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THE MAHNCKE PARK NEIGHBORHOOD ASSOCIATION IN PARTNERSHIP WITH THE CITY OF SAN ANTONIO PLANNING DEPARTMENT DEVELOPED THE MAHNCKE PARK NEIGHBORHOOD PLAN – AN ACTION PLAN FOR THE FUTURE.

EXECUTIVE SUMMARY

NEIGHBORHOOD BASED PLANNING

Developed by neighbors, businesses, community organizations, schools and other interested groups, the Mahncke Park Neighborhood Plan represents an update to the original plan adopted in 1983 by the San Antonio City Council as a component of the Master Plan. The plan utilizes a strategic planning methodology that focuses on specific issues and action plans which follow the guidelines set out in the Community Building and Neighborhood Planning Program which was approved by City Council in October 1998.

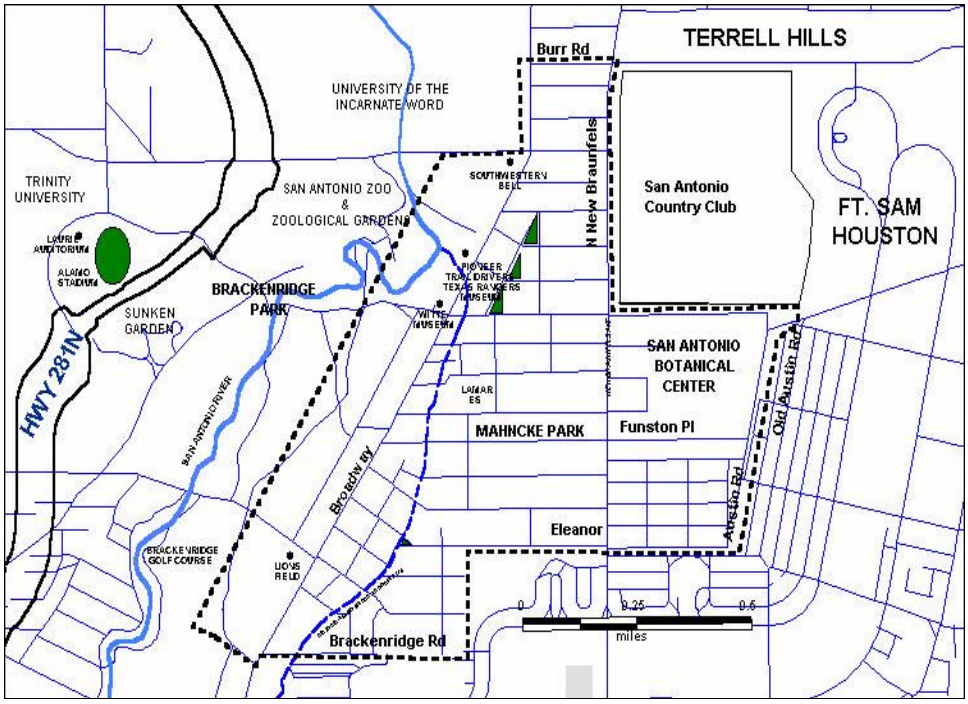
The Mahncke Park Neighborhood Association had been working informally to update the 1983 plan. In August 2000, the neighborhood association partnered with the City in the Community Building and Neighborhood Planning Program. Public meetings were held in September 2000, October 2000, and July 2001 to identify issues and review the plan's progress. Citizen work groups met in October, November, and December 2000, and in January and February 2001, to formulate the action strategies. On February 13, 2001, a business and commercial property owners outreach meeting was hosted by the Witte Museum to review and provide comment on the draft plan. Community outreach included flyers distributed by planning team members to local businesses, Lamar Elementary School students and teachers. Bilingual meeting notices and a neighborhood survey were mailed to all property owners. Posters were displayed at local businesses. News coverage was provided by the San Antonio Express News and local radio and television stations, including a Spanish language talk show.

PLANNING AREA CHARACTERISTICS

An early 20th century streetcar suburb, Mahncke Park Neighborhood developed adjacent to the Broadway streetcar line and Brackenridge Park. The neighborhood's rich urban tapestry dates more than 280 years and was shaped by a historical backdrop of 18th century Spanish pasture lands, a 19th century U.S. military fort, a Catholic college, an expansive park, and public museums (see "Historical Sketch" in the Appendix).

The 445 acre planning area is bound by Burr Road on the north, N. New Braunfels and Old Austin Road on the east, Eleanor and Brackenridge Road on the south and Avenue B and Broadway on the west. The area is geographically circumscribed by Fort Sam Houston, Brackenridge Park, the University of the Incarnate Word, the cities of Alamo Heights and Terrell Hills, the San Antonio Country Club, and the San Antonio Botanical Gardens. Additionally, the Federal Emergency Management Agency (FEMA) 500 year flood plain encompasses a small westerly portion of the planning area. The original street grid and the early to mid 20th century housing stock are well preserved. The backbone of the neighborhood is the Broadway commercial corridor, which has maintained its economic vitality; however, the expansion of the corridor has led to concerns by residents about the type and appearance of businesses and the expansion of certain commercial land uses into peripheral residential areas. Bountiful parkland with cultural institutions provide both recreational and educational opportunities for all ages. A significant archaeological feature, the 18th century Spanish acequia, or irrigation ditch, parallels Broadway. Moreover, the combination of mature trees, human scale development and an adjacent commercial area establishes a pedestrian-friendly environment.

Mahncke Park Planning Area



The demographic characteristics of the planning area have exhibited notable changes in the decade from 1980 to 1990. Most apparent was a decline in population by 15% from 4,033 to 3,408. The median age increased by 20% to 32.9 years compared to 29.8 years citywide. Owner occupied households increased by 22%, compared to an increase of 13% citywide. The average household income in 1990 was $25,900, higher than the city average of $23,584. After review of the current demographic estimates and projections provided by the Planning Department, the neighborhood has decided to rely on the 2000 U.S. Census data when it becomes available to analyze recent trends.

MASTER PLAN COMPONENT

After a review by city departments and a final community meeting, the Mahncke Park Neighborhood Plan will be forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the plan was inclusive, consistent with city policies, and an accurate reflection of the neighborhood's values. Upon the recommendation by the Planning Commission, the plan is considered by the City of San Antonio City Council for adoption as a component of the City's Comprehensive Master Plan. City departments, boards and commissions use the approved plan as a guide for decision-making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report that is provided to City Council as part of the budget process.

The Mahncke Park Neighborhood Plan is consistent with the *1997 Master Plan*, *the 1978 Major Thoroughfare Plan*, the *1998 CRAG Final Report* and the *2000 CRAG Report*, and the 1997 *Westfort Alliance Neighborhood Plan*, which borders the planning area on the south. The plan supports the following *Master Plan* Goal:

> *Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and Neighborhood Plans.*

PLAN CONTENTS

The plan document details the neighborhood based strategic planning process utilized to develop the Mahncke Park Neighborhood Plan. Neighborhood strengths, weaknesses, opportunities and threats (SWOTs) were identified by neighborhood members in two public meetings. These are summarized in the SWOTs map which follows this section. The plan document includes several planning elements, or chapters: 1) Current Land Use, 2) Land Use Plan, 3) Neighborhood Development, 4) Transportation/ Infrastructure, 5) Community Facilities/Quality of Life, 6) Plan Implementation, and 7) Plan Evaluation. The elements detail the goals, objectives, action steps, timeline, proposed partnerships, proposed funding sources, and indicators formulated by neighborhood participants with the assistance of consulting experts. The appendices provide additional resource material to support the neighborhood plan.

Mahncke Park Neighborhood Plan
Executive Summary

MISSION STATEMENT

The purpose of the Mahncke Park Neighborhood Association is to preserve the character of our neighborhood in all of its historical, physical, cultural and social aspects. In doing so, the association recognizes that long term planning is needed to implement change, while respecting the history and character of Mahncke Park.

PLAN SUMMARY— GOALS AND OBJECTIVES

NEIGHBORHOOD DEVELOPMENT

GOAL 1: HOUSING

Preserve and enhance the existing character of the neighborhood.

Objective 1.1: HOME OWNERSHIP
Encourage home ownership and owner occupancy of existing and new single and multi-family residences.

Objective 1.2: HOME IMPROVEMENT AND MAINTENANCE
Improve the quality and condition of housing in the neighborhood.

Objective 1.3: REHABILITATION
Encourage appropriate private sector, non-profit and public redevelopment and rehabilitation of deteriorated and vacant property in a manner that is responsive to neighborhood concerns.

Objective 1.4: DISCOURAGE INCOMPATIBLE DEVELOPMENT
Discourage the purchase and assembly of residential property for inappropriate speculative purposes.

Objective 1.5: HISTORIC PRESERVATION
Recognize and preserve individual properties of historic and cultural significance in the neighborhood.

GOAL 2: LAND USE AND URBAN DESIGN

Encourage the commercial development and redevelopment of Broadway with particular attention to: 1) the shopping and employment needs of neighborhood residents; and 2) a transition from commercial to residential uses which does not damage the character of the neighborhood.

Objective 2.1: NEIGHBORHOOD CONSERVATION DISTRICT
Implement a Neighborhood Conservation District (NCD) to establish appropriate design standards for both commercial and residential development.

Objective 2.2: URBAN DESIGN
Improve the appearance of commercial areas.

Objective 2.3 BUFFERS AND LANDSCAPING
Provide for attractive buffer zones between commercial and residential uses.

Objective 2.4 DESIGN ENHANCEMENTS
Facilitate the creation of public art within the neighborhood.

Objective 2.5: PARKING
Ensure optimum parking for business development and public use without diminishing the character of the neighborhood.

PLAN SUMMARY—
GOALS AND OBJECTIVES

NEIGHBORHOOD DEVELOPMENT

Objective 2.6: MIXED USE
Promote mixed use commercial development with an emphasis on the development of live/work units.

Objective 2.7: FORT SAM HOUSTON
Coordinate the future development of Fort Sam Houston with the Mahncke Park Neighborhood Plan.

GOAL 3: ECONOMIC DEVELOPMENT
Retain and strengthen businesses of the Broadway corridor to address the shopping and employment needs of neighborhood residents and to provide for a transition from commercial to residential uses that enhances the character of the neighborhood.

Objective 3.1: NEIGHBORHOOD COMMERCIAL REVITALIZATION
Participate in the Neighborhood Commercial Revitalization (NCR) Program to promote business development.

TRANSPORTATION AND INFRASTRUCTURE

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM
Create a safe and attractive transportation system for motorists, pedestrians, bicyclists, and VIA riders compatible with the neighborhood's traditional development style.

Objective 4.1: PEDESTRIAN NETWORK
Expand and enhance the pedestrian circulation system to make it safe and continuous to multiple destinations.

Objective 4.2: STREETSCAPE
Maintain and promote Mahncke Park's traditional neighborhood development style.

Objective 4.3: BICYCLE NETWORK
Create a continuous bicycle network within the Mahncke Park Neighborhood that links the neighborhood to other facilities.

Objective 4.4: MASS TRANSIT – APPEARANCE AND CONVENIENCE
Coordinate with VIA Metropolitan Transit to promote an attractive and easy to use transportation system.

Objective 4.5: PARKING
Enhance safety of neighborhood streets and protect the neighborhood's traditional development style by addressing problems with on- and off-street parking.

Objective 4.6: STREET DRAINAGE
Assess storm water management and determine appropriate mitigation to eliminate standing water and improve safety near drainage facilities.

Objective 4.7: INFRASTRUCTURE
Improve communication on public improvements with the neighborhood residents and businesses.

PLAN SUMMARY

GOAL 5: TRAFFIC AND SAFETY

Protect the safety of local travel by improving key streets and intersections in Mahncke Park.

Objective 5.1 TRAFFIC CIRCULATON
Provide improvements to neighborhood streets and implement measures to improve traffic circulation.

Objective 5.2: SPEED AND ACCIDENT CONTROL
Provide for traffic management strategies including traffic calming and intersection enhancements, to ensure neighborhood safety.

COMMUNITY FACILITIES AND QUALITY OF LIFE

GOAL 6: SAFETY

Increase safety levels within the neighborhood.

Objective 6.1: ANIMAL CARE
Decrease the number of stray animals on neighborhood streets.

Objective 6.2: CRIME PREVENTION
Decrease overall crime levels within the neighborhood and promote a feeling of security among residents, business owners and visitors to the neighborhood.

Objective 6.3: CODE COMPLIANCE
Clean up visible property and ensure timely enforcement of City Codes to improve the overall appearance and quality of life in the neighborhood.

GOAL 7: PUBLIC SPACE

Maintain and enhance park space.

Objective 7.1: MAHNCKE PARK
Maintain and upgrade conditions in Mahncke Park while continuing to protect its undeveloped nature.

Objective 7.2: NEIGHBORHOOD PARKS
Improve present maintenance of local pocket parks, also known as lawns, and other public green space, and achieve consensus on their function and design.

Objective 7.3: BRACKENRIDGE PARK
Support Brackenridge Park as a major amenity to the Mahncke Park Neighborhood.

GOAL 8: PUBLIC FACILITIES

Provide more community facilities and public amenities.

Objective 8.1: RECREATION CENTER
Seek establishment of recreational programs and facilities for youth, primarily, but also for adults within or near the neighborhood.

