Midtown Neighborhoods Plan

"Planning today for a better and brighter future tomorrow....."

Prepared by the Citizens of the Midtown Neighborhoods and the City of San Antonio Planning Department

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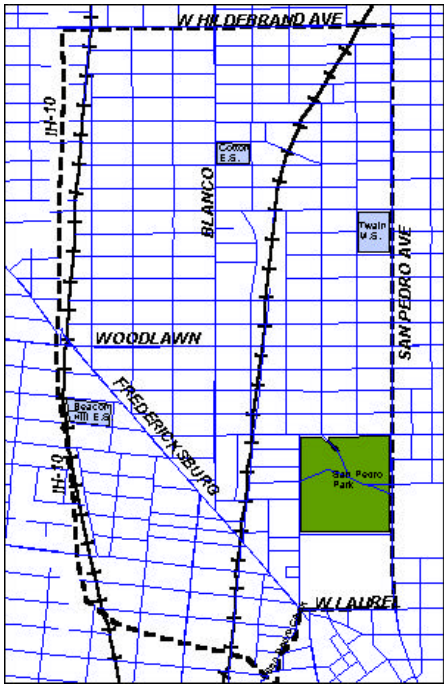
Plan Basics

The Midtown Neighborhoods Plan is a partnership effort of the Alta Vista Neighborhood, the Beacon Hill Neighborhood, the St. Ann's Neighborhood, MidTown on Blanco and the City's Planning Department. The plan is the result of over a year of hard work by the Planning Team and other active residents, business persons and church members.

Plan Boundaries

The plan area is bound by IH-10 to the west, Hildebrand to the north, San Pedro Avenue to the east and IH-10, San Pedro Creek and Laurel Street to the south.



The western boundary of the planning area is defined by Interstate 10 and the railroad tracks. Another railroad track, b-cated near the middle of the planning area, serves as the dividing line between the Beacon Hill NA and the Alta Vista NA. Both of the tracks serve a significant amount of rail traffic.

To the north, the plan area is bound by Hildebrand Avenue. Between 1838 and 1944, Hildebrand Avenue was the northern boundary of the City. Today, this street serves as a boundary between neighborhoods within the planning area and the Edison Neighborhood located to the north.

To the east, San Pedro Avenue is a major commercial thoroughfare that links downtown to Loop 410. This street divides the planning area from the Monte Vista Neighborhood. San Antonio College and VIA Metropolitan Transit are located along San Pedro Avenue at the southern end of the planning area.

To the south, the plan area is adjacent to the Five Points Neighborhood.

Why create a plan?

Developed by neighbors, businesses, neighborhood associations, community organizations, churches, schools, developers, investors, and other interested groups, the Midtown Neighborhoods Plan is a blueprint for action. By setting goals, objectives and action steps, the neighborhoods create a vision and identify the steps needed to reach their goals. This plan organizes many of the neighborhoods' ideas into a single document that can be shared with residents, potential community partners and investors.

Planning Area Basics

The Midtown Neighborhoods are home to about 11,900 residents (also see Appendix A). The 1999 population reflects a ten percent increase in total population since 1990. This growth returns the neighborhoods to their 1980 population levels. The residents of the planning area are about 85 percent Hispanic, 13 percent Anglo, one percent African American and an additional one percent is composed of other races and ethnicities. Since the 1980 census, the number of Hispanics, African Americans and other races has increased. In the same time period, the number of Anglos has decreased. The median household income is $19,917 compared with a citywide median income of $32,238.

The development of the planning area's neighborhoods began in the 1890s as part of the northward expansion of the City of San Antonio (also see Appendix B). This development continued through the 1930s.

The most common architectural form in the neighborhoods is a one-story, wood frame bungalow. In the southern end of the planning area, the houses are larger, two-story homes, often with large porches. Small (two-to-four unit) apartment buildings are scattered throughout the neighborhood planning area.

The expansion of the neighborhoods was fueled, in part, by a street railway that traveled from downtown to San Pedro Springs Park. This park, the second oldest municipal park in the United States, serves the entire planning area and currently provides a place for both active and passive recreation, including a tennis center, a swimming pool, a library, a playhouse and historic springs.

In the 1920s, following the residential development of the area, service business owners constructed new structures or adapted existing buildings primarily in the commercial corridors located along Blanco, Fredericksburg, Flores, Hildebrand and San Pedro.

Beginning in the 1950s through the 1970s, property owners converted many residences into rental units and businesses began to leave the area's commercial centers.

In the 1990s through today, new families and businesses are

attracted to the plan area. Residents are fixing up their homes and looking forward to additional neighborhood improvements. MidTown on Blanco, a Neighborhood Commercial Revitalization (NCR) Project and a participant in the Texas Main Street Program, is organized to revitalize the Blanco business corridor between Hildebrand and Summit. Neighbors are interested in similar efforts beginning in the area's other commercial corridors.

Getting Started

The neighborhoods successfully submitted a 1998-99 application to request the Planning Department's assistance in developing a neighborhood plan. In August 1999, the Planning Department began meeting with the Planning Team to develop a Memorandum of Understanding. The Planning Team (see Appendix C) is composed of representatives of the neighborhoods, businesses and schools. An initial team was proposed in the application and expanded after selection. The Memorandum of Understanding spelled out both the Planning Team's and the Planning Department's responsibilities towards the completion of the plan.

Community-Based Process

The Midtown Neighborhoods Plan was developed following the guidelines set out in the *Community Building and Neighborhood Planning Program* (approved by City Council in October 1998).

A Kickoff Celebration was held September 1999 to introduce community members to the proposed timeline and tasks for plan completion (see Appendix D). Community stakeholders, including neighbors, business owners, neighborhood association representatives, church members, school officials and other interested groups, were invited to attend and give suggestions.

Between September and November 1999, fourteen Kitchen Table Conversations were organized by neighborhood volunteers. These volunteers handed out flyers to people living or working on nearby blocks. At the meetings, people gathered around the kitchen table, in small groups of five to ten folks, to talk about what was good and bad about the neighborhood. An

What's in a Name?

In order to select a name for the planning area, the Planning Team decided to hold a contest with the winner receiving a gift certificate for dinner generously donated by Casbeers, a local restaurant. While the winner (Midtown Neighborhoods Plan) *is obvious, some of the great suggestions are listed below.*

- *Uptown Revival*
- *Vista Del Norte*
- *Roll Up Your Sleeves*
- *North Central Conservation*
- *Neighborhood – 2000*
- *We've Only Just Begun*
- *The Good Hood Group*

additional Kitchen Table Conversation was scheduled for the benefit of the business community in January.

Public meetings were held in January and May. At the January 2000 meeting, community members signed up to work in three work groups: Heart of the Neighborhood; Getting Around Town and Rebuilding Our Infrastructure; and Community Places Where We Play, Gather and Learn. These work groups met in February through April to develop the goals, objectives and action steps found in the plan chapters. The groups worked closely with "experts" to develop achieveable and implementable plans for community improvement (see Appendix C). The results of these efforts were presented to the community at the May public meeting. An additional May meeting was scheduled for the business community to review the ideas presented at the May public meeting.

During July 2000, relevant city departments had an opportunity to review the plan for consistency with city policies. The lead partners and proposed partnerships, as well as other relevant agencies, also were asked to review and support the goals found in the plan.

A final draft of the plan was presented at an August community meeting. After the August meeting changes were added, the plan was presented to the Planning Commission and City Council for consideration.

Community Outreach

The Planning Department, together with the Alta Vista Neighborhood, the Beacon Hill Neighborhood, St. Ann's Neighborhood, MidTown on Blanco and other community partners, worked to encourage participation in the neighborhood planning process. In addition to the mailing list of neighborhood stakeholders and meeting attendees, both Alta Vista and Beacon Hill residents walked every block in their neighborhoods delivering newsletters containing information on each community meeting. MidTown on Blanco also hand-delivered information on the meetings to businesses within their project area as well as included many meeting notices in their newsletter. Meeting dates and times were posted on the Alta Vista NA, Beacon Hill NA, and MidTown on Blanco websites.

Area churches, including St. Ann's Catholic Church, Greater Lincoln Park Temple, and Beacon Hill Presbyterian Church, were encouraged to announce the meetings at their religious services and/or include meeting information in church bulletins.
In partnership with the San Antonio Independent School District, the Planning Department distributed flyers to the students and teachers at Beacon Hill ES, Cotton ES, and Twain MS. Press releases were sent to the *San Antonio Express News* and the San Antonio College newsletter, *Update*.

The Planning Department also worked to publicize the plan at community events including the Classic Days held Saturday, October 24, 1999 and the San Pedro Springs Park Opening held Saturday, May 20, 2000.

Recognition by the City of San Antonio

After a review by city departments and a final community meeting, the Midtowns Neighborhood Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviewed the document to ensure the Midtown Neighborhoods Plan is inclusive, consistent with city policies and an accurate reflection of the community's values.

After the Planning Commission recommendation, the plan was forwarded to the City Council for adoption as a component of the City's Comprehensive Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. This report is recommended to City Council as a part of the budget process.

Consistency with Other Plans

The Midtown Neighborhoods Plan is consistent with the ideas found in the *Five Points Neighborhood Plan*, the *1997 Master Plan*, the *1978 Major Thoroughfare Plan,* the *1999 Parks System Plan,* the *1998 CRAG Final Report* and the *2000 CRAG Report*. The planning area for the *Five Points Neighborhood Plan* is adjacent to the southern boundary of the Midtown Neighborhoods Plan.

The plan also is supported by the following Master Plan Goal:

Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and

neighborhood plans.

Plan Contents

The Plan Summary Chapter reviews the neighborhoods' goals and objectives for community improvement. The SWOTs Map, included in the Plan Summary Chapter, reviews the major strengths, weaknesses, opportunities and threats located in the planning area identified by community members.

Each of the following four chapters of the plan: Heart of the Neighborhood, Getting Around Town, Rebuilding Our Infrastructure, and Community Places Where We Play, Gather and Learn, include the goals, objectives, action steps, lead partners, proposed partnerships and proposed funding sources to achieve the neighborhoods' desired vision.

The Taking Action Chapter describes the group that will be charged with overseeing the work of implementation. The Measuring Our Success Chapter describes the indicators the neighborhoods will use to judge progress toward the community's goals.

Plan Summary

The Midtown Neighborhoods Plan includes five basic elements or chapters: Heart of the Neighborhood, Getting Around Town, Rebuilding Our Infrastructure, Community Places Where We Play, Gather and Learn, and Taking Action. The following text provides a summary of plan goals and objectives for each element. The SWOTs (Strengths, Weaknesses, Opportunities and Threats) Map found at the end of this chapter graphically reviews community assets as well as concerns.

Heart of the Neighborhood

Goal 1: Economic Development

Revitalize and enhance the neighborhoods' historic commercial centers.

Objective 1.1: Historic Character

Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro.

Objective 1.2: Pedestrian Environment

Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.

Objective 1.3: Business Development

Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

Objective 1.4: Marketing

Promote area businesses and MidTown on Blanco to enhance neighborhood identity and increase the number of residents and visitors shopping at area stores.

Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has.
— Margaret Mead

Objective 1.5: Environment

Address environmental concerns.

Goal 2: Housing

Preserve and revitalize the neighborhoods' unique mix of quality housing.

Objective 2.1 Education

Educate the community, both residents and San Antonio as a whole, about ways to enhance, protect and rehabilitate the neighborhoods' character.

Objective 2.2: Housing Character

Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.

Objective 2.3: Home Improvement and Maintenance

Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

Getting Around Town

Goal 1: Multi-Modal Transportation System

Coordinate with the City of San Antonio (COSA) and local transportation providers to ensure a safe, efficient, well-maintained, appropriately engineered and aesthetically appealing multi-modal transportation system.

Objective 1.1: Pedestrian Network

Restore the pedestrian-friendly neighborhood environment by creating a pedestrian network that is safe, aesthetically appealing and effective.

Objective 1.2: Mass Transit – Service

Coordinate with VIA Metropolitan Transit to improve service delivery and develop new transit routes through the neighborhood.

Objective 1.3: Mass Transit – Facilities/ Amenities

Provide direct support to VIA Metropolitan Transit to promote the design and installation of transit amenities that are unique to the Midtown Neighborhoods area.

Objective 1.4: Bicycle Networks

Create a network of bike routes that will connect points of interest within the neighborhood and throughout San Antonio.

Objective 1.5: Traffic Safety and Parking

Ensure safety for pedestrians and cars by eliminating traffic hazards, maximizing existing off-street parking facilities and providing on-street parking.

Objective 1.6: Railroad Right-of-Way and Operations

Ensure resident safety and mitigate impacts of rail operations on the neighborhoods.

Rebuilding Our Infrastructure

Goal 1: Capital Improvements

Provide advanced notification to neighborhood associations and property owners of capital improvements, beginning with the project planning phase, to safeguard and enhance neighborhood character and ensure adequate maintenance.

We shape our cities, thereafter they shape us.
— Winston Churchill

Objective 1.1: Roadway Projects

Coordinate with the COSA Public Works Department to provide recommendations for the reconstruction and enhancement of roadway improvements making certain that new construction projects are timely, leave businesses accessible and minimize negative impacts to the neighborhood.

Objective 1.2: Preventive Maintenance of Transportation Facilities

Provide regularly scheduled maintenance and upgrades to roadway and pedestrian facilities throughout the area.

Objective 1.3 Storm Water Management & Solid Waste Disposal

Re-institute use of alleys to service the neighborhoods and address existing drainage concerns.

Community Places Where We Play, Gather and Learn

Goal 1: Parks & Recreation Facilities and Programs:

Develop, enhance and maintain parks, recreational facilities, recreational and community programs to meet the needs of the Midtown Neighborhoods planning area.

... Livable neighborhoods make exceptional cities.
— Anonymous

Objective 1.1: Open Space Development

Acquire and develop available open space within the Midtown Neighborhoods for parks and outdoor gathering spaces.

Objective 1.2: San Pedro Springs Park

Develop and enhance new and existing resources to complete the San Pedro Springs Park Master Plan.

Objective 1.3: Recreational & Community Programs

Increase awareness and usage of public recreation facilities and programs.

Objective 1.4: New Community Center

Acquire property and construct a community center to support multiple community-oriented programs and activities for the residents of the Midtown Neighborhoods Planning Area.

Goal 2: Community Appearance and Safety

Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

Objective 2.1: Neighborhood Appearance/ Streetscape/Landscape

Preserve and enhance the neighborhood character and pedestrian-friendly environment.

Objective 2.2: Code Compliance

Promote and enforce code compliance regulations to improve and maintain the safety and appearance of neighborhood structures and properties.

Objective 2.3: Community Safety

Improve neighborhood safety through community awareness and involvement.

Goal 3: Community Health and Wellness

Improve the health and wellness of area residents, especially children, as a means of creating a healthier community for the future.

Objective 3.1: Health Care Facilities and Access

Increase awareness, accessibility, and availability of existing health/wellness facilities and services, as well as, encourage the development of more health facilities, services and providers.

Goal 4: Community Schools and Learning Facilities

Promote and improve learning facilities and activities for residents and future generations.

Objective 4.1: Building School Ties

Develop and strengthen relationships between community groups and organizations that operate learning facilities as a means of enhancing those learning facilities and the programs they offer.

Taking Action

Goal 1: Taking Action

Work towards implementation of the goals, objectives and action steps included in the Midtown Neighborhoods Plan.

Objective 1.1: Implementation

Organize, educate and encourage the community to support the ideas found in the Midtown Neighborhoods Plan.

If you don't know where you are going, you could wind up someplace else.
— Yogi Berra

Heart of the Neighborhood

Prior to the development of our plan, I was unsure of the vitality of our neighborhood's pulse. After going through the planning process, I am now certain that this community's "heart" beats strong and that life-giving ideas and efforts pulsate throughout her streets. One can already begin to see the revitalization of our housing stock and the economic development within our area appears bright and promising. The plan's vision has injected a new hope and new life into the community, assuring vibrant and thriving neighborhoods for generations to come. —
Fred Chavez, Alta Vista NA President

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on the neighborhoods' goals, objectives and action steps for building on the strength of the planning area's historic character to revitalize local commercial centers and encourage the rehabilitation, restoration and maintenance of the area's housing.

The goals, objectives, action steps, timelines, lead partners, proposed partnerships and proposed funding sources were developed by Work Group members who were assisted by city staff and other agency representatives (see Appendix C).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under the proposed partnerships. The community also identified potential funding sources for their action steps. The community could approach these funding sources once the work of coordination is complete.

Goal 1: Economic Development

Revitalize and enhance the neighborhoods' historic commercial centers.

Objective 1.1: Historic Character

Preserve the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro.

Volunteers assisting with a survey of housing and commercial structural conditions and architectural features (see Appendix I).

Action Steps:

1.1.1 Identify the condition and significant building characteristics of all commercial structures in the plan area.

- Timeline: Short (during plan development)
- Lead Partners: Alta Vista NA, Beacon Hill NA, MidTown on Blanco, COSA Planning Dept.
- Proposed Partnerships: City Volunteer Corp, City Public Service, Harlandale High School, San Antonio College
- Proposed Funding Sources: Volunteer labor

1.1.2 Participate in the Unified Development Code (UDC) revision process to ensure that the type of development desired in the commercial centers is allowed and encouraged. Specifically, UDC provisions should allow for mixed-use development, lower parking requirements, shorter setbacks, live/work units, appropriate signage, and zoning which respects the era of the building.

- Timeline: Short (March – December 2000)
- Lead Partners: MidTown on Blanco, Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: COSA Planning Dept.
- Proposed Funding Sources: No cost

1.1.3 Undertake a historical and architectural survey of the neighborhoods' commercial centers.

- Timeline: Short (1 – 2 years)
- Lead Partners: Alta Vista NA, Beacon Hill NA, new Merchants' Assn(s)
- Proposed Partnerships: SA Conservation Society, COSA Planning Dept. Historic Div.
- Proposed Funding Sources: SA Conservation Society grants, TX Historical Commission grants, fundraisers

1.1.4 Identify and implement overlay zoning options (base zoning will remain the same), such as historic or conservation districts, that will help preserve and protect the older commercial buildings and enhance the pedestrian-scale environment characteristic of the neighborhood's commercial centers.

- Pedestrian-scale environment elements the community is interested in preserving and enhancing include but are not limited to: businesses located near the sidewalk with parking in the rear, canopies where appropriate, wide sidewalks, on-street parking and street landscaping.
- Either historic or conservation districts will include design guidelines.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA, MidTown on Blanco, new Merchants' Assns
  - Proposed Partnerships: COSA Planning Dept.
  - Proposed Funding Sources: Minimal cost

Example of businesses on Blanco, illustrating the area's character

1.1.5 Develop incentives to encourage compatible commercial building design. Encourage new construction to be compatible with the historic character of the neighborhood's commercial centers. Encourage good quality rehabilitation that is sensitive to a building's architectural characteristics.

- Recruit architects or other design professionals to assist area business owners in designing new construction or rehabilitation projects.
- Organize charrettes to further illustrate the business development potential of the area's commercial centers.
- Pursue the development of a façade improvement grant program.
  - Timeline: Mid (3 – 5 years)
  - Lead Partners: MidTown on Blanco, new Merchants' Assn(s), Alta Vista NA, Beacon Hill NA
  - Proposed Partnerships: Business Owners, Property Owners, COSA Cultural Affairs Dept.
  - Proposed Funding Sources: To be determined

Example of a business on Blanco

Objective 1.2: Pedestrian Environment

Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.

Action Steps: (also see Rebuilding Our Infrastructure Goal 1)

1.2.1 Apply to the COSA Public Works Department to request the burying of utility lines or relocation to alleys as a part of street improvement projects in the area's commercial centers (see application in Appendix E). Discuss these applications with the area's City Council person. The City's Utility Conversion Program, in association with City Public Service, evaluates, prioritizes and funds selected projects to convert overhead utility lines. Each project is individually evaluated against specific criteria.

- Timeline: Short (1 – 2 years)
- Lead Partners: MidTown on Blanco, Alta Vista NA, Beacon Hill NA, new Merchants' Assns.
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: COSA

Example of an enhanced streetscape.

1.2.2 Encourage street trees and other landscaping in the area's commercial centers.

- Encourage landscaped buffers between commercial and residential uses. For example, encourage businesses that have parking behind their building to add a line of trees between the parking lot and the adjacent houses.
- Work to develop partnerships with businesses and neighborhood groups to ensure landscaping maintenance.
- Landscape and enhance the pocket parks along Fredericksburg Road as gathering spaces for customers and residents.
- Add benches, trees and a plaza (also see Community Places Action Step 1.1.6) in the MidTown on Blanco area.
- Consider planting hundreds of blooming trees to serve as a seasonal attraction.
- Ensure the safety of pedestrians, bicyclists and motorists by not planting landscaping in locations that could create visual obstructions or roadside hazards.

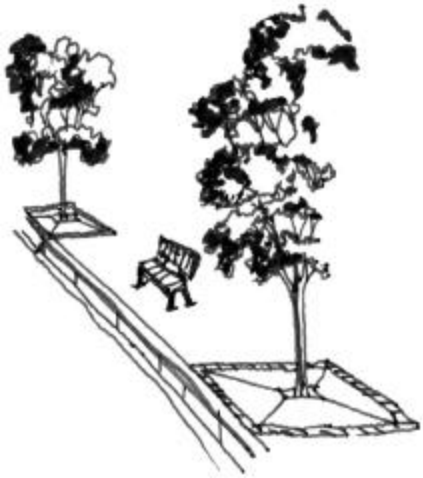


Illustration of street trees

- Timeline: Mid (3 – 5 years)
- Lead Partners: MidTown on Blanco, Alta Vista NA, Beacon Hill NA, new Merchants' Assns.
- Proposed Partnerships: Businesses, San

Antonio Trees, Individual Property Owners, Schools, adjacent NAs, Keep San Antonio Beautiful (KSAB), VIA, City Arborist, Bexar County Master Gardeners, Master Naturalists, COSA Planning Dept.

