

Places Where We Play, Gather and Learn

Introduction

Within the diverse population of one of San Antonio's oldest neighborhoods, quality living and its associated basic services, forms the essence of this Plan chapter on community 1) open space, recreation, facilities, programs, 2) appearance, 3) safety and 4) relationships.

As an inner city community adjacent to the Central Business District, the history of the Lavaca Neighborhood plays an important role in its quest to establish a safe, attractive environment, with many desired learning opportunities. A focus on the cultural and historical aspects of the neighborhood sets the tone for programming and service levels.

The equally important emphasis on pedestrian and environmental safety is indicative of the many forces that contribute to the "inner-city" equation of balanced service levels and quality of life.

The nurturing of relationships among neighbors, businesses and associations has also been given recognition in this Plan in the effort to heal, support and advance interaction among the very diverse components of this special community.



Goal 1: OPEN SPACE, RECREATION, FACILITIES AND PROGRAMS:

Establish a comprehensive effort to improve community programs and events, increase open space, provide neighborhood educational exchange and maximize tourism potential.

Objective 1.1: Lavaca Neighborhood Office & Visitors Center

Provide a clearinghouse to serve as Lavaca Neighborhood Association Office, Visitors Center, and Cultural/Historical/Informational depository.

Action Steps:

1.1.1 Explore leasing options for a variety of commercial structures/office space that could serve as a neighborhood clearinghouse.

- *The developments, which have affected the Lavaca Neighborhood over the past few years, have necessitated a permanent location to house the Neighborhood Association.*
- *The 126 Lavaca St. structure, a City Historic Landmark owned by the United Way of Bexar County, has been vacant since its exterior rehabilitation.*

1.1.2 Explore potential of rehabilitation funds with the San Antonio Conservation Society (SACS) and other organizations for use on Lavaca Neighborhood Association future clearinghouse office.

Lead Partner:

Lavaca NA

Partnerships:

United Way, COSA (Convention and Visitors Bureau -Visitor Information Center)

Timeline:

Short (12-18 Months)

Funding:

San Antonio Conservation Society (SACS) Grants, Lavaca Neighborhood Association Membership Dues

Lead Partner:

Lavaca NA

Partnerships:

SACS

Timeline:

Short (12-18 Months)

Funding:

SACS grants, Foundation grants, Lavaca Neighborhood Association Membership Dues



City Historic Landmark structure on Lavaca Street

1.1.3 Work with the King William Association and Southtown to develop volunteer program for:

- a) Office staffing for Lavaca Neighborhood Association
- b) Neighborhood residents to serve as neighborhood and Visitors Center docents

- *A 50% increase in the number of Lavaca residents over the next five years, due to the new development at Victoria Courts, further necessitates a permanent Neighborhood Association office.*

- *Increases in number of visitors to the Lavaca Neighborhood, due to the Mission Trails project, the proposed Firefighting Museum and the proposed Historical Walking and Landscape Tours (see Objective 1.4) will warrant a clearinghouse for visitor information.*

Lead Partner:

Lavaca NA

Partnerships:

COSA (CVB-Visitor Information Center).
King William Assn., Southtown Urban Mainstreet Program

Timeline:

Short-Mid (1-2 years)

Funding:

Grants, Lavaca Membership Dues

1.1.4 Secure non-profit status with IRS, in order to establish a non-profit Community Development Corporation (CDC) to:

- *Address infrastructure issues between Lavaca and former Victoria Courts site*
- *Procure public funds for housing initiative*
- *Implement a neighborhood association public relations program to solicit funding*

Lead Partner:

Victoria Courts Redevelopment Citizens Task Force, Lavaca NA

Partnerships:

King William Assn., Southtown Urban Mainstreet Program (information only), Housing funding organizations

Timeline:

Short-Mid (1-2 years)

Funding:

Lavaca Neighborhood Association (minimal required)

1.1.5 Provide clearinghouse information in English & Spanish, identifying access to and location of community services, such as:

- *Day care facilities*
- *Instructional classes/schools (ESL, etc.)*
- *Medical resources (family planning, immunizations, etc.)*
- *Social service resources (WIC, etc.)*
- *Religious institutions and resources*

Lead Partner:
Lavaca NA

Partnerships:
COSA Community Initiatives Dept,
SAISD, Continuing Ed. Service agencies

Timeline:
Short-Mid (1-2 years)

Funding:
COSA Community Initiatives, Grants

Objective 1.2: Park Development

Develop parks and open space in Lavaca Neighborhood planning area.

