts, by having its faculty, and graduate and undergraduate students participate in the strategic revitalization charrette. We are committed to further collaborations with the city on this project, as it reflects our educational mission and provides our faculty and students with important community involvement and partnerships.

Please contact me if the College of Architecture can be of any assistance.

Sincerely,

Julius M. Gribou, AIA, IIDA  
Dean

JMG/mk

# Guadalupe Westside Community Plan



## Avenida Guadalupe Corridor Strategic Revitalization Plan



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## 1. Introduction

The Avenida Guadalupe Strategic Revitalization Corridor Plan is a component of the comprehensive Guadalupe Westside Community Plan. Avenida Guadalupe was chosen for more detailed study due to its significance within the larger planning area and given the multi-faceted potential for redevelopment and conservation. Results of this case specific plan could be utilized as a model for other corridors within the larger planning area.

In conjunction with the Guadalupe Westside Planning Team, the City of San Antonio (COSA) Planning and Community Development Department created a process for community members to discuss the extent, nature, and character of future development along Avenida Guadalupe.

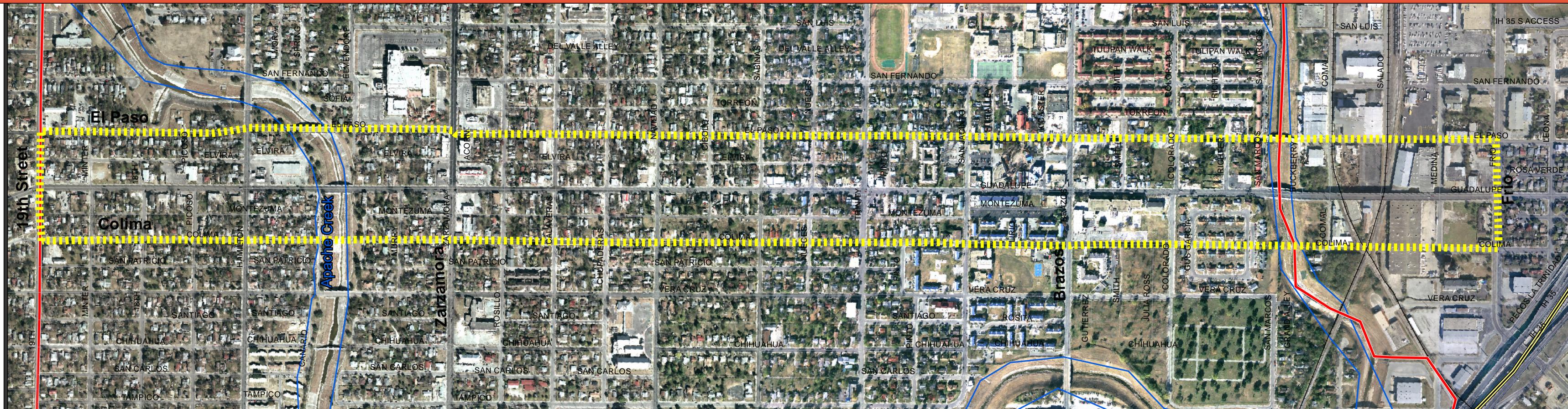
A series of public meetings were held and facilitated by design professionals, technical and charrette committee members, and Planning and Community Development department staff. During the Visioning Process, community participants worked together to develop a consensus on a vision for the future of the corridor. The effort included four Charrette committee sessions and three public workshops. A final vision project report was presented at an open house held in March 2007.

## 2. The Study Area

The Strategic Revitalization Plan for the Avenida Guadalupe study area consists of approximately 190 acres located near Downtown San Antonio, and is accessible by IH-10 to the north and IH-35 directly to the east. The boundaries of the study area are the intersections with Guadalupe Street at Frio Road to the east, SW 19<sup>th</sup> Street to the west, and two blocks north and south of the corridor: El Paso Street and Colima respectively. (see study map) There are two creeks that run through the study area: Alazan and Apache Creeks, both of which are currently underutilized.



# Avenida Guadalupe Corridor Strategic Revitalization Charrette



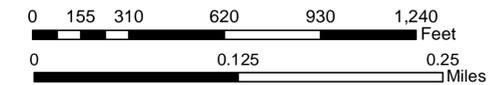
- Legend**
-  Study Area
  -  Planning Boundary
  -  Railroads
  -  Creeks

**City of San Antonio  
Planning and Community  
Development Department**  
Emil R. Moncivais, AICP, AIA  
Director, Planning and Community  
Development Department  
Development Business Service Center  
1901 S. Alamo  
San Antonio, TX 78205



## Study Area 2005 Aerial View Guadalupe Westside Community Plan

8



Data Source: City of San Antonio Enterprise GIS, Bear Mery 911, Bear Appraisal District  
The 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 expressed 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 and Community Development Department GIS Manager: Woody Woodruff, woodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

## 3. Orientation

### 3.1 Vision

Avenida Guadalupe will be transformed into a vital community corridor and framed by buildings and lined with trees to create an inviting space for social interaction. Traveling over the Avenida Guadalupe Bridge, pedestrian movement can be observed along the corridor where residents sit at tables beneath umbrellas with their midday coffees while workers and customers from adjacent storefronts cross to get afternoon snacks. Along the corridor a series of placitas with fountains, shade trees, planters, and street furniture can be seen, providing an attractive draw for casual activity that includes people sitting and listening to the water cascade. The corridor provides various opportunities for redevelopment and infill such that it transforms into an area where people want to live, work and play. The corridor would provide a wealth of offerings in which broad shady sidewalks are lined by ground-floor shops, galleries, restaurants, and other services, offering pleasant opportunities each step of the way. The corridor's street wall contain a mix of the old and new – buildings that vary in height and style, but work together to maintain the look and feel that have always been part of Avenida Guadalupe. Art is a visible presence on the corridor. Local art displays are the connecting threads of Avenida Guadalupe's art and cultural elements that weave together public spaces throughout the corridor. More than just a geographical area, the revitalized Avenida Guadalupe would resume its role as a center of activity and community life in the Westside.

### 3.2 The Charrette Process

#### Background

The Avenida Guadalupe Strategic Revitalization Corridor Plan is a component of the comprehensive Guadalupe Westside Community Plan. Avenida Guadalupe was chosen for more detailed study due to its significance within the larger planning area and given the multi-faceted potential for redevelopment and conservation. Results of this case specific plan could be utilized as a model for other corridors within the larger planning area.



In conjunction with the Guadalupe Westside Planning Team, the City of San Antonio (CO SA) Planning and Community Development Department created a process for community members to discuss the extent, nature, and character of future development along Avenida Guadalupe. A series of public meetings were held and facilitated by design professionals, technical and charrette committee members, and Planning and Community Development department staff. During the Visioning Process, community participants worked together to develop a consensus on a vision for the future of the corridor. The effort included four Charrette committee sessions and three public workshops. A final vision project report was presented at an open house held in March 2007.

### Community Input Process

The opportunity to work with a variety of stakeholders to expand growth and development of Avenida Guadalupe, encourage its economic revitalization, and create a lively corridor of activity for the community. Workshop One was held on January 6, 2007. It focused on identifying the basics of what a Charrette entailed and the overall process. It was followed by group discussion in which community members provided observations and comments about: Streetscape, Civic Space, Housing/Density, and Preservation.

Introductory ideas for characteristics of Themes and potential areas for redevelopment were presented at the second workshop on January 13, 2007.

The participants were divided into three different tables to study three segments along the corridor. The stakeholders voiced ideas and alternatives for opportunities for Mix-Use, Commercial, Housing, Civic Spaces, Art, Culture, and Heritage. Exploring concepts for redevelopment at major intersections and beneath the Guadalupe Bridge were also part of the discussions.

At the third workshop, January 27, 2007, design professionals drew site concepts based upon previous input from the participants. The site concept incorporated on-street parking, traffic lanes, sidewalk widths, trees and other plantings, and the



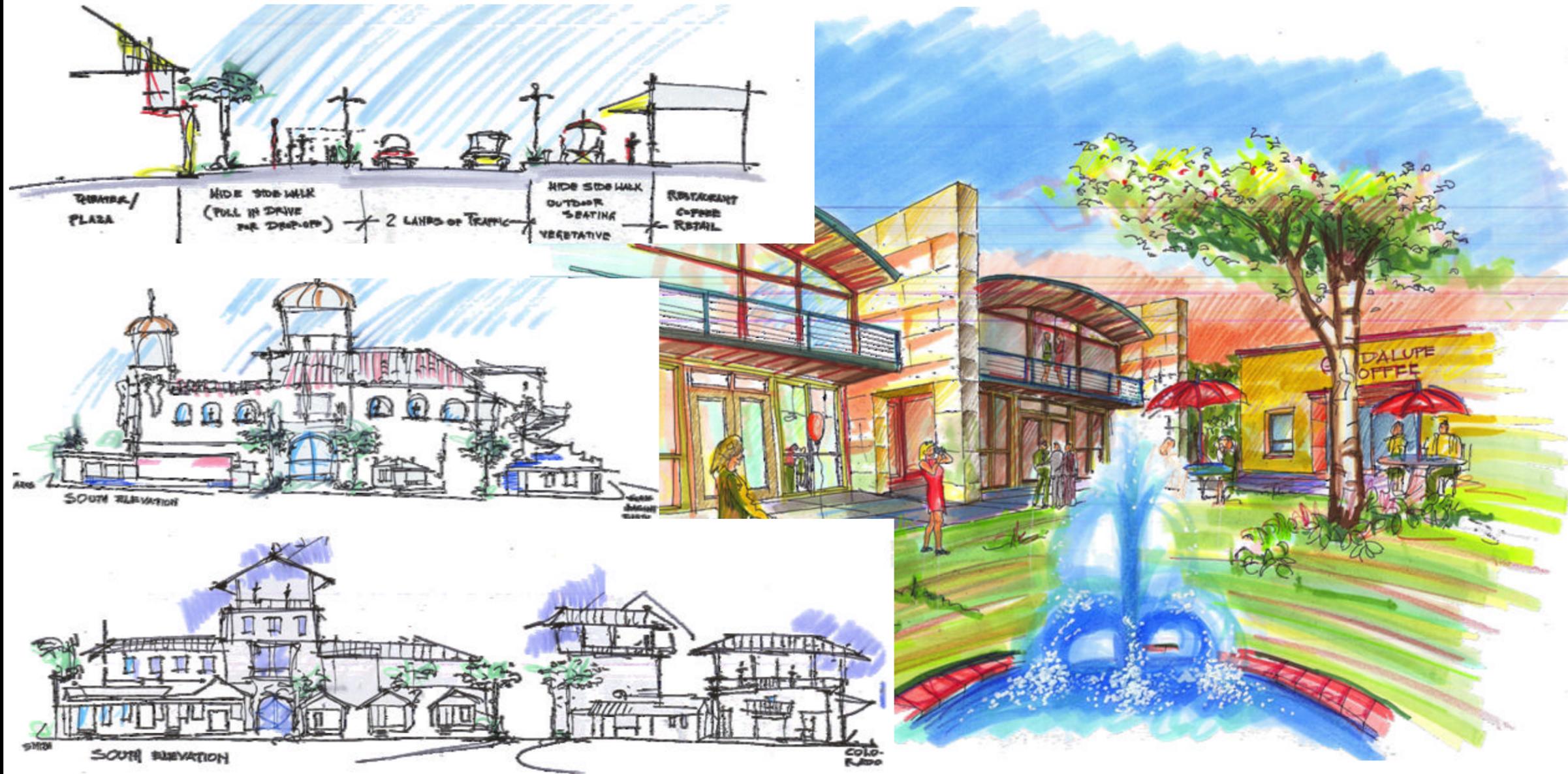
# Avenida Guadalupe Corridor Strategic Revitalization Charrette



Avenida Guadalupe Corridor Strategic Revitalization Plan  
Segment One: Site Concept, Section and Elevation  
January 27, 2007 Design Session, El Progreso, 1306 Guadalupe St.



