Prepared by the City of San Antonio Planning Department in partnership with the citizens of the Oak Park/Northwood Neighborhood, Terrell Heights Neighborhood and Wilshire Terrace Neighborhood

March 2001
# Table of Contents

Northeast Inner Loop Neighborhood Plan

1. Plan Basics ...............................................................................................................................1
2. Plan Summary ..........................................................................................................................9
3. Heart of the Neighborhood ....................................................................................................19
4. Redeveloping Austin Highway ..............................................................................................35
5. Getting Around Town .............................................................................................................45
6. Places Where We Gather, Play, and Learn ............................................................................63
7. Taking Action ..........................................................................................................................79
8. Measuring Our Success ..........................................................................................................81

## Appendices

A. Planning Area Demographics .............................................................................................A-1
B. Resource Directory .................................................................................................................A-5
C. Meeting Calendar ..................................................................................................................A-9
D. Underground Utilities Application .........................................................................................A-13
E. Conservation Districts ............................................................................................................A-17
F. Learning and Leadership Development Centers in San Antonio .........................................A-19
G. Public Improvement Projects .................................................................................................A-21
H. Map Showing Year Housing Built ..........................................................................................A-27
I. Letters of Support ..................................................................................................................A-29
J. Glossary ................................................................................................................................A-35

## Maps

SWOTs (Strengths, Weaknesses, Opportunities, Threats) Map ..............................................17
Land Use Plan ..........................................................................................................................33
Transportation Plan ..................................................................................................................61
Community Places Plan ............................................................................................................77
Public Projects Map ..................................................................................................................A-25
Year Housing Built ..................................................................................................................A-27
Plan Basics

The neighborhood is unique in that residents come from a wide variety of backgrounds, all of which are valuable to the process. Neighborhood businesses, churches, and apartment complexes support the plan, and have committed to participate in the project. Our neighborhood has never lacked volunteers for any project, and the neighborhood plan would be no exception. — excerpt from the application to the Planning Department for a neighborhood plan
Plan Basics

The Northeast Inner Loop Neighborhood Plan is a partnership effort of the Oak Park/Northwood Neighborhood, the Terrell Heights Neighborhood, the Wilshire Terrace Neighborhood and the City’s Planning Department. The plan is the result of over a year of hard work by the Planning Team and the community, including homeowners, property owners, renters, business people, real estate people, church members, and school representatives.

Plan Boundaries

The plan area is bounded by IH-410 to the north, Harry Wurzbach to the east, Rittiman Road and the City of Terrell Hills to the south, and Broadway and the City of Alamo Heights to the west.

IH-410, the northern boundary of the planning area, is a six-lane divided interstate highway with fully-developed access roads. TxDOT currently manages improvement projects on IH-410 to the west of the planning area including a new interchange with US 281.

Harry Wurzbach, the eastern boundary of the planning area, is a major thoroughfare with a grade separation where it goes under Austin Highway.

The southern boundary of the planning area, Rittiman Road, also serves as the northern boundary of the City of Terrell Hills.

Broadway serves as the western boundary of the planning area from IH-410 south to Eisenhauer Road and the City of Alamo Heights. The boundary cuts east to N. New Braunfels following the border of Alamo Heights.

The Oak Park/Northwood Neighborhood is the section of the planning area north of Eisenhauer road. The Terrell Heights Neighborhood is a triangular area in the center of the planning area bound by Eisenhauer Road, Austin Highway and N. New Braunfels. The Wilshire Terrace Neighborhood is a triangular area in the southern portion of the planning area bound by Rittiman Road, Austin Highway and Harry Wurzbach.
Why create a plan?

Developed by neighbors, businesses, neighborhood associations, community organizations, churches, schools, vacant property owners, and other interested groups, the Northeast Inner Loop Neighborhood Plan is a blueprint for action. By setting goals, objectives and action steps, the community creates a vision for the future and identifies 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 Demographics

The Northeast Inner Loop neighborhoods are home to about 14,500 residents in 7,150 households. (also see Appendix A). According to the 1990 census, the residents in the area are about 12% Hispanic, 83% Anglo, 4% African American and 1% other races and ethnicities. The median household income is $33,990 compared with a citywide median income of $23,584 in 1990. Approximately 41% of the residents in the planning area have a bachelor’s or graduate degree compared to 18% citywide. In 1990 the median housing value of the planning area was $107,100 compared to $49,700 citywide.

The planning area is comprised of 4.75 square miles (3,042 acres).

Getting Started

The Oak Park/Northwood Neighborhood successfully submitted a 1998-99 application to request the Planning Department’s assistance in developing a neighborhood plan. At the same time, the Terrell Heights Neighborhood successfully submitted an application requesting the Planning Department’s assistance in creating a Goals and Strategies Report. The Goals and Strategies workshop was held for the Terrell Heights Neighborhood in September 1999. They joined with the Oak Park/Northwood neighborhood as part of the planning team and the Wilshire Terrace Neighborhood was also asked if they would like to participate in the effort.

In late October 1999, the Planning Department began meeting with the Planning Team to develop a Memorandum of Understanding. The Planning Team (see appen-
Community-Based Process

The Northeast Inner Loop Neighborhood 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 December 9, 1999 to introduce the community to the purpose of creating a neighborhood plan and the proposed timeline and tasks for plan completion. Mike Greenberg, a San Antonio Express News columnist who writes about architecture and urban design, was a featured guest speaker who spoke about the qualities of good neighborhoods.

In January, 2000, two public meetings were held (one on a week night, one on a Saturday morning) to give everyone in the community a chance to talk about the planning area’s strengths and weaknesses.

In March, 2000 another public meeting was held to review the ideas collected in the January meetings. Then participants signed up to work in three work groups: Heart of the Neighborhood and Redeveloping Austin Highway; Getting Around Town; and Places Where We Gather, Play and Learn. These work groups met from March through June to develop the goals, objectives, and action steps found in the plan chapters. The groups worked closely with “experts” to develop achievable and implementable steps for community improvement (see Appendix B). The results of these efforts were presented to the community at the July public meeting. A meeting was held in August for the business owners, property owners and their representatives, and neighborhood residents to review ideas and comments from the July meeting concerning the redevelopment of Austin Highway and the Land Use Plan.

During September 2000, relevant City of San Antonio departments will have an opportunity to review the plan for...
consistency with city policies. The lead partners and proposed partnerships, as well as other relevant agencies, also will be asked to review and support the goals found in the plan.

A final draft of the plan will be presented at a late September community meeting. After the September meeting changes are added, the plan will be presented to the Planning Commission and City Council for consideration in the fall.

**Community Outreach**

The Planning Department, together with the Oak Park/Northwood Neighborhood, the Terrell Heights Neighborhood, the Wilshire Terrace Neighborhood and other community partners, worked to encourage participation in the neighborhood planning process. In addition to the mailing list of more than 800 neighborhood stakeholders and meeting attendees, each of the three neighborhoods posted large signs at the major entrances to their neighborhoods with information about the public meetings. The Wilshire Terrace Neighborhood passed out flyers door-to-door and the Terrell Heights and Oak Park/Northwood Neighborhoods mailed flyers to their members. Planning Team volunteers placed flyers in the mailbox areas and/or laundry rooms of the apartment complexes and condominiums in the planning area. Meeting dates and times were posted on the Oak Park/Northwood, Terrell Heights, and Wilshire Terrace Neighborhood web sites.

The Terrell Plaza and Sunset Ridge shopping center managers passed out posters for their tenants to display. Before two of the public meetings, large maps were placed in vacant storefronts in Terrell Plaza and Sunset Ridge to promote the meetings. Several businesses along Austin Highway and in the Carousel shopping center posted signs about the public meetings.

For the Kick-off, January and March meetings, flyers were sent home with the children who attend Woodridge, Northwood, and Wilshire Elementary Schools. For each meeting more than 700 flyers were sent home with children who attend the St Andrew’s, St. Pius, Northwood Presbyterian and Christian Children Center day schools.
Ten churches in the area received posters about each of the public meetings. The meetings were announced at the clergy council meetings and the pastors were encouraged to include information about the meetings in their church bulletins.

Press releases were sent to all area newspapers for each public meeting. The *San Antonio Express News Sun* and the *North San Antonio Times* did several front page stories about the plan.

**Recognition by the City of San Antonio**

After a review by the City of San Antonio departments and a final community meeting, the Northeast Inner Loop Neighborhood Plan is forwarded to the Planning Commission for consideration. The Planning Commission will review the document to ensure the Northeast Inner Loop Neighborhood Plan is inclusive, consistent with city policies and an accurate reflection of the community’s values.

After the Planning Commission recommendation, the plan is forwarded to City Council for adoption as a component of the City’s 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, although there is no guarantee of funding.

**Consistency with Other Plans**

The Northeast Inner Loop Neighborhood Plan is consistent with the recommendations found in the *1997 Master Plan*, the *1978 Major Thoroughfare Plan*, the *1998 CRAG Final Report* and the *2000 CRAG Report*.

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 neighborhood’s goals and objectives for community improvement. The SWOTs Map, included in the Plan Summary chapter, re-
views 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, Redeveloping Austin Highway, Getting Around Town, and Places Where We Gather, Play 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

It seems that many people today are working hard to restore some of the basic building blocks of neighborhoods that have been left out of modern developments. Such things as playgrounds, sidewalks, stores that one can walk to, and parks provide the settings where neighbors get to know one another and truly help tie neighborhoods together. What an encouraging development it is to tap into a vein of so many people interested in knowing each other better, supporting their local business owners, and generally concerned about building a better place to be. —Eric Smith, Oak Park/Northwood board member and head of the neighborhood plan Planning Team

This chapter of the Northeast Inner Loop Neighborhood Plan is a summary of the Goals and Objectives in the Plan. It can be reproduced and distributed as a brochure that promotes the community’s vision for the future of their neighborhoods.

The SWOTs (Strengths, Weaknesses, Opportunities, and Threats) Map on page 17 is a compilation of ideas from three community meetings showing areas of pride and concern in the planning area.
Plan Summary

The Northeast Inner Loop Neighborhood Plan includes five basic elements or chapters: Heart of the Neighborhood, Redevelopment of Austin Highway, Getting Around Town, Places Where We Gather, Play 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
Housing and Neighborhood Character
Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Objective 1.1
Housing Character and Development
Maintain the distinctive character of the neighborhoods’ housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

Objective 1.2
Housing Improvement and Maintenance
Improve the condition, appearance and maintenance of the neighborhoods’ housing and yards.

Objective 1.3
Neighborhood Appearance
Maintain and improve the physical appearance and landscaping of the neighborhoods.
Redeveloping Austin Highway

Goal 2
Economic and Physical Redevelopment of Austin Highway
Modify Austin Highway to become a more urban, pedestrian and transit-friendly boulevard with a “town center” that is connected to the surrounding neighborhoods and has activities to attract neighborhood residents as well as visitors and people from around the city.

Objective 2.1
Austin Highway - Appearance
Improve Austin Highway’s environment with street enhancements, landscaping, better signage and lighting, enhanced transit stops, sidewalks and bike lanes.

Objective 2.2
Austin Highway “Town Center”
Create a “town center” at a central location along Austin Highway that will be a connecting focal point of the adjoining neighborhoods as well as a major transit or light rail stop. A “town center” has a more compact pattern of development with a pedestrian orientation, mixed uses (residential, commercial and employment) and a public place for gatherings which encourages an active civic and community life.

Objective 2.3
Business Development
Attract new, neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhoods’ commercial centers.

A vision and a future plan makes Austin Highway more acceptable today for our commercial real estate interests.
—Rob Holiday, Holiday Interests commercial real estate
Getting Around Town

Goal 3
Multi-Modal Transportation System
Maintain the quality of life in our neighborhoods by ensuring adequate, safe pedestrian and vehicular mobility while providing accessible public transit in an environment free of excessive noise and visual pollution.

Objective 3.1: Airport Noise Abatement
Monitor and provide input to the COSA Airport Noise Abatement Advisory Committee to ensure long-term compliance and implementation that minimizes the impact on property owners and neighborhoods contained within the noise contours.

Objective 3.2
Pedestrian Network
Establish a safe, accessible, and continuous pedestrian-friendly network of sidewalks that connect the neighborhoods to major neighborhood functions, activity centers, businesses, transit stops, and support services.

Objective 3.3
Bicycle Network
Establish a safe, continuous network of bicycle lanes and trails throughout the neighborhoods that connect area businesses, institutions, schools, parks, transit stops, and to a larger city-wide system of trails.

Objective 3.4
Street Drainage
Assess drainage issues throughout the neighborhood and determine appropriate mitigation for eliminating or improving conditions.
Objective 3.5
Mass Transit – Service
Coordinate service evaluation and appropriate improvements with VIA Metropolitan Transit to better design existing transit service to and throughout the neighborhoods.

Objective 3.6
Traffic and Safety
Evaluate traffic flow and pedestrian safety along neighborhood streets and arterials to determine areas in need of significant improvement and determine appropriate steps for implementation.

Objective 3.7
Streets
Determine effectiveness of completed street improvement projects and improve long-term review and communication on public improvements with the neighborhood residents.

Objective 3.8
 Alleys
Increase awareness among neighborhood property owners of their responsibility for the maintenance of adjoining alleys.

Objective 3.9
 Infrastructure
Monitor, stabilize, and replace as necessary the fifty-year-old infrastructure (sewer, electric, telephone, other utilities) in the neighborhoods.

I found the planning process an awesome eye-opener. It was fun meeting people from various neighborhoods. Our hope for the Austin Highway is a testament to the human spirit. —Heather MacDonald, Oak Park/Northwood resident
Where We Gather, Play, and Learn

Goal 4
Parks, Community Facilities, and Recreational Programs
Expand, enhance and maintain parks, community facilities, and recreational programs to meet the needs of present and future residents of the Northeast Inner Loop planning area.

Objective 4.1
Park Space Acquisition and Development
Acquire and develop land to serve as park, open, or green space.

Objective 4.2
Park Maintenance and Improvements
Develop new amenities in existing parks, and ensure that existing parks remain clean, safe, and well maintained.

Objective 4.3
Community Facilities Acquisition and Development
Secure and develop a community facility in the Northeast Inner Loop planning area to be used for gatherings, meetings, or recreational activities.

Objective 4.4
Recreational and Community Programs
Attract and create new recreational and community programs in the Northeast Inner Loop planning area, and increase participation and awareness of existing programs.
Goal 5
Schools and Libraries
Improve, expand and share the resources and programs offered by the schools and libraries in the Northeast Inner Loop planning area.

Objective 5.1
Garner Middle School and Oakwell Library
Improve physical access between Garner Middle School and Oakwell Public Library to aid in the eventual establishment of a community recreational space that is pedestrian amenable.

Objective 5.2
Library Services
Improve awareness, patronage, and access to the facilities and resources offered by the libraries.

