

# NEAR NORTHWEST COMMUNITY PLAN



A partnership between the CoSA Planning Department, Jefferson/Woodlawn Lake CDC, and the following neighborhood associations: Donaldson Terrace, Hillcrest, Inspiration Hills, Jefferson, Los Angeles Heights/Keystone, Maverick, Monticello Park, Sunshine Estates, and Woodlawn Lake

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# Near Northwest Community Plan

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# Near Northwest Community Plan

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**Near Northwest Community Plan**

# Plan Basics



Above: A view across Woodlawn Lake towards the Basilica of the National Shrine of the Little Flower and the Tower of the Americas.

## Introduction

This chapter of the Near Northwest Community Plan provides information about the planning area, its boundaries, how the plan was initiated, the plan drafting process utilizing citizen input, plan outreach and the implications of recognition of the plan by the City of San Antonio.

# Near Northwest Community Plan

## Plan Basics

The Near Northwest Community Plan is a partnership effort of the Donaldson Terrace, Hillcrest, Inspiration Hills, Jefferson, Los Angeles Heights/Keystone, Maverick, Monticello Park, Woodlawn Lake, and Sunshine Estates Neighborhoods, the Jefferson-Woodlawn Lake Community Development Corporation (CDC), and the City's Planning Department. The plan is the result of nearly a year of hard work by the Planning Task Force and other active residents and business people.

## Plan Boundaries

The planning area is bound by Loop 410 to the north, IH-10 to the east, Culebra, Saint Cloud and Bandera to the south and Callaghan to the west, excluding the separate municipality of Balcones Heights.



*Planning Area Map*

The interstate system composes the northern and eastern boundaries of the planning area, providing for both a visual and physical separation from the adjoining neighborhoods located to the north and east.

To the south, Culebra Road is a major commercial thoroughfare. Several community landmarks, including the Basilica of the National Shrine of the Little Flower and St. Mary's University, are located adjacent to Culebra Road. The planning area boundary follows Culebra Road to Saint Cloud where it travels north to meet Bandera. The intersection where Culebra Road branches into Bandera Road is included within the planning area boundaries.

To the west, the planning area boundary follows Callaghan Road. Callaghan Road serves as a major thoroughfare and is home to several large office complexes and commercial developments located near Loop 410.

## Why create a plan?

Developed by neighbors, businesses, neighborhood associations, community organizations, religious institutions, schools, developers, investors, and other interested groups, the Near

Northwest Community Plan is a blueprint for action. By setting goals, objectives and action steps, the neighborhoods create a vision and identify the steps needed to reach their goals. This plan organizes many of the community's ideas into a single document that can be shared with residents, potential community partners and investors.

### Planning Area Basics

The Near Northwest Community is home to about 50,000 people according to the 2000 Census (see Appendix A: Planning Area Demographics). This number represents a 17 percent increase in population from the 1990 Census data and reverses a slight population decline seen between 1980 and 1990.

According to the 2000 Census, planning area residents are 78 percent Hispanic, 14 percent Anglo, 2 percent African-American and 6 percent other races and ethnicities. Since the 1980 Census, all races and ethnicities have experienced an increase with the exception of Anglos. The number of Anglos within the community decreased by 36 percent between 1990 and 2000.

The Claritas estimated 1999 median household income of \$30,494 is slightly below the citywide median income of \$32,238. According to the 1990 Census, the median home value in the planning area was \$53,100 which is higher than the citywide median of \$49,700.

The development of the planning area's neighborhoods began in the eastern portion of the planning area and generally moved to the west throughout the 1900s to 1950s (see Appendix B: Community History). The eastern half of the planning area is characterized by bungalows and two story dwellings in a variety of architectural styles. The Monticello Park and Fulton Street Historic Districts are found in this portion of the planning area.

The western portion of the planning area is characterized by ranch style and two-story dwellings. Many of the homes in this portion of the planning area were developed in the late 1940s and 1950s.



*Monticello Park house*



*Maverick house*



## Near Northwest Community Plan

In the 1990s through today, new families and businesses are attracted to the established neighborhoods found within the planning area. The Jefferson-Woodlawn Lake CDC, a Neighborhood Commercial Revitalization (NCR) Project, is organized to revitalize the Deco District area along Fredericksburg Road. Neighbors are interested in similar efforts beginning in the area's other commercial corridors.

### Getting Started

The neighborhoods successfully submitted a 2000 application to request the Planning Department's assistance in developing a community plan. In January 2001, the Planning Department began meeting with the Planning Task Force to develop a Memorandum of Understanding. The Planning Task Force (see Acknowledgements or Appendix C: Resource Directory for a listing) is composed of representatives of planning area neighborhoods, businesses, religious institutions and schools. An initial team was proposed in the application and expanded after selection. The Memorandum of Understanding outlined both the Planning Task Force's and the Planning Department's responsibilities for the completion of the plan.

### Community-Based Process

The Near Northwest Community Plan was developed following the guidelines set out in the *Community Building and Neighborhood Planning Program*, adopted by City Council in October 1998.



*Kids enjoying the Moonwalk at the Spring Social*

A Spring Social was held in March 2001 at Woodlawn Lake Park to celebrate the beginning of the planning process (see Appendix D: Meeting Calendar). Hundreds of neighbors gathered in the park to learn more about the planning process. Early attendees were given free t-shirts and free saplings. Neighborhood groups and area schools set up food booths for community fundraisers. Community agencies and City departments provided information about available services.

Two community meetings were held in March to give participants an opportunity to talk about the planning area's strengths and weaknesses. Community stakeholders, including neighbors, business owners, neighborhood association representatives, religious institution members, school officials

and other interested groups, were invited to attend all three March events and offer their input into the planning process.

Between April and May 2001, four additional outreach efforts were organized by neighborhood volunteers. At three neighborhood meetings and a street party, people were asked to provide input on what was good and bad about the neighborhood.

At the June community meeting, participants reviewed maps and handouts of all the strengths and weaknesses identified by the community at meetings held between March and May.

In July, a Plan Writing Conference was held to draft the majority of the plan. Participants divided into three groups: the Heart of the Neighborhood Work Group, the Getting Around Town Work Group, and the Places Where We Play, Gather and Learn Work Group. Each group met all day, developing goals and action steps for improving the community. The groups worked closely with the "experts" in attendance to develop achievable and implementable plans (see Acknowledgements or Appendix C: Resource Directory for a listing).