Objective 8.2: PLAYGROUND
Address the need for a playground in the southeastern portion of the Mahncke Park Neighborhood.

PLAN SUMMARY

COMMUNITY FACILITIES AND QUALITY OF LIFE

GOAL 9: EDUCATION

Make the neighborhood more attractive to families with children by supporting public and private schools in the neighborhood, particularly Lamar Elementary School, which serves the largest number of school age children in Mahncke Park.

Objective 9.1: QUALITY OF EDUCATION
Continue to monitor and support the quality of education at Lamar Elementary School.

Objective 9.2: COMMUNITY RELATIONS
Improve the relationship between Lamar Elementary School and the neighborhood.

Objective 9.3: OTHER EDUCATIONAL INSTITUTIONS
Be open to supporting daycare and private educational institutions within the boundaries of the neighborhood and adult educational programs available to neighborhood residents.

GOAL 10: QUALITY OF LIFE FOR ELDERLY ADULT RESIDENTS

Promote a healthy and safe living environment for those who desire to live in the neighborhood throughout their lives.

Objective 10.1: INDEPENDENT LIVING
Help residents to remain in their homes if they become less physical able.

Objective 10.2: HOUSING OPTIONS
Provide housing options for those that cannot or choose not to remain in single family homes yet desire to live in the Mahncke Park neighborhood.

PLAN IMPLEMENTATION

GOAL 11: PLAN IMPLEMENTATION

Work to implement the goals and objectives of the plan.

Objective 11.1 ACTION STRATEGIES
Organize, educate and encourage the neighborhood to support the concepts found in the Mahncke Park Neighborhood Plan.

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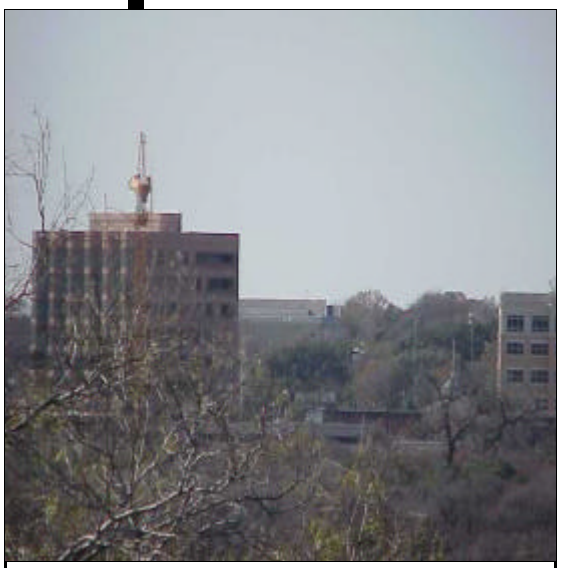
SWOTS MAP



CURRENT LAND USE

This chapter provides a summary of the existing land uses of the Mahncke Park Neighborhood. The existing land uses were identified according to the Bexar County Appraisal District Governor Codes and were field verified by volunteers and City of San Antonio Planning Department staff. Characteristics specific to the Mahncke Park Neighborhood have been noted in the description of existing land use categories in the following table.

CATEGORY	DESCRIPTION
VACANT	This category refers to small vacant tracts of land, usually five (5) acres or less, and usually platted. This category can have detached, accessory structures but cannot have any principal structures. Only a small amount of vacant properties are located in the neighborhood. Some of the vacant land may be a result of the demolition of substandard structures, and presents opportunities for infill development.
SINGLE FAMILY RESIDENTIAL	This category refers to single family homes on small tracts of land or platted lots. The majority of single family residential consists of older homes located north of Parland, with some duplexes scattered throughout the neighborhood. Many of the single family homes exhibit distinctive architectural styles and have been rehabilitated. Bungalows, small suburban homes of the early 20th century, are characterized by low pitched roofs and wide eaves, exposed rafter ends, and broad porches supported by massive piers. Mission Revival and Mediterranean style homes exhibit stucco walls and low pitched roofs, often topped by a parapet. Examples of Classical Revival and Four Square architecture with dominant symmetrical facades also are found in the neighborhood. Some single family residential infill development is occurring in the neighborhood, particularly on Elmhurst. The density for single family residential is 5 to 8 dwelling units per acre in the Mahncke Park Neighborhood, characteristic of low to medium density urban development.
DUPLEX	This category refers to a detached home designed for and occupied exclusively as the residence of not more than 2 families, each living as an independent housekeeping unit. Some duplexes are located in the predominantly single family area north of Mahncke Park.
MULTIFAMILY RESIDENTIAL	This category refers to residential improvements of three or more housing units. One large high rise apartment building is located on E. Hildebrand Avenue. The majority of multifamily residential uses consisting of fourplexes or greater and apartment buildings are located south of Funston. Most of these multifamily structures originally developed to serve as military housing for Fort Sam Houston personnel. Several modern (circa 1960) apartment buildings are located south of Ira. Density for multifamily residential is greater than 8 dwelling units per acre in the Mahncke Park Neighborhood, exhibiting a range of medium to high density development.

CATEGORY	DESCRIPTION
COMMERCIAL	This category refers to improved commercial properties with at least one (1) principal structure excluding 100% homesteads, multifamily and industrial manufacturing. Commercial uses are found predominantly along Broadway, Avenue B, E. Hildebrand Avenue, and Old Austin Road. The area north of E. Hildebrand exhibits mixed uses of commercial, single family and multifamily uses. A limited amount of rehabilitation and reuse of early to mid 20th century commercial structures is exhibited along Broadway. A specialty shopping and restaurant area called the Boardwalk on Broadway draws on the park's pastoral atmosphere. A small commercial node is located at the entrance of Fort Sam Houston on the northwest corner of N. New Braunfels and Eleanor. Two car dealerships are located on Broadway. Several motels, some of which were former tourist courts, are still in operation throughout the western part of the neighborhood.
PUBLIC/ INSTITUTIONAL	This category refers to public and institutional uses. The Witte Museum and the Pioneer Trail Drivers/Texas Rangers Museum are situated at the northwest corner Broadway and Pershing Avenue. Lamar Elementary School is centrally located in the neighborhood north of Mahncke Park. Some churches and private schools are found throughout the neighborhood. Fort Sam Houston is located directly south of the neighborhood, and the University of the Incarnate Word is located directly northwest of the neighborhood.
PARKS/ OPEN SPACE	This category refers to both public and private parks and open space. Mahncke Park is a 10-acre linear urban parkway that connects Brackenridge Park, a 344-acre community park on the west and the San Antonio Botanical Center, a 33-acre special park facility on the east. Lions Field, at the southwest corner of Mulberry and Broadway, functions as an adult community activity center and a playground. Five public pocket parks are found along Wesley Place, Old Austin Rd., and Catalpa. Property between Pinckney and Funston has been purchased by the San Antonio Botanical Society for expansion of the facility. A private golf course, operated by the San Antonio Country Club, is adjacent to the neighborhood.

PAGE RESERVED FOR
CURRENT LAND USE
MAP

LAND USE PLAN

The Land Use Plan builds on the goals and objectives of the Mahncke Park Neighborhood and identifies the preferred land development pattern. The Plan reflects, in general terms, the relationships that ensure compatible land uses. It serves as a policy guide for future development, and enables government officials to anticipate future public expenditures more effectively. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases and comprehensive rezoning initiatives. Furthermore, plans are provided to all City Departments and Proposed Partners to consult in developing future projects.

The location of different land uses is based on existing uses, community discussions and policies from the City's *Master Plan*. The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersection of streets other than local streets and along thoroughfares. Each land use classification is described in the following table.

CLASSIFICATION	DESCRIPTION
URBAN SINGLE FAMILY RESIDENTIAL	Urban Single Family Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Urban Single Family Residential areas are composed mainly of single family dwellings on small, individual lots. Exhibiting 5 to 8 dwelling units per acre, the density of this use ranges from low to medium. Detached and attached accessory dwelling units such as granny flats, "echo" homes (elder cottage housing opportunity), and garage apartments are allowed when an accessory use is located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot, and should reflect the appearance of the main structure. A limited number of duplexes, or detached houses designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit, is allowed in Urban Single Family Residential. In general, off-street parking facilities in Single Family Residential are discouraged. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.
URBAN MULTIFAMILY RESIDENTIAL	Urban Multifamily Residential includes small lot single family development, duplexes, triplexes, fourplexes, and townhomes. Exhibiting a medium density ranging from 9 to 14 dwelling unit per acre, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Urban Single Family Residential uses are found within this classification, and should be located in the center of the neighborhood, with Urban Multifamily Residential being located at the edges of the neighborhood.
COMPACT MULTIFAMILY RESIDENTIAL	Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums, exhibiting a high density that generally is greater than 14 dwelling units per acre. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.

CLASSIFICATION	DESCRIPTION
NEIGHBOHOOD COMMERCIAL	Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are gasoline service stations, convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone). No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. A limited number of mixed use, infill development zones having commercial on the first floor with residential or office above would be permissible on Broadway. This classification contrasts with Community Commercial that serves the larger community and promotes a broad range of commercial operations and services necessary for numerous neighborhoods of the city. (Note: No Community Commercial uses are in this plan.)
MIXED USE - Residential/ Office/ Commercial Special District	Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Neighborhood Commercial, and Residential categories as well as office buildings and hotels up to four (4) stories. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/ work units, small apartment buildings, townhomes, etc.) A special district should be implemented to provide design standards for Mixed Use development.

CLASSIFICATION	DESCRIPTION
PUBLIC/ INSTITUTIONAL	Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, private clubs and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.
PARKS/ OPEN SPACE	Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

PAGE RESERVED
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PLAN

NEIGHBORHOOD DEVELOPMENT

The Neighborhood Development Chapter provides goals, objectives and action steps pertaining to both residential and commercial development.

The plan calls for preserving the existing character of neighborhood housing through home ownership, home improvement and maintenance, rehabilitation, historic preservation, and discouraging incompatible development. The plan respects the diversity of housing types, while supporting new residential initiatives, including an increase in owner-occupancy and higher quality multifamily developments.

Economic development of the Broadway business corridor is encouraged through the establishment of Neighborhood Conservation District (NCD) design standards, participation in the Neighborhood Commercial Revitalization (NCR) program, urban design improvements, buffers and landscaping, parking improvements, and mixed use development with an emphasis on the integration of live/ work units into commercial areas. A Neighborhood Conservation District (NCD) is recommended for both residential and commercial areas to promote compatible urban design throughout the Mahncke Park Neighborhood.

GOAL 1: HOUSING

Preserve and enhance the existing character of the neighborhood.

Objective 1.1: HOME OWNERSHIP

Encourage home ownership and owner occupancy of existing and new single and multifamily residences.

Major Action Steps:

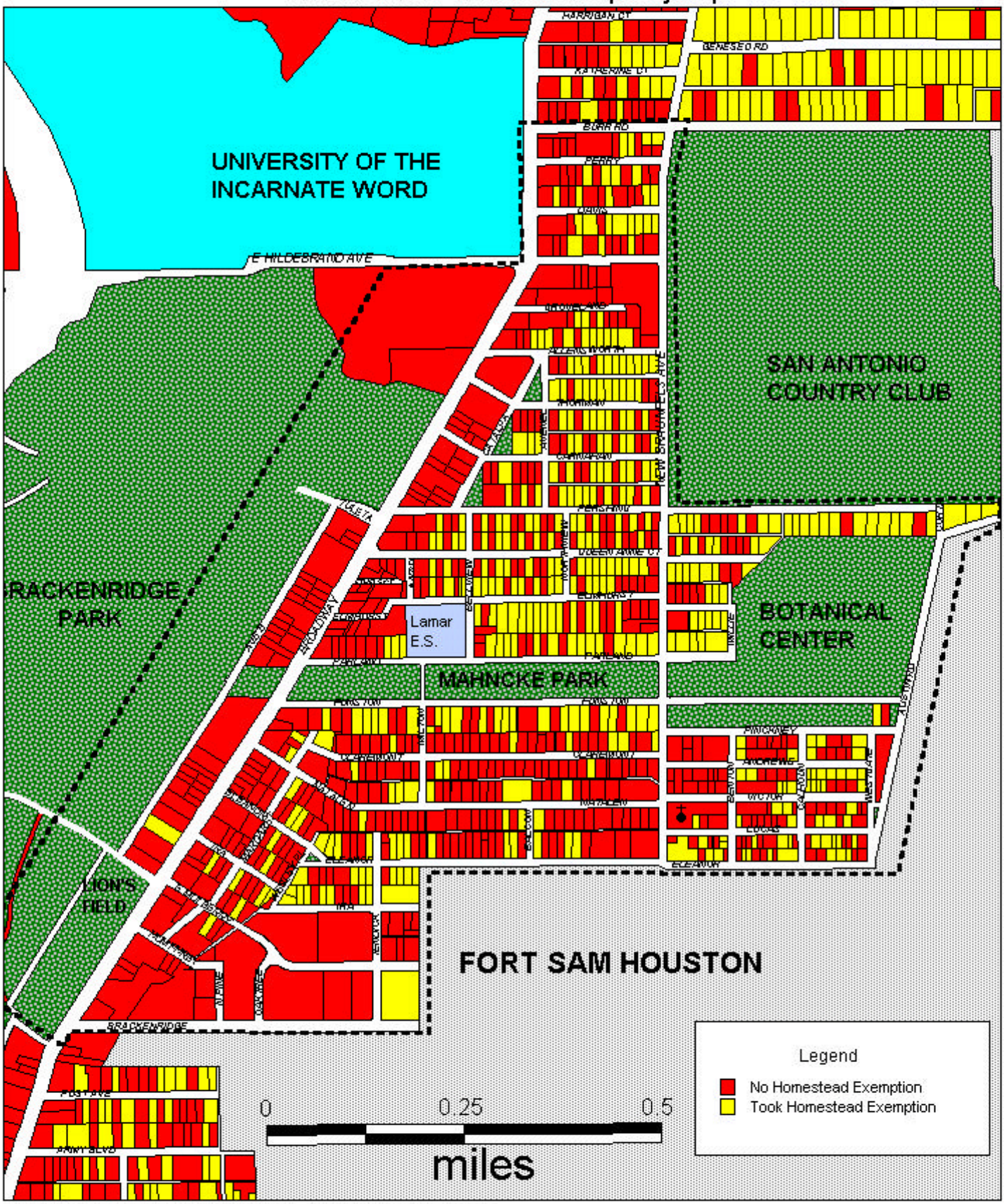
1. Publicize the Neighborhood to potential buyers and real estate professionals.
2. Encourage private sector lenders to make mortgage and home improvement funds available for the Neighborhood.
3. Identify non-profit and public sector sources of financial and other assistance to homeowners.
4. Provide information on first time home buying programs, and other home ownership incentives, to residents currently renting properties.
5. Provide information showing the advantages of owner occupancy of 2, 3 and 4 unit dwellings.