Goal 6
Community Safety
Establish a clean, safe, and aesthetically pleasing living environment.

Objective 6.1
Neighborhood Safety
Promote a safe community environment based on cooperation with local policing units and neighborhood involvement.
Goal 7: Taking Action
Work towards implementation of the goals, objectives and actions steps included in the Northeast Inner Loop Neighborhood Plan.

Objective 7.1 Implementation
Organize, educate and encourage the community to support the ideas found in the Northeast Inner Loop Neighborhood Plan.
This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood's goals, objectives and action steps for building on the diversity of housing types while maintaining the distinctive character of the neighborhood’s housing to improving the condition, appearance and maintenance of the housing and yards.

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

Lead partners are groups who have volunteers 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 proposed partnerships. The community also identified potential funding sources for their action steps. The community can approach these funding sources once the work of coordination is complete.
Goal 1: Housing and Neighborhood Character
Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Objective 1.1: Housing Character and Development
Maintain the distinctive character of the neighborhoods’ housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

Action Steps:
1.1.1 Investigate conservation districts (see Appendix E) to determine if a portion of the planning area would be eligible and want to use this tool as a way to maintain and strengthen desirable, distinctive physical features and design characteristics.
- Coordinate a series of public meetings where neighbors learn about the value of Neighborhood Conservation Districts (NCD) from Planning Department staff.
- Based on the results of the public meetings, initiate the designation process.
- The Neighborhood Conservation District’s design standards should build on the neighborhoods’ strengths of good, solid housing on wide, quiet streets with an interconnecting street pattern.
  - Timeline: Short (1-2 years)
  - Lead Partners: Terrell Heights Neighborhood Association
  - Proposed Partnerships: COSA Planning Department
  - Proposed Funding Sources: None required
1.1.2 Encourage compatible, small-complex, multi-family housing infill development including units for the elderly. Housing infill is especially desired in the Austin Highway area in order to support the “Town Center” concept (see chapter on Redeveloping Austin Highway, Objective 1.2).

- Timeline: Mid (3-5 years) to Long (6+ years)
- Lead Partners: Neighborhood Implementation Team
- Proposed Partnerships: Real Estate Council, Board of Realtors, Neighborhood Action Department, City Councilperson
- Proposed Funding Sources: Minimal

Objective 1.2: Housing Improvement and Maintenance

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

Action Steps:

1.2.1 Identify owners of problem rental properties and encourage them to apply to the Rental Rehabilitation Program (RRP).

- For single-family dwellings (1 to 4 units) the RRP offers zero percent interest financing for up to 50% of the repair costs (minimum $5,000 in repairs).
- For multi-family apartments (5 or more units) the RRP offers low-interest deferred payment loans.
  - Timeline: Short (1-2 years) and continuing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
  - Proposed Partnerships: COSA Neighborhood Action Department
  - Proposed Funding Sources: COSA Rental Rehab Program

What is the Rental Rehabilitation Program?

The City of San Antonio’s Neighborhood Action Department utilizes Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds to provide rental-property owners with incentives to repair existing rental property to ensure safe, decent, affordable and accessible housing in San Antonio.
1.2.2 Encourage quality, affordable housing for older residents and handicapped residents, including small apartment complexes. Inform landlords about low-interest loans available from the Rental Rehabilitation Program for adapting rental units for handicapped accessibility.

- Timeline: Short (1-2 years) and continuing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: COSA Neighborhood Action Department
- Proposed Funding Sources: COSA Rental Rehab Program

Objective 1.3: Neighborhood Appearance

Maintain and improve the physical appearance and landscaping of the neighborhoods.

Action Steps:

1.3.1 Determine an area approximately 60 blocks large that is most in need of concentrated City services such as graffiti removal, pothole repair, code enforcement, and animal control. Apply to the Neighborhood Action Department to participate in the Target Team Sweep Program. The Target Team will bring a coordinated team of city services and programs to the area for a two-week period to improve the appearance of the neighborhood and inform residents about available City services.

- Timeline: Immediate (6 months)
- Lead Partners: Oak Park/Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: COSA Neighborhood Action Department, City Councilperson
- Proposed Funding Sources: COSA Neighborhood Sweeps Program

1.3.2 Encourage residents to plant new drought tolerant trees to replace the aging Arizona Ash trees. En-
encourage the planting of new landscape material to re-place original but aging bushes and shrubbery. Edu-
cate residents about landscaping that will conserve wa-
ter.

- Encourage residents to plant trees along the street so they will eventually form a continuous shaded canopy.
- Obtain and distribute pamphlets with information on types and characteristics of trees and where to obtain them.
  - Timeline: Short (1-2 years)
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
  - Proposed Partnerships: Plant nurseries, San Antonio Trees, Master Gardeners, CPS
  - Proposed Funding Sources: COSA Neighborhood Improvement Challenge Program

1.3.3 Enhance the appearance of traffic islands by organ-
izing a traffic island beautification and maintenance program in the neighborhood. Investigate ways to wa-
ter plants on the traffic islands.
  - Timeline: Mid (3-5 years)
  - Lead Partners: Terrell Heights Neighborhood Association
  - Proposed Partnerships: Plant nurseries, San Antonio Trees, Master Gardeners
  - Proposed Funding Sources: COSA Neighborhood Improvement Challenge Program

1.3.4 Participate in the COSA “Keep San Anto-
nio Beautiful” program.
  - Discuss options for “Adopt a Spot” loca-
tions along particularly problematic areas such as Harry Wurzbach and/or Austin Highway.
  - Encourage neighborhood utilization of the COSA “Dial-a-Trailer” program for the removal of large items not removed during weekly trash pick-up.
  - Make use of the program that educates children about the harmful effects of graffiti and trash. En-
courage youth groups to help with litter removal.
  - Encourage businesses along major roads to help
Chapter 3: Heart of the Neighborhood

**Code Violations include.**
- Illegal dumping.
- Weeds, grass or brush over 12” high.
- Zoning violations such as outside storage or commercial activity in a residentially zoned district.
- Junked vehicles in public view.
- Dangerous dilapidated premises.
- Unsanitary premises, including the alley.
- More than 5 dogs and 3 cats on an average residential lot.
- Barbed wire fences that do not have a permit.
- Parking motor vehicles on the front lawn.
- Garage sales without a permit.
- Obstruction of pedestrian and vehicular rights-of-way.

**Example of code violation – junk vehicle.**

- Pick up litter.
  - Timeline: Immediate (6 months) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
  - Proposed Partnerships: COSA Public Works
  - Proposed Funding Sources: COSA General Fund

**1.3.5.** Identify and contact local businesses interested in sponsoring weekend “clean-up” events with Neighborhood associations and/or local volunteer groups along major commercial corridors.
  - Timeline: Immediate (6 months) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
  - Proposed Partnerships: Area businesses, Volunteer Groups, area churches
  - Proposed Funding Sources: Area businesses (donations)

**1.3.6.** Educate and inform residents on Code Compliance issues. Encourage citizens to utilize opportunities for reporting code violations.
- Publish code compliance violation examples in Neighborhood Association newsletters along with Code Compliance officer names and phone numbers.
- Have Code Compliance officer speak at neighborhood meetings about code regulations.
- Participate in the Code Compliance Department’s “blue card” program.
- Encourage citizens to contact the new COSA 311 Call Center when code violations aren’t addressed or are addressed slowly.
- Consider forming a Neighborhood Association Committee to report and address code violations.
- Investigate the possibility of soliciting a COSA Code Compliance target team to addresses a particularly problematic area or “hot spot” within the area.
  - Timeline: Short (1-2 years) and ongoing
− Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
− Proposed Partnerships: COSA Dept. of Code Compliance
− Proposed Funding Sources: Minimal

1.3.7. Report messy or inconsistent trash pick-ups to COSA Public Works’ Solid Waste Division. Report particularly problematic areas through the COSA 311 program.
− Timeline: Immediate (6 months) and ongoing
− Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
− Proposed Partnerships: Neighborhood Citizens, COSA Public Works
− Proposed Funding Sources: No cost

1.3.8. Increase awareness of COSA avenues for reporting graffiti and signage problems.
▪ Publish COSA Sign Dispatch phone number in neighborhood association newsletters.
▪ Have Sign Dispatch and/or Public Works representative speak to neighborhood associations on methods for reporting and preventing graffiti, knock-downs, illegal signage, etc.
− Timeline: Short (1-2 years) and ongoing
− Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
− Proposed Partnerships: COSA Public Works Sign Dispatch Unit
− Proposed Funding Sources: Minimal

1.3.9. Increase communication with developers and neighborhood awareness of the development process to avoid development that is inconsistent or incompatible with neighborhood character/design. Contact vacant property owners to discuss possible future development.
▪ Form a “Development Committee” to investigate
proposed development, research it, and contact developer(s) to request that development proposals be discussed with adjacent neighborhood associations prior to implementation.

- Publish COSA phone numbers and web sites in neighborhood association newsletters so that citizens can research developments in their neighborhoods.
- Collect appropriate information from COSA Public Works and Building Inspections (Building Permits section) and publish in neighborhood association newsletters.
- Participate in the COSA Unified Development Code Revision process in order to address the issue of compatible development, and communication between developers and neighborhoods.
  - Timeline: Immediate (6 months) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
  - Proposed Partnerships: Local Developers, COSA Public Works Dept., COSA Building Inspections Dept.
  - Proposed Funding Sources: Minimal
Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Northeast Inner Loop Neighborhood Planning Area. The location of different land uses is based on existing uses, community discussions and policies from the City’s Master Plan. Each land use classification is described in the following table.

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

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Density Residential</td>
<td>Low-density residential uses include single-family houses on individual lots. Low-density residential also includes duplexes, granny flats and garage apartments.</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>Medium-density residential uses include three and four family dwellings and townhomes. Low-density residential uses also can be found within this classification.</td>
</tr>
<tr>
<td>Land Use Classification</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>High-Density Residential</td>
<td>High-density residential uses include apartments and condominiums. Medium and low-density residential uses also can be found within this classification.</td>
</tr>
<tr>
<td>Mixed Use Residential/Office/Commercial</td>
<td>Mixed Use includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, and assisted living complexes. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhomes.</td>
</tr>
</tbody>
</table>
### Classification

<table>
<thead>
<tr>
<th>Neighborhood Commercial</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood commercial includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.</td>
<td>Appropriate buffering is required if this use abuts a residential use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Commercial</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Commercial development includes high density land uses that draw its customer base from a larger region. This classification can include a mix of uses in the same building or in the same development. Uses include those in the Neighborhood Commercial, Mixed-Use and High-Density Residential categories as well as office buildings up to four stories and hotels.</td>
<td>Community Commercial may include design guidelines to encourage transit and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit, including parking guidelines.</td>
</tr>
</tbody>
</table>
**Land Use Classification**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Description</th>
<th>If this use abuts a residential category appropriate buffering is required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intense Commercial</td>
<td>Intense Commercial areas include “big box” retailers, auto repair shops, car sales lots, uses with outdoor storage, mini-storage units, large commercial landscape companies, and multi-story office buildings.</td>
<td></td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>Public, quasi-public, utility company and institutional uses, such as museums, schools, churches, and libraries are included in this classification.</td>
<td></td>
</tr>
<tr>
<td>Parks/Open Space</td>
<td>Parks include existing city, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking</td>
<td></td>
</tr>
</tbody>
</table>
Land Use Concepts

Low-Density Residential uses are found throughout the community. Medium-Density Residential uses are found along Eisenhauer Road, Sunset, the north end of N. New Braunfels, and in small areas of Terrell Heights. These areas are on type B secondary arterials. High-Density Residential uses are found behind Sunset Ridge Shopping Center, along Harry Wurzbach, and areas adjacent to high rise offices and intense commercial areas along IH-410. These areas are generally on type A secondary arterials, primary arterials and act as a buffer between IH-410 and single family areas.

Mixed Use areas include the less intensive commercial uses interspersed or blended with residential and office uses. Mixed Use can be found along Broadway, parts of N. New Braunfels and Harry Wurzbach and along Austin Highway west of Terrell Plaza and between Seidel and Rainbow.

Commercial areas are generally located on primary arterials and expressways. Neighborhood Commercial areas are at nodes that are convenient to residential areas. Community Commercial uses located along Austin Highway typically draw customers from a wider area and are associated with major transit stops. The community envisions a “town center” located somewhere along Austin Highway that would be a focal point connecting the adjoining neighborhoods. This “town center” would have a compact, pedestrian-oriented pattern of development with a mix of uses (residential, commercial, office, civic), act as a public gathering place, and house major transit facilities. Intense Commercial areas are located along IH-410 and at the major intersection of Austin Highway and Harry Wurzbach.

Green walking/biking trails are envisioned along Harry Wurzbach connecting the parks, Garner Middle School, and Oakwell Library, continuing to Austin Highway before turning east to connect to Salado Creek. Another green trail is envisioned behind the businesses on the south side of Austin Highway running between a neighborhood park and Salado Creek.
Redeveloping Austin Highway

I am excited to be a part of the transformation of the Austin Highway corridor. I think that this can become the center of our combined neighborhood as opposed to the barrier that it is currently. — David Lloyd, Senior Vice President and Chief Financial Officer, Taco Cabana

This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhoods’ goals, objectives and action steps for improving Austin Highway’s appearance, creating a “town center” focal point that connects the adjoining neighborhoods, and attracting new neighborhood-friendly businesses and infill development.

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

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 can approach these funding sources once the work of coordination is complete.
Goal 2: Economic and Physical Redevelopment of Austin Highway

Modify Austin Highway to become a more urban, pedestrian and transit-friendly boulevard with a “town center” that is connected to the surrounding neighborhoods and has activities to attract neighborhood residents as well as visitors and people from around the city.

Objective 2.1: Austin Highway - Appearance

Improve Austin Highway’s environment with street enhancements, landscaping, better signage and lighting, enhanced transit stops, sidewalks and bike lanes.