– Proposed Funding Sources: COSA Planning Dept. – Neighborhood Improvement Challenge Program, KSAB/VIA Tree Planting Program, Businesses

1.2.3 Actively work to paint out graffiti on buildings in the commercial centers and discourage vandalism by encouraging action by individual property owners as well as organizing clean up days and/or commercial area watches. Develop incentives for business owners to take preventative steps against graffiti such as grants for floodlights, shrubs to block walls or paint.

– Timeline: Short (Ongoing)

– Lead Partners: Alta Vista NA's Crime Watch Committee, Beacon Hill's Graffiti and COP Committees

– Proposed Partnerships: COSA Police Dept. SAFFE Officers, Youth Initiatives, Neighborhood Action Dept.

– Proposed Funding Sources: City's Paint Bank, Fundraisers

Examples of street clutter

1.2.4 Reduce the amount of street clutter caused by advertising signage.

- Enforce existing signage ordinances, including regulations related to posting materials on telephone poles.
- Create more stringent restrictions for billboards and on-premise signs.
- Encourage appealing signage, including awning signage and appropriately sized signage posted on buildings (rather than pole signs).
- Remove advertising from bus benches.
- Request a sweep for illegal signage.

– Timeline: Mid (3 – 5 years)

– Lead Partners: Alta Vista NA, Beacon Hill NA, new Merchants' Assns.

– Proposed Partnerships: COSA Code Compliance Dept., VIA

– Proposed Funding Sources: Minimal cost

Examples of street clutter

1.2.5 Encourage businesses to post clearly visible ad-

dress numbers.

- Create a business corridor identifier by developing a standardized, graphic format for address numbers in the Midtown area and other commercial centers.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: MidTown on Blanco, Alta Vista NA, Beacon Hill NA, new Merchants' Assns.
  - Proposed Partnerships: Business owners, COSA Code Compliance
  - Proposed Funding Sources: Minimal cost

1.2.6 Improve street and business lighting in the commercial centers.

- Select street lighting that reflects the neighborhoods' character.
- Place lighting to reduce glare on adjacent residential uses.
  - Timeline: Long (6 or more years)
  - Lead Partners: MidTown on Blanco, new Merchants' Assns.
  - Proposed Partnerships: Business Owners, Lighting Companies, Alta Vista NA, Beacon Hill NA, City Public Service
  - Proposed Funding Sources: Business Owners

Neighborhood business

Neighborhood business

Objective 1.3: Business Development

Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

Action Steps:

1.3.1 Identify the planning area's existing businesses and vacant land available for business development. Collect and analyze data including building square footages, amount of parking, accessibility for disabled persons, and potential suitable uses given the businesses' size and building characteristics. Utilize the information collected by MidTown on Blanco and through the neighborhood survey of the entire planning area.

- Timeline: Short (1 – 2 years)
- Lead Partners: MidTown on Blanco, Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: COSA Neighborhood Commercial Revitalization Program (NCR)

– Proposed Funding Sources: Minimal cost

1.3.2 Conduct a market study of the plan area.

- The study should review market conditions (supply and demand), market segmentation, the competitive environment, shopping trends, consumer preferences and other economic factors. Once completed, publicize the market survey results to area businesses and potential developers or real estate professionals. The study planned for Summer 2000 will focus on the MidTown on Blanco area. Future studies may be needed for the other commercial centers in the planning area.
  - Timeline: Summer 2000
  - Lead Partners: MidTown on Blanco
  - Proposed Partnerships: COSA NCR
  - Proposed Funding Sources: COSA NCR

1.3.3 Encourage the business owners to organize.

- Target Fredericksburg Road merchants within the planning area for the development of a new NCR or Main Street commercial district improvement effort.
- Encourage business owners along the Fredericksburg, Hildebrand and San Pedro commercial corridors to organize new Merchants' Association(s).
- Provide business owners along the Fredericksburg, Hildebrand, and San Pedro commercial corridors with information on the benefits available through the City's Neighborhood Commercial Revitalization (NCR) Program. The NCR Program offers two types of support: 1) partnership projects and 2) revitalization projects. Partnership Projects help groups develop an organizational structure, a building inventory, and assess problems with city staff support. Each Partnership Project lasts about two years. Revitalization Projects include market research, planning, implementation and funding assistance.
- Continue to support business involvement in MidTown on Blanco (an NCR program).
  - Timeline: Short (1 – 2 years)
  - Lead Partners: COSA NCR
  - Proposed Partnerships: Businesses, Main Street Program, Alta Vista NA, Beacon Hill NA, COSA Planning Dept. – Historic Division
  - Proposed Funding Sources: COSA NCR

Fredericksburg Road businesses

" The MidTown on Blanco Program has resulted in nearly $500,000 in private reinvestment and 14 new businesses since 1998." — July 2000 MidTown Update Newsletter

1.3.4 Increase communication and interaction between

neighborhood residents, property owners, and business owners by holding joint meetings, social events and/or commercial corridor beautification efforts.

- Timeline: Short (Ongoing)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: Business Owners, MidTown on Blanco, new Merchants' Assns., VIA, PTAs, Schools
- Proposed Funding Sources: Minimal cost

1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro (see Land Use Plan). In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.

Example of a mix of uses with an office on the corner and townhouses on the left

A mixed-use building with retail space on the first floor and an apartment above

- Neighbors have expressed an interest in attracting: a grocery store, restaurants (possibly one in the former Gloworm location at North Flores and Ashby), additional shopping, daycare, family physicians, a bakery, a coffee shop, a hardware store, a fitness/exercise center, a deli, a bookstore, a movie theater, antique stores, specialty shops, a "corner" drug store with a soda fountain, an ice cream store and a fabric store.
- Site constraints, include parking, help determine whether a business is appropriate.
- Encourage major retailers to provide outlets that fit the scale of the neighborhood rather than typical pad sites.
  - Timeline: Short (Ongoing)
  - Lead Partners: MidTown on Blanco (for Blanco Road), Alta Vista NA, Beacon Hill NA, new Merchants' Assns.
  - Proposed Partnerships: Business Owners, Investors
  - Proposed Funding Sources: No cost

1.3.6 Increase awareness among local entrepreneurs about business assistance programs.

- Recruit the City's Economic Development Department (EDD) to do a "block walk" of area businesses. EDD walks a limited area to survey business owners' needs and to connect them with resources.
- Teach entrepreneurs about developing business plans, financial planning, loan qualification, clearing up and main-

taining credit, how to utilize banks for cash flow, and other business issues, possibly using a model similar to existing first time homebuyer education programs.

- Timeline: Mid (3 – 5 years)
- Lead Partners: COSA EDD
- Proposed Partnerships: MidTown on Blanco, new Merchants' Assns., Alta Vista NA, Beacon Hill NA, COSA NAD – NCR, UTSA Small Business Development Center, SCORE (Service Corps of Retired Executives)
- Proposed Funding Sources: Minimal cost

1.3.7 Identify incentives to stimulate the rehabilitation of commercial buildings in the plan area. Encourage businesses to improve their facades, open boarded-up storefronts, and find alternatives to unappealing security bars on windows.

- Investigate best practices from other cities.
- Target the incentives to vacant, boarded-up or abandoned buildings including: the Gloworm, buildings along North Flores, Woodlawn, and near the intersection of Fredericksburg Road and the railroad tracks.
- Encourage established businesses, such as the Blanco Café, to further improve the appearance of their buildings.
- Develop financial incentives such as tax credits to encourage commercial building rehabilitation.
  - Timeline: Mid (3 – 5 years)
  - Lead Partners: COSA NAD – NCR
  - Proposed Partnerships: Alta Vista NA, Beacon Hill NA, MidTown on Blanco, COSA, Fannie Mae, SA Conservation Society, Banks
  - Proposed Funding Sources: To be determined

1.3.8 Beautify and enhance vacant, boarded-up or abandoned commercial buildings during the process of identifying future tenants. For example, paint a mural on boarded-up windows.

- Timeline: Short (1 – 2 years)
- Lead Partners: Property Owners
- Proposed Partnerships: School's Art Depts., MidTown on Blanco, new Merchants' Assns., Alta Vista NA, Beacon Hill NA
- Proposed Funding Sources: COSA Planning Dept. – Neighborhood Improvement Challenge Program

1.3.9 Identify incentives for small business develop-

Fredericksburg Road Corridor

ment such as:

- Forgivable or low cost loans for businesses that may not qualify for funding from a traditional bank, a nonprofit lender or a governmental lending institution, or
- Microenterprise revolving loan fund where a pool of funds could be used to guarantee loans that are perceived as "risky" by traditional lenders. SALDC (San Antonio Local Development Company) currently operates a micro loan program.
  - Timeline: Long (6 or more years)
  - Lead Partners: City Manager's Office through the Small Business Consortium
  - Proposed Partnerships: (SALDC) San Antonio Local Development Company, San Antonio Business Development Fund (SABDF), Accion Texas, MidTown on Blanco, UTSA Minority and Small Business Development Centers, new Merchants' Assns.
  - Proposed Funding Sources: To be determined

1.3.10 Investigate long-term funding sources for economic revitalization efforts. These sources could include: Tax Increment Reinvestment Zone, Public Improvement District, or a Municipal Management District.

- Timeline: Long (6 or more years)
- Lead Partners: Legislative Representatives, COSA
- Proposed Partnerships: MidTown on Blanco, new Merchants' Assns., Alta Vista NA, Beacon Hill NA
- Proposed Funding Sources: To be determined

1999 Classic Days

1999 Classic Days

Objective 1.4: Marketing

Promote area businesses and MidTown on Blanco to enhance neighborhood identity and increase the number of residents and visitors shopping at area stores.

Action Steps:

1.4.1 Organize events such as Classic Days or a local Antiques Road Show that highlight the area's local "mom and pop" businesses.

- Existing business assets include:
  - a local restaurant row (not chain restaurants) that brings people to the neighborhood and features Blanco Café, Casbeers, Chris Madrid's, and Egg Roll Express;

- a variety of shopping/eating at nearby businesses – A'Hon Grill, Popo's, groceries, video stores, drug stores, laundromat, "artsy" shops, antiques stores, flower shops, Rainbow Bakery, Carrera's, auto parts store and businesses south of Fredericksburg Road;
- MidTown on Blanco,
- new business investment in the plan area; and
- an excellent, centralized location.
  - Timeline: Short (Ongoing)
  - Lead Partners: MidTown on Blanco, new Merchants' Assns.
  - Proposed Partnerships: Businesses, Schools, COSA, NAs, Churches, etc.
  - Proposed Funding Sources: Private donors, corporate sponsors, fundraisers

1.4.2. Recruit professional advice to help create "identifiers" for the area's commercial centers through public art, benches, trash cans, banners, logos, etc.

- Timeline: Mid (3 – 5 years)
- Lead Partners: MidTown on Blanco's Design Committee, new Merchants' Assns
- Proposed Partnerships: NAs, VIA, COSA Public Works Dept., Cultural Affairs and Planning
- Proposed Funding Sources: COSA Cultural Affairs Dept. , Planning Dept. – Neighborhood Improvement Challenge Program

Example of banners, distinctive street lighting and landscaping used as commercial center identifiers

Objective 1.5: Environment

Address environmental concerns.

Action Steps:

1.5.1 Report potential environmental problems that may exist in the planning area.

- Complete a Phase I analysis of the planning area.
- Investigate possible pollution from the iron works near Grant & Fredericksburg Road, possible contaminated soil along Comal, and possible pollution or chemicals in Martinez Creek along IH-10 that results in strange colors and foam.
  - Timeline: Mid (3 – 5 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA
  - Proposed Partnerships: TNRCC, COSA Fire Dept.
  - Proposed Funding Sources: Local/national grants

Goal 2: Housing

Preserve and revitalize the neighborhoods' unique mix of quality housing.

Objective 2.1 Education

Educate the community, both residents and San Antonio as a whole, about ways to enhance, protect and rehabilitate the neighborhoods' character.

Neighbors participating in a community meeting.

Action Steps:

2.1.1 Educate the community about historic preservation.

- Develop a brochure/educational campaign related to historic preservation.
- Publish an informational "restoration guide."
  - Timeline: Short (6 months)
  - Lead Partners: Alta Vista NA, Beacon Hill NA, MidTown on Blanco
  - Proposed Partnerships: American Institute of Architects (AIA), Neighborhood Resource Center (NRC), SA Conservation Society, COSA Planning Dept. – Historic Div.
  - Proposed Funding Sources: SA Conservation Society, COSA Planning Dept. – Neighborhood Improvement Challenge Program

A historic sketch of a Beacon Hill house

2.1.2 Learn about the financial incentives available to historically designated properties.

- Coordinate a meeting to learn more about existing tax abatement incentives for historically designated properties.
- Follow the development of the Incentive Tool Kit to learn more about proposals for additional tax abatement incentives for designating areas as historic districts and rehabilitating historically designated properties.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA
  - Proposed Partnerships: City Manager's Office, COSA Planning Dept. – Historic Division
  - Proposed Funding Sources: No cost

2.1.3 Develop a neighborhood brochure to educate realtors, potential new residents and other investors about the community's unique assets.

- Use the brochure to address the perception versus the reality of crime in the planning area. The brochure also should

include information about area schools and churches.

- Include information on the history of the development of bungalows as a building form, architectural features, building materials and their restoration potential.
- Hire a graphic designer to complete the brochure.
- Look to other cities for examples of restored bungalows including Pasadena, CA.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA
  - Proposed Partnerships: UU Housing, Local Realtors
  - Proposed Funding Sources: Neighborhood fundraiser, Realtors, Mortgage Companies

2.1.4 Organize a Bungalow Tour to increase awareness of the restoration potential of the area's housing. Use the tour to showcase good restoration examples and spark people's imagination. The tour also can showcase good examples of xeriscaping.

- Timeline: Mid (3 – 5 years)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: Neighbors, VIA, SA Conservation Society, COSA Planning Dept. – Historic Div., Local businesses (who sell restoration items), Local Realtors, COSA NAD, Master Gardeners, Master Naturalists, SAWS
- Proposed Funding Sources: Sponsors

UU Housing Assistance Corporation did a survey of every 10th household in the Beacon Hill neighborhood in 1996 and 1997. We found that overwhelmingly (92%) of the homeowners wanted to continue to live here. They found the housing inexpensive (11%) and convenient to work (14%) or enjoyed the uniqueness of an inner-city area (12%). Thirty percent listed all of the above reasons. No wonder the neighbors have put together such an ambitious and productive plan to maintain and improve their neighborhood! They feel it is home. — June Kachtik, Executive Director of UU Housing Assistance Corporation

2.1.5 Create a Central City Ambassadors Program.

- The Program is intended to educate realtors, mortgage bankers and appraisers about the housing available in the central city. The program is proposed to work similar to Leadership San Antonio where a limited number of people (in the case of the proposed Ambassadors Program, a limited number of realtors) are selected to participate each year. This action step is consistent with the CRAG 2000 Recommendations.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: City Manager's Office
  - Proposed Partnerships: Alta Vista NA, Beacon Hill NA, Fannie Mae, Neighborhood Resource Center, COSA NAD
  - Proposed Funding Sources: Minimal costs

2.1.6 Invite rental unit tenants to participate in neighborhood activities to learn more about the neighborhood.

- Timeline: Short (Ongoing)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: Tenants, Landlords
- Proposed Funding Sources: No cost

2.1.7 Develop ideas, examples or sketches that can illustrate for landlords aesthetically pleasing ways to provide screened off-street parking and accommodations for residents' garbage.

- Timeline: Short (Ongoing)
- Lead Partners: COSA
- Proposed Partnerships: COSA Planning Dept., AIA, Alta Vista NA, Beacon Hill NA
- Proposed Funding Sources: Minimal cost

2.1.8 Study the impact of tax increases.

- Use the study to determine how much property taxes are increasing and to look at the ratio of the increase in home value compared to the increase in property taxes. For example, an increase in home value of $1,000s compared to an increase of taxes in the $100s may be an acceptable tradeoff.
- Based on the information collected in the survey, identify ways to maintain the neighborhoods' diversity and minimize the tax impact on the elderly, long-time residents, the poorest residents and neighbors who have paid off their homes. Consider freezing taxes based on study results and existing programs.
- Identify initiatives undertaken in other cities to address neighborhood gentrification.
- Keep in mind that an increase in home value can increase personal worth. Neighbors can use this worth for home equity loans.
  - Timeline: Mid (3 – 5 years)
  - Lead Partners: COSA Planning Dept.
  - Proposed Partnerships: Alta Vista NA, Beacon Hill NA, UU Housing, COSA NAD, COSA Finance Dept., Bexar Appraisal District, Realtor's Assn.
  - Proposed Funding Sources: To be determined

Objective 2.2: Housing Character

Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.

Action Steps:

2.2.1 Investigate historic and/or conservation districts (see Appendix F) to maintain the style and character of the area's housing.

- Coordinate a series of public meetings where neighbors learn about historic and conservation districts from Planning Department Historic Preservation Division staff, Texas Historical Commission staff and residents of local historic districts.
- Based on the results of the public meetings, initiate the designation process for historic and/or conservation districts.
- Either historic or conservation districts will include design guidelines or design standards.
- Character defining features include homes that provide for a parkway (greenspace between the curb and sidewalk), sidewalk, front yard, front porch, and backyard.
- The districts should build on the strengths of good, solid and affordable housing stock that has character and charm with architectural features largely intact.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA, MidTown on Blanco
  - Proposed Partnerships: SA Conservation Society, COSA Planning Dept. – Historic Div.
  - Proposed Funding Sources: No cost

Neighborhood house

2.2.2 Undertake a historical and architectural survey of the neighborhoods' residential areas.

- Timeline: Short (1 – 2 years)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: SA Conservation Society, COSA Planning Dept. Historic Div.
- Proposed Funding Sources: SA Conservation Society grants, TX Historical Commission grants, fundraisers

Neighborhood house

2.2.3 Encourage compatible infill housing development

on vacant parcels in the planning area.

- Encourage future development to follow the example set by some new housing projects that were constructed in keeping with the area's architecture, including the San Antonio Housing Authority's (SAHA) College Park Apartments and UU Housing's single-family residence at 615 West Magnolia.
  - Timeline: Short (Ongoing)
  - Lead Partners: UU Housing
  - Proposed Partnerships: Alta Vista, Beacon Hill NAs
  - Proposed Funding Sources: Minimal cost

2.2.4 Encourage a housing project for the lot with an empty foundation on Mulberry.

- Timeline: Short (1 – 2 years)
- Lead Partners: UU Housing
- Proposed Partnerships: Alta Vista, Beacon Hill NAs
- Proposed Funding Sources: HOME funds

2.2.5 Contact legislators to express the neighborhoods' support for the Historic Homeownership Assistance Act (see Appendix G). The proposed tax credit would apply to existing residential landmarks and contributing residential structures in existing historic districts. This action step is consistent with the CRAG 2000 Recommendations.

- Timeline: Short (1 – 2 years)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: SA Conservation Society, International Fire Fighters Union, SA Historic Districts, COSA, CMO
- Proposed Funding Sources: No cost

Objective 2.3: Home Improvement and Maintenance

Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

Neighborhood houses

Action Steps:

2.3.1 Sponsor a neighborhood beautification award to recognize housing maintenance and/or rehabilitation work completed by area residents.

- Celebrate recent efforts to fix up and restore houses.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Alta Vista NA, Beacon Hill NA

- Proposed Partnerships: NCR, Keep San Antonio Beautiful (KSAB), Home Depot, Alamo Hardwoods, ACE Service Center
- Proposed Funding Sources: Corporate businesses

2.3.2 Encourage neighbors to post clearly visible house numbers. Investigate the possibility of including block numbers on street signs.

- Timeline: Short (Ongoing)
- Lead Partners: COSA Code Compliance Dept., Fire Dept., Police Dept.
- Proposed Partnerships: Alta Vista, Beacon Hill NAs
- Proposed Funding Sources: Minimal cost

2.3.3 Create a program to encourage residents to paint their homes.

- Study the potential of implementing programs from other cities in San Antonio. For example, BostonWorks uses CDBG money in "emerging" historic districts to provide grants for half of the home painting cost up to a maximum of grant amount of $4,000.
  - Timeline: Short (Ongoing)
  - Lead Partners: Alta Vista NA, Beacon Hill NA
  - Proposed Partnerships: Home Depot, Sherwin Williams, Painter's Union, Paint companies
  - Proposed Funding Sources: Corporate businesses

Neighborhood house

2.3.4 Enforce current yard parking ordinance and encourage alternative parking surfaces (i.e. crushed granite).

- Timeline: Short (Ongoing)
- Lead Partners: COSA Code Compliance Dept.
- Proposed Partnerships: Alta Vista, Beacon Hill NAs
- Proposed Funding Sources: No cost

2.3.5 Educate landlords about the potential for fixing up and selling their single-family rental properties to new homeowners.

- Timeline: Short (Ongoing)
- Lead Partners: Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: Realtors, Developers, Current renters, Potential homeowners
- Proposed Funding Sources: No cost

2.3.6 Encourage landlords to improve maintenance of

Neighborhood house

problem rental properties.

