

# H E M I S F A I R

**PARK  
AREA**



**Master  
Plan  
2004**



*Convention Center Grotto, south facade*

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Consultants



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# *Our Tophouse Has Risen to the Occasion*



Photograph from *San Antonio Light* article - January 24, 1968

## Introduction

Plan Purpose - A Catalyst for Action

City Council Directive

Boundaries

Downtown Neighborhood Plan Update

Plan Adoption

Plan Significance

Amendment Process

Map

*No. 1 - Aerial View*

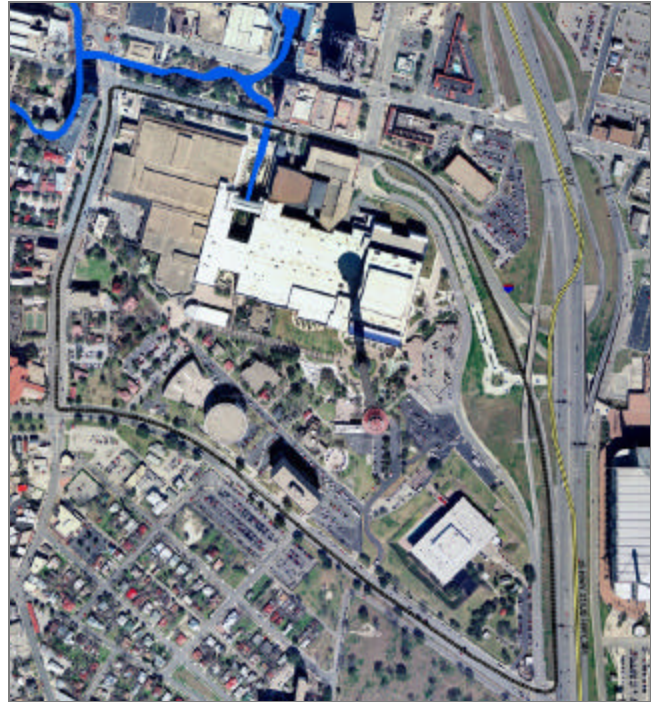




## Plan Purpose - A Catalyst for Action

*The HemisFair Park area contains the land on which one of San Antonio's most important events of the twentieth century occurred. The HemisFair '68 International Exposition provided a unique opportunity for the San Antonio community to expose its cultural and community resources to an international audience.*

*The decade of planning and actions that preceded the event identified various plans for post-HemisFair uses and property ownership. However, for the thirty-five years since the fair, the site has been the subject of numerous development schemes, played host to myriad of incongruent public and private uses, yet has not had the benefit of a comprehensive master plan*



*Aerial view of HemisFair Park site*

## City Council Directive

In October, 2003, at the request of Councilman Roger O. Flores, and with the support of the entire City Council, staff began to develop a Master Plan for the HemisFair site. This plan outlines recommendations and strategies for future park development, building uses, and linkages within the park and to surrounding areas and neighborhoods.

## Boundaries

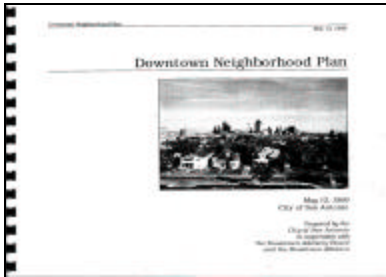
The HemisFair Park Area Master Plan addresses the land area that served as the primary site of the HemisFair '68 exposition. The planning area is bound by Market Street to the north, IH-37 to the east, Durango Boulevard to the south, and Alamo Street to the west. The HemisFair Park Area Master Plan is located in City Council District 1.

## Downtown Neighborhood Plan Update

The Unified Development Code (Section 35-420) provides for updates to neighborhood and community plans every five years. The 2004 HemisFair Park Area Master Plan serves as an update to the Downtown Neighborhood Plan, which was adopted as a component to the City's Comprehensive Master Plan on May 13, 1999.

The purpose of the Downtown Neighborhood Plan is to identify proposed land uses, potential housing development areas, transportation systems, economic development initiatives, urban design guidelines as well as pedestrian and open space connections. In 1999, more than 800 stakeholders attended 13 public meetings in the development of the Plan, which serves as a guide for future growth and development. The Plan is to be consulted by City departments and agencies when considering policy development and capital projects. Recently, the Land Use Plan in the document served as a guide for the comprehensive rezoning of the Central Business District.

The Downtown Neighborhood Plan classifies the HemisFair Park Area as a Government/Educational land use and recommends the continuation of this area's use as a Special Events District. However, no further recommendations specific to the HemisFair Park Area were addressed in the Downtown Neighborhood Plan. The HemisFair Park Area Master Plan specifically supports the following goals in the Downtown Neighborhood Plan:



1. Improve and maintain the pedestrian environment
2. Enhance and create a broader system of open/public spaces throughout the entire downtown
3. Encourage the development of Durango Boulevard into a midrise, mixed-use transition zone and improve the pedestrian environment
4. Develop an information system, including kiosks and historical markings

Recent public investment to expand the Convention Center and future rehabilitation of the Tower of the Americas warrants updating the Downtown Neighborhood Plan with a specific plan to develop the HemisFair Park area as a regional community asset, by addressing the various physical and linkage components of the site and its surrounding environs.

## Plan Adoption

The HemisFair Area Master Plan concept was approved by the Parks and Recreation Advisory Board on January 26, 2004 and the Historic and Design Review Commission on February 18, 2004. The HemisFair Park Area Master Plan is consistent with the 1978 Major Thoroughfare Plan (*as amended*), the 1997 Master Plan, the 1999 Parks and Recreation System Plan, and the 1999 Downtown Neighborhood Plan. The Plan supports the goals of the 1996 Downtown Strategic Plan.

The HemisFair Park Area Master Plan was reviewed by the Planning Commission in a Public Hearing on March 10, 2004 to ensure that the plan was inclusive, consistent with City policies, and an accurate reflection of community values. Upon recommendation of the Planning Commission, the plan was forwarded to the City of San Antonio City Council for adoption as an update to the Downtown Neighborhood Plan, a component of the City's Comprehensive Master Plan.

## Plan Significance

A City Council adopted HemisFair Park Area Master Plan becomes a component of the City's Comprehensive Master Plan. The approved Plan serves as a guide when reviewing zoning and growth and development proposals. It is to be consulted by City departments and agencies when considering policy development and capital projects. There is no financial commitment required by the City of San Antonio once the Plan is approved.

## Amendment Process

Once the Master Plan is adopted by City Council, any requested changes to the proposed land use would require a Plan Amendment. Similarly, if a Neighborhood/Community Plan has been adopted for any of the adjacent land areas for which the HemisFair Park Area Master Plan makes recommendations, a Plan Amendment would be required to address any future land use changes in the original Neighborhood/Community Plan. This Plan Amendment process may be required to fully develop the recommendations for adjacent land uses set forth in the HemisFair Park Area Master Plan. The Plan Amendment process and accompanying notification requirements are outlined in UDC Section 35-450.

# Map 1 - HemisFair Park Area Aerial View

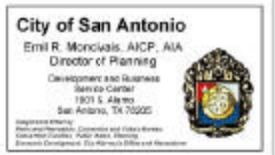
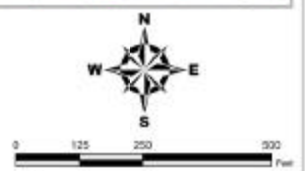
## Map Notes

Note 1: Aerial photography exported from digital files. Aerial photography is dated 2003..

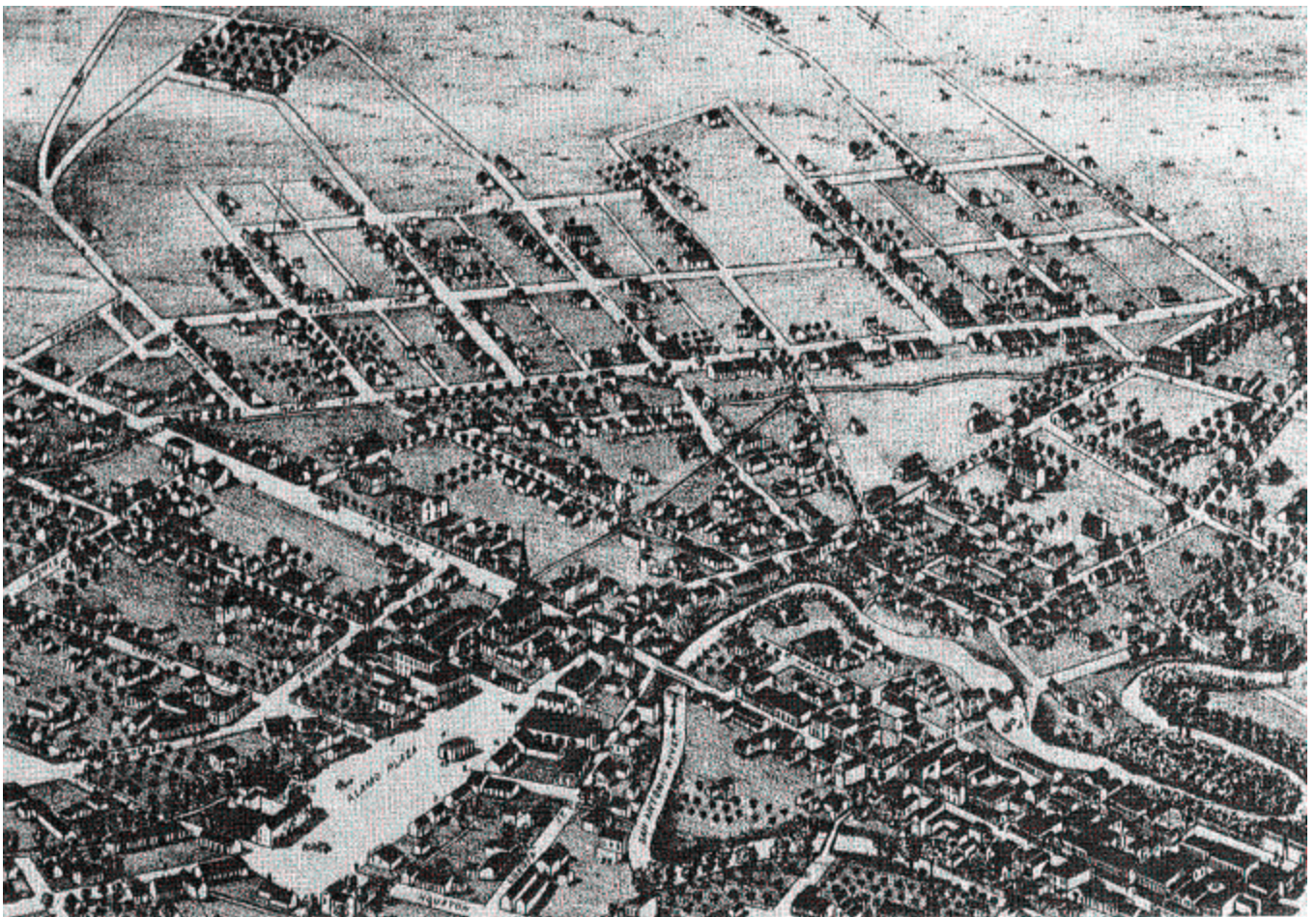


 S.A. River  Boundary

# HemisFair Park Area Master Plan **AERIAL VIEW** City of San Antonio



Map Created by: C2V Architects - 2004  
Map Created Date: 13 March 2004  
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Detail, looking south: *Bird's Eye View of the City of San Antonio* - Augustus Koch, 1873

## Site History

Pre-HemisFair Neighborhood Site

Actions Leading Up to HemisFair

Significance of HemisFair to San Antonio

Post-HemisFair Actions

Map  
*No. 2 - Buildings by Era*

Table  
*No. 1 - HemisFair Site Index*

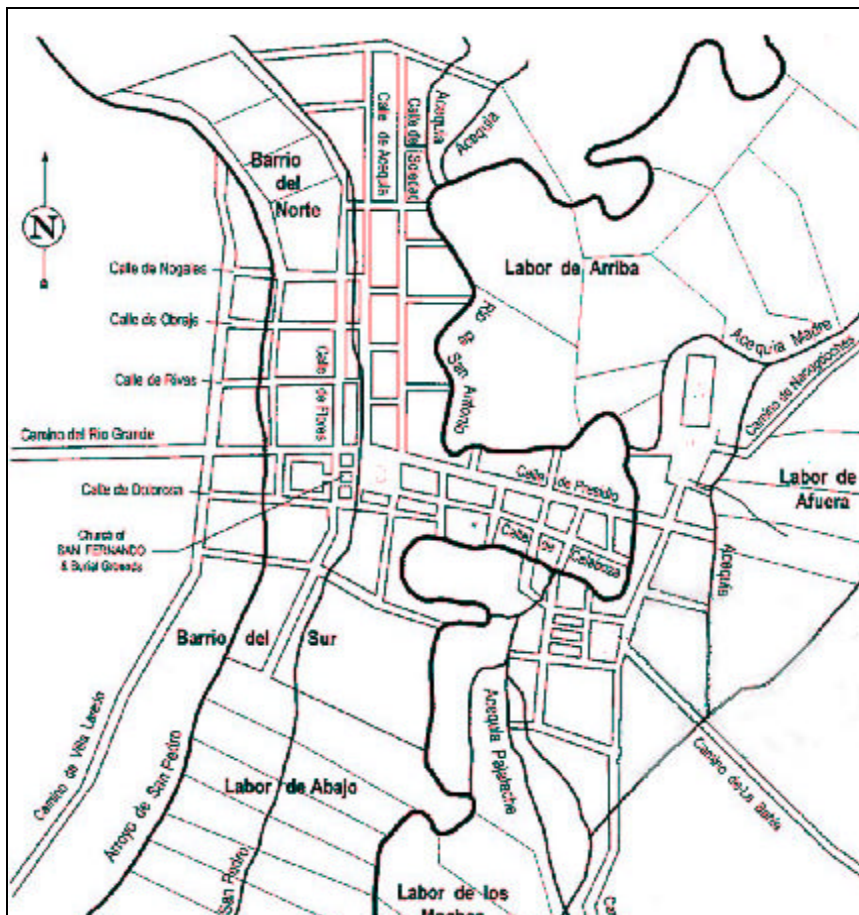


### Pre-HemisFair Neighborhood Site

The HemisFair Park area was originally comprised of farmlands from the Mission San Antonio de Valero, which was founded in 1718, and in 1719, moved near its present location. The primary irrigation ditch, the Acequia Madre, was built at the same time, to provide water for the mission occupants as well as the mission fields. A portion of this acequia flows through the current HemisFair grounds area.

Early routes of trade and transportation traverse HemisFair. One of the earliest is the Camino Real de la Bahía, known as Goliad Road. This old road formed the route from San Antonio de Bexar to Mission Nuestra Señora de Espíritu Santo de Zúñiga and the Presidio del Loreto founded in 1720 on the Garcitas Creek in Victoria County.

In 1731, after the arrival of the Canary Islanders, Mission San Antonio de Valero retained full title to all its lands, including those which now comprise the HemisFair Park area. In 1774, the Adaesanos, outcasts/refugees from the Spanish outpost of Los Adaes in East Texas, were ordered to San Antonio. They were allowed to select any lands that did not interfere with the land already belonging to the settlers or Native Americans.

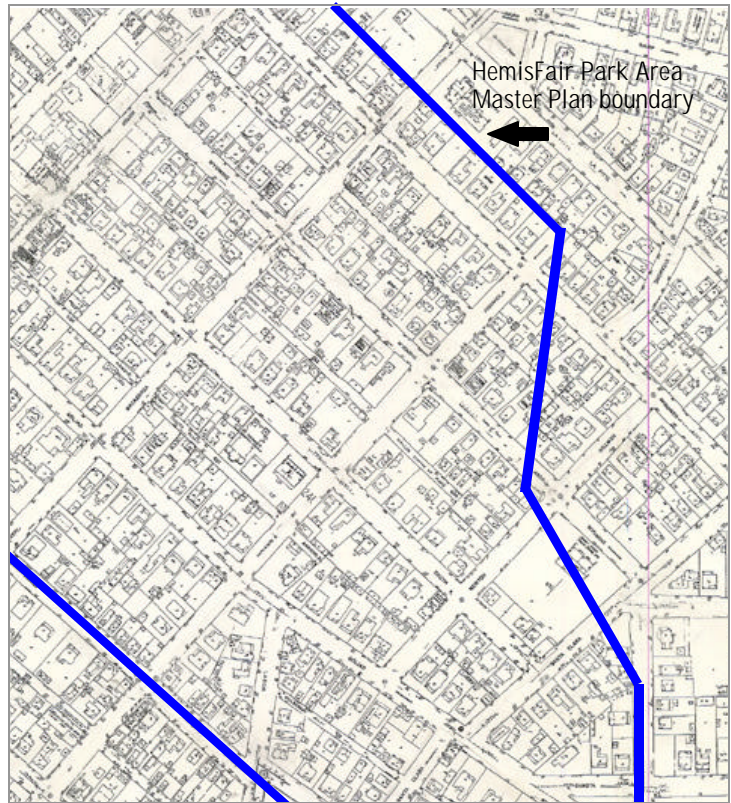


*Acequia Systems of San Antonio from 1997 Archaeological Survey Report, No. 249, by Edgar D. Johnson, I. Wayne Cox, and C. Britt Bousman*

In the 18<sup>th</sup> century, this area was known as the *Barrio del Alamo*, a small community of former mission Indians, Adaesanos, Spanish settlers, military soldiers, and their families. The earliest structures were small *jacaes*, (vertical wood posts with daub chinking and frequently horizontal lathe) or adobe huts.

By the late 18<sup>th</sup> century, citizens began to pressure for the use of the underutilized property of Mission San Antonio de Valero. The Adaesanos, who had settled near Valero petitioned for the unused lands (Chabot 1932:60). In 1793, the missions began the process of secularization due to their failure to convert and “civilize” the many Native American groups. The *labor de afuera*, the lands which today comprise HemisFair, were granted to the Adaesanos and other mission residents.

The 19th century brought a different settlement pattern to the neighborhood. In 1856, the corporate limits of the city were divided into four wards covering 36 square miles. The HemisFair Park area falls within the boundaries of Ward 4, which included all of the land east of the San Antonio River and south of Commerce Street to the city's eastern and southern limits. In the mid-to-late 19th century, the area was predominately German in population. Other ethnicities included Polish settlers and African Americans. In fact, more African Americans lived in Ward 4 (19.9%) than any other area, and many settled in the "Baptist Settlement," within the present-day HemisFair Park area.



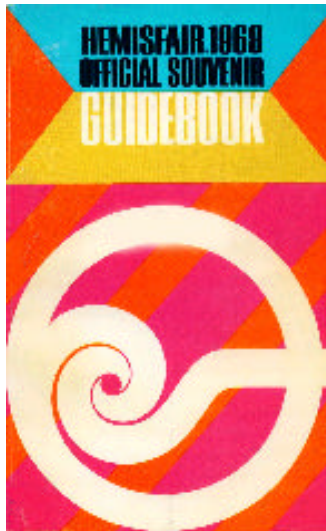
*Composite Sanborn Map detail, partial HemisFair Area 1911-1951*



*Pre-HemisFair site neighborhood structures*

A network of streets linked adjacent neighborhoods, criss-crossing present-day HemisFair Park. These include Water Street, Wyoming Street, Matagorda Street, Labor Street, South Street, North Street, Rusk Street, Alamo Street, Indianola Street, and Durango Street. Residential homes in the "settlement style" and commercial businesses of the earliest settlers of San Antonio were located along these nodes.

By the mid-20th century, many of the residential areas around the city's urban core had deteriorated considerably. These areas included the neighborhoods in and around HemisFair. To address decline in cities' centers across the United States, the Federal Urban Renewal Program was enacted in 1949 to remove inadequate housing and stimulate community development. Cities were given large amounts of federal money to purchase areas that were in decline, which were then sold to private developers for a "few cents on the dollar" to construct new, improved housing or develop community projects. Some 15 years later, the Urban Renewal Program would be utilized to develop the HemisFair site.



Official HemisFair Guidebook

### Actions Leading Up to HemisFair

The fair was conceived in 1959 by local business leaders to celebrate the cultural heritage shared by San Antonio and its neighbor nations of Latin America. Congressman Henry B. Gonzalez endorsed the idea. Financing for HemisFair included a combination of public funding and private underwriting. Public support came from the United States Housing and Home Finance Agency, the Urban Renewal Agency, the Texas State Legislature, and the U.S. Congress. By 1962, a local nonprofit organization (501c3) was formed to deal with the conception of potential plans for the exposition. A theme began to solidify: "Fair of the Americas" and more specifically, "Confluence of Civilizations in the Americas." A nonprofit corporation was formed called the San Antonio Fair, Incorporated. Jerome K. Harris was the "father of the fair idea," while William R. Sinkin was the first president. Henry B. Zachry was named chairman of the board, and in December 1964, Marshall Steves became president.