*Participants at the Plan Writing Conference*

The draft plan resulting from the Plan Writing Conference was reviewed by a small, representative community group in August and September. The draft plan also was presented at a business community meeting held in October.

During October and November 2001, relevant City departments had an opportunity to review the plan for consistency with City policies. The agencies proposed as lead partners or partnerships also were asked to review and support the goals and actions found in the plan.

A final draft of the plan was presented at a December community meeting. With the December meeting changes included, the plan was presented to the Planning Commission and City Council for consideration. An Open House Celebration will follow plan adoption.

# Near Northwest Community Plan

## Community Outreach

The Planning Department, together with the partnering neighborhoods and the Jefferson-Woodlawn Lake CDC, worked to encourage participation in the community planning process. In addition to a mailing list that included over 5,000 neighborhood association members, business owners, Jefferson-Woodlawn CDC members, registered voters and meeting attendees, each neighborhood association published the meeting dates in their newsletters, Planning Task Force members hung posters at area businesses and volunteers requested meeting announcements in area religious institutions' newsletters.

For the Spring Social and March community meetings, an over the street banner was generously donated by City Councilperson Ed Garza. The Council Office's publicity funding also included free t-shirts given away at the Spring Social and four large signs that were placed along the Woodlawn Lake Park walking trail for the March and June community meetings.

For each of the community meetings, excluding the July Plan Writing Conference, more than 4,000 flyers were provided for all of the students of the area elementary schools. Press releases also were sent to the *San Antonio Express News*.

## Recognition by the City of San Antonio

After a review by City departments and a final community meeting, the Near Northwest Community Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the Near Northwest Community Plan was created through an inclusive process, is consistent with City policies and accurately reflects the community's values.

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



*T-Shirt graphic designed by community residents and staff*

### Consistency with Other Plans

The Near Northwest Community Plan is consistent with the ideas found in the *1997 Master Plan*, the *1978 Major Thoroughfare Plan* and the *1999 Parks System Plan*.

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

*Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and neighborhood plans.*

### Plan Contents

The Plan Summary Chapter reviews the community's goals and objectives for neighborhood improvement. The Taking Action Chapter describes the implementation steps the community will undertake to ensure the plan's vision becomes a reality. This chapter and the following three chapters, Heart of the Neighborhood, Getting Around Town, and Places Where We Play, Gather and Learn, include goals, objectives, action steps, lead partners, proposed partnerships and potential funding sources to achieve the community's desired vision.

Lead partners are the groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. An initial listing of the partnering groups is included under proposed partnerships. The community also identified potential funding sources for the plan's action steps. The lead partner, together with the other partners, could approach these funding sources once the work of coordination is underway.

The Measuring Our Success Chapter describes the indicators the community will use to judge progress toward the plan goals. Finally, the appendices contain background and resource material for the plan.

# Near Northwest Community Plan

# Plan Summary



Above: Neighbors work on drafting the plan during a community meeting.

## Introduction

The Near Northwest Community Plan includes four main elements or chapters: Taking Action, Heart of the Neighborhood, Getting Around Town and Places Where We Play, Gather and Learn. The following text provides a summary of plan goals and objectives for each element.



# Near Northwest Community Plan

## Taking Action

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### Goal 1 - Leadership

Capitalize on the Near NW's strong neighborhood associations and community groups to build coalitions to implement the plan, improve communication and increase community participation.

#### Objective 1.1: Power in Numbers

Organize a Near NW Coalition to begin plan implementation, communication efforts and participation initiatives.



*Neighbors at the Plan Conference*

## Heart of the Neighborhood

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### Goal 2 - Economic Development

Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

#### Objective 2.1: Deco District

Continue to develop the Deco District as pedestrian friendly business corridor offering a mix of businesses and residences to meet the community's needs.

#### Objective 2.2: Business Development

Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

#### Objective 2.3: Business Appearance

Improve the appearance of area commercial corridors.



*A new neighborhood business in the Deco District*

## **Objective 2.4: Business Support**

Instigate community efforts to support area business assets.

## **Goal 3 - Housing**

Preserve and revitalize the community's unique mix of quality housing.

### **Objective 3.1: Rental Housing**

Provide well-maintained housing for a mix of incomes.



*Los Angeles Heights/Keystone house*

### **Objective 3.2: Home Improvement and Maintenance**

Encourage investment in housing improvement and maintenance.

### **Objective 3.3: Design Standards**

Protect and preserve the Near Northwest's unique housing character.

### **Objective 3.4: Housing Development**

Encourage new housing development that is compatible with the community's character.

### **Objective 3.5: Community Promotion**

Promote the strengths of the Near NW Community as a place to live, work and play.

## **Getting Around Town**

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### **Goal 4 - Multi-Modal Transportation System**

Provide an interconnected, coordinated and efficient transportation system that is accessible to all throughout the community.



*Planning area bus stop*

## Near Northwest Community Plan

### **Objective 4.1: Pedestrian Environment**

Enhance the pedestrian environment to encourage neighbors to walk to commercial centers, schools, parks and all parts of the community.

### **Objective 4.2: Mass Transit**

Work in partnership with area transit agencies to provide the best mass transit system.

### **Objective 4.3: Bikeways**

Increase the number of bike routes within the planning area, building on the strength of the connections established by existing bike routes.

### **Objective 4.4: Highways**

Learn more about the process for maintaining and improving state highways and interstates.

## **Goal 5 - Infrastructure Improvements**

Maintain and invest in the area's street network and public infrastructure.

### **Objective 5.1: Sewage/Drainage**

Ensure area drainage and sewage infrastructure is well maintained and meets the community's needs in an environmentally friendly manner.

### **Objective 5.2: Traffic Calming**

Enhance the street network to make it safe for all roadway users.

### **Objective 5.3: Traffic Control**

Address traffic congestion by initiating traffic improvement measures.



*Construction crew at work in the planning area*

**Objective 5.4: Street Maintenance & Lighting**  
Provide regularly scheduled maintenance and upgrades to roadways to ensure well-lit, smooth riding surfaces on all local streets.

**Objective 5.5: Alleys and Utilities**  
Continue to utilize area alleys and encourage the burying of overhead utilities.