- Encourage owners of problem rental properties to apply to the Rental Rehabilitation Program (RRP). The RRP offers rental-property owners low-interest financing for up to 50% of the repair costs on a property with major structural damage to at least one major building component.
- Follow the development of the Incentive Tool Kit to learn more about proposals to provide tax abatement incentives for rental rehabilitation.
- Study the potential of implementing programs from other cities.
- Support efforts to create stiffer laws related to home repair. Consider the laws available in Baltimore.
- Support efforts to create stricter rules for enforcing code and zoning violations.
    - Timeline: Short (Ongoing)
    - Lead Partners: Alta Vista NA, Beacon Hill NA
    - Proposed Partnerships: COSA Neighborhood Action Dept., Code Compliance Dept.
    - Proposed Funding Sources: Minimal cost

2.3.7 Increase awareness about existing programs available to assist with home ownership and housing repair.

- Target area renters for participation in first time homebuyers programs (see Appendix H).
- Encourage residents to use the housing services available through UU Housing, a neighborhood nonprofit housing provider.
    - Timeline: Short (1 – 2 years)
    - Lead Partners: UU Housing
    - Proposed Partnerships: Alta Vista NA, Beacon Hill NA, Churches, Schools
    - Proposed Funding Sources: No cost

2.3.8 Increase funding for housing rehabilitation and new construction.

- Support applications for HOME funds.
- Support efforts to increase HOME funding amounts to address increasing costs for property acquisition and repair.
- Encourage private investment in the area's housing.
- Develop incentives to encourage low and middle-income homeowners to complete home improvement projects.
- Develop targeted incentives to stimulate housing repair.
    - Potential target areas can be identified through the housing condition information collected in the neighborhood survey (see Appendix I). One potential target

area could be near the intersection of Blanco and Woodlawn
  - Consider developing a Model Block program where COSA general fund dollars (not income restricted) are made available to provide home improvement loans or grants in a two-to-three block area.
  - Target incentives to vacant, neglected or deteriorated homes.
- Investigate developing a revolving loan fund for housing rehabilitation.
  - Potential to create a community reinvestment program where residents pool their dollars to buy homes and fix the houses for resale.
    - Timeline: Short (Ongoing)
    - Lead Partners: UU Housing, Alta Vista NA, Beacon Hill NA
    - Proposed Partnerships: COSA Housing & Community Development Dept., City Manager's Office, Private Lenders, Homeowners
    - Proposed Funding Sources: HOME

2.3.9 Identify private sector sources of funding for housing rehabilitation and new construction.

- Encourage banks to offer low interest loan programs for rehabilitation and home repair. For example, Broadway National Bank offers a 6.7 % loan available for home repairs.
- Educate area homeowners about reverse mortgages and other funding options.
    - Timeline: Short (Ongoing)
    - Lead Partners: UU Housing
    - Proposed Partnerships: Alta Vista, Beacon Hill NAs
    - Proposed Funding Sources: Lending Institutions

2.3.10 Develop programs to assist the elderly, low-income, and moderate-income people in maintaining and restoring their homes.

- Address common elderly concerns about losing their home due to the cost of home repairs.
    - Timeline: Short (Ongoing)
    - Lead Partners: Fannie Mae
    - Proposed Partnerships: Citywide effort with mortgage companies, NAs
    - Proposed Funding Sources: Local / national funds for lending pool

2.3.11 Encourage the City to utilize the recently passed legislation that allows the City to attach liens to the property owner rather than the property and then sell the property. This action step is consistent with the CRAG 2000 Recommendations.

- Timeline: Short (Ongoing)
- Lead Partners: UU Housing, Alta Vista NA, Beacon Hill NA
- Proposed Partnerships: COSA Asset Management Dept., CMO, San Antonio Housing Trust, Bexar County, Law firms
- Proposed Funding Sources: No cost

2.3.12 Investigate ways to assist small non-profit housing providers, like UU Housing, in establishing clear title to potential properties for acquisition.

- Timeline: Short (Ongoing)
- Lead Partners: City Manager's Office
- Proposed Partnerships: Title Companies, SA Housing Trust, COSA Asset Management Dept.
- Proposed Funding Sources: To be determined

Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Midtown Neighborhoods. The location of different land uses is based on existing land uses, community discussions and policies from the City's Master Plan. The Land Use Plan indicates how vacant and occupied parcels should be developed in the future. Each land use classification is described in the following table.

After City Council approval of the Midtown Neighborhoods Plan, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

Land Use Classifications	Description
Low-Density Residential	Low-Density Residential uses include single-family houses on individual lots. Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use. One of the neighborhoods' highest priorities is to conserve the existing housing stock. The neighborhoods also recognize and appreciate the varying densities found in their residential areas. In recognition of the varying residential densities, the neighborhoods would like to see the structures built as multi-family housing continue in this use, even when located within a Low-Density Residential area. However, if a structure was built as a single-family house and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to single-family use when located within the Low-Density Residential classification. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density. For example, if a property owner finds it infeasible to convert a four-unit structure into a single-family dwelling, the neighborhood would support reducing the density to a duplex.

Medium-Density Residential

Medium-Density Residential uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification.

In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character. For example, maintaining one doorway on the primary façade would be one way of maintaining the architectural character of a building.

High-Density Residential

High-Density Residential uses include apartments with five or greater units. Medium and Low-Density Residential uses also can be found within this classification.

In areas identified as allowing High-Density Residential uses (see Mixed-Use, Mixed-Use Nodes, and Transit-Oriented Development Nodes), the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character. For example, maintaining one doorway on the primary façade would be one way of maintaining the architectural character of an existing building.

Neighborhood Commercial

Neighborhood Commercial includes low-impact convenience retail or service uses, generally serving the neighborhood area, as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops, and live/work units. Service uses could include shoe repair shops, dry cleaners and doctors offices. Residential uses include multi-family housing such as duplexes, three-to-four-unit family dwellings, small apartments or townhouses.

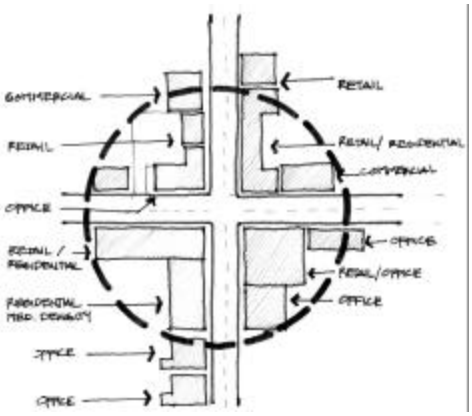
The neighborhoods encourage the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings' architectural character. For example, a single-family house in the Neighborhood Commercial area could be adapted into a coffee shop while maintaining the house's architectural features. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Mixed-Use

This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. Commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most common land use. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

The neighborhoods support the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Mixed-Use Node



The Mixed-Use Node includes all of the uses mentioned in the Mixed-Use category. The Nodes should have a higher density of commercial and retail uses than the Mixed-Use category. The Mixed-Use Node should serve as a center of activity.

The neighborhoods support the use or adaptive use of existing commercial or residential structures in areas identified for Mixed-Use Nodal development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Transit-Oriented Development (TOD) Node

Transit-Oriented Development includes higher density and higher intensity land uses located within a focused distance of a transit stop. TOD includes the mix of uses described in the Mixed-Use Node classification, including commercial, retail, residential and civic uses at a higher density. The uses should be most intense, dense and concentrated at the transit stop or the center of the node. Uses should decrease in density as you travel towards the edge of the node. The edge of the node should include development, such as townhouses, which buffer the adjacent land uses. Transit-Oriented Development also includes urban design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

Transit-Oriented Development (TOD) Node *(continued)*	The neighborhoods support the use or adaptive use of existing commercial or residential structures in areas identified for Transit-Oriented Development while maintaining the buildings' architectural character. However, in order to encourage a more intense development pattern in the TOD Nodes, the neighborhoods are willing to consider moving existing residential structures out of the Node and into the Low-Density Residential, Medium-Density Residential, Neighborhood Commercial or Mixed-Use areas. The neighborhoods would like to retain the existing commercial buildings in their current location. A maximum number of parking spaces should be defined for the TOD Nodes. Incentives should be developed to encourage a reduced number of parking spaces and the development of mixed-use parking structures with active first floors rather than surface parking lots. Examples of mixed-use parking structures include retail businesses on the first floor and parking above or apartment buildings where the parking is located in the interior of the building and the housing units are located on the exterior. Consider allowing as few as zero parking spaces if light rail is developed. Encourage businesses to develop shared parking strategies. A maximum setback or build-to line should be developed for the TOD Nodes. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences. If light rail is funded, the neighborhoods anticipate a larger and more intense development node. Without the funding of light rail, the neighborhoods continue to anticipate transit-oriented development related to the existing bus services. Because fewer persons will ride the bus as compared to the number of passengers anticipated with light rail, the neighborhood anticipates the development of a smaller and less intense node related to the existing bus service.
Light Industrial	Light Industrial areas include general manufacturing, wholesaling, warehousing, and research and development uses. Light Industrial uses are encouraged to provide buffering or screening to differing adjacent uses.
Public/Institutional	Public, quasi-public and institutional uses, such as schools.
Parks/Open Space	Parks, recreational lands or open spaces that are identified for active use or passive enjoyment.

Land Use Concepts

Low-Density Residential uses are found throughout the community. Medium-Density Residential uses are found along arterials or streets that carry the majority of the neighborhoods' traffic. The neighborhoods place a strong emphasis on conserving the existing housing stock.

Neighborhood Commercial, Mixed-use and Mixed-Use Nodes also are found along the neighborhoods' arterials. Transit-Oriented Development Nodes are located at the San Pedro/ Hildebrand/railroad tracks and the Fredericksburg Road/ railroad tracks intersections. Some of the neighborhoods' commercial centers are described in further detail below.

- Ashby/Flores area (near San Pedro Park) – Promote preservation, restoration and, potentially, adaptive use of the shotgun houses found in the area. Encourage low density commercial uses, medium-to-high-density residential uses, restaurants and coffee shops.
- Blanco (between Summit to Hildebrand) – Develop as a mixed-use commercial center. Discourage stand alone bars. Encourage lower density and less intense commercial uses south of Agnes Cotton ES such as coffee shops located in the existing residential structures. Identify land for the development of a plaza near Agnes Cotton ES to serve as a community gathering center.
- Fredericksburg Road – Develop as a mixed-use commercial center. Landscape and enhance the area's pocket parks as gathering spaces for customers and residents. Revitalize and restore the area's existing commercial structures.
- San Pedro (north of San Pedro Park and south of Mark Twain MS) – Develop as a mixed-use commercial center with an emphasis on office uses. Discourage stand alone bars.
- Hildebrand – Develop as an antiques and arts district. Use banners or flags to identify antiques or arts merchants. Encourage unique landscaping and lighting.
- Bed & Breakfasts – Bed & Breakfasts are an appropriate use in any of the land use categories as long as the business 1) does not negatively impact the architectural integrity of the home, 2) develops provisions to ensure that if the business fails, the housing unit will revert to a lower density use, 3) provides adequate on-site parking, and 4) operates under a zoning category which is compatible with surrounding properties.

Getting Around Town

After decades of neglect, infrastructure improvements are badly needed. Our goal is that these improvements help to preserve and enhance the historic character of the Midtown Neighborhoods and help support our revitalization efforts. — Rick Reyna, Executive Director of MidTown on Blanco

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on the neighborhoods' goals, objectives and action steps for enhancing the pedestrian network, ensuring high quality mass transit and transit facilities, creating a bicycle network and reducing the impact of railroad operations on the neighborhoods.

Currently, the neighborhood is well-served by public transit and has a street pattern that allows for good traffic flow due to multiple routes between destinations.

The goals, objectives, action steps, timelines, lead partners, proposed partnerships and proposed funding sources were developed by Work Group members with the assistance of city staff and other agency representatives (see Appendix C).

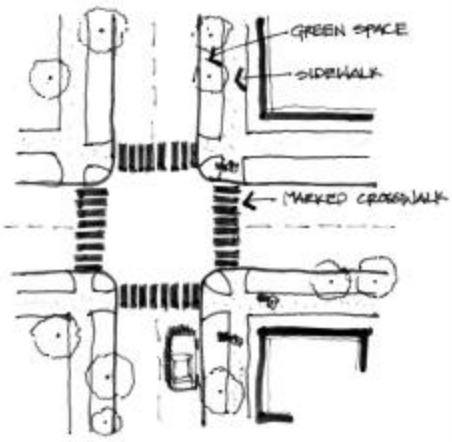
Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under the proposed partnerships. The community also identified potential funding sources for their action steps. The community could approach these funding sources once the work of coordination is complete.

Goal 1: Multi-Modal Transportation System

Coordinate with the City of San Antonio and local transportation providers to ensure a safe, efficient, well-maintained, appropriately engineered and aesthetically appealing multi-modal transportation system.

Objective 1.1: Pedestrian Network

Restore the pedestrian-friendly neighborhood environment by creating a pedestrian network that is safe, aesthetically appealing and effective.



The above sketch illustrates the neighborhoods' desire for a connecting pedestrian network that includes a greenspace next to the curb and ramps for the disabled.

Action Steps:

1.1.1 Develop a long-term pedestrian facilities plan that creates a neighborhood network, identifies gaps and provides implementation measures. The MPO's Pedestrian Mobility Task Force is available to guide and assist in the implementation of pedestrian facilities.

- Timeline: Long (6 or more years)
- Lead Partners: NAs
- Proposed Partnerships: COSA Public Works Dept., City Council Representative, MPO
- Proposed Funding Sources: Economic Development Administration (EDA), Capital Improvement Funds, Bond Issue, Community Development Block Grant (CDBG)

1.1.2 Develop a short-term pedestrian facilities plan that addresses neighborhood linkages to generators and attractors, design issues and project implementation:

- Identify primary pedestrian routes, specifically those that link schools and transit stops.
- Allow for greenspace between the sidewalk and the curb.
- Create/Implement pedestrian facility design guidelines to address lighting, scale, planting strips, curbs and sidewalks to conform to community needs and to the requirements of the Americans with Disabilities Act (ADA).
- Install/Improve sidewalks in areas identified as primary pedestrian routes.
  - Timeline: Short to Mid (2 - 3 years)
  - Lead Partners: NAs, MidTown Design Committee, City Council Representative

- Proposed Partnerships: VIA, Schools, COSA Public Works Dept.
- Proposed Funding Sources: Volunteer Labor, COSA Public Works Dept's Neighborhood Accessibility & Mobility Program (NAMP) - new sidewalks only, 1999 Bond Issue, MPO

Objective 1.2: Mass Transit – Service

Coordinate with VIA Metropolitan Transit to improve service delivery and develop new transit routes through the neighborhood.

Action Steps:

1.2.1 Advocate for the proposed light rail system route through the neighborhood (Transit 2025 Vision Report, January 1999) including multiple stops to link the neighborhood with the downtown area. A 1/4 cent sales tax increase referendum to fund a light rail system was voted down in May 2000. A future funding source is unknown.

- Timeline: Short (1-2 years)
- Lead Partners: NAs
- Proposed Partnerships: VIA
- Proposed Funding Sources: Volunteers

Example of light rail transit

Example of light rail transit on the left and, on the right, a historic trolley that runs on rails

1.2.2 Advocate for expansion of motorized transit routes that serve the neighborhood:

- Downtown trolley line to San Pedro Park.
- Circulator service (i.e. a "Historic Trolley" line) to serve the MidTown area, including Hildebrand, on weekends and for special tourist events (bungalow home tours and arts & crafts events). VIA does not recommend expansion of service for MidTown at this time, since a high level of service is already provided which includes 12 bus routes that are b-cated within a ¼ mile (about a five minute walk) of 99% of the Midtown area. (VIA Report, Feasibility of Streetcar Service for Midtown Area, May 2000.)
- Service delivery to area healthcare facilities.
  - Timeline: Short to Mid (1-5 years)
  - Lead Partners: NAs, VIA (Customer Service Needs Assessment Program)
  - Proposed Partnerships: University Health System, Hospitals
  - Proposed Funding Sources: VIA, COSA, University Health System, Foundations

Examples of bus stops that reflect the neighborhood's character

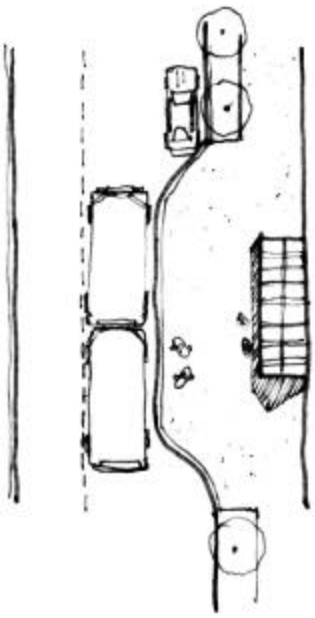


Illustration of a bus bulb

Objective 1.3: Mass Transit – Facilities/ Amenities

Provide direct support to VIA Metropolitan Transit to promote the design and installation of transit amenities that are unique to the Midtown Neighborhoods area.

Action Steps:

1.3.1 Coordinate with VIA to design and develop new passenger amenities throughout the neighborhood area:

- Incorporate children, artists and citizens in the design and production of amenities that are unique and reflect the character of this neighborhood's commercial corridors.
- Assist in the development of amenities that include but are not limited to landscaping, bus shelters (without advertising), benches, public phones, trash receptacles, and pull-outs, bulbs, and bus stop pads for safe boarding and alighting.
- This action step is consistent with the CRAG 2000 Recommendations.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs, MidTown on Blanco
  - Proposed Partnerships: VIA (Customer Service Needs Assessment Program) , COSA
  - Proposed Funding Sources: VIA (Federal Transit Administration Enhancement Program), Volunteer Labor, COSA Community Arts Program, Public Works Dept., Neighborhood Improvement Challenge Program

1.3.2 Assess the impact of VIA's facility operations on the surrounding neighborhoods and develop a plan to capture economic development opportunities and mitigate any perceived negative impacts.

- Timeline: Long (6 or more years)
- Lead Partners: NAs, Five Points NA
- Proposed Partnerships: VIA
- Proposed Funding Sources: VIA (FTA Enhancement Program), Economic Development Administration (EDA), T-21 Transportation Community System Preservation Pilot Program (Federal Highway Administration)

Objective 1.4: Bicycle Networks

Create a network of bike routes that will connect points of interest within the neighborhood and throughout San Antonio. (also see Community Places Where We Play, Gather and Learn Action Step 1.1.2)

Action Steps:

1.4.1 Identify bike routes on local streets and collectors that parallel major arterials through the neighborhood.

- Identify bike lanes with pavement striping.
- Consider adding bike lanes along North Flores between Ashby and Lynwood, along Grant between Cincinnati and Hildebrand, paths to and from San Pedro Springs Park as well as other future identified bike routes.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs
  - Proposed Partnerships: MPO, COSA, Bicycle Clubs
  - Proposed Funding Sources: MPO, T-21 Enhancement Program, Community Development Block Grants (CDBG)

1.4.2 Work with the City to plan, design, and build the bike routes identified above.

- Timeline: Long (6 or more years)
- Lead Partners: NAs
- Proposed Partnerships: COSA, MPO, Bicycle Clubs
- Proposed Funding Sources: MPO, T-21 Enhancement Program, CDBG

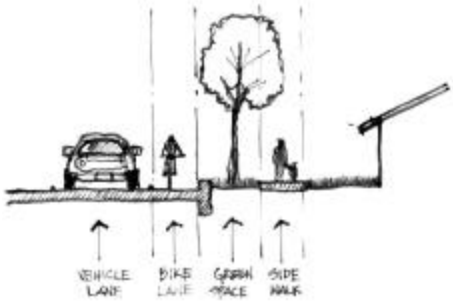


Illustration of a bike lane

Objective 1.5: Traffic Safety and Parking

Ensure safety for pedestrians and cars by eliminating traffic hazards, maximizing existing off-street parking facilities and providing on-street parking.

Action Steps:

1.5.1 Conduct a study to determine off-street parking supply and demand and develop a master plan to identify creative ways to capture off-street parking that preserves the existing streetscape without removing buildings within commercial centers.

- Timeline: Short (1-2 years)
- Lead Partners: MidTown on Blanco, NAs, new

Example of screened parking

Example of behind business parking. The parking entrance is located under the Café Camille sign.

Example of on-street park-

Merchants' Assns.

- Proposed Partnerships: MidTown on Blanco, NAs
- Proposed Funding Sources: MidTown on Blanco, NAs

1.5.2 Encourage neighborhood businesses to incorporate landscaping screens and pedestrian amenities into existing off-street parking facilities.

- Timeline: Short to Mid (1-5 years)
- Lead Partners: MidTown on Blanco, NAs, new Merchants' Assns.
- Proposed Partnerships: MidTown on Blanco
- Proposed Funding Sources: Neighborhood Businesses

1.5.3 Encourage and enhance on-street parking in the planning area's commercial districts to improve street activity.

- Timeline: Short to Mid (1 - 5 years)
- Lead Partners: MidTown on Blanco, NAs, new Merchants' Assns.
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: COSA

1.5.4 Coordinate with the COSA Public Works Department to conduct school zone traffic studies to eliminate safety hazards and congestion through improved signalization, pavement markings, and signage. Specific guidelines exist that govern the placement of signage and pavement markings.