Action Steps:

1.2.1 Produce informational packet identifying all existing and proposed Lavaca projects (*see Objective 4.1*)

- *The Lavaca neighborhood has many projects in process and potential opportunities for park and open space projects. These open space opportunities include:*

1) *Public Pocket Parks*

- Florida @ Labor Streets (*COSA funded Challenge Grant Gazebo*)
- Marlow Pk.- Sadie @ Eager Sts. (*Mission Trail Rotary Club*)
- S. Presa @ San Arturo Sts. (*Neighborhood Heritage Initiative grant*)

2) *Private Pocket Parks*

- Barrera & Camargo Sts. (SADA)
- Green space at IH-37 frontage road @ Florida/Carolina Sts.

3) *Public Traffic Island*

- S. Alamo St. between Durango Blvd. & Martinez St.

Lead Partner:
Lavaca NA

Partnerships:
Mission Trail Rotary Club, King William Assn., Southtown Urban Main Street Program, COSA Office of Cultural Affairs

Timeline:
Short-Mid (1-3 Years)

Funding:
Lavaca NA, COSA Office of Cultural Affairs, Arts Foundations



Initial construction—COSA funded Challenge Grant neighborhood gazebo



Florida Street Pocket Park

4) *Other potential open space sites*

- Railroad Parkway (see Action Step 3.1.3)
- Burnet Elementary schoolyard (see Action Step 1.6.1)
- Future development at former Victoria Courts site
- "Triangular" ROW across from Brackenridge HS on S. St. Mary's St. (outside Lavaca boundary)

1.2.2 Contact owner of 701 Indianola Street to determine plans for vacant "triangular" piece of private property. Work with owner to request possible use or donation of land as neighborhood Pocket Park.

Lead Partner:

Lavaca NA,

Partnerships:

COSA (Planning Dept., Asset Management Dept.), Property Owner

Timeline:

Immediate (Under 1 Year)

Funding:

No funding required

1.2.3 Explore possibilities of obtaining a water source and continuous funding to pay utilities for gazebo (funded through COSA Challenge Grant project) landscaping at the Florida/Labor Streets Pocket Park.

Lead Partner:

Lavaca NA, District 1 City Council office, Neighborhood Residents

Partnerships:

SAWS, COSA Public Works

Timeline:

Immediate (Under 1 Year)

Funding:

No funding required

1.2.4 Work with SAISD to determine future planning for Burnet/Herff campus open space (see Action Step 1.6.1).

Lead Partner:

Lavaca NA, Victoria Courts Redevelopment Citizens Task Force

Partnerships:

SAISD, COSA Planning, Positive Beginnings, Inc.

Timeline:

Immediate (Under 1 Year)

Funding:

Lavaca NA

1.2.5 Work with neighborhood residents and business owners on pocket park development, and continue periodic update of Lavaca park projects through Neighborhood Assn. newsletter.

Lead Partner:

Lavaca NA

Partnerships:

Mission Trail Rotary, Southtown Urban Main Street Program, Victoria Courts Developer, Full Gospel Church, Central Baptist & St. Anthony's churches, Property owners, Positive Beginnings

Timeline:

Short-Mid (6 mo – 2 yrs)

Funding:

Lavaca NA

1.2.6 Work with residents and developers of former Victoria Courts site to program activities and open space that will occur on the proposed site, in particular, the linear park area that abuts IH-37. Identify location for public-access physical activity resources, such as a track.

Lead Partner:

Lavaca NA

Partnerships:

Southtown Urban Main Street Program, Victoria Courts Developer, COSA Parks & Recreation Dept., Positive Beginnings, Inc.

Timeline:

Mid (3-5 years)

Funding:

none required

1.2.7 Work with City (as consultant), agencies and private property owners of vacant or unused property to acquire park space. Explore use of condemnation powers with appropriate agencies as an alternative for unsuccessful negotiation of land acquisition.

Lead Partner:

Lavaca NA

Partnerships:

COSA Asset Management, City Attorney's Office, Parks & Recreation Dept., Private Property owners

Timeline:

Mid (3-5 years)

Funding:

COSA

Objective 1.3: Community Events (*Flea Market, Green Grocer, etc.*)

Develop weekend and/or special event marketplace.



Potential opens space for market

Action Steps:

1.3.1 Request the use of the traffic island (*between Durango Blvd. and Martinez Street at S. Alamo St.*) during the annual King William Fair, to operate a flea market.

