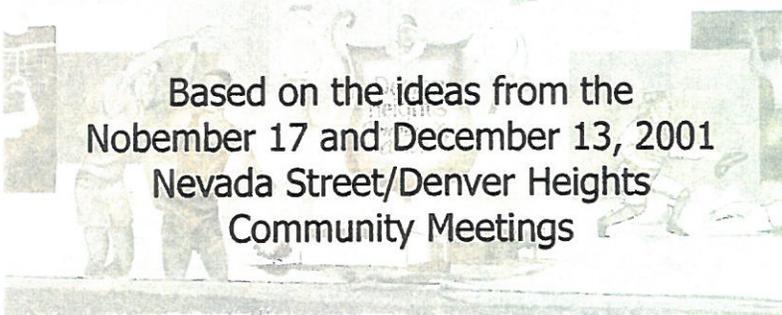
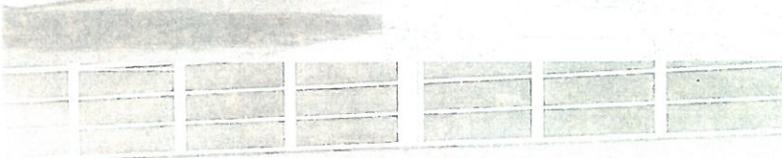
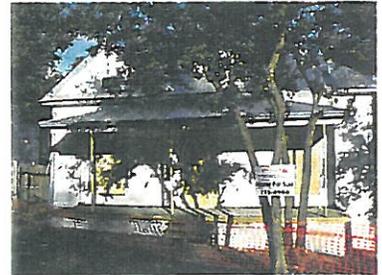




NEVADA STREET/ DENVER HEIGHTS *Goals & Strategies Report*



Based on the ideas from the
November 17 and December 13, 2001
Nevada Street/Denver Heights
Community Meetings



A partnership between the CoSA Planning Department, the Nevada Street/
Denver Heights Neighborhood Association, and the
Neighborhood Resource Center

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CITY OF SAN ANTONIO

Dear Neighbors:

The Planning Department and Neighborhood Resource Center met with citizens from the Nevada Street and Denver Heights neighborhoods to brainstorm and identify goals and strategies for their neighborhood. The November 17 and December 13, 2001, workshops resulted in prioritized goals and strategies aimed at improving the existing conditions in the area.

At the workshops, the Nevada Street/Denver Heights Community identified the top three goals as: (1) reduce the amount of crime; (2) reduce the amount of gang activity by providing youth with positive activities; and (3) improve the service provided by the City.

This report is a snapshot of the community's values. The purpose of this report is to focus the community energies on commonly agreed upon goals and strategies. There is no funding in this planning effort. The real value of this report is that it functions as a catalyst to energize community residents and stakeholders.

The City cannot improve neighborhoods alone. Today, neighborhoods must partner with all stakeholders including schools, businesses, non-profit organizations, religious organizations, and other community institutions to make a positive impact.

The Nevada Street/Denver Heights Goals and Strategies Report will be distributed to appropriate City departments, as well as to Councilman John Sanders, District 2, and to Mayor Ed Garza. As Planning Director for the City of San Antonio, I applaud your efforts and thank you for making our neighborhoods a better and safer place to live.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais, Director, AICP, AIA
Planning Department

Acknowledgements

Planning Team

Carlos Richardson, Nevada Street/Denver Heights NA President
Alfred Hysaw
Angela Mack
Robert Mack
Rose Mary Mercado
Susan Sheeran

Workshop Refreshments

Alfred Hysaw and his daughter
Arnette Harris
Rose Mary Mercado
Carlos Richardson
Susan Sheeran

Workshop Facilitation

Nettie Hinton, Neighborhood Resource Center
Susan Sheeran, Neighborhood Resource Center & Merced Housing

Workshop Location

Carmen Alvarado, Principal at Douglass Elementary School
Loma Klockenga, Principal at Poe Middle School