Timeline: Short (1-2 years)

Proposed Partnerships: Private sector lenders, COSA Neighborhood Action Department, SADA, S.A. Housing Trust Foundation, S.A. Alternative Housing Corporation, Neighborhood Housing Services, COSA Housing and Community Development Department, Habitat for Humanity, Neighborhood Reinvestment Corporation, Texas Veterans Land Board

Potential Funding Sources: minimal

Mahncke Park Neighborhood Plan
Determination of Owner Occupancy Map



Prepared by the City of San Antonio, Department of Planning
Source: Bexar Country Appraisal District
January 2001

GOAL 1: HOUSING

Objective 1.2: HOME IMPROVEMENT AND MAINTENANCE
Improve the quality and condition of housing in the neighborhood.

Major Action Steps:

1. The Neighborhood Association will endeavor to:
   - serve as a center of information on property, financing, tax and other incentives both private and public, which aid in home ownership and rehabilitation;
   - gather information and present programs to residents regarding home improvement including information on financing home improvements, "do-it-yourself" programs, and availability of advice from public sources.
   - support and coordinate the cooperative purchase of services such as landscaping, painting, insulation, etc., by groups of homeowners.
2. Draft checklist of housing assistance organizations and their services.
3. Encourage property maintenance and improvement through a program of neighborhood beautification awards.
4. Continue the "Neighborhood Concerns" committee to perform scheduled inspections to keep COSA Code Compliance's Citizen Action Officer informed on critical issues, and when appropriate, to direct correspondence to property owners to prevent further deterioration of housing stock.
5. Identify abandoned, neglected, and poorly managed properties and establish who has ownership.

Major Action Steps:

6. Seek enforcement of City health, nuisance, building and zoning regulations and support the strengthening of these regulations as necessary for the protection of the neighborhood.
7. Seek to enforce compliance with regulations and requirements pertaining to publicly assisted housing programs.
8. Support speedy demolition of non-viable properties, when: a) efforts at maintenance and rehabilitation fail, b) the demolition conforms to the requirements of the Neighborhood Plan, any Neighborhood Conservation or other overlay district, and c) the Neighborhood Association approves.
9. Recommend amendments to the City codes and staff review procedures* as follows:
   - Revise procedure to discourage the modification, delay or extension of orders of the Dangerous Structures Determination Board.
   - Provide that properties will be reset for hearing before the DSDB after the date the DSDB has set for completion of work ordered to be performed by the property owner.
   - Ensure that the Neighborhood Association will receive mailed notice of all hearings on properties located within the boundaries of the Neighborhood Association.
   - Revise City staff demolition review procedure to ensure that a) the demolition conforms to the Neighborhood Plan, Neighborhood Conservation or other overlay district, and the City code, b) during the public hearing, the staff member reports the Neighborhood Association's recommendation on the demolition, that includes the Neighborhood's reasons for the decision, and c) the staff recommendation reflects the Neighborhood's decision to the DSDB.
10. Hold periodic accountability meetings with COSA departments, including the City Attorney's office, to assure aggressive enforcement of City regulations.

*(*Note: The Dangerous Structures Determination Board policies are undergoing internal review by City management, and the process is being addressed.)*

Timeline: Short (1-2 years)

Proposed Partnerships: Property owners, COSA City Attorney's Office, COSA Code Compliance, COSA Neighborhood Action Dept.

Potential Funding Sources: minimal

GOAL 1: HOUSING

Objective 1.3: REHABILITATION

Encourage appropriate private sector, non-profit and public redevelopment and rehabilitation of deteriorated and vacant property in a manner that is responsive to neighborhood concerns.

Major Action Steps:

1. Identify and promote rehabilitation and adaptive reuse programs.
2. Promote redevelopment of vacant or neglected properties to potential owners and developers.
3. Coordinate with San Antonio Housing Authority (SAHA) to improve the condition and management of public supported housing.
4. Investigate the use of public and public/ private action to acquire and rehabilitate distressed properties for uses conforming to the goals and objectives of the Neighborhood Plan.
5. Investigate the formation of a neighborhood housing corporation which would acquire property for residential rehabilitation or construction for resale to owner-occupants.

Timeline: Short (1-2 years) to Long (6 or more years)

Proposed Partnerships: COSA Neighborhood Action Department (NAD), San Antonio Development Agency (SADA), San Antonio Conservation Society, San Antonio Housing Authority (SAHA)

Potential Funding Sources: Housing & Urban Development (HUD), Community Development Block Grant (CDBG), SADA, SAHA, NAD, San Antonio Conservation Society's Community Grant Program

PAGE RESERVED FOR
YEAR SRUCTURES
BUILT MAP

GOAL 1: HOUSING

Objective 1.4: DISCOURAGE INCOMPATIBLE DEVELOPMENT

Discourage the purchase and assembly of residential property for inappropriate speculative purposes.

Major Action Steps:

1. Continue function of the Neighborhood Association "Zoning and Land Use" Committee to evaluate proposed zoning changes and requests for variances, meet with applicant property owners, and recommend action to the Neighborhood Association Board regarding proposed zoning changes, variances, and special exceptions. This Committee will consult with owners seeking zoning changes and variances regarding the neighborhood's land use goals and objectives.
2. Actively oppose zoning changes, variances, and special exceptions which do not conform to the goals and objectives of the Neighborhood Plan and the standards of the Neighborhood Conservation District.
3. Support amendments to the *Unified Development Code* and staff procedures to:
   - Require that an applicant for a zoning change, variance, or special exception provides evidence as an attachment to the application that the registered Neighborhood Association has been notified.
   - Require a unanimous vote based on specific findings by the Zoning Commission to recommend approval of an application that is not in conformance with the Neighborhood Plan and the Neighborhood Association's recommendation.
   - Schedule public hearings at a time that is convenient to members of the neighborhood to allow full participation.

Major Action Steps:

4. Initiate downzoning of those areas which are not currently built up to the maximum uses and densities permitted for the current zoning classifications.
5. After downzoning, in cases where existing viable multi-unit structures would not be permitted to be occupied due to a lapse of use, the Neighborhood will recommend that the as-built use continue only when it is demonstrated that the zoning change will preserve and enhance the character of the immediately surrounding area and the neighborhood in general.
6. Implement a Neighborhood Conservation District that will set out standards development in residential areas, and includes standards for buffering between adjacent densities.

Timeline: Short (1-2 years)
Proposed Partnerships: Broadway businesses property owners, COSA Planning Department
Potential Funding Sources: minimal

Major Action Steps:

1. Educate and encourage property owners to apply for local, state and/or national designation of individual historic properties.
2. Provide information on the tax incentives for property owners undertaking historic preservation.
3. Continue work to identify the route of the historic Spanish Acequia Madre and explore its preservation and interpretation.

Timeline: Short—Mid (1-5 years)

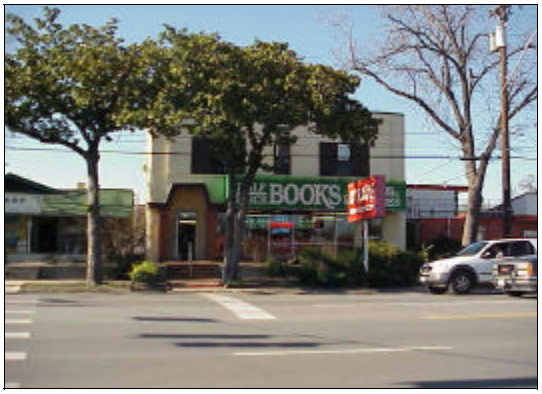
Proposed Partnerships: Property owners, COSA Historic Preservation Office, San Antonio Conservation Society, UTSA Center for Archaeological Research

Potential Funding Sources: San Antonio Conservation Society (assistance with property inventory and markers), Bexar County Historical Commission, Texas Historical Commission, National Trust for Historic Preservation

GOAL 1: HOUSING

Objective 1.5: HISTORIC PRESERVATION

Recognize and preserve individual properties of historic and cultural significance in the neighborhood.



GOAL 2: LAND USE AND URBAN DESIGN

Encourage the commercial development and redevelopment of Broadway with particular attention to: 1) the shopping and employment needs of neighborhood residents; and 2) a transition from commercial to residential uses which does not damage the character of the neighborhood.

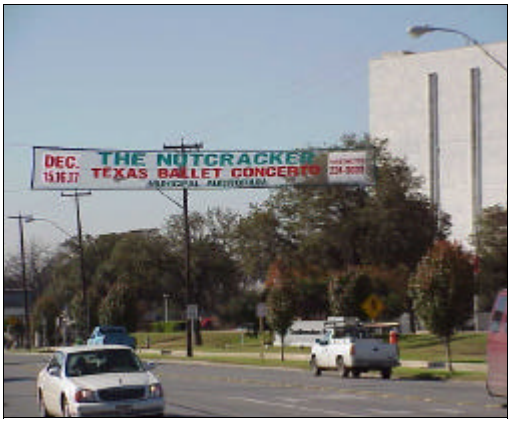
Objective 2.1: NEIGHBORHOOD CONSERVATION DISTRICT

Implement a Neighborhood Conservation District (NCD) to establish appropriate design standards for both commercial and residential development.

Major Action Step:

1. Work with COSA Planning Department and property owners to establish a Neighborhood Conservation District and design standards for commercial and residential areas. (See Appendix I for suggested design standards.)

Timeline: Short (1-2 years)
Proposed Partnerships: Broadway business and property owners, neighborhood residents, COSA Planning Department
Potential Funding Sources: minimal



Objective 2.2: URBAN DESIGN
Improve the appearance of commercial areas.

Major Action Steps:

1. Promote the relocation or placing of utilities underground along the Broadway and Avenue B corridors through the establishment of a Utility Conversion Overlay District.

Timeline: Long (6 or more years)

2. Work with the COSA Building Inspections and Code Compliance Departments to:
   a) control off-premises commercial signs and street banners on Broadway.
   b) amend the signs and billboard ordinance to reduce the dimensional standards of commercial signage in order to ensure compatibility with the neighborhood.
   c) establish standards for street banners including spacing.

Timeline: Short (1-2 years)

3. Work with local agencies to develop a model streetscape plan for Broadway.

Timeline: Long (6 or more years)

4. Actively oppose the location of freestanding communications towers/antennae within the neighborhood.

Timeline: Short (1-2 years)

Proposed Partnerships: Broadway business owners, Mahncke Park Neighborhood Association, COSA Public Works Dept., VIA Metropolitan Transit, COSA Code Compliance Dept., COSA Planning Dept., COSA Building Inspections Department

Potential Funding Sources: Transportation Community and System Preservation Pilot Program, T-21 Enhancement funds, FTA enhancement funds, Public Improvement District, Utility Conversion Fund

Objective 2.3 BUFFERS AND LANDSCAPING
Enhance neighborhood landscaping and provide for attractive buffer zones between commercial and residential uses.

Major Action Steps:

1. Encourage businesses to provide additional landscape treatments to perimeter fences and parking areas through a neighborhood beautification/tree planting initiative.

Timeline: Short – Mid (1-5 years)

2. Preserve trees identified as at-risk in the Mahncke Park Neighborhood Association tree survey.
3. Develop a program to promote planting of site-appropriate trees on private property in the neighborhood.
4. Obtain tree donations for use in neighborhood beautification.

Timeline: Continuing

5. Support amendments to the Unified Development Code to include vegetative buffer yards.
6. Replace unsightly fences and barriers (barbed– and razor-wire, chain link fences) with site-appropriate treatments and materials.