- *Durango Boulevard is perceived as a physical and psychological barrier for visitors and other residents.*
- *The Lavaca Neighborhood Association desires a source of revenue stream to maintain its operation.*
- *The King William Fair draws more than 100,000 visitors to the vicinity.*

Lead Partner:
Lavaca NA

Partnerships:
COSA Parks & Recreation Dept., King William Assoc., Southtown Urban Main Street Program

Timeline:
Immediate (Annually in April – King William Fair)

Funding:
none required

1.3.2 Evaluate existing community events, target audiences along commercial corridors, and identify impacts on neighborhood. Develop and expand positive aspects of community events, including possible consideration of:

- (a) extending the monthly S. Alamo St. First Friday event, north of Durango St. to HemisFair Plaza;
 - (b) creating a Second Saturday marketing event; and
 - (c) involving the participation of other civic organizations.
- *Negative aspects of community events (parking, noise, trash, vandalism, public intoxication) affect residential and commercial*

Lead Partner:
Lavaca NA

Partnerships:
Southtown Urban Main Street Program, First Friday, COSA Parks & Recreation Facilities (Beethoven Hall, Magic Theater, HemisFair), Womens CoC, Hotels, HemisFair, Mission City CoC

Timeline:
Immediate (Under 1 Year)

Funding:
none required

properties adjacent to or on commercial corridors.

- *Marketing of commercial enterprises through community events with appropriately considered target audiences can benefit residents and business owners.*

1.3.3 As a source of revenue for the Lavaca Neighborhood Association, research and identify potential neighborhood locations to conduct a weekend flea market and/or community gardens, including, but not limited to:

- a) Parking lot at S. Presa St./Camargo St.;
- b) Carolina St./Playmoor St. Square;
- c) Traffic island between Durango Blvd. and Martinez St.;
- d) "Triangular" vacant property at Barrera/Camargo Sts.;
- e) Burnet Elementary School grounds;
- f) Handy Andy grocery store parking lot.

(Note: COSA Parks & Recreation may assist in location assistance, however, all construction/maintenance would be under responsibility of Lavaca Neighborhood Association.)

- *The neighborhood surrounding Lavaca has established a need for fresh produce and weekend flea market.*
- *Lavaca Neighborhood Association desires a revenue stream source to maintain operations.*

1.3.4 Research farmer's markets/green grocer logistics, and identify potential grocer vendors for participation in neighborhood market events.

Lead Partner:

Lavaca NA

Partnerships:

COSA (Parks & Recreation Dept.), property owners, SAISD, Southtown Urban Main Street

Timeline:

Immediate (Under 1 Year)

Funding:

Research: None
Rental fees, Maintenance: Lavaca NA



Potential Neighborhood Weekend Market venue

Lead Partner:

Lavaca NA

Partnerships:

National information on markets, grocers, and vendors; Southtown Urban Main Street

Timeline:

Immediate (Under 1 Year)

Funding:

none required



Neighborhood Farmer's Market produce

1.3.5 Conduct survey of neighborhood grocery and vending needs, in order to target farmer's market/green grocer vendors for participation in neighborhood market events.

Lead Partner:
Lavaca NA

Partnerships:
Southtown, Presa Real

Timeline:
Short (1-3 years)

Funding:
none required

1.3.6 Work with potential small business incubators at desired Burnet Technology Center (*see Objective 1.6*). Develop venues for small business proprietors. Explore social service support opportunities for proprietors.

Lead Partner:
Lavaca NA

Partnerships:
COSA (Economic Development Dept., Community Initiatives Dept.), SAISD, Welfare to Work programs

Timeline:
Mid (3-5 Years)

Funding:
Lavaca NA, Small business grants
COSA Community Initiatives

- *There exists a need for small business opportunities without excessive start-up capital.*
- *There exists a need for social service support of potential proprietors, such as mentoring, child care, skills training, financial literacy, business courses, etc.*

Objective 1.4: Walking Tours

Develop neighborhood historical iconography and landscaping programs.

Action Steps:

1.4.1 Collect available research on Lavaca history and folklore, and how it relates to the city of San Antonio and the state of Texas, and develop an iconography system that is based upon notable facts and lore.

Lead Partner:
Lavaca NA

Partnerships:
COSA (Planning-HPO, CVB-Visitors Information Center), local schools, businesses, property owners, UTSA (Inst. of Texan Cultures), SA Conservation Society, local preservation organizations, Southtown

Timeline:
Short (1-3 Years)

Funding:
Cultural Arts/Humanities Grants

- *The Lavaca neighborhood is one of the oldest intact neighborhoods in San Antonio. Much research and folklore currently exists.*

- *Multi-generational interaction can be encouraged through oral histories of long time residents, and through the development of the icons by youth, assisted by local artisans.*

1.4.2 Work with local artists in the community to develop descriptive historical markers referencing neighborhood histories. Translate histories into public art pieces (figurative statuary, sculpture), for placement throughout the neighborhood.