Action Steps:

2.1.1 Develop a street design for the refurbishment of Austin Highway. The design should include but is not limited to:

- a landscaped median with tall trees and native plants,
- sidewalks 10 to 15 feet wide in certain areas to encourage businesses to have outdoor seating, sidewalk cafes, sidewalk retail and heavier pedestrian activity – otherwise, minimum width should be 5 to 6 feet.
- a meandering sidewalk to allow for tree plantings on either side of the sidewalk and intermittent plantings between the sidewalk and the street,
- tree planting and landscaping to minimize the view of the power lines,
- transit pads, transit bulbs, or pull outs at transit stops (see glossary),
- bike lanes,
- pedestrian and bike-friendly intersections,
• bus benches, bus shelters and street furniture that are compatible with the theme of the area (see below - action step 4),
• effective, distinctive, non-polluting lighting, and
• buildings built close to the street.
All infrastructure improvements will comply with the Americans with Disabilities Act.
  • Timeline: Short (1-2 years) to conduct a public design workshop
  • Lead Partners: Neighborhood Commercial Revitalization Group with neighborhood representation
  • Proposed Partnerships: TxDOT, VIA, COSA Planning Department, UTSA or UT Austin architecture schools
  • Proposed Funding Sources: COSA Neighborhood Commercial Revitalization Program

2.1.2 Promote the desired street design and need for the refurbishment of Austin Highway (see #1 above). Submit a roadway project application to the Metropolitan Planning Organization (MPO) and TxDOT during the Transportation Improvement Program “Call for Projects” time frame. Ensure funding is sufficient for desired design enhancements.
  • Timeline: Mid (3-5 years)
  • Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team, Councilperson
  • Proposed Partnerships: COSA Public Works Department, the Metropolitan Planning Organization (MPO), and the Texas Department of Transportation (TxDOT)
  • Proposed Funding Sources: Federal Highway
Administration (FHWA) Enhancement Program, TxDOT Category 17 Principal Arterial Street System (PASS) Metro Match, TxDOT Category 4C Surface Transportation Program (STP) Metropolitan Mobility and Rehabilitation, Hazard Elimination Safety Program (HESP). (These are all through TxDOT.)

**2.1.3** Hold joint meetings of community residents, business owners, property owners and COSA Public Works Department during the process of engineering design phase of the improvement project to ensure that the proposed scope of work addresses the community’s design concerns as well as is sensitive to business needs.
- **Timeline:** Long (6+ years)
- **Lead Partners:** Neighborhood Implementation Team and Neighborhood Commercial Revitalization (NCR) Group
- **Proposed Partnerships:** Public Works, design engineers, VIA, Neighborhood Commercial Revitalization (NCR) Program
- **Proposed Funding Sources:** Minimal needed for meetings

**2.1.4** Create a unique character for Austin Highway, targeting the area from just east of the McNay Museum to Salado Creek.
- Research and identify an appropriate character for the target area. Explore the possibility of using the McNay for design inspiration.
- Develop design standards for streetscape enhancements such as gateways, signage, distinctive street signs, banners, planters, bus benches and shelters etc. that help create an urban corridor.
- Promote this unique character to the City Councilperson and developers.
  - **Timeline:** Short (1-2 years)
  - **Lead Partners:** Neighborhood Commercial Revitalization Group and Neighborhood Implementation Team
  - **Proposed Partnerships:** VIA, Austin Highway business owners, COSA Public Works Department Design Enhancement Coordinator, UT Austin and UTSA architecture students, Local Universities’ art departments
  - **Proposed Funding Sources:** Minimal

**2.1.5** Work with VIA to provide “pull-out” transit stops
along Austin Highway so that buses can pull off the main road. If they can not pull off the road, construct bus bulbs or bus pads for easy access to buses (see glossary).

- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team, Neighborhood Commercial Revitalization Group
- Proposed Partnerships: VIA
- Proposed Funding Sources: Federal Transportation Administration (FTA) Enhancement Program (through VIA)

2.1.6 Work with VIA to provide amenities at transit stops, such as benches, shelters, and kiosks to buy coffee, breakfast and newspapers. Amenities should match the unique character identified for Austin Highway (see #4 above).

- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team, Neighborhood Commercial Revitalization Group
- Proposed Partnerships: VIA
- Proposed Funding Sources: Federal Transportation Administration (FTA) Enhancement Program (through VIA)

2.1.7 Reduce visual clutter and confusing signage.

- Enforce existing sign and landscape ordinances.
- Work with landlords of the shopping centers to establish acceptable design standards for tenant signage.
- Encourage property owners to screen or relocate unsightly dumpsters, air conditioning units, etc.

- Timeline: Short (1-2 years) to Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: City Councilperson, COSA Code Compliance Department
- Proposed Funding Sources: Minimal
2.1.8 Encourage businesses owners to landscape their businesses with trees and drought tolerant plants, especially along the street in front of their business and parking areas, in parking lots, and along pedestrian walks connecting their parking to their business entrance. The City arborist can provide information on location appropriateness and plant/tree selections. The arborist will also work with the neighborhoods to encourage business owners to landscape.
- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team
- Proposed Partnerships: Austin Highway businesses, landscape businesses, COSA Arborist, Master Gardeners, Texas Forest Service
- Proposed Funding Sources: Business grants, COSA Planning Department Neighborhood Improvement Challenge Program

2.1.9 Find ways to disguise or embellish the appearance of the electrical towers along Austin Highway since they can not be buried. Work with City Public Service to determine allowable ways to improve the appearance of the towers (for example, paint the lower part of the towers, add banners, add neon or other lighting to show off the towers, plant trees, make the base of the towers into sculptures or encase them in limestone or tile).
- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team
- Proposed Partnerships: City Public Service
- Proposed Funding Sources: COSA Office of Cultural Affairs Arts in the Community Program

Objective 2.2: Austin Highway
“Town Center”
Create a “town center” at a central location along Austin Highway that will be a connecting focal point of the adjoining neighborhoods as well as a major transit or light rail stop. A “town center” has a more compact pattern of development with a pedestrian orientation, mixed uses (residential, commercial and employment) and a public place for gatherings which encourages an active civic and community life.

Action Steps:

2.2.1 Conduct a study to determine an appropriate location and character for a town center. A town center can have a post office, neighborhood services, medical services, community center, police storefront, offices, shops, restaurants, housing, and a public gathering place. It includes a major transit stop, is pedestrian oriented, and is the focus of support and activity for the surrounding neighborhoods.
- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: Neighborhood Commercial Revitalization (NCR) Program, Planning Department, UT Architecture school
- Proposed Funding Sources: Minimal, NCR Program

2.2.2 Promote the idea of a town center to developers, investors and commercial real estate brokers.
- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: Real Estate Council
- Proposed Funding Sources: Minimal
2.2.3 Encourage VIA to extend any proposed light rail line to the “town center” where parking, shopping, services and enhanced amenities can be provided at a major transit stop. (Note: The May 6, 2000 referendum voted down VIA’s light rail proposal.)

Investigate the possibility of smaller buses or large vans to circulate from the town center through the neighborhoods.

- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: VIA
- Proposed Funding Sources: VIA, MPO

Objective 2.3: Business Development

Attract new neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhoods’ commercial centers.

Action Steps:

2.3.1 Encourage the Austin Highway business owners to organize a Business Association.

- Apply for a Neighborhood Commercial Revitalization (NCR) Partnership Project to help develop an organizational structure and assess problems for a revitalization effort along Austin Highway.
- Once the organization is in place, apply for the 3-year NCR Revitalization Project that includes a market study, planning, funding, implementation assistance and possible design assistance and façade improvement help.

- Timeline: During this planning process and short (1-2 years)
- Lead Partners: Businesses and neighborhood associations
- Proposed Partnerships: Businesses, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, Neighborhood Commercial Revitalization (NCR) Program
- Proposed Funding Sources: NCR Program
2.3.2 Promote the development of infill buildings close to the road in order for the area to develop more density. Ensure that drive-through areas of businesses do not interfere with the pedestrian environment. Consider the redevelopment conversion of some motels to apartments, elderly and special needs housing or office parks.

- Timeline: Long (6+ years)
- Lead Partners: Neighborhood Implementation Team
- Proposed Partnerships: COSA Neighborhood Action Department, Developers, Real Estate Brokers
- Proposed Funding Sources: Minimal

2.3.3 Encourage an interactive, supportive “community” to form. Improve communication and interaction between neighborhood residents, property owners, and business owners by attending each other’s meetings, exchanging newsletters, organizing social events and coordinating commercial corridor beautification efforts.

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Implementation Team
- Proposed Partnerships: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, Business Associations, Neighborhood Commercial Revitalization Group, PTAs
- Proposed Funding Sources: None required
Getting Around Town

Through the planning process, we learned, as a neighborhood, that we all have similar goals. Now, we are united and can begin working toward the goals with a strong single minded focus to make our neighborhood one of the great places to live. — K.T. Whitehead, past board member, Terrell Heights Neighborhood Association

This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood’s goals, objectives and action steps for monitoring airport noise, establishing continuous networks of sidewalks and bicycle lanes and trails, addressing drainage and transit issues, improving traffic flow and pedestrian safety, evaluating street improvement projects, and increasing maintenance of alleys.

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

Lead partners are groups who have volunteers 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 proposed partnerships. The community also identified potential funding sources for their action steps. The community can approach these funding sources once the work of coordination is complete.
Goal 3: Multi-Modal Transportation System

Maintain the quality of life in our neighborhoods by ensuring adequate, safe pedestrian and vehicular mobility while providing accessible public transit in an environment free of excessive noise and visual pollution.

Objective 3.1: Airport Noise Abatement

Monitor and provide input to the COSA Airport Noise Abatement Advisory Committee to ensure long-term compliance and implementation that minimizes the impact on property owners and neighborhoods contained within the noise contours.

Action Steps:

3.1.1 Designate neighborhood representatives to follow decision makers through adoption and implementation of the FAR PART 150 update and to report back to affected property owners on a regular basis.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Airport-Noise Mitigation Officer, Federal Aviation Administration (FAA), US Representative
- Proposed Funding Sources: FAA, COSA-Aviation

3.1.2 Establish grassroots campaign to lobby appointed and elected officials for implementation of noise mitigation measures and regular evaluation to ensure measures are effective.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
– Proposed Partnerships: COSA Airport-Noise Mitigation Officer, Federal Aviation Administration (FAA), US Representatives, other affected neighborhood associations. District 9 and 10 City Councilpersons.
– Proposed Funding Sources: Minimal

Objective 3.2: Pedestrian Network
Establish a safe, accessible, and continuous pedestrian-friendly network of sidewalks that connect the neighborhoods to major neighborhood functions, activity centers, businesses, transit stops, and support services.

Action Steps:

3.2.1 Develop a network of pedestrian linkages with sidewalks and signage that connect neighborhood schools, parks, shopping, and other destination points for neighborhood residents.
– Timeline: Short (1-2 years) to Long (6+ years)
– Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, City Council
– Proposed Partnerships: COSA Public Works, school representatives, Parent Teacher Associations, business owners, other community organizations/associations, TxDOT
– Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program

3.2.2 Verify the sidewalk survey for the neighborhood areas adjacent to Austin Highway to determine which streets do not have sidewalk access to Austin Highway. Call the COSA Public Works Department and the City Councilperson and ask that these areas be included on the list of requested new sidewalks.
– Timeline: Short (1-2 years)
– Lead Partners: Wilshire Terrace and Terrell

I think sidewalks should be installed with a greenbelt between the sidewalk and the street. I think it is safer. But in addition to that consideration I would like to add that it is very difficult to walk when the sidewalk becomes an integral part of the driveway approach to the street (the dip). It is hard, even uncomfortable for me just walking, add a stroller and it is even more so. Then I thought about handicapped people with wheelchairs, a cane or with a walker and it would be very hard for them. And then I said and what about the roller skaters/bladers! So many of our streets need sidewalks it’s only for safety, but let’s do it right for everyone.
Catherine Schneider, resident

Sidewalk, street trees, bus stop
Dallas, Texas
Chapter 5: Getting Around Town

3.2.3 Connect neighborhood bus stops along major streets with sidewalks to alleviate pedestrian and vehicular conflicts in high traffic areas (especially along Eisenhauer Road). Do not place sidewalks next to the curb, especially on busy streets.

- Timeline: Short (1-2 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, City Council
- Proposed Partnerships: COSA Public Works, School representatives, Parent Teacher Association, business owners, other community organizations/associations, TxDOT, VIA
- Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program (new sidewalks), MPO

3.2.4 Improve pedestrian access to the McNay Museum. Request sidewalks and pedestrian crossings along Austin Highway and North New Braunfels so residents can walk to the Museum. Encourage the McNay to keep the back gates open so residents from Terrell Heights can walk to the museum and enjoy the gardens.

- Timeline: Short (1-2 years) for keeping gates open. Mid (3-5 years) to Long (6+ years) for sidewalk construction.
- Lead Partners: Terrell Heights neighborhood association
- Proposed Partnerships: McNay Museum, COSA Public Works
- Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program, Public Works, MPO

3.2.5 Improve the condition and accessibility of existing sidewalks and provide appropriate ramps at intersections where access is now prohibited.

- Timeline: Short (1-2 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, City Council
− Proposed Partnerships: COSA Public Works, school representatives, Parent Teacher Association, business owners, other community organizations/associations.
− Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program (new sidewalks); TxDOT Transportation Enhancement, COSA Capital Improvements Program

3.2.6 Maintain existing sidewalks as identified in the planning process to ensure that an adequate pedestrian network remains in place.
− Timeline: Short (1-2 years) to Long (6+ years)
− Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
− Proposed Partnerships: COSA Public Works, school representatives, Parent Teacher Association, business owners, other community organizations/associations.
− Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program, TxDOT Transportation Enhancement, COSA Capital Improvements Program

Objective 3.3 Bicycle Network
Establish a safe, continuous network of bicycle lanes and trails throughout the neighborhoods that connect area businesses, institutions, schools, parks, transit stops, and to a larger city-wide system of trails.

Action Steps:
3.3.1 Evaluate neighborhood streets and adjacent areas to determine suitability for use as bicycle lanes or trails.
− Timeline: Short (1-2 years)
3.3.2 Construct bike lanes along Austin Highway that connect to the future hike and bike trail at Salado Creek. Austin Highway has been identified as a bike route in the Bicycle Mobility Plan. Submit applications to the Metropolitan Planning Organization (MPO) and the Texas Department of Transportation (TxDOT) for a bicycle project along Austin Highway during the annual call for projects for the Transportation Improvement Program. Design the bike lane so there is a separation or barrier between traffic and bicycles whenever possible.

- Timeline: Mid (3-5 years) to Long (6+ years)
- Lead Partners: Neighborhood Implementation Team
- Proposed Partnerships: Terrell Heights, Wilshire Terrace and Wilshire neighborhood associations, bicycle organizations (San Antonio Wheelmen, Texas Bicycle Coalition-Austin, B & J Bicycles)
- Proposed Funding Sources: Federal Highway Administration (FHWA) Enhancement Program (through TxDOT), Metropolitan Planning Organization (MPO)

3.3.3 Identify existing and planned drainage ways and utility corridors for possible use as hike and bike trails. Consult businesses and residents on Austin Highway and Sumner between Harry Wurzbach and Vandiver to advocate for development of a hike and bike trail on the utility corridor. There is the potential to connect proposed Harry Wurzbach hike and bike trail with existing bike trails and proposed parks on N. Vandiver. Connect hike and bike trails to the Olmos Park and Salado Creek areas.

- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, COSA Parks and Recreation Dept
3.3.4 Connect the parks through the creation of hike and bike trails (use Mission Trails as an example). Study feasibility of creating one way streets, speed humps, traffic cut offs, etc. to facilitate safe traffic flow.