Timeline: Short to Mid (1–5 years)
Proposed Partnerships: business owners, neighborhood residents, COSA Public Works Dept., COSA Parks & Recreation Dept., COSA Planning Dept., VIA Metropolitan Transit
Potential Funding Sources: Neighborhood Improvement Challenge Program, VIA Tree Planting Program

Objective 2.4: DESIGN ENHANCEMENTS
Facilitate the creation of public art within the neighborhood.

Major Action Steps:

1. Explore the possibility of beautifying commercial entities with murals or other forms of public art.
2. Encourage appropriate design enhancements of public spaces such as the Pinckney Street retaining wall.

Timeline: Short – Mid (1-5 years)
Proposed Partnerships: Mahncke Park NA, local businesses, possible outside donors (San Antonio Trees, City of San Antonio, Wolfe Nursery)
Potential Funding Sources: Mahncke Park Neighborhood Association, local businesses, other donors, COSA Neighborhood Improvement Challenge Program

GOAL 2: LAND USE AND URBAN DESIGN

Objective 2.5: PARKING

Ensure optimum parking for business development and public use without diminishing the character of the neighborhood.

Major Action Steps:

1. Work with Southwestern Bell Corporation to discontinue the use of property east of Broadway for off-street parking.
2. Return such property for uses compatible with the commercial character of Broadway and the surrounding residential area.
3. Encourage the construction of a parking garage on Southwestern Bell Corporation property at Hildebrand and Broadway with commercial space on the first floor, and explore a shared use arrangement to address parking needs of the Witte Museum, Brackenridge Park, and overflow parking from area businesses.
4. Discourage the construction of new off-street parking lots east of Broadway through regulatory measures.
5. Discourage new front end surface parking lots on Broadway.

Timeline: Short— Long (1- 6 or more years)

Proposed Partnerships: Southwestern Bell Corp., University of Incarnate Word, City of San Antonio Public Works Dept., COSA Parks & Recreation Department , Witte Museum, COSA Planning Department, Broadway property owners

Potential Funding Sources: COSA, Public Improvement District, Tax Increment Financing and Reinvestment Zone

Objective 2.6: MIXED USE

Promote mixed use commercial development with an emphasis on the development of live/work units.

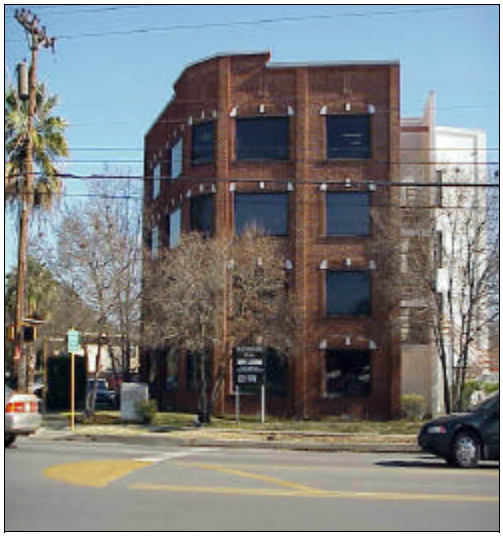
Major Action Steps:

1. Advocate for neighborhood commercial zoning that provides for concentrated residential, retail, service, office and mixed uses (through permitted use, special use in base zoning districts, or through an overlay district) while preserving vistas of the public parks through viewsheds regulating building height.
2. Identify potential locations for facilities that provide assisted care and related services to older adults in the future mixed use area and encourage their development.

Timeline: Short—Mid (1-5 years)

Proposed Partnerships: Broadway business and property owners, neighborhood residents, COSA Planning Department

Potential Funding Sources: minimal



GOAL 2: LAND USE AND URBAN DESIGN

Objective 2.7: FORT SAM HOUSTON
Coordinate the future development of Fort Sam Houston with the Mahncke Park Neighborhood Plan.

Major Action Steps:
1. Ensure that future development, redevelopment and privatization of Fort Sam Houston is consistent with the Goals and Objectives of the Mahncke Park Neighborhood Plan.
2. Advocate for Mahncke Park Neighborhood representation on public and private boards, commissions, and committees concerned with development, redevelopment and privatization of Fort Sam Houston.
3. Work with COSA Planning Department to incorporate into the Neighborhood Plan boundary any Fort Sam Houston property that may be privatized in the future for development.

Timeline: Short to Long (1—6 or more years)
Proposed Partnerships: Mahncke Park Neighborhood Association, Fort Sam Houston, City of San Antonio, Bexar County
Potential Funding Sources: Fort Sam Houston, City of San Antonio, Bexar County, private businesses

GOAL 3: ECONOMIC DEVELOPMENT

Objective 3.1: NEIGHBORHOOD COMMERCIAL REVITALIZATION
Participate in the Neighborhood Commercial Revitalization (NCR) Program to promote business development.

Major Action Steps:
1. Establish a business development committee within the neighborhood association to network with existing and potential businesses.
2. Encourage diversification of neighborhood retail services.
3. Provide support to neighborhood businesses to consider development of a Broadway business owners association.
4. Host a series of meetings to provide information on the NCR program and related initiatives to neighborhood businesses.

Timeline: Short - Mid (1-5 Years)
Proposed Partnerships: COSA Neighborhood Action Department, Broadway business owners
Potential Funding Sources: COSA NCR program, Broadway business owners

TRANSPORTATION & INFRASTRUCTURE

The goal of the Transportation/ Infrastructure chapter of the Mahncke Park Neighborhood Plan is to maintain and enhance the existing infrastructure in a manner that supports the neighborhood's traditional development style.

The neighborhood's objectives include an expansion and rehabilitation of the neighborhood's sidewalk network as well as the creation of on-street bicycle routes. Also the neighborhood would like to make the existing transit system easier to use by improving the quality of bus stops. With the enhancement of the current infrastructure in mind, the Mahncke Park Neighborhood advocates for improved relationships with agencies responsible for capital improvements to help influence project selection, planning, design and implementation.

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Create a safe and attractive transportation system for motorists, pedestrians, bicyclists, and VIA riders compatible with the neighborhood's traditional development style.

Objective 4.1: PEDESTRIAN NETWORK

Expand and enhance the pedestrian circulation system to make it safe and continuous to multiple destinations.

Major Action Steps:

1. Conduct a pedestrian survey of the Mahncke Park neighborhood to identify the locations where school children are picked up by the school district. Prioritize locations of new sidewalks and improved street crossings based on level of hazard to children.

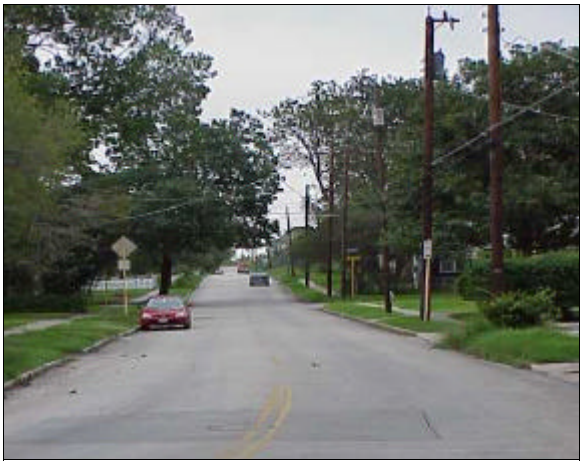
Timeline: Short (1–2 years)
Proposed Partnerships: Mahncke Park Neighborhood Association, San Antonio Independent School District, Lamar Elementary PTA, VIA, Citizens Organized for Public Service, Metro Alliance
Potential Funding Sources: Minimal/Volunteer

2. Improve sidewalk conditions.

- Add new sidewalks, and repair existing sidewalks as identified in the sidewalk inventory (See Table 1).
- Explore and provide information on potential cost-sharing mechanisms between neighborhood residents and the City of San Antonio to expedite the expansion and rehabilitation of the neighborhood's sidewalk network.
- Explore neighborhood cooperatives to improve sidewalks and adjacent vegetation.
- Identify and replace substandard sidewalks.

3. Coordinate with Public Works Dept. to assess pedestrian circulation needs and determine if creation of safe pedestrian access across Brackenridge Park is warranted (particularly from Broadway to US Hwy. 281 via Hildebrand and Mulberry).

Timeline: Mid to Long (3—6+ years)
Proposed Partnerships: COSA Public Works, City Council representative, Metropolitan Planning Organization (MPO) Pedestrian Mobility Task Force
Potential Funding Sources: COSA Neighborhood Accessibility and Mobility Program, MPO, Council representative discretionary fund, CDBG, COSA Capital Improvement Program, Property Owners



Eleanor Streetscape

Table 1

GOAL 4: NEIGHBORHOOD FRIENDLY TRANSPORTATION SYSTEM

Objective 4.1: PEDESTRIAN NETWORK

Add Sidewalk	Street Segment	Status	Estimated Linear Feet
Allensworth	Northside of street, Avenel to New Braunfels	130 feet of sidewalk missing just west of New Braunfels	130
Brackenridge Rd.	North side of street, Oaktree to Tendick	Sidewalk ends 330 feet east of Oaktree	410
Carnahan	North side of street, Broadway to Catalpa	No sidewalk	300
Carnahan	South side of street, Broadway to Catalpa	Sidewalk ends 150 feet east of Broadway	150
Eleanor	North side of street, Balcon to New Braunfels	There is a 120 foot gap in the sidewalk	120
Funston	North side of street, New Braunfels to Botanical Gardens	No sidewalk access to Botanical Gardens	400
Hildebrand Ave.	US Hwy 281 to Broadway	Only small stub of sidewalk running along Brackenridge Park exists (500 ft)	2,400
Margaret	West side between Ira and Mulberry	No sidewalk	310
Margaret	Natalen to Ira. East or west side	No sidewalk	620
Mulberry	Southside between Broadway and Margaret	No sidewalk	230
N. New Braunfels	West side of street, half block north of Claremont to Pershing	No sidewalk	1,040
N. New Braunfels	East side of street, Funston to Burr Rd.	No sidewalk	3,590
Parland Pl.	New Braunfels to Millie	No sidewalk on north side	400
Pershing Ave.	New Braunfels to Old Austin Road	Only small stub of sidewalk exists in mid block (250 ft).	1,710
Thorman	South side of street, Broadway to Avenel	No sidewalks	480
Wesley Pl.	West side between Eleanor and Ira.	No sidewalks	300
Repair Sidewalk	**Street Sections**	**Status**	**Estimated Linear Feet**
Eleanor Ave.	North side of street, Balcon to Benton	Sidewalk needs rehabilitation.	1,240
Ethels Court at Broadway	East side of Broadway to southside of Ethels Court	Sidewalk needs rehabilitation.	240
Ira	North side of street, Broadway to Margaret.	Sidewalk needs rehabilitation.	320
N. New Braunfels Ave.	West side of street, Pershing to Burr Road	Sidewalk needs rehabilitation.	2,190
Parland Pl.	North side of street, N. New Braunfels to Broadway	Sidewalk needs rehabilitation.	2,290
Queen Anne Ct.	Broadway to Bellview.	Sidewalk need rehabilitation.	600

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.1: PEDESTRIAN NETWORK

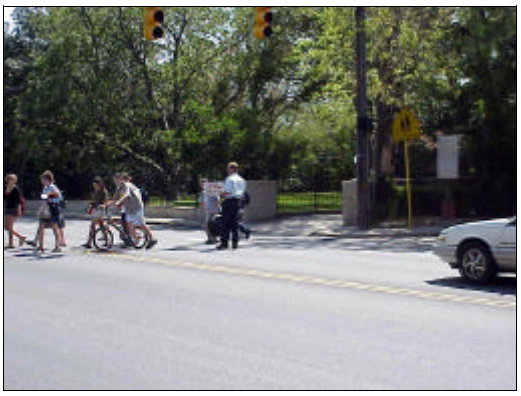
Major Action Steps (cont.):

4. Assess Broadway and Brackenridge and assess Hildebrand at N. New Braunfels to improve pedestrian crossing conditions with appropriate treatments as warranted (preferably high-visibility/ painted ladder style crosswalks, intersection stop lines or bulb-outs). Assess crossing conditions along N. New Braunfels for Lamar Elementary students and visitors to the Botanical Gardens to determine appropriate treatments if warranted (preferably installing high-visibility, ladder style crosswalks and intersection stop lines on all four approaches at the intersection of N. New Braunfels and Funston).

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

Proposed Partnerships: San Antonio Independent Schools District, COSA Public Works

Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program, MPO, TxDOT Transportation Enhancement Program, TxDOT Hazard Elimination Safety Program (HESP), CDBG



5. Control proliferation of news racks on sidewalks and within the public rights of way.
   - Request that the City of San Antonio remove abandoned, broken, or unsafe news racks on public rights-of-way and maintain walkway space to minimum ADA standards.
   - Draft design standards for news racks encouraging consolidation and appropriate colors and materials. Incorporate news rack street furniture design standards into Neighborhood Conservation District design standards.
   - Work with the City to establish appropriate criteria for siting news racks within the public right-of-way and require removal/relocation of news racks that create traffic hazards.