- *There is a history of strong artisan presence and cultural programming in the neighborhood.*

1.4.3 Work with residential and commercial property owners to identify potential landscaping schemes for individual properties.

- *The Lavaca neighborhood currently has many residential and commercial property owners who take pride in landscaping their properties.*
- *There are planned sidewalk improvement projects that should be coordinated with landscaping efforts.*
- *There are many existing and potential open space/pocket park developments within the neighborhood in need of beautification.*
- *The Lavaca neighborhood is a winner of the 2000 SAWS Neighborhood Xeriscape Award, and therefore, has many good examples of low maintenance landscaping.*

Lead Partner:
Lavaca NA

Partnerships:
Nat'l Endowment for the Arts, COSA Cultural Affairs Dept., Local Schools, Local artists, UTSA Institute Of Texan Cultures, Southtown Urban Main Street Program

Timeline:
Mid (1-3 Years)

Funding:
Historic Pres./Humanities Grants

Lead Partner:
Lavaca NA

Partnerships:
COSA Public Works, Property owners, Master Gardeners, SAWS, Metropolitan Planning Organization

Timeline:
Mid (1-3 Years)

Funding:
Open Space, Landscaping Grants, SAWS



Example of landscaping for residential properties



Future site of Firefighting Museum

1.4.4 Develop walking tours and accompanying brochures to be displayed in Lavaca Visitor's Center and future Firefighting Museum (see Objective 7.1), highlighting the neighborhood's proximity to downtown, neighborhood iconography, places of interest, public art, landscaping/open space & pocket parks.

Work with media to encourage marketing of Lavaca resources within proximity to CBD.

- *The Lavaca neighborhood is adjacent to the Central Business District and will serve as a pedestrian link to the Mission Trails.*
- *The Mission Trails Bike Trail project will follow S. Presa Street, and public art can enhance that which is currently planned along S. Alamo Street and Durango Blvd.*
- *There is one existing museum (TX Highway Patrol) and one planned museum (Firefighting) within neighborhood boundaries.*
- *The Lavaca Neighborhood is in close proximity to the Institute of Texan Cultures, Hemisphere, Convention Center and the Riverwalk.*

Lead Partner:

Lavaca NA

Partnerships:

TxDOT, COSA (CVB-Visitors Information Center), Metropolitan Planning Organization, Local Schools, Businesses, Property owners, Local artists, UTSA Institute Of Texan Cultures, Southtown Urban Main Street Program, Media sources (print, radio, television)

Timeline:

Mid (1-3 Years)

Funding:

COSA (Office of Cultural Affairs)

Objective 1.5: Intergenerational Community Exchange & Learning Center

Acquire the full or joint use of the 400 Labor Street San Antonio Housing Authority (SAHA) building for a multi-faceted, intergenerational, community learning and activity center.

Action Steps:

1.5.1 Determine current use of SAHA building at 400 Labor Street. Explore full or joint use of building with SAHA, as a community center.

- *The community center should be available for all Lavaca vicinity residents.*

1.5.2 Work with developers of former Victoria Courts site to develop quality programming for the existing Community Center. Explore possibility of formal reading room and COSA Library branch or Bookmobile service.

- *Existing programs operated in the center should be coordinated with future programming needs to provide efficient, quality programs.*
- *Multi-generational instructional (continuing education, arts, sports activities, after-school programs, ESL, Young at Heart, etc.) should be accommodated within center.*

1.5.3 Explore COSA and alternative sources for potential capital improvement funding and acquisition potential.

Lead Partner:
Lavaca NA

Partnerships:
SAHA (Asset Mgmt.), COSA (Asset Mgmt., Comm. Initiatives), Victoria Courts Developer (Lifshutz Companies), Positive Beginnings, Inc.

Timeline:
Mid (1-3 Years)

Funding:
COSA (Parks & Recreation Dept, Community Initiatives), Community Dev. Grants

Lead Partner:
Lavaca NA, Positive Beginnings, Victoria Courts Developer (Lifshutz Companies)

Partnerships:
SAHA (Asset Mgmt.), COSA (Parks & Rec., Asset Mgmt., Library, Comm. Initiatives, Econ. Dev.), Victoria Cts. Developer (Lifshutz Companies), Southtown Urban Mainstreet Program, YM/WCA, Positive Beginnings, Inc.

Timeline:
Mid (3-5 Years)

Funding:
COSA (Parks & Recreation, Community Initiatives), Grants

Lead Partner:
Lavaca NA

Partnerships:
Santonio Housing Authority Asset Mgmt., COSA (Parks & Rec., Asset Mgmt.), Victoria Courts Developer (Lifshutz Companies), Southtown Urban



Existing San Antonio Housing Authority Building at 400 Labor St.