- Timeline: Short (1-2 years)
- Lead Partners: MidTown on Blanco, NAs
- Proposed Partnerships: MidTown on Blanco, COSA Public Works Dept., TxDOT District Office
- Proposed Funding Sources: COSA Public Works Dept. School Flashers Program, MPO, TxDOT Hazard Elimination Safety Program (HESP)

1.5.5 Coordinate with the COSA Public Works and Police Departments to improve traffic flow at intersections, enforce speed limits and explore speeding controls, including but not limited to the following:

- traffic control on San Pedro between Summit & Hildebrand,
- left turn signal when heading west on Hildebrand to turn left onto San Pedro,
- left turn signal and turn lane at Blanco to turn onto Hildebrand,
- stop signs at Breeden and Craig, Breeden and French, Breeden and Ashby, and Myrtle and Flores.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs
  - Proposed Partnerships: COSA Public Works Dept.; TxDOT District Office
  - Proposed Funding Sources: COSA Public Works Dept.; HESP

1.5.6 Coordinate with the COSA Public Works Department and property owners to address poor visibility along neighborhood streets including but not limited to the following:

- Blanco Road (excluding all Beacon Hill pillars),
- San Pedro, and
- Flores, south of Myrtle, where on-street parking by VIA employees creates visibility problems.
  - Timeline: Short to Mid (1-5 years)
  - Lead Partners: NAs
  - Proposed Partnerships: COSA Public Works Dept.; TxDOT
  - Proposed Funding Sources: COSA Public Works

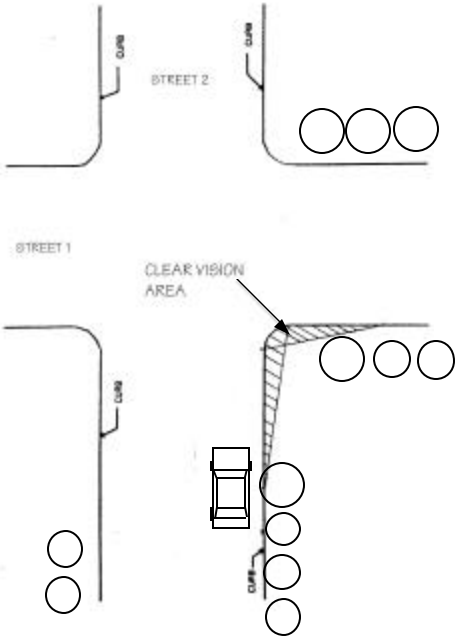


Illustration of a clear vision area. By maintaining an area free of obstructions to the line of sight, drivers, bicyclists and pedestrians are able to see oncoming traffic.

Objective 1.6: Railroad Right-of-Way and Operations

Ensure resident safety and mitigate impacts of rail operations on the neighborhoods.

Action Steps:

1.6.1 Encourage Union Pacific Railroad to relocate freight traffic to other lines.

- Timeline: Long (6 or more years)
- Lead Partners: NAs
- Proposed Partnerships: Union Pacific RR,

Federal Railroad Administration

- Proposed Funding Sources: Union Pacific RR

1.6.2. Improve at-grade crossings, warning signage, signalization and track maintenance throughout neighborhood.

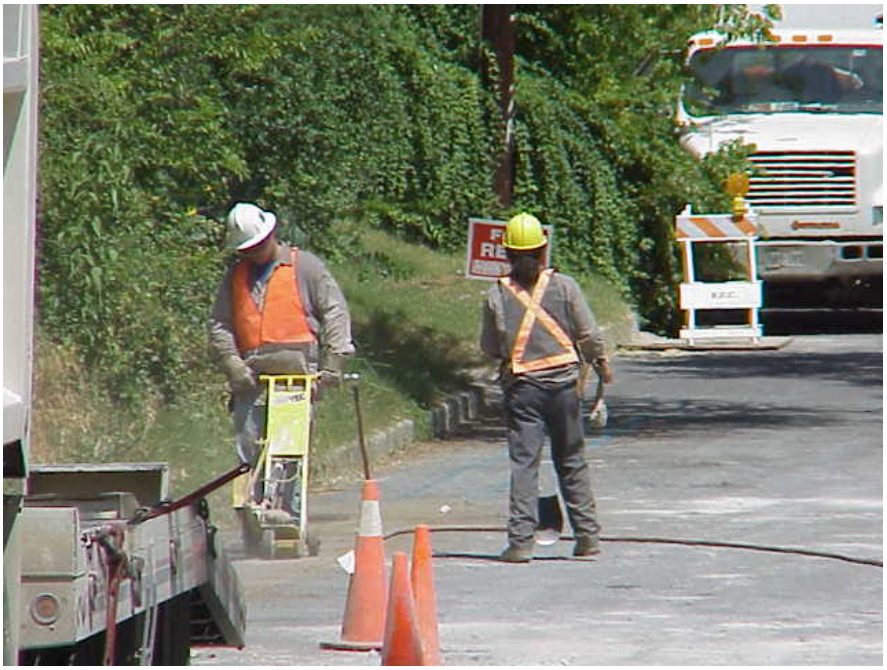
- Timeline: Short to Mid (1-5 years)
- Lead Partners: NAs
- Proposed Partnerships: Union Pacific RR, Railwatch (National Non-profit Organization)
- Proposed Funding Sources: Union Pacific RR, COSA Public Works Dept.

1.6.3 Investigate noise abatement options including application to the Federal Railroad Administration for a "quiet zone", planting of trees to serve as sound barriers, and amendments to Unified Development Code to allow for sound absorbing walls on properties adjacent to railroad rights-of-way.

- Timeline: Short (1-2 years)
- Lead Partners: NAs
- Proposed Partnerships: Union Pacific RR, COSA Planning Dept., Federal Railroad Administration
- Proposed Funding Sources: Minimal cost

MAP HERE

Rebuilding Our Infrastructure



City leaders recently have taken a strong stand on the restoration of inner city infrastructure and have invited neighbors to participate in the design and execution of greatly needed projects. Not only is this a strong democratic lead towards the restoration of the inner city but also a big step in the rebuilding of the people's confidence in local government. —
Hector Cardenas, Alta Vista NA

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on initiating a proactive process to involve neighbors and business persons in the development of capital improvement projects, ensuring those projects enhance the neighborhoods' character, encouraging a strong preventative maintenance effort, re-instituting use of alleys for garbage pickup and addressing drainage concerns.

The goals, objectives, action steps, timelines, lead partners, proposed partnerships and proposed funding sources were developed by Work Group members with the assistance of city staff and other agency representatives (see Appendix C).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under the proposed partnerships. The community also identified potential funding sources for their action steps. The community could approach these funding sources once the work of coordination is complete.

Goal 1: Capital Improvements

Provide advanced notification to neighborhood associations and property owners of capital improvements, beginning with the project planning phase, to safeguard and enhance neighborhood character and ensure adequate maintenance.

Objective 1.1: Roadway Projects

Coordinate with the COSA Public Works Department to provide recommendations for the reconstruction and enhancement of roadway improvements making certain that new construction projects are timely, leave businesses accessible and minimize negative impacts to the neighborhood.

Example of design enhancements including brick pavers, a bench, and enhanced street lighting

Example of a design enhance-

ACTION STEPS

1.1.1 Assist in coordination of capital projects by holding joint meetings and establishing a project committee of neighborhood and business representatives to monitor the Capital Improvements Program, ensure quality, facilitate scheduling and decrease delays in street improvements that impact business operations in the area's commercial centers. General design considerations should respect and augment the area's historical character and pedestrian environment:

- Encourage wider sidewalks with planting strips/greenspace between the curb and sidewalk.
- Add bike lanes.
- Relocate utility poles to alleys or convert to underground utilities wherever possible.
- Provide funding for design enhancement including but not limited to retainer walls, bus shelters, bus benches, bike racks and landscaping.
- Investigate traffic calming alternatives for commercial corridors.
- Retain width of streets and maintain existing turning radii.
- Provide appropriate access and signage during the construction phase.
    - Timeline: Short to Mid (1-5 years)
    - Lead Partners: NAs, MidTown on Blanco, new Merchant's Assns.
    - Proposed Partnerships: COSA Public Works Dept., MPO

- Proposed Funding Sources: COSA Capital Improvement Program; Hazard Elimination Safety Program (federal), Community Arts

1.1.2 Coordinate with COSA Public Works Dept. and the MPO to expand and upgrade the following arterials:

- Redesign Blanco Road to address traffic calming alternatives between Summit and Hildebrand (i.e. curb bump-outs at parking areas, crosswalk markings or paver bands, and on-street angle-in parking to allow for street amenities such as outside seating); traffic issues from Cotton Elementary School to the Midtown area; installation of landscape amenities and sidewalks south of Summit. Address issues related to the Major Thoroughfare Plan.
- Provide aesthetic treatments on Hildebrand.
- Add medians along Woodlawn west of the railroad tracks where right-of-way is available.
- Address traffic flow problems at the intersection of IH-10 and Fredericksburg Road where congestion occurs at the off-ramp.
  - Timeline: Mid to Long (3- 6 years)
  - Lead Partners: NAs, MidTown on Blanco
  - Proposed Partnerships: COSA Public Works Dept., MPO (expanding & upgrading facilities only), TxDOT
  - Proposed Funding Sources: COSA Public Works Dept. Neighborhood Accessibility & Mobility Program; COSA Capital Improvement Program; MPO; TxDOT – TEA21 Enhancement Program, HESP, and Interstate Maintenance Fund (IM), EDA, CDBG

1.1.3 Provide street reconstruction for the following roadway sections. Street reconstruction is considered in the context of the Pavement Management System.

- Blanco Road between Summit and Hildebrand.
- North Flores between Lynwood and Ashby.
- Breeden.
- Fulton between Aganier and Breeden.
- Fulton between Michigan and IH-10.
- Elsmere between Blanco and the railroad tracks.
- Laurel.
- Ashby (coordinate to finish construction in an expedient manner).
  - Timeline: Long (6 or more years)

Example of a design enhancement

Example of a crosswalk enhancement that includes a brick paver band and a median that provides mid-street safety for pedestrians

- Lead Partners: NAs, MidTown on Blanco
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: COSA Capital Improvement Program, EDA, CDBG

1.1.4 Improve street lighting at the following locations in the context of appropriate standards for neighborhood lighting.

- Rosewood between Aganier and San Pedro.
- Lynwood between North Flores and San Pedro.
- Summit between Breeden and San Pedro.
- University near Kensington.
  - Timeline: Mid (3 – 5 years)
  - Lead Partners: NAs, MidTown on Blanco, new Merchants' Assns.
  - Proposed Partnerships: COSA Public Works Dept., CPS
  - Proposed Funding Sources: COSA

Objective 1.2: Preventive Maintenance of Transportation Facilities

Provide regularly scheduled maintenance and upgrades to roadway and pedestrian facilities throughout the area.

ACTION STEPS:

1.2.1 Upgrade sidewalks while maintaining the parkway/greenspace between the curb and sidewalk wherever possible and adding handicap ramps on the following streets:

- Install and repair sidewalks along North Flores from Lynwood to Ashby, Summit and the 1000 block of Blanco.
- Add sidewalks to Blanco and Fulton Roads.
- Improve sidewalks at Meridian and Cincinnati, on Russell, and on Mistletoe near San Pedro.
- Widen and repair the sidewalk on W. Huisache between Blanco and Capital.
- Widen sidewalks on Fulton Underpass construction project, and along major streets such as San Pedro Avenue and Blanco Road.
  - Timeline: Mid to Long (3-6 years)
  - Lead Partners: NAs, MidTown on Blanco
  - Proposed Partnerships: COSA Public Works Dept.
  - Proposed Funding Sources: COSA Capital Improvement Program, COSA Public Works

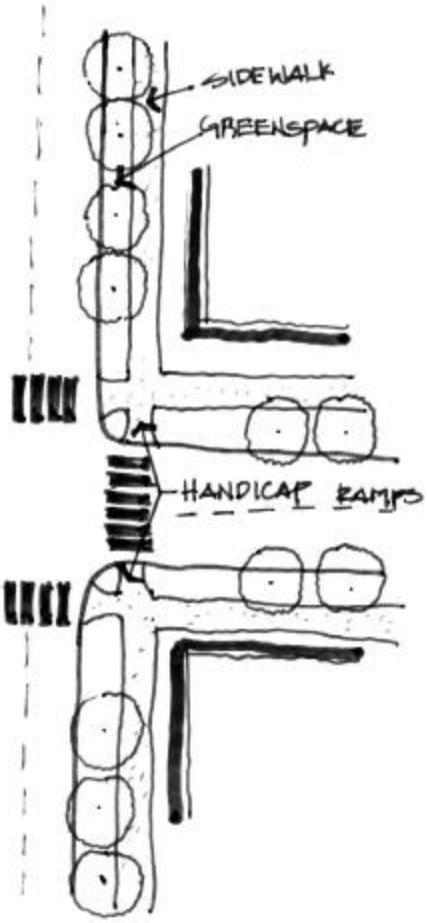


Illustration of a preferred sidewalk layout with a greenspace.

Dept. Neighborhood Accessibility & Mobility Program, EDA, CDBG; Private Sector

1.2.2 Repair potholes on neighborhood streets. Residents should report potholes at 359-3110 for immediate action by the Street Maintenance Division.

- Timeline: Short (1-2 years)
- Lead Partners: NAs, MidTown on Blanco
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: COSA Public Works Dept. Street Maintenance Program

1.2.3 Improve street sweeping program through more frequent maintenance (currently once a year) on a city-wide basis.

- Timeline: Short (1-2 years)
- Lead Partners: NAs, MidTown on Blanco
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: COSA Public Works Dept. Street Maintenance Program

1.2.4 Improve maintenance and provide enhancements to traffic islands, especially along Woodlawn Avenue.

- Plant/replant palm trees along the length of Woodlawn Ave.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs, MidTown on Blanco
  - Proposed Partnerships: COSA Public Works Dept., Parks & Recreation Dept.
  - Proposed Funding Sources: COSA Neighborhood Improvement Challenge Program

1.2.5 Encourage residents to remove grass, weeds, mud, etc. from street curb while cutting lawns to provide for a better neighborhood and business appearance.

- Timeline: Short (1-2 years)
- Lead Partners: NAs, MidTown on Blanco
- Proposed Partnerships: Master Gardeners Programs (composting)
- Proposed Funding Sources: Volunteers

Objective 1.3 Storm Water Management & Solid Waste Disposal

Re-institute use of alleys to service the neighborhoods and address existing drainage concerns.

Action Steps:

1.3.1 Improve maintenance and re-institute garbage pick-up in alleys.

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Associations
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: COSA Public Works

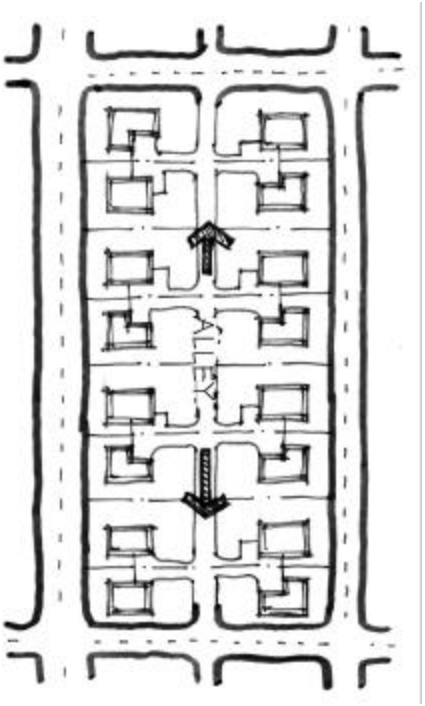


Illustration of an alley which could allow for services to be located behind the houses

1.3.2 Improve maintenance of storm water management systems, specifically addressing:

- areas near Twain Middle School.
  The Public Works Department's investigation of the drainage problem at Twain Middle School indicates that a tremendous effort is required to resolve the current drainage problem. The improvement (Project 35-35X) will need to be separated into several phases due to the project costs. The current (Summer 2000) cost estimate is $4.5 million. Project construction must begin downstream and move upstream.
- 1100 block of Fulton.
- 700 block of Russell.
- area south of Woodlawn between railroad tracks and Ripley
- Blanco Road at Lynwood.
- drainage trap at North Flores at Ashby.
- eradication of snakes in drainage areas.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs, MidTown on Blanco
  - Proposed Partnerships: COSA Public Works Dept.
  - Proposed Funding Sources: COSA Public Works Dept., Bond Issue

1.3.3 Clarify which agencies are responsible for creek bed cleaning (see following list). Follow up with these agencies to ensure prompt maintenance.

- Martinez Creek near Hildebrand.
- Juncture of drainage way/proposed linear park with Martinez Creek.
- Creek along railroad tracks (near IH-10) at Magnolia,

Woodlawn, and Craig.

- Ditch along Pacific tracks at Mistletoe.
  - Timeline: Short (1-2 years)
  - Lead Partners: NAs
  - Proposed Partnerships: COSA Public Works Dept., Other responsible agencies
  - Proposed Funding Sources: Minimal cost

1.3.4 Coordinate with the Public Works Department to provide outreach to neighborhoods on Flood Plain Management issues. Educate the community about which areas are located within flood plain.

- Timeline: Short (1-2 years)
- Lead Partners: NAs, MidTown on Blanco
- Proposed Partnerships: COSA Public Works Dept., Federal Emergency Management Agency (FEMA)
- Proposed Funding Sources: COSA Public Works Dept., FEMA, United States Army Corps of Engineers (USACE)

Community Places Where We Play, Gather and Learn

Our youth are described as being in the first stage of life, growth and development with little experience or maturity. However, given the opportunity to freely express new, fresh ideas, our youth can be a valuable asset. – John Braxton, Beacon Hill NA President

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on the neighborhoods' goals, objectives and action steps for providing additional open space, enhancing San Pedro Springs Park, increasing usage of recreational programs, creating a community center, improving community appearance, neighborhood wellness and planning area learning facilities.

The goals, objectives, action steps, timelines, lead partners, proposed partnerships and proposed funding sources were developed by Work Group members with the assistance of city staff and other agency representatives (see Appendix C).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under the proposed partnerships. The community also identified potential funding sources for their action steps. The community could approach these funding sources once the work of coordination is complete.

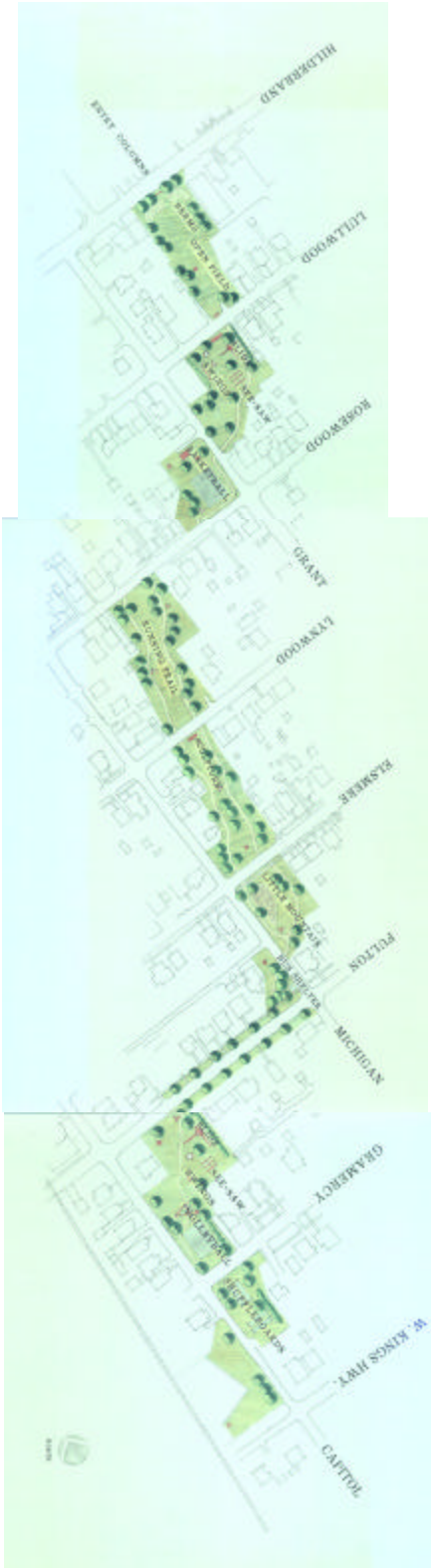


Illustration of the possible layout for the drainage way linear park.

Goal 1: Parks & Recreation Facilities and Programs

Develop, enhance and maintain parks, recreational facilities, recreational and community programs to meet the needs of the Midtown Neighborhoods planning area.

Objective 1.1: Open Space Development

Acquire and develop available open space within the Midtown Neighborhoods for parks and outdoor gathering spaces.

Action Steps:

1.1.1 Create a linear park along the drainage right-of-way that is located along and through the blocks bounded by Michigan, Elsmere, Lynwood, Rosewood and Lullwood. The process should be initiated in earnest upon completion of the Midtown Neighborhoods Plan.

- Begin the process of creating a linear park by investigating property ownership. (The COSA Public Works Dept. Drainage Division has completed an initial investigation of the area and thinks the drainage way includes more open space than the area under City control.)
- If necessary, negotiate agreements with adjacent property owners.
- Coordinate the development of any detailed plans with the COSA Public Works Dept. Drainage Division. The Drainage Division will review the plans to ensure any landscaping, regrading or other amenities proposed honor existing paths of flow and do not impede the function of the underground drainage system.
- This action step is consistent with the 1999 Parks System Plan.
    - Timeline: Short (under 1 year)
    - Lead Partner: Beacon Hill NA
    - Proposed Partners: COSA Parks & Recreation Dept., Public Works Dept., American Institute of Architects – San Antonio Chapter, American Society of Landscape Architects – San Antonio, Bexar County Master Gardeners, Parks & Recreation Dept. Master Naturalists, Police Dept.
    - Proposed Funding Sources: Private donations from Businesses, Neighborhood Improvement Challenge Program, Others to be determined

1.1.2 Develop hike and bike trails on local streets and collectors that parallel major arterials through the neighborhood. (also see Getting Around Town Objective 1.4) This action step is consistent with the 1999 Parks System Plan.

- Timeline: Short (immediate)
- Lead Partners: Alta Vista NA
- Proposed Partners: VIA Metropolitan Transit, District 1 City Council District Office, COSA Public Works Dept. Traffic Engineering Section, Bicycling Clubs, Beacon Hill NA, TXDOT, COSA Parks & Recreation Dept.
- Proposed Funding Sources: TXDOT TEA21 Funds, COSA General Fund

1.1.3 Develop and enhance playgrounds / outdoor sports facilities at existing and new parks / recreational facilities, potentially including a track for junior Olympic bicyclists. This action step is consistent with the 1999 Parks System Plan.

- Timeline: Short (immediate)
- Lead Partners: Beacon Hill NA, Alta Vista NA
- Proposed Partnerships: COSA Parks & Recreation Dept., SAISD, Home Depot, Sports Clubs, Gunn Sports Park, USAA, Center for Mental Health Services, Other corporate sponsors / donors
- Proposed Funding Sources: COSA Parks & Recreation Dept., NAs, Corporations, Neighborhood Improvement Challenge Program, Police Dept.