**Objective 5.6: Involvement/Notice**  
Improve coordination and involvement in area infrastructure projects.

### Places Where We Play, Gather and Learn

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#### Goal 6 – Open Space and Recreational Facilities and Programs

Offer more recreational activities and community centers that can provide safe environments with a variety of opportunities for all ages.

**Objective 6.1: Open Space Development**  
Enhance existing parks through better maintenance and additional facility improvements, as well as acquiring and developing additional park space.

**Objective 6.2: Woodlawn Lake Park**  
Improve and add park facilities and amenities.

**Objective 6.3: Community/Recreational Facilities**  
Investigate opportunities to enhance existing facilities in need of renovation and develop additional facilities identified as needed in the community.



*Kids flying kites at Woodlawn Lake during the Spring Social*

# Near Northwest Community Plan



*A planning area block that participates in the Neighborhood Watch Program*

## Goal 7 - Community Appearance and Safety

Transform the community into one that is physically appealing in terms of aesthetics and safety.

### Objective 7.1: Code Compliance

Increase community awareness and encourage proactive involvement in code compliance issues.

### Objective 7.2: Aesthetics & Clean-up

Focus on maintenance and creative community-based efforts to enhance the community's appearance.

### Objective 7.3: Safety

Increase safety through stronger surveillance by the CoSA Police Department and area residents.

## Goal 8 - Community Education

Increase educational opportunities for all ages throughout the community.

### Objective 8.1: Youth and Young Adult Education

Provide educational and life skills resources for young community residents while encouraging their involvement in the community.

### Objective 8.2: Education for Adults

Increase usage of local educational resources by community members.



*Jefferson High School*

## Goal 9 - Community Health and Wellness

Improve community health.

### Objective 9.1: Health Programs

Provide the educational and professional medical resources to help inform and provide needed medical care for community residents.



*Neighbors at Woodlawn Lake playground*

## Goal 10 - Community Building

Increase community involvement and civic participation.

### Objective 10.1: Community Participation and Events

Increase voter registration and attract new neighborhood association membership through organized campaigns and events.



*Neighbors at the Spring Social*

### Objective 10.2: Near Northwest Newsletter

Develop a quarterly newsletter to enhance communication between residents and businesses.

### Objective 10.3: Celebration of Diversity

Foster a heightened awareness of the culture associated with the different ethnic and religious groups in the community.



# Near Northwest Community Plan

# Taking Action



Above: Neighbors gather at the Spring Social held on March 24, 2001 to kickoff the Near Northwest planning process.

*Each of our neighbors harbors a wealth of knowledge and experience that could help us in our lives. All we have to do is talk to them.*

– Lissa Bengston, Los Angeles Heights/Keystone Neighborhood

## Introduction

This chapter of the Near Northwest Community Plan focuses on the community's goal, objective and action steps for creating a group responsible for overseeing plan implementation.

In each of the following chapters, Heart of the Neighborhood, Getting Around Town and Places Where We Play, Gather and Learn, Lead Partners are identified who volunteered to serve as coordinators to bring together all of the groups needed to achieve the proposed action. The Near Northwest Coalition either will serve as the coordinator or encourage the identified Lead Partner to take action towards plan implementation.

# Near Northwest Community Plan



*Plan participants gather in Near NW t-shirts*



*Neighbors at the Plan Conference*

## Goal 1 - Leadership

Capitalize on the Near NW's strong neighborhood associations and community groups to build coalitions to implement the plan, improve communication and increase community participation.

### Objective 1.1: Power in Numbers

Organize a Near NW Coalition to begin plan implementation, communication efforts and participation initiatives.

#### Action Steps:

**1.1.1** Create a representative coalition group for all neighborhood associations and other community groups in the Near NW community. This group could work to:

- *educate city officials and departments about neighborhood needs using existing and new forums,*
- *monitor progress,*
- *evaluate goal achievement,*
- *facilitate informative dialogue about how, where and for whom public money is being spent,*
- *maintain contact with elected officials and City departments,*
- *monitor the Zoning and Planning Commission agendas, and*
- *organize regular summits among agencies and organizations that impact the Near NW community.*

**1.1.2** Develop a new communication process or enhance existing communication efforts to provide information to coalition members as well as share information about Near NW community needs with other agencies and organizations.

**Timeline:** Short (1 – 2 years)

**Lead Partners:** All Neighborhood Associations (NAs), Jefferson – Woodlawn Lake CDC

**Partnerships:** CoSA, Public agencies

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA, NAs

**Funding Sources:** Government funds, Grants

**1.1.3** Create a committee structure to achieve Near NW Community Plan goals, objectives and action steps.

Potential committees could include:

- *Outreach Committee (Objectives 3.5 and 10.1) tasked with increasing participation by residents, churches, youth and businesses,*
- *Public Safety/Traffic Committee (Objectives 4.1, 5.2 and 5.3) tasked with investigating and initiating traffic calming improvements,*
- *Concerned Citizens for Bike Riders (Objective 4.3) tasked with improving bikeway safety and increasing the number of bike lanes,*
- *Code Compliance Committee (Objective 7.1) tasked with organizing educational efforts, identifying code compliance violations and building a stronger working relationship with the Code Compliance Department,*
- *Youth Commission (Action Step 8.1.1) tasked with addressing issues of concern to area youth,*
- *Newsletter Committee (Objective 10.2) tasked with compiling an informational newsletter, and*
- *Other Committees as needed.*

**1.1.4** Investigate the possibility of hiring a staff person to assist the Near NW Coalition in achieving the goals, objectives and action steps identified in the plan.

Pursue funding sources.

**Timeline:** Short (1- 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA, NAs, Community leaders

**Funding Sources:** Minimal cost

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA, NAs, Community leaders

**Funding Sources:** Grants

# Near Northwest Community Plan

# Heart of the Neighborhood



Above: A view towards Downtown San Antonio from the Inspiration Hills Neighborhood.

*The community offers a delightful blend of architectural styles built over a 50 year period. Breathtaking city views can be found in Inspiration Hills' ranch style homes while fabulous Spanish Mediterranean homes grace the older neighborhoods.*

-Joan Brogley, Monticello Park Neighborhood

### Introduction

The Near Northwest Community is composed of traditional neighborhoods with streets primarily laid out on a grid, garages facing alleys or set back on the lot in several areas, street trees and variety in housing types and design. Portions of the planning area have been designated as historic districts and other areas have the potential to become conservation districts. The Deco District on Fredericksburg Road serves as a significant economic and social hub in the community. The community supports the continued revitalization of all of the commercial corridors.