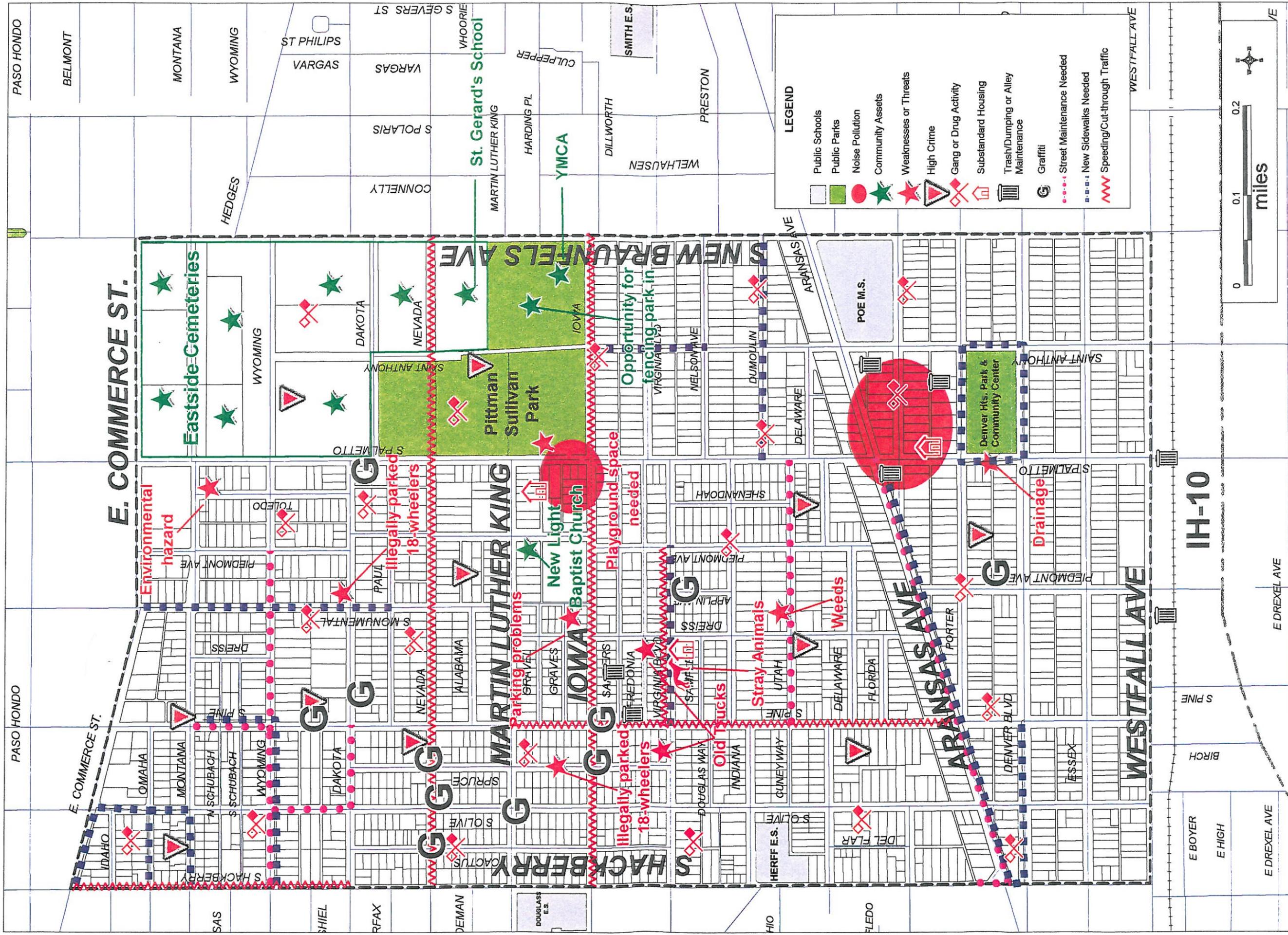
San Antonio Police Department

Captain Ron Bruner
Officer Phillip Doxie

City of San Antonio Planning Department Staff

Nina Nixon-Mendez, AICP, Planning Manager
Brian Chandler, Project Planner
Greg Baker
Chris Kennedy
Andrew Spurgin

Strengths, Weaknesses, Opportunities, & Threats



Summary of Goals and Strategies (full text beginning on page 8)

1. **Reduce the amount of crime and fear among residents** through a combined effort of increased surveillance by both the police the neighborhood residents to make a statement that "We are taking the neighborhood back."
2. **Reduce the amount of gang activity** by providing more positive recreational outlets for youths within the community; establishing programs that encourage increased parental involvement in the lives of their children; enforcement of established curfews for minors; and working towards increased stability in the administration at local schools.
3. **Improve the responsiveness and efficiency of City departments** by increasing outreach efforts to inform the public about which departments are responsible for which issues, providing contact information, and improving the relationships with and the community perceptions of the police and fire departments, etc.
4. **Improve the overall quality of life** in the community by improving its appearance through efforts, such as tree planting and neighborhood clean-ups, as well as making improvements to public transportation facilities.
5. **Improve housing and economic development issues** through increased information about potential funding sources for housing rehabilitation and through exploring other tools, such as the establishment of Neighborhood Conservation Districts, which would encourage desirable development and may help attract other neighborhood businesses to the area.
6. **Continue to strengthen the community** by embracing the growing cultural diversity in the area, increasing cooperation between neighbors, and, consequently, eliminating misperceptions and prejudice.
7. **Improve the infrastructure** by identifying locations that need streets, sidewalks, utility, or drainage improvements.