Los Indios voladores

Once organizers were on board with the concept of the world exposition, the main task became finding a suitable site for the fair's setting. Site location began through the organization of the Site Selection Committee, headed by Chamber of Commerce President James M. Gaines. Sites went under review in 1963. A 90 acre site on the southeastern edge of the central San Antonio Business District was chosen.

An Urban Renewal designation secured federal funds to transform the old neighborhood into an exposition site. Twenty-six banks in San Antonio jointly agreed to pay for a feasibility study for the fair. They also started to plan for underwriting the operating costs of a fair. The fair project required seed money to get under way. The banks provided financing in the form of a loan, which was secured by the pledges from the San Antonio business community. In less than four months, the underwriting goal - total coverage for a \$4.5 million loan - was oversubscribed by a million dollars. What began as a lofty dream became a reality on April 6, 1968 when HemisFair opened to the public.

### Significance of Fair to San Antonio

HemisFair was the first officially designated international exposition in the Southwestern United States. Held from April 6 through October 6, 1968, the fair commemorated the 250<sup>th</sup> anniversary of the founding of San Antonio. The "Confluence of Civilizations in the Americas" was the overall theme, with more than 30 participating nations. HemisFair '68 attracted more than 6.3 million visitors and focused international attention on the city and state.



Aerial view - HemisFair site





L-R: HemisFair novelty bag, Traditional dress, Water show

HemisFair was singularly effective as a medium for social and cultural exchange and progress. The city acquired assets valued at \$12 million in buildings, waterways, and landscaping when it was transferred to the City from San Antonio Fair, Inc. (*Ordinance No. 36856*). The area was to remain for public use as a municipal center, an extension of the convention facilities, city offices, education, and park facilities.

### Post HemisFair Actions

Although 129 of the original historic structures were recommended to be saved and incorporated into HemisFair, the total number eventually saved was 24. At the end of the fair, the homes reverted to City ownership to remain as a reminder of San Antonio's architectural heritage, and were later designated historic by the 1972 San Antonio Historic Survey and the Texas State Historic Commission Survey. In addition, these same 24 buildings plus a few structures built for HemisFair were designated as historically significant (HS) and/or historically exceptional (HE) by the San Antonio City Council under Ordinance No. 64539 and 64540 on February 12, 1987 (*see HemisFair Site Index, pg. 17*).

The site still contains the 24 historic structures, along with several of the structures built specifically for the fair, which are currently in use by a variety of occupants. These include the Federal Courthouse and Training Facility, the Institute of Texan Cultures, Tower of the Americas, and portion of the Instituto de México. Two educational institutions - the Texas A&M University Engineering Extension Service, and Universidad Nacional Autónoma de México have also been added to the site since the fair.

Prior to the fair, the City conveyed approximately 5 acres of the site to the federal government for the Federal Courthouse/Training facility and 13.1 acres to the State for the Texas Pavilion. In the mid 1970s, the federal government acquired additional acreage for the Federal Office Building, and later, in the 1980s, the State was deeded additional acreage for a permanent downtown campus. Although the entire HemisFair Park is approximately 78 acres, currently, the

Pre-HemisFair Structure



Instituto de México



Texas A&M Univ. Extension Service



*Downtown All-Around Playground*

City of San Antonio owns only about 50 acres, of which, over 30 acres is occupied by the Convention Center complex. Approximately two-thirds of the remaining land is owned by the State of Texas, through UTSA, with the remaining one-third owned by federal government.

The park was renovated in 1985 and several additions were made to the park at that time including cascading waterfalls, fountains and a water feature adjacent to the Tower of the Americas. In 1990, a children's playground was added, built entirely with volunteer labor.



*Convention Center access path*

In 1999, the expansion of the Convention Center, the park site's primary anchor, required the removal of many water features. Due to its massive physical size, the Center impacted both vehicular parking options and pedestrian access, and general movement and orientation within the park became more limited. With the anticipated level of proposed Convention Center and hotel development necessary to accommodate growth expectations for the San Antonio visitor industry over the next decades, it has become increasingly necessary to coordinate future expansion

needs and address their impact on the immediate and surrounding HemisFair Park site.

The majority of the historic structures used during the HemisFair event have required intensive, continued maintenance. Those structures that have remained vacant for much of that time have continued in a state of disrepair, which in recent years, has become a critical financial consideration for the City. The tenants for some of the historic structures include the Amaya Deli, Office of the Bexar County Master Gardeners Association, KIA International Jewelry, the administrative offices of the Instituto de México, and several City of San Antonio administrative offices. The Tower of the Americas structure, the "crown jewel" of HemisFair achievement, has continued to operate since HemisFair '68, however, in recent years, it has also required a comprehensive maintenance program.



*James Sweeney House*

With the comprehensive redevelopment of the Tower, along with future Convention Center and hotel expansion, the HemisFair Park site is poised to play a significant role in the future development of downtown San Antonio, for the next several decades.



*OK Bar*



*Water feature*



*Solis House*



*Espinoza House*

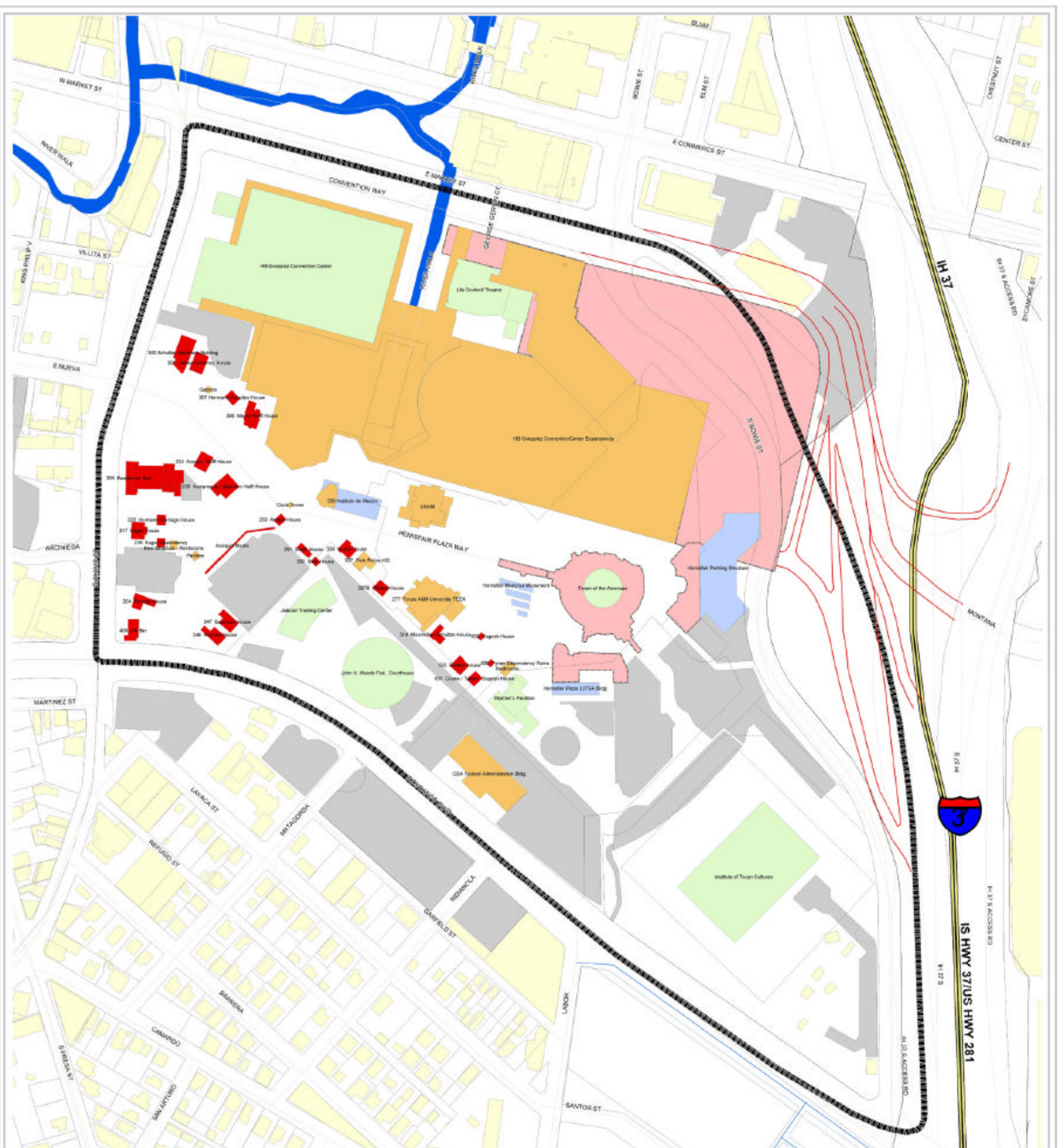


## Map 2 - HemisFair Park Building By Era

### Map Notes

Note 1: Building and parking area locations are not determined by using global positioning data. Buildings were located by approximating building footprints from previous GIS data, aerial photography and existing GIS parcel data..

Note 2: Future development shapes and roadways are based on conceptual drawings only. The outlines and shapes are not based of GIS data and located by approximation.



### Legend

- Future Development
- Permanent Structures Remaining From HemisFair
- Original Historic Structures
- Future Bike Lane Realignment
- Buildings Added Since 1960
- Temporary Structures Remaining From HemisFair
- Existing HemisFair Parking
- Vistas Court's New Streets & Parcels
- Vistas Court's Parcels
- Parking Area Boundary
- S.A. River



Map Created: December 11, 2018  
 Map Created: 10 March 2019  
 Map Created: 11 March 2019  
 Map Created: 11 March 2019

State Source: City of San Antonio, Department of Information Systems, 2018, Approved District

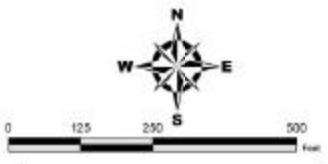
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# HemisFair Park Area Master Plan

## BUILDINGS BY ERA

### City of San Antonio



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*December 2, 2003 Stakeholder Workshop*

## COMMUNITY VISION

Consultant Facilitation

Public Participation Process

Stakeholder Workshop

Public Meeting

Individual Stakeholder Meetings

Community Vision



## Consultant Facilitation

In order to arrive at community consensus and a vision for the future of the HemisFair site, consultants were engaged. Facilitation of the public input process and development of a conceptual design was provided by the firm of Gould Evans Associates P.L.L.C. The analysis of the site transportation and parking needs was provided by Carter Burgess. The scope of work for each firm is identified as follows:



### Facilitation/Conceptual Design

- *Facilitate Stakeholder Workshop/Public Meeting*
- *Prepare summary report of findings*
- *Provide conceptual design services*
- *Assist staff in developing design criteria for open space*
- *Develop conceptual plan*



*Facilitation led by Gould Evans*

### Transportation/Parking

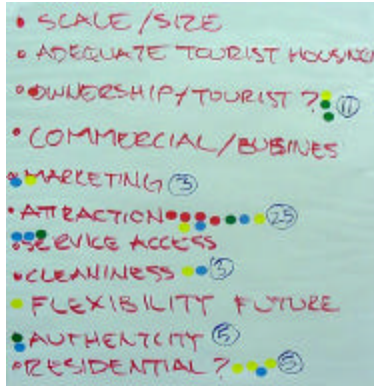
- *Provide staff with technical support and analysis related to vehicular and pedestrian transportation/parking/linkage issues*
- *Acquire all necessary input data - traffic/transit/pedestrian demands*
- *Estimate future travel demands through the year 2020 and develop improvement alternatives*
- *Estimate parking demand for area based on proposed area uses and recommend strategies to address parking needs/issues*

## Public Participation Process

Several types of input were desired in order to elicit the appropriate level of public response required to adequately address the needs of stakeholders, adjacent neighborhood residents and San Antonio at-large community members. The planning for the public participation process began in November 2003, and continued through February 2004. The process was accomplished through three components - a Stakeholder Workshop, a Public Meeting, and a series of Individual Meetings in response to stakeholder and public inquiry.

## Stakeholder Workshop

The first component of the public participation process, the Stakeholder Workshop, was held on December 2, 2003 at the Henry B. Gonzalez Convention Center. The workshop, facilitated by Gould Evans Associates, with focus group facilitation assistance from City of San Antonio staff, was attended by approximately 90 invited stakeholders, representing a broad range of interests, including HemisFair Park tenants and institutions, downtown organizations, nearby neighborhood associations, adjacent property owners, and public interest groups. The purpose of the initial Stakeholder Workshop was to solicit and receive input from specific stakeholders on a variety of issues, desires, goals, and priorities.



*Visioning Exercise - rankings*

### Visioning Session

The initial session in the Stakeholder Workshop consisted of a visioning exercise, where stakeholder participants were asked to identify 1) a future vision for the park area, and 2) specific issues that were of current or future concern given any future development of the site.

At the conclusion of the exercise, the identified items were ranked by the workshop participants in the order of importance utilizing a system of “dots;” the items of most importance were determined by the number of dots green received. Listed below are the items which were identified as the most important by stakeholders

#### Future vision for the HemisFair Park area

1. Music, theaters, gallery art, SA museum, Wood Building
2. Restoration of historic street grid
3. River extension
4. Families
5. Minimize commercialization vs. park use
6. Major public artwork
7. Beautifully kept gardens
8. Architectural definition of edge
9. Universal access
10. Connection to historic San Antonio
11. Housing

#### Issues of concern for future development

1. Protect open space/park
2. Historic building maintenance
3. Parking
4. Overall identity
5. Attraction
6. Recreational opportunities/activities
7. Neighborhood connections
8. Connection with adjacent venues
9. Infrastructure
10. Access
11. Public art

### Focus Groups

At the conclusion of the Stakeholder Workshop visioning exercise, the consultants categorized the prioritized vision concepts and concerns into five key areas for the purpose of providing a basis from which to begin more detailed discussion within individual focus groups. During the second Stakeholder Workshop session, the participants were divided into eight focus groups, assuring a diverse representation within each group. Led by a facilitator, the focus groups discussed the five identified key areas in detail and prepared a summary of the group’s discussion. At the completion of the focus group session, the workshop participants reassembled as a group and the summaries were presented. The five key issues and brief summary statement representing all the focus group sessions are as follows:



*Focus groups sessions*

#### 1. Circulation and Infrastructure

Integrate regional circulation; provide linkages to Tower/Institute; provide internal smaller-scale transit; address Convention Center and river access; maximize parking through structures, eliminate surface lots

#### 2. Culture and Arts

Enhance and place emphasis on blend of art and culture into park; adaptive reuse opportunities for arts; establish public art, commercial artisan nodes; promote outdoor entertainment and activities



**3. Open Space and Parks**

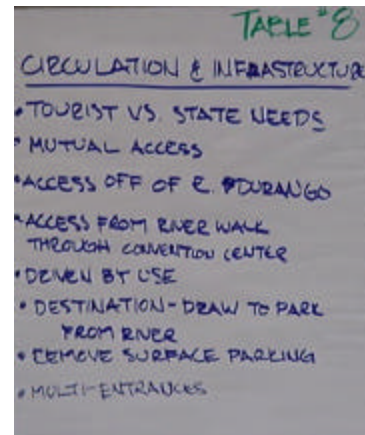
Protect and expand open space through strategic building removal and parking relocation; provide family activities/jogging and walking trails

**4. Urban Design and Connections**

Integrate uses; improve pedestrian connections at street/river levels; explore building reuse; remove parking or place underground; need design guidelines; address scale of Convention Center; provide linear water feature; explore housing on Durango

**5. Identity and Attraction**

Marketing/graphics/signage crucial; integrate Convention Center; establish market evaluation/feasibility for historic structures; need local ownership of local park, not tourist attraction; program/focus on existing attractions; enhance cultural statement; identify development phasing strategies



*Focus group findings*



**Alternative Plan Presentation**

After the focus group summary presentations concluded, the Stakeholder Workshop session was recessed for approximately six hours. During that time, the consultants convened to review site context issues and summary statements from each of the stakeholder focus groups, and determined that four design concept alternatives could be developed in response to the focus group comments.



*Workshop voting, reporting out*

These alternatives allowed the consultants to explore various uses of the site and how different types of facilities might best be located on the site. In addition, the team explored ways in which the park could be linked to other elements and key attractions of the city.

The stakeholder participants were then invited back to review the various alternative plans. After each alternative concept was presented, participants had the opportunity to “vote” on plan elements. Through the voting process, a “red/green dot” exercise, elements of all the plans were identified as either positive (green - explore in greater depth), or negative (red - not considered suitable as park activities).

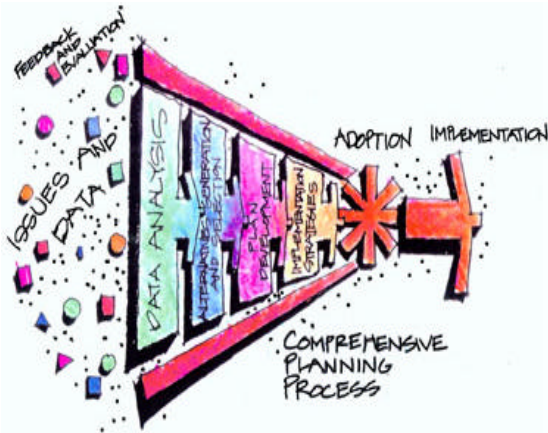
The four alternatives, corresponding concept features and results of the voting process (see Appendix B), were used by the consultants to establish a set of “Guiding Principles” that would be used to frame the discussion for the public meeting. These principles include the following:

**GUIDING PRINCIPLES**

1) Importance of Open Space	6) Parking at edges
2) Family/children activity anchors	7) Historic structures protection
3) Wayfinding system	8) Best future use identification
4) Improved connection to ITC	9) Regional Visitor Center
5) Linkages to neighborhoods	

### Public Meeting

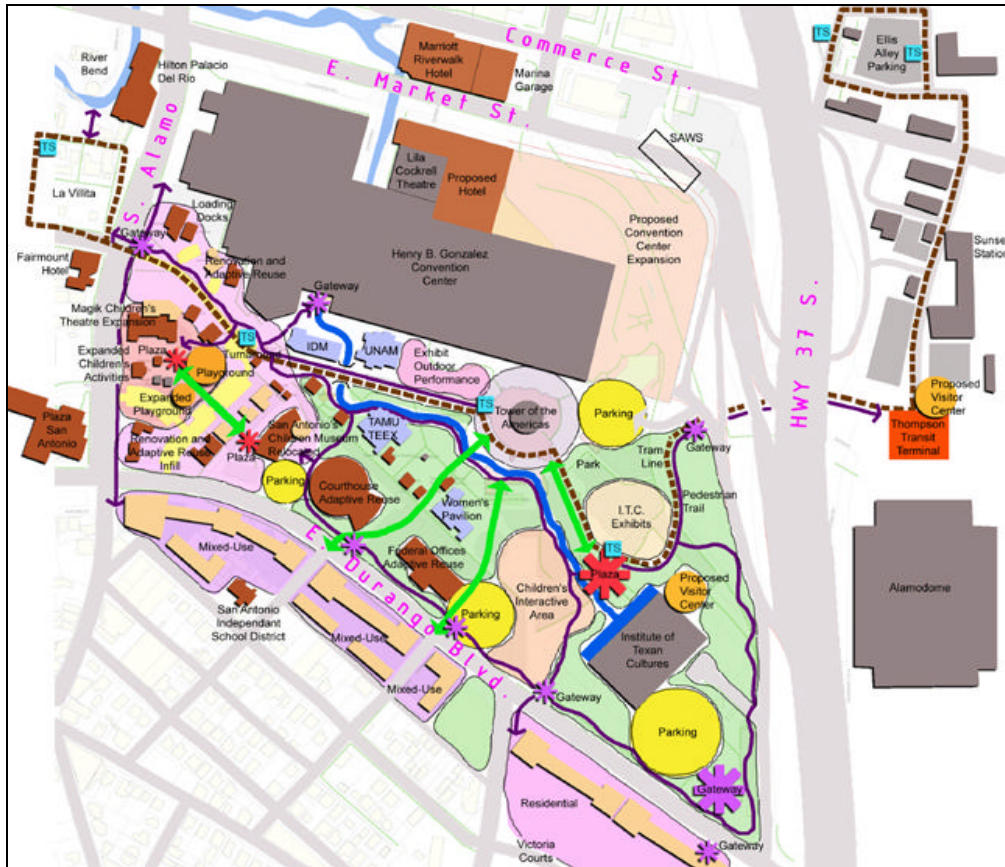
A public meeting was hosted on January 7, 2004, again at the Henry B. Gonzalez Convention Center, to elicit commentary on the Stakeholder Workshop results. The meeting notification received significant media coverage, in addition to notification provided by City staff. This was the first opportunity for citizens who had not participated in the Stakeholder Workshop, to be provided information on the workshop results., The meeting was held as a single group forum, facilitated by Gould Evans Associates. Approximately 150 stakeholders and other interested individuals and representatives from many organizations and neighborhood groups, came to provide input on a more refined solution.



Graphic: Gould Evans Associates

The consultants facilitated the meeting by providing the attendees the results of the Stakeholder Workshop Guiding Principles. A Concept Plan (see below) was then presented to attendees to graphically support the principles, in terms of Plan Elements which included Activity Anchors, Gateways, Parking, Open Space, Linkages and Marketing.