- Timeline: Mid (3-5 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
- Proposed Partnerships: City Councilperson, COSA Public Works, COSA Parks and Recreation Department
- Proposed Funding Sources: Neighborhood Improvement Program (NIP), Neighborhood Accessibility and Mobility Program, City General Fund

3.3.5 Develop and prioritize an implementation schedule for construction of bicycle lanes or trails throughout the neighborhoods.

- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, schools, PTAs
- Proposed Partnerships: COSA, MPO
- Proposed Funding Sources: MPO, COSA

3.3.6 Determine appropriate signage for neighborhood bicycle lanes and trails, then install as needed along completed lanes or trails.

- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, schools, PTAs
- Proposed Partnerships: COSA, MPO
- Proposed Funding Sources: MPO, COSA
Objective 3.4: Street Drainage

Assess drainage issues throughout the neighborhood and determine appropriate mitigation for eliminating or improving conditions.

Action Steps:

3.4.1 Investigate and address minor drainage problems in the following areas: Kenilworth/Oak Glen; Vandiver/Austin Highway; 200 block Blakeley; Wellesley; Meadow Land/Austin Highway.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: COSA General Obligation Bonds; COSA General Fund; Metropolitan Planning Organization – Transportation Improvement Project; Texas Department of Transportation maintenance fund

3.4.2 Research major drainage problems for impact and recommend feasible improvements in the following areas: Along N. New Braunfels from Nacogdoches to Austin Highway area; along Austin Highway.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: COSA General Obligation Bonds; COSA General Fund; Metropolitan Planning Organization – Transportation Improvement Project; Texas Department of Transportation (TxDOT) maintenance fund
Objective 3.5: Mass Transit – Service
Coordinate service evaluation and appropriate improvements with VIA Metropolitan Transit to better design existing transit service to and throughout the neighborhoods.

Action Steps:

3.5.1 Work with VIA to investigate alternative modes of transportation (e.g., smaller buses) to supplement VIA’s service in the neighborhood.
   - Timeline: Short (1-2 years)
   - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
   - Proposed Partnerships: VIA, Shopping Centers, Grocery Stores, and Taxi services
   - Proposed Funding Sources: Volunteer, minimal needed

3.5.2 Survey neighborhood residents to identify potential riders, recommend preferred service routes and desirable service levels, and review appropriate design for transit amenities in the neighborhoods. Extend bus service to Oakwell Library and use the library as a place to inform citizens about VIA service.
   - Timeline: Short (1-2 years)
   - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, VIA (Service Planning)
   - Proposed Partnerships: Churches, schools, newspapers
   - Proposed Funding Sources: Volunteer labor, VIA

3.5.3 Publicize available bus service and VIA’s website, www.viainfo.net, that includes bus schedules to potential ridership.
   - Timeline: Short (1-2 years)
   - Lead Partners: Oak Park Northwood, Terrell...
Objective 3.6: Traffic and Safety

Evaluate traffic flow and pedestrian safety along neighborhood streets and arterials to determine areas in need of significant improvement and determine appropriate steps for implementation.

Action Steps:

3.6.1 Improve pedestrian safety for children between school and home, and in school zones.

- Work with COSA Public Works Dept. and the school districts to investigate children’s home-to-school walking patterns and identify appropriate new crosswalks and sidewalks.
- Work with COSA Public Works Dept. Street/Traffic Engineering Division and Alamo Heights School District to clearly define the boundaries of the Woodridge Elementary school zone. Request school flashers and create a traffic plan around Northwood ES and investigate the possibility of implementing a school hours one-way street option.
- Invite SAPD Traffic Unit representative(s) to educate parents and children about responsible driving and traffic safety issues in the school zones.
- Explore the possibility of creating one large school zone between Pope Pius and Garner Middle School.
- Investigate the possibility of launching a "Keep Kids Alive Drive 25" campaign in the neighborhoods.

- Timeline: Short (1-2 years)
- Lead Partners: Parent Teacher Organization (s), Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
3.6.2 Increase awareness and enforcement of traffic regulations to control speeding in residential areas.

- Conduct traffic counts and investigate motor vehicle violations along principal thoroughfares in the neighborhoods
- Investigate possibility of implementing a "Neighborhood Speed Watch Program" similar to those of other cities; eg., Seattle, WA.
- Participate in the education component of the SAPD "Drive Smart Be a Cool Operator" program.
  - Timeline: Short (1-2 years)
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, COSA Public Works
  - Proposed Partnerships: San Antonio Police Department, Alamo Heights Police Department, Terrell Hills Police Department
  - Proposed Funding Sources: Minimal

3.6.3 Determine critical intersections and streets where violations indicate need for improvement and recommend mitigation.

- Investigate visibility problem and signal coordination at the intersection of Austin Highway and Vandiver
- Investigate the difficult and dangerous left turn when exiting Oakwell Library.
  - Timeline: Short (1-2 years)
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: COSA Public Works, San Antonio Police Department
  - Proposed Funding Sources: Minimal
3.6.4 Monitor traffic flow along thoroughfares, with special attention given to current proposals for school realignment, and conduct impact studies for alternatives.
- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: Minimal

3.6.5 Examine cut-through patterns along thoroughfares and make recommendations for improvements (eg., traffic diverters, etc.). Monitor cut-through traffic on Greenwich to determine if parents with children at Woodridge Elementary School are using this route.
- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: Minimal

3.6.6 Increase the number of speed humps throughout the Northeast Inner Loop planning area.
- Work with City Councilperson to get list of speed hump areas and take advantage of council district Neighborhood Improvement Program (N.I.P) and Neighborhood Accessibility and Mobility Program (N.A.P.) funds for speed hump applications.
- Contact COSA Public Works Dept. speed hump coordinator to follow up on speed hump “work orders” to make sure requests are completed on time.
- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Councilperson, COSA Public Works Dept.
- Proposed Funding Sources: COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program

Flares, also called curb bulbs, help create safer crosswalks.

Turtles are positioned to fit the wheel base on fire trucks. Austin, Texas

Examples of chokers, also called pinch points, mid-block narrowings, midblock yield points, or con-
3.6.7 Research alternative speed control devices (i.e. chicanes, speed tables, drive arounds, etc.) and their feasibility for implementation. Create a committee to work with COSA Public Works on this topic.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: Minimal

3.6.8 Identify street signs in need of replacement and set schedule of priorities for replacement of old signs with new street signs that include block numbers.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: COSA Special Projects Fund

Objective 3.7: Streets

Determine effectiveness of completed street improvement projects and improve long-term review and communication on public improvements with the neighborhood residents.

Action Steps:

3.7.1 Monitor current and review completed street improvement projects for effectiveness in the following areas: Greenwich/Nottingham (speed humps); Rainbow (street resurfacing).

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
3.7.2 Set up mechanism for improved communication (Internet, newsletter, COSA 311, advertisements/notices) between COSA public work projects and neighborhood associations.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works, Capital Projects Officers, Capital Projects Construction Inspectors
- Proposed Funding Sources: Minimal

3.7.3 Encourage support for COSA warranty on public works projects and incorporate warranties in review of projects by neighborhood associations.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: Minimal

**Objective 3.8: Alleys**

Increase awareness among neighborhood property owners of their responsibility for the maintenance of adjoining alleys.

**Action Steps:**

3.8.1 Send notices to property owners and tenants in the neighborhoods to make them aware of the importance of alley service and the appropriate functions and uses of the alleys.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA
- Proposed Funding Sources: Minimal
3.8.2 Schedule neighborhoods for participation in the City’s Sweep program to address maintenance and use of alleys.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Neighborhood Action Department
- Proposed Funding Sources: Minimal

3.8.3 Investigate having obsolete telephone poles removed from the alleys.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA
- Proposed Funding Sources: Minimal

**Objective 3.9: Infrastructure**

Monitor, stabilize, and replace as necessary the fifty-year-old infrastructure (sewer, electric, telephone, other utilities) in the neighborhoods.

**Action Steps:**

3.9.1 Encourage the placement of utilities underground as neighborhood infrastructure is repaired or replaced.

- Timeline: Short (1-2 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, COSA Public Works
- Proposed Partnerships: CPS, SW Bell, SAWS, telecommunication companies
- Proposed Funding Sources: To be determined based on type of utility and neighborhood demand.
This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood’s goals, objectives and action steps for expanding, enhancing and maintaining parks, developing a community center and recreational programs, improving, expanding and sharing the resources and programs of the schools and libraries, and promoting a clean, safe, aesthetically pleasing environment.

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

Lead partners are groups who have volunteers 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 proposed partnerships. The community also identified potential funding sources for their action steps. The community can approach these funding sources once the work of coordination is complete.

Cooperation of schools and library officials to help children and adults learn and grow in conjunction with using land for parks and community centers, where intergenerational activities can bring people together, is a wonderful undertaking, and I am proud to be a part of this project. The economic development and the interest of business in this endeavor shows that all factions of a neighborhood can work together to hopefully leave a better community for future generations.

— Edith S. Speert, resident, the Promenade Condominiums
Goal 4: Parks, Community Facilities, and Recreational Programs:
Expand, enhance and maintain parks, community facilities, and recreational programs to meet the needs of present and future residents of the Northeast Inner Loop planning area.

Objective 4.1: Park Space Acquisition and Development
Acquire and develop land to serve as park, open, or green space.

Action Steps:

4.1.1 Investi[g]ate possibility of acquiring and maintaining a portion of the vacant land at Vandiver and Byrnes for use as a City maintained neighborhood park.
- Timeline: Short (1-2 years)
- Lead Partners: Wilshire Terrace and Terrell Heights neighborhood associations
- Proposed Partnerships: Property owners, COSA Parks and Recreation Department
- Proposed Funding Sources: COSA Parks and Recreation Dept., Terrell Plaza Shopping Center businesses, and shopping centers on Austin Highway.

4.1.2 Explore possibility of the neighborhood(s) acquiring a portion of the vacant property at 1258 Austin Highway (Austin Highway and Vandiver) for use as neighborhood maintained park and/or a passive use greenspace to connect the Austin Highway commercial corridor to residential areas off Vandiver.
- Timeline: Short (1-2 years)
- Lead Partners: Wilshire Terrace and Terrell Heights neighborhood associations
- Proposed Partnerships: Commercial Real Estate Services, Rags Car Wash and Kentucky Fried Chicken locations on Austin Highway. Terrell Plaza Shopping Center businesses and shopping centers on Austin Highway.
Proposed Funding Sources: Businesses in the area, potential teaming with concessionaire, City Council discretionary funds, COSA Neighborhood Improvement Challenge Program.

4.1.3 Explore the possibility of working with Bexar Appraisal District to acquire land for “back taxes” in order to develop feasible, strategically located neighborhood parks, with a neighborhood adopt-a-park arrangement as a viable operation option.

- Timeline: Short (1-2 years) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Bexar Appraisal District, COSA Parks and Recreation Dept.
- Proposed Funding Sources: Minimal

4.1.4 Encourage active participation on the part of local neighborhoods in the development of the 2004 City of San Antonio Parks and Recreation System Master Plan.

- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept., area businesses
- Proposed Funding Sources: Minimal

4.1.5 Identify and consult other neighborhoods in the city/county who have independently obtained, developed, and maintained park spaces for their community to learn from their experiences.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: San Antonio neighborhood associations, Bexar County, COSA Parks and Recreation, Neighborhood Resource Center
4.1.6 Initiate dialogue with Councilperson to advocate for more neighborhood parks in the planning area.
- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: City Councilperson
- Proposed Funding Sources: Minimal

4.1.7 Educate local business owners along major commercial corridors such as Austin Highway about the benefits of having parks in the vicinity.
- Identify local citizen with public relations and/or graphics skills to assist in the development of a brochure and/or “handout” that draws on examples of successful local park creation initiatives.
  - Identify potential park sites in the area, and market the idea strategically to businesses located within geographic range of the proposed park(s).
    - Timeline: Short (1-2 years)
    - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
    - Proposed Partnerships: Local businesses
    - Proposed Funding Sources: Minimal

Objective 4.2: Park Maintenance and Improvements
Develop new amenities in existing parks, and ensure that existing parks remain clean, safe, and well maintained.

Action Steps:
4.2.1 Improve pedestrian access to existing parks.
- Coordinate effort to improve pedestrian access, including hike and bike trails, between Northwood Park and Garner Middle School (see Objective 5.1)
- Work with the Metropolitan Planning Organization and Bexar County to improve pedestrian access between MacArthur Park and the neighborhoods on
Identify other parks that need stop signs, crosswalks, sidewalks, etc.

Work with COSA Public Works and City Council person to encourage improvements
- Timeline: Mid (3-5 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept., COSA Public Works Dept., Traffic and Engineering Division, Bexar County, MPO
- Proposed Funding Sources: COSA Neighborhood Improvement Program (NIP), COSA Neighborhood Access and Mobility Fund, MPO, COSA Planning Department Neighborhood Improvement Challenge Program

4.2.2 Establish a base of volunteers to assist in the maintenance of COSA owned parks in the planning area.
- Identify parks that need maintenance and canvas businesses within a two-mile radius to solicit volunteer assistance.
- Identify existing and establish new working relationships with area community service and volunteer groups willing to assist in park maintenance.
- Maintain neighborhood associations volunteer list.
  - Timeline: Short (1-2 years) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: Community and Volunteer Groups, area businesses
  - Proposed Funding Sources: Minimal

4.2.3 Advocate for more parks and better maintenance of existing parks in the Northeast Inner Loop planning area, including more trees, landscaping and amenities in existing parks.
  - Timeline: Immediate (6 months) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: City Councilperson(s)
Proposed Funding Sources: Minimal

4.2.4 Establish periodic communication with the City to discuss the status of current capital improvement projects for parks to ensure completion.
- Work with COSA Parks and Recreation Dept., and COSA Public Works Departments to monitor completion and obtain future project listings (location, project details, completion dates, funding sources, etc.)
- Timeline: Short (1-2 years) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept., COSA Public Works Dept.
- Proposed Funding Sources: Minimal

Objective 4.3: Community Facilities Acquisition and Development
Secure and develop a community facility in the Northeast Inner Loop planning area to be used for gatherings, meetings, or recreational activities.