Neighborhood Strengths

This section outlines the strengths of the neighborhood identified by the community at two public workshops held on November 17, 2001 at Poe Middle School and on December 13, 2001 at Douglass Elementary School. *See map on page 3 for the location of additional community assets identified by workshop participants.*

History and Culture

- Historic churches and school of theology
- Eastside cemeteries
- Powderhouse Hill

Public Improvements

- Lighting along Hackberry is improved, which has led to improved safety
- Good drainage system

Community Facilities and Schools

- Brand new Poe Middle School
- Herff Elementary School under construction
- St. Philip's Community College
- Two fire stations
- YMCA
- St. Gerard's School

Parks and Recreation

- Availability of parks and green space
- Denver Heights Park after school activities (heated swimming pool, tennis courts, basketball court)

People in the Community

- People know one another
- Increased diversity
- Have a collective voice to get things done

Location

- Proximity to downtown and shopping (Riverwalk, Alamo, McCreless Mall, and great view of downtown)
- Neighborhood businesses
- Proximity to recreation (Alamodome, Sunset Station, Institute of Texan Cultures)

- Parked cars blocking sidewalks
- General lack of property maintenance (overgrown yards and substandard conditions of homes)
- Neighborhood sweeps need to provide notice earlier

Vacant Properties and Housing Issues

- Vacant, abandoned houses and businesses
- Two houses in the 800 block of Virginia
- Demolition of historic homes that had rehabilitation potential

Community Involvement and Attitudes

- Lack of interest for change
- Fear felt by many residents
- Teenagers in inappropriate dress

Parks and Recreation

- Crime and deteriorating playground at New Braunfels and Iowa
- Vandalism to park lamp posts and restrooms
- Pittman Sullivan Park patronized by too many persons engaged in illegal and inappropriate activities

Goals and Strategies

This section describes the goals of the neighborhood and strategies to meet those goals as identified by the community at two public workshops held on November 17, 2001, at Poe Middle School and on December 13, 2001 at Douglass Elementary School.

Top three goals in order of priority:

1. Reduce the amount of crime, particularly drug-related activities, and the presence of fear in the community.

Initial strategies to accomplish this goal:

- *Have a Cellular on Patrol (COP) workshop to recruit new members and to increase the effectiveness of the program.*
- *Post flyers to say "We are taking the neighborhood back."*
- *Work with the neighborhood association to inform property owners about drug activity that has been observed near their properties.*
- *Explore options other than calling the police because of fear of retribution.*
- *Encourage the SAPD to install video cameras in crime-prone areas.*
- *Improve lighting in areas with high crime rates.*
- *Request a stronger police presence and keep in close contact with the SAPD by continuing to call to report suspicious or criminal activity.*
- *Designate the community as a "high intensity drug prevention area."*
- *Explore physical solutions, such as fencing, and other methods for deterring criminal activity at Pittman Sullivan Park.*

2. Reduce the amount of gang activity by focusing on providing youth with additional positive learning and recreational activities.

Initial strategies to accomplish this goal:

- *Encourage neighborhood outreach to youth through the YMCA, local religious institutions, schools, and other organizations.*
- *Set up mentoring programs at area schools.*
- *Encourage an increased level of parental involvement.*
- *Enforce curfews.*
- *Address the high-turnover rate of administrative positions at some of the area schools – work on establishing stability.*
- *Create a committee to support administration and PTA of Poe M.S. to act as a community liaison between the public and school activities.*
- *Enhance relationship with school board members through increased communication efforts.*
- *Encourage extension of the Parks and Recreation Department's After School Challenge Program or the creation of a similar one for older kids and encourage increased student and parent involvement in the program.*

- *Better advertisement of positive activities and programs for youth involvement.*
- *More after-school activities at Denver Heights Park and at its community center.*

3. Improve the responsiveness of City departments and increase the amount of City services offered to the community.

Initial strategies to accomplish this goal:

- *Form a Code Compliance committee to record and report violations within the area (The Code Compliance Dept. finds that submitting prioritized lists of violations for an area is helpful.).*
- *Encourage participation from various City departments at neighborhood association meetings to learn how to best utilize their service.*
- *Need improved response for service from Animal Care, Public Works, Police, and Fire Departments to improve overall disparity in service.*
- *Inform residents about pest control and involve the Vector Control division of the Metropolitan Health District (Vector Control Division 207-8853).*
- *Cover up graffiti in the neighborhood utilizing the Parks & Rec. City Paint Bank (207-6443; provide paint but not brushes, etc.).*
- *Seek out volunteer time and energy, as well as donated materials to cover graffiti.*
- *Call 311 to report code violations.*
- *Distribute information to neighbors to increase community awareness about Code Compliance information, such as what constitutes a violation and who to contact.*
- *Schedule a Neighborhood Sweep for the Nevada Street/Denver Heights area and implement a way to inform neighbors when it would take place.*
- *Inform residents about what their responsibilities are regarding alley maintenance.*