### Community Vision Concept Plan Presented on January 7, 2004



Graphic: Gould Evans Associates

After the presentation was concluded, a general discussion on the Plan Elements and concepts provided attendees with the information required to establish consensus for continued refinement of the Plan. The consensus issues identified include:

### CONSENSUS ISSUES

- 1) Develop park for local residents first, then visitors
- 2) Increase open space
- 3) Expand family/children activities
- 4) Protect historic structures
- 5) Improve gateways, linkages, wayfinding systems
- 6) Develop criteria for compatible uses within the park
- 7) Increase residential development to support park
- 8) Develop organizational structure and marketing plan to support area-wide implementation of plan
- 9) Provide convenient parking and transit service

## Individual Stakeholder Meetings

In addition to the Stakeholder Workshop and Public Meeting, the third component of the Public Participation process consisted of approximately 50 meetings with individuals or organizations, to offer more in-depth information about the concept plan, and in turn, receive information from specific stakeholders, regarding future plans and development strategies. Individual meetings were held with the following organizations:

Alamo Area Chamber of Commerce	Magik Theatre
Corporate Clients of Roundtable	Parks and Recreation Advisory Board
Cultural Advisory Board	San Antonio Children's Museum
Convention & Visitors Bureau Commission	San Antonio Greater Chamber of Commerce
Downtown Advisory Board	San Antonio Conservation Society
Downtown Alliance	San Antonio Housing Authority
Downtown Residents Association	San Antonio Independent School District
General Services Administration	TEEX/Texas A&M University
Instituto de Mexico	Texas Department of Transportation
Universidad Nacional Autonoma de Mexico	University of Texas San Antonio/Institute of Texan Cultures
Infrastructure Agencies	VIA Metropolitan Transit
King William Neighborhood Association	Witte Museum
Lavaca Neighborhood Association	Women's Chamber of Commerce
La Villita tenants	

## Community Vision

Using the consensus issues, and information gleaned from components of the Public Participation Process and the Concept Plan, the Community Vision for the future HemisFair Park area was developed into a Land Use and Transportation Plan to address specific areas within the Park site.





## Land Use & Community Facilities

Plan Summary

Proposed Plan Areas

Plan Area Descriptions

Maps

*No. 3 - Land Use Areas*

*No. 4 - Conceptual Plan*

*No. 5 - Parcels by Ownership*

*No. 6 - Existing Land Use*

*No. 7 - Adopted Land Use*

*No. 8 - Zoning*



## Plan Summary

Using the issues that determined the Community Consensus items, a set of Goals and Objectives were established as the “groundwork” for beginning a discussion of land use. After land uses were developed, an implementation strategy (see *Implementation, pg. 65*), in the form of Action Steps, was determined to provide a timely progression of tasks with established parties responsible for implementation actions.

### GOAL 1: PROVIDE OPPORTUNITIES FOR MORE DENSITY, ACTIVE USES

- Objectives: 1.1 *Develop Park for local residents first, then visitors*  
 1.2 *Expand family/children’s activities*  
 1.3 *Increase residential area development to support park*

### GOAL 2: INCREASE PARK UTILIZATION

- Objectives: 2.1 *Increase and enhance open space*

### GOAL 3: PROTECT HISTORIC STRUCTURES AND CULTURAL RESOURCES

- Objectives: 3.1 *Encourage compatible uses of historic and significant structures*  
 3.2 *Increase public exposure to cultural resources*

### GOAL 4: IMPROVE GATEWAYS, LINKAGES AND WAYFINDING SYSTEMS

- Objectives: 4.1 *Define HemisFair Anchors/Entrances*  
 4.2 *Improve pedestrian connections to adjacent neighborhoods/venues*  
 4.3 *Improve physical connections to, and between Park amenities, Convention Center and River link*  
 4.4 *Improve marketing of site and programming of events*

### GOAL 5: IMPROVE PUBLIC AMENITIES

- Objectives: 5.1 *Provide on-site amenities*  
 5.2 *Provide access/adequate parking for vehicles, school/charter buses and public transit*

## Proposed Plan Areas

The Community Consensus issues, which established the Goals and Objectives, were used as the basis for the Master Plan development. The HemisFair Park site was evaluated by establishing a system of land use areas (see *pg. 31*). These areas were then further defined in terms of issues that addressed stakeholder and general community concerns.

The Plan Areas were established by geographic boundaries that related to the desired future uses within each site area, and are named as follows:

#### HemisFair Park site:

- 1) Alamo Street
- 2) Convention Center
- 3) Open Space/Tower of the Americas
- 4) Institute of Texan Cultures
- 5) Boulevard North

#### Adjacent Neighborhood site:

- 6) Boulevard South





**1** ALAMO STREET AREA

The Alamo Street area, which serves as the western anchor of the entire park site, has traditionally been identified as the “entrance” to HemisFair. As the primary pedestrian access to the site, the Alamo Street area is also the location of the majority of the existing pre-HemisFair historic structures. The ability to provide continuous long-term maintenance of the historic structures is an ongoing challenge to the City. A long term strategy for rehabilitation and maintenance, and a short term strategy to determine desired/feasible uses must be addressed.



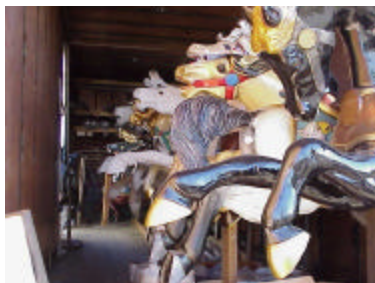
*Alamo Street entrance, looking east*



*Historic Meyer Half House*



*Magik Children's Theater, north facade*



*Restored carousel horses, pre-assembly*



*Restored carousel opportunity*

A strong commitment toward identifying appropriate commercial uses for the historic structures was a critical comment in the public discussion. While intensive commercial activity is not desired, the opportunity to bring residents and visitors to this portion of the site through economically viable, site-appropriate venues, such as Bed & Breakfast establishments, a bike rental shop, ice cream shop, etc., is desired. In addition, there is support for limited new infill structures which are compatible with uses in the historic homes.

The Alamo Street area also contains the majority of the existing active uses, such as the Magik Children's Theater and the Downtown All-Around Playground. It is desired that additional children's activities be expanded to accommodate an even higher level of activity. The expansion of the Magik Children's Theater, to include space for black box and/or support space, the addition of playground amenities and the possible relocation of the San Antonio Children's Museum are desired enhancements to this Plan area. Due to the large number of children that arrive at the site by school bus, adequate access and loading and parking areas should be considered in future development plans. The two large surface parking lots provide a significant amount of parking, however, very little of the parking is designated for public use, due to the parking requirements for the office space occupied in the area, of which, a significant portion is City of San Antonio users. There is a desire to relocate the current office space to alternative off-site locations, to facilitate the provision of uses that more fully support the Park redevelopment plan.

Another proposed activity enhancement to the site is the introduction of a 1917 C.W. Parker Grand Jubilee Carousel. A local organization, the San Antonio Carousel Foundation, has provided a decade of volunteer hours toward the restoration of the carousel, formerly used at the San Antonio Playland Park site. On April 29, 1993, the San Antonio City Council adopted Resolution No. 931840 (see Appendix C) supporting the idea of a carousel in the park, once it was restored. The provision of a permanent housing structure and long-term maintenance of the carousel are issues which will need to be addressed and resolved by the Foundation. The integration of the carousel within a more concentrated “children's activity area” is considered a significant enhancement to the HemisFair site.



HemisFair Park Way, looking east

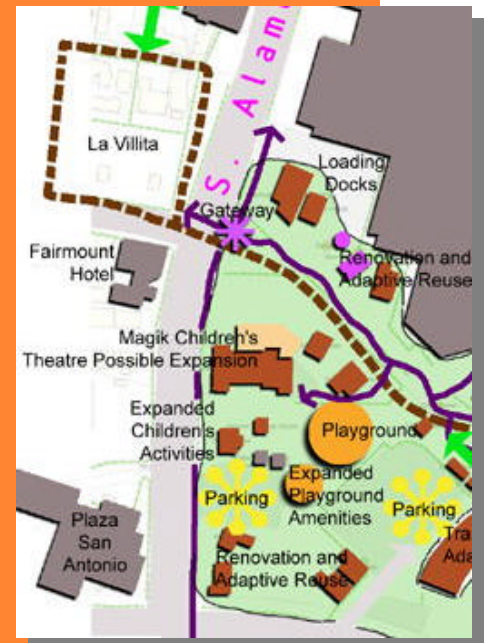


Western Goliad Street terminus

In addition, the ability to reinforce the original street grid pattern, when possible, should be considered; the best and most logical opportunity is the use of Goliad Street, which served as the strongest east-west neighborhood axis in pre-HemisFair days, continued as a linear axis for the Mini-Monorail line during HemisFair, continues to serve as an “alley” street behind the existing Federal Courthouse and office building complex, and terminates near the Institute for Texan Cultures. Currently, the street is owned by three separate governmental entities; the long term ability to acquire full ownership by the City would provide opportunities for integral development along the full corridor. At the western edge of Goliad Street, which serves as the primary pedestrian access to the site, the street exists as a tree-lined plaza street, currently one of the most desirable environments within the entire existing park. Located directly across Alamo Street site area lies La Villita. There are desired opportunities to establish stronger linkages between the areas in an effort to support both pedestrian environments.

## Zone 1 Summary ALAMO STREET AREA

- Identify economically viable uses for historic homes
- Require active uses such as bed & breakfast, café, ice cream shop, bike rentals
- Relocate current office uses
- Build upon current children activities
- Expand playground amenities
- Possible expansion of Magik Children’s Theatre
- Possible relocation of Children’s Museum to area
- Improved pedestrian connection across Alamo Street to La Villita and Riverbend
- Provide school bus access and adequate parking



*This primary HemisFair “entrance” contains the remnants of our historic neighborhood past...*

**2 CONVENTION CENTER AREA**

One of the largest projects ever undertaken in downtown San Antonio, the Henry B. Gonzalez Convention Center recently completed a \$218M, six year expansion project, increasing the existing exhibit hall space to approximately 400,000 sq/ft., and boasting a 40,000 sq. ft. third level area ballroom that overlooks the entire HemisFair Park. With the new expansion, the Center has helped San Antonio remain a top convention destination, and now has the opportunity to become an integral part of the Park redevelopment.

Although public discussion on the HemisFair Plan did not focus on the Convention Center, other than to acknowledge the potential for future expansion to the east and/or north of the site, the Center was referred to as a significant-scaled structure which serves as a “front-yard” backdrop for HemisFair site activities and potential redevelopment efforts.

One goal of the Convention Center expansion was the ability to link the river with the HemisFair site. The HemisFair Plan discussion noted a desire to provide stronger pedestrian access to the Park site at both river and Exhibit Hall levels. Given the enormity of the space adjacent to the Center, the potential for use of the adjacent bermed grounds or plazas for entertainment or unique alternatives to reception and performance venues are highly desired.



**Zone 2 Summary  
CONVENTION CENTER AREA**

- Improve connection to park
- Utilize park as “front yard” for the Henry B. Gonzalez Convention Center
- Provide outdoor amenities/performance/reception space
- Improve connections between the park and the Convention Center, including river link



*As the northern anchor site, our well-received Convention Center presents a physical challenge to river/exhibit level connections*



Tower of the Americas

### 3 OPEN SPACE/TOWER OF THE AMERICAS AREA

The Plan Element referred to as the Open Space/Tower of the Americas area is a triangular-shaped space represented by the area formed by the Convention Center, Goliad Street and the grounds of the Institute of Texan Cultures (ITC) grounds. It also contains one of San Antonio’s landmark structures – the HemisFair ’68 Tower of the Americas icon. This Plan area offers the greatest opportunity to provide the most significant amount of desired land use expressed throughout the public input process - open space.

A strong catalyst for the HemisFair Park Area Master Plan is the planned redevelopment of the Tower. The comprehensive approach to the Tower rehabilitation, along with the emphatic support of the community for the redevelopment of the park to address the open space needs of downtown residents and visitors, provides the opportunity for this Plan element to be addressed through open space strategies, activity areas, and by providing connections within and between other plan areas.

#### Open Space Strategy

The majority of discussion during the public participation process focused on the central portion of the HemisFair site as a place for maximizing the ability to create open space. Often referred to as the major downtown park of San Antonio, the Open Space/Tower of the Americas area offers the most promising space to accommodate a multitude of desires uses. While the current condition of the space may appear to provide the necessary area for activities, it is desired to address the long-term feasibility of enhancing the level and amount of open space. As a continued connection to the adjacent Alamo Street Plan area and its focus on Children’s activities, the Open Space Plan area is desired as both a multi-generational activity space, and a multi-purpose passive entertainment venue.



Relaxation area

#### Activities

An activity zone for all ages - whether a place for contemplative relaxation, interactive water features, walking/jogging or bike trails, or programmed activities (e.g. kiosk food sales, toy boat races, street performers, frisbee throwing, etc.), the open space zone will represent the essence of the HemisFair Park theme. In addition, there is also a desire to incorporate activities as an extension of the Convention Center and Institute of Texan Cultures, in the form of performance or reception space and to provide infrastructure for citywide special events and festivals. These activities should also be reinforced with public amenities that would benefit the entire park, such as public restrooms and additional lighting, with any requisite security.



Potential bike trails

Public support for integrating public art into a redevelopment scheme was also very strong. A comprehensive public art program within the park is preferred, and could be coordinated with the wayfinding system and any marketing strategies.



Public art opportunity

**Park Structures**

One of the challenges to creating more open space is the number of buildings which occupy the park. There is strong interest in encouraging compatible uses of historic and significant structures (see *Building Index, pg. 17*). One structure that has been determined Historically Significant is the Woman’s Pavilion building. Designed as a permanent structure located toward the eastern end of Goliad Street, it is one of the largest of the structures and serves as an anchoring element along the street. There has been interest presented by citizen groups for the possible restoration and reuse of the building, thus a feasibility study for the Woman’s Pavilion should be initiated. As a long term strategy, the removal of non-historic buildings may be considered if more open space is needed, and if current uses could be relocated to park edges for increased visibility and better access.



*Interior—Woman’s Pavilion*



*Park grade arrival from River level,*



*Convention Center berm*



*Convention Center Plaza*



*Convention Center entrance from Park*



*Goliad Street - organizing site element*



*Areas for relaxation around water features*

**Connections**

As the central space of the HemisFair Park, this area has the ability to provide spatial and physical connections among several site Plan areas. Due to the severe grade change between the existing River level and the park grade level, it was determined that a continuation of the river link be expressed as an east-west connection in the Open Space Plan area. This connection could take the form of a water feature, such as a small stream, that could meander through the site, with a terminus connection near the ITC.

As the entrance/pedestrian way within the Alamo Street area, the continuation of Goliad Street through the Open Space area, and on through to the ITC area serves as a strong “site-ordering” element for the entire site. Developed as a pedestrian way linking Alamo Street, the Tower and the ITC, this critical plan element is important as a primary east-west promenade, connecting Goliad Street to all future north-south linkage nodes from Durango Blvd.

A series of surface parking lots, primarily serving the ITC complex, are located at the eastern end of the Open Space area. Sited on the land where HemisFair pavilions once stood, they serve as psychological and

## HemisFair Park Area Master Plan



Looking west across ITC entrance plaza

physical barriers between the Open Space Area and the ITC Area (see pg. 40). The removal of all of the surface parking impervious cover, the addition of open space and development of a stronger physical/visual connection between the two Plan areas is warranted. With the addition of appropriate signage and wayfinding, the path from the Tower to the ITC should be designed as a comfortable, logical path to encourage pedestrian travel beyond the Tower plaza.

### TOWER OF THE AMERICAS

With the planned consolidation of operations and redevelopment of the Tower of the Americas, stronger linkages between the Tower and surrounding land uses and facilities will be realized. Additionally, a plaza, integrating the existing water features at the Tower base, will create a direct relationship between Tower activities and future park development and usage. With the City's interest in providing restaurants at a range of pricing tiers, there may be the opportunity to experience an outdoor café setting near the base of the tower. With the anticipated increase in Convention Center, park and Tower users, a plan to provide additional parking at the northeastern end of the site will be important in addressing additional parking issues (see Transportation pg. 55).

Pedestrian and vehicular wayfinding (see pg. 61) and linkages to other facilities in this area (see Tram pg. 59) will provide much needed connections and conveniences for patrons, creating the critical mass of activity anticipated with this plan.



Existing Tower Base (activity level to be expanded near Tower base)



Future dining experience settings

Evening event

Desired plaza space for relaxation

## Zone 3 Summary

# OPEN SPACE/TOWER OF THE AMERICAS AREA

### OPEN SPACE STRATEGY

- Maximize open space
- Develop areas for relaxation and contemplation
- Provide shade and interactive water features for all ages
- Utilize park as “front yard” for the Henry B. Gonzalez Convention Center and provide outdoor amenities/performance/reception space, adequate public restrooms, security, lighting
- Provide infrastructure for special events/festivals
- Develop walking/jogging/bike trails
- Integrate public art into park redevelopment
- Program/promote ongoing activities – kiosks/cart sales, toy boats, street performers, frisbee throwing
- Consider possible long term strategic removal of non-historic/ temporary HemisFair buildings for additional open space – current uses could be relocated to edges of park for more accessibility and visibility
- Encourage compatible uses of historic and significant structures- need structural assessment of Women’s Pavilion

### CONNECTIONS

- Provide pedestrian link along Goliad Street connecting east and west ends of park
- Provide water feature through park to connect River link to Tower and Institute of Texan Cultures

### TOWER OF THE AMERICAS

- Improve wayfinding and parking for park and Tower at east end of Convention Center; consider incorporating parking in future expansion
- Integrate future uses of Tower into park and open space plans (i.e., special events, performance area, water features, tram access, etc.)



*Develop a park for the residents of San Antonio, and the visitors will follow.*

## 4 INSTITUTE OF TEXAN CULTURES AREA

*The HemisFair '68 exposition provided the San Antonio community with the opportunity to expose Texas to visitors from around the world. Today, the Institute of Texan Cultures (ITC) serves as the eastern "entrance" anchor of the HemisFair site, and as such, is the "first impression" of the park site for visitors arriving via IH-37 or from Durango Boulevard east..*



*"Confluence of the Civilizations:" represented through entrance water feature*



*ITC Structure - western plaza*



*Entrance to ITC parking from Tower plaza*



*Annual Folklife Festival event*

The strong architectural statement of the Institute building, with its massive surrounding berms was built to house the Texas Pavilion for HemisFair '68. The cultural exhibits remain today, operated by the University of Texas at San Antonio.

The ITC Area contains one dominant structure, a collection of small ancillary structures that serve as an outdoor living history museum setting, and a large surface parking lot area. The physical separation of this plan area, created by the placement of the adjacent parking lots [located in the Open Space Area] has done much to create a barrier to the visual and psychological connection with the other areas of the HemisFair site.

To provide a better physical connection to the other plan areas, it is recommended that the surface parking lots (west of the entry plaza) be eliminated in the future. Replacement parking could be accommodated in a new parking structure to be built on the surface parking lot east of the Federal Office Building. This would facilitate relocation of the outdoor exhibits, primarily those of the "Back 40" living history museum, currently situated to the east of the Institute, to the west side of the Institute, facing the park. Providing a visual connection for patrons visiting the interior of the park, this would also provide a continuation of the connection to the ITC facility. In addition, the possible expansion or extension of the Folklife Festival further west into the park area would also provide a better connection to the Open Space/Tower Area.

As the State's archival repository for multicultural education, the Institute offers tours, publications, a resource library and comprehensive photo collection, outreach program, extensive exhibits and teacher training. Public discussion recommended expanding and updating the ITC exhibits, while focusing the historical/cultural theme on San Antonio and the south Texas community.

In addition to updating its exhibits, the ability to more clearly define the mission of the Institute, in the context of the HemisFair redevelopment plan, was defined as critical to both the future success of the Institute and the entire Park site. It was stated that this could most effectively be accomplished through collaborations with other entities to introduce additional capital and expertise to reinvigorate this important HemisFair cultural anchor.



The City has, for many years, discussed the possibility, in partnership with affiliated entities, of developing a Regional Visitor's Center that would provide an orientation space for visitors to the greater San Antonio region. As a cultural center for visitors from Texas, the United States and abroad, the Institute of Texan Cultures is a potential location for a future site. This partnership with the Institute would enhance the visitor levels to both the Institute and the HemisFair site.