# Avenida Guadalupe Corridor Strategic Revitalization Charrette

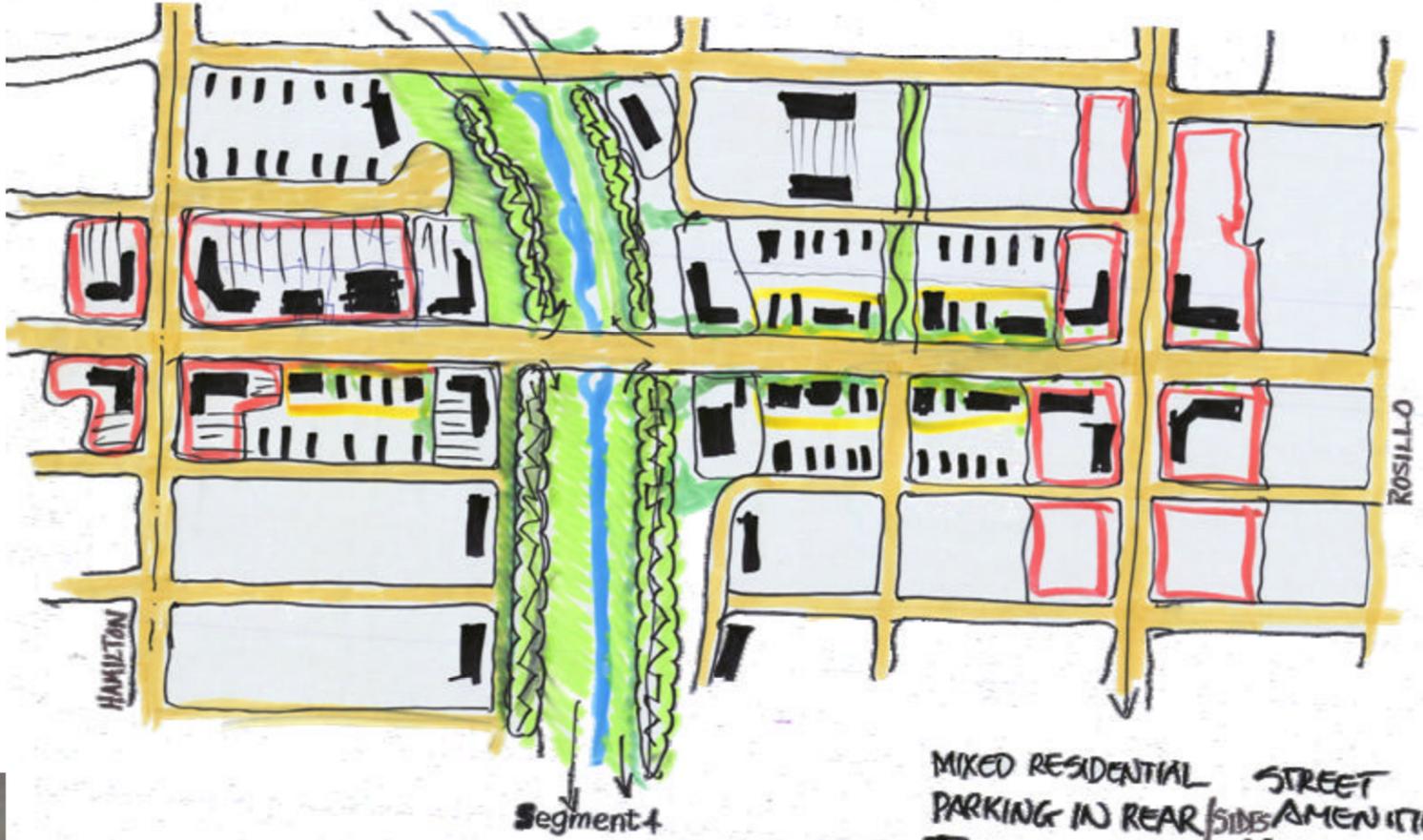


Avenida Guadalupe Corridor Strategic Revitalization Plan  
Segment Two: Sections and Elevations  
January 27, 2007 Design Session, El Progreso, 1306 Guadalupe St.





# Avenida Guadalupe Corridor Strategic Revitalization Charrette



MIXED RESIDENTIAL  
PARKING IN REAR/SIDES  
TREES  
LANDSCAPING  
SECURITY  
LIGHTING

STREET AMENITIES.  
MEXICAN-AMER.  
HERITAGE



Avenida Guadalupe Corridor Strategic Revitalization Plan  
Segment Four: Site Concept  
January 27, 2007 Design Session, El Progreso, 1306 Guadalupe St.



inclusion of street furniture and other design elements within the streetscape. Other items included additional housing, retail, open spaces, pedestrian linkages and mixed-use developments. The second portion of the exercise was to draw elevations and sections of potential infill and redevelopment. Illustrations incorporated existing structures to mesh with potential mixed-use development.

### 3.3 Document Organization

The urban design principles presented in the Plan are a direct result of the objectives established by the community.

#### Existing Conditions

This chapter reviews the past and present conditions relevant to the Study Area in order to understand the forces currently affecting the site. Elements that have contributed to the Study Area's current pattern of development and change include land use, zoning, circulation patterns, and available recreation and open space.

#### Revitalization Objective

The Revitalization Objective section establishes a coordinated direction for all plan elements, principles, strategies, frameworks, and designs so that they serve to achieve specific community objectives for the revitalization of Avenida Guadalupe.

#### Future Land Use and Development

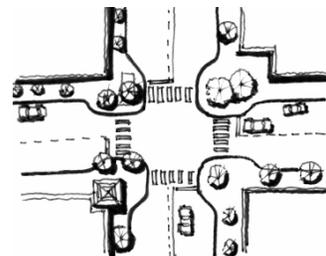
The future land use and development provide a framework for public and private actions throughout the plan area, and ensure that new investment at any scale will support the principles and goals of the community's vision.

#### Development Guidance

The Development Guidance section provides suggestions for site development, building siting, and overall design that apply to the corridor.

#### Design Guidance

Incorporating principles of good urban design will ensure that new developments contribute to a livable and attractive townscape.



## Implementation

This section targets actions that should be taken to achieve the vision for the Avenida Guadalupe Corridor.

## 4. Existing Conditions

### 4.1 Context

The Avenida Guadalupe Corridor area lies near the Downtown area and is accessible by IH-10 & IH-35. The area is in close proximity to the Downtown UTSA campus and Our Lady of the Lake University. The Avenida Guadalupe is a backbone of an area rich with history, tradition and culture. Important cultural landmarks of the community such as early or long established businesses, churches, schools and meeting halls contribute to the urban fabric of the community and contribute to the neighborhoods stability and longevity. At its height in the early to mid 1900's, the Avenue was lined with bakeries, restaurants, barber shops, groceries, and small offices. Guadalupe St. was the cultural center of the Westside. Tent shows, moving picture theaters and dance and music performances flourished. Many of these forms, such as the Conjunto, represent a hybrid of influences and new adaptations. Dance, music and theater became part of the community's language and expression and continue to influence the environment.

### 4.2 Previous Studies

Several area studies have been conducted by different entities over the years. Contracted by the City of San Antonio, the Urban Land Institute studied the Guadalupe St. corridor in February 2005, and provided a report that outlined concepts for a redevelopment plan. The report identified 4 potential areas to focus redevelopment activities, which in large part have been utilized as a framework to guide the current charrette process.

The University of Texas at San Antonio (UTSA) School of Architecture has studied the area, specifically Guadalupe Street, extensively since the 1970's. The most recent publications is the Avenida Guadalupe 2020 Master Plan completed in 1998. In 2000, the Annie E. Casey foundation published the "Making Connections on San Antonio's West Side: The



Neighborhood Transformation / Family Development Project” report which provides a comprehensive description of area community organizations and agencies. In 2004, MetroEDGE prepared two market related studies for the Annie E. Casey “Making Connections” program that took a closer look at retail constraints and potential for the area. These studies, which are only a sampling of the documents written about this area, provided the charrette team valuable background and data with which to frame this Strategic Revitalization Plan. Currently a market study is in progress through the Neighborhood Commercial Revitalization program.

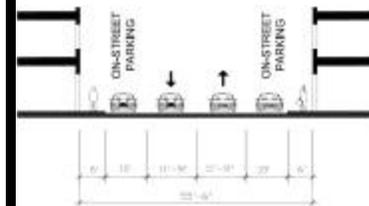
### 4.3 Existing Land Use and Development

As you arrive at the Avenida Guadalupe bridge from Frio Street, the bridge impedes pedestrian movement into the community. The possibility of making the bridge two lanes instead of four to accommodate pedestrian access would be beneficial to the corridor. Below the bridge is an active rail line flanked by heavy industrial and warehouse uses. Redevelopment solutions call for a transition into mixed use: housing, businesses and offices. Across the bridge, an authentic character emerges with single family residential, multifamily, commercial, office, public institutional, and open spaces uses mixed together in both horizontal and vertical directions. Some of the buildings that contribute to this character are JT Brackenridge Elementary School, Guadalupe Cultural Arts Center, *Casa de Cuentos*, Guadalupe Theater, El Progreso, El Parian, Las Oficinas de Avenida Guadalupe. Further along Avenida Guadalupe (Trinity to Navidad) there are clusters of less intense land uses adjacent to medium and high intensity commercial uses.