Action Steps:

4.3.1 Establish formal use of Oakwell Public Library and Garner Middle School facilities as community centers (see objective 5.1).
- Formalize current community use of running track and sports facilities.
- Advertise existing, and create new, city/district youth programs offered at Garner Middle School.
- Establish and inform citizens of available community meeting spaces in both structures.
- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, Parent Teacher Association(s)
- Proposed Partnerships: COSA Library Dept., COSA Dept. of Intergovernmental Relations, COSA Parks and Recreation Dept., COSA Dept. of Community Initiatives, Northeast Independ-
ent School District
  – Proposed Funding Sources: School Districts Funds/Bonds, City General Obligation Bonds

4.3.2 Research private properties in the area that could be leased for use as a community center.
  ▪ Investigate potential locations for a community center on Austin Highway in the planning area. Work with business owners on Austin Highway to discuss potential uses.
  ▪ Explore the idea of using Southwest Winners Foundation, Inc. as a potential community center location.
  ▪ If the location has a kitchen/dining facility to accommodate 100 people, it could be used for community events and a senior nutrition program.
    – Timeline: Short (1-2 years) and ongoing
    – Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
    – Proposed Partnerships: Area businesses, Southwest Winners Foundation, Inc., area churches
    – Proposed Funding Sources: Minimal

4.3.3 Increase awareness of recreational facilities available for public use at local schools in the Northeast Inner Loop planning area.
  ▪ Create a committee to survey recreational facilities and/or compile a listing from school district contacts.
  ▪ Publish the survey information in neighborhood association newsletter(s) or have it mailed from school districts to neighborhood associations.
    – Timeline: Short (1-2 years)
    – Lead Partners: Neighborhood Implementation Team, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
    – Proposed Partnerships: Alamo Heights School District, Northeast Independent School District, Parent Teacher Association(s)
    – Proposed Funding Sources: Minimal
4.3.4 Establish a local public swimming pool for community use.
- Form a committee to investigate acquiring one of the old hotels on Austin Highway. (i.e. Silver Dollar) for use as a public swimming pool, and/or explore public private ventures with other area businesses for running and maintaining a local swimming pool (example includes the Alamo Heights Swimming Pool operated by Rick Shaw).
  - Timeline: Short (1-2 years) to Mid (3-5 years)
  - Lead Partners: Swimming Pool Committee, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: Area businesses, City of San Antonio Parks and Recreation Department
  - Proposed Funding Sources: Area businesses

Objective 4.4: Recreational and Community programs
Attract and create new recreational and community programs in the Northeast Inner Loop planning area, and increase participation and awareness of existing programs.

Action Steps:

4.4.1 Collect, organize, and disseminate information related to existing recreational and community programs offered in the Northeast Inner Loop planning area.
- Create a committee to work with local school districts and the COSA Community Initiatives, Parks and Recreation, Library, and Cultural Affairs Departments to compile inventory of existing programs in the area.
- Disseminate information concerning location and times of programs offered in the Northeast Inner Loop planning area through neighborhood newsletters.
  - Timeline: Short (1-2 years)
4.4.2 Encourage teaming and cooperation between area school districts, COSA, and other entities that offer community programs in the planning area in order to avoid competition/overlap between programs.

- Timeline: Short (1-2 years)
- Lead Partners: Parent Teacher Association(s), Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Funding Sources: Minimal

4.4.3 Work with the City of San Antonio Parks and Recreation Department to discuss strategies for reversing low participation rates in the Northeast Inner Loop planning area, and to reinstate summer youth program(s).

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Implementation Team, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept
- Proposed Funding Sources: Minimal

4.4.4 Advocate for more community and adult education programs in the Northeast Inner Loop planning area to be held earlier in the evening in order to capture the senior citizen market. See Appendix H for a list of COSA Learning and Leadership Development Centers.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept
- Proposed Funding Sources: Minimal
Goal 5: **Schools and Libraries**

Improve, expand and share the resources and programs offered by the schools and libraries in the Northeast Inner Loop planning area.

**Objective 5.1: Garner Middle School and Oakwell Public Library**

Improve physical access between Garner Middle School and Oakwell Public Library to aid in the eventual establishment of a community recreational space that is pedestrian amenable.

**Action Steps:**

5.1.1 Begin substantive discussions between the Northeast Independent School District, the City of San Antonio, and citizens to create a master plan associated with desired physical changes.
- Itemize desired physical changes and capital improvement projects related to sidewalk widening, landscaping, improved pedestrian and automobile access, improved building access, increased space and storage needs, design for security, etc.
- Investigate and discuss project development costs, timelines, funding sources, etc. associated with necessary changes.
  - Timeline: Short (1-2 years)
  - Lead Partners: Neighborhood Implementation Team, neighborhood associations, Parent Teacher Association(s), COSA Library Dept.,
  - Proposed Partnerships: Northeast Independent School District, COSA Public Works Dept., COSA Dept. of Intergovernmental Relations
Objective 5.2: Library Services

Improve awareness, patronage, and access to the facilities and resources offered by the area libraries.

Action Steps:

5.2.1 Increase physical and “virtual” sharing of the resources offered by the schools, and the City of San Antonio Public Library system.

- In conjunction with Objective 5.1: improve pedestrian mobility and parking access, create electronic/network linkages, and facilitate sharing of library resources and information between Oakwell Library and Garner Middle School Library
  - Timeline: Short (1-2 years) to Mid (3-5 years)
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Funding Sources: School District Bonds / Funds, COSA General Fund, COSA Library Department

5.2.2. Explore future possibility of increasing circulation and patronage of the COSA Book Mobile service.

- Publish times and location of service in neighborhood association newsletter(s).
  - Timeline: Short (1-2 years) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: COSA Library Dept.
5.2.3. Explore the possibility of developing public-private partnerships or “storefront libraries” with businesses.
   - Timeline: Short (1-2 years)
   - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
   - Proposed Partnerships: Area businesses
   - Proposed Funding Sources: Area businesses

5.2.4 Encourage citizens in the planning area to participate in the public input component of the next City of San Antonio Library System Master Plan process.
   - Organize ideas and suggestions on neighborhood library resources.
   - Publish dates and locations of public input meetings in NA newsletters.
   - Timeline: Short (1-2 years)
   - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
   - Proposed Partnerships: COSA Public Library Dept.
   - Proposed Funding Sources: Minimal

Goal 6: Community Safety
Establish a clean, safe, and aesthetically pleasing living environment.

Objective 6.1: Neighborhood Safety:
Promote a safe community environment based on cooperation with local policing units and neighborhood involvement.

Action Steps:
6.1.1 Encourage multi-jurisdictional coordination and cooperation between San Antonio Police Department, Alamo Heights, and Terrell Hills policing units, and COSA.
   - Meet with police representatives to encourage coop-
eration in addressing problematic issues on Austin Highway, including prostitution and homelessness.
- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: San Antonio Police Department, Terrell Heights Police Department, Alamo Heights Police Department
- Proposed Funding Sources: None required

6.1.2 Although the police decentralization plans do not call for additional sub-stations, investigate possibility of establishing a police storefront office close to the area and increasing police presence/patrols.
- Identify potential location of substation or "storefront" on Austin Highway.
- Explore possibility of bicycle patrol substation to address Austin Highway area.
  - Timeline: Short (1-2 years)
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: San Antonio Police Department, area businesses
  - Proposed Funding Sources: Minimal

6.1.3 Establish methods for reporting criminal activity in and around neighborhoods and homes in order to address crime prevention.
- Create a Neighborhood Watch program.
- Participate in the SAPD Cellular on Patrol (COP) program.
- Collect information on crime prevention tips and/or programs and publish in neighborhood association newsletter.
- Have police representative(s) meet with neighborhood associations to discuss other citizen-based programs that can be implemented locally.
  - Timeline: Short (1-2 years) and ongoing
  - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
  - Proposed Partnerships: San Antonio Police Department

6.1.4 Work with the local branch of the Salvation Army, SAFFE officers, COSA Park Rangers, Department of Community Initiatives, and social service agencies to discuss options for addressing homelessness along Austin Highway and nearby vicinities.

- Timeline: Short (1-2 years) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Salvation Army, SAPD SAFFE officers, COSA Parks Rangers, Department of Community Initiatives
- Proposed Funding Sources: Minimal

6.1.5 Work with the COSA Water Board and the local fire departments to analyze and determine adequacy of existing fire hydrants in the area.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Water Board, COSA Fire Department
- Proposed Funding Sources: COSA General Fund

6.1.6 Ensure that hazardous materials are routed outside the Northeast East Inner Loop planning area.

- Participate in the Texas Department of Transportation hazardous material routing plan for Bexar County. Contact the TxDOT local office to find details of plan, and the location and time of the summer, 2000 public hearing.
- Report illegally parked tanker trucks along IH-410 to SAPD Traffic Unit.

- Timeline: Immediate (less than 6 months)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Texas Department of Transportation, SAPD Traffic Unit
- Proposed Funding Sources: Minimal
Taking Action

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

This chapter of the Northeast Inner Loop Neighborhood 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, Redeveloping Austin Highway, Getting Around Town, and Places Where We Gather, Play 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. A Neighborhood Implementation Team will work to coordinate the efforts taken towards plan implementation by the Lead Partners.
**Goal 7: Taking Action**

Work towards implementation of the goals, objectives and actions steps included in the Northeast Inner Loop Neighborhood Plan.

**Objective 7.1: Implementation**

Organize, educate and encourage the community to support the ideas found in the Northeast Inner Loop Neighborhood Plan.

**Action Steps:**

7.1.1 Organize a Neighborhood Implementation Team to coordinate plan implementation.

- Timeline: Immediate (6 months)
- Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Additional neighborhoods associations
- Proposed Funding Sources: None required
This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood indicators, which are used to help determine if progress is being made towards the neighborhoods’ goals.

National examples of indicators include the consumer price index, the number of highway-related fatalities and the national unemployment rate. Indicators help evaluate whether actions are having the desired effect. They 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 measure progress and publicize good works or identify areas where more work 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 indicators. The report also could call for volunteers or policy changes needed to spur action.
HEART OF THE NEIGHBORHOOD

Indicator 1: Number of owner-occupied single-family homes in the planning area.

Baseline: Number of owner-occupied single-family homes in the planning area in January 2001.

Desired Future Outcome: Increase the number of owner-occupied single-family homes.

Data Source: Bexar Appraisal District tax information - compare owner address with house address to determine owner occupancy.

Frequency of Review: First year analyze all three neighborhoods; thereafter, review one neighborhood each year on a rotating basis. Wilshire Terrace will be reviewed the second year, Terrell Heights the third year, Oak Park/Northwood the fourth year, etc.

REDEVELOPING AUSTIN HIGHWAY

Indicator 2: Number of vacant lots on Austin Highway.

Baseline: Number of vacant lots on Austin Highway between N. New Braunfels and Harry Wurzbach, including the east side of the intersection, as of January 2001.

Desired Future Outcome: Decrease the number of vacant lots to 0 by 2010.

Data Source: The Neighborhood Commercial Revitalization group will do the inventory.

Frequency of Review: Annually.
GETTING AROUND TOWN

Indicator 3: Percentage of major streets lined with sidewalks in the planning area.

Baseline: The percentage of major streets lined with sidewalks, including Austin Highway, Harry Wurzbach, Vandiver, N. New Braunfels and Eisenhauer as of January 2001. (see map, page 59).

Desired Future Outcome: 100% of major streets lined with sidewalks by 2011.

Data Source: Neighborhood volunteers recruited by Neighborhood Implementation Team.

Frequency of Review: Annually.

Indicator 4: Percentage of the following identified streets with bike paths or hike and bike trails.

Baseline: The percentage of the following streets with bike paths or hike and bike trails; Rittiman, utility easement behind Austin Highway, Harry Wurzbach, Vandiver and Brees/Kenilworth as of January 2001. (see map, page 59).

Desired Future Outcome: 100% of identified streets with bike paths or hike and bike trails by 2006.

Data Source: Neighborhood volunteers recruited by Neighborhood Implementation Team.

Frequency of Review: Annually.
GETTING AROUND TOWN (CONTINUED)

Indicator 5: Number of transit riders boarding within the planning area.


Desired Future Outcome: Increase ridership by 100% by 2006.

Data Source: VIA.

Frequency of Review: Annually.

PLACES WHERE WE GATHER, PLAY AND LEARN

Indicator 6: Number of bookmobile sites in the planning area and the number of books checked out from these bookmobiles.

Baseline: Number of existing bookmobile sites in the planning area and number of books checked out at these bookmobiles as of January 2001.

Desired Future Outcome: Increase the number of bookmobile sites utilized and increase the number of books checked out from bookmobiles in the planning area.

Data Source: City of San Antonio Library Department, bookmobile division.

Frequency of Review: Annually.
PLACES WHERE WE GATHER, PLAY AND LEARN (CONTINUED)

Indicator 7: Number and quality of amenities in the parks in the planning area.

Baseline: Number and quality of existing amenities (trees, swings, etc.) in the four existing planning area parks 2 months after plan adoption (early 2001).

Desired Future Outcome: Increase the number and quality of existing amenities in the four existing planning area parks.

Data Source: Comprehensive visual (photo) and numerical survey of the quantity and quality of park amenities done by neighborhood volunteers.

Frequency of Review: Annually.
City Officials

Mayor
Howard W. Peak

City Council
Bobby Perez, District 1
Mario Salas, District 2
Debra Guerrero, District 3
Raul Prado, District 4
David A. Garcia, District 5
Enrique M. Barrera, District 6
Ed Garza, District 7
Bonnie Conner, District 8
Tim Bannwolf, District 9
David Carpenter, District 10

Planning Team
Eric Smith, Chair
Margaret Anaglia, Wilshire Terrace
Julie Bedell, Northwood Elementary PTA
Chris Brown, Wilshire Terrace
Mark Deeds, Terrell Heights
Reed Everette-Lee, Oak Park/Northwood
Lynn Everette-Lee, Oak Park/Northwood
Sally Flanagan, Sunset Ridge Shopping Center
Michael Herrera, Wilshire Terrace
Judy Holstein, Terrell Plaza Shopping Center
Linda Kendell, Northwood Elementary PTA
Bruce Kibedeaux, Silo Restaurant
David Lloyd, Taco Cabana
Ann Mar, The Oaks Condominiums
Lisa Mares, Art Works
David Miracle, Northridge Park Baptist Church
Mark Newman, Sendero Partners
Leo Perron, Oak Park, Perron & Co.
Debbie Reid, Wilshire Terrace
George Rotblut, Woodridge Condominiums
Parker Scott, Terrell Heights
Gerry Seaman, Northwood Presbyterian Church
Barry Smith, Meadowood Estates
Vera Steves, Garner Middle School PTA
Bill Sullivan, Oak Park/Northwood
Kimberley Thornton, Northwood Elementary
KT Whitehead, Terrell Heights
Citizen Work Groups

Heart of the Neighborhood
Ann Atwell
Chris Brown
Julie Catalano
Mark Deeds
Reed Everette-Lee
Catherine Haenze
Bob Henson
Anita Henson
Joan Hienen
Rob Holliday
Judy Holstein
Charles Jeffers
Jeff Katz
Bruce Kibedeaux
Richard Landsman
Teena Larson
David Lloyd
Heather MacDonald
Bobbie McGregor
Robert Mosley
Russell Oldmixon
Jackie Pepper
Leo Perron
Debbie Reid
Clay Richmond
Dick Roberts
Bill Rodney
Hans Rohl
Molly Davis Ruggles
Ann Schlosser
Gerry Seaman
Bruce Smiley
Eric Smith
Duke Stevens
Bill Sullivan
Rick Tangum
Carlos Villasana

Getting Around Town
Debra Black
Glen Davis
Mark Deeds
Mary Jane Donlin
Lynn Everett-Lee
Doug Horn
Ann Mar
Marcos Mar
Jay Moore
George Rotblut

Where We Gather Work and Play
M. Alefsen
Margaret Anaglia
Tony Athens
Jan Aull
Julie Bedell
Chris Brown
Mark Deeds
Lynn Everett-Lee
Catherine Haenze
Bob Henson
Susan Johnson
Jeff Katz
Jacqueline Lee
Ruth Lofgren
Lisa Mares
Mildred McGrath
Betty Moxley
Janice Pichler
Lucy Rose
Marcy Rose
Edith Speert
Vera Steves
KT Whitehead
Lester Yanta
Consulting Experts

Robin Abrams, Texas A&M
College of Architecture
Simon Atkinson, University of Texas Austin
School of Architecture
Andy Ballard,
COSA Public Works Dept.
Becky Brauning-Haag
COSA Parks and Recreation Dept.
Kathleen Buckalew,
COSA Public Works, Traffic
Fred Calhoun,
NE Independent School District
Celine Casillas-Thomasson
COSA Neighborhood Action, NCR
Peggy Clemons,
Garner Middle School, Principal
Scott Ericksen,
Metropolitan Planning Organization
Rocky Estrada,
COSA Parks and Recreation Dept.
Raquel Favela,
COSA Neighborhood Action Dept.
John Friebele
COSA Public Works, Traffic
Sandra Grabow,
COSA Intergovernmental Relations
Dwayne Jones,
COSA Planning Dept.
Cheryll Lardy,
COSA Community Initiatives Dept.
Sandra Lott,
City Public Service
David McDaniel,
COSA Public Works Dept.
Felix Padron,
COSA Public Works Dept.
Raymond Quiroz,
VIA Metropolitan Transit
Milton Randle,
City Public Service
Sam Reed,
COSA Code Compliance Dept.
Sharon Soderquist,
COSA Library Dept.