Typical Visitor Center interior

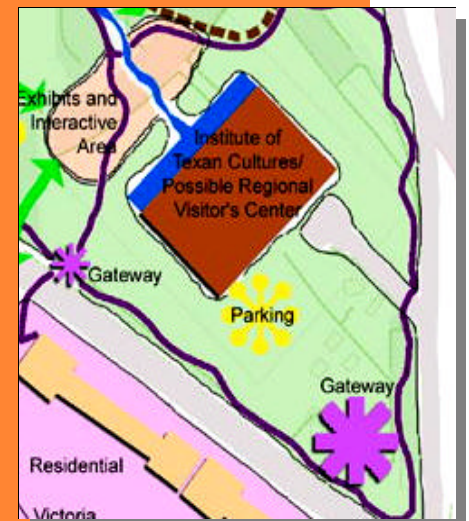
In order to establish a Regional Visitor's Center, parking and transportation to/from the site must be accommodated. In addition, with the desired potential of removing the existing surface lots that currently serve the ITC Area, it will be necessary to provide a parking alternative for the Institute (see *Transportation*, pg. 65).



## Zone 4 Summary

# INSTITUTE OF TEXAN CULTURES AREA

- Improve physical connection to the park
- Enhance/expand existing historical/cultural theme - focus on South Texas/San Antonio
- Update interior exhibits and activities
- Explore possible collaborations to improve cultural anchor
- Focus mission statement to align with Park redevelopment
- Relocate and expand outdoor exhibits/activities to park side of Institute
- Form partnerships to create Regional Visitor Center
- Expand Folklife Festival into park
- Provide easy vehicular and bus access and parking



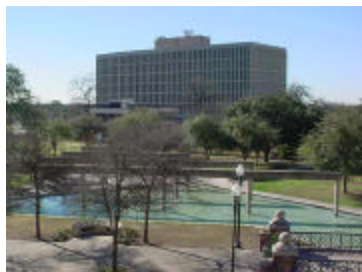
*HemisFair '68 exposed San Antonio and South Texas to visitors from all over the world - we should continue the cultural exchange.*

**5 BOULEVARD NORTH AREA**

The area along the north side of Durango Boulevard contains much of the property currently owned by the Federal government. The John Wood Courthouse structure, and Adrian A. Spears Training Center functioned as the important U.S. Pavilion and Plaza during HemisFair. Federal funds have been appropriated for design of a new courthouse. The City is working with the General Services Administration to identify options for relocation of the Federal courthouse in the downtown area. This significant move is anticipated to take place by the end of the decade. With the move, a new use of this important HemisFair icon must be determined.



*John Wood Courthouse*



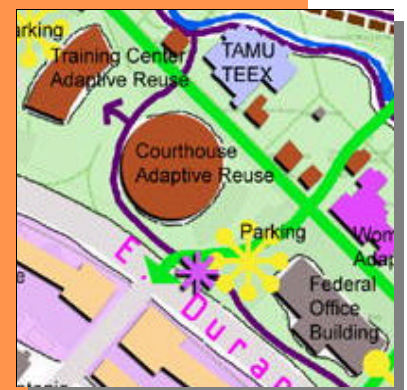
*Federal Office Building*

Public discussion focused on the reuse of the original U.S. Pavilion, a significant structure to the development of the Durango “boulevard.” One alternative use is a combination of exhibition/office space to provide public, active use of the building, at least on the first floor space. Relocating the San Antonio Children’s Museum to this space would offer better access, visibility, outdoor space and parking options. Another opportunity is the relocation of existing Park tenant uses to the park edges, or to space in the Boulevard North Plan area.

The north side of Durango also serves as a gateway to the park along the pedestrian access points. As such, it is important that the Open Space Area be treated as a continuum around any physical structures of the Boulevard North Area, so that the function of the park will be visually accessible to pedestrian and vehicular traffic along Durango Boulevard. Therefore, the urban design treatment of this linear gateway is critical to the success of the Plan.

**Zone 5 Summary  
BOULEVARD NORTH**

- Coordinate with General Services Administration on planned relocation of Federal Courthouse and Training Facility
- Explore opportunities for adaptive re-use of Federal facilities
- Extend park area around buildings to Durango Boulevard
- Provide adequate, convenient parking for employees and visitors



*Durango Boulevard is an important east-west pedestrian connection - the urban design strategy must address the street.*

## 6 BOULEVARD SOUTH AREA

The area south of Durango Boulevard, while not formally a part of the HemisFair Park Master Plan site, is identified in the Plan as an adjacent area important to the Plan's development. This land ownership in this area is currently held by only four entities - the San Antonio Housing Authority (the former Victoria Courts site), the City of San Antonio (small park site), the U.S. Federal Government (surface parking lots), and the San Antonio Independent School District property.

The Lavaca neighborhood, which once included the HemisFair site, continues to thrive as one of San Antonio's oldest, intact neighborhoods. The neighborhood area addressed in this Plan has been designated as both a National Register District, and local Historic District, thus, any future development will require review by the Historic and Design Review Commission. Adjacent to, and part of the Boulevard South area is the new development on the former Victoria Courts public housing site. Designed as a new model of mixed income development, this 36 acre redevelopment, currently in its first phase of construction, offers the best opportunity to effect dense residential development highlighted in the public discussion. With over 600 units servicing all income levels, this site can act as a catalyst for future development opportunities on the federal parking lot sites.



Looking southwest to Durango Blvd.



Looking northwest across SAISD parking

Future recommendations for complementary development in the Boulevard South Area include dense, residential uses, at a scale which addresses the street and adjacent residential condition, and more mixed use, residential-related development toward the corner of S. Alamo Street and Durango Blvd. At this corner, lies the headquarters building and adjacent parking area for the San Antonio Independent School District (SAISD) offices. A future opportunity to consolidate their functions onto one area of the site, would free up the balance of the site for a high-profile, mixed-use project with structured parking, that would support the urban design needs of Durango Boulevard, and S. Alamo Street, with a use that also supports downtown residents.

### Zone 6 Summary BOULEVARD SOUTH

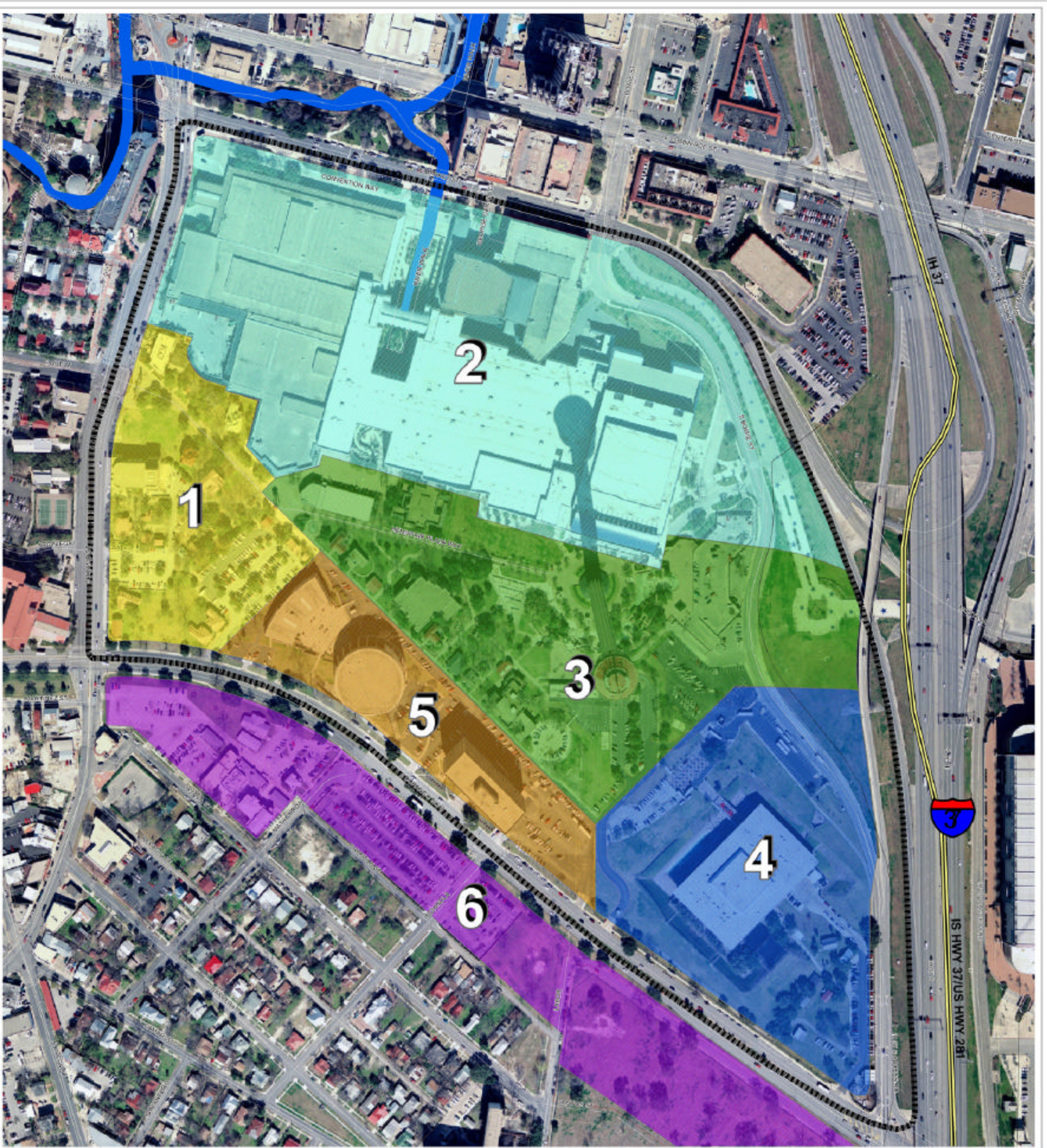
- Coordinate with Lavaca neighborhood and Durango Blvd. property owners on any future building or parking development
- Support recommendations for dense, mixed use, residential-related development types (4 stories along Durango, 2-3 stories facing facing neighborhood) with structured parking
- Support recommendation for dense, mixed use, neighborhood scale commercial, and/or limited office space
- Explore possibility of off-site structured parking for HemisFair visitors



*The southern edge should be defined by dense, residential development to support the Park...and the adjacent Lavaca Historic District.*

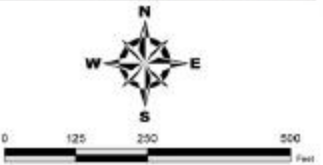


Map 3 - HemisFair Park Land Use Areas



Map Created by: City of San Antonio  
 Map Version: 1.0  
 Date: 10/15/2013  
 City of San Antonio  
 Planning Department  
 1501 S. Alamo  
 San Antonio, TX 78205

Legend			
Yellow	General Office Use	Light Blue	General Office Use
Light Blue	General Office Use	Green	Open Space / Park and Recreation Use
Dark Blue	General Office Use	Orange	General Office Use
Purple	General Office Use	Blue	General Office Use
White	General Office Use	Blue with red border	City of San Antonio
Blue with red border	General Office Use	Blue with red border	City of San Antonio



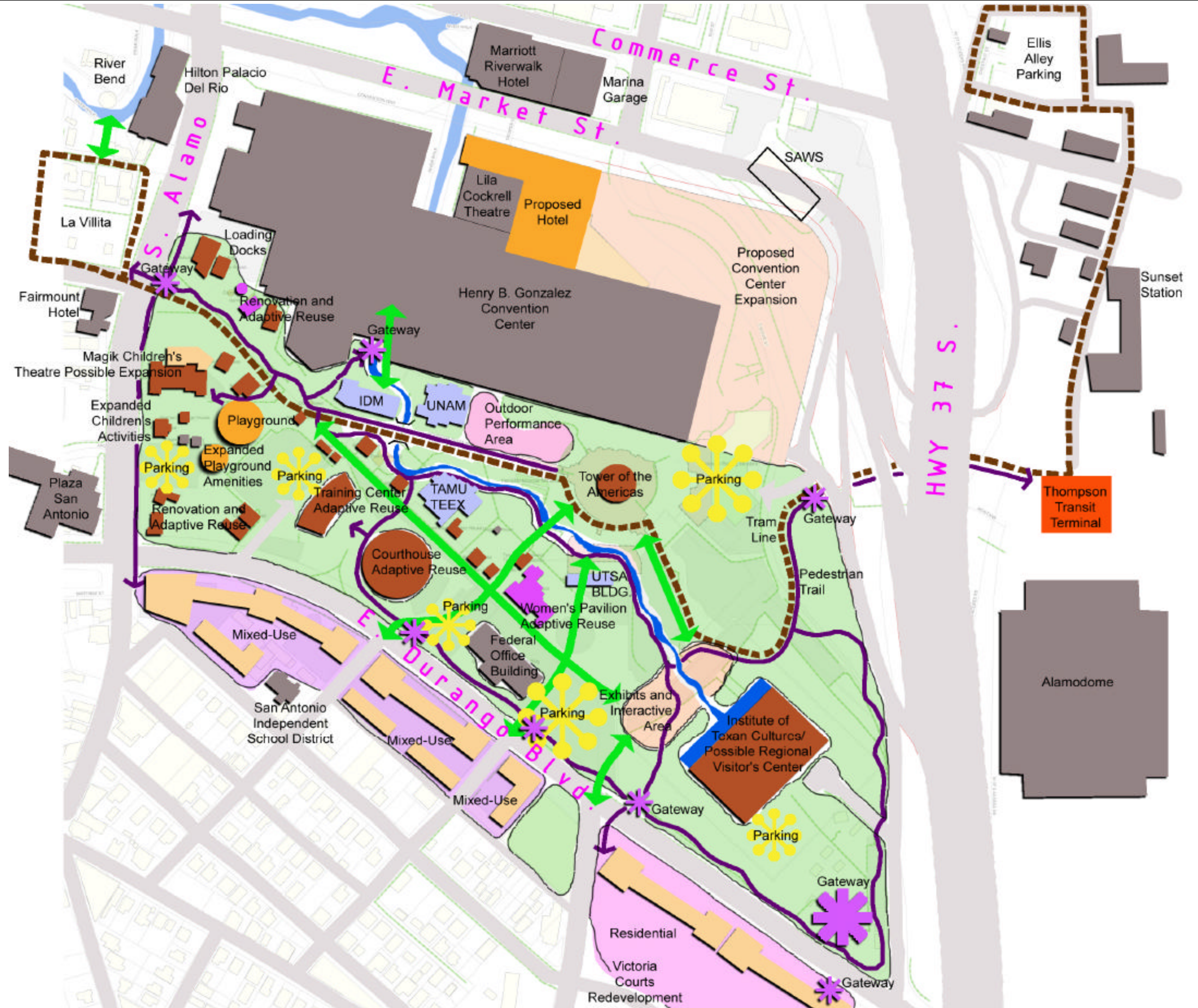
# HemisFair Park Area Master Plan

## LAND USE AREAS

City of San Antonio

**City of San Antonio**  
 Eric R. Morillas, AICP, AIA  
 Director of Planning  
 Development and Business  
 Services Center  
 1501 S. Alamo  
 San Antonio, TX 78205

Map 4 - HemisFair Park  
Conceptual Plan

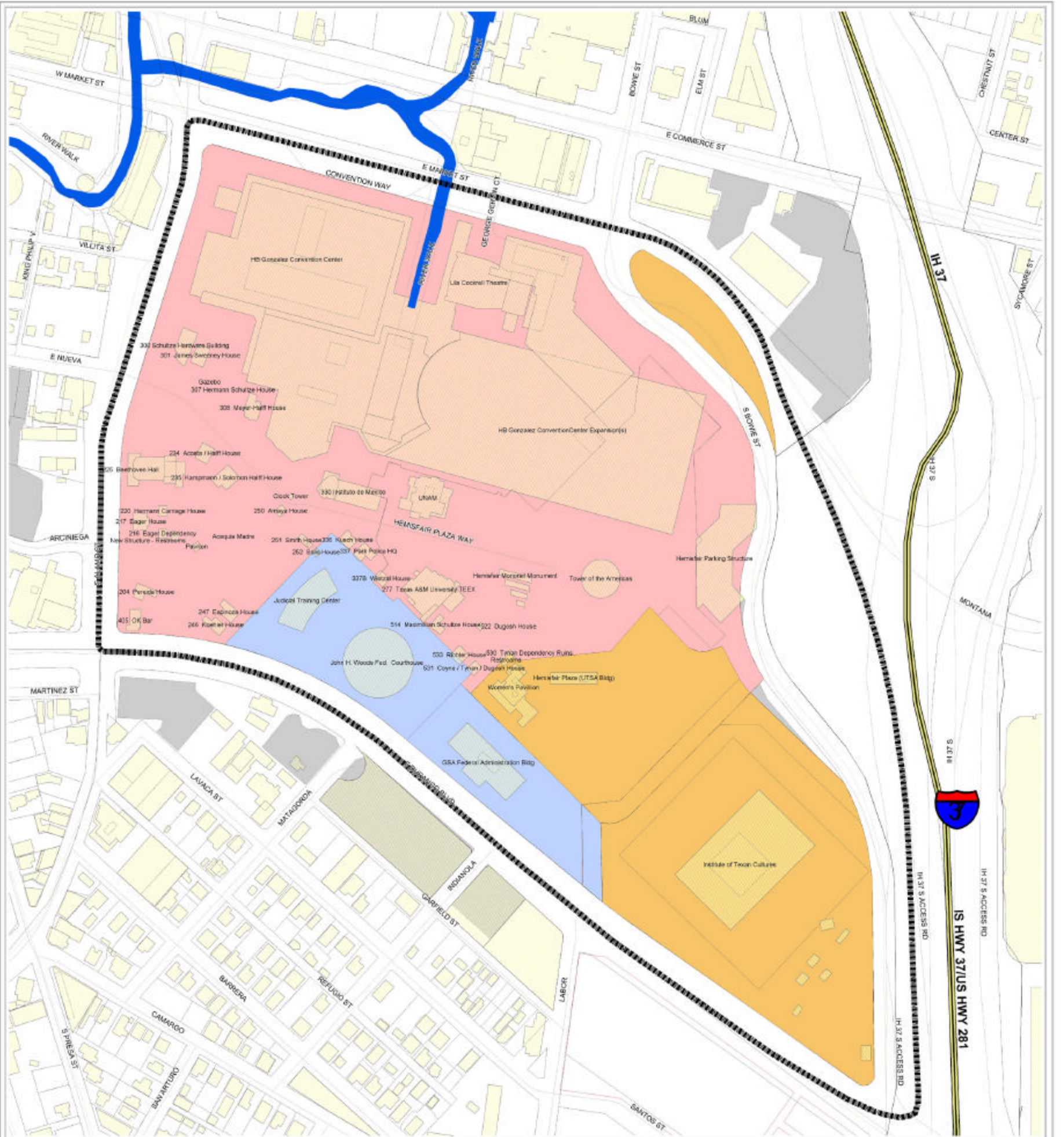


# Map 5 - HemisFair Park Parcels By Ownership

## Map Notes

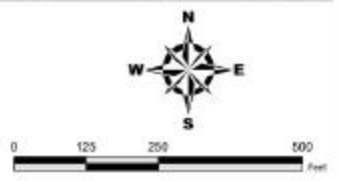
Note 1: Building and parking area locations are not determined by using global positioning data. Buildings were located by approximating building footprints from previous GIS data, aerial photography and existing GIS parcel data.

Note 2: Parcel ownership information was determined by existing GIS parcel data and data supplied by the City of San Antonio Asset Management Department.