Other goals:

4. Improve the overall quality of life in the area by enhancing its appearance and general recreation options.

Initial strategies to accomplish this goal:

- *Apply to the Neighborhood Improvement Challenge Program Tree Fund to improve streetscapes and public park appearance.*
- *Request more shelters at bus transfer points and other stops based on prioritized needs.*
- *Establish a neighborhood clean-up day.*
- *Utilize Public Works' Dial-A-Trailer services for regular clean up activities.*
- *Award prizes to the best-maintained yards in the neighborhood.*

- *Award prizes to the best-maintained yards in the neighborhood.*
- *Encourage rental property owners to take greater responsibility for the maintenance of their properties.*
- *Request better information about designated large trash and brush pick up days.*
- *Become familiar with the tree trimming policies of Southwestern Bell and with City Public Service (CPS) and encourage them to trim obstructing trees, rather than cut them down.*
- *Refurbish the Denver Heights Community Center and enhance the recreation facilities, such as a heated pool.*
- *Replace or refurbish damaged park facilities, such as lamp posts and restrooms.*
- *Encourage programs and the development of facilities that would replace inappropriate or suspicious activity with positive recreational activity at Pittman Sullivan Park.*

5. Improve the condition of existing housing, while stimulating additional economic development opportunities.

Initial strategies to accomplish this goal:

- *Take a housing inventory using volunteer labor to evaluate which houses need maintenance assistance and continue to help those with identified needs.*
- *Develop a resource directory that identifies potential funding sources for housing improvements.*
- *Educate residents about the benefits of infill housing.*
- *Work with nonprofit housing corporations and encourage them to provide quality and safe affordable housing – set the standard.*
- *Investigate the establishment of a Neighborhood Conservation District to provide for compatible development in the community.*
- *Consider zoning changes to prevent the further construction of cell towers.*
- *Encourage the establishment of additional small neighborhood businesses in the area.*
- *Recruit businesses, such as beauty salons, restaurants, fitness and exercise facilities, music stores, etc.*
- *Encourage investment in McCreless Mall, as well as the refurbishment of existing stores and the recruitment of different types of stores to meet the consumer needs of the South and Eastside.*
- *Capitalize on the opportunity for new business with a "captured traveler" population that go through the area in route to other Eastside destinations, such as St. Philip's College and the SBC Arena.*
- *Investigate improving area grocery store facilities, including the possibility of petitioning for locating one in the neighborhood.*

6. Strengthen community cooperation and cohesiveness.

Initial strategies to accomplish this goal:

- *Develop a committee with representation from the community's different ethnic, racial, and religious group community leaders that is committed to improving the cooperation between the different groups residing in the area.*
- *Form an intervention group to help people work through disputes between the different racial, ethnic, or religious groups led by a well-respected leader in the community, who has the ability to unite.*
- *Establish a working relationship between the neighborhood association and the Neighborhood Resource Center (NRC) to inform residents about NRC workshops and round tables about relevant neighborhood topics and to encourage increased community involvement.*
- *Establish a neighborhood event focused on celebrating the cultural diversity present in the Nevada Street and Denver Heights neighborhoods.*
- *Increase involvement in neighborhood activities and the neighborhood association.*
- *Improve outreach efforts to renters in the community to encourage their involvement and, therefore, to make a positive contribution.*
- *Involve youth in community activities.*
- *Sponsor a poster competition in the area schools that promotes the positive aspects of the community.*

7. Improve the area's damaged infrastructure.

Initial strategies to accomplish this goal:

- *Improve working relationship with the Public Works Department by establishing dialogue between the neighborhood association and Public Works about needed infrastructure improvements.*
- *Make a list of sidewalks, streets, and drainage channels that need repair, reconstruction, or construction for the first time (much of the community's infrastructure is in need of repair).*
- *Make a list of locations that would benefit from burying of utilities and submit to Public Works.*

City of San Antonio
Planning Department

Nevada Street and Denver Heights Neighborhoods
GOALS AND STRATEGIES SETTING WORKSHOP

Saturday, November 17, 2001
12:00 Noon – 3:00 p.m.
Poe Middle School, 814 Aransas Ave.