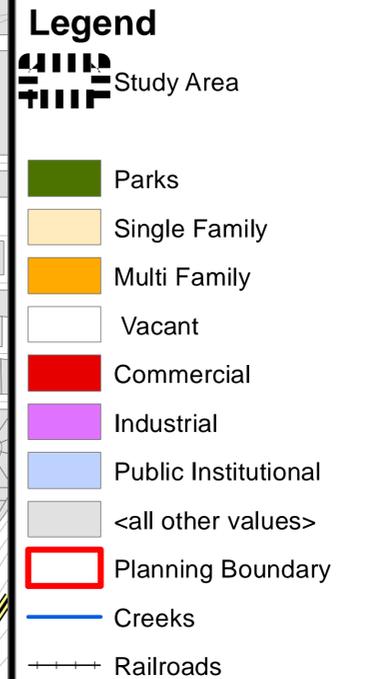
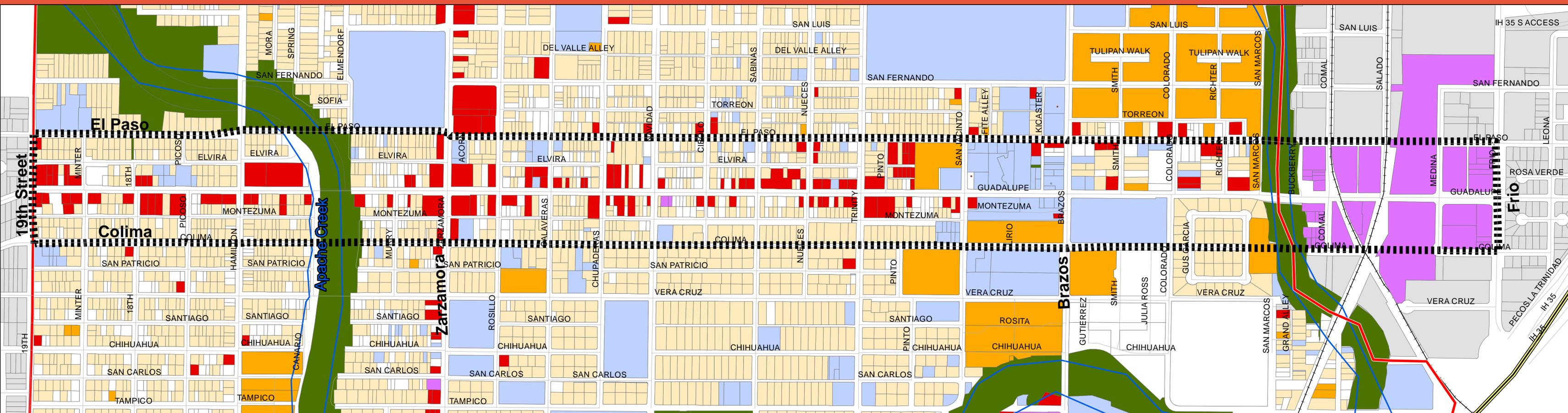


### 4.4 Existing Traffic and Circulation Patterns

Avenida Guadalupe is an important transportation spine in which individuals use to travel to and from the community by foot, bus, or car. Avenida Guadalupe connects to the downtown area as well as to H-10 and H-35 Highway. In addition, Frio Street, Brazos Street, and Zarzamora Street are north/south connections to the corridor. All of these streets are secondary arterials with rights-of-way ranging from 53 feet to 74 feet. The current pedestrian walk ways impede pedestrian movement



# Avenida Guadalupe Corridor Strategic Revitalization Charrette



**City of San Antonio  
Planning and Community  
Development Department**

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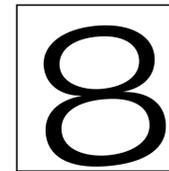


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Map Created by: Joe Gregory Mendez

## Existing Land Use

## Guadalupe Westside Community Plan



along the corridor since utility poles, utility boxes, and signs often obstruct the sidewalks. New approaches would be to bury the power lines and widen the sidewalk to enhance the pedestrian movement as shown in the illustration.

#### 4.5 Recreation and Open Space

Alazan and Apache creekways are missing bike trails, fields, seating areas, pedestrian paths, and lighting at each end of the corridor. Guadalupe Plaza could be enhanced with more outdoor events, seating area, landscaping, and art to better serve as a community gathering place.

### 5. Revitalization Objective

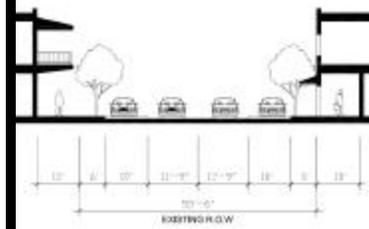
The purpose of the Strategic Revitalization Charrette process is to coordinate with community residents to establish a vision for the Avenida Guadalupe Corridor, create design guidelines to reflect community character, and to develop short and long-term strategies for implementation.

#### 5.1 Revitalization Principles

The charrette is used as a visioning tool for revitalization and infill development for the Avenida Guadalupe area. The guiding principles of the plan are to: support existing businesses and residences while at the same time create an environment for new development, make the Avenida Guadalupe Corridor more visually attractive and pedestrian friendly, and make the corridor a place where people want to live, work and play.

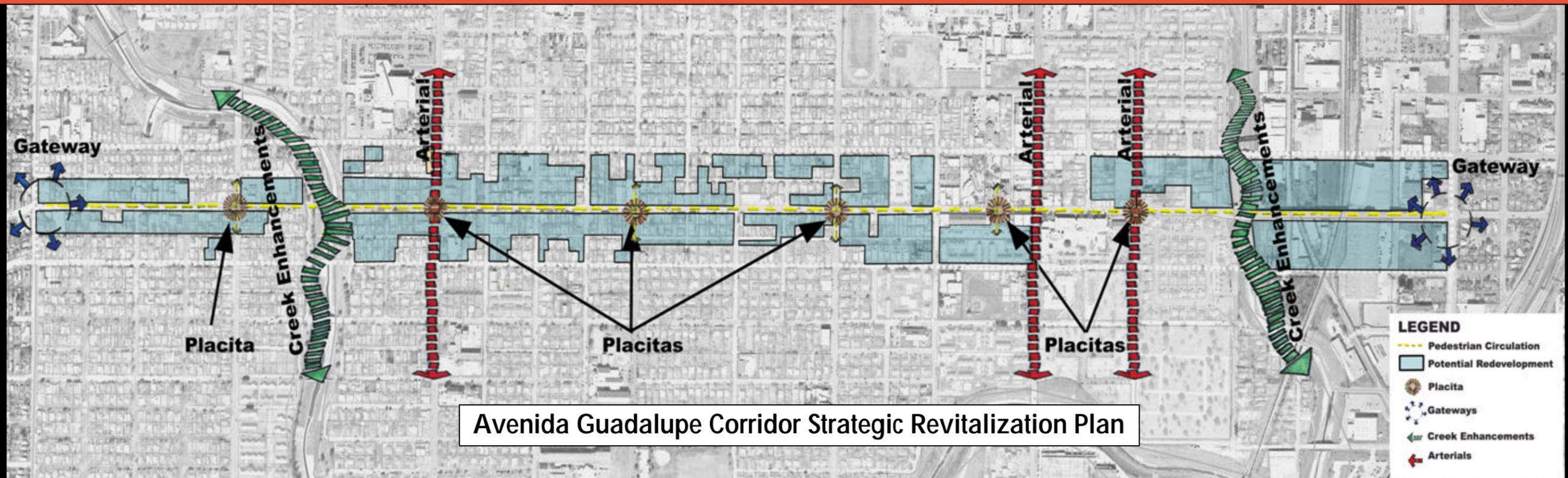
#### 5.2 Strategies for the Guadalupe Corridor

1. Promote concentrated development at nodal areas (intersections) to provide synergy through a complimentary mix of uses.
2. Maximize investment in new housing to provide more options to current and future residents.
3. Create a more pedestrian friendly environment along the extent of the corridor and promote connectivity from adjacent areas.
4. Convert underutilized and vacant parcels into active civic spaces.
5. Focus immediate attention on sites capable of delivering dramatic short-term beneficial change that serve as an impetus for private investment.



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# Avenida Guadalupe Corridor Development Framework



This diagram provides a conceptual glance at the Corridor as a whole and shows in general; areas for pedestrian circulation, potential areas for redevelopment, gathering nodes, gateways, creek enhancement sites and arterial streets.

**Pedestrian Circulation:** As demonstrated in the diagram, the entire length of the Corridor is potentially conducive to pedestrian circulation given certain improvements such as: wider sidewalks, landscaping, storefront retail, burying electricity lines, etc.

**Potential Redevelopment:** The areas for potential redevelopment are outlined in black and were designated based upon community input and an assessment of owner and renter occupied properties and public vs. private land.

**Gathering Nodes/ Placitas:** Identified approximately every 1/4 mile – the distance generally recognized as “walkable” between resting points. These areas could be different placitas that showcase a unique community theme such as: Mexican culture, la Revolución, dance and music.

**Gateways:** The community identified two Gateway points: one at Frio Road and Guadalupe at the entrance to the bridge and the other at 19<sup>th</sup> Street.

**Creek Enhancements:** For example; public art, hike/bike trails, landscaping and recreation points could make both Alazan and Apache Creeks great amenities for the neighborhood.

**Arterials:** Avenida Guadalupe is intersected by two arterial: Colorado and Zarzamora. Arterials can generally support higher density development therefore these two nodes could be ideal areas to target more intense redevelopment.

# Avenida Guadalupe Corridor Strategic Revitalization Plan



The Strategic Revitalization Plan for the Avenida Guadalupe study area consists of approximately 190 acres. The boundaries of the study area are the intersections with Guadalupe Street at Frio Road to the East, SW 19<sup>th</sup> Street to the west, and two blocks north and south of the corridor: El Paso Street and Colima respectively. The Avenida Guadalupe Corridor is a backbone of an area rich with history, tradition and culture, with multi-faceted potential for redevelopment and conservation.