1.5.4 Survey existing community programs and sites within close proximity of the Lavaca neighborhood, to determine most efficient means of marketing existing programs or adding new programs to neighborhood resource base.

Mainstreet Program

Timeline:
Mid (3-5 Years)

Funding:
COSA (Parks & Recreation Dept., Community Initiatives), SAHA, Grants

Lead Partner:
Lavaca NA

Partnerships:
SAISD, COSA Community Initiatives, Positive Beginnings, Inc.

Timeline:
Mid (1-3 Years)

Funding:
COSA (Parks & Recreation Dept., Community Initiatives Dept.)

Objective 1.6: 21st Century Resource/Technology Center

Acquire SAISD structure (Burnet/Herff Elementary School) to house high-tech resource and business center.

Action Steps:

1.6.1 Determine future SAISD use of Burnet Elementary School and playground, beyond School Year 2001-2002. Explore COSA lease, purchase or land swap agreements with SAISD or SAHA to establish high-tech resource/technology center.

- *The technology center should function as a place of instruction, learning and practice for all San Antonio residents (i.e., GED, non-profit and "think tanks").*
- *Open space on property should be preserved to accommodate child and adult development and care activities.*

Lead Partner:
Lavaca NA

Partnerships:
SAISD, COSA (Parks & Recreation Dept., Asset Mgmt., Library, Community Initiatives), Southtown Urban Mainstreet Program, UTSA, Positive Beginnings, Inc., ACCD, Corporate and other technology companies, other non-profits

Timeline:
Mid (1-3 Years)

Funding: COSA (Parks & Recreation Dept, Community Initiatives., Asset Mgmt), Grants, Donations



Burnet Elementary School

1.6.2 Explore existing technology and youth development programs within higher education institutions, corporations and non-profits to determine logical means of partnership opportunities.

Lead Partner:

Lavaca NA

Partnerships:

SAISD, COSA (Community Initiatives, Economic Development), Southtown Urban Main Street Program, UTSA, Positive Beginnings, Inc., ACCD, Corporate Technology Companies

Timeline:

Mid (1-3 Years)

Funding:

COSA (Parks & Recreation Dept., Community Initiatives Dept.), Grants, Donations

1.6.3 Explore corporate and foundation funding for programming and instruction, and equipment donation for community center.

- *Business, arts and technology instruction should be incorporated with practical application small business and non-profit incubator settings.*

Lead Partner: Lavaca NA

Partnerships:

SAISD, COSA (Library, Community Initiatives, Economic Development), SBA, Southtown Urban Main Street Program, UTSA, Positive Beginnings, Inc., ACCD, Technology companies

Timeline:

Mid (3-5 Years)

Funding:

COSA (Parks & Recreation Dept, Community Initiatives, Asset Management), Grants, Donations

Objective 1.7: #7 Fire Station Building & Vicinity

Monitor relocation and design issues for new station, and assist in planning for improvements, marketing plan and parking issues for future Firefighting Museum.



Fire Station No. 7 located at S. Alamo St. and Durango Blvd.

Action Steps:

1.7.1 Contact COSA Fire Department to:

- 1) Determine #7 Station relocation plans,
- 2) Work with community, COSA (Planning, NAD) and Southtown to review station design standards, prior to contract let, and
- 3) Work with community to develop programming, marketing plan (*highlighting museum as neighborhood anchor*) and parking plan for the future Firefighting Museum.

- *Fire Station #7 (S. Alamo St. @ Durango Blvd) is scheduled for relocation to the S. St. Mary's/S. Presa St. corridors.*
- *Plans for the use of the existing station have noted a Firefighting Museum. The location of the existing station is ideal to serve as a visual icon and link between downtown and Lavaca. Parking requirements for the future Museum use may adversely affect the surrounding residential areas.*
- *Urban scale design standards are being developed for the S. St. Mary's and S. Presa Street corridors.*

Lead Partner:

Lavaca NA

Partnerships:

COSA (Fire Dept., Public Works, Asset Management), Southtown Urban Main Street Program

Timeline:

Short - Mid (1-3 years)

Funding:

None required

1.7.2 Work with SAISD to determine parking needs at SAISD headquarters building, located adjacent to existing #7 Fire Station.

- *On-street parking at the current #7 location, which is adjacent to the SAISD headquarters building, is a concern.*

Lead Partner:
Lavaca NA, SAISD

Partnerships:
COSA (Fire Dept., Public Works Dept., Building Inspections Dept.), Southtown Urban Main Street Program

Timeline:
Mid (1-3 years)

Funding:
None required

1.7.3 Work with COSA Department Directors that contract construction companies to determine parking needs and accommodations for employees of construction companies.