1.1.4 Explore the potential for developing a small transportation-theme park on West Hollywood.

- Timeline: Short (immediate)
- Lead Partner: Alta Vista NA
- Proposed Partnerships: Union Pacific RR, Model RR Clubs, Existing RR Museum
- Proposed Funding Sources: TXDOT TEA 21 Funds, Arts in the Community Program, Neighborhood Improvement Challenge Program

1.1.5 Identify potential sites and needs in the planning area for more pocket parks. Consider vacant parcels and drainage ways as potential locations.

- Timeline: Short (immediate)
- Lead Partners: Beacon Hill NA, Alta Vista NA
- Proposed Partnerships: COSA Parks & Recreation Dept., Private Property Owners, Police Dept., Parents of Area Youth, Area Residents
- Proposed Funding Sources: NAs, Businesses, Contractors, Neighborhood Improvement Challenge Program, City Tax Incentives, Private Donations, Public Safety Unions (Police, Fire)

1.1.6 Acquire property and develop an outdoor gathering space or plaza within the MidTown on Blanco development area.

- Timeline: Mid (3 – 5 years)
- Lead Partners: MidTown on Blanco
- Proposed Partnerships: COSA Parks & Recreation Dept., Businesses, International Affairs Dept., SAISD
- Proposed Funding Sources: COSA Parks & Recreation Dept., Neighborhoods, Corporations, Neighborhood Improvement Challenge Program

San Pedro Springs Park

Objective 1.2: San Pedro Springs Park

Develop and enhance new and existing resources to complete the San Pedro Springs Park Master Plan. This objective is consistent with the 1999 Parks System Plan.

Action Steps:

1.2.1 Implement small improvements to San Pedro Springs Park by applying to the Neighborhood Improvement Challenge Program for funding.

- One potential project is to develop and implement a landscaping plan for extending fingers of green from San Pedro Springs Park down the adjoining arterials.
  - Timeline: Short (immediate)
  - Lead Partners: Alta Vista NA
  - Proposed Partnerships: San Antonio College, VIA, Friends of San Pedro Springs Park, COSA Planning Dept., Parks & Recreation Dept.
  - Proposed Funding Sources: COSA, Friends of San Pedro Springs Park, Alta Vista NA

1.2.2 Strengthen Friends of San Pedro Springs Park community group by increasing membership and partici-

pation in efforts to improve the park and complete the San Pedro Springs Park Master Plan.

- Timeline: Short (immediate)
- Lead Partners: Alta Vista NA
- Proposed Partnerships: San Antonio College, VIA, Friends of San Pedro Springs Park, COSA Planning Dept., Parks & Recreation Dept.
- Proposed Funding Sources: Annual Concessions / Events

1.2.3 Continue to look for funding for Phase III of the San Pedro Springs Master Plan.

- Timeline: Short to Mid (1 – 5 years
- Lead Partners: Alta Vista NA, Friends of San Pedro Springs Park
- Proposed Partnerships: San Antonio College, VIA, COSA Parks & Recreation Dept.
- Proposed Funding Sources: To be determined

1.2.4 Establish a funding source for permanent 24-hour security at the park.

- Timeline: Mid (3 – 5 years)
- Lead Partners: Alta Vista NA, Friends of San Pedro Springs Park, Friends of the Library
- Proposed Partnerships: San Antonio College, VIA, COSA Parks & Recreation Dept., Park Rangers
- Proposed Funding Sources: COSA

1.2.5 Pursue additional improvements to the facilities and programming offered at San Pedro Springs Park.

- Restore the San Pedro Branch Library's Spanish barrel-style roof and create an outdoor classroom. Upgrade the building's interior.
- Upgrade and restore the interior, exterior and landscape of the San Pedro Playhouse.
- Develop a funding source for a permanent gardener assigned only to San Pedro Springs Park.
- Research the possibilities of pumping water from the springs into the Alazan Acequia as another water feature in the park.
- Research the possibilities of uncapping the other springs in the park.
- Implement a year-round, upscale food, drink and tourist concession at the pool house. Earmark the funds for the park.

In total, the Master Plan envisions a revitalized San Pedro Springs Park which not only serves the community's recreational needs but also reclaims an important historical resource. - San Pedro Springs Con-

- Find funding to restore the blockhouse and use the building as a security (Park Ranger) station/informational center.
- Develop a program of concerts and theater performances at the park.
  - Timeline: Short to Long (1 – 5+ years)
  - Lead Partners: Alta Vista NA, Friends of San Pedro Springs Park, Friends of the Library
  - Proposed Partnerships: San Antonio College, VIA, COSA Planning Dept., Parks & Recreation Dept.
  - Proposed Funding Sources: To be determined

Objective 1.3: Recreational & Community Programs

Increase awareness and usage of public recreation facilities and programs. This objective is consistent with the 1999 Parks System Plan.

Action Steps:

1.3.1 Establish a communications committee to gather information on recreation programs for a range of people including youth, seniors, disabled, etc. and disseminate that information to the community.

- Timeline: Short (immediate)
- Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
- Proposed Partnerships: MidTown On Blanco, Businesses, Churches, SAISD, Non-profit Organizations, Radio/Newspaper Media
- Proposed Funding Sources: No cost

1.3.2 Create a newsletter and/or welcome package for new residents of the Midtown Neighborhoods to increase awareness of the recreational and community facilities and programs available.

- Timeline: Short (immediate)
- Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
- Proposed Partnerships: MidTown On Blanco, Businesses, Churches, SAISD, Non-profit Organizations, Radio/Newspaper Media, Neighborhood Link
- Proposed Funding Sources: District 1 City Council Office, NAs, Businesses

(advertising)

1.3.3 Create a strategic alliance of institutions and community organizations to develop additional recreational and community activities / facilities. Emphasis should be placed on involving schools and youth of the community in high visibility programs to attract more youth and involve parents. Link youth to seniors and disabled residents, possibly as mentors or activity leaders for youth.

- Timeline: Short (immediate)
- Lead Partners: MidTown on Blanco
- Proposed Partnerships: COSA, Businesses, Churches, Schools, Private Investors
- Proposed Funding Sources: No cost

1.3.4 Develop a shared facilities program with area schools that will allow different groups to promote and develop community-oriented programs and activities for residents of all ages and abilities. This action step is consistent with the CRAG 2000 Recommendations.

- Timeline: Short to Mid (under 1 yr. – 3 years)
- Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
- Proposed Partnerships: SAISD, COSA Parks & Recreation Dept., Cultural Affairs Dept. Community Initiatives Dept., Community Groups, Sports Clubs, Mentoring Organizations, Arts Organizations, District 1 City Council Office
- Proposed Funding Sources: SAISD, COSA Parks & Recreation Dept., Community Groups, Sports Clubs, Mentoring Organizations, Arts Organizations, District 1 City Council Office

Agnes Cotton ES

Objective 1.4: New Community Center

Acquire property and construct a community center to support multiple community-oriented programs and activities for the residents of the Midtown Neighborhoods Planning Area. This objective is consistent with the 1999 Parks System Plan.

Action Steps:

1.4.1 Explore existing and future resources available from the City of San Antonio and other organizations that will help develop and sustain a community center.

- This new community center should function similarly to the

Frank Garrett Multi-Service Center. The center should support community programs and activities as well as promote communication between the City and the residents of the Midtown Neighborhoods.

- Acquisition of green space should be coordinated with development of a community center within the neighborhood.
- Old Beacon Hill Elementary School could be a potential location. (also see Action Steps 3.1.5 and 4.1.1)
- Provide space for the community services offered through the Community Initiatives Dept. including a kitchen/dining facility that could accommodate 100 people. The dining area would provide adequate space for a senior nutrition center and other uses.
- Include space for an arts, dance and music studio for children's arts programs
    - Timeline: Mid to Long (3-10 years; on-going)
    - Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
    - Proposed Partnerships: COSA Community Initiatives, Cultural Affairs Dept., City Council, COSA Parks & Recreation Dept, SAISD, Lincoln Park Temple
    - Proposed Funding Sources: COSA, Businesses

Pedestrian-friendly streetscape

Not a pedestrian-friendly streetscape

Goal 2: Community Appearance & Safety

Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the Midtown neighborhoods.

Objective 2.1: Neighborhood Appearance/ Streetscape/Landscape

Preserve and enhance the neighborhood character and pedestrian-friendly environment.

Action Steps

2.1.1 Request a Neighborhood Sweep from the Neighborhood Action Department for the area north of Mulberry Street.

- Timeline: Short (immediate)
- Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
- Proposed Partnerships: MidTown On Blanco, Businesses, Churches, SAISD, Non-profit Organizations, COSA Neighborhood Action Dept., Neighborhood Link (community

awareness)

- Proposed Funding Sources: No cost

2.1.2 Build on existing neighborhood beautification activities.

- Improve participation of neighborhood residents.
- Increase frequency of neighborhood clean-ups, graffiti abatement, and code violation reporting.
- Coordinate efforts of various groups involved in similar neighborhood beautification activities.
  - Timeline: Short (under 1 year)
  - Lead Partners: President's Club
  - Proposed Partnerships: Beacon Hill NA, Alta Vista NA, Other NAs, COSA Code Compliance Dept., Businesses, Public Works Dept., SAISD, Churches, Cellular On Patrol, SAFFE Officers
  - Proposed Funding Sources: Minimal cost

2.1.3 Create a tree inventory, preserve existing trees and encourage additional landscaping.

- Prioritize problem areas that need landscaping.
- Encourage existing and future, capital improvement and private construction projects to include funding for landscaping implementation and maintenance.
- Remove old and deteriorating trees and plant new ones.
- Reduce turf area and replace with xeriscaping.
  - Timeline: Mid – Long (3 -10 years)
  - Lead Partners: President's Club
  - Proposed Partnerships: Beacon Hill NA, Alta Vista NA, Other NAs, Businesses, COSA Public Works Dept., SAISD, City Public Service, SA Water System, Planning Dept., Bexar County Master Gardeners, Parks & Recreation Dept. (Master Naturalists), KSAB, VIA, Arborist's Office
  - Proposed Funding Sources: Neighborhood Improvement Challenge Program, KSAB/VIA Bus Stop Tree Planting Program, Businesses

A neighborhood tree planting

2.1.4 Encourage landscaping along neighborhood streets lacking landscaping while avoiding the creation of visual obstructions.

  - Timeline: Mid – Long (3 -10 years)
  - Lead Partners: President's Club
  - Proposed Partnerships: Beacon Hill NA, Alta Vista NA, Other NAs, Businesses, COSA Public Works Dept., SAISD, City Public Service,

San Antonio Water System, Planning Dept., Bexar County Master Gardeners, Parks & Recreation Dept. (Master Naturalists), KSAB, VIA, Arborist's Office, Residents

- Proposed Funding Sources: Neighborhood Improvement Challenge Program, KSAB/VIA Bus Stop Tree Planting Program, Businesses, Individual Property Owners, Residents

2.1.5 Educate residents and increase awareness of low-cost property improvement programs.

- For example, the Repair and Modification Program (R.A.M.P.), offered through the San Antonio Alternative Housing Corporation, allows property owners, especially low-income families, the opportunity to improve properties for minimal costs. These programs should be identified and included in community newsletters and flyers.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: NAs
  - Proposed Partnerships: Other NAs, UU Housing, San Antonio Alternative Housing Corporation (R.A.M.P.), COSA, Individual Property Owners
  - Proposed Funding Sources: Other NAs, UU Housing, R.A.M.P., COSA, Individual property owners

Examples of houses in poor condition with potential code violations

Objective 2.2: Code Compliance

Promote and enforce code compliance regulations to improve and maintain the safety and appearance of neighborhood structures and properties.

Action Steps:

2.2.1 Encourage active use of available programs to report code violations.

- Report violations through the neighborhood associations.
- Use the City's 311 Citizen Call Center for reporting code violations and safety hazards in the neighborhoods.
- Address neighborhood concerns of cars parked in yards, trash on individual properties, non-conforming uses, dilapidated structures and vacant properties.
  - Timeline: Short (immediate)
  - Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
  - Proposed Partnerships: COSA Code Compliance Dept., Businesses, Churches, SAISD

- Proposed Funding Sources: No cost

2.2.2 Encourage individual property owners / occupants to clean and maintain their properties.

- Educate people about city codes/regulations and enforcement processes.
- Contact other neighborhoods and cities on successful methods of code enforcement and maintaining neighborhood cleanliness.
  - Timeline: Mid (3 - 5 years)
  - Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
  - Proposed Partnerships: COSA Code Compliance Dept., Other NAs, Other cities
  - Proposed Funding Sources: Minimal cost

2.2.3 Encourage owners of vacant/dilapidated and dangerous structures to develop new neighborhood friendly buildings and uses.

- Neighborhood friendly uses could include improved or new housing, new neighborhood-friendly businesses and recreational uses, such as pocket parks.
  - Timeline: Short (1 – 2 years)
  - Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
  - Proposed Partnerships: COSA Code Compliance Dept., Other NAs, Other cities
  - Proposed Funding Sources: Minimal cost

2.2.4 Create a neighborhood Code Compliance Committee that would target the reporting of code violations to properties associated with criminal activity.

- Timeline: Short (1 – 2 years)
- Lead Partners: Beacon Hill NA, Alta Vista NA, Other NAs
- Proposed Partnerships: COSA Code Compliance Dept., Other NAs
- Proposed Funding Sources: Minimal cost

Objective 2.3: Community Safety

Improve neighborhood safety through community awareness and involvement.

Action Steps

2.3.1 Increase awareness and participation in the Cellular On Patrol Program to reduce criminal and suspicious

activities within the neighborhoods.

- Timeline: Short (1 – 2 years)
- Lead Partners: NAs, Cellular On Patrol
- Proposed Partnerships: SAFFE Officers, Businesses, Individual Property Owners
- Proposed Funding Sources: Minimal cost

2.3.2 Establish a neighborhood crime watch organization. This organization should:

- Create a listing of areas where criminal activities are occurring. One area currently experiencing some crime problems is located north of Beacon Hill ES.
- Coordinate with SAPD / COP patrols to encourage investigation of these areas.
- Work to re-establish the SAPD bike patrols.
- Act as a coordinating organization for crime prevention activities within the neighborhoods.
  - Timeline: Short (Immediate)
  - Lead Partners: NAs, Existing Cellular On Patrols
  - Proposed Partnerships: SAFFE Officers, Businesses, Individual property owners, District 1 City Council Office
  - Proposed Funding Sources: Minimal cost

2.3.3 Increase awareness of crime reduction and prevention programs and techniques offered /recommended by the San Antonio Police Department that citizens can utilize to curtail criminal activities in the neighborhood.

- Timeline: Short
- Lead Partners: Crime Watch Organization (listed in Action Step 2.3.2), NAs, SAFFE Officers
- Proposed Partnerships: Businesses, Residents, SAISD
- Proposed Funding Sources: Minimal cost

2.3.4 Work to eliminate the stray animal population, particularly along area railroad tracks and around area restaurants, in the Midtown neighborhoods area by reporting problems to the 311 Citizen Call Center.

- Timeline: Short
- Lead Partners: NAs, Cellular On Patrol, Businesses
- Proposed Partnerships: Lincoln Park Temple, COSA Animal/Vector Control, Individual Property Owners

- Proposed Funding Sources: Minimal cost

Goal 3: Community Health and Wellness

Improve the health and wellness of area residents, especially children, as a means of creating a healthier community for the future.

Objective 3.1: Health Care Facilities & Access

Increase awareness, accessibility, and availability of existing health/wellness facilities and services as well as encourage the development of more health facilities, services and providers.

Action Steps:

3.1.1 Educate, inform and enroll area residents in available healthcare programs.

- This initiative should provide substantial help with combating the lack of primary health care, dental and wellness care for all ages and the high number of children living below the poverty level without adequate health care.
  - Timeline: Short to Mid (1 – 5 years)
  - Lead Partner: President's Club
  - Proposed Partnerships: NAs, SA Metropolitan Health District, United Way, Salvation Army, Schools, Daycare Centers, Churches, University Health System, Santa Rosa Health System, Metro Health System, University of TX Health Science Center (UTHSC)
  - Proposed Funding Sources: Children's Health Insurance Program (CHIP), United Way, Salvation Army, Churches

3.1.2 Open a subsidized dental clinic to provide adequate dental care to neighborhood children, potentially located at the Salvation Army.

- Timeline: Short (1 – 2 years)
- Lead Partner: UTHSC School of Nursing Students
- Proposed Partnerships: NAs, SA Metropolitan Heath District, Salvation Army, UTHSC Medical and Dental Schools, Bexar County Medical Society
- Proposed Funding Sources: In-kind contributions

3.1.3 Recruit and contract new primary health and dental providers with emphasis on bringing healthcare providers that will operate after hours.

- Timeline: Long (6 or more years)
- Lead Partner: UTHSC Medical and Dental Schools, Bexar County Medical Society
- Proposed Partnerships: Area hospitals, Area Healthcare Systems
- Proposed Funding Sources: Minimal cost

3.1.4 Arrange adequate public transportation to and from area healthcare facilities. Current public transportation to and from healthcare facilities and services is inadequate.

- Timeline: Mid (3 – 5 years)
- Lead Partner: VIA Metropolitan Transit
- Proposed Partnerships: SA Housing Authority, University Health System, Hospitals
- Proposed Funding Sources: Minimal cost

3.1.5 Include a health and wellness clinic in the proposed community center to educate and link residents to preventative, emergency health services, elderly care, and activities and services for persons with disabilities. (also see Action Steps 1.4.1 and 4.1.1 in this Chapter)

- Timeline: Mid to Long (3 – 10 years)
- Lead Partner: President's Club, NAs
- Proposed Partnerships: SA Metropolitan Health District, University Health System, Texas Department of Health, VIA
- Proposed Funding Sources: COSA, University Health System, Non-profit foundations

Beacon Hill Elementary School

Goal 4: Community Schools and Learning Facilities

Promote and improve learning facilities and activities for residents and future generations.

Objective 4.1: Building Ties

Develop and strengthen relationships between community groups and organizations that operate learning facilities as a means of enhancing those learning facilities and the programs they offer.

Action Steps:

4.1.1 Encourage a new educational use or function for

the unused structures at Beacon Hill Elementary School in the near future. (also see Action Steps 1.4.1 and 3.1.5 in this Chapter)

- Timeline: Short (1 – 2 years)
- Lead Partner: Beacon Hill NA, Beacon Hill ES PTA
- Proposed Partnerships: SAISD
- Proposed Funding Sources: SAISD

4.1.2 Continue participation in planning and design processes for neighborhood school facilities to ensure good school design and elimination of current design flaws. Partnerships between the neighborhood associations and the SAISD School Board should be encouraged to facilitate this process.

- Timeline: Short (1 –2 years)
- Lead Partner: SAISD, NAs
- Proposed Partnerships: Design professionals
- Proposed Funding Sources: No cost

4.1.3 Encourage further development of parent/teacher organizations at Twain Middle School and Cotton Elementary School to help create new activities and programs for children attending these schools.

- New parent/teacher organizations should use Beacon Hill PTA as a model for creating substantial parent/teacher participation in providing new activities and services for attending children.
- Creation of new organizations will help alleviate lack of cooperation between the schools and residents, provide new after school activities for students and open the schools to the community.
- Utilize Youth Services staff to discuss adding programs such as Urban smARTS (an after school art education and delinquency prevention program), Life Skills classes or other programs at area schools.
  - Timeline: Short (1 – 2 years)
  - Lead Partner: Beacon Hill Elementary PTA
  - Proposed Partnerships: SAISD, MidTown On Blanco, Youth Arts Program, Southwest Crafts Center, COSA Community Initiatives Dept. (Youth Services), Cultural Affairs Dept.
  - Proposed Funding Sources: SAISD, MidTown On Blanco

Neighborhood kids

4.1.4 Encourage neighborhood families and individuals to take advantage of adult learning and literacy centers (see Appendix J).

- Timeline: Short (1 – 2 years)
- Lead Partner: NAs, Parent/Teacher Organizations
- Proposed Partnerships: SAISD, Businesses, Churches, Professional Organizations
- Proposed Funding Sources: No cost

4.1.5 Encourage neighborhood organizations to establish scholarship funds for area students to attend local colleges and universities. Coordinate these efforts with the existing SA Education Partnership Program.

- Timeline: Short (1 – 2 years)
- Lead Partner: NAs, Parent/Teacher Organizations
- Proposed Partnerships: SAISD, Businesses, Churches, Professional Organizations
- Proposed Funding Sources: Funds to be raised through multiple fundraising activities of various NAs

4.1.6 Encourage residents to continue to use existing library facilities and programs as a means of ensuring that such facilities and programs remain available in the future.

- Timeline: Short (1 – 2 years)
- Lead Partner: NAs, San Pedro Branch Library
- Proposed Partnerships: COSA Library Dept., Schools
- Proposed Funding Sources: No cost

4.1.7 Encourage residents to participate in the Library Department's upcoming master planning process.

- Timeline: Short (Fall 2000)
- Lead Partner: NAs
- Proposed Partnerships: COSA Library Dept., Schools
- Proposed Funding Sources: No cost

4.1.8 Encourage residents to learn more about the programming available at area churches.

- Timeline: Short (Ongoing)
- Lead Partner: Residents
- Proposed Partnerships: Churches
- Proposed Funding Sources: No cost

MAP HERE

Taking Action

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on the neighborhoods' goal, objective and action step for creating a group responsible for overseeing plan implementation.

In each of the previous four plan chapters, Heart of the Neighborhood, Getting Around Town, Rebuilding Our Infrastructure, and Community Places Where We Play, Gather and Learn, Lead Partners were identified who volunteered to serve as coordinators to bring together all of the groups needed to achieve the proposed action. The Presidents' Club will work to coordinate the efforts taken towards plan implementation by the Lead Partners.