Based upon previous studies and current analysis, the Avenida Guadalupe Corridor study area has been broken up into four segments within which to detail redevelopment activities. Each of the segments have their own unique characteristics, however certain common themes identified by the community should be adhered to. For example: the celebration of culture through history, the arts, and building design; sense of community; and a place for all generations to come together to live, work, and play. The specific segments are:

- Segment 1: Frio Road to Colorado - Gateway District
- Segment 2: Colorado Street to San Jacinto - Cultural Arts District
- Segment 3: Trinity to Navidad - Conservation District
- Segment 4: Zarzamora to Hamilton - Institutional/Commercial District



# Avenida Guadalupe Corridor Strategic Revitalization Plan

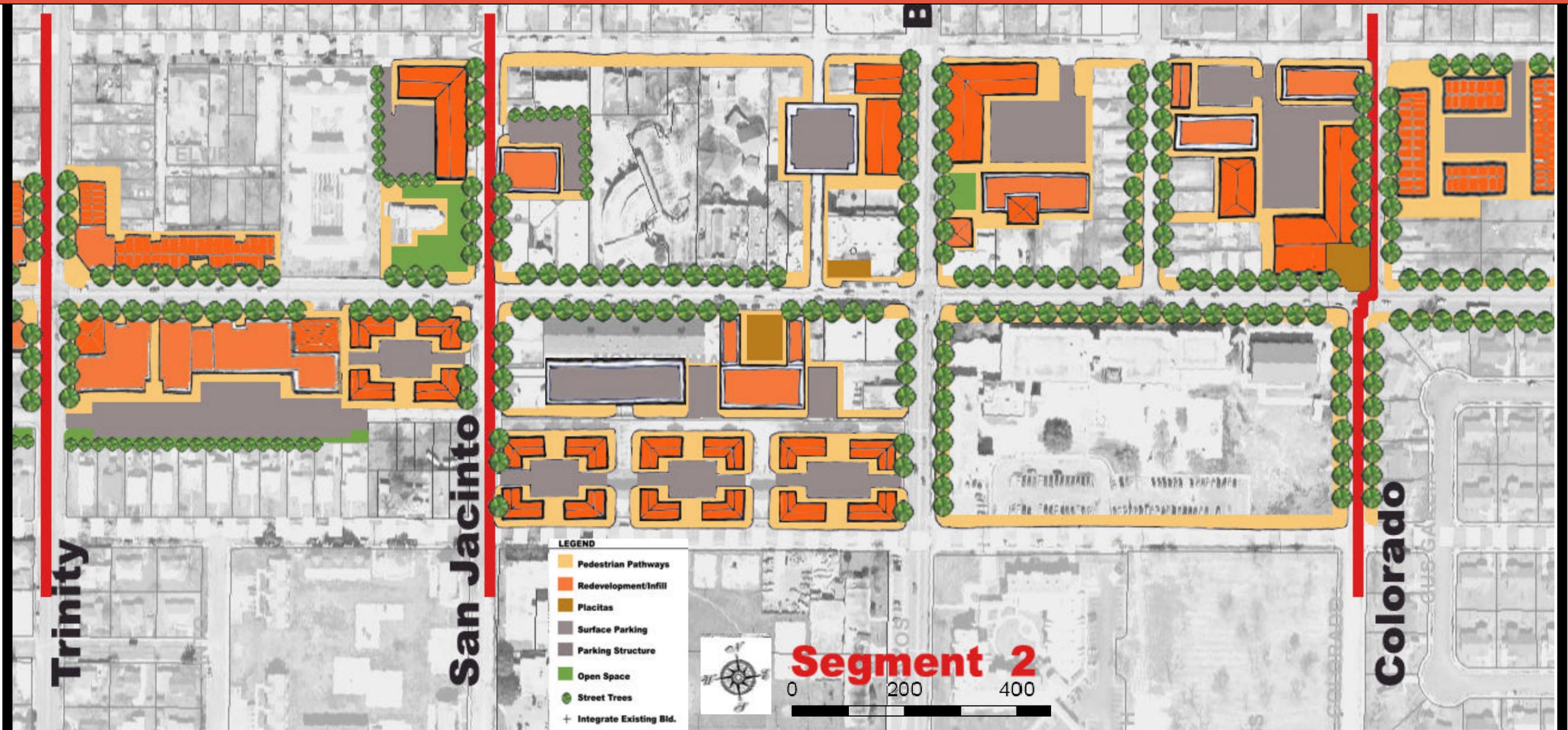


## Segment One: From Frio Road to Colorado Street

This area has been designated a Gateway District due to its connection to downtown from the Guadalupe Street Bridge and entrance to the neighborhood. Enhanced, the bridge could serve as a “sombriilla” (shading point) with the area below as an active gathering space. The current land use for this area is mainly industrial and vacant. Redeveloped, this segment could include higher intensity mixed use developments including mixed income and student housing, retail and offices uses. An amphitheatre could be incorporated into the creekway and a system of placitas, where the stories of the community are told, should begin in this segment.



# Avenida Guadalupe Corridor Strategic Revitalization Plan

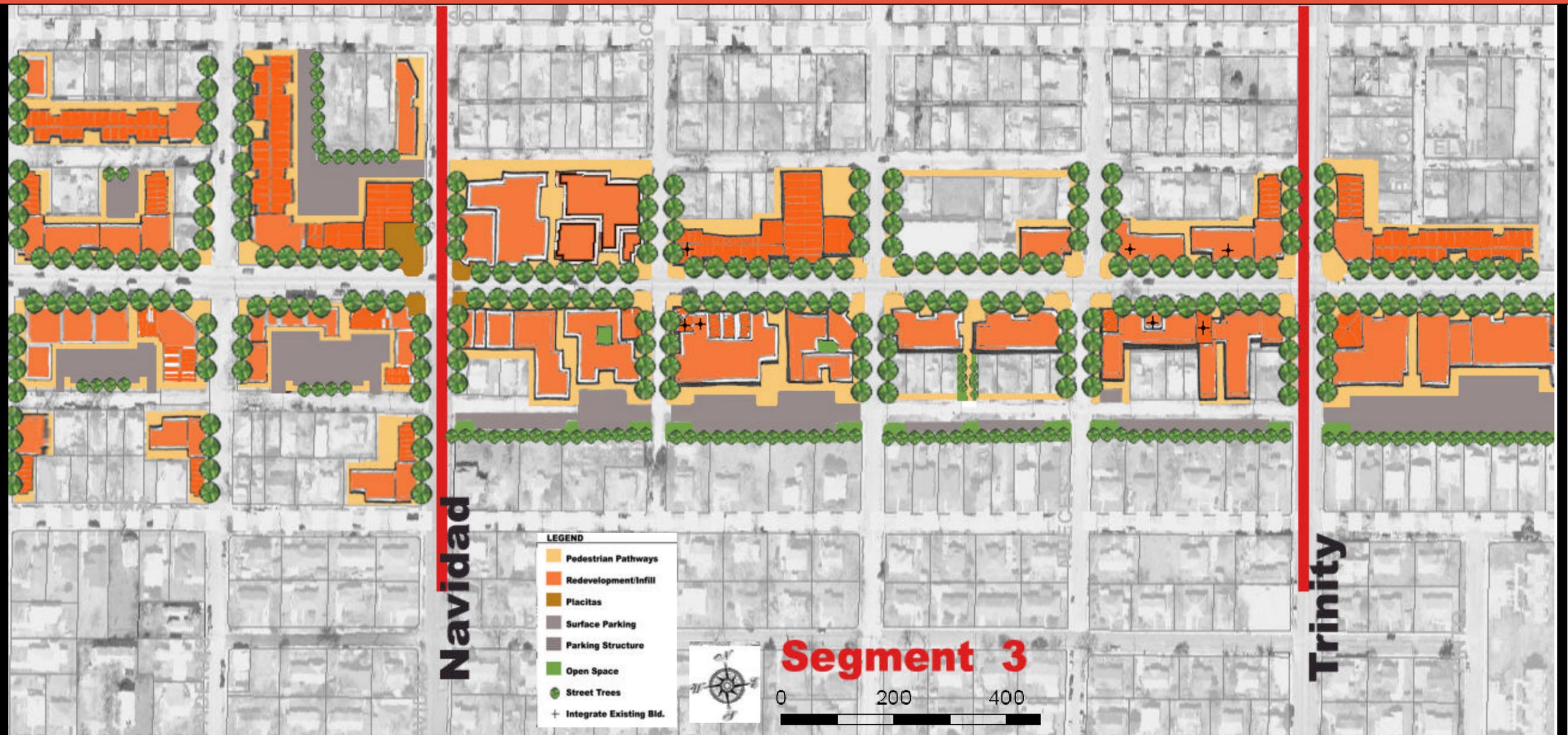


## Segment Two: From Colorado Street to San Jacinto

The Cultural Arts District. New development and rehabilitation should be driven by existing infrastructure at South Brazos and Guadalupe Streets including the Guadalupe Cultural Arts Center, Guadalupe Theater, Plaza Guadalupe, El Parian, and the Avenida Guadalupe Association Oficinas. North of the corridor up to Alazan Courts could be a potential area for new middle income residences.



# Avenida Guadalupe Corridor Strategic Revitalization Plan

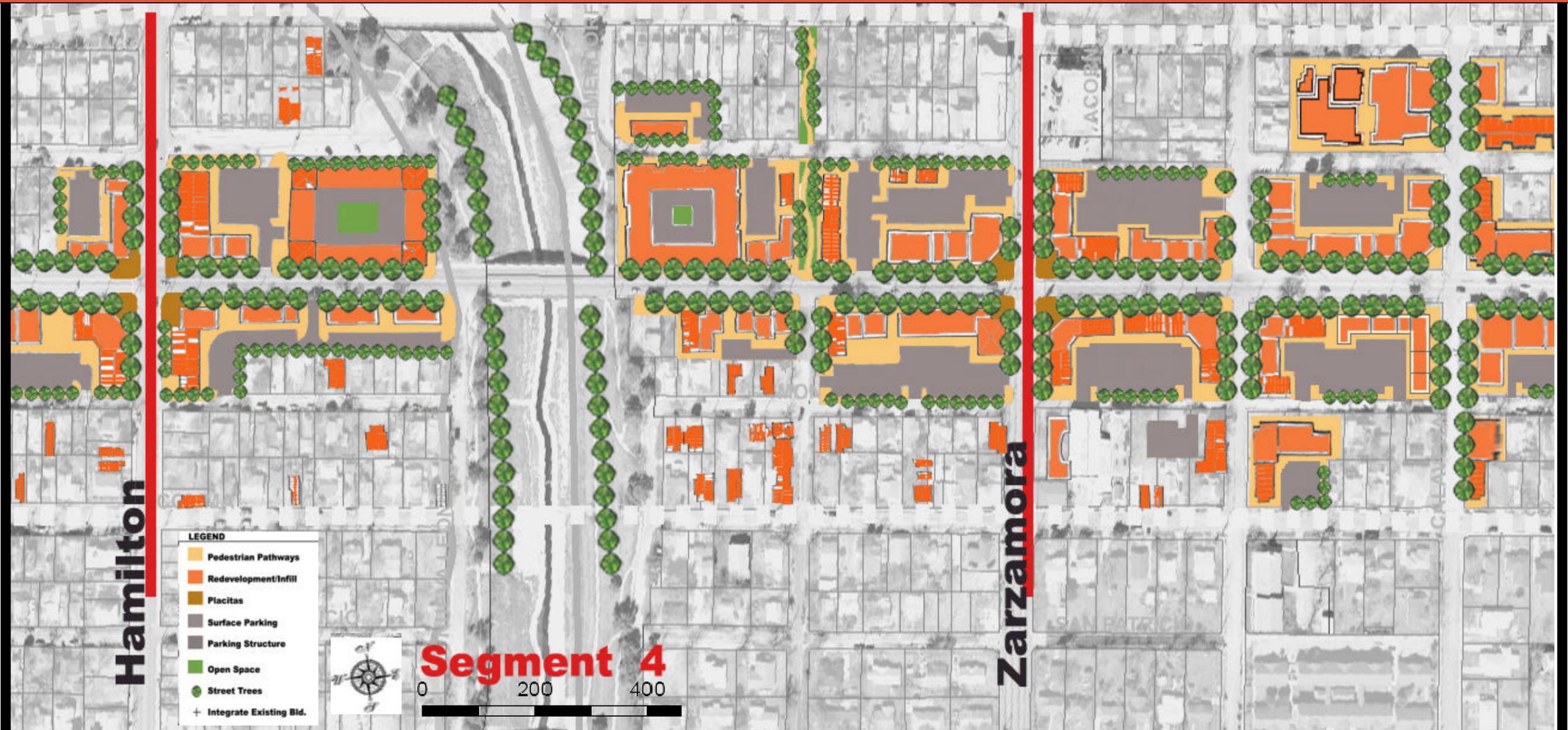


## Segment Three: From Trinity to Navidad

This area has been designated the Conservation District. Several historically or culturally significant structures of high integrity have been identified in this segment. Between S. San Jacinto and S. Trinity Streets, the focus should be on infill housing that reflects the current character. The establishment of higher intensity, mixed use developments would be appropriate at the intersections of Trinity and Navidad.