- *The expansive use of residential streets for long-term parking of COSA contracted construction company employees is concern.*

Lead Partner:
Lavaca NA

Partnerships:
COSA (Public Works Dept.), City Public Service, San Antonio Water System

Timeline:
Immediate (Under 1 Year)

Funding:
None required

1.7.4 Work with COSA Fire Department to determine whether a small office could be constructed within the confines of the new fire station to accommodate a SAFFE officer while servicing the Lavaca Neighborhood.

- *The need for a more immediate presence of the SAPD exists.*

(Note: The SAPD has planned for existing substation expansion @ 4000sf/ea. The Lavaca Neighborhood would continue to be served out of the Central Substation at 515 Frio Street.)

Lead Partner:
Lavaca NA

Partnerships:
COSA (Fire Dept., Police Dept.)

Timeline:
Mid (3-5 years)

Funding:
No additional funding to SAFD station development

Goal 2: COMMUNITY APPEARANCE:

Provide safe and attractive streetscapes that reflect the historic conditions of the neighborhood.

Objective 2.1: Improve overall appearance of neighborhood

Empower property owners with information to work with City agencies and other organizations to initiate neighborhood clean-up programs, enforce code compliance penalties, and offer information on rehabilitation.



Example code compliance problem in the neighborhood



Example code compliance problem in the neighborhood



Example code compliance problem in the neighborhood

Action Steps:

2.1.1 Address Code Compliance issues through education and Lavaca Code Compliance Officer, specifically, the following violations/locations:

- 1) Large scale alley dumping
 - a) examine each alley in neighborhood
 - b) provide regular alley clean up
- 2) Litter – Devine street.
- 3) Building conditions throughout neighborhood that do not meet minimum building codes, e.g., NW corner—Sadie/Labor Sts.
- 4) Graffiti – throughout neighborhood, e.g., Carolina/Labor Sts. – Eagle's Nest Cafe
- 5) Front yard parking.
- 6) Overgrown vacant lots.
- 7) Overflowing restaurant grease traps.

2.1.2 Address lack of Code Compliance enforcement for the following violations:

- 1) Illegal dumping on Sadie St. alley
- 2) Height of front yard fencing
- 3) Graffiti
- 4) Building code violations
- 5) Businesses operating without Certificate of Occupancy

Lead Partner:

Lavaca NA

Partnerships:

COSA (Code Compliance, Police Dept.)

Timeline:

Immediate (Under 1 Year)

Funding:

None required

Lead Partner:

Lavaca NA

Partnerships:

COSA (Code Compliance, District 1 City Council Office, City Attorney's Office)

Timeline:

Immediate (Under 1 Year)

Funding:

None required

2.1.3 Work with various entities to address security of neighborhood and vicinity:

- 1) Address lighting issues throughout neighborhood
 - a) streets,
 - b) alleys,
 - c) Martinez St. traffic island,
 - d) Proposed Firefighting Museum at SAFD Station #7
- 2) Perform lighting surveys
- 3) One-way signs for Florida & Carolina Sts. at Staffel & Boerne Sts.
- 4) Address security of interim open space created by demolition of Victoria Courts

Lead Partner:
Lavaca NA

Partnerships:
COSA (Public Works, Police Department), Southtown Urban Main Street Program, SAHA

Timeline:
Short (1-3 Years)

Funding:
None required

2.1.4 Work with Presa Real and COSA Neighborhood Action Department to effect Neighborhood Sweep through application process. Continue long term efforts of Sweep process through the education of neighbors.

Lead Partner:
Lavaca NA

Partnerships:
COSA Neighborhood Action Dept., Presa Real

Timeline:
Immediate (Under 1 Year)

Funding:
None required

2.1.5 Work with SAPD, Community Initiatives and other non-profits to help identify, relocate and rehabilitate homeless and vagrant populations.

Lead Partner:
Lavaca NA

Partnerships:
COSA (Police Dept., Community Initiatives), Non-profit organizations

Timeline:
Mid (3-5 yrs)

Funding:
None required



Poor lighting found conditions throughout neighborhood

2.1.6 Develop building rehabilitation education system for property owners by:

- 1) outlining cost effective ways to achieve a positive neighborhood aesthetic, such as:
 - a) alternatives to chain link fencing
 - b) roofing, siding materials
- 2) distributing copies of the Lavaca Neighborhood Design Guidelines, accompanied by letter of explanation, to all Lavaca property owners

Lead Partner:
Lavaca NA

Partnerships:
COSA (Planning-HPO, Neighborhoods & Urban Design, Neighborhood Action Dept., Housing & Community Development Dept.)