Timeline: Short to Mid (1-5 years)

Proposed Partnerships: News rack distributors, City of San Antonio Planning Department, City of San Antonio Public Works, Code Enforcement, Building Inspections

Proposed Funding Sources: Minimal

6. Investigate the possible removal/relocation of utility poles and traffic control devices blocking the pedestrian passageway along Broadway, N New Braunfels, and Natalen in accordance with the*Texas Manual on Uniform Traffic Control Devices.* Encourage consolidation of sign poles whenever possible, or consider adjusting pedestrian facilities.

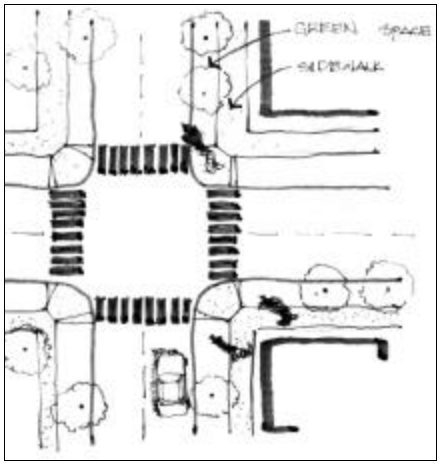
Timeline: Short to Mid (1—5 years)

Proposed Partnerships: City Public Service, City of San Antonio Public Works, Code Enforcement, Building Inspections

Proposed Funding Sources: CPS, COSA Public Works, TxDOT (Broadway only)

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.2: STREETSCAPE
Maintain and promote Mahncke Park's traditional neighborhood development style.



Preferred Street Design for Mahncke Park

Major Action Steps:

1. Maintain consistency of the neighborhood's traditional sidewalk configuration.
   - Survey locations where the green strip between the sidewalks and roadways has been paved and work with property owners and the City of San Antonio to protect/restore the green strip.
   - Locate all future sidewalks separate from the curb to promote walking and enhance pedestrian safety.

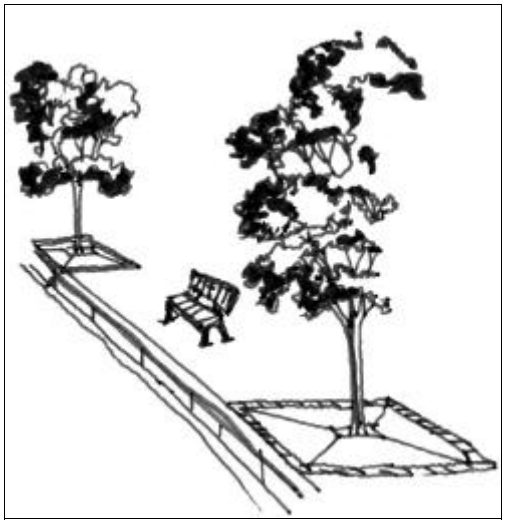
Timeline: Short (1-2 years)
Proposed partnerships: COSA, Parks Department, University of the Incarnate Word, Property Owners
Proposed Funding Sources: City Council Discretionary Fund

2. Plant trees in the buffer strip between the curb and sidewalks where right-of-way permits to facilitate traffic calming, dampen noise, and lower temperatures. (COSA Public Works Department will review proposed locations to address any public safety issues.)

Timeline: Short to Mid (1-5 years)
Proposed Partnerships: Property owners, San Antonio Botanical Society, COSA Public Works, Office of the City Arborist, VIA, CPS, Parks Department, Texas Forest Service, Bexar County Master Gardeners
Proposed Funding Sources: Property owners, San Antonio Botanical Society, COSA Neighborhood Improvement Challenge Program, VIA Local Assistance Program, CPS, City Council representative discretionary fund

3. Relocate overhead utility lines underground throughout the neighborhood.
   - Consider each project segment by segment as needed.
   - Use planned street reconstruction projects as an opportunity to relocate utilities underground.
   - Prioritize parks and public spaces for the relocation of utilities.
   - Educate property owners to let them know they can - at their own expense - have their utility connections relocated underground on their property.

Timeline: Short (1 – 2 years) to Long (6 + years)
Proposed Partnerships: Property owners, COSA Public Works, COSA Parks Dept., VIA, City Public Service, Southwestern Bell Corp., Time Warner Cable
Proposed Funding Sources: CPS/COSA Utility Conversion Program Fund



GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.2: STREETSCAPE

Major Action Steps (cont.):

4. Support the creation of a Neighborhood Conservation District zoning overlay for eligible portions of the neighborhood to protect the design integrity and neighborhood character for new construction. Proposed District should include:
   - Street and lot layouts
   - Driveways, curbs, and sidewalks
   - Landscaping
   - Signage
   - Street furniture
   - Lighting

Timeline: Short (1 – 2 years) to Long (6 + years)
Proposed Partnerships: COSA Planning Department, Property owners, San Antonio Conservation Society, City Council representative
Proposed Funding Sources: Minimal/Volunteer

5. Incorporate public art into public spaces, including parks, sidewalks, curbs, streetlights, crosswalks, bus stops, and retaining walls.

Timeline: Short (1 – 2 years) to Long (6 + years)
Proposed Partnerships: Southwestern Bell, Incarnate Word, COSA Cultural Affairs, COSA Public Works, Conservation Society, Parks Department, VIA, TxDOT
Proposed Funding Sources: Neighborhood Improvement Challenge Grant, CDBG, Parks Improvement Bonds, TxDOT Enhancement, Philanthropic Organizations

6. Increase the amount of street lighting by encouraging neighborhood residents to illuminate their property with front porch lights or other non-polluting light sources.

Timeline: Short (1-2 years)
Proposed Partnerships: Property owners, COSA Police Department
Proposed Funding Sources: Minimal/volunteer

7. Establish design standards to encourage landscaping in lieu of retaining walls that invite graffiti.

Timeline: Short (1 – 2 years) to Long (6 + years)
Proposed Partnerships: COSA Planning Department, Property owners
Proposed Funding Sources: Minimal/Volunteer

Public Art in Dallas

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.3: **BICYCLE NETWORK**
Create a continuous bicycle network within the Mahncke Park Neighborhood that links the neighborhood to other facilities.

Major Action Steps:

1. Create alternate bike routes to streets that are unsafe or too narrow for bicycle travel.
   - Create Broadway alternate bicycle route along Avenue B with appropriate signage and pavement markings to protect bicyclist safety.
   - Work with the Metropolitan Planning Organization (MPO), COSA Public Works and property owners to create an east-west bicycle route with signage only along Funston.

Timeline: Short— Long (1 –6 + years)
Proposed Partnerships: COSA Public Works, MPO
Potential Funding Sources: Bicycle routes along Avenue B and a connection to the Botanical Center are funded in the FY2000 Transportation Improvement Plan (TIP)

2. Expand the neighborhood's recreational bicycling opportunities.
   - Link Fort Sam Houston's recreational facilities with the neighborhood via North New Braunfels, Old Austin Road, and Brackenridge.
   - Create a link to the McNay Museum along North New Braunfels.
   - Create bike routes within Brackenridge Park including an off-street route along Mulberry Avenue.
   - Link to the Salado Creek Greenway project.

Timeline: Short to Mid (1 – 5) years
Proposed Partnerships: Fort Sam Houston, COSA Public Works, MPO Bicycle Mobility Task Force, COSA Parks and Recreation Department
Potential Funding Sources: MPO, TEA-21 Enhancement Program, Park Improvement Bonds

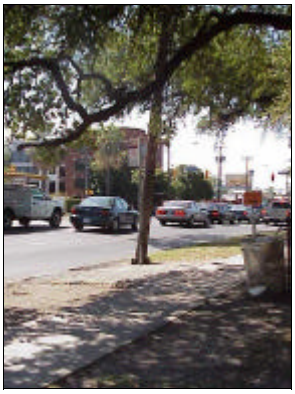
3. Promote bicycle ridership by installing bike racks at community facilities, including but not limited to, the Botanical Gardens and the Witte Museum.

Timeline: Short (1 – 2 years)
Proposed Partnerships: COSA Parks and Recreation Department, COSA Public Works, S.A. Botanical Gardens, Witte Museum, local business owners
Potential Funding Sources: Minimal

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.4: MASS TRANSIT – APPEARANCE AND CONVENIENCE

Partner with VIA Metropolitan Transit to promote attractive and easy to use transportation.



Above: Typical Mahncke Park VIA Stop near Broadway and Funston
Below: User friendly VIA Stop near the Medical Center

Major Action Steps:

1. Improve transit service:

- Request additional weekend and special event service from VIA.
- Support VIA's efforts to create a light rail corridor or bus-way within the roadbed of Broadway to enhance Mahncke Park's accessibility to downtown and other San Antonio destinations.

Timeline: Short (1 –2 years) to Long (6 + years)
Proposed Partnerships: VIA, TxDOT District Office, COSA Public Works
Potential Funding Sources: Volunteers

2. Make the transit system easier to use by improving bus stops where right-of-way permits.

- Install shelters and benches including but not limited to adding bus shelters on both sides of Broadway at Funston.
- Incorporate public art into bus stop locations.
- Create information kiosks at heavily used bus stops to post neighborhood newsletters, VIA service announcements, Lamar School artwork and news, Botanical Society newsletter, and Witte Museum newsletter.
- Plant and maintain trees adjacent to bus stops.
- Relocate bus stops to take advantage of existing mature shade trees.
- Keep neighborhood bus stops free of commercial advertising.
- Create a unique bus stop to complement the Botanical Gardens at N. New Braunfels and Funston.
- Install trash receptacles.
- Install bus route maps and schedule information.

Timeline: Short (1-2 years) to Long (6+ years)
Proposed Partnerships: VIA, COSA Cultural Affairs, COSA Public Works, TxDOT, CPS tree planting program, City Arborist, Keep San Antonio Beautiful, Better Bus Bench Coalition
Potential Funding Sources: VIA, CPS, FTA Enhancement, City Council discretionary funds, COSA Community Arts Program

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.5: PARKING

Enhance safety of neighborhood streets and protect the neighborhood's traditional development style by addressing problems with on- and off-street parking.

Major Action Steps:

1. Work with the Botanical Gardens to address special event parking and parking problems along Old Austin Road. Identify potential off-street parking locations and remote parking locations. Advocate for shared parking with Brackenridge Park linked by the circulator tram proposed by the *Brackenridge Park Access and Circulation Study*.

Timeline: Short— Mid (1 – 5 years)
Proposed Partnerships: COSA Parks Department, Botanical Society, MPO
Proposed Funding: Volunteer, minimal

2. Study overflow parking from Southwestern Bell Corporation, the University of the Incarnate Word, and other identified locations to evaluate potential remedies including, but not limited to:

- On-street parking regulations
- Parking garage
- Shared parking with area businesses and community facilities such as Alamo Stadium, for example

Timeline: Short (1 – 2 years)
Proposed Partnerships: Southwestern Bell, COSA Public Works Parking Division, University of the Incarnate Word, Witte Museum, Property Owners
Proposed Funding Sources: Parking Revenue Bonds, Southwestern Bell Corp., Tax Increment Financing and Reinvestment Zone, Public Improvement District

Note: Parking related information also is covered in Objective 2.5, p. 35.

The *Brackenridge Park Access and Circulation Study*, conducted by Wilbur Smith Associates for the Park and Recreation Department, recommended the initiation of a tram service to improve circulation. This service would operate 8 hours/day, 7 days/week during the 13 week peak season and 8 hours/day Saturday and Sunday for the 13 weeks before and after the peak season. This would require an estimated $150,000 in initial capital costs and $35,000 in annual operating costs.

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.6: STREET DRAINAGE

Assess storm water management and determine appropriate mitigation to eliminate standing water and improve safety near drainage facilities.

Major Action Steps:

1. Request that Public Works verify efficiency of drainage infrastructure.
   - Study storm sewer inlets and drainage flow, including the following locations: Avenel and Thorman, N. New Braunfels and Allensworth, N. New Braunfels and Carnahan, and at Ira and Tendick.
   - Study culverts, including under N. New Braunfels between Thorman and Carnahan.
   - Study persistent drainage problem on N. New Braunfels from Queen Anne Court to Elmhurst.
   - Initiate action as necessary.

Timeline: Short (1 – 2 years)
Proposed Partnerships: COSA Public Works
Potential Funding Sources: COSA General Fund

2. Advocate for replacement of open drainage ditch in Mahncke Park between Milton and Broadway with underground drainage to expand/enhance Mahncke Park and promote safety for children who play in the park; route street run-off from Funston into drainage way.

Timeline: Mid (3-5 years) to Long (6 years)
Proposed Partnerships: COSA Public Works
Potential Funding Sources: COSA General Obligation Bonds; COSA General Fund; CDBG; Park Improvement Bond Packages

3. Install curb and gutter where needed:
   - Northview between Elmhurst and Queen Anne Court
   - Avenel between Pershing and Carnahan
   - Tendick between Ira and Eleanor
   - Ira between Fort Sam Houston and Tendick

Timeline: Short to Mid (1 to 5 years)
Proposed Partnerships: COSA Public Works
Potential Funding Sources: COSA General Obligation Bonds; COSA General Fund; CDBG; MPO

GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Objective 4.7: INFRASTRUCTURE
Improve communication on public improvements with the neighborhood residents and businesses.

Major Action Steps:

1. Increase neighborhood involvement in all aspects of capital improvements including the selection, planning, design and implementation of projects. COSA Public Works and the selected consulting engineer to meet with Mahncke Park Neighborhood Association before projects are designed in order to understand the neighborhood's goals and concerns.