Consulting Experts Continued

Elizabeth Spencer,
COSA Neighborhood Action Dept.
Linda Stringfellow,
COSA Parks and Recreation Dept.
Chuck VanZandt,
COSA Parks and Recreation Dept.

Contributors

Meeting Refreshments
HEB
Hometown Buffet, Austin Highway
Taco Cabana
Twin Sisters
Silo Restaurant

Meeting Locations
Artworks
Northwood Park Baptist Church
Northwood Presbyterian Church
Oakwell Library
Promenade Condominiums
Seven Oaks Resort and Conference Center
Saint Andrew’s Methodist Church
Silo Restaurant
Woodridge Elementary School

Planning Department
Emil Moncivais, Planning Director
Dwayne Jones, Manager
Carol Haywood, Project Manager
Gregory Baker, Project Planner
Kara Norman
Nina Nixon-Mendez
Christine Viña
Christopher Garcia
Christopher Kennedy
Andrew Spurgin
Brian Chandler
Mark Baysden
Appendices

The following appendices are additional information about demographics of the planning area, people who participated and gave consulting advice to the citizen work groups, and dates that meetings were held. Information on underground utility conversions, conservation districts, public improvement projects, and housing age that may be helpful to the implementation team are included followed by several letters of support from community agencies and a glossary.
Neighborhood Demographics

The following tables provide the 1990 census of Population and Housing demographics for both the Northeast Inner Loop Planning area and the City of San Antonio as a whole. The 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**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Under 5</th>
<th>5 – 17</th>
<th>18 - 24</th>
<th>25 – 44</th>
<th>45 - 64</th>
<th>65 plus</th>
</tr>
</thead>
<tbody>
<tr>
<td>#</td>
<td>834</td>
<td>1,735</td>
<td>892</td>
<td>4,659</td>
<td>2,657</td>
<td>3,745</td>
</tr>
<tr>
<td>%</td>
<td>6%</td>
<td>12%</td>
<td>6%</td>
<td>32%</td>
<td>18%</td>
<td>26%</td>
</tr>
</tbody>
</table>

**Income and Poverty**

<table>
<thead>
<tr>
<th></th>
<th>Neighborhood</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Median Household Income</td>
<td>$33,990</td>
<td>$23,584</td>
</tr>
<tr>
<td>Persons (%) below Poverty Level</td>
<td>1,710 (12%)</td>
<td>207,161 (23%)</td>
</tr>
</tbody>
</table>

**Educational Attainment for Persons 25 Years and Older**

<table>
<thead>
<tr>
<th>Educational Attainment for Persons 25 Years and Older</th>
<th>Neighborhood</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 12th Grade</td>
<td>1,248</td>
<td>171,654 (31%)</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>2,175</td>
<td>135,221 (24%)</td>
</tr>
<tr>
<td>Some College</td>
<td>3,099</td>
<td>129,370 (22%)</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>510</td>
<td>29,591 (5%)</td>
</tr>
<tr>
<td>Bachelor Degree</td>
<td>3,221</td>
<td>64,437 (12%)</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>1,700</td>
<td>34,771 (6%)</td>
</tr>
<tr>
<td>TOTAL 25 Years +</td>
<td>11,953</td>
<td>565,044 (100%)</td>
</tr>
</tbody>
</table>

**Housing**

<table>
<thead>
<tr>
<th>Housing</th>
<th>Neighborhood</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>4,102</td>
<td>176,422 (54%)</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>3,050</td>
<td>150,339 (46%)</td>
</tr>
<tr>
<td>Total occupied units</td>
<td>7,152</td>
<td>326,761</td>
</tr>
<tr>
<td>Vacant housing</td>
<td>738</td>
<td>38,653 (11%)</td>
</tr>
<tr>
<td>Total housing units</td>
<td>7,890</td>
<td>365,414</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing</th>
<th>Neighborhood</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Housing Value</td>
<td>$107,100</td>
<td>$49,700</td>
</tr>
<tr>
<td>Median Monthly Rent</td>
<td>$427</td>
<td>$308</td>
</tr>
<tr>
<td>Median Housing Age</td>
<td>1962</td>
<td>1969</td>
</tr>
</tbody>
</table>
The following tables provide information on the past, current, and projected demographics for both the Northeast Inner Loop planning area and the City of San Antonio as a whole. The numbers found in the

### Total Population Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>14,710</td>
<td>--</td>
<td>785,880</td>
<td>--</td>
<td>2%</td>
</tr>
<tr>
<td>1990</td>
<td>14,522</td>
<td>-1%</td>
<td>935,933</td>
<td>19%</td>
<td>2%</td>
</tr>
<tr>
<td>1999</td>
<td>16,563</td>
<td>14%</td>
<td>1,076,192</td>
<td>27%</td>
<td>2%</td>
</tr>
<tr>
<td>2004</td>
<td>17,669</td>
<td>7%</td>
<td>1,152,125</td>
<td>9%</td>
<td>2%</td>
</tr>
</tbody>
</table>

### Ethnicity Comparison - Hispanic

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>1,683</td>
<td>--</td>
<td>421,954</td>
<td>--</td>
<td>0%</td>
</tr>
<tr>
<td>1990</td>
<td>1,745</td>
<td>4%</td>
<td>520,282</td>
<td>23%</td>
<td>0%</td>
</tr>
<tr>
<td>1999</td>
<td>3,245</td>
<td>86%</td>
<td>679,507</td>
<td>31%</td>
<td>0%</td>
</tr>
<tr>
<td>2004</td>
<td>4,239</td>
<td>31%</td>
<td>768,776</td>
<td>13%</td>
<td>1%</td>
</tr>
</tbody>
</table>

### Ethnicity Comparison - Anglo

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>12,711</td>
<td>--</td>
<td>299,357</td>
<td>--</td>
<td>4%</td>
</tr>
<tr>
<td>1990</td>
<td>12,052</td>
<td>-5%</td>
<td>339,115</td>
<td>13%</td>
<td>4%</td>
</tr>
<tr>
<td>1999</td>
<td>12,368</td>
<td>3%</td>
<td>310,760</td>
<td></td>
<td>4%</td>
</tr>
<tr>
<td>2004</td>
<td>12,317</td>
<td>0%</td>
<td>292,759</td>
<td>-6%</td>
<td>4%</td>
</tr>
</tbody>
</table>

### Ethnicity Comparison – African American

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>257</td>
<td>--</td>
<td>57,700</td>
<td>--</td>
<td>0%</td>
</tr>
<tr>
<td>1990</td>
<td>607</td>
<td>136%</td>
<td>63,260</td>
<td>10%</td>
<td>1%</td>
</tr>
<tr>
<td>1999</td>
<td>639</td>
<td>5%</td>
<td>66,945</td>
<td>6%</td>
<td>1%</td>
</tr>
<tr>
<td>2004</td>
<td>718</td>
<td>12%</td>
<td>68,387</td>
<td>2%</td>
<td>1%</td>
</tr>
</tbody>
</table>

### Ethnicity Comparison – Other

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>59</td>
<td>--</td>
<td>6,869</td>
<td>--</td>
<td>1%</td>
</tr>
<tr>
<td>1990</td>
<td>118</td>
<td>100%</td>
<td>13,276</td>
<td>93%</td>
<td>1%</td>
</tr>
<tr>
<td>1999</td>
<td>311</td>
<td>164%</td>
<td>18,980</td>
<td>43%</td>
<td>2%</td>
</tr>
<tr>
<td>2004</td>
<td>395</td>
<td>27%</td>
<td>22,203</td>
<td>17%</td>
<td>2%</td>
</tr>
</tbody>
</table>
### Total Number of Households Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>7,028</td>
<td>--</td>
<td>271,278</td>
<td>--</td>
<td>3%</td>
</tr>
<tr>
<td>1990</td>
<td>7,152</td>
<td>2%</td>
<td>326,761</td>
<td>20%</td>
<td>2%</td>
</tr>
<tr>
<td>1999</td>
<td>8,521</td>
<td>19%</td>
<td>392,573</td>
<td>20%</td>
<td>2%</td>
</tr>
<tr>
<td>2004</td>
<td>9,275</td>
<td>9%</td>
<td>429,271</td>
<td>9%</td>
<td>2%</td>
</tr>
</tbody>
</table>

### Average Household Size Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>2.11</td>
<td>--</td>
<td>2.97</td>
<td>--</td>
<td>71%</td>
</tr>
<tr>
<td>1990</td>
<td>2.06</td>
<td>-2%</td>
<td>2.8</td>
<td>-6%</td>
<td>74%</td>
</tr>
<tr>
<td>1999</td>
<td>1.98</td>
<td>-4%</td>
<td>2.69</td>
<td>-4%</td>
<td>74%</td>
</tr>
<tr>
<td>2004</td>
<td>1.94</td>
<td>-2%</td>
<td>2.63</td>
<td>-2%</td>
<td>74%</td>
</tr>
</tbody>
</table>

### Median Household Income Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>$18,400</td>
<td>--</td>
<td>$13,775</td>
<td>--</td>
<td>134%</td>
</tr>
<tr>
<td>1990</td>
<td>$34,000</td>
<td>85%</td>
<td>$23,584</td>
<td>71%</td>
<td>144%</td>
</tr>
<tr>
<td>1999</td>
<td>$43,100</td>
<td>27%</td>
<td>$32,238</td>
<td>37%</td>
<td>134%</td>
</tr>
<tr>
<td>2004</td>
<td>$46,100</td>
<td>7%</td>
<td>$36,330</td>
<td>13%</td>
<td>127%</td>
</tr>
</tbody>
</table>

### Average Household Income Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>$24,400</td>
<td>--</td>
<td>$17,460</td>
<td>--</td>
<td>140%</td>
</tr>
<tr>
<td>1990</td>
<td>$44,500</td>
<td>82%</td>
<td>$30,614</td>
<td>75%</td>
<td>145%</td>
</tr>
<tr>
<td>1999</td>
<td>$58,900</td>
<td>32%</td>
<td>$45,657</td>
<td>49%</td>
<td>129%</td>
</tr>
<tr>
<td>2004</td>
<td>$66,700</td>
<td>13%</td>
<td>$55,236</td>
<td>21%</td>
<td>121%</td>
</tr>
</tbody>
</table>

### Total Number of Housing Units Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>N'hood</th>
<th>% Change</th>
<th>City</th>
<th>% Change</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>7,449</td>
<td>--</td>
<td>291,560</td>
<td>--</td>
<td>3%</td>
</tr>
<tr>
<td>1990</td>
<td>7,890</td>
<td>6%</td>
<td>365,414</td>
<td>25%</td>
<td>2%</td>
</tr>
<tr>
<td>1999</td>
<td>8,959</td>
<td>14%</td>
<td>415,790</td>
<td>14%</td>
<td>2%</td>
</tr>
<tr>
<td>2004</td>
<td>9,754</td>
<td>9%</td>
<td>454,619</td>
<td>9%</td>
<td>2%</td>
</tr>
</tbody>
</table>

*Source: 1980 & 1990 Census, Claritas Corp. Demographic Estimates*
Resource Directory

Listed below are the names of the people who participated in the work groups and the names and phone numbers of the consulting experts who volunteered their time to advise the work groups during the development of the plan’s objectives and action steps.