# Avenida Guadalupe Corridor Strategic Revitalization Plan



## Segment Four: From Zarzamora to Hamilton

The Institutional/Commercial District. This segment is adjacent to existing medical centers north on Zarzamora and is traversed by a potential amenity: Apache Creek. Higher intensity commercial and institutional uses would be appropriate at the Zarzamora and Hamilton intersections with Guadalupe. The development of higher density residential north of Guadalupe and adjacent to the creek, in conjunction with creek enhancements, would create an attractive live / work environment. Improved pedestrian linkages to existing medical areas would draw people to this higher intensity area.



6. Promote the development of an arts and culture component, to make Avenida Guadalupe a Cultural Arts District.
7. Identify, target, and recruit uses with a community appeal that are undersupplied in the area.
8. Build on high quality stock of historic structures to set the tone for the design in the corridor.
9. Take every opportunity to support businesses that can provide employment opportunities on Avenida Guadalupe.
10. Maximize transit opportunities for commuters to conveniently travel to and from Avenida Guadalupe.

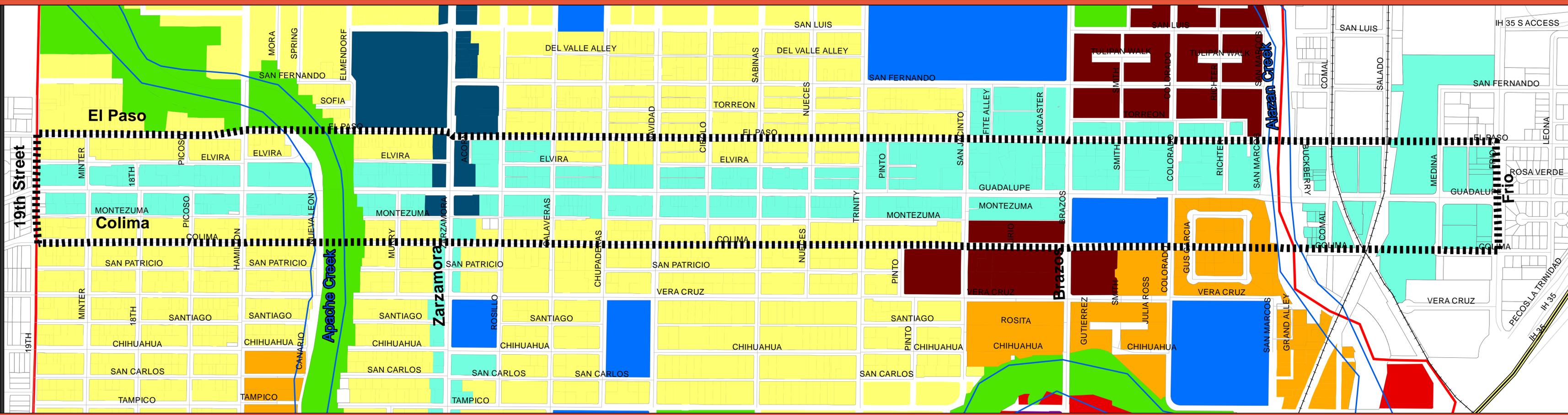
## 6. Future Land Use and Development

### 6.1 Future Land Use

1. The historic pattern of mixed residential and commercial uses should be continued on Avenida Guadalupe. At major intersections such as Avenida Guadalupe and Frio Street, Avenida Guadalupe and Zarzamora Street, and Avenida Guadalupe and Apache Creek the land use would allow for higher intense land uses.
2. The corridor's development should be pedestrian oriented and reestablished as a compelling place for shoppers, investors, and visitors. Future development should respect the communities history and build on its cultural arts district, a major asset. A mix of stores intended to draw people into the area during the day and on weekends, an improved streetscape to provide visitors and residents with a pleasant experience, and a series of public spaces to provide places for citizens to come together are key to the corridor's land use.
3. Permitted Uses: All uses permitted in the corridor should contribute to the vibrancy of the plan area. Restaurants, services, retail, and housing uses would promote the corridor by providing unique yet quality goods and services. Mixed Use buildings facing Avenida Guadalupe are defined as the vertical combining of retail and service uses, including eating and drinking establishments, with other uses, such as residential or office in the



# Avenida Guadalupe Corridor Strategic Revitalization Charrette



**Legend**

- Study Area
- Planning Boundary

**Land Use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Low Density Mixed Use
- High Density Mixed Use
- Light Industrial
- Public/Institutional
- Parks/Open Space
- Exterior Parcels
- Railroads
- Creeks

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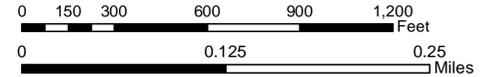
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Map Created By: Joe Gregory Mendoza

## Future Land Use Plan Guadalupe Westside Community Plan

8



same building. (Example: ground-level retail sales and service uses with above floors used for residential or office). Examples of Retail, Sales, and Services include: Groceries, Drugstore, Bakery, Arts and Design Shops, Bookstore, Banks and Financial Institutions, Music Store, Craft, Hair and Nail Salons, Laundromats, Flower Shop, Cafés, Live-Work, Business, Professional, and Government, Health and Exercise Clubs.

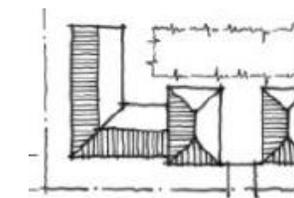
## 6.2 Development Framework

The Avenida Guadalupe Corridor Development Framework Map highlights potential areas for pedestrian circulation, gathering nodes, gateways, and creek enhancements. The conceptual placement of these features builds upon the strategies already outlined and applies them to the physical development framework for the corridor in the following manner:

1. The Guadalupe Corridor should be an active, dynamic center for the area that is pedestrian oriented.
2. Housing should be well-distributed throughout the corridor.
3. Art and culture should be a thread that weaves throughout the corridor.
4. Open space should be interlaced throughout the corridor, providing a variety of continuous public spaces, placitas and paseos.
5. Historic buildings and architectural heritage are key indicators of appropriate architectural style for new development.

## 7. Development Guidance

1. **Development Intensity:** In order to ensure that Avenida Guadalupe becomes a diverse, urban corridor, development should allow for higher intensities. A maximum density allowed along the corridor is 25 dwelling units per acre. A higher density of 33 dwelling units per acre would be appropriate at Frio and Avenida Guadalupe and Apache Creek and Avenida Guadalupe.
2. **Height:** Height requirements are intended to ensure that the heights of new buildings are compatible with the character of the area. Buildings at major intersections may have a

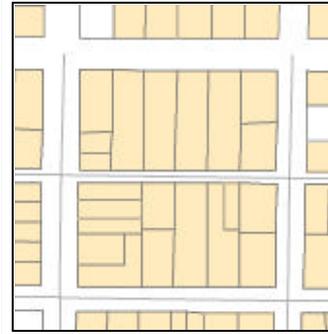


height of four floors (40 feet) and buildings at minor and in between major intersections may have a height of two floors (20 feet).

3. Setbacks: In order to bring storefront activity and window displays up to the public right-of-way, the majority of all building frontages should be built to the property line or within 15 feet of the front property line. Single Family Residential would meet the UDC requirement. At corners, buildings should address both sides of the street. Building overhangs – trellises, canopies, awnings, may extend horizontal into public right-of-way but should not hinder vehicular movement.
4. Site Development: All new development should relate to the existing community structure of streets and blocks. New streets should conform to the existing pattern of generally rectilinear blocks with new streets access drives linking to existing streets. Parking areas should be accessed from the rear, where minimum access would be from Avenida Guadalupe. Service access must be from the rear and not visible from Avenida Guadalupe.
5. Open Space: Commercial and office developments are encouraged to provide publicly accessible open space in the form of greens, squares, plazas, or widen sidewalks for public use. Single family residential uses should provide private open space (balconies, porches, patios). At service and parking areas where commercial development is sited adjacent to residential buildings, attractive fencing or vegetated screens should be required.
6. Historic Structures: It is important to maintain the existing historical character of buildings that contribute to the identity the corridor. The adaptive use of historic structures would lend to redevelopment opportunities.

## 8. Design Guidance

The Revitalization Plan Map identifies areas throughout the corridor for possible infill development, placitas (plazas), parking areas, open space, and surrounding pedestrian pathways. In addition, four segments have been identified and themes have been associated with them based on their unique characteristics as well as their contribution to the corridor as a whole.



## 8.1 Basis of the Design Guidance

A variety of architectural styles contribute to the Avenida Guadalupe corridor built environment. Shotgun and jacales are some of the housing styles that exist in the area along with Spanish Colonial Revival buildings that can draw attributes such as arches, thick walls and plastered walls, though there is no single predominate architectural style that defines Avenida Guadalupe. Many architectural features are characteristics of the development that has occurred over the years. Proportions and symmetrical facades are existing elements that are part of the commercial structures and storefronts along the corridor. These attributes should be incorporated into redevelopment and infill.

### Avenida Guadalupe

**1. Commercial and Mixed-Use Buildings:** Multi-story buildings are recommended to have a three-part composition where the first floor forms the base of the building, the floors above this base form the main body of the building, and a projecting cornice or parapet caps the façade composition. The ground-level of the building plays an important role in Avenida Guadalupe's streetscape, especially the storefront. A typical storefront should include a main entrance flanked by display windows. Large display windows, awnings, and clearstory or transom windows are recommended. The following items are recommendation for commercial and mixed use development.

- a) **Siting and Orientation:** Buildings should be sited to reinforce the public street network of Avenida Guadalupe, aligning with primary street frontage and public pathway spaces. All building walls that face the street should incorporate facades with windows, doors, and other architectural elements giving interest to the building wall along the sidewalk. Buildings should not orient to parking lots at the expense of street and pathway frontages.
- b) **Building Mass:** Building scale should be compatible with the existing fine-grained, pedestrian friendly, small-storefront fabric of the corridor. Commercial



buildings should be simple in form and massing, with mass accentuated through features such as a major entrance, roof, cornice, or parapet. The horizontal massing façade should be subdivided into small increments that are similar to existing widths.