Vision without action is merely a dream. Action without vision just passes the time. Vision with action can change the world.
—Joel Arthur Barker

Goal 1: Taking Action

Work towards implementation of the goals, objectives and action steps included in the Midtown Neighborhoods Plan.

Objective 1.1: Implementation

Organize, educate and encourage the community to support the ideas found in the Midtown Neighborhoods Plan.

Action Steps:

1.1.1 Organize a Presidents' Club to coordinate plan implementation.

–Timeline: Short (1 – 2 years)

–Lead Partners: Alta Vista, Beacon Hill, St. Ann's

–Proposed Partnerships: Other NAs

–Proposed Funding Sources: No cost

Measuring Our Success

Introduction

This chapter of the Midtown Neighborhoods Plan focuses on the neighborhood indicators, which are used to help determine if progress is being made towards the neighborhood's goals.

National examples of indicators include the consumer price index, the number of highway-related fatalities and the national unemployment rate. Indicators can be used to raise awareness of community issues, inform decision-making, and identify trends. The result of the indicator analysis can be used to publicize good works or identify work that needs to be done. For example, the neighborhood could publish an annual report indicating progress on plan implementation as shown through positive changes measured by the neighborhood's indictors. The report also could call for volunteers or policy changes needed to spur action.

Heart of the Neighborhood

Indicator 1: Number of Businesses

Baseline:

– Number of Existing Businesses (99-00)

Desired Future Outcome:

– 10% Net Increase in the Number of Businesses over 5 years

Data Source:

– Certificates of Occupancy

Frequency of Review:

– Annually

Indicator 2: Number of Restored or Rehabilitated Homes

Baseline:

– Current Number (99-00) of Building Permits for Housing Improvement

Desired Future Outcome:

– Net Percentage Increase of Restored or Rehabilitated Homes a Year

Data Source:

– Building Permits

Frequency of Review:

– Annually

Indicator 3: Number of Structures Designated as Historic Landmarks, Located in Historic Districts or Conservation Districts

Baseline:

– Three Designated Structures as of August 2000

Desired Future Outcome:

– Increased Number of Designated Structures

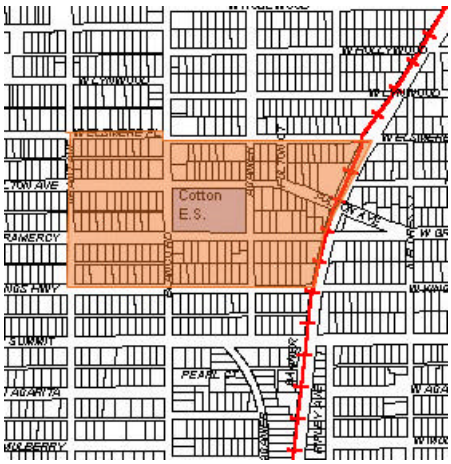
Data Source:

– COSA Planning Dept., Historic Preservation Division

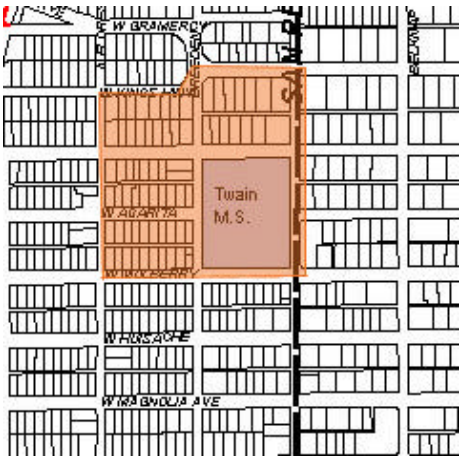
Frequency of Review:

– Annually

Beacon Hill ES area



Cotton ES area



Twain MS area

Getting Around Town & Rebuilding Our Infrastructure

Indicator 1: Sidewalk Conditions, including Crosswalk Striping, near Elementary & Middle Schools (see maps)

Baseline:

- Percentage of missing sidewalks based on 2000 Neighborhood Survey within the identified areas
- Percentage of sidewalks needing no repair, minor repair and major repair, based on 2000 Neighborhood Survey within the identified areas
- Number of painted crosswalks

Desired Future Outcome:

- One entire school intersection (all 4 sides) marked with crosswalk striping each year
- In 2005, increased percentage of identified areas have sidewalks (new and repaired) in good condition

Data Source:

- Neighborhood Survey

How Often Reviewed?

- One year from plan implementation; at least every two years hence

Indicator 2: Involvement in all Major Infrastructure Projects (ex: roads, sidewalks, drainage, sewers, utilities, alleys, etc.) from Concept Initiation through Implementation

Baseline: (will be developed for future projects)

- Number of meetings where residents can actively participate

Desired Future Outcome:

- Number of neighborhood design goals incorporated into the final design(s)

Data Source:

- Dependant upon project

How Often Reviewed?

- Dependant upon project

Community Places Where We Play, Gather and Learn

Indicator 1: Number of Community Programs Held Within the Planning Area

Baseline:

- Number of Community Programs currently Held within the Planning Area

Desired Future Outcome:

- Increased Number of Community Programs

Data Source:

- Various Institutional, Religious and Civic Organizations; Presidents' Club Will Work to Develop a Definition of Community Programs

How Often Reviewed?

- Annually

Indicator 2: Number of Persons from the Neighborhoods Registered in COSA Parks & Recreation Programs or SAISD Programs

Baseline:

- Number of Neighbors registered from 1/1/99 to 12/31/99

Desired Future Outcome:

- Increased Number of Neighbors Registered

Data Source:

- COSA Parks & Recreation Dept., SAISD

How Often Reviewed?

- Biannually

Neighborhood Demographics

The following tables provide the 1990 Census of Population and Housing demographics for both the Midtown planning area and the City as a whole. This information was used during the planning process as the community worked to develop goals, objectives and action steps for improving the neighborhoods in the planning area.

Neighborhood Age Breakdown

Age Group	Under 5	5 - 17	18 - 24	25 - 44	45 - 64	65 plus
#	902	2,037	1,041	3,550	1,660	1,662
%	8%	19%	10%	33%	15%	15%

Income & Poverty

	Neighborhood	City
Annual Median Household Income	$14,730	$23,584
Persons (%) below Poverty Level	3,958 (37%)	207,161 (23%)

Educational Attainment for Persons 25 Years & Older

	Neighborhood		City	
Less than 12th Grade	3,569	45%	171,654	31%
High School Graduate	1,832	23%	135,221	24%
Some College	1,512	19%	129,370	22%
Associate Degree	250	3%	29,591	5%
Bachelor Degree	566	7%	64,437	12%
Graduate Degree	184	2%	34,771	6%
Total 25+ years	7,913	100%	565,044	100%

Housing

	Neighborhood		City	
Owner-occupied	1,738	44%	176,422	54%
Renter-occupied	2,174	56%	150,339	46%
Total occupied units	3,912		326,761	
Vacant housing	608	13%	38,653	11%
Total housing units	4,520		365,414	

	Neighborhood	City
Median Housing Value	$45,200	$49,700
Median Monthly Rent	$268	$308
Median Housing Age	1943	1969

The following tables provide information on the current and projected demographics for both the Midtown planning area and the City as a whole. The numbers found in the following tables were developed by Claritas Corporation in 1999.

Total Population Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	11,765	--	786,023	--	1%
1990	10,873	-8%	935,933	19%	1%
1999	11,946	10%	1,192,300	27%	1%
2004	12,601	5%	1,297,100	9%	1%

Ethnicity Comparison - Hispanic

Year	Midtown	% Change	City	% Change	Ratio
1980	8,559	--	421,954	--	2%
1990	8,577	0%	520,282	23%	2%
1999	10,175	19%	679,507	31%	1%
2004	11,042	9%	768,776	13%	1%

Ethnicity Comparison - Anglo

Year	Midtown	% Change	City	% Change	Ratio
1980	2,958	--	299,357	--	1%
1990	2,069	-30%	339,115	13%	1%
1999	1,505	-27%	310,760	-8%	0%
2004	1,268	-16%	292,759	-6%	0%

Ethnicity Comparison – African American

Year	Midtown	% Change	City	% Change	Ratio
1980	145	--	57,700	--	0%
1990	136	-6%	63,260	10%	0%
1999	141	4%	66,945	6%	0%
2004	151	7%	68,387	2%	0%

Ethnicity Comparison – Other

Year	Midtown	% Change	City	% Change	Ratio
1980	103	--	6,869	--	1%
1990	101	-2%	13,276	93%	1%
1999	125	24%	18,980	43%	1%
2004	140	12%	22,203	17%	1%

Total Number of Households Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	4,444	--	271,278	--	2%
1990	3,926	-12%	326,761	20%	1%
1999	4,501	15%	392,573	20%	1%
2004	4,846	8%	429,271	9%	1%

Average Household Size Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	2.57	--	2.97	--	87%
1990	2.71	5%	2.80	-6%	97%
1999	2.60	-4%	2.69	-4%	97%
2004	2.55	-2%	2.63	-2%	97%

Median Household Income Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	$10,344	--	$13,775	--	77%
1990	$14,787	43%	$23,584	71%	63%
1999	$19,917	35%	$32,238	37%	62%
2004	$21,853	10%	$36,330	13%	60%

Average Household Income Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	$12,385	--	$17,460	--	71%
1990	$20,000	61%	$30,614	75%	65%
1999	$27,202	36%	$45,657	49%	60%
2004	$31,393	15%	$55,236	21%	57%

Total Number of Housing Units Comparison

Year	Midtown	% Change	City	% Change	Ratio
1980	4,785	--	291,560	--	2%
1990	4,539	-5%	365,414	25%	1%
1999	4,846	7%	415,790	14%	1%
2004	5,219	8%	454,619	9%	1%

Neighborhood History

The following text was written and researched by MidTown on Blanco. The text first appeared in a series of newsletters published by MidTown on Blanco.

The Alta Vista and Beacon Hill neighborhoods are two of several unique older neighborhoods that evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression of the 1930s. These neighborhoods grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park. By 1890, electric trolleys were traveling the fixed rail system carrying passengers to San Pedro Springs Park and in the process, significantly influenced the development of the city's first new subdivisions to the north.

Alta Vista and Beacon Hill were among the first "modern" platted subdivisions developed in San Antonio. Alta Vista and Beacon Hill are actually the names of modern-day neighborhood associations. The original platted subdivisions within the boundaries of Alta Vista and Beacon Hill include Laurel Heights Addition, Treasure Hill, Fox's Beacon Hill, Beacon Hill, Beacon Hill Terrace, and North Haven and were developed over three decades from the early 1890s to the late 1920s.

The development of the modern-day Alta Vista and Beacon Hill neighborhoods transformed farm and ranch land located in the hills north of the central district into residential subdivisions with distinctive turn-of-the-century architecture where many prominent San Antonians lived at the turn of the century. The history of this area is unique and very interesting.

The Beginning

The evolution of the area located roughly between Hildebrand and San Pedro Park, and IH-10 West and San Pedro Avenue may be traced to the turn of the century when today's Alta Vista and Beacon Hill were developed as a part of the first northward expansion of the City of San Antonio.

The San Antonio City Limits were established in 1838, and consisted of 36 square miles. North Street (Hildebrand), which is the northern boundary of Alta Vista and Beacon Hill, also was the northern boundary of the city limits from 1838 until 1944. However, prior to 1870, most residences and businesses were located in or near the central district. Several factors significantly influenced the first northward expansion of the city and the development of the present day Alta Vista and Beacon Hill neighborhoods.

First, the city's population grew from slightly over 8,200 persons in 1860, when the city was still a frontier town, to nearly 38,000 persons in 1890. With this magnitude of growth, the pressure to expand outward from the original central city was immense.

Second, the development of San Pedro Park as a recreational destination may have been one of the most significant influences in the city's first northward expansion, pulling San Antonians northward to enjoy the beautiful park above the city. Reserved as a public park in 1851, San Pedro Park became one of the most popular attractions for San Antonians as early as 1854. The flowing San Pedro Springs helped make the park a place where San Antonians of the 1850s came to relax and have fun. Outdoor concerts, dances, and political rallies were held regularly at the park. In the 1860s, J.J. Duerler, who leased the park from the city, developed an amusement park with a small museum, zoo, and artificial lakes. As early as 1858, a stable owner by the name of W.D. Cotton was making two trips a day from downtown to the park by horse-drawn carriage.

Recognizing the demand for transportation northward to San Pedro Park, J.J. Duerler established the San Antonio Street Railway Company in 1866, to construct a street railway from downtown to the park. However, Mr. Duerler died in 1874, before he could construct the railway. Colonel Augustus Belknap took over and constructed the initial line of the San Antonio Street Railway from Main Plaza to San Pedro Park by 1878. Transportation on the line was provided by mule-drawn car. The construction of this line literally opened up the area around San Pedro Park for development.

Third, the arrival of the Galveston, Harrisburg, and San Antonio Railway in 1877, was the final factor that fueled the city's first suburban expansion and the development of the Alta Vista and Beacon Hill neighborhoods. The railway not only provided accessibility to visitors and new residents, but also provided access to building materials to construct new homes and commercial buildings, as well as new street car lines to meet the demands of the growing population. By 1890, the city's first modern real estate boom was underway and the city's first suburbs were being built.

Building Homes

The first wave of expansion began to occur on the fringes of the central district where some of the city's grand old neighborhoods were built. King William and Tobin Hill are examples of the first neighborhoods developed on the fringe of the central district where some of the city's most prominent citizens lived. These areas were developed the old-fashioned way where individuals would purchase a plot of land and build a home on that land. In some cases, as in Tobin Hill, whole families would settle in the same area.

Beginning in 1890, the "modern" method of residential development was introduced in where the developer would assemble parcels of land into one property and "subdivide" the parcels into residential lots. The developer then would file a survey of the property which showed the location and dimensions of the individual lots in the subdivision. The subdivision survey is called a plat.

The first "modern" residential subdivision to be officially platted in San Antonio was Adam's Laurel Heights, which is now a part of the Monte Vista neighborhood. Adam's

Laurel Heights encompassed the area between Magnolia and Woodlawn to the north and south, and Howard and San Pedro to the east and west. It also included the land between McCullough and Howard to the east and west, and Summit and Woodlawn to the north and south.

Jay E. Adams of Colorado saw the potential for development north of San Pedro Springs Park that apparently no San Antonian saw at the time. Donald E. Everett, the famed San Antonio historian, provides some insight into why this area was overlooked by San Antonio developers. In a January 28, 1988 supplement to the North San Antonio Times and Alamo Heights Recorder-Times called "Monte Vista: The Gilded Age of an Historic District, 1890-1930," Mr. Everett captures the general sentiment of the time when he observes that the location of the proposed Adams Laurel Heights was viewed simply as Mrs. Kampmann's goat pasture which was:

> *A dry and barren wilderness, which sustained only mesquite brush, cat claws, chaparral, and wild Mountain Laurel, had long been declared fit for nothing by most San Antonio citizens.*

Its no wonder that Mr. Adams was severely criticized when he proposed the development of Adam's Laurel Heights. In fact he was publicly ridiculed at the time by several of the very influential city fathers who did not believe that the land north of San Pedro Park was worth developing.

But Jay E. Adams proved to be right, Mr. Everett observes, "suburbs throughout the city enjoyed a building boom in the spring of 1901, but Laurel Heights exceeded them all in popularity." And, as a result, the door was opened for development north of San Pedro Springs Park. But, only after overcoming one more obstacle.

Alta Vista and Beacon Hill's Development

Laurel Heights Addition - 1893

In 1893, Jay E. Adams platted Laurel Heights Addition, his second residential subdivision located across San Pedro Avenue from his Adam's Laurel Heights. There was only one problem -- The Panic of 1893. According to Donald E. Everett, a depression in the San Antonio real estate market occurred between 1893 and 1896. This depression must have been very unsettling to Mr. Adams after having been so severely criticized for proposing his first development.

Laurel Heights Addition was the first subdivision platted in the area now known as Alta Vista and Beacon Hill. Mr. Adams purchased the land for Laurel Heights Addition for $7,000. The subdivision is bounded by W. Summit to the north, Russell Place to the south, San Pedro to the east, and Blanco Road to the west. The typical lot in Laurel Heights Addition featured a 50-foot frontage and were similar in size to those platted in Adam's Laurel Heights in 1890.

Today, the Missouri Pacific Railroad bisects this tract of land. The Beacon Hill portion of the tract is to the west of the railroad tracts, while Alta Vista is to the east. Also, Mark Twain Middle School is located at the north east corner of this subdivision between W. Summit and Mulberry on San Pedro.

Treasure Hill - 1906

Treasure Hill was platted in 1906, after the Panic of 1883 and became the second residential subdivision to be developed in the Alta Vista/Beacon Hill area. Jay E. Adams also was involved in this development. But this time it appears that he decided to share the risk with partners, Kirkpatrick, and Nicholson.

Treasure Hill is located between Russell Place to the north and Fredericksburg Road to the south and west, and Blanco Road to the east. Located only a few blocks west of San Pedro Springs Park, Treasure Hill had excellent access to the park's entertainment and recreational amenities. It also was an ideal location for residents who worked and/or shopped downtown, being located only a few blocks from the north-bound trolley on N. Flores, and to the south-bound trolley on Fredericksburg Road.

The residential subdivision features large lots similar in size to those developed by Jay E. Adams in Laurel Heights Addition. Treasure Hill was the last subdivision in Alta Vista/Beacon Hill to feature large lots.

Fox's Beacon Hill - 1907

Fox's Beacon Hill was platted in 1907 by Edwards Realty Company whose principals were F.M. Edwards and E.A. Fox. It is located between Hildebrand to the north, W. Elsmere to the south, Blanco Road to the east and Capitol to the west.

The developers of Fox's Beacon Hill were among the first to use newspaper advertising to sell homes and lots. In the September 1, 1907 issue of the Express-News, an advertisement announces homes for sale for $5 down and $5 monthly, and lots for $50 to $75. In addition, the same advertisement claims "no taxes and no interest - only 4 blocks from [street] car" and instructs the potential buyer, "Be sure and get off [the street car] at North Flores and Blanco where our automobile will meet you today."

Beacon Hill Addition ("The Queen Suburb") - 1908

Nicholson, Furnish, and Smith platted Beacon Hill Addition in 1908 and then proceeded to blitz the public (by 1908 standards) with newspaper advertising. The September 1907 Express-News ads called Beacon Hill "The Queen Suburb" with "The highest and most beautiful locations."

Beacon Hill Addition is located between W. Elsmere to the north, W. Russell to the south, Blanco Road to the east, and Capitol and Fredericksburg Road to the west.

The 1907 print ads also expressed high expectations, claiming that Beacon Hill Addition, "[is a] 203-acre tract - sufficient for 500 homes of 100-foot frontage each and a population of 5,000 prosperous owners." The owners' predicted, "Beacon Hill will be to San Antonio what Hollywood is to Los Angeles."

In Beacon Hill, there was something for everyone. For example, a September 15, 1907 ad advertised more affordable lots, "Beacon Hill Tracts No. 2 and 3, Where fortune smiles on the man of limited means."

Beacon Hill Terrace and North Haven

After Beacon Hill Addition was platted in 1908, it would be approximately 12 years before residential development continued in Alta Vista and Beacon Hill. One reason for this gap could be that property probably was used as a golf course and athletic fields until it was platted for residential use beginning in 1920.

The San Antonio Golf and Country Club maintained a nine-hole golf course and club house on the property between 1904 to 1907. This property is located between Hildebrand, W. Summit, San Pedro and Blanco Road. The Sanborn Fire Insurance Maps show that the club house was located on the north side of W. Summit, just west of N. Flores. At the time, N. Flores ended at its intersection with W. Summit.

In 1908, the San Antonio Golf and Country Club became the San Antonio Country Club and moved to their present location on N. New Braunfels. According to the Club's History, "After three years of playing in Mrs. Stribling's cow pasture, they decided that they needed a more ambitious golf club."

Mr. B.G. Irish completed the residential subdivision development in Alta Vista/Beacon Hill. Between 1920 and 1925, Mr. Irish platted the remaining undeveloped property located between Hildebrand, W. Summit, San Pedro and Blanco Road.

In 1920, B.G. Irish platted Beacon Hill Terrace located between Hildebrand and W. Summit to the north and south, and the Missouri-Pacific Railroad and Blanco Road to the east and west. Today, Beacon Hill Terrace is located in the Beacon Hill Area Neighborhood.

North Haven was platted in 1921 with Hildebrand and W. Lynwood as its north/south boundaries. North Haven (2nd Filing) was platted in 1925 and is located between W. Lynwood and W. Summit. San Pedro and the Missouri-Pacific Railroad form the east/west boundaries of both North Haven subdivisions which are located in today's Alta Vista Neighborhood.

Many of the city's most prominent citizens were the first to move into San Antonio's first suburbs which were located high above the overcrowded central city and many of whose homes were designed by some of the city's most respected architects.

In 1923, two years before residential development would be complete, Agnes Cotton School No. 20 was built. The opening of the Agnes Cotton school signaled that there was the critical mass of residents in Alta Vista/Beacon Hill that warranted the construction of educational facilities. It also was a signal that this prosperous population of consumers would soon create the demand for goods and services.

MidTown Business District's The Early Years: 1920s and 1930s

The MidTown Business District was born as the Alta Vista and Beacon Hill neighborhoods were maturing. The MidTown Business District was primarily rural during the first two decades of the Twentieth Century. In 1910, only a few homes dotted the district located at 1801, 1803, 1815, 1817, and 1917 Blanco Road. These homes were occupied by the Remiling, Daugherty, and Partin families. It appears that of the these original structures, only the home located at 1815 Blanco Road remains. David W. Pipes owns the building and uses it for his wood working business. All of the other original homes were demolished to make room for commercial development.