## Legend

- |   |  |   |  |
|---|--|---|--|
|  OWNER               |  UNIVERSITY OF TEXAS SYSTEM |  Existing Building Footprint |  Plan Area Boundary |
|  CITY OF SAN ANTONIO |  US GOVERNMENT              |  San Antonio River           |  |



# HemisFair Park Area Master Plan PARCELS BY OWNERSHIP City of San Antonio

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1505 N. St. Mary  
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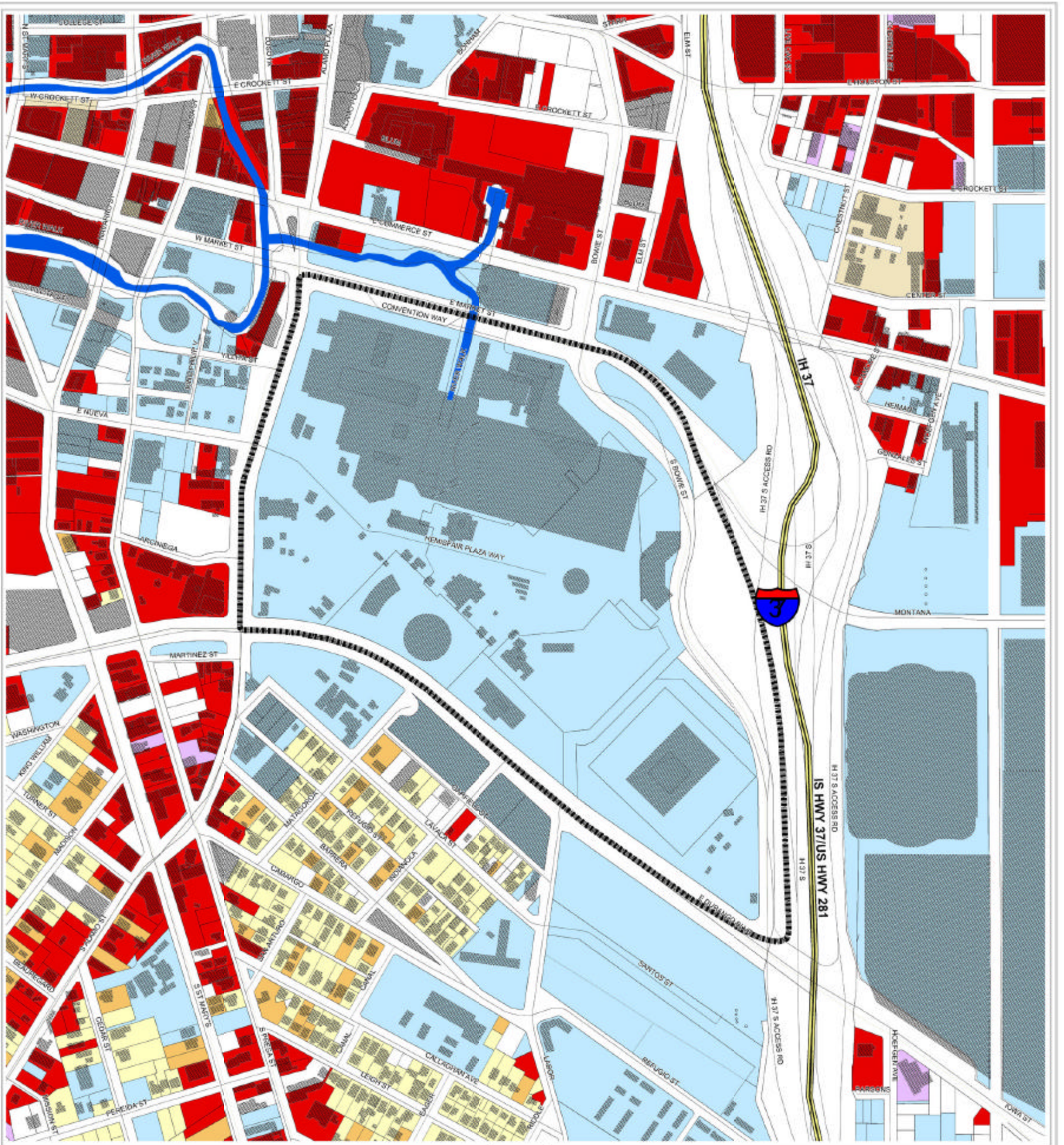
Map Created by Christopher J. Garcia  
Map Creation Date: 10/20/2010  
Map File Location: /HemisFair/Planning/2010/Parcels  
Data Source: City of San Antonio GIS/MapServer/010/Server/Map511\_District\_Aggregate/Default  
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## Map 6 - HemisFair Park Area Existing Land Use

### Map Notes

Note 1: Building and locations are not determined by using global positioning data. Buildings were located by approximating building footprints from previous GIS data, aerial photography and existing GIS parcel data..

Note 2: Existing land uses are not field verified.



### Legend

Land Use Categories		Government Institutions	San Antonio River
Single Family Residential	Commercial	Government Institutions	San Antonio River
Multi-Family Residential	Vacant	Vacant	San Antonio River
	Parks	Parks	



# HemisFair Park Area Master Plan EXISTING LAND USE City of San Antonio

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Map Designer: Christopher J. Davis  
 Map Creation Date: 01 March 2014  
 Map File Location: c:\msd\mapmaking\277\Planners  
 Data Source: City of San Antonio, Information GIS, Base Map 011, Base Approval District  
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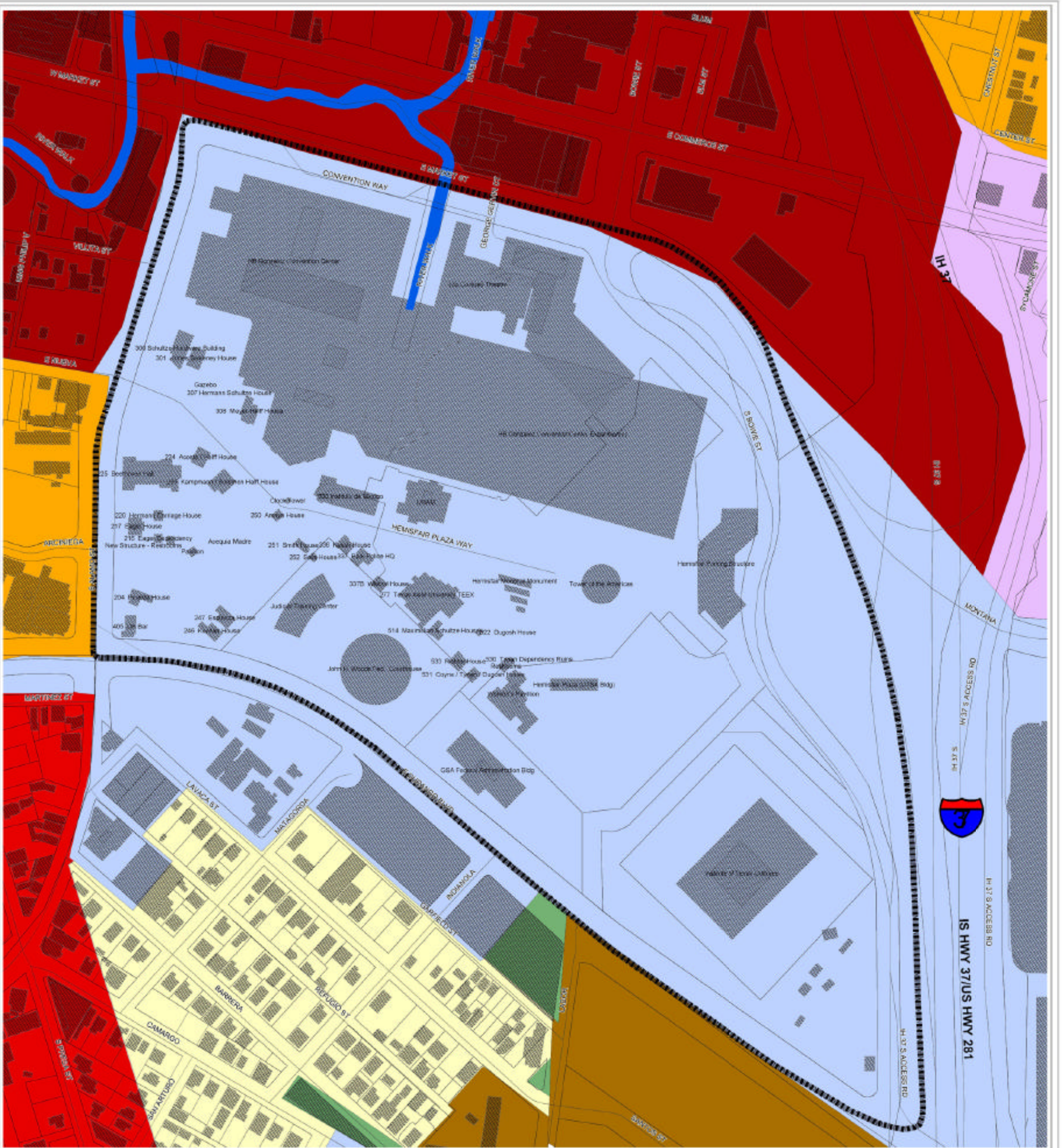


## Map 7 - HemisFair Park Area Land Use Plan

### Map Notes

Note 1: Building and parking area locations are not determined by using global positioning data. Buildings were located by approximating building footprints from previous GIS data, aerial photography and existing GIS parcel data..

Note 2: Future land uses depict specific uses defined by the Downtown Neighborhood Plan (adopted May, 1999) and the Lavaca Neighborhood Plan (adopted, September, 2001).




### Legend

Commercial / Office / Mixed Use	Mixed Use	Low Density Residential	Existing Building Footprint
Commercial / Manufacturing	Mixed Use - Commercial / Residential	Government / Institutional	San Antonio River
	High Density Residential	Parks / Open Space	Park Area Boundary



# HemisFair Park Area Master Plan ADOPTED LAND USE PLAN City of San Antonio

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Map Created by: Christopher J. Garcia / Data Use Matrix  
 Map Creation Date: 16 March 2004  
 Map File Location: C:\data\landuse\landuse\landuse.mxd  
 Date Source: City of San Antonio / Enterprise GIS, Esri, State GIS, Esri, Esri, Esri  
 HemisFair Park Area Master Plan - Adopted May 1999 and September 2001  
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## Transportation–Community Linkages

Community Input

Existing Infrastructure

Proposed Infrastructure/Linkages

Parking Improvements

Pedestrian Improvements

Wayfinding/Signage

Map

*No. 9 - Existing Infrastructure*



## Community Input

As a member of the consultant team, Carter & Burgess assessed conditions on the HemisFair site, related to access, traffic, parking, transit, and pedestrian linkage issues associated with the proposed street, parking, walkway and transit service improvements. Available information, such as the Downtown Parking Demand Study and traffic volume data, was used to identify existing conditions.



*Pedestrian way*

The Conceptual Plan (*see pg. 45*) identifies the general location and relationship of existing and proposed uses in the park and surrounding area. Transportation facilities shown on the Conceptual Plan include the following proposed concepts and improvements:

- Streets and driveways**
- Parking**
- Pedestrian gateways and movement corridors**
- Tram Service**
- Regional Visitor Information Center (*see pg. 41*)**
- Thompson Transit Facility**

## Existing Infrastructure

### Vehicular Access

The existing roadway network serving the HemisFair Park area consists of an Interstate Highway and city streets. Beginning on the northeast corner of the site, along the eastern side of the park, IH-37 runs north-south between the two east-west direction exits on either side of the park - Market Street (one-way eastbound, undivided four-lane with parallel parking on north side of street) to the north, and Durango Boulevard (two-way, median divided four-lane with parallel parking on both sides of street) to the south.

On the portion just south of Market Street, running parallel to IH-37 on the eastern side of the site is Bowie Street, which serves as a frontage road, along a two-way, undivided four lane path, from north to south, until the first driveway opening. It then becomes a one-way access running south, merging with IH-37 exit traffic, up to the traffic signal at Durango Boulevard.

On Durango Boulevard, there are several curb cuts along the north side of the street accessing parking areas that serve the current Park uses; one of the curb cuts corresponds to the only street opening and signal light (Indianola Street) on the south side of Durango Boulevard. A curb cut and signal is currently planned along the south side of Durango Boulevard at Labor Street, to accommodate the new traffic patterns of the 36 acre San Antonio Housing Authority redevelopment at the southwest corner of IH-37 and Durango Boulevard.

To the west of the site is S. Alamo Street, a two-way, divided four lane roadway with limited vehicular access to the HemisFair site - one curb cut at the parking area just north of Durango Boulevard, and two additional cuts - one that serves the Convention Center loading docks and another at the northwest corner of the HemisFair site, which serves as a limited access, drop-off area for Convention Center patrons.



*East end of site @ IH-37*

**Pedestrian Access**

Pedestrian access to the HemisFair site consists of the primary west entrance along S. Alamo Street, marked by the “HemisFair arch” at the end of HemisFair Plaza Way. Additional pedestrian access to the site occurs at many other places along the perimeter of the site, primarily along Durango Boulevard sites, or through the parking lot along S. Alamo Street [that currently serves as limited parking for the All-Around Playground], however, none is clearly marked as such, and is generally found through exploratory means. An entrance to the Park is also found at the River level, through the Convention Center up to Plaza de Mexico. This plaza is surrounded by the Instituto de México, Universidad Nacional Autónoma de Mexico (UNAM) and the Convention Center and provides limited visibility to the adjacent park areas.



*HemisFair Park Way, looking east*

**Proposed Infrastructure/Linkages**

**Adjacent Neighborhood Plan Recommended Improvements:**

Transportation improvements identified in the Downtown Neighborhood Plan and Downtown Transportation Plan, with regard to the HemisFair Park site, include the following:

- Improve the Durango Boulevard interchange to provide direct access to the area west of downtown
- Market Street Realignment - reduce curve as Market Street approaches IH-37/ Alamodome and incorporate Bowie Street, south of Market Street, to allow for Convention Center expansion.
- Alamo Street and/or Broadway Bicycle Corridor - Witte Museum to S. St. Mary's Street connection to the Mission Trail.
- Old Mission Trail Re-development

**Access and Circulation**

**On-site Parking**

Due to the limited open space, on site parking must be strategically located and limited to maximize open space. Reducing the amount of surface parking area and parking structures that minimize the impact to open space, are highly desirable.

**Off-site Parking/Transit**

Shuttle service is an option for providing access to underused parking areas east of IH-37. Existing infrastructure includes the Thompson Transit Facility and surface lots, which are currently underutilized. These lots could serve as remote parking areas if a shuttle service were implemented. This service could be realized through the use of trams, buses or a historic rail trolley.

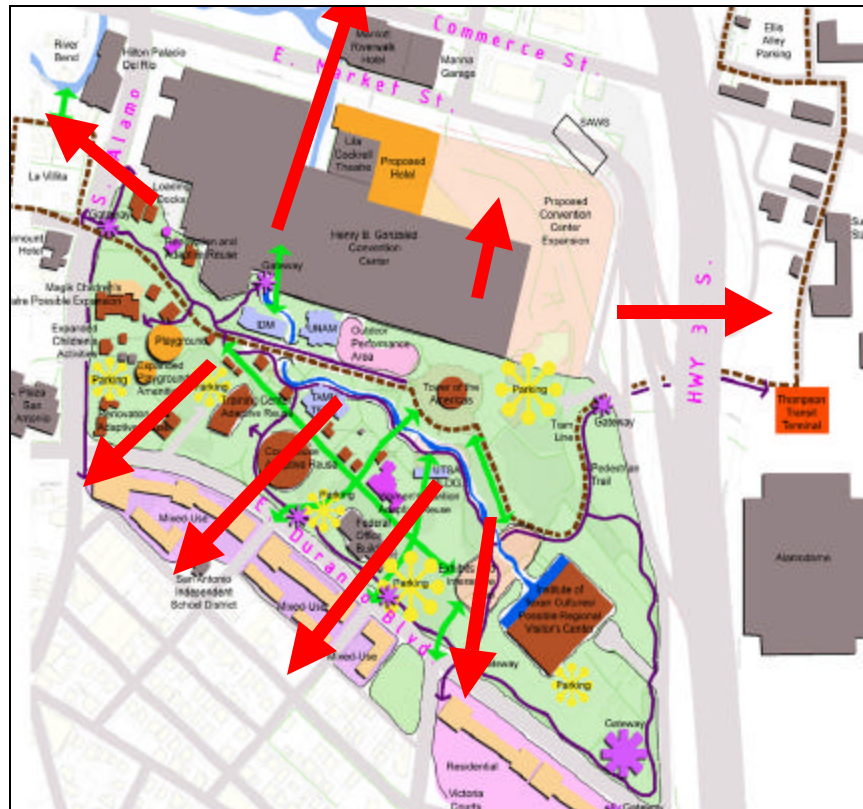
**Transit Buses**

VIA Metropolitan Transit buses and rubber-tired trolleys could be used for shuttle bus service between HemisFair Park and offsite parking. Buses would operate on the existing street network, requiring more routes and increased service, with increased capital and operating costs. The nearest potential bus stop to the Tower plaza area would require walking several hundred feet to the base of the Tower. VIA's existing trolleys are no longer in production and other vehicle types would have to be considered. Delays might be experienced because of congestion during peak traffic periods.



*Existing trolley*

Linkages Concept Plan



**Trams**

Trams are open-sided, rubber tire trains consisting of a power unit and trailer, similar to parking lot trams used at theme parks and other major recreation areas. The tram option is functionally similar to offsite parking with shuttle bus service.

The proposed tram route, shown as a dashed brown line on the Concept Plan map (see pg. 45), maintains an average operating speed of five-ten miles/hour. The distance between a potential Ellis Alley loading zone and the La Villita turnaround is approximately 1.5 miles., with a one-way travel time of approximately 15-20 minutes or 30-40 minutes roundtrip. With two trams in operation, the service could provide headways of 20 minutes between trams scheduled with a 40 minute roundtrip to allow for loading and unloading of passengers along the route.



Tram opportunity model

Some minor improvements to the existing infrastructure would be required for trams to safely cross S. Alamo Street and Bowie Street. Intersections where pedestrian walkways cross the tram route should be controlled by signs and pavement markings, warning pedestrians of an approaching tram. Traffic signal preemption or cycle adjustments for tram passage may be needed at street intersections. The open-sided tram vehicles could operate on city streets, but could not be safely operated

on a highway. Use of the existing walkway under IH-37 would be feasible.

Existing paved walkways will be examined to verify structural capacity to carry additional tram weight. On travel paths where a tram would share existing paved Park walkways, the effective width of the pedestrian walkway would be reduced to accommodate the tram roadway. The route should be clearly marked on the pavement with tram stops marked every 1,000 feet at a maximum.



*Pedestrian walkway under Clocktower*

Other considerations presented by the proposed tram and offsite parking include public information, enforcement, and security. Although the HemisFair Park area is served by public transit, most visitors arrive by automobile or walking. The tram would serve park visitors, tourists, and Convention Center and Alamodome patrons. Visitors would need clear direction to use the off-site parking and to prevent spillover parking in adjacent neighborhood areas instead of using the remote parking and tram.

The tram proposal may be considered a short term solution. It requires relatively low initial capital, but would represent a significant operating expense. Tram service could be implemented in a short period of time. At a later date, if a demand is established, a more sophisticated, but perhaps more capital intensive system could be considered.



**Historic Trolley**

The 1999 Downtown Neighborhood Plan and 1997 Downtown Transportation Plan envisioned a steel-rail historic streetcar extending through the HemisFair park area and potentially extending to other areas in Downtown and to Brackenridge Park. A historic trolley line could be developed linking La Villita, Convention Center, HemisFair Park, Thompson Transit Center, St. Paul Square, and the Ellis Alley Park and Ride site. The historic trolley would provide needed transit service between these destinations and would be a visitor attraction, enhancing the downtown visitor experience.

Development of a historic trolley line could be eligible for federal assistance under the New Starts program of the Federal Transit Administration. The trolley line could be integrated with a future Light Rail network, if implemented.

**Parking Analysis**

The existing parking supply on the HemisFair Park area site, includes approximately 2,000 on-site street spaces, and approximately 6,000 spaces in remote parking facilities.

Due to the impending relocation of the Federal Courthouse and Training Center, development of new park uses and attractions and other changes are expected to alter existing parking demands and utilization patterns of park visitors. The ability to relocate some of the current office uses such as the Park Police would also increase the number of parking spaces currently available on site, although these demands will be replaced by new uses occupying the buildings.

## Parking Improvements

Parking should be strategically located and limited to maximize open space. In an effort to unify the entire HemisFair site through open space, the current asphalt surface parking should be reduced, any on-site parking should be relocated to the periphery of the park and multi-level parking garages that minimize impact to open space should be encouraged, to provide improved aesthetics throughout the park.

Three new parking garages are proposed in the Master Plan. The total number of parking spaces provided in these three facilities would exceed the capacity of existing on-site parking facilities. The three new structures should be designed so that the ground level façade is pedestrian scaled, and landscaped to enhance the immediate environs of both street and park experience. An option to depress, below grade, part of the lower structure level provides an opportunity to use landscaping techniques to conceal part of the facade.

One new, two-level parking deck with approximately 350 spaces is proposed on the east side of the existing Federal Administration Building to serve office uses and the Institute of Texan Cultures. Limited surface parking should be considered near the southeast corner of the Park site, near the Institute of Texan Cultures, to serve drop off and short-term parking needs for both the ITC and a proposed Regional Visitor Information Center. Any existing surface parking areas that are currently used by tenant personnel and/or delivery vehicles should remain on the site in limited quantity.

A new four level (750-1000 spaces) parking structure is proposed on the northeastern side of the park to serve the Tower of the Americas and Convention Center patrons. This new parking facility to be located near the Tower of the Americas and the Henry B. Gonzalez Convention Center is proposed to be a recessed structure, with considerable landscaping, such as hanging gardens at each level.

The surface parking area in the Alamo Street Plan area, adjacent to the Adrian Spears Training Center offers a unique opportunity to incorporate an underground parking structure. At this location, an additional underground parking garage could potentially be developed at the site of the existing Park Police surface lot, if financially feasible. By eliminating at-grade parking, an open space connection between the children's playground and the Tower of the Americas and North Boulevard Plan areas provides a solution to increase open space throughout the entire Park.

The existing surface parking on the south side of Durango Boulevard is envisioned as future development of predominately residential use. Future parking that will serve uses on the south side of Durango Boulevard should be developed as an integral part of any structure. If the underground garage at the site of the existing Park Police surface lot is not feasible, then adequate parking should be incorporated to serve the parking needs of the Alamo Street area and the needs of the development along the south side of Durango.



*New parking structure opportunities*



### Event Spillover Parking

During special downtown or Alamodome events, a decal parking program currently exists along the northern streets of the adjacent Lavaca neighborhood. This program eliminates street parking, during special events, along any of the northern neighborhood streets, with the exception of residents, who are allowed to park on the street, by displaying the appropriate decal. At the same time, the Indianola Street entrance to the neighborhood along Durango Boulevard is closed off to through traffic. Similarly, it is recommended that all existing or future (e.g., Labor Street, etc.) access points along the south side of Durango Boulevard should be closed off to through traffic during special events.