- c) **Corner Buildings:** Buildings located on corners should anchor street intersection. Corner treatments should have a rounded or angled facet on the corner, with the building entrance located at the corner or have entrances facing each street.
- d) **Main Entrances:** To contribute to the public and pedestrian realm, building entrances should be prominent and easy to identify. The main entrance of a buildings should be located at the primary street façade of the building and should be architecturally treated in a manner consistent with the building style.
- e) **Loading and Service Entrances:** Loading and services entrances should not intrude upon the public view, or interfere with activities in the corridor. All service entrances and associated loading docks and storage areas should be located to the side or rear of the building.
- f) **Façade Composition:** New structures should be based on the area's design styles, continuing its best traditions. The following items should be incorporated into the façade composition.
  - **Building Base:** All buildings should create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically joins the building to the ground.
  - **Building Materials:** New construction should take cues from the local traditional material such as brick, stone, finished block, or other common materials found in the area.
- g) **Windows:** Windows should be designed to be in keeping with the character of the corridor. Buildings should include vertical proportioned façade openings, with



windows that have a greater height than width. Windows on the upper floors should be smaller in size than storefront windows on the first floor and should encompass a smaller proportion of façade surface area. Storefront windows should encompass a minimum of 50 percent of the storefront façade surface area. Where greater privacy is desired for professional services, windows should be divided into smaller panes.

- **Roof Types:** Roofs should match the principal building in style, detailing and materials. They should exhibit a variety of expressive and interesting forms that contribute to the overall character of the corridor.
- **Color:** Colors throughout the Avenida Guadalupe Corridor should be bright and bold in color and tone, in keeping with the character of the corridor.

**2. Multifamily Residential:** Multifamily buildings should be placed as a single unit or a small cluster of units to convey a sense of individual identity, rather than an anonymous appearance. Units should have individual entrances where possible, accessed from the street. They should be expressed on the façade to read as individual spaces, and should incorporate private outdoor spaces for each unit where possible. Variations in height, color, materials, setback, and roofshape are encouraged. The scale of multifamily buildings should be compatible with their surrounding residential neighborhoods. Setbacks and other forms of building massing should be used to ensure buildings fit within the smaller scale of their residential context.

- a) **Siting and Orientation:** Buildings should be sited to reinforce the continuous public street frontage and pathway spaces. The backs of buildings should not face public street. Parking should not be allowed between the public street and adjacent residential buildings.



- b) **Building Mass:** The massing of larger residential buildings should be broken down to convey a sense of community and give individuality to each unit that lies within the corridor. Multifamily buildings should avoid a monotonous or overscaled massing.
- c) **Corner Buildings:** Residential buildings located on corner parcels should acknowledge both street frontages, with façade articulation.
- d) **Main Entrances:** Entrances should convey a clear residential character, one that is welcoming to the building's tenants. Primary entrances to multi-units should front Avenida Guadalupe. Main entrances should be prominent and easy to identify.
- e) **Loading and Service Entrances:** Loading and service entrances should not intrude upon the public view, or interfere with activities in the corridor. Service entrances should not face primary street. All service entrances and associated loading docks and storage areas should be located to the side or rear of the building.
- f) **Façade Composition:** New structures should be based on its most integral design styles and continuing its best tradition. They should be based on the same fundamental composition of the existing buildings in Avenida Guadalupe. The following items should be incorporated into the façade composition.
- **Building Materials:** Primary materials should be chosen to be consistent with building style and type. New construction should take cues from the local traditional material. Brick, stone, stucco, ceramic tile, and glass block are common materials found in the area.
  - **Windows:** Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as common window header line or

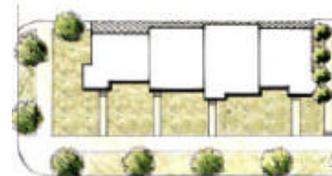


sill line. Architectural features should be used to create articulated, interesting facades. Buildings should include vertically proportioned façade openings, with windows that have a greater height than width (2:1 ratio).

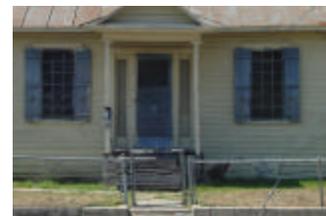
- **Roof Types:** Roofs should match the principle building in terms of style, detailing and material. They should be selected with consideration for the neighborhood context of building forms and for views from higher building and sites.
- **Color:** Colors throughout the Avenida Guadalupe Corridor should be bright and bold in color and tone, in keeping with the character of the corridor.

**3. Single Family Residential:** A variety of styles are found throughout the Guadalupe Westside neighborhood and no one style predominates as the definitive style. However, all of the styles have in common a hand-crafted character and an attention to detail that make them identifiable as Avenida Guadalupe. Garages may be either attached or detached but should be tucked toward the rear. Elements that respond to the climatic conditions of the area should be used, such as shading devices, porches, and deep overhangs.

- a) **Siting:** Building should be sited to reinforce the public street network of the Corridor by aligning with Avenida Guadalupe street frontage to reinforce a continuous public street and pathway space. The backs of buildings should not face a public street.
- b) **Building Mass:** The massing, design, and detailing of residential buildings should resemble existing character and neighborhood pattern.
- c) **Main Entrances:** Entrances should convey a clear residential character, one that is welcoming. Each unit should have a front entrance accessible from the street.



- d) Maintain historic housing patterns: There are buildings that have potential historic value and this should influence new development. It is important to complement the existing historic fabric in the area.
- e) Conservation segment: The conservation segment (Trinity to Navidad) establishes an existing pattern for carefully designed infill housing and the reestablishment of small *tienda* style business. In this area the predominate scale of development along the corridor is composed of one-story buildings. However, two-story units could be built at intersections where live/work spaces are developed above commercial uses.
- f) Façade Composition: New structures should be based on the area's most integral design styles and continuing its best traditions. They should be based on the same fundamental composition of the existing buildings in Avendia Guadalupe. The following items should be incorporated into the façade composition.
- Building Materials: Primary materials should be chosen to be consistent with building style and type. New construction should take cues from the local traditional material; brick, stone, stucco, and wood are common materials found in the area.
  - Windows: Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as common window header line or sill line. Architectural features should be used to create articulated, interesting facades. Buildings should include vertically proportioned façade openings, with windows that have a greater height than width (2:1 ratio).
  - Roof Types: Roofs should match the principle building in terms of style, detailing and material. They



should be selected with consideration for the neighborhood context of building forms and for views from higher building and sites.

- Color: Colors throughout the Avenida Guadalupe Corridor should be bright and bold in color and tone, in keeping with the character of the corridor. Bright colors can accent neutral base tones, accentuating windows, door perimeters and base areas.

#### 4. Civic Spaces and Gateways:

1. Community Spaces: To promote a sense of community, nodes for gathering should be integrated and accessible to the whole community from all modes of transportation, including pedestrian movement, cycling, public transit, and automobile. Opportunities exist to take underutilized parcels and convert them into open courtyards, placitas or paseos (trails). The Iglesia Cristiana has the potential to engage the street as an open civic space by incorporating and opening the community plaza in the area which is currently fenced off from the public. The Avenida Guadalupe Plaza could be enhanced with fountains, Ojos de Agua, and flower beds to complement outdoor concerts and dances. The two underutilized creeks in the study have much potential for hike and bike trails, increased landscaping, lighting, markers for mileage, exercise stations, and playing fields.
2. Public art: Statues, plaques and historical photo exhibits of the Westside could improve the corridor experience and provide information about the area's history and culture.
3. Portal: It is important to identify the arrival of the Guadalupe Westside Community area through portals. Two important portals or gateways were identified at Avenida Guadalupe/Frio Road and Avenida Guadalupe/19<sup>th</sup>



Street as points where a bold design would be placed to create a sense of arrival to Avenida Guadalupe. Gateways can be expressed through columns, public art that expresses historical and cultural character, and buildings that denote the entry to the community.

5. **Parking:** The current parking space situation is dependent on on-street parking and on privately owned parking areas. As Avenida Guadalupe revitalizes, demand for parking will increase. For on-street spaces, a definite pattern is visible for the peak demand period between Brazos Street to San Jacinto Street. Outside this area, on-street parking is not visible; however, it is highly recommended throughout the corridor. The creation of shared parking and parking structures will ensure that parking is available and easily accessible in order to support the improved and continued success of Avenida Guadalupe businesses. The desired parking areas should be directed toward the rear of the buildings and on side streets where possible.

6. **Streetscape:** The expansion of the pedestrian realm can be accomplished by wider sidewalks, tree planting and distinctive paving treatments. Additional pocket plazas are appropriate every quarter mile along the length of Avenida Guadalupe to create gathering places. Wide bump-outs at the intersections would improve pedestrian crossings. Other amenities that would greatly add to the pedestrian experience are: public art installations, street furniture, flowers, pavers, and pedestrian-scale lighting similar to Houston Street. Burying utility lines would create a more attractive pedestrian path and ensure light poles are closer together. The bus transit stop areas should incorporate shelters, garbage cans and benches to improve the pedestrian environment.

7. **Signage:** Signs not only communicate the type and quality of goods and services a store provides, but they also act as component of the streetscape that adds to the overall character. It is important that signage reinforces and respects



the character of the area. The types of signage that may compliment the corridor would be marquee, signs that double as art form (sculpture & object), handcrafted or carved signs with wrought iron brackets, and bilingual signs. Other appropriate signs include wall mounted, projecting from a wall, painted, or placed on an awning. No billboards should be permitted; however a Kiosk may serve as a community billboard.



## 9. Implementation

On February 16, 2007 an implementation strategy session was held at the COSA Business and Development Services Center. Existing incentives and tools for revitalization were outlined (see appendix 1 for a listing by program and department) as well as new incentives that could potentially be built into existing programs or be developed into stand alone programs.

This section targets actions that should be taken to achieve the vision for the Avenida Guadalupe Corridor. The following actions have been organized based upon community input, staff analysis and technical advisor recommendations. It is important to note that several of these actions could happen simultaneously and do not necessarily reflect an order of importance. As revitalization occurs, priorities may shift and new actions be added. Therefore, the action plan should continue to be assessed by City staff to reflect changing conditions and future development trends. The steps will require public/private partnerships between the City, the Community, the Private Sector, and Nonprofit Entities to be fully realized.

### ACTION PLAN

**Infrastructure:** Work with public agencies to establish baseline capacity available and relationship to proposed increased density; consult outside experts as needed; explore various forms of funding mechanisms to pay for improvements; and create ways to make the corridor more pedestrian friendly.

**Community Action Committee (CAC):** Request that the Westside Development Corporation (WDC)

create a Community Action Committee (CAC) to provide oversight and guidance for the City's planning and investments in the area. The CAC should be assigned at least one dedicated staff person and is responsible coordinating with City departments and for building partnerships with outside agencies and the development community.

**Zoning Ordinance Amendments:** Create an urban design ordinance that provides for compatible infill development and redevelopment opportunities; consider an area-wide rezoning for the corridor.