Heart of the Neighborhood/Redeveloping Austin Highway

Work Group

Ann Atwell          Rob Holliday          Robert Mosley          Molly Davis Ruggles
Chris Brown         Judy Holstein         Russell Oldmixon       Ann Schlosser
Julie Catalano      Charles Jeffers       Jackie Pepper         Gerry Seaman
Mark Deeds          Bruce Kibedeaux       Leo Perron            Bruce Smiley
Reed Everette-Lee   Richard Landsman     Debbie Reid            Eric Smith
Catherine Haenze    Teena Larson         Clay Richmond         Duke Stevens
Bob Henson          David Lloyd          Dick Roberts           Bill Sullivan
Anita Henson        Heather MacDonald    Bill Rodney            Rick Tangum
Joan Hienen         Bobbie McGregor      Hans Rohl             Carlos Villasana

Consulting Experts

Robin Abrams, professor          Dwayne Jones, Manager
Texas A&M College of Architecture COSA Planning Department
                                        Neighborhood and Urban Design
                                        207-2736

Simon Atkinson, professor         Sandra Lott
UT Austin School of Architecture  City Public Service
                                        353-4422

Celine Casillas-Thomasson        Felix Padron
COSA Neighborhood Action Department COSA Public Works Department
Neighborhood Commercial Revitalization Enhancement Coordinator
                                        207-4433

Raquel Favela                  Milton Randle, City Council Coordinator
COSA Neighborhood Action Department City Public Service
Neighborhood Sweeps              353-2833
                                        207-2734

John Friebele                 Elizabeth Spencer
COSA Public Works Department  COSA Neighborhood Action Department
Signal Systems and Design       Housing Resources
                                        207-2765
Appendix B: Resource Directory

Getting Around Town

Work Group
Debra Black        Mary Jane Donlin        Ann Mar          Jay Moore
Glen Davis         Lynn Everett-Lee       Marcos Mar        George Rotblut
Mark Deeds         Doug Horn

Consulting Experts
Andy Ballard       Scott Ericksen
COSA Public Works Department
Streets and Traffic Engineering
207-7720
Kathleen Buckalew  Raymond Quiroz
COSA Public Works Department
Neighborhood Traffic Management
207-3215
Places Where We Gather, Play and Learn

**Work Group**

M. Alefsen       Mark Deeds       Jacqueline Lee       Lucy Rose
Margaret Anaglia Lynn Everett-Lee Ruth Lofgren       Marcy Rose
Tony Athens      Catherine Haenz Lisa Mares       Edith Speert
Jan Aull         Bob Henson       Mildred McGrath       Vera Steves
Julie Bedell     Susan Johnson    Betty Moxley       KT Whitehead
Chris Brown      Jeff Katz        Janice Pichler       Leser Yanta

**Consulting Experts**

Becky Brauning-Haag          David McDaniel
COSA Parks and Recreation Department
Horticultural services Superintendent
207-3215

Fred Calhoun
Northeast Independent School District
Associate Supervisor of Operations
804-7011

Peggy Clemons, Principal          Sharon Soderquist
Garner Middle School
805-5100

Rocky Estrada          Linda Stringfellow
COSA Parks and Recreation Department
Park Design and Project Services
207-3160

Sandra Grabow              Chuck VanZandt
COSA Intergovernmental Relations
207-7197

Cheryl Lardy
COSA Community Initiatives Department
655-2296
Meeting Calendar

Listed below are the dates and places that meetings were held to plan, develop and gather community input.

Community Meetings

Kickoff Celebration
Thursday, December 9, 1999
Northridge Park Baptist Church
2659 Eisenhauer Road

Reviewing Strengths and Weaknesses
Thursday, March 2, 2000
Northridge Park Baptist Church
2659 Eisenhauer Road

Mapping the Issues
Saturday, January 8, 2000
Northridge Park Baptist Church
2659 Eisenhauer Road

Reviewing the Strategies
Thursday, July 27, 2000
Seven Oaks Hotel and Conference Center
1400 Austin Highway

and

Thursday, January 13, 2000
Woodridge Elementary School
100 Woodridge

Finalizing the Plan
Wednesday, October 18, 2000
Seven Oaks Hotel and Conference Center
14000 Austin Highway

Austin Highway Stakeholders Meeting

Wednesday, August 16, 2000
Seven Oaks Hotel and Conference Center
1400 Austin Highway

Planning Team Meetings
(to oversee the planning process and plan the Community Meetings)

Wednesday, October 20, 1999
Oakwell Library
4134 Harry Wurzbach

Thursday, January 27, 2000
Northwood Presbyterian Church
518 Pike Place

Tuesday, November 9, 1999
Silo
1133 Austin Highway

June 29, 2000
Silo
1133 Austin Highway

Thursday, December 9, 1999
Northridge Park Baptist Church
2659 Eisenhauer Road

Wednesday, August 30, 2000
Oakwell Library
4134 Harry Wurzbach
Work Group Meetings

Heart of the Neighborhood/Redevelopment of Austin Highway

Monday, March 20, 2000
Silo
1133 Austin Highway

Wednesday, May 24
St. Andrew’s Methodist Church
722 Robinhood

Monday, April 3, 2000
Oakwell Library
4134 Harry Wurzbach

Thursday, June 1, 2000
St. Andrew’s Methodist Church
722 Robinhood

Wednesday, April 12, 2000
St. Andrew’s Methodist Church
722 Robinhood

Monday, June 12, 2000
Northwood Presbyterian Church
518 Pike Place

Wednesday, May 3, 2000
Silo
1133 Austin Highway

Wednesday, June 21, 2000
Seven Oaks Hotel and Conference Center
1400 Austin Highway

Tuesday, May 16, 2000
Oakwell Library
4134 Harry Wurzbach

Thursday, June 29, 2000
Silo
1133 Austin Highway

Getting Around Town

Tuesday, March 21, 2000
St. Andrew’s Methodist Church
722 Robinhood

Monday, May 1, 2000
Northridge Park Baptist Church
2659 Eisenhauer Road

Tuesday, April 4, 2000
St. Andrew’s Methodist Church
722 Robinhood

Tuesday, May 16, 2000
St. Andrew’s Methodist Church
722 Robinhood

Tuesday, April 18, 2000
St. Andrew’s Methodist Church
722 Robinhood
## Work Group Meetings

### Places Where We Gather, Play, and Learn

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, March 21, 2000</td>
<td>Northwood Presbyterian Church</td>
</tr>
<tr>
<td></td>
<td>518 Pike Place</td>
</tr>
<tr>
<td>Monday, May 15, 2000</td>
<td>Oakwell Library</td>
</tr>
<tr>
<td></td>
<td>4134 Harry Wurzbach</td>
</tr>
<tr>
<td>Monday, April 3, 2000</td>
<td>Artworks</td>
</tr>
<tr>
<td></td>
<td>1840 Nacogdoches</td>
</tr>
<tr>
<td>Thursday, May 25, 2000</td>
<td>St. Andrew's Methodist Church</td>
</tr>
<tr>
<td></td>
<td>722 Robinhood</td>
</tr>
<tr>
<td>Monday, April 17, 2000</td>
<td>Oakwell Library</td>
</tr>
<tr>
<td></td>
<td>4134 Harry Wurzbach</td>
</tr>
<tr>
<td>Tuesday, June 6, 2000</td>
<td>Oakwell Library</td>
</tr>
<tr>
<td></td>
<td>4134 Harry Wurzbach</td>
</tr>
<tr>
<td>Thursday, May 4, 2000</td>
<td>St. Andrew's Methodist Church</td>
</tr>
<tr>
<td></td>
<td>722 Robinhood</td>
</tr>
<tr>
<td>Thursday, June 15, 2000</td>
<td>Promenade Condominiums Clubhouse</td>
</tr>
<tr>
<td></td>
<td>7123 Thrush View</td>
</tr>
</tbody>
</table>

### Indicators Meeting – all three work groups

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wednesday, September 27 2000</td>
<td>Oakwell Library</td>
</tr>
<tr>
<td></td>
<td>4134 Harry Wurzbach</td>
</tr>
</tbody>
</table>
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 underground\ 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
**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.
Location and Hours
City of San Antonio Learning and Leadership Development Centers

Fr. Albert Benavides Learning and Leadership Development Center
515 Castroville Road, 78237  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

Bob & Jeanne Billa Learning and Leadership Development Center
1033 Ada, 78223  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

Columbia Heights Learning and Leadership Development Center
1502 Fitch Street, 78211  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

Margarita R. Huantes Learning and Leadership Development Center
1411 Guadalupe, 78207  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

St. Mary’s Learning and Leadership Development Center
3141 Culebra Road, 78228  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

St. Philip’s Learning and Leadership Development Center
101 Meerscheidt Street, 78203  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

Willie C. Velasquez Learning and Leadership Development Center
1302 N. Zarzamora, 78207  
Hours: 7:45 am to 9:00 pm Monday – Thursday  
7:45 am to 4:30 pm Friday

225-READ Central Referral Center
Provides client and volunteer referrals to approximately 215 literacy services provider sites located throughout the San Antonio metropolitan area.
1502 Fitch Street, 78211  
Hours: 8:15 to 5:00 pm Monday – Friday
The following is a list of public improvement projects undertaken in the planning area over the last few years and projects that are planned for the future. The projects are keyed to the map on page A-25.

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Project and Limits</th>
<th>Planned Improvements</th>
<th>Project Cost</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>IH410 (Nacogdoches Rd.-Broadway)</td>
<td>Relocation of Pole Line for Drainage Work and Ramp</td>
<td>$60,000</td>
<td>Planned for Implementation</td>
</tr>
<tr>
<td>2</td>
<td>Crownhill (Loop 410-New Braunfels)</td>
<td>Micro Surface</td>
<td>$25,550</td>
<td>1998</td>
</tr>
<tr>
<td>3</td>
<td>Zercher (Crownhill-Loop 410)</td>
<td>Micro Surface</td>
<td>$10,089</td>
<td>1998</td>
</tr>
<tr>
<td>5</td>
<td>Laurelhurst (Crownhill-Edgehill)</td>
<td>Micro Surface</td>
<td>$12,212</td>
<td>1998</td>
</tr>
<tr>
<td>6</td>
<td>Busby (Crownhill- Lawndale), Verdant, Greenbrier (Verdant-Edgehill), and Edgehill</td>
<td>Construction of Curbs</td>
<td>$200,000</td>
<td>1999 Bonds</td>
</tr>
<tr>
<td>7</td>
<td>Busby and Flamingo</td>
<td>Drainage Improvements</td>
<td>$70,000</td>
<td>1999 Bonds</td>
</tr>
<tr>
<td>8</td>
<td>Verdant (Greenbrier-Edgehill)</td>
<td>Micro Surface</td>
<td>$12,168</td>
<td>1998</td>
</tr>
<tr>
<td>9</td>
<td>Edgehill (Laurelhurst-New Braunfels)</td>
<td>Micro Surface</td>
<td>$19,381</td>
<td>1998</td>
</tr>
<tr>
<td>10</td>
<td>Flamingo Street (New Braunfels-Broadway)</td>
<td>Micro Surface</td>
<td>$25,487</td>
<td>1998</td>
</tr>
<tr>
<td>11</td>
<td>Cultor (Chulie-Nacogdoches)</td>
<td>Rebuilding and Reconductoring of Existing Pole Line to Convert Circuit to Higher Voltage</td>
<td>$120,000</td>
<td>Planned for Implementation</td>
</tr>
<tr>
<td>13</td>
<td>Royal Oaks (North Vandiver-Dalewood)</td>
<td>Speed Hump</td>
<td>$4,500</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Country Lane and Dalewood (Harry Wurzbach-Nacogdoches)</td>
<td>Rebuilding and Reconductoring of Existing Overhead Pole Line</td>
<td>$750,000</td>
<td>Planned for Implementation</td>
</tr>
<tr>
<td>15</td>
<td>Northwood Park (100 Dalewood)</td>
<td>Landscape Painting, Landscape Irrigation, and Landscape Drainage Improvements</td>
<td>$66,433</td>
<td>1994 Bonds</td>
</tr>
<tr>
<td>16</td>
<td>Oakwell Branch Library (4134 Harry Wurzbach)</td>
<td>Remodeling (additional space)</td>
<td></td>
<td>1996</td>
</tr>
<tr>
<td>17</td>
<td>Cave Lane (Woodridge-Kenilworth)</td>
<td>Speed Hump</td>
<td>$4,500</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Rockhill (Brookhurst-Kenilworth)</td>
<td>Speed Hump</td>
<td>$4,500</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Five Oaks (at Robin Rest)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Rockhill (at Pike)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Robin Rest (at Rock Hill)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Urban Crest (at Quail Run)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Urban Crest (at Robin Rest)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Northwood Elementary School</td>
<td>Additions, Renovations, Technology, and Infrastructure</td>
<td>$4,064,655</td>
<td>1995, 1996 Bond Issues</td>
</tr>
<tr>
<td>25</td>
<td>Northwood Presbyterian Church</td>
<td>Senior Nutrition Center</td>
<td></td>
<td>1999</td>
</tr>
<tr>
<td>26</td>
<td>Howard Early Childhood (7800)</td>
<td></td>
<td>$1,300,000</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Nacogdoches (Broadway-New Braunfels)</td>
<td>Reconstruct and Widen Two Lanes to Two Lanes With a</td>
<td>$3,336,648</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Map Key</td>
<td>Project and Limits</td>
<td>Planned Improvements</td>
<td>Project Cost</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------</td>
<td>------------------------------------------------</td>
<td>-----------------------------------</td>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>29</td>
<td>Oakleaf (at Woodridge)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Oakleaf (at Crandall)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Woodridge (at Woodcrest)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Woodridge Elementary (100 Wood-</td>
<td></td>
<td>$3,500,000</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Alamo Heights Jr. School (7607 New</td>
<td></td>
<td>$4,000,000</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Larkwood (at Woodridge)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Larkwood (at Crandall)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Northridge (at Greenwich)</td>
<td>School Crossing Flasher</td>
<td>$14,000</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Chevy Chase (Larkwood-Robinhood</td>
<td>Speed Hump</td>
<td>$4,500</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Northridge Park</td>
<td>Lighting and Restroom Im-</td>
<td>$66,433</td>
<td>1994 Bonds</td>
</tr>
<tr>
<td>39</td>
<td>Haskin Park (300 Haskin)</td>
<td>Playground Improvements</td>
<td>$66,433</td>
<td>1994 Bonds</td>
</tr>
<tr>
<td>40</td>
<td>Briarwood (New Braunfels-</td>
<td>Slurry Seal</td>
<td>$8,343</td>
<td>1998</td>
</tr>
<tr>
<td>41</td>
<td>Camelback (New Braunfels-</td>
<td>Slurry Seal</td>
<td>$9,224</td>
<td>1998</td>
</tr>
<tr>
<td>42</td>
<td>Scotsdale (Briarwood-Woodmen)</td>
<td>Slurry Seal</td>
<td>$6,287</td>
<td>1998</td>
</tr>
<tr>
<td>43</td>
<td>Woodmen (New Braunfels-</td>
<td>Slurry Seal</td>
<td>$8,383</td>
<td>1998</td>
</tr>
<tr>
<td>44</td>
<td>Larchmont (Seidel-Greenwich)</td>
<td>Slurry Seal</td>
<td>$29,769</td>
<td>1998</td>
</tr>
<tr>
<td>45</td>
<td>Spring Bend and Spring Briar</td>
<td>Slurry Seal</td>
<td>$6,573</td>
<td>1998</td>
</tr>
<tr>
<td>46</td>
<td>Rainbow (Eisenhauer-Austin Hwy.)</td>
<td>Slurry Seal</td>
<td>$14,174</td>
<td>1997</td>
</tr>
<tr>
<td>47</td>
<td>Irvington (Vandiver-Greenwich)</td>
<td>Slurry Seal</td>
<td>$32,690</td>
<td>1998</td>
</tr>
<tr>
<td>48</td>
<td>Deerwood (Rainbow-Harry Wurz-</td>
<td>City-Seal Coat</td>
<td>$11,413</td>
<td>1998</td>
</tr>
<tr>
<td>49</td>
<td>Devonshire (Vandiver-Greenwich)</td>
<td>Slurry Seal</td>
<td>$29,340</td>
<td>1998</td>
</tr>
<tr>
<td>50</td>
<td>Greenwich (Eisenhauer-Brees)</td>
<td>Slurry Seal</td>
<td>$12,582</td>
<td>1998</td>
</tr>
<tr>
<td>51</td>
<td>Vandiver (Eisenhauer-Brees)</td>
<td>Slurry Seal</td>
<td>$12,574</td>
<td>1998</td>
</tr>
<tr>
<td>52</td>
<td>Cloudhaven (Rainbow-Deerwood)</td>
<td>City-Seal Coat</td>
<td>$6,420</td>
<td>1998</td>
</tr>
<tr>
<td>54</td>
<td>Brees (New Braunfels-Spring Briar)</td>
<td>Slurry Seal</td>
<td>$33,527</td>
<td>1998</td>
</tr>
<tr>
<td>55</td>
<td>Vandercheck (Cloverleaf-Emporia)</td>
<td>Slurry Seal</td>
<td>$17,010</td>
<td>1998</td>
</tr>
<tr>
<td>56</td>
<td>Greenwich (Grees-Meadow Ln, N)</td>
<td>Slurry Seal</td>
<td>$891</td>
<td>1997</td>
</tr>
<tr>
<td>57</td>
<td>Harmon (Vandiver-Greenwich)</td>
<td>Slurry Seal</td>
<td>$31,590</td>
<td>1997</td>
</tr>
<tr>
<td>58</td>
<td>Chevy Chase (Brees-Eisenhauer)</td>
<td>Slurry Seal</td>
<td>$17,996</td>
<td>1998</td>
</tr>
<tr>
<td>59</td>
<td>Seidel (Brees-Eisenhauer)</td>
<td>Slurry Seal</td>
<td>$12,622</td>
<td>1998</td>
</tr>
<tr>
<td>60</td>
<td>Vandiver (Brees-Austin Hwy.)</td>
<td>Slurry Seal</td>
<td>$7,127</td>
<td>1997</td>
</tr>
<tr>
<td>61</td>
<td>Chevy Chase (Greenwich-Brees)</td>
<td>Slurry Seal</td>
<td>$23,734</td>
<td>1998</td>
</tr>
<tr>
<td>62</td>
<td>Pinecrest (Cloverleaf-Vandercheck)</td>
<td>Slurry Seal</td>
<td>$8,911</td>
<td>1990</td>
</tr>
<tr>
<td>63</td>
<td>Emporia (Brees-Dead End)</td>
<td>Slurry Seal</td>
<td>$14,174</td>
<td>1997</td>
</tr>
<tr>
<td>64</td>
<td>Bryn Mawr (Meadow Ln.-Vandiver)</td>
<td>Slurry Seal</td>
<td>$31,185</td>
<td>1997</td>
</tr>
<tr>
<td>65</td>
<td>Seidel (Austin Hwy.-Brees)</td>
<td>Slurry Seal</td>
<td>$10,692</td>
<td>1997</td>
</tr>
<tr>
<td>66</td>
<td>Wellesley (Greenwich-Mt. Calvary)</td>
<td>Slurry Seal</td>
<td>$14,174</td>
<td>1997</td>
</tr>
<tr>
<td>67</td>
<td>Cloverleaf (New Braunfels-Emporia)</td>
<td>Slurry Seal</td>
<td>$9,720</td>
<td>1997</td>
</tr>
<tr>
<td>68</td>
<td>Meadow Ln.</td>
<td>Slurry Seal</td>
<td>$18,375</td>
<td>1997</td>
</tr>
<tr>
<td>69</td>
<td>Field Crest (Meadow Ln-Meadow Ln)</td>
<td>Slurry Seal</td>
<td>$5,669</td>
<td>1997</td>
</tr>
<tr>
<td>Map Key</td>
<td>Project and Limits</td>
<td>Planned Improvements</td>
<td>Project Cost</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------</td>
<td>----------------------</td>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>70</td>
<td>Franklin (Austin Hwy-Meadow Ln, Slurry Seal</td>
<td>$4,454</td>
<td>1997</td>
<td></td>
</tr>
<tr>
<td>71</td>
<td>New Haven (Meadow Ln, W-Slurry Seal</td>
<td>$8,099</td>
<td>1997</td>
<td></td>
</tr>
<tr>
<td>72</td>
<td>Mount Calvary (Austin Hwy.-Chevy Slurry Seal</td>
<td>$16,604</td>
<td>1997</td>
<td></td>
</tr>
<tr>
<td>73</td>
<td>Alamo Heights Maintenance Facility</td>
<td>$1,200,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>74</td>
<td>Sumner (Vandiver-Harry Wurzbach) City-Seal Coat</td>
<td>$24,610</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>75</td>
<td>Ginger (Rittiman-Sumner) City-Seal Coat</td>
<td>$7,847</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>76</td>
<td>Olney (Vandiver-Harry Wurzbach) City-Seal Coat</td>
<td>$24,967</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>77</td>
<td>Karen (Harry Wurzbach-Byrnes) City-Seal Coat</td>
<td>$9,987</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>78</td>
<td>Timber Lane (Byrnes-Harry Wurz-</td>
<td>City-Seal Coat</td>
<td>$3,923</td>
<td>1999</td>
</tr>
<tr>
<td>79</td>
<td>Byrnes (Harry Wurzbach-Vandiver) City-Seal Coat</td>
<td>$32,047</td>
<td>2000</td>
<td></td>
</tr>
<tr>
<td>80</td>
<td>Sheila (Blakely-Merrie) City-Seal Coat</td>
<td>$8,203</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>81</td>
<td>Blakely (Vandiver-Merrie) City-Seal Coat</td>
<td>$22,253</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>82</td>
<td>Merrie (Rittiman-Byrnes) City-Seal Coat</td>
<td>$8,012</td>
<td>2000</td>
<td></td>
</tr>
<tr>
<td>83</td>
<td>Rittiman (Austin Hwy.-Harry Wurz-Base Failure Repair</td>
<td>$53,364</td>
<td>1998</td>
<td></td>
</tr>
<tr>
<td>84</td>
<td>Rittiman (Austin Hwy.-Harry Wurz-Base Repair, Pavement</td>
<td>$1,018,893</td>
<td>Under Design</td>
<td></td>
</tr>
<tr>
<td>85</td>
<td>Rittiman Rd. (Austin Hwy.-Harry Relocation of Pole Line for</td>
<td>$35,000</td>
<td>Planned for</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL $21,210,973