Timeline: Short (1-2 years) to Long (6+ years)
Proposed Partnerships: MPO, COSA Public Works (Capital Improvements Officer), Construction Inspectors, Project Engineers
Proposed Funding Sources: Minimal

2. Correlate programmed public improvements (i.e. street reconstruction, drainage, and utilities) with each other to maintain consistent street designs and minimize disruptions.

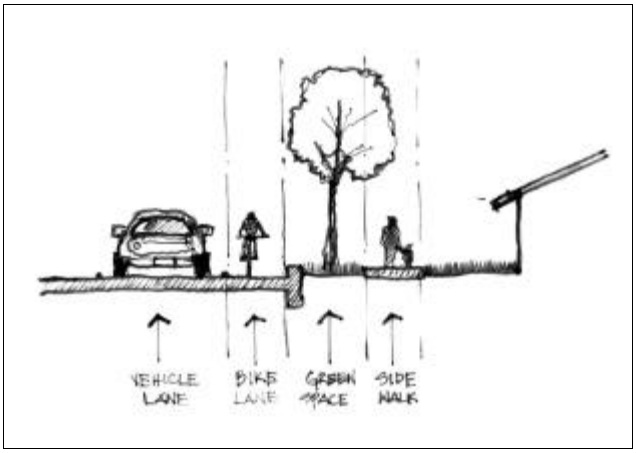
Timeline: Short (1 – 2 years) to Long (6 + years)
Proposed Partnerships: COSA Public Works, Construction Inspectors, CPS, SAWS, Southwestern Bell, Time Warner Cable
Proposed Funding Sources: Minimal

3. Hold street repair contractors responsible for damage to existing public property and infrastructure.

Timeline: Short (1 – 2 years)
Proposed Partnerships: COSA Public Works – Maintenance Division, Construction Inspectors
Proposed Funding Sources: Minimal

4. Create a mechanism for improved communication (Internet, newsletter, advertisements/notices) between COSA Public Works projects and neighborhood association.

Timeline: Short (1 –2 years)
Proposed Partnerships: COSA Public Works, Construction Inspectors
Proposed Funding Sources: Minimal/Volunteer



Proposed N. New Braunfels section.

Note: North New Braunfels has a 36 foot wide roadbed, sufficient to provide for 12 foot main travel lanes, 5 foot bicycle lanes on both sides (except where transition is needed for turn lanes), and up to 2 feet of center median space.

GOAL 5: TRAFFIC AND SAFETY

Protect the safety of local travel by improving key streets and intersections.

Objective 5.1: TRAFFIC CIRCULATION

Provide improvements to neighborhood streets and implement measures to improve traffic circulation.

Major Action Steps:

1. Coordinate with the San Antonio Botanical Garden's Master Planning process to assure proposals to alter traffic flow on, or configuration of, public streets includes impact studies of all neighborhood streets and notification of all affected neighborhood residents.

Timeline: Short to Mid (1 - 5 years)
Proposed Partnerships: Botanical Gardens, COSA Public Works, COSA Planning Department (Major Thoroughfare Plan), COSA Parks Department
Potential Funding Sources: COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program, CDBG, Property Owners, City Council Discretionary Fund

2. Address queuing and lane jockeying along N. New Braunfels by reallocating road space.
   - Create left-turn lanes through striping of existing roadbed on North New Braunfels at Hildebrand, Pershing, Funston, and Eleanor.
   - Install and maintain appropriate road striping.
   - Narrow main lanes to an accepted minimum width (at least 12 feet) and use excess right of way to provide for 5 foot wide bicycle lanes (except where transition is needed for turn lanes).

Timeline: Short to Mid (1 – 5 years)
Proposed Partnerships: COSA Public Works; TxDOT District Office
Potential Funding Sources: COSA Capital Improvement Program, COSA Neighborhood Accessibility and Mobility Program, TxDOT HESP, CDBG

Avenue B

Street	Pavement Width	Improvement Requested
Avenue B	17' to 22'	Bicycle route, Reconstruction
Eleanor	26'	Evaluate traffic calming
Funston	30' W. of New Braunfels 26' E. of New Braunfels	Bicycle route (signage only), Evaluate traffic calming Study realignment of road
Mulberry	26'	Off-street bicycle route Right turn lane at Broadway
Natalen	26'	Evaluate traffic calming
North New Braunfels	36'	Bicycle lanes, side-walks, left turn lanes at signalized intersections
Parland	30'	Traffic calming
Pershing	28'	Reconstruction east of New Braunfels

Table 2—Summary of Recommended Improvements

GOAL 5: TRAFFIC AND SAFETY

Objective 5.1: TRAFFIC CIRCULATION

Major Action Steps:

3. Provide for reconstruction of the following streets while maintaining the existing street width.
   - Pershing between N. New Braunfels and Old Austin Road.
   - Mulberry immediately west of Broadway to create a right turn lane for westbound traffic
   - Avenue B

Timeline: Short to Mid (1-5 years)
Proposed Partnerships: COSA Public Works, COSA Parks and Recreation Department.
Potential Funding Sources: COSA Capital Improvement Program, COSA Neighborhood Accessibility and Mobility Program, Parks improvement bonds COSA General Obligation bonds, MPO

4. Protect the integrity of Mahncke Park streets by addressing paving problems at bus stops and evaluating the creation of concrete bus pads at bus stops.

Timeline: Short to Mid (1-5 years)
Proposed Partnerships: COSA Public Works, VIA, TxDOT
Potential Funding Sources: FTA Enhancement, VIA Local Assistance program

5. Assess poor visibility and identify corrective plan, if warranted, where neighborhood streets intersect Broadway and N. New Braunfels including, but not limited to, the following intersections:
   - Queen Anne Court and Broadway
   - Eleanor and Broadway
   - Parland and N. New Braunfels

Timeline: Short to Mid (1 – 5 years)
Proposed Partnerships: COSA Public Works, TxDOT
Proposed Funding Sources: COSA Public Works; TxDOT HESP Program

Speed limit must be	30 mph
85th percentile speed, minimum	35 mph
Traffic volume, minimum	500 vehicles/day
Street length, minimum	1000 ft.
Neighborhood support required	67%

Table 3—Speed Humps— Eligibility

Traffic Calming Devices

Type	Cost
Speed Humps	Low
Speed Platforms	Low
Raised Intersections	Low
Textured Pavements	Low
Stop Signs	Low
No Left/RightTurn Signs	Low
One-way Street	Low
Chokers (Mid Block Narrowings)	Moderate
Chicanes (Serpentines)	Moderate
Neckdowns (Bulbouts)	Moderate
Traffic Circle	Moderate
Median Barrier	Moderate
Forced Turn Channelization	Moderate
Semi Diverter (Half Street Closure)	Moderate
Diagonal Diverter	Moderate
Street Closure/Culdesac	High

Table 4—Traffic Calming Devices

GOAL 5: TRAFFIC AND SAFETY

Protect the safety of local travel by improving key streets and intersections.

Objective 5.2: SPEED AND ACCIDENT CONTROL

Provide for traffic management strategies including traffic calming and intersection enhancements, to ensure neighborhood safety.

Major Action Steps:

1. Increase the use of traffic calming devices throughout the neighborhood when warranted to address speeding. Convince property owners to coordinate with Public Works and Fire Departments on the use and siting of speed humps and other traffic calming devices. **(Tables 3 & 4)**

Timeline: Short (1 - 2 years)
Proposed Partnerships: City Council representative, COSA Public Works Department, COSA Fire Department, Property owners
Proposed Funding Sources: COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program, CDBG, Property Owners, City Council discretionary fund, TxDOT HESP funds

2. Install the previously approved speed humps on Eleanor and Pershing.

Timeline: Immediate
Proposed Partnerships: COSA Public Works Department
Potential Funding Source: COSA

3. Install four way stops in the neighborhood where data warrants—with particular interest for the following intersections:
   - Milton and Claremont
   - Tendick and Eleanor
   - Queen Anne Court and Bellview
   - Queen Anne Court and Northview
   - Eleanor and Margaret
   - Elmhurst and Bellview

Timeline: Short (1-2 years)
Proposed Partnerships: San Antonio Police Department, COSA Public Works Department
Potential Funding Source: COSA

Objective 5.2: SPEED AND ACCIDENT CONTROL

Stop Sign Placement

The installation of new stop signs is determined by the warrants established in the *Texas Manual of Uniform Traffic Control Devices*. A stop sign is warranted: 1) when there have been five or more reported accidents in a given year or 2) when the total vehicular volume entering the intersection from all approaches averages 500 vehicles per hour for any eight hours of an average day, and the combined vehicular and pedestrian volume from the street averages at least 200 units per hour for the same eight hour, with an average delay to minor street motorists of at least 30 seconds per vehicle during the peak hour, but when the 85th percentile approach speed of the major street traffic exceeds 40 MPH, the minimum volume warrant is 70 percent of the above requirements.

Major Action Steps:

4. Investigate the use of signage (i.e.speed limits, etc.) in areas with high through traffic volume, especially from N. New Braunfels and Broadway into the neighborhood.

Timeline: Short (1 – 2 years)
Proposed Partnerships: COSA Police Department
Proposed Funding Sources: COSA Police Department

5. Coordinate with San Antonio Police Department traffic control and organize spot patrolling in speed prone areas identified by neighborhood and request scheduled patrolling of problematic areas for longer periods of time to assure measures are noted by traffic users and to have a long term effect.

Timeline: Short (1 – 2 years)
Proposed Partnerships: COSA Police Department
Proposed Funding Sources: COSA Police Department

RECOMMENDED CORRIDOR IMPROVEMENTS	BROADWAY	NEW BRAUNFELS
Establish a Neighborhood Conservation District.	√	√
Improve pedestrian crossing situations.	√	√
Control proliferation and improve design of newsracks.	√	
Remove/relocate utility poles and traffic control devices blocking the pedestrian passageway.	√	√
Promote the relocation or placement of utilities underground through the establishment of a Utility Conversion Overlay District.	√	
Protect/restore the green space between the sidewalk and the street curb.	√	√
Plant trees in the green space between the sidewalk and street curb to facilitate traffic calming and dampen noise.	√	√
Incorporate public art into public spaces including parks, sidewalks, curbs, street lights, crosswalks, and bus stops.	√	
Encourage businesses to provide additional landscape treatments to perimeter fences and parking areas through a Neighborhood Conservation District.	√	
Create a bicycle route along New Braunfels linking various facilities: Fort Sam Houston, Mahncke Park, the Botanical Gardens, the Country Club, the McNay Art Museum, etc.		√
Request additional weekend and special event service from VIA.	√	√
Support VIA's efforts to create a light rail or bus-way along Broadway.	√	

Table 5—Summary of Recommended Corridor Improvements

RESERVED FOR
TRANSPORTATION
PLAN MAP

COMMUNITY FACILITIES & QUALITY OF LIFE

The Community Facilities/Quality of Life chapter highlights the Mahncke Park Neighborhood's goals to increase safety, improve the appearance of the neighborhood, maintain and enhance park space, provide more community facilities through shared use arrangements, and improve the quality of public education and the quality of life for all residents.

A comparable section of the 1983 *Mahncke Park/Narcissa Place Plan* concentrated on tax supported city services. The plan stated: "There is an implicit contract between the citizens and their government," and asserted that residents fulfill their part of the contract through housing renovation, neighborhood improvements and other self-help activities in anticipation that..."the city would provide a commensurate level of public services in return." The 1984 plan addressed safety, with an emphasis on the perception of safety; schools, particularly the need to re-open the public elementary school; parks and open space, stray animals; and frequency of brush pickup. The new plan reflects the accomplishment of some goals, continued efforts to accomplish others and the addition of goals to address newly recognized needs. The document emphasizes improvement of facilities and services already in place and adds goals that address quality of life for children, youth and elderly residents.

The revised Mahncke Park Neighborhood Plan envisions citizen action as a major component of the effort to address quality of life issues, with the City of San Antonio providing financial and program support. Where they are available and appropriate, the plan encourages the use of grants, non-city programs and private donations to accomplish the goals set forth in the Community Facilities/Quality of Life chapter of the plan.

Brackenridge Park Scenes

GOAL 6: SAFETY

Increase safety levels within the neighborhood.

Objective 6.1: ANIMAL CARE

Decrease the number of stray animals on neighborhood streets.

Major Action Steps:

1. Develop and maintain relationship with Animal Care.

Timeline: Short (1-2 years)

2. Include spay/neuter promotion in Neighborhood Association functions.

Timeline: Short – Mid (1-5 years)

3. Make spay/neuter services more available to lower income groups.

Timeline: Medium - Long (3-6+ years)

Proposed Partnerships: Mahncke Park Neighborhood Association, Metropolitan Health District Animal Care Division

Potential Funding Sources: In-kind donations, grants, dues

Objective 6.2: CRIME PREVENTION

Decrease overall crime levels within the neighborhood and promote a feeling of security among residents, business owners and visitors to the neighborhood.

Major Action Steps:

1. Promote the current Cellular on Patrol (COPs) Program and explore the development of a standing committee to address periodic threats.