This chapter of the Near Northwest Community Plan focuses on the community's goals, objectives and action steps for developing, revitalizing and improving the appearance of the area's business corridors, increasing the number of residents shopping locally, encouraging the maintenance, rehabilitation and restoration of the area's housing, protecting community character and promoting the area as a great place to live, work and play.



# Near Northwest Community Plan



*A new neighborhood business in the Deco District*



*Woodlawn Theater*

## Goal 2 - Economic Development

Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

### Objective 2.1: Deco District

Continue to develop the Deco District (see page 35 for a map of the district area) as a pedestrian friendly business corridor offering a mix of businesses and residences to meet the community's needs.

#### Action Steps:

**2.1.1** Conduct an inventory of existing businesses and available property on Fredericksburg Road.

**2.1.2** Examine the existing zoning classifications on Fredericksburg Road.

- *Identify any areas where rezoning would be preferable, including areas where a mix of commercial development and housing could be promoted.*
- *Encourage property owners to rezone their properties.*
- *Potentially identify funding sources for rezoning costs as an incentive to property owners.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partnerships:** CoSA Neighborhood Commercial Revitalization (NCR) Program, San Antonio area Chambers of Commerce, Area college business depts.

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partnerships:** CoSA NCR Program and Development Services Dept., San Antonio area Chambers of Commerce, Area college business depts.

**Funding Sources:** Grants

## Heart of the Neighborhood

**2.1.3** Research available business incentives such as tax abatements and tax increment financing (TIF) to attract private investment.

**Timeline:** Short (1- 2 years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partners:** CoSA NCR Program and Economic Development Dept., Area college business depts., Area banks

**Funding Sources:** Minimal cost

**2.1.4** Promote Operation Facelift as a way to enhance business appearances.

- *Operation Facelift funds exterior façade improvement projects for commercial buildings located within neighborhood commercial revitalization (NCR) areas.*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partners:** CoSA NCR Program

**Funding Sources:** CoSA NCR Program

**2.1.5** Investigate a Neighborhood Conservation District for the Deco District area.

- *A Neighborhood Conservation District is an overlay zoning district that contains design guidelines for new development. Property owners, together with Planning Department staff, develop the design guidelines. These guidelines can address building height, size, massing, signage, building orientation, sidewalk location, etc.*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partners:** CoSA Planning Dept. and NCR Program

**Funding Sources:** Minimal cost

**2.1.6** Continue to plan for and pursue additional pedestrian and street enhancements such as landscaping and street furniture for the entire Fredericksburg Road corridor, building on the strength of the existing enhancements.

- *Incorporate canopy trees in addition to palm trees to provide shade, reduce temperatures and remove air pollutants.*

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Jefferson – Woodlawn Lake CDC, New Merchant Assn(s) (if formed for the area beyond that covered by the CDC – see Action Step 2.2.1)

**Partners:** CoSA NCR Program, Planning and Public Works Depts.

**Funding Sources:** CoSA, Neighborhood Improvement Challenge Program (NICP), Business and property owners

# Near Northwest Community Plan

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Jefferson – Woodlawn Lake CDC, CoSA NCR Program, Planning, Parks & Recreation and Public Works Depts., SAWS, CPS, SW Bell

**Funding Sources:** CoSA, NICP, Business and property owners

**2.1.7** Enhance the pocket parks located along Fredericksburg Road as gathering spaces for customers and residents.



*Fredericksburg Road pocket park*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA NCR Program, Neighborhood Action (Target Sweeps) and Police Depts., AIA, Mental health outreach programs

**Funding Sources:** Minimal cost

**2.1.8** Investigate options for addressing the loitering and vagrancy problems that occur in Fredericksburg Road area near IH-10.

**Timeline:** Long (6 or more years)

**Lead Partner:** Jefferson – Woodlawn Lake CDC

**Partnerships:** CoSA NCR Program

**Funding Sources:** Minimal cost

**2.1.9** Conduct a parking study in the Fredericksburg Road corridor. Determine if additional parking is needed to serve the desired businesses.



*Storefront parking*

# Heart of the Neighborhood

## Objective 2.2: Business Development

Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.



Bandera Road restaurant

### Action Steps:

**2.2.1** Encourage business and property owners along Bandera Road, the northern end of Fredericksburg Road (beyond the Deco District), West Avenue, Culebra Road, Hildebrand Avenue, Zarzamora, Cincinnati, Babcock, Saint Cloud and in the Jefferson Village area to organize and form new merchants associations for the purpose of supporting and initiating improvement efforts.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA NCR Program, Business and property owners

**Funding Sources:** Minimal cost

**2.2.2** Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

- *Encourage a mix of uses within the commercial areas including business and residential development. (see page 42 for the Land Use Plan)*
- *Establish public-private partnerships and investigate grant programs to help fund pedestrian and storefront improvements.*
- *Develop design guidelines and promote incentives to encourage good commercial building design.*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** New Merchant Assn(s)

**Partnerships:** Near NW Coalition, San Antonio Conservation Society, San Antonio area Chambers of Commerce, CoSA NCR Program and Economic Development Dept.

**Funding Sources:** Grants, State or City funding

**2.2.3** Monitor existing bars so when alcohol licenses come up for renewal, area property owners, who will be notified of the need for renewal due to new legislation that took effect September 1, 2001, have the information needed to either support or recommend against license renewal.

- *Work with property owners to initiate zoning changes to avoid bars where necessary.*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** NAs, Property and business owners, CoSA, TxABC

**Funding Sources:** Minimal cost

# Near Northwest Community Plan

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** NAs, Property and business owners, CoSA Code Compliance Dept.

**Funding Sources:** Minimal cost

**2.2.4** Discourage certain businesses from locating within the planning area including day labor sites, pawn shops, tattoo parlors, dollar-type stores, used car sales and additional auto-repair stores.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Property and business owners, CoSA

**Funding Sources:** Minimal cost

**2.2.5** Identify priority locations to investigate whether a business has the appropriate zoning.

- *Work with the CoSA Code Compliance Department to address priority concerns.*



*A Bandera Road restaurant*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Jefferson – Woodlawn Lake CDC, CoSA NCR Program and Code Compliance Dept., NAs, Business and property owners

**Funding Sources:** Grants

## Objective 2.3: Business Appearance

Improve the appearance of area commercial corridors.