The first commercial building to be built in the MidTown Business District was today's Powell Cleaners building located at 1401 Blanco Road at its intersection with W. Summit. Originally constructed in 1924, the building was the home of the Blanco Road Drug Shop from around 1924 until the late 1930s. However, the Blanco Road Drug Shop was located on the southern fringe of the area where the focus of commercial buildings would occur.

The first commercial multi-tenant building was constructed circa 1926, at the north east corner of Blanco Road and Coffman Street (Elsmere) at 1710 to 1720 Blanco Road. The two blocks between Fulton and Beacon Avenue (W. Lynwood) rapidly developed into the heart of the MidTown Business District as three new commercial multi-tenant buildings and a large Handy Andy Grocery store were constructed between 1926 and 1934. Over 40,000 square feet of retail space was built in this two-block area along Blanco Road in the eight years between 1926 and 1934.

By the late-1930s, the MidTown Business District had four grocery stores (Handy Andy, Piggly Wiggly, Hom-Ond, and a Red and White), two drug stores with soda fountains (Sommer's and Prassel's), a Winn's five and dime store, Taylor's Bakery, several beauty salons and barber shops, clothing stores, a shoe repair shop, The Elsmere Cafe, Casbeer's Place and even a gas station (1801 Blanco Road).

It's surprising that this portion of the Midtown Business District developed during a time in history when the country had plunged into the Great Depression of the 1930s. As

these businesses flourished, this two-block area became the heart of the neighborhoods. The business district continued to thrive during the post-World War II years. But, by the 1950s, storm clouds were brewing on the horizon that would radically change the course of the Alta Vista and Beacon Hill neighborhoods and the MidTown Business District.

MidTown Business District: The Declining Years

In 1951, Handy Andy Store No. 16, located at 1704 Blanco Road, was like the proverbial canary in the coal mine. This was the year that Store No. 16 closed after 20 years of service to the neighborhood. Like the canary that is the first to be affected by deadly gas in the coal mine, the closing of Handy Andy did not bode well for the MidTown Business District.

Handy Andy's departure was very significant because of the substantial investment they made in the neighborhood. While three other grocery stores including Piggly Wiggly Store No. 24, Mustsaer's Red and White and Hom-Ond Food Store No. 11 were located in the business district at the same time as Handy Andy, they were all tenants in MidTown buildings. Only Handy Andy built their own building at 1704 Blanco Road in the early 1930s to house Store No. 16. Handy Andy's dis-investment in the neighborhood in 1951 signaled the beginning of a downward spiral in the business district that would continue for nearly five decades.

Why did Handy Andy leave? While there may have been many reasons for their decision to leave the neighborhood, lack of adequate parking was probably the primary reason. Handy Andy was able to manage for 20 years without much parking, but the soaring popularity of the automobile eventually forced them to find a new location to accommodate the increasing demand for parking spaces. By 1960, all but one of the original four grocery stores moved out of the MidTown Business District.

Cities, neighborhoods, and districts have a dynamic quality. In other words, they are constantly changing. These neighborhood changes may be generally categorized into four stages including growth, stability, decline, and revitalization. The departure of Handy Andy and the other MidTown grocery stores ushered in a stage of decline. This came, however, only after Alta Vista, Beacon Hill and MidTown had been through periods of growth and stability.

The growth stage began in 1893, the year the Laurel Heights Addition was platted, and this growth continued for almost 40 years until the mid-1930s when Alta Vista and Beacon Hill were fully developed and populated. The MidTown Business District went through its growth period from the mid-1920s until 1940 when it provided store, restaurants, clothing stores and a wide variety of services ranging from beauty shops to a shoe repair shop. Both neighborhoods and the business district remained relatively stable from about 1940 to 1950.

During the 1950s, many changes began to occur which fueled the neighborhoods' and business district's decline. During the 1950s, the use of the automobile exploded in popularity and the nation's interstate highway system was built. San Antonio's interstate and loop highway systems also were built during this time. The highways opened up fresh frontiers as new suburbs were built along Loop 410 and people began to move out of the older neighborhoods. By the 1960s, retailing had changed dramatically with the development of the regional mall. Mom and pop entrepreneurs in neighborhood business districts like MidTown could not compete with the mall. Consequently, neighborhoods and neighborhood business districts alike began to lose their vitality and to slowly deteriorate.

In the mid-1990s, circumstances that had fueled the decline of Alta Vista, Beacon Hill and MidTown began to change. The stirring of a revitalization movement was about to be born.

Historic data sources:

1) San Antonio on Track by Ann Maria Watson, Trinity University, Urban Studies Program, May 1982.
2) U.S. Census historic data for San Antonio, Texas

Resource Directory

Planning Team

Kathy Bailey, Alta Vista NA
Bill Bender, Beacon Hill NA
John Braxton, President, Beacon Hill NA
Hector Cardenas, Alta Vista NA
Fred Chavez, President, Alta Vista NA
Patricia Clayworth, Mark Twain MS
Kevin Cloonan, Alta Vista NA
Jimmy M Contreras, Alta Vista NA
Rachel Espinosa, Alta Vista NA
June Kachtik, Executive Director, UU Housing Assistance Corporation
Rick Reyna, Executive Director, MidTown on Blanco
Mike Villarreal, Vice President, Beacon Hill NA
Father Emiliano Zapata, St. Ann's Catholic Church

Heart of the Neighborhood Work Group Members

Kathy Bailey
Elva Cardenas
Hector Cardenas
Fred Chavez
Jimmy M Contreras
Maria Crabtree
Kenny Davis
Barbara Garza
Carol Haywood
June Kachtik
Mike McChesney
Mary Frances Merson
John Merson
Lupe Porte
Rick Reyna
Allen Sikes
Jessica Zembala

Heart of the Neighborhood Consulting Experts

Ann McGlone, COSA Planning Department, Historic Division; 207-7900

Felix Padron, COSA Public Works Department, Design Enhancement Program; 207-4433

Gabriel Perez (no longer with the City), COSA Public Works Department, Capital Programs Division, call 207-8140 for information

Betsy Spencer, Neighborhood Action Department; 207-7881

Ivy Taylor, Housing & Community Development Department; 207-6606

Celine Casillas-Thomasson, Neighborhood Action Department, Neighborhood Commercial Revitalization (NCR) Program; 207-7881

Getting Around Town/Rebuilding Our Infrastructure Work Group

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Jose G Guadiana
Carol Haywood
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Rick Reyna
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Todd Hemingson, VIA Metropolitan Transit; 362-2166

Christina Ybanez, VIA Metropolitan Transit; 362-2166

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Fred Chavez
Jessica Fuentes
Eva Gonzalez
Richard Gonzalez
Sally Johnson
Amy Jones
Ruby Muna
Lisa Pirotina
Rick Reyna
Joe Salvador
Diane Thomas

Community Places Where We Play, Gather and Learn Consulting Experts

Rocky Estrada (no longer with the City), COSA Parks & Recreation Department, Park Design & Project Services; call 207-3160 for information

Linda Hook, San Antonio Metropolitan Health District, 207-8808

Milo Kjos, COSA Code Compliance Department; 207- 8200

Laura Samaniego, COSA Code Compliance Department; 207-8200

Linda Stringfellow, COSA Parks & Recreation Department, 207-3042

Ron Strothma, COSA Police Department, SAFFE Officer; 207-8964

Sharon Soderquist, COSA Library Department, 207-2500

Meeting Calendar

Community Meetings

Kickoff Celebration
Wednesday, September 29, 1999; 6:30 – 7:30 pm
Beacon Hill ES, 1411 W Ashby

Reviewing Neighborhood Strengths and Weaknesses Meeting
Thursday, January 20, 2000; 6:30 – 8:30 pm
Beacon Hill ES, 1411 W Ashby

Reviewing the Strategies Meeting
Tuesday, May 23, 2000; 6:30 – 8:30 pm
Beacon Hill ES; 1411 W Ashby

Finalizing the Plan Meeting
Tuesday, August 22, 2000; 6:30 – 8:30 pm
Beacon Hill ES, 1411 W Ashby

Kitchen Table Conversations

Thursday, September 16, 1999 7:00 pm – 8:15 pm	Mina Lopez's house; 433 West Hollywood
Tuesday, September 21, 1999 7:00 pm – 8:15 pm	Rachel Espinosa's house; 501 W Summit
Wednesday, September 22, 1999 7:00 pm – 8:15 pm	Elva Cardenas' house; 534 West Elsmere
Wednesday, September 22, 1999 7:00 pm – 8:15 pm	Amy Jones' house; 1014 W Agarita
Thursday, September 23, 1999 7:00 pm – 8:00 pm	Kriterion Montessori School; 611 W Ashby
Monday, September 27, 1999 7:00 pm – 8:15 pm	Mike Villarreal's house; 1106 Blanco
Thursday, September 30, 1999 7:30 pm – 8:30 pm	Alta Vista Neighborhood Association Meeting; Mark Twain MS
Tuesday, October 12, 1999 6:30 pm – 8:30 pm	Jana Laven's house; 944 West Mulberry
Thursday, October 14, 1999 7:00 pm – 8:15 pm	Eva Gonzalez's house; 942 Fulton
Friday, October 22, 1999 7:00 pm – 9:00 pm	John Braxton's house; 621 Rosewood
Sunday, October 24, 1999; during the afternoon celebration	Midtown Classic Days; Blanco Road
Tuesday, October 26, 1999 7:00 pm – 8:15 pm	Ruben & Josie Nunez's house; 618 West Mistletoe
Thursday, November 4, 1999 7:00 pm – 8:15 pm	523 West Magnolia
Thursday, November 11, 1999 7:00 pm – 8:30 pm	St. Ann's Parish Hall; corner of Fredericksburg & Ashby

Business Community Meetings

Monday, January 10, 2000 3:00 pm – 4:00 pm	VIA Metro Center; 1021 San Pedro
Tuesday, May 9, 2000 3:00 pm – 4:00 pm	Beacon Hill Presbyterian Church; 1101 W Woodlawn

Work Group Meetings

Heart of the Neighborhood	*Getting Around Town & Rebuilding Our Infrastructure*	*Community Places Where We Play, Gather and Learn*
Mon., Jan. 31, 2000, 6:30 pm, MidTown on Blanco Office	Tues., Feb. 1, 2000, 6:00 pm, MidTown on Blanco Office	Wed., Feb. 2, 2000, 6:00 pm, Beacon Hill Presbyterian Church
Thurs., Feb. 10, 2000, 6:30 pm, Twain MS cafeteria	Tues., Feb. 8, 2000, 6:00 pm, MidTown on Blanco Office	Thurs., Feb. 17, 2000, 6:00 pm, Beacon Hill Presbyterian Church
Thurs., Feb 24, 2000, 6:30 pm, VIA Metro Center	Tues., Feb. 29, 2000, 6:00 pm, MidTown on Blanco Office	Wed., March 1, 2000, 6:00 pm, MidTown on Blanco Office
Thurs., March 9, 2000, 6:30 pm, VIA Metro Center	Thurs., March 16, 2000, 6:00 pm, MidTown on Blanco Office	Wed., March 15, 2000, 6:00 pm, VIA Metro Center
Wed., March 22, 2000, 6:30 pm, VIA Metro Center	Wed., March 29, 2000, 6:00 pm, MidTown on Blanco Office	Tue., March 28, 2000, 6:00 pm, Beacon Hill Presbyterian Church
Tue., April 4, 2000, 6:30 pm, VIA Metro Center	Tues., May 2, 2000, 6:00 pm, MidTown on Blanco Office	Tue., April 11, 2000, 6:00 pm, VIA Metro Center
Wed., April 19, 2000, 6:30 pm, VIA Metro Center		Wed., April 26, 2000, 6:00 pm, VIA Metro Center
Thurs., May 11, 2000, 6:30 pm, VIA Metro Center		Wed., May 3, 200, 6:00 pm, MidTown on Blanco Office
		Thurs., May 11, 2000, 6:00 pm, VIA Metro Center

Conversion Project Suggestion Form

The purpose of this form is to initiate discussion on a project involving the conversion of utility service. Provide as much information as possible (if you need more room, attachments--especially maps and drawings--are encouraged).

For Staff Use Only

Project Number: _____

Project Name: _____

Please Print or Type

Initiated By: _____
Name

_____
Address

_____
City, State, Zip

Phone:_____Fax:_____

E-Mail: _____

Do you represent a group? If so, group name is: _____

_____

Conversion Type: (i.e. overhead to undeground\relocate overhead\etc.)_____

_____

_____

_____.

Threshold Status: Is this project linked to a public improvement project, i.e. a street widening project; or is it of a unique city-wide significance, or is it strongly supported by the *affected* property owners, most of whom would sign a petition requesting the project? Please explain:

_____

_____

_____

_____.

Project Boundaries (e.g. San Pedro from Basse to Jackson-Keller) **:**

_____

_____

_____

_____.

Proposed Improvements Summary (Describe what you want the project to accomplish)**:**

_____

_____

_____

_____

_____

_____.

Other Comments:

_____

_____

_____

_____

_____

_____.

Send To:

Dave Pasley, Special Projects Coordinator
Department of Public Works
PO Box 839966
San Antonio, Texas 78283-3966

Phone: 210-207-3398
Fax: 210-207-4406
E-Mail: Pasplan@ci.sat.tx.us

Historic Districts and Conservation Districts

The following text provides a brief description of historic districts and conservation districts. As called for in the Heart of the Neighborhood Chapter of the plan, educational materials will need to be developed and meetings will need to be scheduled for the neighborhoods to further discuss the pluses and minuses of each of these designations.

Historic Districts

Will designation affect the use of my property? NO

- Use of property is regulated by the City's Zoning ordinance. Whatever uses are permitted by the zoning for the property are not affected by historic district designation. Historic district designation is concerned with the aesthetics, not the uses of the property

Does district designation require me to "retrofit" my property to a more "historic" character? NO

- Historic district designation will not require retrofitting. If a property owner elects to make an addition or an improvement to his property after designation, the addition or improvement will need architectural review and approval y the Historic and Design Review Commission (HDRC).

Does district designation affect changes to the interior of a property? NO

- Historic district designation does not regulate interior changes to a property.

Will I always need to hire an architect? NO

- Just as before historic designation, a minor change to a property probably would not need the services of an architect. However, just as in undesignated areas, a property owner would probably elect to hire an architect or other professional to assist in plans for a major change to his or her property.

Can I pick my own paint colors? YES

- HDRC will review changes in paint colors, but ordinarily the property owner's choice will be respected unless the colors are completely out of character. If colors are determined inappropriate, the Historic Preservation Officer can assist the property owner in color selection.

Will my Taxes go up? NO

- Historic designation in itself does not increase taxes. Taxes go up if the assessed valuation of a property increases or the tax rate is increased by a political entity.

Conservation Districts

In 1998, City Council, through the CRAG I initiative, targeted the designation of neighborhood Conservation Districts as a CRAG priority action recommendation. Starting in late 2000, the Conservation District Ordinance planning tool, in the form of a "zoning overlay" (a specific geographic area identified as an "overlay" to the base zoning, but does not change the zoning designation use) will be available to help implement neighborhood and community plans, through the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Recognized as a means to promote neighborhood revitalization for communities within Loop 410, Conservation District designation identifies a set of "character-defining elements," (e.g. front porches, metal roofs, detached garages, building height, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design development standards. A review process of these neighborhood attributes then is placed into effect, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process, which will address infill development or rehabilitation projects, is to be administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Conservation District boundaries.

As a zoning overlay designation, Conservation District status does not affect the use of property, nor does it require a property owner to rehabilitate existing structures to conform to the design standards. In addition, Conservation District designation alone does not increase property taxes.

Conservation District designation, whether used to protect distinctive architecture, combat incompatible development, or stabilize property values, is a neighborhood revitalization planning tool that provides a more predictable course of development, an efficient building permit process without the necessity of a HDRC review, and a means of self-determination for residential and commercial neighborhood organizations.

Historic Homeownership Assistance Act *(HR 1172 and S 664)*

The following information was developed by Preservation Action (www.preservationaction.org) and is used with their permission. Also see the National Trust for Historic Preservation (www.nationaltrust.org) for additional information on this act.

The historic homeownership rehabilitation tax credit was first introduced in Congress in 1995. The 20 percent federal income tax credit would be attractive to first-time homeowners, long-time residents and fixer-uppers alike, representing a broad spectrum of income levels.

Qualifying Properties:

Single-family and multi-family residences, condominiums and cooperatives listed on the National Register of Historic Places, state or local registers, contributing buildings in historic districts and the portion of a qualified building used as a principal residence.

Amount of Allowable Credit:

Twenty percent of qualified rehabilitation expenditures credited against a homeowner's federal income tax liability up to $40,000 ($200,000 of qualified rehab) for each principal residence. Expenditures must equal or exceed $5,000 or the adjusted basis, whichever is greater. Exceptions: buildings in census tracts targeted as distressed, Enterprise Zones or Empowerment Zones require a minimum investment of $5,000. Five percent must be spent on the exterior. Credit can be applied to tax liability over a number of years. If the residence is vacated or sold before five years, the credit is subject to recapture.

"Pass Through" Feature

A developer may rehabilitate a qualifying property and sell it to a homeowner with the credit.

Lower Income Families Can Afford Rehabilitated Historic Housing

Taxpayers with little tax liability may convert the credit into a mortgage credit certificate to reduce the costs of homeownership (see below).

Standards for Rehab

All rehabilitation must meet The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Final certification will consider location in a "targeted area', Enterprise Zone or Empowerment Zone.

The tax credit can be used in three ways:

1. Reduction of a taxpayer's federal income tax,
2. Conversion of the credit to a mortgage certificate which enables a receiving lending institution to apply the credit to its own tax liability. In return, the lending institution compensates the homeowner through an equivalent reduction of interest on his/her mortgage.
3. In a distressed census tract only, the mortgage certificate can be transferred to a lending institution which, as above, can apply the credit toward the reduction of its federal tax liability. In return, the lender can make the credit amount available in cash to be applied to the purchase price of the residence. This feature assists citizens to meet the down payment requirements and effectively reduce the appraisal gap.

   In all cases, a developer can rehabilitate and sell the property, passing the credit to a qualified owner.

First-Time Homebuyer Assistance Programs

San Antonio Development Agency
115 E. Travis, Suite 800; San Antonio TX 78205
Phone: 225-6833
Executive Director: Doug Aloise

Habitat for Humanity
311 Probandt; San Antonio TX 78204
Phone: 223-5203
Executive Director: Amy Hartman

San Antonio Alternative Housing Corp.
1215 S. Trinity Street; San Antonio TX 78207
Phone: 224-2349
Executive Director: Rod Radle

Our Casas Residence Council
3006 Guadalupe; San Antonio TX 78207
Phone: 433-2787
Executive Director: Dario Chapa

Neighborhood Housing Services of SA
851 Steves Avenue; San Antonio TX 78210
Phone: 533-6673
Executive Director: Robert Jodon

Unitarian Universalist Housing Assistance*
3415 Rock Creek Run; San Antonio TX 78230
Phone: 342-0135
Executive Director: June Kachtik

* Focuses services in the Alta Vista and Beacon Hill neighborhoods.

Neighborhood Survey

As a part of the planning effort, citizen volunteers agreed to assist with verifying land uses, rating the structural condition of houses and businesses in the planning area, and identifying key architectural features. All volunteers were trained in order to accomplish these tasks.

Survey Training Sessions

Saturday, February 26, 2000; 8:30 am – 12:00 pm; VIA Metro Center	Saturday, March 4, 2000; 8:30 am – 12:00 pm; VIA Metro Center

The land use verification process included a site review of the current land use of each parcel in the planning area. The end result of this process was a verified or corrected land use map.

The information on structural conditions and key architectural features will be used by the neighborhoods after the completion of the plan to identify housing in need of repair, areas for potential historic and/or conservation districts, missing links in the pedestrian networks and several other efforts. All of the variables listed on the two attached surveys have been entered into a geographic database and can be mapped as well as numerically analyzed.

Housing Conditions Map

The data gathered during the survey process was used to create the Housing Conditions Map found in the Heart of the Neighborhood chapter. Three criteria were used to determine the quality of housing: 1) extent of cracks and structural leaning, 2) condition of the exterior siding, and 3) roof condition. Cracks or structural leaning was rated as either no cracks or leaning (three points), minor cracks or leaning (two points) or major cracks or leaning (one point). The remaining criteria were rated as either good (three points), needs minor repair (two points) and needs major repair (one point). Adding the three criteria together resulted in a composite score for each house. Each residential structure could score between a maximum of nine points to a minimum of three points.

To reach the desired end result of a block-face comparison of housing conditions, the composite scores for each house were averaged by the block-face. The block-face averages fall between 5.8 points to nine points. About 20 percent of the block-face averages are identified as “below average”, about 64 percent are identified as “average” and about 16 percent are identified as being in “above average” condition. A “below average” block-face does not indicate that all of the structures are in a poor condition. This ranking indicates that average of all of the composite scores for the block-face compares unfavorably with the remainder of the block-faces in the planning area.

Residential Page 1

Residential Page 2

Commercial Page 1

Commercial Page 2

Educational Resources

225-READ Central Referral Center

Provides client and volunteer referrals to approximately 215 literacy services provider sites located throughout the San Antonio metropolitan area.