**New and Infill Development:** Designate segments or block(s) of the corridor to concentrate rehabilitation and redevelopment efforts to provide a highly visible change; partner with the development community to design a short-term, smaller scale, revitalization plan that can provide an example of successful redevelopment along the corridor that sparks enthusiasm for future investment.

**Market Plan:** Utilize the Neighborhood Commercial Revitalization (NCR) market study (to be completed Fall 2007) and other studies to create a market strategy to stimulate private investment and attract viable businesses that will be successful over time and contribute to the vitality of the corridor.

**Parks and Civic Spaces:** Prioritize and seek funding for needed park improvements, including potential recreational areas along Alazan Creek. Also explore options for public/private partnerships to install trees, vegetation and lighting options that enhance the aesthetics of corridor.

**Housing:** Approach UTSA to discuss student housing opportunities in the area partnering with potential developers; also seek partnerships with affordable housing entities and market-rate developers willing to collaborate on mixed-use and mixed-income endeavors.

**Code Compliance and Public Safety:** Focus on a comprehensive program that addresses public safety, code compliance, and vandalism in order to change the negative perception of the neighborhood.

**Historic Structure Analysis:** Further refine the evaluation of historic structures along the corridor.

### **Next Steps**

- Formalize commitments for the Avenida Guadalupe Strategic Revitalization Plan from key City departments, agencies and the Community.
- Coordinate with the appropriate agencies, City departments, and Community entities to establish priorities, timelines, and assignments for the Avenida Guadalupe Corridor.
- Research and promote the incorporation of potential new incentive programs into the City of San Antonio Incentive Scorecard.

### **Potential New Programs**

In addition to existing programs that are offered at the federal, state and local level, it would be beneficial to consider complimenting those programs with certain new programs. Below is a list of programs offered by other cities that could be considered to successfully execute the Strategic Revitalization Plan. Some of these programs may require new state enabling legislation.

- Bond to fund demolition of vacant and surplus buildings, rehabilitation of housing, land assembly activities, and vacant property management systems.
- Housing replacement code to require owners who remove a residential unit to replace it or contribute money to a housing replacement fund.
- Pre-designed and pre-permitted building plans to encourage infill.
- Pattern books showing appropriate infill development for neighborhood.
- Tax Incentives for multifamily developments in corridor; increase property taxes for owners of vacant unimproved land to encourage turnover in blighted areas.
- Rezone to allow for higher densities in areas designated by land use plan as multifamily appropriate.

- Acquisition and selling of property at a discount if multi-family is proposed.
- Program to eliminate infrastructure barriers to development in targeted rehabilitation areas, and offer incentives for regulated entities to serve & participate in such development.
- Linkage program to require a fee to support redevelopment projects inside urban core areas (fee is paid by developers in areas outside of urban core).

## 10. Strategic Revitalization Charrette Technical Teams

### Planning and Community Development Staff

Emil Moncivais, FAICP, AIA, CNU, Director  
Nina Nixon-Mendez, AICP, Manager  
Joe G. Mendoza, Project Manager  
Andrea Gilles, Project Planner  
Agdel Rivera, Urban Designer  
Trish Wallace, AICP, Senior Planner  
Zeke Solis, Senior Planner  
Chris Garcia, Senior Planner  
Beth Johnson, Planner II  
Christine Zuniga, Planner II

### Charrette Design and Technical Team

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3D/International, Parsons Architecture Division  
Manjiri Akalkotkar, AIA / VIA Metro Transit  
James Andrews, AIA Urban Affairs  
Victor Azios, AECF / Making Connections-San  
Antonio  
Christina Castaño, APA / VIA Metro Transit  
Veronica Cervera, COSA Housing &  
Neighborhood Svcs  
Brian Chandler, APA  
David Dimaline, COSA Housing & Neighborhood  
Svcs  
Eduardo Garcia, Duende Design Architects  
Bobbie Hamilton, COSA NCR Program  
Robert G. Hanley, Architect, COSA Planning  
Commission  
Bill Hensley, COSA Assistant City Architect  
Teresa G. Hernandez, Avenida Guadalupe  
Association  
Roland Hinojosa, CPS Energy  
Michael Legg\*, RIBA / Alvidrez Architects, AIA  
Adrian Lopez, COSA Housing & Neighborhood  
Svcs  
Marcello Martinez\*, Alamo Architects  
David Matiella\*, Lopez Salas Architects, Inc.  
Gerardo Noriega, AIA Urban Affairs  
Rod Radle, Community Resident  
J. Oscar Ramirez, Avenida Guadalupe  
Association  
Santa G. Rivas, SAWS  
Arthur Sosa, COSA Architect Public Works  
Dr. Richard Tangum\*, UTSA College of  
Architecture  
Marc Toppel, Lake / Flato Architects

Theodore S. Turner, AGA Design Committee Chair  
Michael Westheimer, Zoning Commission Liaison  
Brian Wolfe, AICP, VIA Metro Transit

*\*Special thank you to the architects and designers  
who refined the drawings from the Jan. 27, 2007  
Charrette session.*

### Technical Advisors

Miriam Birdwell, COSA Economic Development  
Jeanette Blankenship, COSA Economic  
Development  
Andrew Blouet, COSA Development Svcs  
Christina De La Cruz, COSA Public Works  
Rocky Duque de Estrada, COSA Parks and Rec.  
Ramon Flores, WDC Director  
Victoria S. Garcia, COSA Cultural Affairs  
Aurora Garza, COSA Asset Management  
Jesus Garza, Comprehensive Planning  
Jessica O. Guerrero, Esperanza Center  
Lydia Kelly, MPO  
Abigail Kinnison, COSA Public Works  
Steve Lopez, COSA Fire, Haz Mat  
Becky Lull, Bexar Appraisal District  
Lucy Maldonado, US Small Business Administration  
Sergeant Jesús Maldonado, SAPD  
Ramiro Maldonado, SAHA  
Richard L Milk, COSA Housing & Neighborhood  
Svcs  
Rita Naguib, COSA Grants Monitoring & Admin  
Sandy Ontiveros, Acción Texas  
Rebecca Paskos, COSA Public Works  
TJ Pinales, COSA Housing & Neighborhood Svcs  
Leticia Rivera, COSA Animal Care Svcs  
Priscilla Rosales Piña, COSA Environmental Svcs  
Graciela Sanchez, Esperanza Center  
Officer James Shirley, SAPD  
Ed Somers, COSA Economic Development  
Roberta Sparks, COSA Library Svcs  
Officer Marcus Trujillo, SAPD  
Hugo Villarreal, COSA Economic Development  
Linda Wasserman, Metro Health  
Jim Weaver, South Texas Business Fund  
John Wolters, COSA Public Works  
Leslie Zavala, COSA Development Svcs.

## Appendix 1: Existing Implementation Resources

Program	Department / Agency
<b>LAND PURCHASING</b>	
Public Land Banking	COSA - Asset Management
Environmental Assessment	EPA, COSA Housing & Neighborhood Services (H&NS), Westside Development Corporation (WDC)
New Market Tax Credit	Certified Community Development Entities (CDE's)
Community Infrastructure and Economic Development (CIED) Fund	CPS Energy
<b>INFRASTRUCTURE/IMPROVEMENTS</b>	
Environmental Cleanup	EPA, COSA H&NS
Incentive Scorecard Program (fee waivers - SAWS, CPS)	COSA Economic Development
Transportation System Community Preservation Program (TSCP)	Federal Highway Administration (FHWA)
Transportation Enhancement Program	FHWA, Federal Transit Administration (FTA)
Tax Increment Financing (TIF)	COSA H&NS
New Market Tax Credit	Certified Community Development Entities (CDE's)
Community Infrastructure and Economic Development (CIED) Fund	CPS Energy
<b>CONSTRUCTION/FACILITY</b>	
Tax Increment Financing (TIF)	COSA H&NS
CDBG and HOME Program Funds	Department of Housing and Urban Development (HUD)
State Low Income Housing Tax Credits	Department of Housing and Community Affairs
Community Infrastructure and Economic Development (CIED) Fund	CPS Energy
<b>PRESERVATION/RE-HABILITATION</b>	
Historic Districts	COSA Historic Preservation Division, Federal Department of the Interior
Low-Income Rental Historic Properties	COSA Historic Preservation Division
Federal Tax Credit	Department of the Interior
Owner Occupied / Rental Rehabilitation Program	COSA H&NS
Homebuyer's Clud	COSA H&NS
Homeownership Incentive Program	COSA H&NS
<b>DUE DILIGENCE (Zoning, Platting, Plan Review)</b>	
Development Plan Review Fees (Incentive Scorecard)	COSA Development Services
Zoning (IDZ, MXD, Live/work, Commercial Retrofit)	COSA Development Services
<b>COMMERCIAL OPERATIONS</b>	
Employee Tax Credits:	Federal - Empowerment Zone
Employment Zone Wage Credit	
Work Opportunity Tax Credit	
Welfare-to-Work Tax Credit	
Equipment/Energy Use	Federal - Empowerment Zone
Sales and Use Tax Credits	State of Texas - Enterprise Zone
Small Business Loans	Various Federal Agencies
Community Reinvestment Act Funds	Financial Institutions
Public Improvement Districts	State Government, COSA
Business Assistance:	
Small Business Economic Development Advocacy Program (SBEDA)	COSA Economic Development
First Point Business Information Office	COSA Economic Development

NCR Manager	COSA H&NS
UTSA Small Business Development Center	UTSA
Workforce Training	Alamo Worksource, Texas Workforce Commission, Project Quest
<i>PARKS/OPEN SPACE</i>	
Texas Parks and Wildlife (TPW) Matching Grant	TPW, COSA Parks and Rec
Bexar County Land Trust	Bexar County
US Army Corps of Engineers Funds	COSA Public Works, San Antonio River Authority (SARA)
<i>OTHER</i>	
Facility Bond Financing	COSA
City Tax Phase-In Program	COSA Economic Development
Foreign Trade Zone	COSA Economic Development
Defense Readjustment Zone Project Designation	COSA Economic Development
Free Port Exemption	COSA Economic Development
Historically Underutilized Business (HUB)	COSA Economic Development
Industrial Development Funds	Federal Department of Commerce

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## Appendix II: Glossary

**Awning-** a lightweight, exterior rooflike shade that projects over a window or door.

**Balcony-** a railed or balustraded platform that projects from a wall; typically in front of a window or door.

**Balustrade-** a railing with upper and lower rails, balusters (small column or rod), and pedestals (the structure that supports and connects the railing to the ground or floor) ; the rail molding usually continues across the pedestals

**Block-** a rectangular area in a city surrounded by streets and usually containing several buildings.

**Building base-** the lowest part of a building that anchors the building to the ground.

**Bump-out-** a place where the curb and sidewalk are extended into the street right of way causing the street to narrow, forcing cars to slow down and providing a shorter distance for pedestrians to cross the street.