### Action Steps:

**2.3.1** Develop incentives to encourage better business maintenance including efforts to address graffiti and general cleanliness.

- *Report priority concerns to the CoSA Code Compliance Department.*

# Heart of the Neighborhood

**2.3.2** Reduce the amount of signage pollution along major arterials.

- *Work with the CoSA Development Services Department to improve enforcement of existing sign ordinances.*
- *Potentially develop signage guidelines to promote consistency and improved appearance.*
- *In the long-term, work to strengthen the City's signage ordinances.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Development Services and Neighborhood Action (Target Sweeps) Depts., AIA, City Officials

**Funding Sources:** Fundraisers, Property owners

**2.3.3** Encourage the planting of street trees along area commercial corridors.

- *Utilize drought tolerant, natives species wherever feasible.*



*Street Trees in the Deco District*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** : CoSA Planning Dept., Property owners, Environmental groups, City Officials

**Funding Sources:** NICP

**2.3.4** Apply to the CoSA Public Works Department to request the burying of utility lines or relocation to alleys as part of street improvement projects in the planning area's commercial corridors. (also see Action Step 5.5.3)

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept.

**Funding Sources:** CoSA

**2.3.5** Encourage businesses to post clearly visible address numbers.



*Business address example*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Business and property owners, CoSA Code Compliance, Fire and Police Depts.

**Funding Sources:** Minimal cost

# Near Northwest Community Plan



Pedestrians at a local business

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Churches, Local businesses

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** NAs, Local businesses, Jefferson-Woodlawn Lake CDC

**Funding Sources:** Minimal cost



Planning area apartments

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** HUD, SAHA, CoSA Neighborhood Action Dept., Nonprofit housing providers

**Funding Sources:** Minimal cost

## Objective 2.4: Business Support

Instigate community efforts to support area business assets.

### Action Steps:

**2.4.1** Establish a regular forum for churches and businesses to address community needs and create partnerships.

**2.4.2** Encourage all residents to shop at local and family-run businesses located within the Near NW rather than traveling outside of the planning area.

- *Possibly create a frequent shopper card for the Deco District.*
- *Shoppers with a completely punched card could enter in a monthly drawing for cash or merchandise.*

## Goal 3 - Housing

Preserve and revitalize the community's unique mix of quality housing.

### Objective 3.1: Rental Housing

Provide well-maintained housing for a mix of incomes.

### Action Steps:

**3.1.1** Work with the City, housing agencies and other housing providers to establish a policy that sets a maximum of 20% of the units in a multi-family complex can be made available to low-income residents.



# Heart of the Neighborhood

- 3.1.2** Encourage some landlords to enhance their property management skills.
- *Potentially offer workshops on leasing, property maintenance, etc.*
  - *Promote the potential for selling their single-family properties to new homeowners.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** UT Economic Development Center, Realtors, Property owners

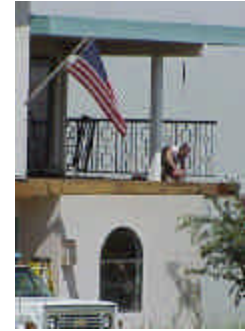
**Funding Sources:** Minimal cost

## Objective 3.2: Home Improvement and Maintenance

Encourage investment in housing improvement and maintenance.

### Action Steps:

- 3.2.1** Approach Habitat for Humanity about the viability and logistics for a day build program for elderly and low-income homeowners.



*Home improvement effort*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Habitat for Humanity, Volunteers, Donors, Building Trade Schools, City Year volunteers

**Funding Sources:** Local lumber suppliers, Fast food restaurants, Habitat for Humanity, Grants



*Neighborhood housing*

- 3.2.2** Locate \_\_\_\_\_ or develop an educational brochure on housing maintenance and repair programs available for elderly or low-income homeowners.

- *Also include information on common housing related scams.*
- *Target distribution of the brochure to the housing most in need of assistance.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA, NAs, Churches, Businesses, Schools, Habitat for Humanity, Nonprofit housing providers

**Funding Sources:** Minimal cost



# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Area repairpersons, Hardware stores, Master Gardeners, Master Naturalists, CoSA Code Compliance Dept. and Arborist's Office

**Funding Sources:** Hardware stores

**3.2.3** Organize and hold workshops for area residents on home maintenance, landscaping and code compliance.

- *Work to recruit significant participation from the Los Angeles Heights neighborhood and the area bound by Zarzamora, Woodlawn, IH-10 and Culebra.*
- *Potentially offer home improvement gift certificates as door prizes to encourage attendance.*
- *Educate participants about xeriscape landscaping, water conservation and lawn chemicals as a source of nonpoint pollution.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** NAs, Area businesses

**Funding Sources:** Minimal cost

**3.2.4** Hold a housing beautification contest several times a year. Place a display sign in the winner's yard.



*Neighborhood house*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Housing & Community Development and Neighborhood Action Depts., Banks, Credit Unions

**Funding Sources:** Minimal cost

**3.2.5** Identify government programs and financial institutions that can offer loans and assistance with revitalization.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Repairpersons used by NA members, Realtors, CoSA Neighborhood Action Dept. (Target Sweeps)

**Funding Sources:** Co-op members,

**3.2.6** Develop a co-op for home maintenance, targeting elderly and low-income families. Use the economic force of numbers to purchase home maintenance supplies and services.

# Heart of the Neighborhood

**3.2.7** Study the impact of tax increases for persons living on a limited income.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** CoSA

**Partnerships:** Near NW Coalition, Jefferson CoOp

**Funding Sources:** Minimal cost

**3.2.8** Encourage homeowners to post clearly visible addresses.



*House number example*

Encourage homeowners to post clearly visible addresses.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Homeowners, NAs, CoSA Code Compliance, Fire and Police Depts.

**Funding Sources:** Minimal cost

## Objective 3.3: Design Standards

Protect and preserve the Near Northwest's unique housing character.