Timeline:
Short (1-3 yrs)

Funding:
None required

2.1.7 Investigate procedures for removing street barricades from all public right-of-way when not in use.

- *A barricade system currently exists to eliminate through traffic access in the neighborhood during Alamodome and HemisFair events.*
- *Barricades are also used while neighborhood street construction is in operation.*
- *The unsightly barricades are placed on adjacent right-of-way when not in use, or for long term storage, and have a detrimental affect on the aesthetic character of the neighborhood.*

Lead Partner:
Lavaca NA

Partnerships:
COSA (Public Works, Police Dept.), TxDOT

Timeline:
Immediate (Under 1 Year)

Funding:
None required

Action Steps:

Goal 3: SAFETY:

Provide a neighborhood environment that is safe for school age pedestrians, and free from environmental nuisances.

Objective 3.1: Children's Crossings

Develop safe pedestrian crossings for Brackenridge High, Page Middle and Bonham Elementary School students.

3.1.1 Perform safety pedestrian/vehicular safety analysis for area surrounding Florida Street, Carolina Street at IH-37, Labor Street, and S. Presa Street, by addressing the following:

Lead Partner:
Lavaca NA

Partnerships:
COSA (Public Works, Police Dept.), TxDOT

Timeline:
Immediate (Under 1 Year)

Funding:
COSA (Public Works)

3.1.2 Obtain information on property and right-of-way ownership of area surrounding railroad track, from S. Presa St., under IH-37 to Page Middle School, and research crime statistics for immediate area.

- *The track right-of-way is located such that a perimeter pedestrian loop could be created around Lavaca.*
- *The right-of-way is dangerous for children and aesthetically unpleasing.*

Lead Partner:
Lavaca NA

Partnerships:
SAISD, Union Pacific, COSA (Public Works, Police Dept.), TxDOT, Southtown Urban Main Street Program, Presa Real

Timeline:
Immediate (Under 1 Year)

Funding:
COSA (Public Works), Union Pacific Railroad

3.1.3 Work with SAISD, Brackenridge and Page Schools, and SAPD to develop plan for safe linear pedestrian parkway (either along obsolete track or other location) addressing existing operational track as barrier.

- *The railroad right-of-way set of tracks along the southern boundary of Lavaca currently serves as an unsafe pedestrian path for students travelling to/from Page Middle School and Brackenridge High School.*
- *One of the tracks is obsolete.*

Lead Partner:
Lavaca NA

Partnerships:
SAISD, Union Pacific Railroad, COSA (Public Works, Police Dept.), Southtown Urban Main Street Program, Presa Real

Timeline:
Short (1-3 Years)

Funding:
COSA (Public Works), Union Pacific Railroad, Rails To Trails, TEA-21 Enhancements



Existing conditions along Union Pacific Railroad



Existing conditions along Union Pacific Railroad

3.1.4 Research current SAISD school bus and VIA safety standards for loading/disembarking along:

- 1) Florida Street
In the early morning hours at IH-37, there exists a combination of speeding traffic along Florida and Carolina Streets, as well as truck fleets queuing along the IH-37 frontage road and Florida Street, to fuel their gas tanks. This creates a physical barrier for children who are walking to and from Page and Brackenridge schools.
- 2) Labor Street
At Labor Street, children disembark along the north side of Florida, which requires them to cross Florida Street with high speeds of oncoming traffic during the morning hours.

Lead Partner:
Lavaca NA

Partnerships:
SAISD, COSA Police Dept, Property Owners

Timeline:
Immediate (Under 1 Year)

Funding:
No funds required

3.1.5 Work with Southtown and Presa Real to address:

- 1) Pedestrian plan along railroad right-of-way,
- 2) Potential acquisition of property along existing railroad right-of-way for commercial activity space and pedestrian path.

Lead Partner:
Lavaca NA

Partnerships:
COSA (Neighborhood Action Dept., Asset Management Dept.), Southtown Urban Main Street Program, Presa Real, Union Pacific Railroad

Timeline:
Short (1-3 yrs)

Funding:
COSA, Union Pacific Railroad

3.1.6 Explore possibility of working with Union Pacific to obtain train car for small-scale commercial use (refreshment stand, etc.) to provide activity area along railroad right-of-way.

Lead Partner:
Lavaca NA

Partnerships:
Union Pacific Railroad

Timeline:
Short (1-3 yrs)

Funding:
COSA, Union Pacific Railroad

3.1.7 Work with SAISD and Mission Trails development to establish safe school crossings along both sides of S. St. Mary's St. at Bonham Elem., for children in school buses and private vehicles, addressing child off-loading measures and promotion of safety flashers.