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

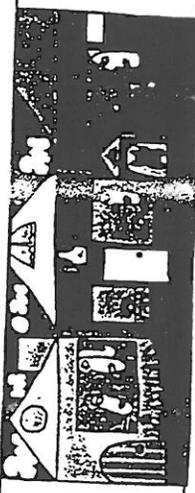
AGENDA

- Noon-12:15 Refreshments, sign-in and viewing of maps
- 12:15 – 12:25 Welcome, Introductions, and Background Information:
- Planning Department
 - Planning Services- Goals and Strategies Reports
 - Project Area and Background
 - Review of Process
 - Break into groups (if necessary)
- 12:25 – 2:50 Work Session*
- 12:20 – 12:25 Review Ground Rules
- *Be courteous.*
 - *Share your ideas.*
 - *Be specific and concise*
 - *Listen to others.*
 - *NO SPEECHES!*
- 12:25 – 12:40 What do you like about your neighborhood?
- 12:40 – 1:10 What don't you like about your neighborhood?
- 1:10 – 1:45 What do you want your neighborhood to be like in the future? What are your goals?
- 1:45 – 1:55 Prioritize goals. Where should you start? What is most important?
- 1:55 – 2:05 Break
- 2:05 – 2:50 What strategies can you, as a neighborhood group, work on to reach your goals? Who can you partner with to help?
- 2:50 - 3:00 Report out and explanation of next steps

* Throughout the work session, ideas will be noted on the easel pad and the map

Nevada Street/Denver Heights Goals & Strategies Workshop

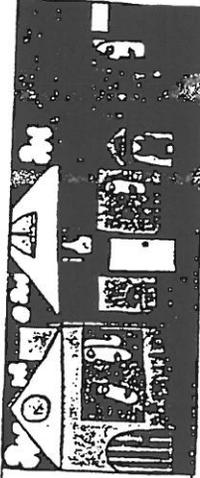
Saturday, November 17, 2001 Noon - 3:00 p.m.
Poe Middle School Cafeteria, 814 Aransas Ave.



Name	Street	Zip	Phone	Email
<i>Ms. B. Cantor</i>	<i>308 S. Monumental St</i>	<i>78203</i>	<i>444-0402</i>	
<i>Phillip Lape</i>	<i>626 MONTANA</i>	<i>78203</i>		
<i>Jay M Lape</i>	<i>18203</i>	<i>78203</i>	<i>533-3886</i>	
<i>Amette Davis</i>	<i>1003 Nevada</i>	<i>78203</i>	<i>534-5346</i>	
<i>Susan Alvarum</i>	<i>Merced Housing TX</i>			
<i>212 w. Laurel</i>		<i>78212</i>		
<i>Rose Mary Mercado</i>	<i>317 Denver Blvd</i>	<i>78210</i>		
<i>Immie Howard Bayfield</i>	<i>1007 Virginia Blvd</i>	<i>78203</i>	<i>538-1807</i>	
<i>Johnnie R. White</i>	<i>815 So. Aransas St</i>	<i>78210</i>		
<i>Cora Pope Elmyra Ford</i>	<i>807 Virginia Blvd</i>	<i>78203</i>		

Nevada Street/Denver Heights Goals & Strategies Workshop

Saturday, November 17, 2001 Noon - 3:00 p.m.
Poe Middle School Cafeteria, 814 Aransas Ave.



Name	GARY W. HOUSTON	Phone	532-4812
Street	903 NEVADA	Email	GHOUSTON@UTSA.EDU
Zip	78203		
Name	Isaac Powell-Joy	Phone	(210) 231-0946
Street	602 DAKOTA ST	Email	
Zip	78203		
Name	KIRBERT ROBERT D	Phone	210-532-9417
Street		Email	
Zip	78203		
Name	Cleophas Marshall	Phone	
Street	827 Virginia Blvd	Email	
Zip	78203		
Name	Yvonne Byars-Haines	Phone	220-1804
Street	1301 S. Monumental	Email	ygaines@hotmail.com
Zip	78203		
Name	ARZOO HYSAE	Phone	
Street		Email	
Zip			
Name	Angela E. Mack	Phone	224-4321
Street	310 Piedmont Ave	Email	retarmer@aim.com
Zip	78203		
Name	Robert Mack	Phone	224-4321
Street	310 Piedmont Ave	Email	R.L.Mack@netscape.net
Zip	78203		
Name	Mrs. Ollie R. Nolan	Phone	
Street	601 DELMAR	Email	
Zip	78210		

Nevada Street/Denver Heights Goals & Strategies Workshop
Saturday, November 17, 2001 Noon - 3:00 p.m.
Poe Middle School Cafeteria, 814 Aransas Ave.