### Action Steps:

**3.3.1** Identify architects and builders who can remodel or rehabilitate homes in a sensitive manner that maintains the houses' character.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Planning Dept., Better Business Bureau, AIA, San Antonio Conservation Society

**Funding Sources:** Minimal cost

**3.3.2** Investigate the design of individual historic landmarks or historic districts within the planning area.



*Fulton Street Historic District*

Investigate the design of individual historic landmarks or historic districts within the planning area.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Planning Dept., San Antonio Conservation Society

**Funding Sources:** Minimal cost



*Neighborhood house*

# Near Northwest Community Plan

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Planning Dept.

**Funding Sources:** Minimal cost



*Example of higher density housing*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Realtors, Developers

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Solar San Antonio, SAWS, CPS, Environmental groups

**Funding Sources:** Minimal cost

**3.3.3** Investigate Neighborhood Conservation Districts as a way to protect the architectural character of the neighborhood.

- *A Neighborhood Conservation District is an overlay zoning district that contains design guidelines for new development. Property owners, together with Planning Department staff, develop the design guidelines. These guidelines can address building height, size, massing signage, building orientation, sidewalk location, etc.*

## **Objective 3.4: Housing Development**

Encourage new housing development that is compatible with the community's character.

### **Action Steps:**

**3.4.1** Promote development sites available for a mix of housing types.

- *Encourage higher density residential development in certain locations to help create the population to support public transportation, increase pedestrian traffic and shop at area businesses.*
- *Identify potential sites to develop housing for seniors and the disabled.*
- *Encourage new developments to reflect the character of the surrounding areas including the provision of alleys.*

**3.4.2** Educate residents about and encourage the usage of alternative forms of energy and green design standards, including learning where to plant trees in order to reduce energy bills.

# Heart of the Neighborhood

**3.4.3** Create a 501(c) 3 nonprofit organization that is charged with developing and rehabilitating housing in the Near NW.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Nonprofit housing providers, CoSA Neighborhood Action and Housing & Community Development Depts.

**Funding Sources:** CoSA, grants

## Objective 3.5: Community Promotion

Promote the strengths of the Near NW Community as a place to live, work and play.

### Action Steps:

**3.5.1** Use the media (TV, news, radio, church newsletters and businesses) to advertise the community's value, available services and annual neighborhood events.

- *Encourage inserts in neighborhood newsletters twice a year as a community service.*



*Neighbors gathered at a celebration  
Photo by Stan Waghalter*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Realtors, Religious institutions – bulletins/newsletters, Area businesses – posters, especially grocery stores, Advertising newspapers serving the Near NW community, NAs

**Funding Sources:** Discounted prices from area printers, Community calendars – area newspapers

**3.5.2** Publicly recognize Near NW individuals, businesses, civic organizations or churches that have worked to preserve the integrity of the neighborhood and environment.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Homeowners, Businesses, Religious institutions, Express News, Area home improvement centers, Hardware stores, Nurseries, Neighborhood Resource Center

**Funding Sources:** Minimal cost

# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** NAs, Homeowners, Businesses, Religious institutions, Express News, Area home improvement centers, Hardware stores, Nurseries

**Funding Sources:** Fundraisers

## 3.5.3 Continue to hold Home Tours.

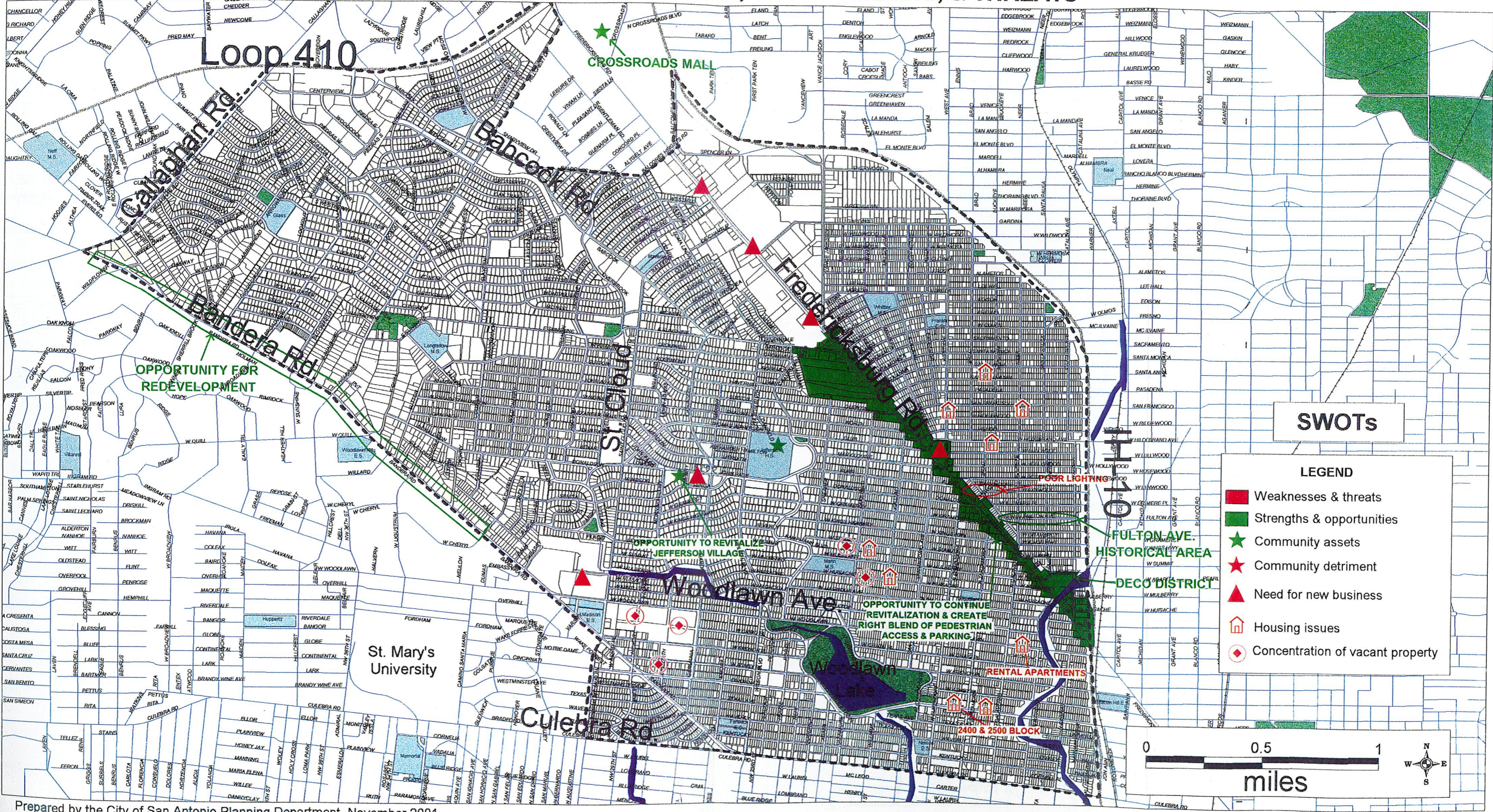
- *Expand the existing tour or offer additional tours for realtors.*
- *Use the realtor tour to show both residential and commercial properties.*
- *Create a “night tour” in the Inspiration Hills area.*