**Canopy-** a projecting roof structure that shelters an entrance to a building.

**Charrette-** is a French word meaning “cart” that architects use to describe the final, intense series of work sessions held to meet a project deadline. It is used today as a collaborative planning process that draws upon the talents and energies of stakeholders and local design professionals to create and support a redevelopment and revitalization plan that builds up partnerships as well as a graphical vision.

**Civic Space-** a public space which provides focal points for community interaction and foster citizen participation in civic activities:

**Clearstory-** an upper story row of windows.

**Conservation-** the skilled repair and maintenance of cultural artifacts, including buildings and historic or artistic materials with the aim of extending their longevity and aesthetic quality.

**Coping-** capping or covering of a wall. Typically made out of stone, brick, terra cotta, and metal.

**Cornice-** the projecting moldings forming the top band on a wall or façade.

**Density-** An objective measurement of the number of people or residential units allowed per unit of land, such as residents or houses per acre.

**Development Intensity-** the number of square feet of development per acre by land use type with respect to nonresidential land uses.

**Façade-** the front wall of a building, or the wall in which the principal building entrance is located.

**Façade Composition-** plan, placement or arrangement of the building elements, such as doors, windows, ornamental details, etc, along a façade of a building.

**Façade surface area-** the measure of the the exposed area of the front wall. The area is calculated by multiplying the height by the length of the façade.

**Facet-** a portion of the building that has the corner “cut-away” providing an angled or rounded corner to a building. Usually the building entrance is located here.

**Flat roof-** a roof that has little to no slope. Typically the slope is less than ten degrees to the horizontal.

**Form-** the overall shape of a building. Form can be divided into two components the ground plan (the pattern made by the exterior walls when viewed from above) and the elevation (the pattern made by wall, roof, and details when viewed from ground level).

**Frontage-** The extent of a building that is along a public road.

**Gateway-** an architectural feature or landscaping that signifies a transition between one space and another.

**Glazing-** the clear or translucent material which light passes into a building through a window or door, typically glass but can be other materials.

**Hand-crafted-** made by hand or a hand process; often associated with having fine detailed carpentry wood work.

**Height-** The vertical dimension measured from ground level at the front wall of the building to the highest of the coping of a flat roof.

**Historic structure-** any building or structure that has perceived or identified significance and influence in the historical development of the area.

**Horizontal massing-** the overall composition and volume of the building is oriented parallel to the horizon and is longer than it is tall.

**Infill-** the development of real estate on land between or adjacent to existing building or development.

**Jacal(es)-** a Native American style of housing structure historically found throughout parts of the southwestern United States and Mexico. It was constructed with upright poles tied together infilled with thin wattle and daub (mud, clay and grass).

**Major Intersection-** an intersection of roadways that have heavy traffic or have a four lane width. These intersections include Guadalupe and Frio, Guadalupe and Colorado, Guadalupe and Brazos, Guadalupe and Zarzamora, Guadalupe and 19<sup>th</sup> street.

**Massing-** the overall composition of the exterior of the major volumes of a building.

**Multi-story building-** a building or structure that has multiple floors about ground.

**Node, Nodal areas-** The terminus or intersection of two (2) or more Streets or 2 or more pedestrian paths.

**On-street parking-** parking that is allowed within the street right-of-way; typically as allowed as parallel parking but can be in the form of angled parking.

**Open space-** an area that is intended to provide light and air, and is designed, depending upon the particular situation, for environmental, scenic or recreational purposes.

**Overhang-** the horizontal projection of a portion of a building past the element below; may be small, as in a molding, or large as in an eave.

**Pedestrian friendly environment-** conditions that provide some incentive for people to walk rather than drive. Conditions that provide for pleasant walking experience with sidewalks, weather protection, and attractive landscaping.

**Pedestrian oriented-** the ability to minimize impacts associated with the automobile and to encourage pedestrian traffic with human scale connections between the sidewalks and path systems to private buildings as well as human/pedestrian scale public spaces and amenities.

**Pedestrian scale (human scale)-** the proportional relationship of the physical environment to human and pedestrian dimensions, acceptable to public perception and comprehension in terms of the size, height, and/or massing of buildings or other features of the built environment.

**Parapet-** the part of a wall that projects above the adjacent roof; typically solid construction but may also be crenelated or pieced.

**Patio-** a paved, ground level, sitting area adjacent to a residence or building.

**Pocket plaza/ Placita-** a small gathering space that is located adjacent to the main pedestrian path or sidewalk.

**Porch-** a covered and floored area of a building, especially a house, that is open at the front and usually the sides.

**Preservation-** the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. (*Secretary of the Interiors Standards for Rehabilitation*)

**Proportion-** the relationship of the size, shape, and location of one building element to all the other elements.

**Public right-of-way-** an area or strip of land occupied or intended to be occupied by a public street, walkway, railroad, utility line, drainage channel, or other similar uses.

**Rehabilitation-** the act or process of returning a property to a state of utility through repair or alteration which makes possible and efficient contemporary use while preserving those portions of features of the property which are significant to its historical, architectural, and cultural values. (*Secretary of the Interiors Standards for Rehabilitation*)

**Revitalization-** the planned economic and social improvement of a commercial or residential neighborhood or other geographic area through physical improvements and social and economic programs.

**Roof-** the structure and finish that caps a building.

**Scale-** the proportions of the elements of a building to one another and the whole, and to adjacent buildings.

**Setback-** the distance required between a building and the property line.

**Shotgun-** a house form where the building is one room wide facing the street and each room connects directly to the next without hallways.

**Site development-** the installation of all necessary improvements (installment of utilities, grading etc) made to a site before a building or project can be constructed on such a site.

**Siting-** the placement of a building or structure on a site in relation to natural features, boundaries, and other parts of the built environment

**Spanish Colonial Revival-** an architectural style beginning the late 19c that is loosely based on stylistic elements of adobe Spanish Colonial and Pueblo buildings. The unique feature of the Spanish Colonial Revival style is the ornate low-relief carvings around the arches, columns, window surround, cornices, and parapets. Red-tiled hipped roofs and arcaded porches also are typical. Stone or brick exterior walls often are left exposed or finished in plaster or stucco. Windows can be either straight or arched. Iron window grills and balconies also may be used. A molded or arcaded cornice highlights the eaves. The facades of large buildings often are enriched with curvilinear and decorated parapets, cornice window heads and symbolic bell tower.

**Streetscape-** the built environment encompassing a street or road, including sidewalk, roadway paving, street furniture, buildings, landscaping, and signage.

**Storefront-** a ground level façade of a shop with large display windows and typically a recessed entrance.

**Style (architectural building)-** the overall appearance of the architecture of a building or structure including its construction, form, and ornamentation; may be a unique individual expression or part of a broad cultural pattern.

**Symmetrical-** refers to having a bilateral form, with mirror images about an imaginary vertical line.

**Tienda-** A place, especially a small building, for the retail sale of goods and services.

**Transom (window)-** a glazed opening above a door or window.

**Trellis-** a system of horizontal joists supported on posts, designed to support growing plants.

**Window-** an opening in an exterior wall to admit light and air, typically with glazing in a frame which can be opened.

**Window header-** A horizontal cross member at the top of a window frame, in semicircles, arches, triangular shapes, etc.

**Window sill-** a horizontal member at the bottom of a window frame.

**RESOLUTION NO. 07-03-05**

**RECOMMENDING THE GUADALUPE WESTSIDE COMMUNITY PLAN, AN AREA BOUNDED BY COMMERCE STREET TO THE NORTH, ALAZAN CREEK TO THE EAST, HWY 90 AND FRIO CITY ROAD TO THE SOUTH, AND SW 19<sup>TH</sup> STREET TO THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

**WHEREAS**, the San Antonio Planning Commission has reviewed the Guadalupe Westside Community Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

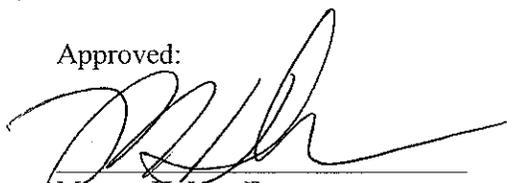
**WHEREAS**, a public hearing was held on March 28, 2007.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The Guadalupe Westside Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28 day of March 2007.

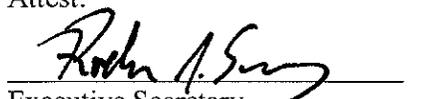
Approved:



Murray H. Van Eman

Chairman,  
San Antonio Planning Commission

Attest:



Executive Secretary  
San Antonio Planning Commission



AN ORDINANCE

2007-05-03-0508

**ADOPTING THE GUADALUPE WESTSIDE COMMUNITY PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY COMMERCE STREET TO THE NORTH; ALAZAN CREEK TO THE EAST; HWY 90 AND FRIO CITY ROAD TO THE SOUTH; AND SW 19<sup>TH</sup> STREET TO THE WEST.**

**WHEREAS**, the Guadalupe Westside Community Plan includes approximately 3 square miles and 23,000 residents and is bounded by Commerce Street to the north; Alazan Creek to the east; Hwy 90 and Frio City Road to the south; and SW 19<sup>th</sup> Street to the west; and

**WHEREAS**, the planning process was initiated in November 2005, a Planning Team established, and ten Community Meetings and Public Workshops were held; and

**WHEREAS**, the San Antonio Planning Commission reviewed the Guadalupe Westside Community Plan on March 14, 2007 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on March 14, 2007, and the Planning Commission recommended that the City Council adopt the Guadalupe Westside Community Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; **NOW THEREFORE;**

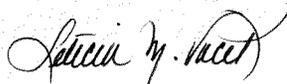
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

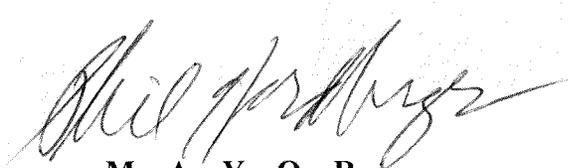
**SECTION 1.** The Guadalupe Westside Community Plan is hereby adopted as a component of the Master Plan of the City of San Antonio. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

**SECTION 2.** This ordinance shall take effect on May 13, 2007.

**PASSED AND APPROVED this 3<sup>rd</sup> day of May, 2007.**

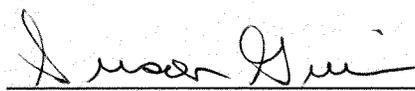
ATTEST:

  
City Clerk

  
M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:

  
For City Attorney

# Agenda Voting Results

**Name:** P-1.

**Date:** 05/03/07

**Time:** 04:03:38 PM

**Vote Type:** Multiple selection

**Description:** P-1. PLAN AMENDMENT (District 5): An Ordinance adopting the Guadalupe Westside Community Plan as a component of the Master Plan of the City in an area bounded by Commerce Street to the north; Alazan Creek to the east; Hwy 90 and Frio City Road to the south; and SW 19th Street to the west. Staff and Planning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR		x		