Name	Street	Zip	Phone	Email
Rutten Jackson	310 Piedmont	78203		
Sarah Williams	220 S. Montgomery	78203		
Elizabeth Ann Blackwell	609 Debra	78210		
Mr. Joseph Nolan	601 Debra	78210		
Rozella C. Mies		78210		
Mr. Mr. Hubert Hobbs				
830 Indiana		78210		
Joaquin Martinez				
101 DEL FUOR WY				
ALFRED + Yolanda Gomez	535 ARANSAS AVE	78210		
Emma Wilson				
530 S-Hackberry St		78203		

City of San Antonio
Planning Department

Nevada Street and Denver Heights Neighborhoods
GOALS AND STRATEGIES SETTING WORKSHOP

Thursday, December 13, 2001
6:30 – 8:30 p.m.

Douglass Elementary School, 318 Martin Luther King.

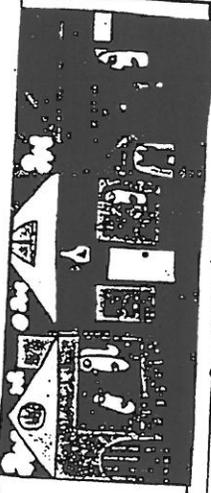
A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

AGENDA

- 6:30-6:40 Refreshments, sign-in and introductions
- 6:40-7:10 Review SWOTs (Strengths, Weaknesses, Opportunities, and Threats) map and draft of the report
- 7:10-8:20 Opportunity to make changes and additions with facilitation done by Nettie Hinton and Susan Sheeran of the Neighborhood Resource Center.
Review Ground Rules:
- *Be courteous.*
 - *Share your ideas.*
 - *Be specific and concise*
 - *Listen to others.*
 - *NO SPEECHES!*
- 8:20-8:30 Next steps and closing remarks

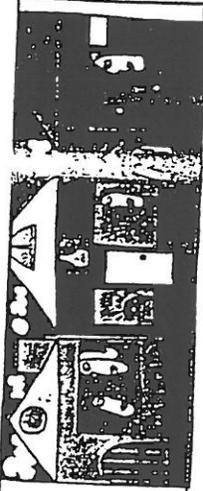
A partnership between the City of San Antonio Planning Department, the Neighborhood Resource Center, and the Nevada Street/Denver Heights neighborhood association

Nevada Street/Denver Heights Goals & Strategies Follow-up
Thursday, December 13, 2001 6:30 - 8:30 p.m.
Douglass Elementary School Cafeteria, 318 Martin Luther King



Name	MS. ELLIOT CLARK	Phone	210 532-9677
Street	828 Virginia	Email	
Name	Capt Ron Brunel - S.A.P.D.	Phone	207-7781
Street	3635 E. Houston St	Email	
Name	Dr. Phillip Dixie	Phone	207 2566
Street	3635 East Houston st	Email	
Name	MARTIN GOMEZ	Phone	
Street	215 DELMAR	Email	
Name	LISA BAGLEY	Phone	(210-534-9960)
Street	1023 FOWDA ST.	Email	
Name	MARA M. DOSS & MR. DOSS	Phone	(210-532-4322)
Street	827 Virginia St zip 78203	Email	
Name	Kateen Jackson	Phone	
Street	310 Piedmont SA TI zip 78203	Email	
Name	Kara Ritten Jackson	Phone	(226-7912) 224-4321
Street	310 Piedmont SA TI zip 78203	Email	
Name	Neveda	Phone	(210) 533-3397
Street	841 Nevada	Email	etax Crazyk78203@yahoo

Nevada Street/Denver Heights Goals & Strategies Follow-up
Thursday, December 13, 2001 6:30 - 8:30 p.m.
Douglass Elementary School Cafeteria, 318 Martin Luther King

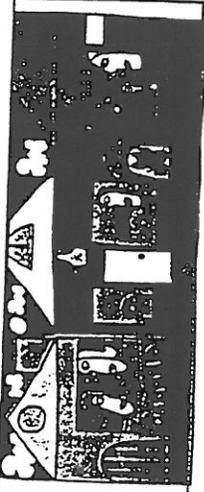


Name	Faye M Beal	Phone	533-3886
Street	314 Spruce	Email	
Name	Johnnie R. White	Phone	5338756
Street	815 So. Shiner St	Email	
Name	Carmen Alvarado	Phone	5339931
Street	308 MLK	Email	caalvarado@saisd.net
Name	ALFRED Gomez	Phone	533-8706
Street	535 ARANZAS	Email	
Name	Rose Mary Mercado	Phone	
Street	317 Denver Blvd.	Email	
Name	Sue Lee Neal	Phone	223-3981
Street	123 Wyoming	Email	
Name	Shirley Harris	Phone	5345340
Street	1003 Nevada St	Email	
Name	GARY W. HOUSTON	Phone	226-7979
Street	903 Nevada	Email	
Name	CRISTINA MANADA	Phone	(210) 271-7751
Street	403 T D A H O	Email	

Nevada Street/Denver Heights Goals & Strategies Follow-up

Thursday, December 13, 2001 6:30 – 8:30 p.m.