Monticello Park Historic District



STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS



SWOTs

**LEGEND**

- Weaknesses & threats
- Strengths & opportunities
- ★ Community assets
- ★ Community detriment
- ▲ Need for new business
- 🏠 Housing issues
- ◆ Concentration of vacant property

Prepared by the City of San Antonio Planning Department, November 2001



## Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Near NW Community. The location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City's *Master Plan*. Each land use classification is described in the following table.

After City Council approval of the Near NW Community Plan, the Land Use Plan will be consulted in the development of staff recommendations for rezoning cases.

### Description

**Low-Density Residential** is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low-density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

**Urban Low-Density Residential** mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

### Land Use Classifications

Low-Density Residential



Urban Low-Density Residential



## Near Northwest Community Plan



The community also recognizes the varying densities found in their Urban Low-Density Residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in an Urban Low-Density Residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use with or without an accessory dwelling. If returning the structure to a single-family use with or without an accessory dwelling is infeasible, the neighborhoods would support a reduction in density.

### Medium-Density Residential



**Medium-Density Residential** includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

### High-Density Residential



**High-Density Residential** uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification.





## Heart of the Neighborhood

**Neighborhood Commercial** provides for offices, professional services, and shopfront retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established.

Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses.

Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.

Neighborhood Commercial



**Community Commercial** development includes medium and high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial

Community Commercial



## Near Northwest Community Plan

streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

### *Commercial Retrofit*

Depending on the particular lot characteristics, some Community Commercial developments could be candidates for commercial retrofit. By indicating that a Community Commercial development area is a candidate for commercial retrofit, the community is calling for the construction of infill buildings between the street and the existing buildings. The new buildings should create a stronger street presence, with facades facing the street, as well as hide the parking areas. Commercial retrofit is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.



### Regional Commercial



**Regional Commercial** development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, Regional Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

### *Commercial Retrofit*

Depending on the particular lot characteristics, some Regional Commercial developments could be candidates for commercial

## Heart of the Neighborhood

retrofit. By indicating that a Regional Commercial development area is a candidate for commercial retrofit, the community is calling for the construction of infill buildings between the street and the existing buildings. The new buildings should create a stronger street presence, with facades facing the street, as well as hide the parking areas. Commercial retrofit is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.



**Mixed Use** provides for a concentrated blend of high-density residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets or where an existing commercial area has been established.

Mixed Use



Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. Mixed use provides for a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service.



This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.), professional offices, and high-density residential uses. A special district should be implemented to provide design standards for Mixed Use development.