### Pedestrian Improvements

The success of the HemisFair site will significantly rely on the ability to link major facilities, activity areas, and uses, as well as parking facilities. Major pedestrian gateways would be located around the park perimeter. The City should continue to explore with the Texas Department of Transportation and other entities the possibility of better linking the park/Convention Center to the Alamodome/St. Paul Square area for pedestrians.

### Wayfinding, Signage

Main entrances to the Park should be clearly identified and provide a park identity. A consistent wayfinding system should be developed within and to the park complementing the City's planned wayfinding system. A pedestrian wayfinding system that both connects the Plan Areas within the Park and identifies the site to other downtown landmarks would create an atmosphere where residents and visitors will feel comfortable and desire visiting, rather than a place perceived as difficult to access.



City's wayfinding location board



Existing HemisFair signage

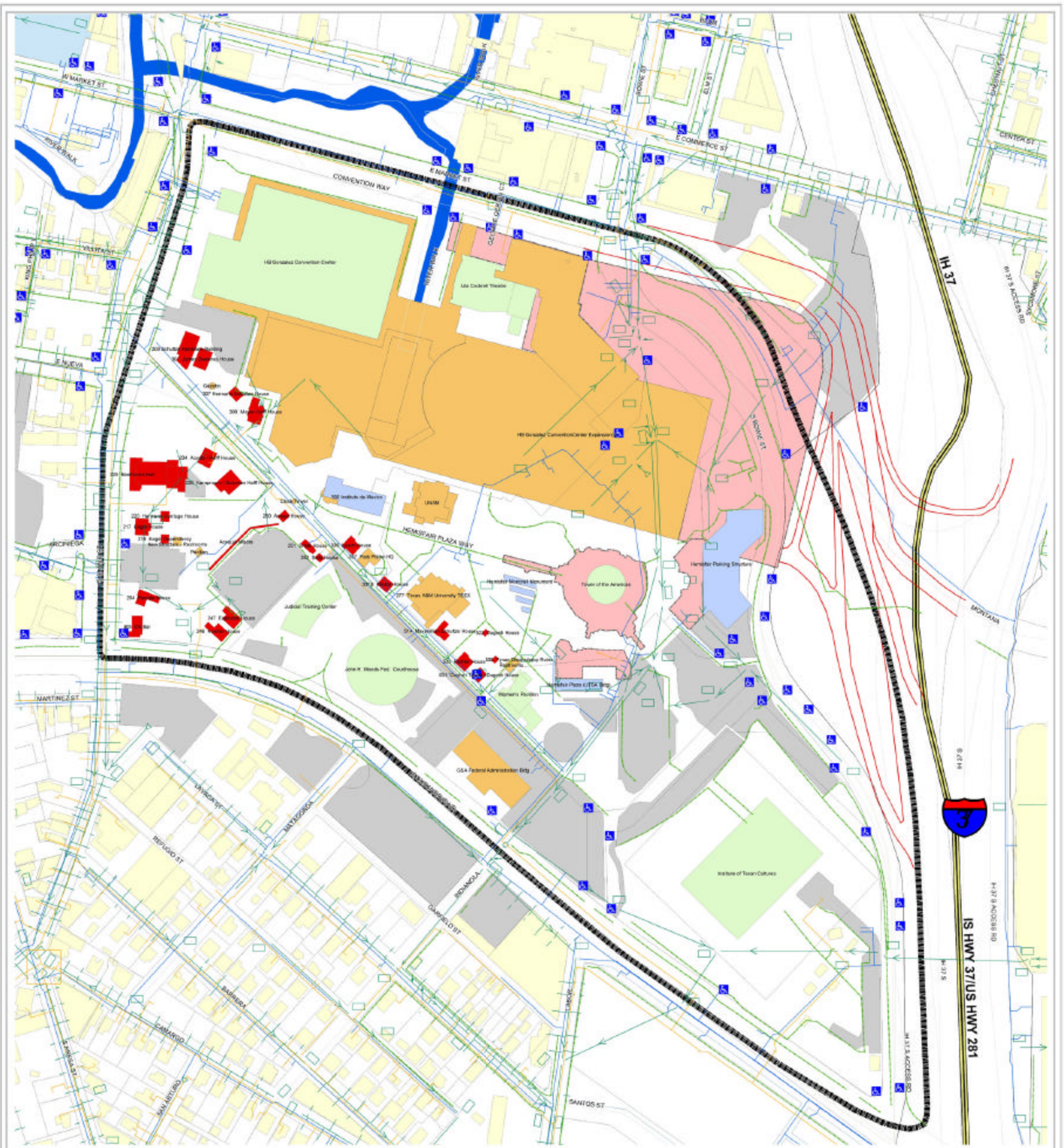
# Map 9 - HemisFair Park Area Existing Infrastructure

## Map Notes

Note 1: Building and parking area locations are not determined by using global positioning data. Buildings were located by approximating building footprints from previous GIS data, aerial photography and existing GIS parcel data.

Note 2: Future development shapes and roadways are based on conceptual drawings only. The outlines and shapes are not based of GIS data and located by approximation.

Note 3: Sidewalk locations were approximated using aerial photography and existing GIS parcel data.



### Legend

- Future Development
- Buildings Added Since 1980
- Permanent Structures Remaining From HemisFair
- Temporary Structures Remaining From HemisFair
- Original Historic Structures
- Existing HemisFair Parking
- Future Street Alignment
- Existing Street Alignment
- ADA Compliant Approaches
- Victoria Courts Parcels
- S.A. River
- Existing Water Line
- Existing Sewer Line
- Existing Natural Gas Line
- Existing Stormwater
- Plan Area Boundary



# HemisFair Park Area Master Plan Existing Infrastructure City of San Antonio

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Map Created by Christopher A. Gagne  
Map Creation Date: 10/18/2017  
Map File Location: /GIS/MapServer/Map9  
Map 9 - 10/18/2017

GIS Model: City of San Antonio Strategic GIS Model 10/18/2017 - Rev. 10/18/2017

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## Implementation

Short, Mid and Long-term Strategies

*Action Steps*

*Lead Partners*

*Team Members*

*Timelines*

*Funding*



## Short, Mid and Long Term Strategies

### Action Step 1: REDEVELOP TOWER OF THE AMERICAS

- a) Coordinate Tower into Master Plan to include marketing, signage and tram

**Lead Partner:** Parks

**Team Members:** ASM, CVB

**Timeline:** Immediate (under 1 year)

**Funding:** Public/Private partnership

### Action Step 2: RELOCATE OFFICE USES FROM HISTORIC HOMES TO FACILITATE NEW USES AND INCREASED PARKING AVAILABILITY IN EXISTING LOTS

- a) Determine phasing of office relocation to coincide with RFP

- b) Identify relocation options

**Lead Partner:** ASM

**Team Members:** Parks

**Timeline:** Immediate (under 1 year)

**Funding:** n/a

### Action Step 3: DEVELOP USE CRITERIA AND IDENTIFY ECONOMICALLY VIABLE TENANTS TO RESTORE HISTORIC STRUCTURES

- a) Develop Use Criteria

- b) Develop RFP for historic homes:

**Lead Partner:** Parks

**Team Members:** ASM, Planning (Use Criteria only)

**Timeline:** Immediate (under 1 year)

**Funding:** n/a

### Action Step 4: IMPROVE SIGNAGE AND WAYFINDING IN AND AROUND THE PARK AND CONVENTION CENTER

- a) Determine consistent signage theme

- b) Coordinate with TxDOT

- c) Coordinate with City's planned Pedestrian Wayfinding System

**Lead Partner:** PW (*City Architect's office*)

**Team Members:** Parks, CVB, Convention Facilities, OCA, ASM, Downtown Ops, Planning

**Timeline:** Immediate (under 1 year)

**Funding:** COSA, Private

### Action Step 5: RESEARCH FEASIBILITY OF TRAM CONCEPT

- a) Determine costs, Identify potential partners

**Lead Partner:** PW, VIA

**Team Members:** Downtown Ops, Parks, CVB, Alamodome

**Timeline:** Immediate (under 1 year)

**Funding:** FTA funding, Private sponsorships

**Action Step 6: RESEARCH FEASIBILITY OF REGIONAL VISITOR CENTER**

- a) Identify and coordinate with partners
  - Lead Partner:** CVB
  - Team Members:** ASM, Parks, UTSA, TxDOT, AACOG
  - Timeline:** Short-term (1-3 years)
  - Funding:** Public/Private partnership

**Action Step 7: EXPLORE SHARED USE OF PARKING & THOMPSON TRANSIT FACILITY**  
*(east of freeway)*

- a) Study feasibility of utilizing exiting parking
- b) Study feasibility of using Thompson Transit Facility for tram, public transit and tour bus staging
  - Lead Partner:** PW, VIA
  - Team Members:** SAPD, ASM, City Attorney's Office, Downtown Ops, Alamodome
  - Timeline:** Immediate (under 1 year)
  - Funding:** Public/Private partnership

**Action Step 8: PLAN FOR EXPANSION OF CHILDREN'S ACTIVITIES**

- a) Coordinate with SA Carousel Foundation
  - Lead Partner:** Parks
  - Team Members:** ASM, SA Carousel Foundation
  - Timeline:** Short/Mid-term (1-5 years)
  - Funding:** Private
- b) Study possible renovation/expansion of Downtown All-Around Playground
  - Lead Partner:** Parks
  - Team Members:** ASM, Planning, Playground volunteer group
  - Timeline:** Short/Mid-term (1-5 years)
  - Funding:** Private
- c) Explore feasibility of Magik Theatre expansion
  - Lead Partner:** ASM
  - Team Members:** Parks, OCA, Magik Theater
  - Timeline:** Mid-term (3-5 years)
  - Funding:** Private
- d) Explore feasibility of relocation of Children's Museum to park
  - Lead Partner:** ASM
  - Team Members:** Parks, OCA, Children's Museum
  - Timeline:** Mid-term (3-10 years)
  - Funding:** Private

**Action Step 9: PLAN FOR OPEN SPACE AND INFRASTRUCTURE IMPROVEMENTS**

- a) Determine necessary improvements, cost estimates, and identify funding resources
  - Lead Partner:** Parks
  - Team Members:** ASM
  - Timeline:** Short/Mid-term (1-5 years)
  - Funding:** COSA
- b) Implement proposed open space and infrastructure improvements
  - Lead Partner:** Parks
  - Team Members:** ASM
  - Timeline:** Mid/Long (3-20 years)
  - Funding:** COSA

**Action Step 10: COORDINATE WITH AREA PROPERTY OWNERS AND POTENTIAL PARTNERS**

- a) Coordinate with UTSA to explore potential trade with regard to six acres between ITC and Tower  
**Lead Partner:** ASM  
**Team Members:** UTSA, City Attorney's Office  
**Timeline:** Immediate (under 1 year)  
**Funding:** n/a
- b) Coordinate with UTSA to explore collaboration with the Institute of Texan Cultures  
**Lead Partner:** ASM  
**Team Members:** UTSA, CVB, OCA  
**Timeline:** Short-term (1-3 years)  
**Funding:** Public/Private partnership
- c) Coordinate with UTSA to determine use and feasibility of the Woman's Pavilion  
**Lead Partner:** ASM  
**Team Members:** UTSA, Partners  
**Timeline:** Short-term (1-3 years)  
**Funding:** Private
- d) Coordinate with GSA to identify relocation site for Courthouse and Training Facility  
**Lead Partner:** ASM  
**Team Members:** GSA  
**Timeline:** Short-term (1-3 years)  
**Funding:** GSA
- e) Explore partnerships with private entities for the potential reuse of the Courthouse and Training Facility  
**Lead Partner:** ASM  
**Team Members:** Partners  
**Timeline:** Mid/Long-term (3-10 years)  
**Funding:** Public/Private partnership
- f) Coordinate with SAHA on the Victoria Courts Redevelopment  
**Lead Partner:** ASM  
**Team Members:** SAHA  
**Timeline:** Immediate/Short-term (under 1-3 years)  
**Funding:** SAHA
- g) Coordinate with SAISD regarding Central Office site redevelopment  
**Lead Partner:** ASM  
**Team Members:** SAISD  
**Timeline:** Short-term (1-3 years)  
**Funding:** Public/Private partnership
- h) Coordinate with Lavaca Neighborhood Association regarding Boulevard South development  
**Lead Partner:** ASM  
**Team Members:** Planning  
**Timeline:** Short-term (1-3 years)  
**Funding:** n/a

**Action Step 11: DEVELOP ORGANIZATIONAL STRUCTURE TO SUPPORT AREA-WIDE PLAN IMPLEMENTATION**

- a) Determine organizational structure and staffing support  
**Lead Partner:** Parks  
**Team Members:** ASM  
**Timeline:** Immediate (under 1 year)  
**Funding:** COSA
  
- b) Develop collaborative area marketing strategy and plan  
**Lead Partner:** CVB  
**Team Members:** Parks, OCA(TCC)  
**Timeline:** Immediate (under 1 year)  
**Funding:** COSA
  
- c) Develop collaborative programming for area—arts, entertainment and special events  
**Lead Partner:** Parks  
**Team Members:** OCA(TCC), CVB  
**Timeline:** Immediate (under 1 year)  
**Funding:** COSA

**Action Step 12: INTEGRATE PUBLIC ART INTO PARK REDEVELOPMENT**

- a) Develop plan for maintenance of existing art,
- b) Determine criteria/plan for future art in park  
**Lead Partner:** PW(*Design Enhancement*)  
**Team Members:** Parks, ASM, OCA (TCC), Planning  
**Timeline:** Short/1-3 years  
**Funding:** Public/Private partnership

**Action Step 13: COORDINATE WITH CONVENTION CENTER EXPANSION**

- a) Plan for future expansion and integration with Plan
- b) Address transportation and parking needs  
**Lead Partner:** Convention Facilities  
**Team Members:** Parks, CVB, OCA, PW  
**Timeline:** Mid/Long-term/3-10 years  
**Funding:** Hotel/Motel Occupancy Tax

**Lead Partner, Team Member abbreviations:****City of San Antonio Departments:**

**ASM** - Asset Management  
**CVB** - Convention and Visitors Bureau  
**Downtown Ops** - Downtown Operations  
**OCA** - Office of Cultural Affairs  
**Parks** - Parks and Recreation  
**PW** - Public Works  
**SAPD** - San Antonio Police Dept.

**Affiliated Agencies:**

**AACOG** - Alamo Area Council of Governments  
**GSA** - U.S. General Services Administration  
**TxDOT** - Texas Dept. of Transportation  
**UTSA** - University of Texas at San Antonio  
**VIA** - VIA Metropolitan Transit





## Appendices

*Appendix A*  
Site Inventory

*Appendix B*  
Public Participation Input Documentation  
Alternative Solutions

*Appendix C*  
Ordinance No. 931840  
Carousel Resolution

*Appendix D*  
Letters of Support

*Appendix E*  
Resolution No. 04-03-05  
Planning Commission Recommendation

*Appendix F*  
Ordinance No. \_\_\_\_\_  
City Council Adoption

*Appendix A*  
Site Inventory



## Appendix A Site Inventory

*The HemisFair Park Area Master Plan study area contains 24 structures, original to the site, which were designated historic by the 1972 San Antonio Historic Survey and the Texas State Historic Commission Survey. In addition, these same 24 buildings plus a few of the original HemisFair structures were designated as historically significant (HS) and/or historically exceptional (HE) by the San Antonio City Council under Ordinance No. 64539 and 64540 on February 12, 1987. In addition, there were buildings constructed for the HemisFair exposition, that were also included in the historic designations. There were also a few structures built for HemisFair as temporary structures, yet they still exist on the site today. Lastly, there have been several additional structures placed on the site post-HemisFair, generally, independent of any cohesive, long term planning scenarios. The HemisFair Park Area Master Plan structures include the following:*

### DESIGNATED STRUCTURES ORIGINAL TO HEMISFAIR SITE (City owned):



**PEREIDA HOUSE** - (HS) R.M. Pereida constructed this "T" shaped house with stucco limestone walls on land purchased from Robert and Sarah Eager about 1883. It is believed to be the first limecrete house in San Antonio. Currently used as the City's Parks & Recreation Department Operations Administrative Office, during HemisFair is was dubbed the Ireland House, "a typical Dublin coffee house vending Gaelic charm, oatmeal, tweeds, and belleek and emblems of family heraldry"



**EAGER DEPENDENCY** - (HS) This small limestone structure built about 1870 behind the Eager House probably served as a kitchen, and is currently used as a public restroom facility.



**EAGER HOUSE** aka Sarah Riddle Eager House - (HE) William Riddle built this excellent example of a San Antonio house in 1866 as a wedding gift for his daughter, Sarah when she married Robert Eager, an artist from Halifax, Nova Scotia. Currently, used by the Women's Chamber of Commerce as an administrative office and training facility, it housed the Southern Baptist Exhibit during HemisFair.



**HERMANN CARRIAGE HOUSE** - (HS) Believed to be the design of John Riddle, it is a fine example of a typical San Antonio residence in the 1840s. It was sold in 1857 to Sam Smith, early alderman and mayor of San Antonio. Originally located behind the Acosta/Halff house, this frame structure was moved to accommodate the HemisFair exposition. Although currently vacant, it was home to the HemisFair eatery Creperies Parisienne, "an elegant little French restaurant."



**BEETHOVEN HALL** - (HE) The present structure was built in 1913 after the original, built in 1895, was destroyed by fire. Constructed by the Beethoven Mannerchor, a German singing society founded in 1867, the Hall was the site of the first symphony performed in San Antonio. It was known as the Laterna Magika during HemisFair, and is currently leased to the Magik Children's Theatre.



**ACOSTA/HALFF HOUSE** - (HE) Dubbed the Acosta house in reference to Vicente Acosta, owner of the property in 1810, this house dates to about 1890. It is located on land seized during the Hidalgo movement and given to Gregorio Arciniega. In 1916, it was purchased by William Hermann and occupied by a member of his family until its sale for the HemisFair event, where it was know as Casa San Miguel. It is currently vacant.



**KAMPMANN/SOLOMAN HALFF HOUSE** aka Solomon Halff/Kampmann House - (HE) It is believed that this house was built in ca.1875/1878 by J.H. Kampmann, prominent early architect and builder. Solomon Halff was the first resident of the house which is exemplary of the Gothic Revival style of the last quarter of the 19<sup>th</sup> century. Nathan Halff purchased the house in 1877 and in 1917, sold it to William Herrmann. Currently, the Mexican Cultural Institute uses the as "Casa Mexicana," a building for administrative activities, art display and operation of a gift shop. During HemisFair it served as the eatery, "Les Maisons Blanches."



**KOEHLER HOUSE** - (HS) Frank Koehler apparently bought the house from Mr. Thomas Devine after the Civil War because it "leaked." It was probably built in 1856 by Devine, a prominent judge, nearby the Acequia Madre, which originally irrigated fields by the Alamo. Used currently as the office for the Parks and Recreation Department Community Service & Volunteer Programs, it was used as office and storage space for the San Antonio Fair Corporation during HemisFair.



**ESPINOZA HOUSE** - (HS) Adjacent to and very similar to the Koehler House, this structure was also constructed near the Acequia Madre. It is thought that Daniel Bottomley built the house in 1856, and in 1877, the building was sold to Ludwig Ohde. Functioning as office and storage space for the San Antonio Fair Corporation during HemisFair, it is currently used as an office for the Parks and Recreation Department Community Service & Volunteer Programs.



**AMAYA HOUSE** - (HS) Like other cottage-style houses built in San Antonio during the 1840s, the Amaya House combines simple details with stucco limestone walls and a gable roof in the rear. Although currently vacant, it housed "Portraits in Pastels"- an artist's sketch studio located in the Tower Food Patio.



**SMITH HOUSE** - (HE) This house is an example of the typical San Antonio residence during the mid-19<sup>th</sup> century. The home was originally built by John Riddle in the 1840s and purchased in 1857 by Sam Smith, an early mayor of the City. Later, the Cantu family owned the house, and in 1895, Luis Carvajal purchased the house. Housing the "Delta East/West" eatery during HemisFair, it is currently vacant.



**SOLIS HOUSE** - (HE) Dismantled and reconstructed for HemisFair on its original site, this small house of soft cut limestone was possibly a tenant or kitchen house. Nicholas Longworth (Langworth), who bought the land in 1855, is the earliest known owner. Ernest James Solis was the last owner. Also home to the "Delta East/West," a charming red-roof India tea house and curio shop, it currently sits vacant.



**SCHULTZE STORE AND HARDWARE COMPANY BUILDING** - (HE) This two-story building was constructed in 1891 by Hermann Schultze, a native of Berlin, Germany, with hand-picked lumber from the first lumber yard in San Antonio, the Steves Lumber Yard. The structure features cast iron columns from Alamo Iron Works. All tin work on the Victorian, metal front building was done by Schultze. The building is characteristic of a late 19<sup>th</sup>-century, Victorian, metal front business. It is a two-story masonry building with parapet walls and flat roof. The first floor served as a warehouse for the stove and hardware business and the second floor contained rooms and apartments. The historic address for this building was 115 Goliad Street. Housing the Humble Tour Center, a tourist and travel information center with displays and film presentations during HemisFair, the Hilton Hotel restored the building for use as a conference and convention dining events center, and has leased the structure until late 2011.