All capital improvement projects are evaluated for potential environmental contamination before being designed and/or funded.
City Public Service
of
San Antonio, Texas

September 15, 2000

Mr. Emil R. Moncivais, AICP, AIA
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78288-3966

Dear Mr. Moncivais:

Subject: Northeast Inner Loop Neighborhood Plan

City Public Service has reviewed the proposed Neighborhood Final Draft Plan for the Northeast Inner Loop Area.

CPS is supportive of your Neighborhood Initiative and understands your aesthetic concerns regarding the steel transmission towers. We would like to be a part of your program as a Lead Partner or a Proposed Partner, which ever is appropriate. Place my name on the list of Partners so that I can make sure that your concerns are acknowledged and we are available to work with your staff and neighborhood committee.

I look forward to working with this project that will aid the community. Please call me at 353-2700 if there are any questions.

Sincerely,

[Signature]

James N. Koenig
Supervisor
Utility Coordination Section

Cc: Mr. M. Randle
Mr. C. Blake
Mr. W. Fix
Mr. P. James

115 Navarro/Bldg. 1771
San Antonio, Texas 78296-1771
(210) 353-2000
September 12, 2000

Mr. Emil R, Moncivais, AICP, AIA
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Dear Mr. Moncivais:

Thank you for the opportunity to comment on the Northeast Inner Loop Neighborhood Plan. Unfortunately, the Federal Aviation Administration (FAA) is not in a position to act as a Lead Partner. However, the FAA remains very concerned about compatible land use adjacent to the San Antonio International Airport.

Through the Part 150 Program, the FAA has established a balanced approach to noise relief, which mitigates the noise impacts of airports upon their neighbors while protecting both airport access and the national aviation system. The San Antonio Part 150 Noise Study, which was approved in 1991, indicated 932 individuals living in the 75+ DNL level; 2,588 persons living in the 70-74 DNL and 23,840 persons living in an area greater than 65 DNL. Fourteen institutions, such as schools or churches in areas greater than 65 DNL have undergone measures to mitigate the noise.

An update to the Part 150 Study began in September 1998 and public hearings have been held. As part of the Part 150 Study, new noise contour maps are in the draft development stage. Projected noise contours may change based on the type of recommendations made in the Final Part 150 Study. Although the study has not been submitted to the FAA, I believe the study is nearly complete. I recommend the Planning Department check with the Aviation Department for the schedule for the Action Steps 3.1.1 and 3.1.2.

Based on the previous Noise Exposure Maps from the 1991 study, the entire area comprising the Northeast Inner Loop Neighborhood Plan is located in a noise-sensitive area.

The City of San Antonio has accepted grants for airport improvement projects. Grant Assurance No. 21 is entitled Compatible Land Use. By accepting these grants, the City of San Antonio assured and certified the "It (the sponsor/city) will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible..."
with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended."

The FAA is convinced that in any given community there is a range of viable and productive, yet compatible, uses for noise-impacted lands, and that effective planning can place noise sensitive uses, such as homes and schools, into areas unaffected by aviation noise. Where noise-sensitive uses are already in place, the FAA urges both the neighborhoods and the airport to work together to mitigate the impacts. Effective land-use planning takes into account both the existing noise and the future growth of the airport by designating and reserving these lands for uses that are compatible with the airport, both now and in the future.

The FAA thanks you for the opportunity to comment. Should you have any questions or comments, please contact me at (817) 222-5607.

Sincerely,

Nan L. Terry
Airport Environmental Specialist
Texas Airports Development Office

cc:
Kevin C. Dolliole
Director of Aviation
San Antonio International Airport
9800 Airport Blvd.
San Antonio, TX 78216
Memorandum

To: Loyce Ince, President
From: Barbara Johnson, Neighborhood Liaison
Date: September 13, 2000
Re: NORTHEAST INNER LOOP NEIGHBORHOOD PLAN

As Neighborhood Liaison for the Society, I recently reviewed the Northeast Inner Loop Neighborhood Plan (NILNP) and would like to comment on a few items:

First, the San Antonio Conservation Society has not been listed as a Lead or Proposed Partner in the draft. But it is most likely that in the event this area, or a portion of this area, would be interested in becoming a Conservation District, the Conservation Society would be supportive of this effort. As far as I know, the San Antonio Conservation Society does not have any current or planned projects for the NILN. The identified action steps are achievable and implementable.

Second, due to the relationship between this area and the neighboring cities of Alamo Heights and Terrell Hills, it would seem appropriate to inform both cities of development that would directly impact either. For instance, the land use plan map is misleading due to the indicated boundary lines. This is particularly important when showing Eisenhower Road as it crosses North New Braunfels to Claywell, which is in the City of Alamo Heights. Eisenhower is a major thoroughfare and Claywell is a residential street bearing the burden of cut-through traffic to Broadway. There are nearly 7,000 cars traversing Claywell each day. Residents of Claywell have unsuccessfully appealed to the Alamo Heights City Council to make changes to inhibit this traffic pattern. There seems to be no solution to this problem except for managing future development with sensitivity to the neighborhoods of both cities.

I spoke with Paul Sontag, City Engineer of Alamo Heights who indicated that the City of Alamo Heights would appreciate being notified of plans that would affect both cities. I mentioned the proposal of sidewalks along N. New Braunfels and additional bus benches, as an example that would affect Alamo Heights. Also, proposing the partnering of police forces of the City of San Antonio, the City of Alamo Heights and the City of Terrell Hills would indicate the need for further communication between these three cities.

Under 2.1.4 regarding the Austin Highway Corridor—the Society encourages the preservation of the United Daughters of the Confederacy historical marker and supports the historic designation of the historic portions of the McNay Art Museum.

I hope these suggestions are useful in completing the Northeast Inner Loop Neighborhood Plan.
September 8, 2000

Emil R. Moncivais, AICP, AIA
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Northeast Inner Loop Neighborhood Plan

Dear Mr. Moncivais:

Thank you for allowing us to study the Draft Northeast Inner Loop-Neighborhood Plan dated August 25, 2000. After a careful review, VIA strongly supports the goals and objectives of the Northeast Inner Loop-Neighborhood Plan and recommends approval by the Planning Commission and City Council.

We are pleased that the neighborhood plan has addressed the transportation issues in the community. The Multi-Modal Transportation System Goal in the plan support VIA’s goal to provide high quality and dependable mobility choices to the community. Although VIA is supportive of COSA’s projects and goals and expects to participate in their implementation, our potential role in project funding will be limited and reviewed on a case-by-case basis.

VIA staff was involved in a number of meeting and observed the important emphasis placed on community involvement. We believe the plan will address significant area transportation issues and that it represents a solid foundation for the Northeast Inner Loop community to build upon. We compliment COSA's Planning staff for their work and look forward to future collaborations.

Finally, please note that our comments concerning specific goals and partnerships have been sent under separate cover.

Respectfully,

William G. Barker, AICP
Director of Planning

800 West Myrtle, P.O. Box 12489, San Antonio, Texas 78212 (210) 362-2000
Administration FAX # 362-2570  Maintenance/Purchasing FAX # 362-2588
Bus pullout/turnout – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.

Buffer – a strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible.

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

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.

COSA – City of San Antonio

Crosswalk – The marked or unmarked portion of the roadway designated for pedestrians to cross the street.

Curb bulb – An extension of the curb line into the roadway.

Curb radius – Refers to the degree of curvature of the curb at a corner. Other conditions being equal, a large curb radius allows right-turning vehicles to turn more quickly than a small curb radius.

Curb ramp – The area of the sidewalk, usually at the intersection, that allows easy access/transition for wheelchairs, strollers, and other wheeled equipment, between the sidewalk and the street.

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.

Effective sidewalk width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.
**Facade** – the exterior wall of a building exposed to public view.

**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.

**Median** – A physical barrier, or a solid yellow or cross hatched pavement marking at least 18” in width, which divides any street into two or more roadways.

**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.

**Off-street parking** – Publicly or privately owned parking outside the street right-of-way.

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

**Pedestrian friendly** – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

**Pedestrian refuge island** – A defined area between traffic lanes that provides a safe place for pedestrians to wait as they cross the street.

**Pedestrian scale lighting** – Overhead street lighting which is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

**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.

**Planting strip** – The street right-of-way area lying between the constructed curb and the sidewalk.

**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.

**Street furniture** – Accessories and amenities placed on sidewalks for the convenience and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.
**Streetscape** – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

**Street tree** – A tree planted within the public right-of-way.

**Traffic calming** – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

**Transit oriented development (TOD)** – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities are offered, providing an alternative to typical suburban growth patterns. Usually a 1/4 mile radius around a transit stop and core commercial area that is designed to emphasize a pedestrian-oriented environment where it is convenient for residents and employees to travel by transit, bicycle or foot, as well as by car.

**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.