
PLAN SUMMARY

The Lavaca Neighborhood Plan is divided into five major sections, each addressing specific community concerns that were identified by the community at the First and Second Public Meetings, as well as the Kitchen Table Discussions held at volunteer residents' homes (See Appendices, Meeting Schedules, pg. A-6) . These explicit concerns were documented as strengths, weaknesses, opportunities and threats to the neighborhood. These Strengths, Weaknesses, Opportunities and Threats (SWOT's) were then identified in a graphic map form to show geographically the locations and extent of the neighborhood's concerns and issues (See Strengths, Weaknesses, Opportunities and Threats Map, pg. 15). The SWOT's were then segregated into four distinct categories: *Heart of the Neighborhood*, *Getting Around Town and Rebuilding Our Infrastructure*, *Places Where We Play, Gather and Learn*, and *Victoria Courts Redevelopment*. The SWOT's served as guide for discussion and devising goals, objectives and action steps for the Lavaca Neighborhood Plan

The *Heart of the Neighborhood* section focuses directly on neighborhood housing issues and economic development along S. St Mary's St. and S. Presa Street. Residents' primary concerns with housing in the area centered on conservation of the historic character ranging from regulating in-fill development to finding methods of bringing code compliance problems to the forefront. The section also covers the desired future land use for the planning area. Together with businesses and representatives from Southtown Urban Main Street Program and Presa Real, residents devised several strategies to promote continued business growth and reinvestment in S. Presa Street and S. St. Mary's Street.

The *Getting Around Town and Rebuilding Our Infrastructure* section of the plan addresses transportation networks, transportation needs and problems, as well as the improvement of the neighborhood's infrastructure. Street, sidewalk and drainage deficiencies were high on the list of priorities for the entire neighborhood. Building on the existing transportation networks was also cited as a major initiative to be undertaken by the neighborhood.

Developing parks, creating new educational opportunities and improving overall appearance and safety throughout the neighborhood is discussed in the *Places Where We Play, Gather and Learn*. Exploration of the future use of Herff (formerly Burnet) Elementary School and devel-

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oping park space within the neighborhood were key issues addressed in this section.

As discussed earlier, the timing of this planning effort was extraordinarily opportune as it coincided with the redevelopment of the former Victoria Courts site. During the process, Lavaca residents, architects and the site developer were able to begin formulating design concepts that all agreed would integrate well with the existing character of the neighborhood, as well as help create well-designed mixed-income, mixed density housing in the neighborhood. The *Victoria Courts Redevelopment* section is more of a narrative of desired features in street layout and design, building-street relationships and open space dedication. Through the meeting process, all sides agreed that an oversight committee should be formed to continue discussions on building design and function as the project progresses.

The following text is a brief synopsis of the goals and objectives of the Lavaca Neighborhood Plan:

Heart of the Neighborhood

Goal 1: Economic Development

Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.

Objective 1.1: Small Business Development

Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstatement of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.

Objective 1.2: Neighborhood Supermarket

Explore potential for attracting a new neighborhood supermarket *or* redevelopment / improvement of the existing grocery store.

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Goal 2: Housing

Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

Objective 2.1: Housing Character

Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.

Objective 2.2: Housing Improvement/Maintenance

Improve the quality of the existing neighborhood housing stock by encouraging property owners to maintain and upgrade residential structures and properties.

Getting Around Town and Rebuilding Our Infrastructure

Goal 1: Multi-Modal Transportation System

Work with the City of San Antonio and local transportation providers to ensure a balance between automobile traffic, originating both inside and outside of the neighborhood, while increasing the level of safety and accessibility for pedestrians, bicyclists, and transit riders.

Objective 1.1: Bicycle and Pedestrian Network

Develop a system of bicycle paths that connect the neighborhood to nearby destinations, such as HemisFair Plaza, the Mission Trail, downtown, and the San Antonio River, while also enhancing the aesthetics and safety of existing pedestrian corridors.

Objective 1.2: Transit

Enhance public transit options to increase safety and/or maximize community residents' accessibility/usage.

Objective 1.3: Automobile Traffic

Maximize traffic flow efficiency, through a reduction in the volume of speeding and cut-through traffic, while increasing the safety of neighborhood residents.

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Objective 1.4: Interstate Highway 37

Explore ways to limit neighborhood impact created by IH-37 traffic.

Objective 1.5: Noise Abatement

Investigate ways to mitigate traffic (highway, commercial truck, and railroad) noise that impacts the neighborhood.

Objective 1.6: Parking

Investigate ways to mitigate parking problems generated by residents, visitors, and local employers.

Goal 2: Address Insufficient Infrastructure

Enhance and/or preserve the character and safety of the Lavaca neighborhood, through the neighborhood-wide, aesthetically appealing reconstruction of street, sidewalk, and drainage systems.

Objective 2.1: Infrastructure reconstruction and collateral damage repair

Objective 2.2: Establish priorities for street reconstruction, sidewalks, lighting, and drainage.

Objective 2.3: Aesthetics/Streetscaping

Improve the neighborhood's appearance by preserving green space, by maintaining public and private areas along streets, and by adding physical enhancements that are in accordance with the existing character of the neighborhood.

Places Where We Play, Gather and Learn

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.

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Objective 1.1: Lavaca Neighborhood Office & Visitors Center

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

Objective 1.2: Park Development

Develop park and open space in Lavaca.

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

Develop weekend and/or special event marketplace.

Objective 1.4: Walking Tours

Develop neighborhood historical iconography and landscaping programs.

Objective 1.5: Intergenerational Community Exchange & Learning Center

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

Objective 1.6: 21st Century Resource/Technology Center

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

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.

Goal 2: COMMUNITY APPEARANCE:

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

Objective 2.1: Improve neighborhood overall appearance

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.

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Goal 3: SAFETY:

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

Objective 3.1: Children's Crossings

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

Objective 3.2: Environmental Nuisances

Monitor existing environmental nuisances within neighborhood.

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.

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