225-READ Central Referral Center

1502 Fitch Street, 78211
(210) 225-7323
Hours:8:15 a.m. - 5:00 p.m. Monday – Friday

Fr. Albert J. Benavides
Learning and Leadership Development Center

515 Castroville Rd., 78237
(210) 435-2352 or 435-2353
Hours:7:45 a.m. - 9:00 p.m. Monday-Thursday
7:45 a.m. - 4:30 p.m. Friday

Bob & Jeanne Billa
Learning & Leadership Development Center

1033 Ada, 78223
(210) 534-9905
Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday
7:45 a.m. - 4:30 p.m. Friday

Columbia Heights
Learning and Leadership Development Center

1502 Fitch Street, 78211
(210) 977-8464 or 977-8465
Hours:7:45 a.m. - 9:00 p.m. Monday-Thursday
7:45 a.m. - 4:30 p.m. Friday

Margarita R. Huantes
Learning and Leadership Development Center

1411 Guadalupe, 78207
(210) 225-0174 or 225-0175
Hours:7:45 a.m. - 9:00 p.m. Monday-Thursday
7:45 a.m. - 4:30 p.m. Friday

St. Mary's
Learning and Leadership Development Center
3141 Culebra Rd., 78228
(210) 436-7633
Hours: 7:45 a.m. - 8:30 p.m. Monday - Thursday
7:45 a.m. - 4:30 p.m. Friday

St. Philip's
Learning and Leadership Development Center
101 Meerscheidt St., 78203
(210) 531-4852 or 531-4853
Hours: 7:45 a.m. - 8:30 p.m. Monday -Thursday
7:45 a.m. - 4:30 p.m. Friday

Willie C. Velasquez
Learning & Leadership Development Center
1302 N. Zarzamora, 78207
(210) 733-9355 or 733-0101
Hours: 7:45 a.m. – 9:00 p.m. Monday-Friday
7:45 a.m. – 4:30 p.m. Friday

OPENING SOON: Regional LLDC

Public Projects

Midtown Neighborhoods Plan

Map here

Dictionary

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

COSA – City of San Antonio

Charrette – is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Conservation District – is a "zoning overlay" (a specific geographic area identified as an "overlay" to the base zoning, but does not change the zoning designation use) that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

Façade – the exterior wall of a building exposed to public view.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

Linear Parks– Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Livable Wage – An income sufficient to meet a family's basic needs.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studies.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Microenterprise – Small business entities, usually employing less than five persons.

Municipal Management District – A defined geographic area which established a separate taxing entity to provide funds for improvements within that area. Examples are TIFs (Tax Increment Financing districts) and PIDs (Public Improvement Districts).

Node – A center of activity or development, often located at a major intersection.

Overlay Zoning – is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

Planning Commission / City Council Recognition – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community's values. After Planning Commission recognition, the plan is forwarded to City Council for adoption as a component of the City's Comprehensive Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making.

Public Improvement District – see Municipal Management District

Sign Ordinance – Rules and regulations that govern the posting of signs in a city.

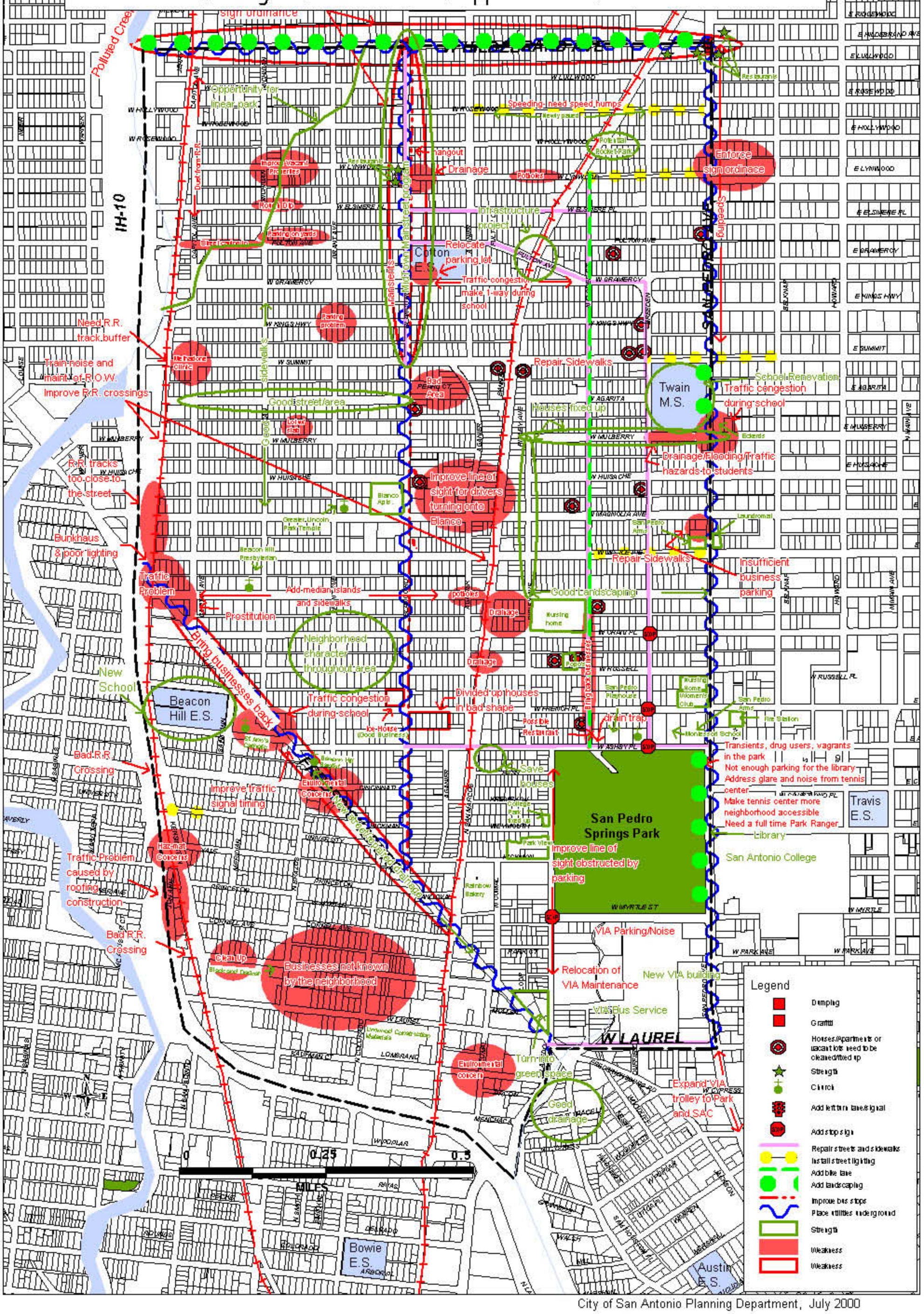
Streetscape –A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, signs, and lighting.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

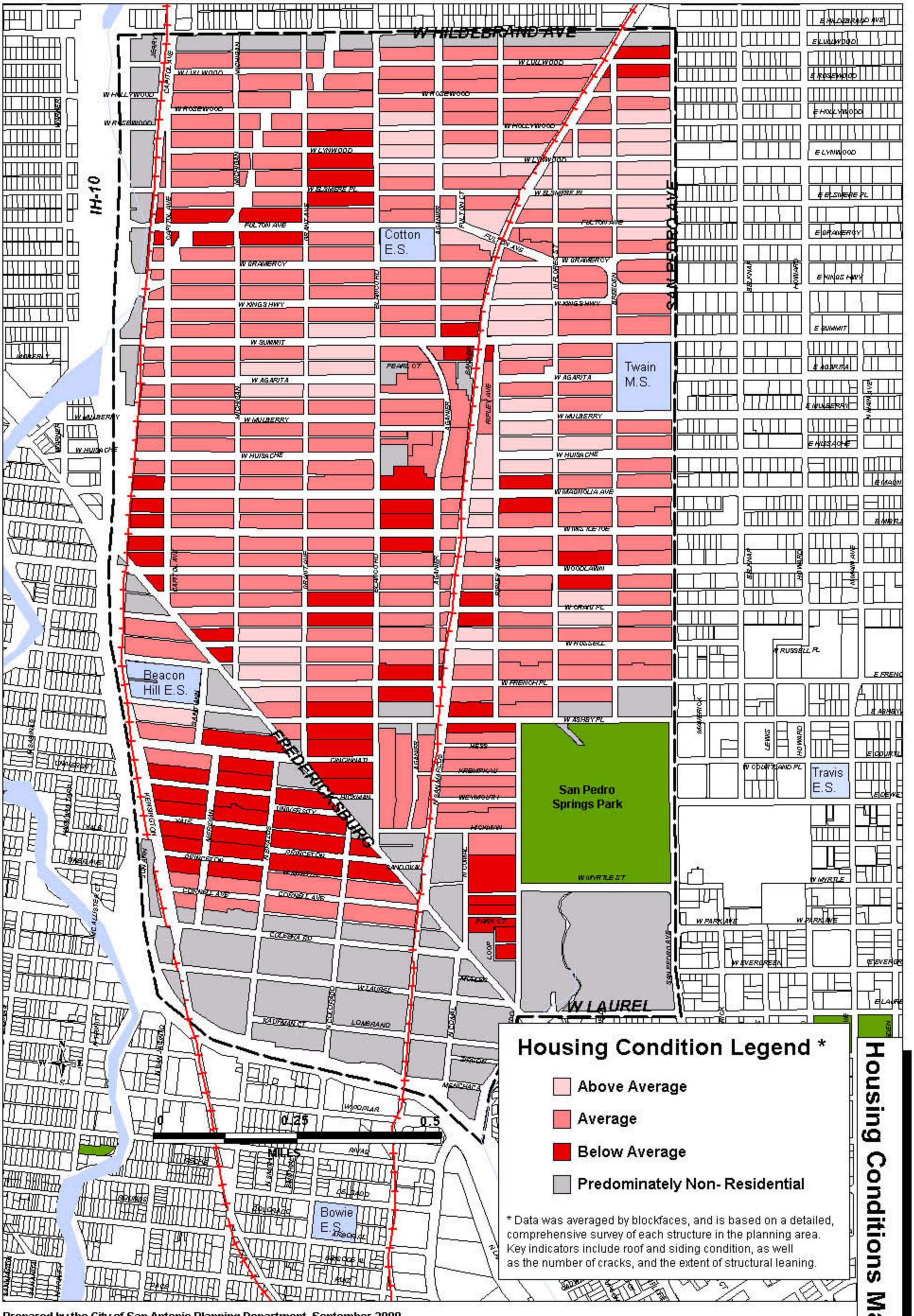
Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

Letters of Support

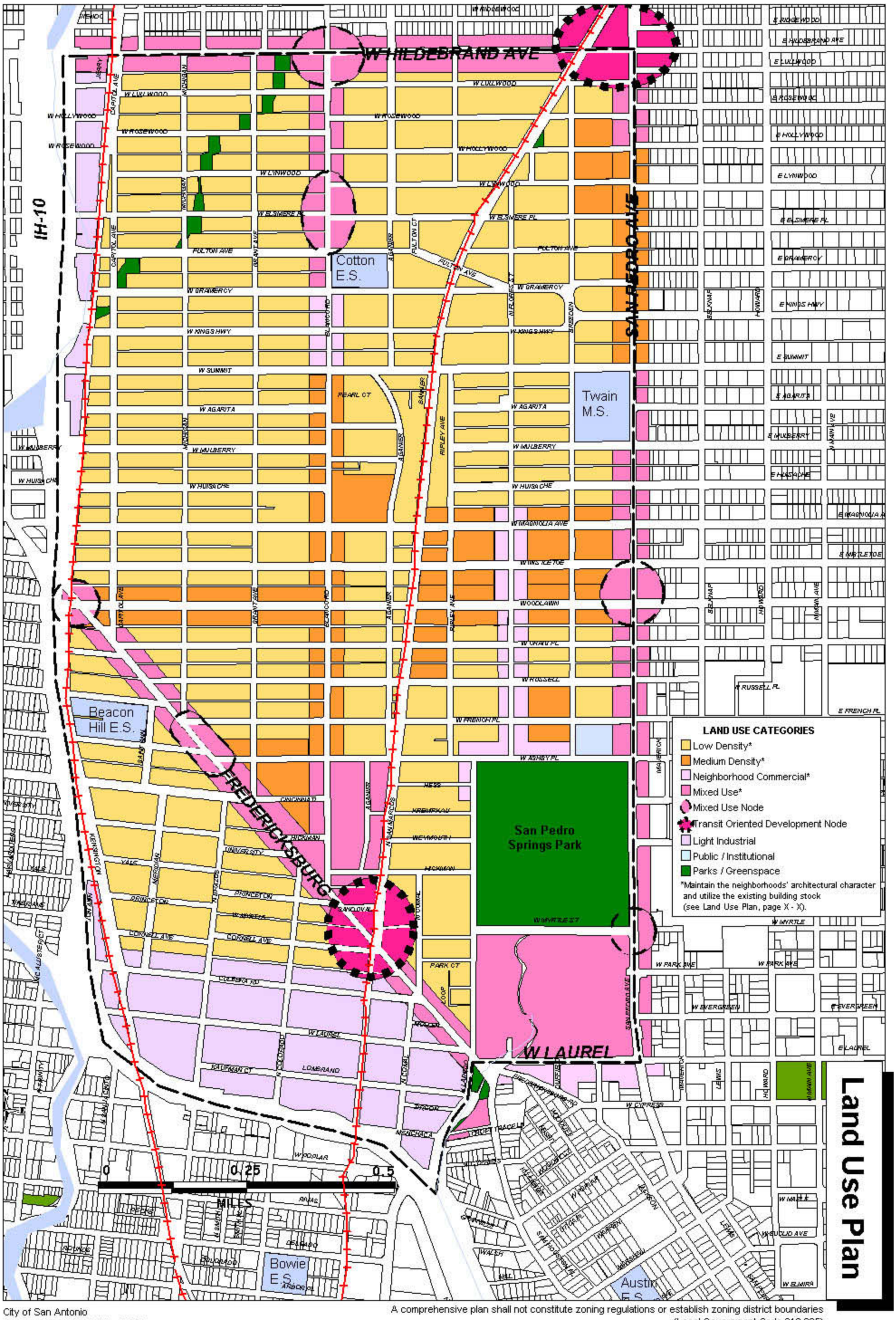
Midtown Neighborhoods Plan Area
Strengths/Weaknesses/Opportunities/Threats



City of San Antonio Planning Department, July 2000

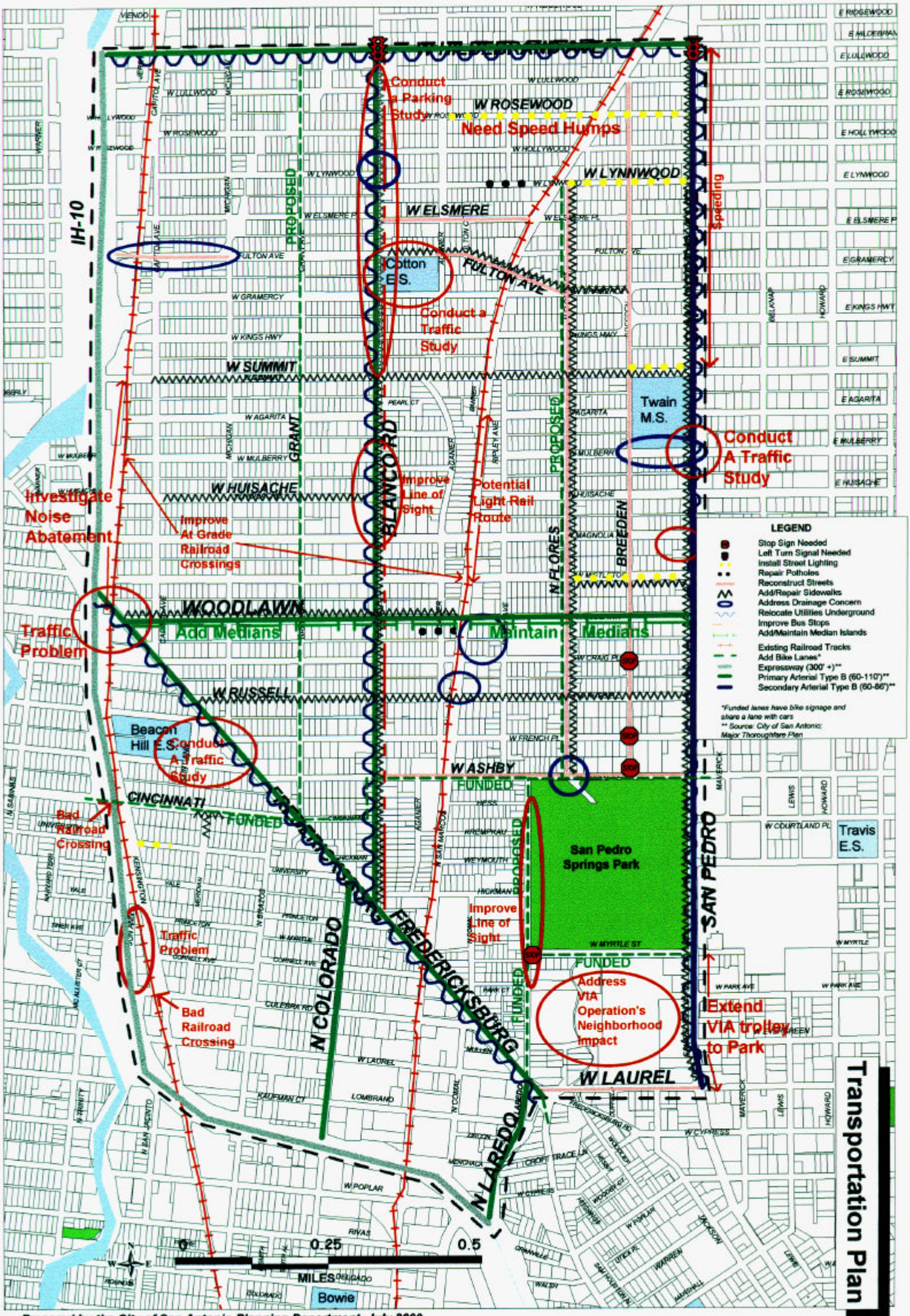


Prepared by the City of San Antonio Planning Department, September 2000



City of San Antonio
Planning Department, May 2000

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries (Local Government Code 219.005)



Prepared by the City of San Antonio Planning Department, July 2000

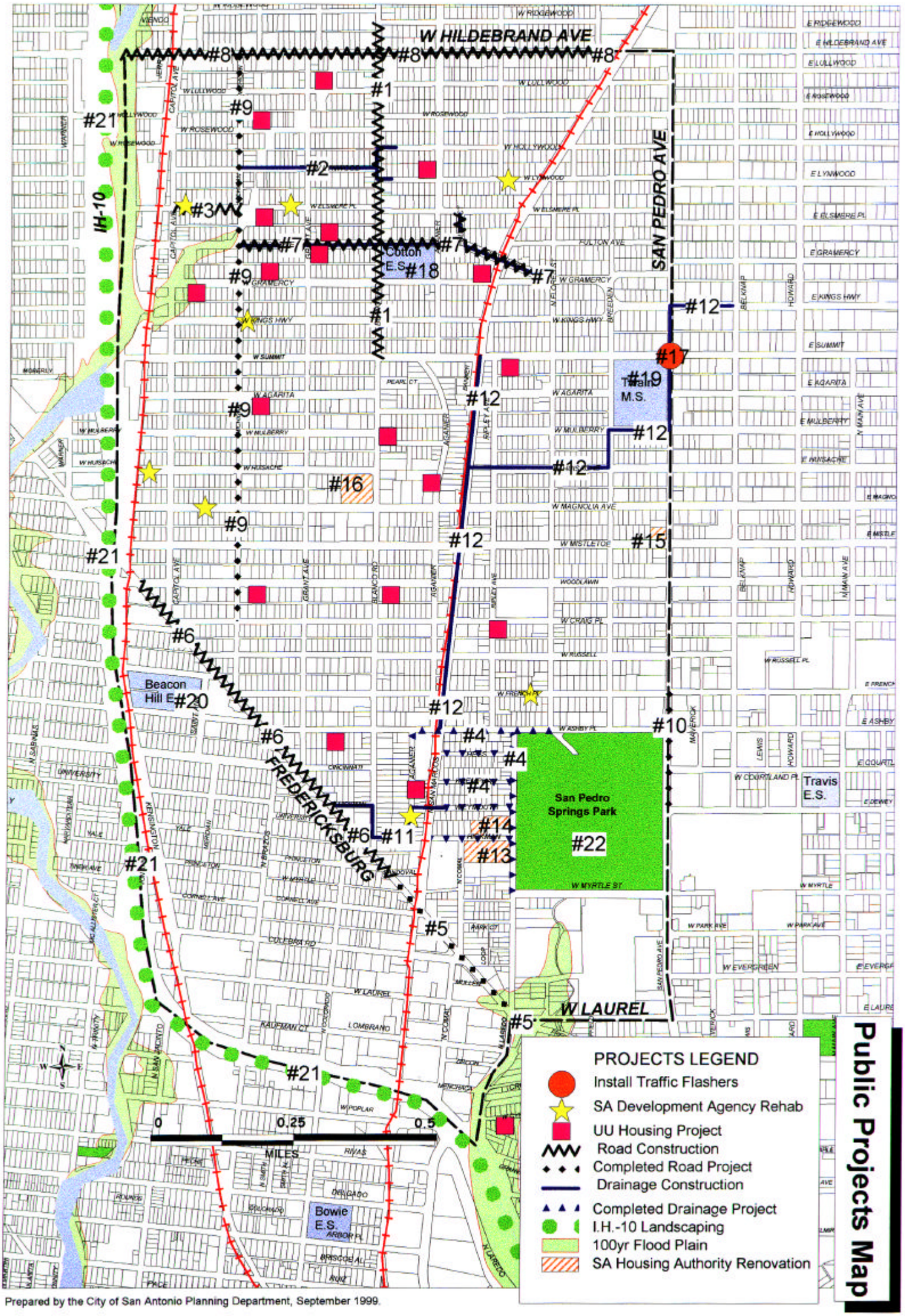
Community Places Plan

COMMUNITY PLACES LEGEND

- Parks/Add Green Space
- Street Trees Requested
- D Dumping Problem
- G Grafitti Problem
- Houses/Apartments or vacant lots need to be cleaned/fixed up
- Public Schools
- Churches
- Other Community Buildings

0 0.25 0.5 MILES

Prepared by the City of San Antonio Planning Department, July 2000



Prepared by the City of San Antonio Planning Department, September 1999.