Timeline: Short (1-2 years) - Long (6+ years)

2. Continue promotion of public involvement in:
   - Neighborhood Watch.
   - Graffiti Abatement.

Timeline: Short (1-2 years)

Proposed Partnerships: Mahncke Park Neighborhood Association, San Antonio Police Department, Public Works, San Antonio School District, COSA Code Compliance Department, property owners

Potential Funding Sources: CDBG, Neighborhood Improvement Challenge Program, grants; other COSA programs; donations; dues

Dumping near
Andrews and Benton Streets

GOAL 6: SAFETY

Objective 6.3: CODE COMPLIANCE

Clean up visible property and ensure timely enforcement of City Codes to improve the overall appearance and quality of life in the neighborhood.

Major Action Steps:

1. Maintain a standing committee on Neighborhood Concerns to monitor and when necessary report code compliance violations.

Timeline: Short (1-2 years)

2. Address lighting issues appropriately through the enforcement of the city lighting ordinance and other means.

Timeline: Short (1-2 years)

3. Address the issue of amplified music in public and private space through enforcement and strengthening of noise abatement ordinances.

Timeline: Short—Mid (1-5 years)

Proposed Partnerships: Mahncke Park Neighborhood Association, COSA Code Compliance Dept., property owners, business owners

Potential Funding Sources: COSA

Pocket Park

GOAL 7: PUBLIC SPACE
Maintain and enhance park space.

Objective 7.1: MAHNCKE PARK
Maintain and upgrade conditions in Mahncke park while continuing to protect its undeveloped nature.

Major Action Steps:
1. Develop a relationship allowing Mahncke Park Neighborhood Association to positively impact Parks and Recreation Department maintenance practices and frequency.

Timeline: Mid—Long (3—6+ years)
2. Continue active involvement with the Parks Department in the redevelopment of Mahncke Park under Parks bond funding.

Timeline: Short to Mid (1-5 years)
3. Continue public participation in the maintenance, design and improvement of Mahncke park.

Timeline: Short to Long (1-6+ years)
4. Pursue conversion of overhead utilities to underground.

Timeline: Short to Mid (1-5 years)

Proposed Partnerships: COSA Parks and Recreation Department; Mahncke Park Neighborhood Association; San Antonio School District; City Public Service; San Antonio Garden Clubs; San Antonio Botanical Center; other volunteer organizations

Potential Funding Sources: CDBG, Parks bond, Underground Conversion Fund

Objective 7.2: NEIGHBORHOOD PARKS
Improve present maintenance of local pocket parks, also known as lawns, and other public green space, and achieve consensus on their function and design.

Major Action Steps:
1. Develop a relationship allowing Mahncke Park Neighborhood Association to positively impact Parks and Recreation Department maintenance practices and frequency.

Timeline: Mid to Long (3-6+ years)
2. Encourage public participation in the maintenance, design and improvement of neighborhood parks

Timeline: Short to Long (1-6+ years)

Proposed Partnerships: COSA Parks and Recreation Department, Mahncke Park Neighborhood Association; San Antonio School District; San Antonio Garden Clubs; San Antonio Botanical Center; other volunteer organizations

Potential Funding Sources: CDBG, Parks bond

Objective 7.3: BRACKENRIDGE PARK
Support Brackenridge Park as a major amenity to the Mahncke Park Neighborhood.

Major Action Steps:
1. Continue active participation in the development of a Brackenridge Park Development Plan.

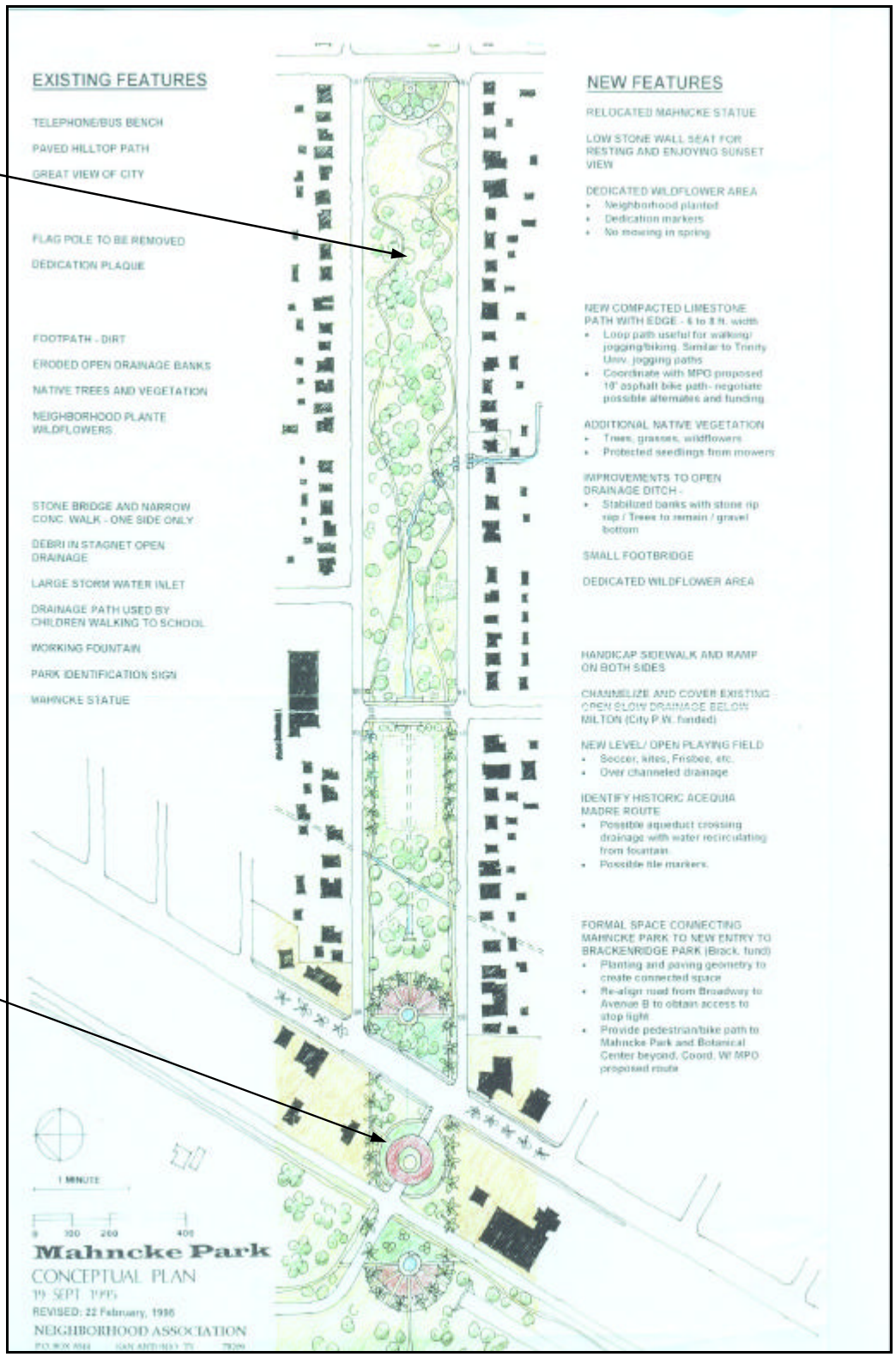
Timeline: Short to Mid (1-5 years)
2. Monitor Brackenridge Park activities and improvements and take action where these affect the interests of Mahncke Park Neighborhood residents.

Timeline: Short to Long (1-6+ years)
3. Inform neighborhood residents of issues related to Brackenridge Park.

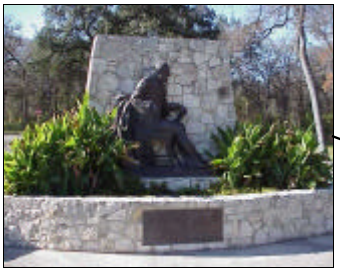
Timeline: Short to Long (1-6+ years)

Proposed Partnerships: Parks and Recreation Department, Mahncke Park Neighborhood Association; other volunteer organizations

Potential Funding Sources: CDBG, Parks bond



Neighborhood Association's Conceptual Plan for Mahncke Park



GOAL 8: PUBLIC FACILITIES

Provide more community facilities and public amenities.

Objective 8.1: RECREATION CENTER

Seek establishment of recreational programs and facilities for youth, primarily, but also for adults within or near the neighborhood.

Major Action Steps:

1. Investigate the possibility of establishing partnerships with local recreational facilities.

Timeline: Short—Long (1-6+ years)

2. Seek partners to establish programs in the Mahncke Park Neighborhood area to serve children and youth.

Timeline: Mid (3-5 years)

3. Explore the feasibility of construction of a recreation center for children and youth that would serve the Mahncke Park Neighborhood and nearby areas.

Timeline: Mid (3-5 years)

Proposed Partnerships: Incarnate Word, COSA Parks and Recreation Dept. (youth programs), YMCA, Midnight Basketball programs, local churches

Potential Funding Sources: Minimal

Objective 8.2: PLAYGROUND

Address the need for a playground in the southeastern portion of the Mahncke Park Neighborhood.

Major Action Steps:

1. Investigate vacant public land and public/private resources that have the potential to provide playground and recreational space.

Timeline: Short (1-2 years)

Proposed Partnerships: Local churches, vacant landowners, San Antonio Botanical Gardens, Parent Teacher Organization, Citizens Organized for Public Service, Metro Alliance, San Antonio Independent School District

Potential Funding Sources: Parks Foundation, private donations, fraternal organizations (Lions clubs, etc.)

Witte Museum Tree House

GOAL 9: EDUCATION

Make the neighborhood more attractive to families with children by supporting public and private schools in the neighborhood, particularly Lamar Elementary School, which serves the largest number of school age children in Mahncke Park.

Lamar Elementary School

Objective 9.1: QUALITY OF EDUCATION

Continue to monitor and support the quality of education at Lamar Elementary School.

Major Action Steps:
1. Invite San Antonio Independent School District staff to provide updates on test scores and innovative programs.
2. Assist with mentoring programs at Lamar Elementary School.

Timeline: Short (1-2 years)
Proposed Partnerships: Lamar Elementary School, Parent Teacher Organization, Mahncke Park Neighborhood Association, City of San Antonio, Southwestern Bell
Potential Funding Sources: Minimal

Objective 9.2: COMMUNITY RELATIONS

Improve the relationship between Lamar Elementary School and the neighborhood.

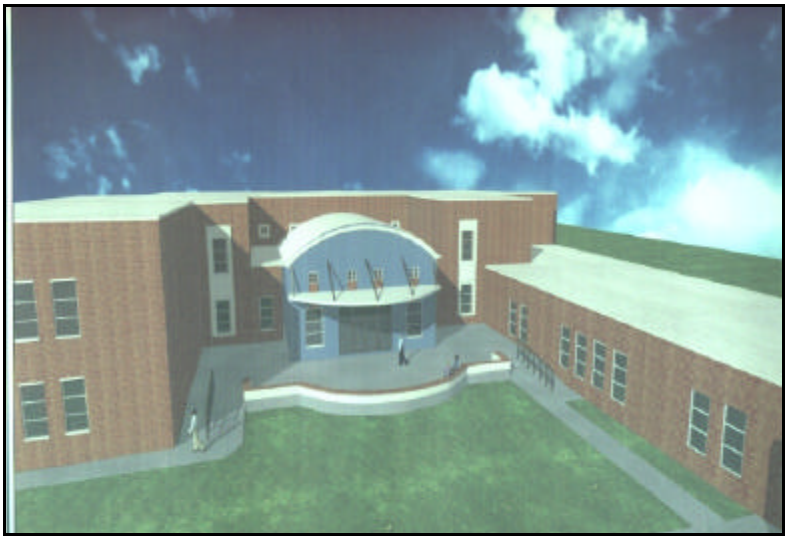
Major Action Steps:
1. Publicize neighborhood events through newsletters and flyers distributed at school and school events.
2. Continue an active liaison between the Mahncke Park Neighborhood Association and the administration of Lamar Elementary School.
3. Assist with and support activities of Lamar and the San Antonio Independent School District that benefit neighborhood students.
4. Coordinate jointly sponsored events such as Neighborhood Cleanup, Night Out Against Crime, and Wildflower Planting.

Timeline: Short (1-2 years)
Proposed Partnerships: Lamar Elementary School
Potential Funding Sources: Neighborhood Association

GOAL 9: EDUCATION

Objective 9.3: OTHER EDUCATIONAL INSTITUTIONS

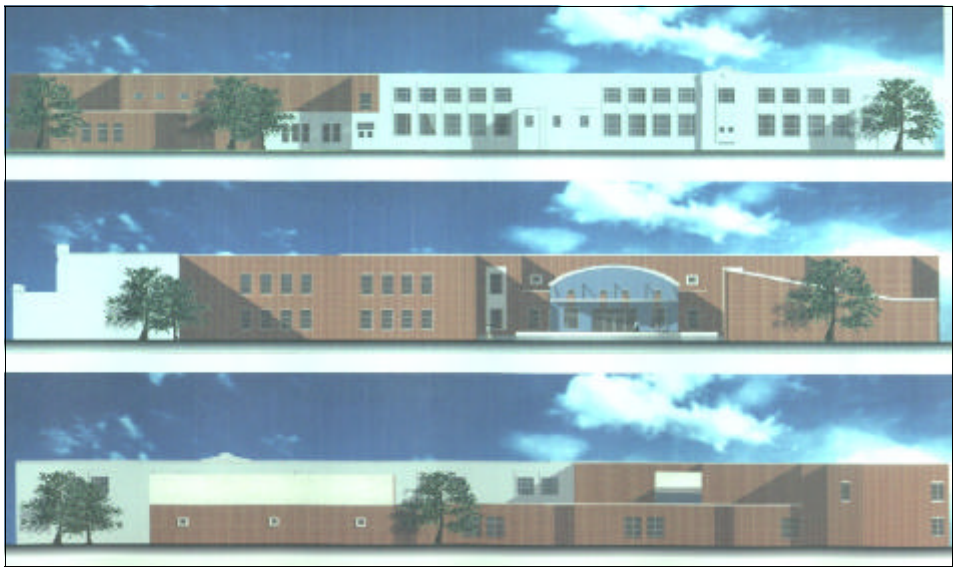
Be open to supporting daycare and private educational institutions within the boundaries of the neighborhood and adult educational programs available to neighborhood residents.