**JAMES SWEENEY HOUSE** - (HE) This settlement-salt box house was built in about 1860 by James Sweeney, an Irish immigrant, on land purchased from Wilson I. Riddle. Mary Tynan, one of Sweeney's daughters, inherited the one-story house which included a metal-clad gable roof covering a five-bay porch. Used as the eatery "Pierre's Interlude" during HemisFair, the structure is currently vacant.



**HERMAN SCHULTZE HOUSE** - (HS) This is a replica of the original house that was razed in 1967 by the HemisFair Corporation. The house originally stood behind the Schultze Store. The stone was not reused, however, the house retains the original decorative metal trim. Rectangular, and Classical Revival in style, noteworthy are its cornices and “Greek” metal columns. It is currently used by the Mexican Cultural Institute for exhibit storage and staging.



**MEYER-HALFF HOUSE** - (HE) Noted San Antonio architect Alfred Giles designed this house in the Gothic Revival style, the fashion of the latter 19<sup>th</sup> century. Land records show the land was originally deeded by the Spanish government to Baron de Bastrop in 1815. Built in 1893 for Meyer (Mayer) Halff, the Halff family lived here until ca. 1914. Serving as the location of the eatery “The House of Sir John Falstaff,” during HemisFair, it is currently vacant.



**KUSCH HOUSE** - (HE) John Kusch, a stonemason, is believed to have constructed this 19<sup>th</sup> century, Gothic Revival house in 1885. Its interesting features include metal-clad gable roofs with box girders and simple, eave moldings. During HemisFair, it housed the “La Fonda Santa Anita,” an elegant, urbane Mexican restaurant patterned after a similar restaurant in Mexico City, and is currently leased, until early 2008, to KIA International Jewelry, a jewelry and gift shop.



**WIETZEL HOUSE** - (HS) A rectangular structure in its original state, the house features limestone stucco walls and a low-pitched metal-clad gable roof over a four-bay front porch. Although Jacob Wietzel, a native of Alsace, is believed to have built the house, there is a possibility it was erected by Rochus Wozgsey who sold the property to Wietzel in 1865. Some sources state that the house could have been erected by Joseph Beck in ca. 1859 prior to his sale of the property to Wozgsey. The structure was moved from the north HemisFair area in 1988, and currently serves as a restroom facility.



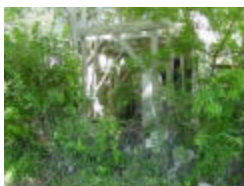
**OK BAR** -(HS) The structure was probably once owned by Ed Beere, who operated the saloon. Later the building was owned by the Wilke family and divided into a grocery store in front and a small saloon in the rear. Typical of saloons found in San Antonio in the 19<sup>th</sup> century, the OK Bar features a restored brick façade and antique signage. The building was moved from its north HemisFair site in 1988, when the Convention Center was expanded, to its current location at S. Alamo St. and Durango Blvd. The O.K. Bar was “refurbished to its heyday” and used as an eatery during HemisFair, and currently is leased by the Alamo City Chamber of Commerce.



**MAXIMILLIAN SCHULTZE HOUSE** (aka Longworth House) - (HS) Although Nicholas Longworth is said to have been the original owner, the San Antonio City Directories from 1877-1893 don't list him as such. An 1886 drawing of San Antonio by Augustus Koch shows a vacant lot; Max Schultze is believed to have built the Gothic Revival style residence about 1893. During HemisFair, it housed the Sur Le Pouce, a “Swiss bakery/ restaurant serving tasty Quiche Lorraine and other Swiss delicacies,” and currently, the structure provides office space for the Bexar County Master Gardeners



**DUGOSH HOUSE** - Typical of the small cottage-type houses found in San Antonio in the 1850s, the house is otherwise undocumented. The structure housed El Tipico, a tamale restaurant during HemisFair, it is currently in a state of ruin.



**TYNAN DEPENDENCY** - (HS) Walter C. and Edward K. Tynan, natives of Ireland, are believed to have constructed this small outbuilding in 1857 behind the Tynan House at 405 Goliad. The structure is stucco with masonry walls and a gable roof. During HemisFair it was located between the Mexican Special buñuelo house and the Don Pan Dulce eatery, however, it is currently in a state of ruin.



**COYNE (COYONE), TYNAN, AND DUGOSH HOUSE** - (HS) Representative of residences in San Antonio in the 1850s, this house is designed in a rectangle with limestone masonry or, possibly, adobe walls and a broken-slope gable roof covering the front three-by gallery. Albert Dugosh is believed to have purchased the land in 1867 from Walter C. and Edward K. Tynan. The HemisFair location of Don Pan Dulce, a "mexican restaurant/bakery offering chorizos, pan dulce and other treats," it still offers a menu today, as the Amaya Deli & Yogurt House.



**RICHTER HOUSE - AKA RZEPPA HOUSE** (HS)

Richter is said to have run a merchandising establishment here in the 1850s. Confederate uniforms were later manufactured behind the 18" thick walls. A double set of casement doors at either end of the front facade indicate there were originally two apartments divided by a center wall. The house also served as a retail store, an Indian trading post, and as the first Polish Catholic Church in San Antonio. During HemisFair, it housed the Gay 90s restaurant, "a recreation in the style of the fun spots at the turn of the century," and currently it houses the Park Police Training Facility.



**ACEQUIA MADRE** - (HE)

Constructed in the early 18th century by Franciscan friars, this primary irrigation channel originally irrigated the fields by the Alamo, and flowed through the HemisFair site. The six mile long acequia, designed within the canal irrigation system of diversion dams and discharge channels, was built to provide water for the mission occupants as well as the mission fields.

**DESIGNATED STRUCTURES, CONSTRUCTED FOR HEMIS-FAIR '68, (City owned):**



**TOWER OF THE AMERICAS**

At the time of its construction, the Tower of Americas was the tallest observation deck in the Western Hemisphere. It is approximately 622 feet in height. Construction of the Tower was noteworthy because of the method employed; the 1.4 million-pound top house, containing observation decks and a restaurant, were built on the ground and then moved to the top, inch by inch with 24 steel lifting rods.

Designed by O'Neill Ford and Associates, the tower was controversial from the beginning. A number of suits were filed in court to stop the construction. The City of San Antonio eventually took over the tower construction and submitted a \$5.5 million bond issue to the voters. Approved by the voters, the opposition group continued the fight in court. Fortunately, city officials, Texas Attorney General, Crawford Martin, and officers of a New York investment syndicate saved the tower and ground was broken on Feb. 10, 1967.

The Tower currently functions as a restaurant with two observation decks.

**DESIGNATED STRUCTURES, CONSTRUCTED FOR HEMIS-FAIR '68, (State/UTSA owned):**



**WOMAN'S PAVILION**

The Woman's Pavilion at HemisFair was conceived as a representation of women's roles in and contributions to society in the Western Hemisphere. This reiterated the unifying theme for HemisFair '68 which included the confluence of civilizations in the Americas: "Man, the adventurer, explored the new untracked wilderness but it was woman, the homemaker, who civilized it" (*HemisFair Guidebook, 1968*). The Woman's Pavilion was "intended to remain for use after HemisFair..." (*HemisFair Guidebook, 1968*). The



building reflected emerging architectural theories incorporating a building's relationship to the environment.

The Stylistic influences symbolically represent the ever-changing role of women in American society. Brutalism sheds all pretenses of fussy detail and excessive exterior cladding. The building stands as a reminder of the time when women were "homemaker[s] who civilized the [Americas]" (*HemisFair Guidebook, 1968*). The growth of the woman's movement began in earnest after World War II when many American women had to leave the home place for the workplace.

Nationally acclaimed San Antonio architect, Cyrus Wagner, designed the building. He was also the lead architect for the development of the Riverwalk in conjunction with HemisFair '68. The Woman's Pavilion is an extremely rare and outstanding example of the architectural work of Cyrus Wagner. UTSA currently uses the building for storage.



**THE UNIVERSITY OF TEXAS INSTITUTE OF TEXAN CULTURES AT SAN ANTONIO**

The current building was used as the Texas Pavilion during HemisFair. It currently serves as the major repository for the cultural and ethnic heritage and history of San Antonio and the state of Texas.

**DESIGNATED STRUCTURES, CONSTRUCTED FOR HEMISFAIR '68, (Federal Government/GSA owned):**



**JOHN S. WOODS FEDERAL COURTHOUSE (UNITED STATES PAVILION, CONFLUENCE THEATER)**

The John S. Woods Federal Courthouse Building and the Judge Adrian Spears Training Center formed a unified structural and cohesive thematic grouping known collectively in 1968 as the United States Pavilion. The Federal Courthouse building was individually known as the Confluence Theater Building. Both are original HemisFair Buildings.



The Federal Courthouse is a 70' tall circular building described in 1968 as having a "classic" design. Based on the columns, covered arcade, expansive windows, and sculptural quality, this building is a textbook example of New Formalism. The New Formalism Style came about in the late 1960s and lasted through the 1970s. Classical Greek and Roman architecture elements such as the columns and arcade are used as reference points for New Formalism. The angle of the base provides a visual lift to the building thereby enhancing the sculptural quality of the building. Due to modern technology, the peripteral columns are thinner than their historic counterparts. Columns and arcade provide a thin support membrane located on the exterior of the building. Known as a "building of tomorrow", in design and construction, the major portion of the building is of pre-cast processes. The exterior wall is made of pre-cast travertine, which was quarried in New Mexico, cut in Missouri, and cast in Dallas. Noteworthy of this process is the great effort taken in matching up the veining of the travertine. Glass panels were cut in 19 x 18 foot panes, 1/2 inch thick. Designed by Marmon and Mok Associates of San Antonio and Donald Desky Associates of New York, the approximate 100,000 square foot building was renovated by the General Services Administration in 1975 to house the federal courtroom and other federal agencies.



**ADRIAN SPEARS JUDICIAL TRAINING CENTER (UNITED STATES PAVILION, FEDERAL EXHIBIT HALL)**

The current Judge Adrian Spears Judicial Training Center was the original United States Pavilion Federal Exhibit Hall. The approximate 8,000 square foot Exhibit building was designed by the architectural firm of Roberts, Allen & Helmke, San Antonio, in a New Formalism style. It was renovated by the General Services Administration in 1975, and currently serves as a training center for various agencies.





**FEDERAL COURTHOUSE PLAZA**

Serving as a connection space between the U.S. Pavilion Confluence Theater and Federal Exhibit Hall, this plaza served as the pedestrian walkway between the two structures and contained the “Migration Courtyard,” a landscaped garden area where flowers were in constant bloom. The focal point of the shaded patio area was the sculpture of birds in flight, which symbolized the migration of people.

The plaza continues to serve as the pedestrian connection between the two federal structures.

**Non-DESIGNATED STRUCTURES, CONSTRUCTED FOR HEMISFAIR '68, (City owned):**



**CONVENTION CENTER**—Henry B. Gonzales Convention Center. The building was originally built for HemisFair in 1968. It was renovated in 1985, and recently underwent a six year expansion effort, which increased the exhibit hall space to 400,000 square feet.

**Non-Designated TEMPORARY STRUCTURES, CONSTRUCTED FOR HEMISFAIR '68, (City owned):**



**IDM BUILDING (AKA MEXICO PAVILION; INSTITUTO DE MEXICO; MEXICAN CULTURAL INSTITUTE)**

A 2003 substantial renovation to the west/southwest facade, which added an exterior metal cladding, eliminated much of the original building facade of the HemisFair Mexican Pavilion building. The \$2.7M renovation of the current Instituto de Mexico expanded the building’s galleries and exhibit spaces, and included a new state-of-the-art 200 seat theater.

The water feature and “floating theater,” which defined the context of the original structure, was removal during the renovation. Although the approximate 14,000 square foot building has not been designated, the artwork at the Mexican Pavilion was designated as a historically exceptional landmark.



**HEMISFAIR MINI-MONORAIL MONUMENT**

Three Mini-Monorail stations were originally built on the HemisFair site: one in Las Plazas del Mundo; one adjacent to the General Motors pavilion; and one opposite the Institute of Texan Cultures. Constructed of concrete columns with steel beams, the water feature monument incorporating the concrete structural elements is the only remaining component of the HemisFair Mini-Monorail.

**Non-DESIGNATED, TEMPORARY STRUCTURES, CONSTRUCTED FOR HEMIFAIR '68, (State owned):**



**GULF INSURANCE GROUP BUILDING**

Described in 1968 as “Spanish in flavor”, elements of the 1960s Regionalism style can also be found in the use of materials. Designed by the architectural firm of William D. Jones & Associates, San Antonio, the structure is significantly intact, as is an interior tiled fountain called the “La fuente de reposa.” This rectangular two-story building housed an information center during HemisFair, and is currently used for UTSA storage.



**EASTMAN KODAK BUILDING**

Located adjacent to the Woman’s Pavilion, the architect for the building was Wallace B. Thomas, San Antonio. Designed in the modernism style, the building remains fairly intact, however, original building components that are missing include the “cubish” tower cap at the center. The structure was built to house the HemisFair Kodak Pavilion, and is currently used for UTSA storage.

POST-HEMIFAIR ADDITIONS TO SITE (City owned):



**UNAM: UNIVERSIDAD NACIONAL AUTONOMA DE MEXICO**

This building, designed in a 1980s Regionalism style by architects Cerna Raba & Partners, was constructed in 1985 at the cost of \$1.8M. The original UNAM HemisFair building, which housed the University of Mexico, was demolished in order to construct the southern expansion of the Convention Center. Currently, the teaching and cultural exchange facility boasts a 23,000 square foot, 60 seat auditorium within the UNAM facility.



**TEXAS A&M UNIVERSITY ENGINEERING EXTENSION SERVICE**

The South Central Texas Regional Training Center, which maintains a lease until 2016, serves the public and private sector employees of the San Antonio metropolitan area, South Central Texas and U.S.-Mexico border areas. The building has approximately 30,000 square feet of classroom and office space.



**ORCHESTRA GAZEBO**

The gazebo was moved from the walkway near the HemisFair clock tower in 1988.



**THE DOWNTOWN ALL AROUND PLAYGROUND**

The playground was designed by architects Ernie Bayles and Rosemary Roukes, from the firm of Robert Leathers in Ithaca, New York. Work began on April 5, 1989 and was completed on April 9, 1989. The playground was built entirely by volunteers with some materials and tools donated. The cost was approximately \$85,000, all of which was paid for through private contributions from throughout the community.



**PUBLIC RESTROOMS**

The new construction restroom facility was renovated by the Parks and Recreation Department in 2002 and is located behind the Amaya Deli.

POST-HEMIFAIR ADDITIONS TO SITE (Federal Government/GSA owned):



**FEDERAL OFFICE BUILDING**

The 163,000 square foot, multi-story federal office building was completed in the early-mid 1970s, to provide office space for several U.S. government agencies located in San Antonio.

*Appendix B*  
Public Participation Input  
Documentation  
Alternative Solutions

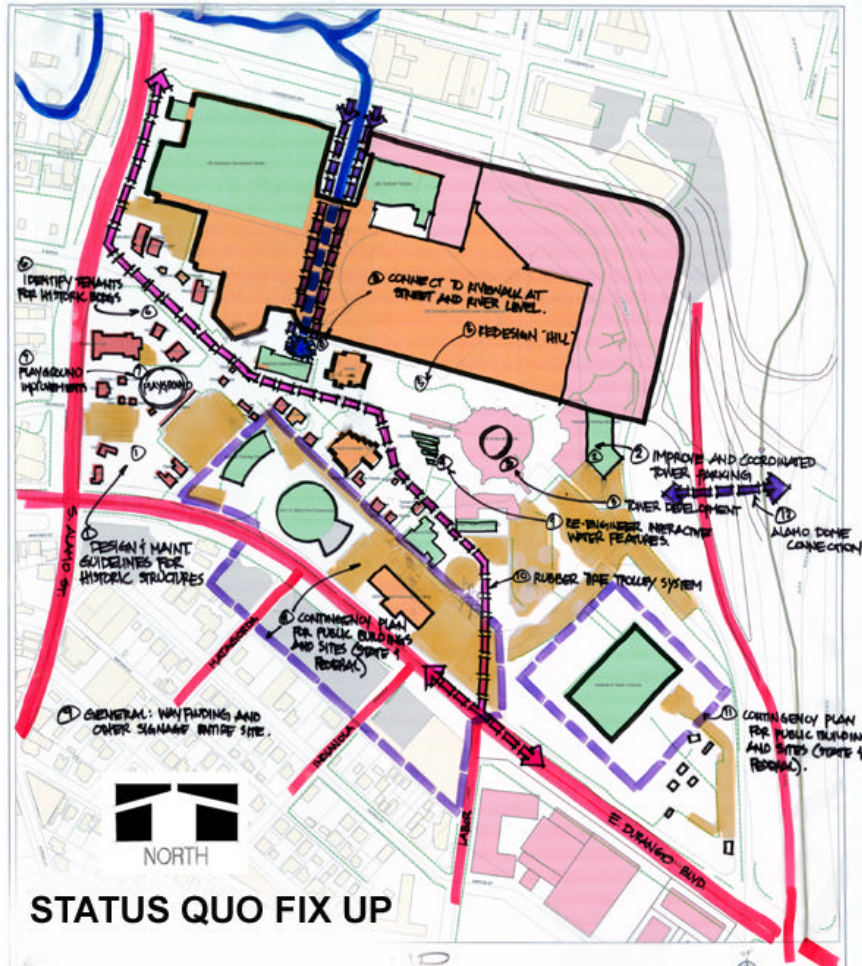


## Appendix B

### Alternative Plan Presentations

(See page 23)

### Alternate #1 - Status Quo Fix-Up



#### Concept Features

- Design/maintenance guidelines
- Identify historic building tenants
- Contingency plans/ federal and state sites
- Wayfinding/signage
- Tower development
- Coordinated tower parking
- Re-engineer interactive fountain
- Redesign hill
- Playground improvements
- Alamadome connection
- Rubber tire trolley
- Connect riverwalk - street and river levels

#### POSITIVE FEATURES

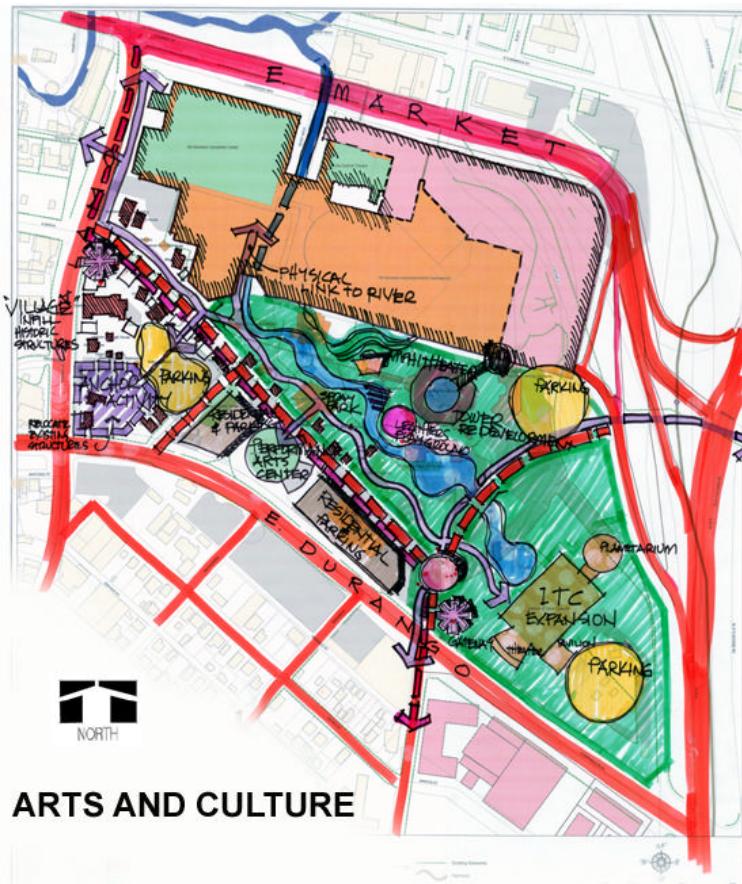
- Rubber tire trolley (15)
- Identify tenants for historic buildings (5)
- Wayfinding/signage (2)
- Connect to Riverwalk at street and river level (1)
- Link to Alamodome (1)
- Redesign "hill" (1)

#### NEGATIVE FEATURES

- Status quo/fix up (13)
- Connect to Riverwalk at street/river levels (4)
- Redesign "hill" (3)
- Contingency plan for public buildings (2)

(x) No. of votes received

## Alternate #2 - Arts and Culture



### Concept Features

- Partial street grid
- Performing arts center
- ITC expansion
- Water/spray park/river
- Relocate leathers playground
- Historic structures (tourism) - infill/restore, minor relocation
- Anchor activity
- Amphitheater/convention center
- Residential edge in park
- Peripheral parking