Douglass Elementary School Cafeteria, 318 Martin Luther King



Name	Angela Elaine Muck	Phone	224-4321
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Name	Fran Fine M. Farmer	Phone	
Street	112 59th Pls	Email	
Name	Ray B. Chensol	Phone	
Street	388 S. Monmouth St.	Email	
Name	Lena Childress	Phone	
Street	1512 Wyoming	Email	
Name		Phone	
Street		Email	
Name		Phone	
Street		Email	
Name		Phone	
Street		Email	
Name		Phone	
Street		Email	

Noise Complaints	207-7230
P	
Parks & Recreation Department	
After School Challenge Program	207-3170
Park Reservations	207-PARK (7275)
Volunteer Services - Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police, non-emergency	227-7201
Pothole, Chughole Complaints	359-3110
Public Information Office	207-7235
R	
Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.)	207-7881
S	
San Antonio Housing Authority - Sect. 8 Problem Line	212-SEC8
Senior Citizen Services	207-7172
Stop signs/Speed humps	207-7000
T	
Tax Office	207-8680
Traffic	207-7720
W	
Water Testing	207-8887
Y	
Youth Services	207-7195

Resource Directory

A	
Animal Care	737-1442
Dead Animal Pickup	522-8831
B	
Birth and Death Records	207-8754
Brush Pickup	522-8831
Building Permits	207-8820
C	
City Council Office	207-7040
City's Website	www.sanantonio.gov
Code Compliance Complaints	207-7230
Curb damage by street repair contractors (report to Public Works, Maintenance Div.)	207-2800 or 359-3110
D	
Domestic Violence Counseling (Police Dept.)	207-2141
F	
Fire non-emergency	207-7744
G	
Garage Sale Permits	207-8263
Graffiti Hotline	207-4400
H	
Health Department	207-8780
I	
Illegal Dumping	207-DUMP (3869)
Immunization Information	207-8750
J	
Job Line - City of San Antonio	207-7280
K	
Keep San Antonio Beautiful	522-8823
L	
Library Telephone Reference	207-2500
M	
Merced Housing Texas	281-0234
Metropolitan Planning Organization (San Antonio/Bexar Co. MPO) annual "Call for Projects" (bicycle trails, road improvements, etc.)	227-8651
N	
Neighborhood Commercial Revitalization Program	207-3927

Local Historic Districts, National Register Historic Districts and Neighborhood Conservation Districts

The Nevada Street/Denver Heights community has identified the demolition of historic properties as a concern. To prevent the razing of structures that significantly contribute to the character of the neighborhood and/or to regulate the kind of development that can occur in the community, establishing a historic district or a neighborhood conservation district might be an appropriate solution. These zoning overlay designations are planning tools that can be used in a neighborhood in a manner that provides for a degree of development predictability for both property owners and the development community.

Either designation, if deemed appropriate, would be formulated in the context of a public process. The following questions and answers and comparison chart provide information on local historic district and neighborhood conservation district designations, in addition to information on the results of a National Register listing:

Local Historic Districts

Will designation affect the use of my property?

NO. Use of property is regulated by the City's Zoning ordinance. Uses that are permitted by the base property zoning 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 or her property after designation, the addition or improvement will need architectural review and approval by 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. 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 will increase if the assessed valuation of a property increases or the tax rate is increased by a political entity.

National Register Listing

In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- **Consideration in planning for Federal, federally licensed, and federally assisted projects;**
Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal planning process.
- **Eligibility for certain tax provisions;**
Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.
- **Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and**
- **Qualification for Federal grants for historic preservation, when funds are available.**

Conservation Districts

Neighborhood Conservation Districts are zoning overlay designations, used as management tools to address the appropriateness of new and infill construction in both residential and commercial neighborhoods.

The development of Neighborhood Conservation Districts (NCD) in San Antonio responds to the 1997 Master Plan and 1998 Community Action Revitalization Group (CRAG) recommendations. The NCD also addresses neighborhood concerns about protection of architectural integrity and neighborhood character for new residential and commercial construction.

Neighborhood Conservation Districts identify geographic areas in the context of a broader streetscape. Neighborhood defining elements are more than just the age of structures. Local identity and perception, enhanced through neighborhood-based design standards, prove to be as important as architectural style and character.