Note: The school zone around Bonham Elementary School is scheduled to receive flashing beacons with the S. St. Mary's St. reconstruction project.

Lead Partner:

Lavaca NA

Partnerships:

SAISD (Central Office, Bonham Elem.), COSA (Public Works Dept., SAPD), Metropolitan Planning Organization, TxDOT, Southtown Urban Main Street Program, Coastal Datafleet

Timeline:

Immediate (Under 1 Year)

Funding:

Metropolitan Planning Organization, TxDOT

Objective 3.2: Environmental Nuisances

Encourage appropriate regulatory authority monitor and ensure abatement of environmental nuisances within neighborhood.

Action Steps:

3.2.1 Research and obtain specific environmental information on and pursue regulatory conformance through the appropriate agencies for:

Fuels, Chemicals:

- 1) Fueling Station at IH-37 between Florida & Carolina Sts.
 - a) Code compliance (Certificates of Occupancy)
 - b) National, State, Local conformance standards
 - c) Examination of fuel runoff, vent stack issues
- 2) Uniform Cleaning plant between S. St. Mary's & S. Presa Sts.
 - a) National, State, Local conformance standards, regarding cleaning chemicals (*use, disposal*)
 - b) Seepage
 - c) Air quality
- 3) Gas Station @ Presa/Vance Streets
 - a) National, State, Local conformance standards
 - b) Examination of fuel runoff issues

Lead Partner:

Lavaca NA

Partnerships:

COSA (Building Inspections Dept., Fire Dept., Public Works-Environmental Services, Neighborhood Action Dept, Texas Natural Resources Conservation Commission (TNRCC), Environmental Protection Agency (EPA), Property Owners

Timeline:

Immediate (Under 1 Year)

Funding:

None required



Unmanned fueling station on Florida/Carolina Sts. at IH-37

- 4) Area Eating Establishments
 - a) Ensure proper disposal of cleaning materials and grease trap contents

3.2.2 Noise

Research, identify and determine appropriate agencies to address buffering solutions for issues associated with a) IH-37 noise, and b) running motor bus and truck noise from the Florida/ Carolina Streets 24 hour fueling station.

Lead Partner:

Lavaca NA

Partnerships:

COSA (Building Inspections Dept., Fire Dept.), TxDOT, TNRCC, Property Owners, Union Pacific Railroad

Timeline:

Immediate (Under 1 Year)

Funding:

None required

3.2.3 Railroad Safety Concerns:

Research appropriate agencies to address conformance to railroad safety and noise regulations, and requirements for railroad crossing arms.

Lead Partner:

Lavaca NA

Partnerships:

COSA (Traffic Eng.), Union Pacific Railroad, Property Owners, Southtown Urban Mainstreet Program, TxDOT, Federal Railroad Administration

Timeline:

Short (1-3 Yrs)

Funding:

None required

3.2.4 Victoria Courts:

At the former site of Victoria Courts, work with SAHA to research and pursue opportunities to eliminate:

- 1) increased rodent population in Lavaca, due to Victoria Courts demolition;
- 2) stray cat packs;
- 3) vicious dog packs;
- 4) demolition dust;
- 5) tree destruction.

Lead Partner:

Lavaca NA

Partnerships:

COSA (Building Inspections Dept., Metropolitan Health Dept.), TNRCC, EPA, TxDOT, Property Owners, Union Pacific, Southtown Urban Mainstreet Program, San Antonio Housing Authority, Positive Beginnings, Inc.

Timeline:

Immediate (Under 1 Year)

Funding:

None required



Former Victoria Courts demolitions

Goal 4: NEIGHBORHOOD RELATIONSHIPS:

Improve the neighborhood relationships and level of participation of residents, businesses, and community organizations.

Objective 4.1: Community Participation and Interaction

Encourage participation and improve interaction in community activities among neighborhood churches, organizations and clubs.

Action Steps:

4.1.1 Continue distribution of neighborhood information and/or newsletter to all community organizations, clubs and churches.

Lead Partner:
Lavaca NA

Partnerships:
Southtown Urban Main Street Program, Neighborhood Churches, United Way, Presa Real, Neighborhood Organizations, SAHA

Timeline:
Short (1-3 years)

Funding:
Lavaca NA

4.1.2 Improve communication among new community residents and the Lavaca, King William, Southtown, Presa Real and other service organizations.

Lead Partner:
Lavaca NA

Partnerships:
Southtown Urban Main Street Program, King William, Presa Real, United Way, SAHA, Local Realty Community

Timeline:
Short (1-3 years)

Funding:
None required