Major Action Step:

1. Ensure that these educational institutions receive information about the neighborhood association and this planning document.

Timeline: Short (1-2 years)
Proposed Partnerships: private day care and learning centers, Mahncke Park Neighborhood Association, COSA Department of Community Initiatives
Funding Sources: Minimal/Volunteer



Top Right: Lamar School Addition, Bellview Street Elevation.
Left: Elevations for Proposed Lamar School Addition:
Top: Parland Place Elevation
Center: Bellview Street Elevation
Bottom: Elmhurst Avenue Elevation

Courtesy of Robert Moritz, Associate A.I.A.
Davis, Durand-Hollis, Rupe Architects

GOAL 10: QUALITY OF LIFE FOR ELDERLY ADULT RESIDENTS

Promote a healthy and safe living environment for those who desire to live in the neighborhood throughout their lives.

Objective 10.1: INDEPENDENT LIVING

Help residents to remain in their homes if they become less physically able.

Major Action Steps:

1. Identify available support services.

Timeline: Short (1-2 years)

2. Provide information on equipping homes for physical accessibility.

Timeline: Short (1-2 years)

3. Explore ways to provide new services that allow residents to remain safe and independent with the neighborhood.

Timeline: Mid (3-5 years)

Proposed Partnerships: Mahncke Park Neighborhood Association, community based agencies, American Association of Retired Persons, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency

Funding Sources: community based agencies, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency, HUD Section 202—Supportive Housing for the Elderly, HUD Section 8 Housing Assistance

Objective 10.2: HOUSING OPTIONS

Provide housing options for those that cannot or choose not to remain in single family homes yet desire to live in the Mahncke Park Neighborhood.

Major Action Step:

1. Explore alternative housing that is appropriate for the neighborhood.

Timeline: Mid (3-5 years)

Proposed Partnerships: Mahncke Park Neighborhood Association, community based agencies, American Association of Retired Persons, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency

Funding Sources: community based agencies, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency, HUD Section 202 Supportive Housing for the Elderly, HUD Section 8 Housing Assistance

RESERVED FOR COMMUNITY FACILITIES MAP

PLAN IMPLEMENTATION

This chapter emphasizes plan implementation. The Mahncke Park Neighborhood's implementation committee will take the lead and work with the partners identified in the plan to accomplish the goals and objectives through the major action steps identified in the plan.

Additionally, the COSA Planning Department will coordinate with the implementation committee to prepare the Annual Improvement Project Report (AIPR). Both capital and operating needs identified in this planning effort will be reviewed for inclusion in the Annual Improvement Project Report for presentation to both the Planning Commission and the City Council for consideration prior to the annual Five Year Forecast and the City Council Goals and Objectives Work Session. As projects are addressed through either the operating budget, capital budget or with private dollars, they will be removed from the rolling report. Projects not addressed will continue to be provided to City Council as potential improvements for future budgets. Although there is no direct financial commitment from the City of San Antonio, citizens will have an opportunity to communicate their action strategies in this annual report.

GOAL 11: PLAN IMPLEMENTATION

Work to implement the goals and objectives of the plan.

Objective 11.1 ACTION STRATEGIES

Organize, educate and encourage the neighborhood to support the concepts found in the Mahncke Park Neighborhood Plan.

Major Action Steps:

1. Organize a committee to coordinate implementation of the Major Action Steps in the planning document.
2. Work with the COSA Planning Department to review and present the Annual Improvement Project Report.

Timeline: Short (1-2 years)
Proposed Partnerships: COSA Planning Department
Potential Funding Sources: Minimal

PLAN EVALUATION

This chapter focuses on the neighborhood indicators that determine the progress of the Mahncke Park Neighborhood Plan.

Indicators evaluate the impact of local actions, which in turn may enact both short-term and long-term change for the betterment of the social, economic, and environmental health of the neighborhood. Indicators can raise awareness of neighborhood issues, identify trends, and can help individuals make informed decisions. An indicator analysis can publicize good works or identify work to be accomplished. For example, the neighborhood could monitor the progress of the plan by publishing a progress report on plan implementation measured through indicators.

INDICATOR 1: Number of residences that are vacated and/or boarded/or at risk of condemnation.

Category: Housing, Neighborhood Appearance, Public Safety.
Baseline: Number determined by walking survey.
Desired Future Outcome: Reduce.
Data Source: Walking survey of neighborhood by Neighborhood Concerns Committee.
Frequency of Review: Annual.

INDICATOR 2: Number of record lot owners with homestead exemption.

Category: Housing.
Baseline: 360 record lot owners out of 821 total residential properties in January 2001.
Desired Future Outcome: Increase by 5%.
Data Source: Bexar Appraisal District.
Frequency of Review: Annual.

INDICATOR 3: Number of vacant commercial uses.

Category: Economic Development, Land Use Compatibility
Baseline: Existing land use map (January 2001).
Desired Future Outcome: Reduce.
Data Source: Existing land use map (January 2001), walking survey of neighborhood.
Frequency of Review: Every 5 years.

INDICATOR 4: Number of commercial properties providing appropriate landscaping and screening materials.

Category: Economic Development, Land Use Compatibility, Neighborhood Appearance.
Baseline: Walking survey.
Desired Future Outcome: Increase.
Data Source: Walking survey of neighborhood by Business Development Committee, NCD Design Guidelines.
Frequency of Review: Annual.

INDICATOR 5: Number of incompatible, out of scale on– and off-premises commercial signs and banners.

Category: Economic Development, Land Use Compatibility, Neighborhood Appearance.
Baseline: Walking survey.
Desired Future Outcome: Reduce.
Data Source: Walking survey of neighborhood by Business Development Committee, NCD Design Guidelines.
Frequency of Review: Annual.

INDICATOR 6: Sidewalk conditions.

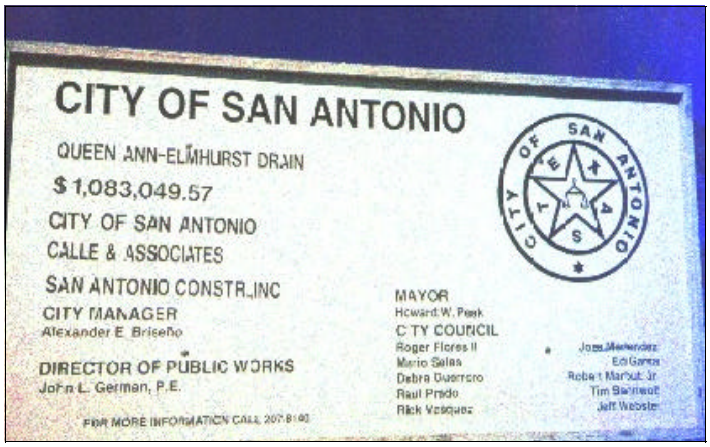
Category: Neighborhood-friendly Transportation, Neighborhood Appearance, Public Safety.
Baseline: Approximately 13,190 linear feet of sidewalks to be added and 6,280 linear feet of sidewalks to be repaired or replaced as of January 2001.
Desired Future Outcome: Reduce linear feet of sidewalk to be added, repaired, or replaced.
Data Source: Neighborhood volunteers.
Frequency of Review: Annual.

INDICATOR 7: Size of bicycle network.

Category: Neighborhood-friendly Transportation, Community Facilities
Baseline: No bicycle routes within the neighborhood.
Desired Future Outcome: Increase size of the bicycle network by linking the neighborhood to recreational facilities in Brackenridge park, Fort Sam Houston, and the McNay Art Museum.
Data Source: City of San Antonio Public Works Bicycle Coordinator.
Frequency of Review: Annual.

INDICATOR 8: Mass transit patronage.

Category: Neighborhood-friendly Transportation.
Baseline: Year 2000 Ridership (1,117 daily average boardings within the neighborhood).
Desired Future Outcome: Increase.
Data Source: VIA Metropolitan Transit Customer Service Department.
Frequency of Review: Biennial.



INDICATOR 9: Involvement and cooperation between Public Works and the Neighborhood.

Category: Neighborhood-friendly Transportation, Public Safety.
Baseline: Number of meetings per project where residents can actively participate.
Desired Future Outcome: Active involvement between the neighborhood, COSA Public Works Department, and the consulting engineer in the selection, planning, design, and implementation of capital improvement projects.
Data Source: City of San Antonio Public Works Capital Projects Officer.
Frequency of Review: Annual.

INDICATOR 10: Number of vehicle collisions.

Category: Neighborhood-friendly Transportation, Public Safety.
Baseline: Accident data for the years of 1997, 1998, and 1999 (see appendix).
Desired Future Outcome: Reduce number of accidents.
Data Source: City of San Antonio Police Department Records Division.
Frequency of Review: Annual.

INDICATOR 11: Dollar amount spent on traffic safety improvement projects.

Category: Neighborhood-friendly Transportation, Public Safety.
Baseline: Programmed capital improvement projects related to traffic safety.
Desired Future Outcome: Increase public investment in traffic safety improvements.
Data Source: MPO, TxDOT, City of San Antonio Public Works Department's Capital Projects Officer.
Frequency of Review: Biennial.

INDICATOR 12: Efficiency of Drainage System.

Category: Neighborhood-friendly Transportation, Neighborhood Appearance, Public Safety.
Baseline: Number of visible drainage problems (see transportation map).
Desired Future Outcome: Reduction in the number of visible drainage problems.
Data Source: City of San Antonio Public Works Drainage Engineering Division.
Frequency of Review: Biennial.

INDICATOR 13: Basic crime statistics: number of violent crimes, burglaries, and auto thefts.

Category: Public Safety.
Baseline: 2000 Crime Data
Desired Future Outcome: Lower crime rate; fewer calls.
Data Source: City of San Antonio Police Department Records Division.
Frequency of Review: Annual.

INDICATOR 14: Number of locations experiencing recurring graffiti.

Category: Housing, Neighborhood Appearance.
Baseline: Number of locations in 2000.
Desired Future Outcome: Reduce number of locations experiencing recurring graffiti.
Data Source: Neighborhood Survey.
Frequency of Review: Annual.

INDICATOR 15: Number of trees.

Category: Neighborhood Appearance.
Baseline: Number of trees in 2000.
Desired Future Outcome: Increase number of trees maintained or planted on private property.
Data Source: Neighborhood survey.
Frequency of Review: Every 5 years.

INDICATOR 16: Number of residents registered in COSA Parks and Recreation Department and SAISD youth recreation programs.

Category: Community Facilities.
Baseline: Number of residents registered in 2000.
Desired Future Outcome: Increase education on the availability of youth recreation programs.
Data Source: COSA Parks and Recreation; SAISD.
Frequency of Review: Annual.

INDICATOR 17: Lamar Elementary School TAAS Test

Category: Education.
Baseline: 2000 TAAS Test Scores
Desired Future Outcome: Higher test scores; more students passing exam on first try.
Data Source: San Antonio Independent School District.
Frequency of Review: Annual.

INDICATOR 18: Percentage of neighborhood children attending Lamar Elementary School (SAISD).

Category: Education.
Baseline: 1990 Lamar ES enrollment/total elementary school age children with school boundary.
Desired Future Outcome: Increase number of school aged children from the neighborhood attending Lamar.
Data Source: SAISD, U.S. Census.
Frequency of Review: Annual.

Mahncke Park Neighborhood Plan Evaluation

APPENDICES

A Neighborhood History—
"A Historical Sketch of Mahncke Park"

B Demographic Comparison for Mahncke Park Neighborhood and San Antonio

C Capital Improvement Projects
Capital Improvement Projects Map

D Neighborhood Resource Inventory

E Neighborhood Survey Responses
Neighborhood Survey Response Map

F Traffic Accident Data

G Reported Crime by Patrol District

H VIA Metropolitan Transit Data
Bus Stops and Boardings Maps

I Neighborhood Conservation Districts

J Neighborhood Commercial Revitalization

K Tree Survey

L "In Search of the Acequia Madre" by Bruce Martin, MPNA
Alamo Acequia Madre Route Map

M Property Values Map

N Neighborhood Plan Meetings

O Housing Agencies

P Technical Resource Guide

Q Land Use/Zoning Matrix

R Plan Glossary

S Letters of Support/Public Comment

Capture of Alligator at Broadway
circa 1900, Bruce Martin Collection