Neighborhood Conservation District designation, whether used to protect distinctive architecture or natural features, stabilize property values, or deter incompatible development, is a neighborhood revitalization planning tool that provides:

- a more predictable course of development,
- an efficient building permit process without the necessity of a Commission review, and
- a means of self-determination for residential and commercial neighborhood organizations.

What are the benefits of NCD designation?

Neighborhood Conservation District designation protects and strengthens the desirable and unique physical features, design characteristics, and recognized identity, charm and flavor of neighborhoods. It offers a level of "protection" for property values, helping to prevent blight caused by incompatible, insensitive development.

Does a NCD affect my taxes?

NO. Neighborhood character within a NCD will generally maintain a higher level of stability; however, NCD designation does not initiate tax increases. This is handled through the Bexar Appraisal District.

Does a NCD affect the use of my property?

NO. A Neighborhood Conservation District is an "overlay" zoning designation, and as such, does not affect the use of property. The underlying base zoning remains intact. *(example: in an R-2 (NCD) zoning classification, the R-2 regulates zoning use)*

Is a NCD for residential or commercial properties?

Both. The boundaries may include:

- residential properties
- commercial properties, or
- residential & commercial properties

How do I know if my neighborhood or commercial district is eligible for a NCD?

Generally, the criteria for designation includes:

- a minimum of one blockface, and
- at least 75% of the structures in the area are at least 25 years old, and
- at least 75% of the area is presently improved, and
- the area possesses distinctive features that create a cohesive, identifiable setting, character or association.

Who is able to initiate a NCD?

There are several ways to initiate the process. Property owners may initiate the process through a petition of either:

- property owners representing 51% of the land area within the district, or
- 51% of the property owners within the district.

The City's Planning Department can also initiate the process if:

- a Neighborhood or Community Plan has already identified the NCD as a preferred option, or
- a City or community targeted revitalization program has identified a NCD need.

Is my neighborhood already designated?

San Antonio has many neighborhoods that are designated as either local historic districts, or are listed on the National Register of Historic Places. These designations are different than a NCD designation, and maintain different standards.

If my neighborhood is eligible for Historic District status, should we consider a NCD designation?

NO. If a neighborhood maintains the necessary architectural or historical integrity to be eligible for a historic district, it would be encouraged to pursue historic district designation, rather than a NCD designation. However, the neighborhood property owners would generally make that decision.

Are there design standards required for NCD designation?

YES. One of the most important components of the NCD designation is a set of established design standards. The standards, however, are developed by property owners, unique to each NCD, and determined as part of the application process.

What are design standards?

Required design standards include characteristics such as building height, size, massing, principal elevation features, lot size/coverage, parking, setbacks, roof line/pitch and paving. Optional standards might include features such as signage, building materials, landscaping and natural features, fences/walls, building orientation, driveway and sidewalk location.

Who decides what design standards are important for my neighborhood?

The property owners located within the NCD determine the "character-defining" elements that are important to them.

Do the design standards apply to new construction or rehabilitation of existing properties?

Both. Although the design standards primarily affect those properties where new construction will occur. Rehabilitation projects (beyond ordinary maintenance and repair) that affect the street facade, will also be required to adhere to the design standards.

If my property is in a NCD, will I have to rehabilitate my property to conform to the design standards?

No. Property owners are not required to rehabilitate their property upon designation. However, if they elect to rehabilitate their property, they would be required to conform to the NCD standards.

What if I can't afford the requirements of the design standards?

The standards are determined by the same property owners who will be using them, therefore, the local aesthetic and economic conditions become part of the determining factors for the design standards. With the exception of specific "character-defining" building materials determined unique to the neighborhood, the design standards generally address the broader elements that define the streetscape.

Will the design standards address paint color?

NO. Repainting is considered ordinary maintenance and repair, and is not regulated.

Is demolition allowed in a NCD?

Unless a structure already maintains a protected status, a demolition permit application will be processed in the same manner as any other demolition permit application.

Once a NCD is established, how do I get my project approved? Is a commission presentation required?

The NCD review process is an administrative process, with no commission review. A project may be forwarded to the NCD staff via the standard building permit process, or an applicant may bring the project plans directly to the NCD staff. A Certificate of Compliance (CoC) is issued if the project conforms to the design standards. If not, the applicant is issued a Notification of Non-Compliance, and may reapply after conforming to the standards, or appeal the administrative decision to the Board of Adjustment.

How long does administrative review take?

The NCD review process provides for an efficient turnaround period. However, if project plans change after the CoC is issued, it is voided, and the review process would be initiated again.

Is there a charge for NCD project review?

NO. There is no additional charge for NCD review.

For more information on the Neighborhood Conservation District program, call the Neighborhood and Urban Design Division of the Planning Department, 207-7873.