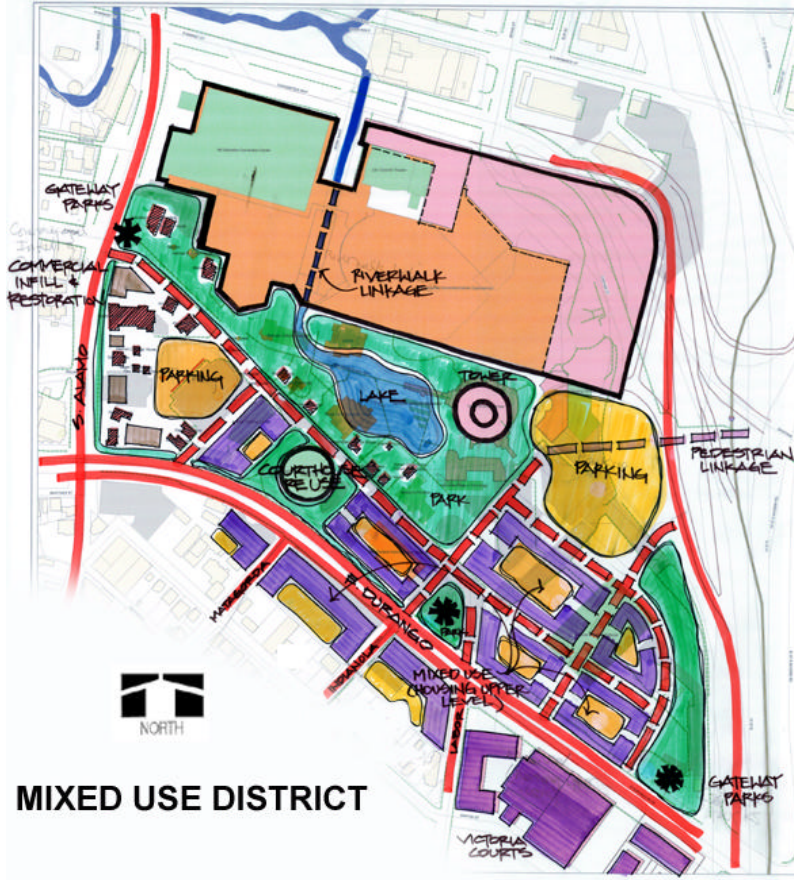
### POSITIVE FEATURES

- Amphitheater (15)
- I.T.C. expansion (15)
- Performance arts center (14)
- "Village" infill historic structures (11)
- Arts and culture (6)
- Leathers playground (6)
- Link to Alamodome (4)
- Extension of Goliad (3)
- Partial street grid (2)
- Physical link to river (2)
- River expansion (2)
- Tower redevelopment (2)
- Anchor activity/relocate existing structures (1)
- Parking lot by convention center (10)
- Residential and parking (1)
- Spray park (1)

### NEGATIVE FEATURES

- Anchor activity/relocate existing structures (35)
- Residential and parking (15)
- I.T.C. expansion (7)
- "Village" minor relocation of historic structures (3)
- Leathers playground (2)
- River expansion (2)
- "Village" infill historic structures (2)
- Extension of Goliad (1)
- Partial street grid (1)

### Alternate #3 - Mixed Use District



#### Concept Features

- Grid extension
- Mixed-use - housing upper floor, alternate ground floor, vertical zoning
- Extend adjacent districts
- Park/lake/tower, focus/linkages
- Commercial infill/restoration
- Parking integral with development

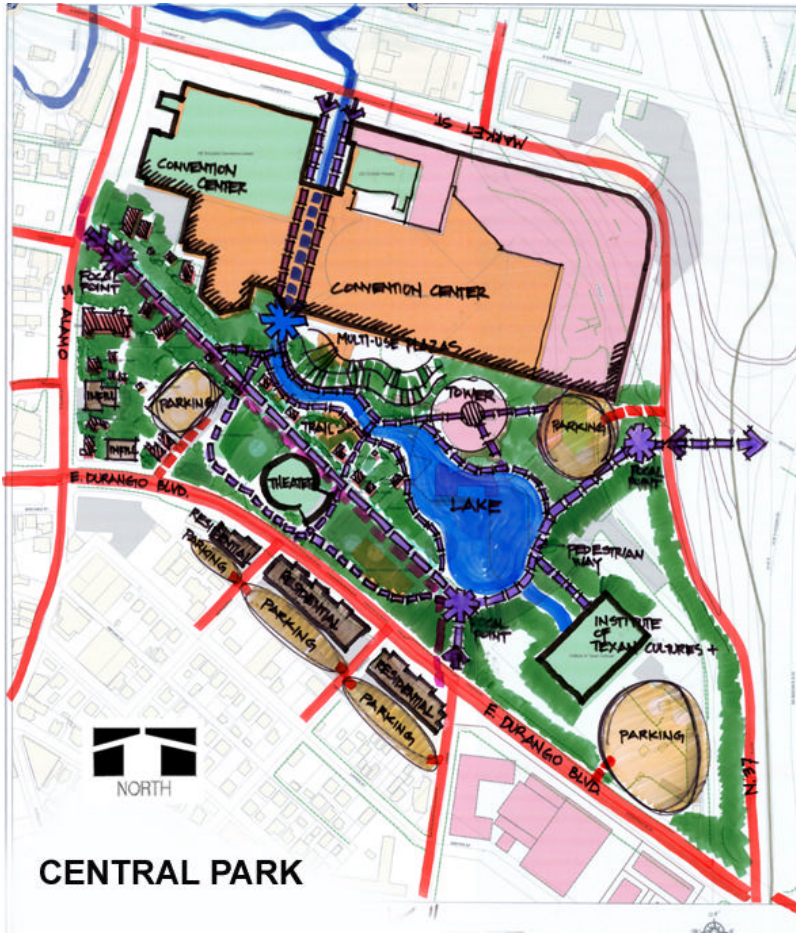
#### POSITIVE FEATURES

- Mixed-use south of Durango (7)
- Link to Alamodome (6)
- Mixed use district (3)
- Park gateway (2)
- Body of water (1)
- Commercial infill and restoration (1)
- Housing upper floor (1)

#### NEGATIVE FEATURES

- Mixed-use north of Durango (35)
- Commercial infill and restoration (4)
- Mixed use district (4)
- Grid extension (3)
- Victoria courts (3)
- Parking lot by convention center (1)

## Alternate #4 - Central Park



### Concept Features

- Green emphasis
- Programmed activities
- Extend water feature to river
- Convention center plazas
- Trail hierarchy and connections
- Peripheral parking
- Tower and lake focus
- Entrance gateways
- High density residential edge (central park west)

### POSITIVE FEATURES

- Residential and parking south of Durango (16)
- Green emphasis (10)
- Theater (5)
- Open green space (4)
- Central park (3)
- Parking lot by I.T.C. (3)
- Infill (2)
- Large body of water (2)
- Tower and lake focus (2)
- Trail hierarchy and connections (2)
- Link to Alamodome (1)
- Link through convention center to river (1)
- Multi-use plaza (1)
- Parking lot by convention center (1)
- Restoration and reuse of existing structures (1)

### NEGATIVE FEATURES

- Large body of water (23)
- Parking lot near Durango and South Alamo (5)
- Mexican culture missing (2)
- Central park (1)
- Multi-use plaza (1)



A RESOLUTION  
NO. 93-18-40

EXPRESSING CITY COUNCIL'S INTENTION TO COOPERATE WITH THE SAN ANTONIO CAROUSEL FOUNDATION BY PROVIDING SPACE IN HEMISFAIR PARK FOR INSTALLATION OF A CIRCA 1917 C. W. PARKER GRAND JUBILEE CAROUSEL, SAID CAROUSEL BEING CURRENTLY RESTORED BY THE SAN ANTONIO CAROUSEL FOUNDATION

\* \* \* \* \*

WHEREAS, the San Antonio Carousel Foundation, a Texas non-profit corporation, is acquiring and restoring, at its sole cost and expense, a circa 1917 C. W. Parker Grand Jubilee Carousel; and

WHEREAS, said Carousel is a rare, valuable and important piece of Americana and San Antonio history, having been located in Playland Park at 2222 North Alamo Street for approximately forty years prior to that park's closure in 1980; and

WHEREAS, City staff and officers of the Foundation have, for several years, discussed the possibility of installing said Carousel in HemisFair Park once its restoration is complete; and

WHEREAS, such location has been discussed at various times in the past during formal and informal presentations to City Council on HemisFair Park-related subjects; and

WHEREAS, the Historic and Design Review Commission has reviewed and approved the conceptual plan for placement of the Carousel in HemisFair Park; and

WHEREAS, the San Antonio Carousel Foundation is preparing to launch a campaign to raise additional funds to further restore said Carousel; and

WHEREAS, central to the Foundation's campaign is the assurance of City Council's intention to cooperate with the Foundation by providing space in HemisFair Park for installation of the Carousel; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council of the City of San Antonio hereby expresses its intention to cooperate with the San Antonio Carousel Foundation by providing space in HemisFair Park for installation of a circa 1917 C. W. Parker Grand Jubilee Carousel presently being restored by said Foundation. The approximate location of said Carousel in HemisFair Park is depicted on the drawing attached hereto and incorporated herein for all purposes.

00091

SECTION 2. The placement of said Carousel in HemisFair Park is contingent upon said Foundation's restoration of said Carousel at the Foundation's sole cost and expense.

SECTION 3. The City Manager or his designated representative(s) are hereby authorized to initiate negotiations with San Antonio Carousel Foundation to formulate a memorandum of understanding which addresses construction and installation costs as well as management and operation policies and costs. Such memorandum of understanding shall be subject to review and approval by City Council.

SECTION 4. City Council hereby expresses its gratitude to the officers and members of the San Antonio Carousel Foundation for their generous and unselfish efforts to acquire and restore this rare, valuable and important piece of Americana and San Antonio history.

PASSED and APPROVED this 29<sup>th</sup> day of April, 1993.

*Nolan W. Wolf*  
M A Y O R

ATTEST: *Ann S. Rodriguez*  
CITY CLERK

APPROVED AS TO FORM: *John S. Arday*  
CITY ATTORNEY

93-18



# SAN ANTONIO CONSERVATION SOCIETY

Becky Waldman, Director  
Asset Management  
City of San Antonio  
P O Box 839966  
San Antonio, TX 78283-3966

February 17, 2004

Dear Becky:

The Board of Directors of the San Antonio Conservation Society appreciated your concise and comprehensive presentation of the HemisFair Park Master Plan at our January meeting. As you know, we followed up with an onsite tour for the board on February 2, 2004. We appreciate the assistance you provided and thank Colleen Swain for her help in setting up the tour and accompanying our group.

At the special called board meeting following the tour, there was considerable discussion regarding the opportunities provided by the master planning process now underway. Without doubt, the Conservation Society advocates that the historic buildings be set aside for preservation as a part of the fair. The Conservation Society played a prominent role in 1968 in the preservation of these structures and the buildings must be retained, reused and preserved. These buildings have value for their importance to the fabric of the neighborhood destroyed by HemisFair, but also have value as a part of the collection selected to be preserved and presented at the fair as part of the showcase of historic San Antonio. In addition to the historic structures preserved in 1968, the historic ruins of the Dugosh and Tynan dependencies provide opportunities for preservation in a manner which will display their historic value.

The permanent structures erected for HemisFair offer special opportunities. The Cyrus Wagner designed Woman's Pavilion is very suitable for adaptive use as part of the HemisFair redevelopment plan. In addition to its significance to exonerating the role of women in 20<sup>th</sup> century advancement, it is a well-designed, exemplary product of its period of construction. The doors designed by well-known craftsman Lynn Ford should be subject to immediate preservation. Another underutilized HemisFair structure, the Gulf Life Insurance Pavilion should also be studied for adaptation for another use as part of the rehabilitation of the park in the immediate vicinity of the Tower and the Convention Center.

We appreciate the opportunity to comment on the master plan at this time. We anticipate making further comments as the master plan continues to evolve.

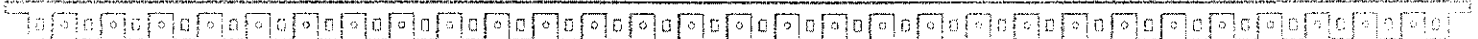
Sincerely,

Loretta Huddleston  
President

C: Malcolm Matthews, Director, Department of Parks & Recreation, COSA

Emil Moncivais, Director, Department of Planning, COSA

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The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.





# SAN ANTONIO CONSERVATION SOCIETY

February 18, 2004

## STATEMENT

To: Charles Schubert, Chairman, and Members,  
Historic and Design Review Commission

Re: Agenda Item No. 18 - Case No. 2004-045  
HemisFair Master Plan

The San Antonio Conservation Society has had the opportunity to be a part of stake holder meetings and public hearings. At all of these meetings support was given to retention and preservation of the historic buildings preserved in 1968 as part of HemisFair. The Society agrees with the concept of seeking productive uses for these buildings which will provide revenue for their continued maintenance. We also recommend interpretation of the Dugosh and Tynan dependencies.

The Society also supports the continued use and presentation of the remaining buildings from HemisFair, many of which are recognized as historic.

Loretta Huddleston  
President

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# SAN ANTONIO CONSERVATION SOCIETY

January 7, 2004

## STATEMENT

Re: HemisFair Park Area Master Plan Public Hearing

The City of San Antonio is to be commended for moving forward with a master plan for HemisFair Park. The attendance, the active participation and the amazing group consensus on a variety of key objectives at the December 2, 2003 meeting is a clear indication that the time is ripe for developing a plan for the future of the park.

The San Antonio Conservation Society's major concern is for the future of the historic buildings, which are the proud remnants of the vibrant neighborhood that once existed there. Not only were the existing 22 buildings selected to be saved as a reminder of historic San Antonio, they received added significance as an integral part of San Antonio's premier event of the second half of the twentieth century. The fair is widely recognized as a major turning point in San Antonio's history.

It is our hope that the planning process for the master plan will result in selection of uses for the historic structures which will produce sufficient revenue to restore and maintain the buildings. In the 36 years since the fair the majority of the historic structures have been chronically in a state of disrepair and decay. Unless the plan addresses the potential for compatible income producing uses, particularly for the smaller buildings, the area will not be successfully revitalized.

It is important to note that the 22 buildings retained for the fair were all preserved in their original locations. Only three were moved recently by the City because of the latest Convention Center eastward expansion. Let us not talk about wasting any more money by coming up with plans, which will require relocation of any more historic structures.

Another concern is for the remaining permanent buildings erected for the fair. Each was built with the idea of being converted to future permanent use. These buildings are also historic for their association with the fair and should be preserved as well.

Loretta Huddleston  
President

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**TO: THE BOARD OF DIRECTORS**

**FROM: EXECUTIVE COMMITTEE**

**SUBJECT: SUPPORT FOR HEMISFAIR PARK AREA MASTER PLAN**

**STATUS: APPROVED**

**DATE: 02/26/04**

**RECOMMENDATION:** That the Board of Directors of The Greater San Antonio Chamber of Commerce adopt the following statement as policy.

**STATEMENT:** The Board of Directors of The Greater San Antonio Chamber of Commerce realizes the need for adequate planning to ensure public assets, such as Hemisfair Park, are utilized to the fullest extent possible, and supports the City of San Antonio's efforts to create a Master Plan for the Hemisfair Park area. As the master plan is developed The Board of Directors urges the City of San Antonio to incorporate the following considerations into the final master plan:

- The creation of a viable transportation plan, with the possible addition of a point of entry visitor center, with adequate linkages to other downtown attractions;
- The resolution of parking issues without detracting from the intended uses of the park, while also aiding traffic flow in and around the park;
- The increasing of open green space for recreational use by residents and visitors;
- The communication and coordination of assigned city staff with other city departments and organizations currently using space within or adjacent to the Hemisfair Park area;
- Ensuring that all new revenue generating projects affiliated with Hemisfair Park are privatized and assigned through a fair and open proposal process;
- Additional public hearings and stakeholder meetings should be held when critical steps of the plan are being considered for implementation.

**BACKGROUND:** Hemisfair Park has been maintained by The City of San Antonio Parks and Recreation Department since the end of Hemisfair '68 and has numerous tenants and buildings in use, including: The Tower of Americas, The Institute of Texan Cultures, Texas A&M Engineering Extension Service (TEEX), Magik Children's Theatre, and a Federal Courthouse. A large capital project was undertaken in 1985 that constructed dozens of permanent water features, and was followed by the destruction of the Hemisfair Arena and extension of the Henry B. Gonzalez Convention Center in the mid 1990's. Throughout all this activity there has not been a master plan City staff can refer to when processing requests from tenants for expansion or new construction requests.

Therefore on December 2, 2003, city staff held the first of two public stakeholder meetings and worked with a consultant to determine what the local citizens' input was regarding a master plan. Staff continued to hold private meetings with downtown organizations and neighborhood groups and finished the public input process after 38 meetings, with a final public hearing on Jan. 7, 2004.

Staff presented the findings of the public input process with City Council on January 26, 2004, and hopes the Master Plan will be approved by Council in March. The current plan calls for an increase in utilization by city departments, improvement of the connections between the park and the Convention Center, increased public use of the historic buildings located on the Park, an increase in children and family focused activities, adequate parking on the outer borders of the park, an improvement of the physical connection between The Institute of Texan Cultures and the park, the extension of the Riverwalk into the park, a jogging/biking trail, and an examination of the creation of a visitor center and "people mover" located near the bus terminal in front of The Alamodome.

- Pro -
1. Continued support of a master plan will help solidify The Central Area Business Council and The Greater Chamber's position as a stakeholder in downtown development issues.
  2. A coordinated effort to improve Hemisfair Park will add to the attractiveness of downtown to visitors and locals, therefore increasing consumer traffic in the downtown area.
  3. Showing support for City of San Antonio staff will improve the lines of communication between The City and The Chamber.
  4. A large centrally located public park is a unique feature of numerous large metropolitan centers, and will be an integral part the high quality of life benefits San Antonio offers its citizens.
- Cons -
1. Members of the business community may not see the rationale behind a business organization such as The Chamber getting involved in a park planning issue.
  2. Time spent by city staff to resolve this problem, takes away from other targeted projects.
  3. Territorial disputes may arise between the various organizations and agencies that are housed in Hemisfair Park and The Chamber may be asked to choose sides on particular issues in the future.

**IMPLEMENTATION:** The Chamber will continue its efforts to serve as a liaison between the business community and the City of San Antonio, and will convey this policy statement to City Council and the appropriate city departments. Chamber members will be notified of this position through The Chamber Today and at various Chamber committee meetings.

RESOLUTION NO. 04-03-05

**RECOMMENDING THE HEMISFAIR PARK AREA MASTER PLAN, AN AMENDMENT TO UPDATE THE DOWNTOWN NEIGHBORHOOD PLAN, TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the Downtown Neighborhood Plan was adopted by City Council on May 13, 1999, as a component of the City's Comprehensive Master Plan; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to adopt the Hemisfair Park Area Master Plan as an amendment to update the Downtown Neighborhood Plan and found the amendment to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and


WHEREAS, a public hearing was held on March 10, 2004.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The Hemisfair Area Master Plan, an amendment to update the Downtown Neighborhood Plan, attached hereto and incorporated herein by reference, is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th day of March 2004.

Approved:

  
~~Heriberto Herrera~~  
Chair  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission



ORDINANCE

99009

**AMENDING AND UPDATING THE DOWNTOWN NEIGHBORHOOD PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY BY ADOPTING THE HEMISFAIR PARK AREA MASTER PLAN.**

**WHEREAS**, the Downtown Area Plan was adopted on May 13, 1999 by the City Council as a component of the City Master Plan adopted May 29, 1997; and

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans and the Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the Chapter 35, *Unified Development Code*, of the City Code of the City of San Antonio, Texas provides for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires that those Plans shall be reviewed by the Planning Commission at least once every five years; and

**WHEREAS**, a public hearing was held on March 10, 2004 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the Planning Commission has reviewed the Downtown Neighborhood Area Plan and has recommended approval of the HemisFair Park Area Master Plan; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The HemisFair Area Master Plan, attached hereto as Exhibit "A" and incorporated herein for all purposes, is hereby adopted thereby amending and updating the Downtown Neighborhood Plan, a component of the Master Plan of the City.

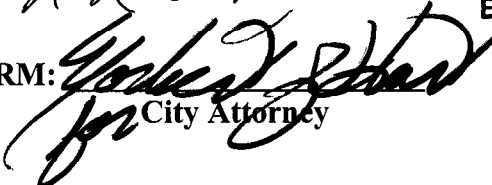
**SECTION 2.** This ordinance shall take effect on April 5, 2004.

**PASSED AND APPROVED** on this 25<sup>th</sup> day of March 2004.



**M A Y O R**  
EDWARD D. GARZA

**ATTEST:**   
City Clerk

**APPROVED AS TO FORM:**   
City Attorney