## Near Northwest Community Plan

### Public/Institutional



**Public/Institutional** provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

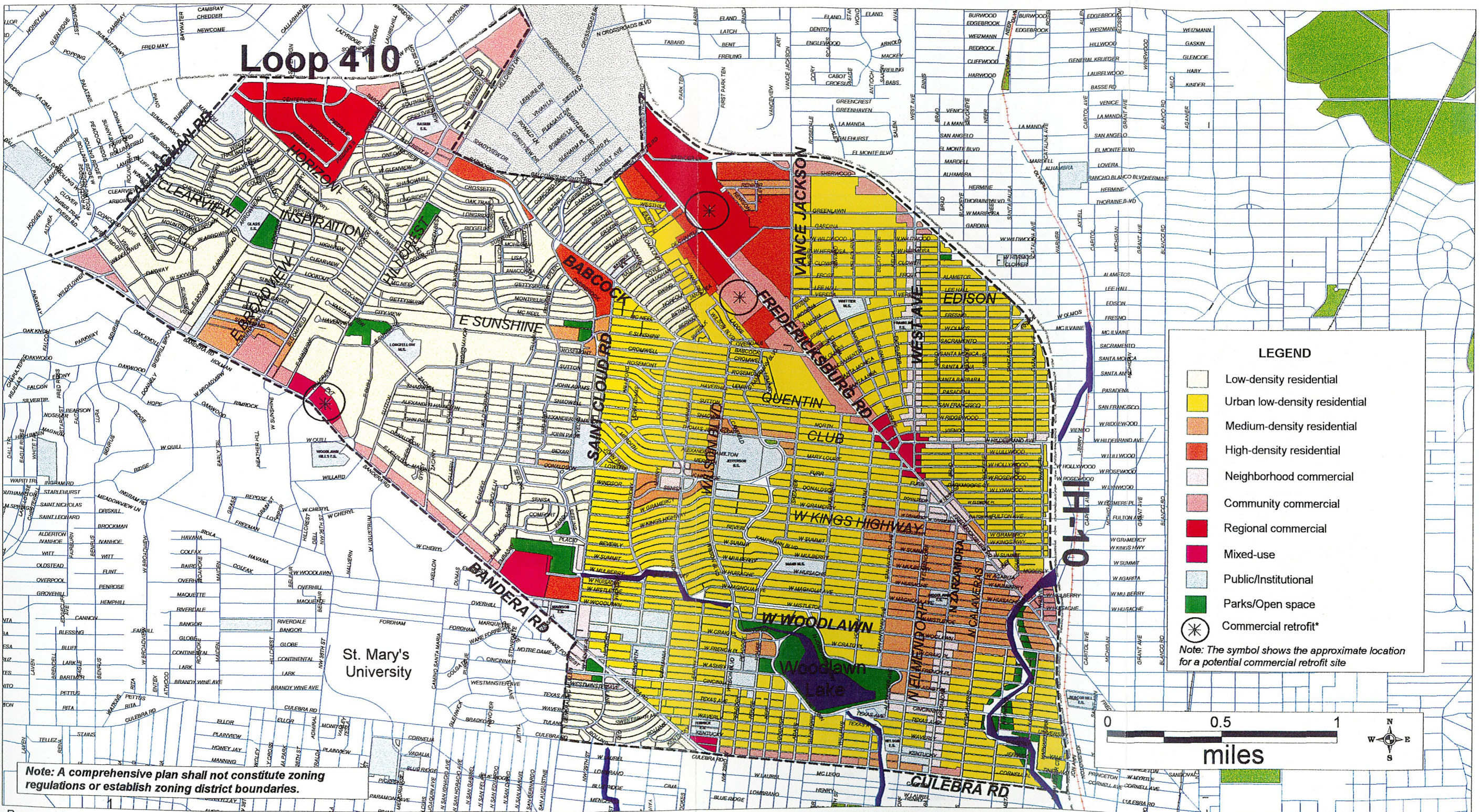
### Parks/Open Space



**Parks/Open Space** includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).



# PROPOSED LAND USE



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

Prepared by the City of San Antonio Planning Department, November 2001



# Getting Around Town



Above: A bus along Fredericksburg Road.

*The fastest route from point A to point B may be a straight line, but it doesn't do much for the scenery.*

– Jesús de la Torre, Jefferson Neighborhood

### Introduction

The Near Northwest Community is well-served by public transit and has a street pattern that allows for good traffic flow due to multiple routes between destinations.

This chapter of the Near Northwest Community Plan focuses on the community's goals, objectives and actions steps for enhancing the pedestrian environment, ensuring high-quality mass transit and transit facilities, improving the bicycle network, and learning more about state highways. The chapter also calls for maintaining the area's drainage and sewer infrastructure, calming traffic, eliminating traffic congestion, improving street maintenance and lighting, utilizing alleys, and enhancing notification about project funding and design.

# Near Northwest Community Plan



Views along community streets

## Goal 4 - Multi-Modal Transportation System

Provide an interconnected, coordinated and efficient transportation system that is accessible to all throughout the community.

### Objective 4.1: Pedestrian Environment

Enhance the pedestrian environment to encourage neighbors to walk to commercial centers, schools, parks and all parts of the community.

#### Action Steps:

**4.1.1** Investigate areas in need of sidewalk/curb/crosswalk maintenance, construction or installation (see items 1 – 15 on the Getting Around Town Map and Attachment for a preliminary list of projects to investigate).

- *Gather and discuss sidewalk/curb/crosswalk concerns with area residents and business representatives.*
- *Develop a prioritized list of proposed enhancements for submission to the CoSA Public Works Department.*
- *Focus on major thoroughfares, routes to schools and paths to commercial centers.*
- *Pass petitions for high priority enhancements.*

**4.1.2** Research sources and request funding for sidewalks, curbs and crosswalks prioritized in the above action step.

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Near NW Coalition - Pedestrian Safety Committee

**Partnerships:** NAs, Homeowners, City Officials, CoSA Public Works Dept., MPO's Pedestrian Mobility Task Force

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition - Pedestrian Safety Committee

**Partnerships:** NAs, Homeowners, City Officials, CoSA Public Works Dept., MPO's Pedestrian Mobility Task Force

**Funding Sources:** CoSA Neighborhood Accessibility & Mobility Program (NAMP), TxDOT, Grants

**4.1.3** Discourage residents from blocking sidewalks with their parked cars and recreational vehicles.

**Timeline:** Short (1- 2 years)

**Lead Partner:** Near NW Coalition - Pedestrian Safety Committee

**Partners:** NAs, Homeowners, City Officials, CoSA Code Compliance, Neighborhood Action (Target Sweeps) and Police Depts.

**Funding Sources:** Minimal cost

**4.1.4** Investigate ways to improve the ability of pedestrians to cross major streets. Possible alternatives could include caution signs at cross walks, mid-block crosswalks with signage and the addition of median islands.

- *A priority location to address for pedestrian safety enhancements is Fredericksburg Road between Vollum and Loop 410.*

**Timeline:** Long (6+ years)

**Lead Partner:** Near NW Coalition - Pedestrian Safety Committee

**Partners:** NAs, Homeowners, City Officials, CoSA Public Works Dept., Jefferson-Woodlawn Lake CDC

**Funding Sources:** TxDOT, CoSA, Grants

## Objective 4.2: Mass Transit

Work in partnership with area transit agencies to provide the best mass transit system.



*Community bus shelter*

### Action Steps:

**4.2.1** Encourage the planting of trees in a safe manner at bus stops throughout the planning area and the installation of bus shelters at locations with higher ridership levels.

- *Ensure appropriate maintenance of the street furniture and plantings.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** VIA, MPO, CoSA Planning and Public Works Depts., City Arborist, Keep San Antonio Beautiful, Environmental organizations

**Funding Sources:** VIA, CoSA, NICP



# Near Northwest Community Plan

**Timeline:** Mid (3 – 5 years) to Long (6+ years)

**Lead Partners:** Near NW Coalition

**Partnerships:** VIA, MPO, AACOG, Businesses, San Antonio area Chambers of Commerce, Environmental organizations

**Funding Sources:** MPO, FTA, City taxes

**4.2.2** Educate community members about light rail and other rapid rail alternatives.

- *Review positives and negatives, the potential for lost federal funding, Clean Air Act implications and health consequences.*
- *Research opinions and study light rail successes.*
- *Establish relationships with VIA and the MPO.*
- *Look at possible light rail links such as from downtown UTSA to the Medical Center.*

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** VIA, NAs

**Funding Sources:** VIA

**4.2.3** Investigate serving area bus routes with smaller buses to reduce the impact on neighborhood streets.

- *Participate in the comprehensive service planning process by VIA to review bus service.*
- *Investigate which routes already have the smaller 30-foot buses.*
- *Learn more about the criteria used to evaluate whether a smaller bus can be used.*

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** VIA, MPO, CoSA, NAs, Environmental organizations

**Funding Sources:** Grants

**4.2.4** Promote bus ridership to improve air quality.

*Helpful Hint: You can call 311 to report street signs blocked by foliage. Be sure to give detailed information on the sign's location. A CoSA Public Works Department crew generally will trim any obstructing greenery within 48 hours.*

## Objective 4.3: Bikeways

Increase the number of bike routes within the planning area, building on the strength of the connections established by existing bike routes.

### Action Steps:

**4.3.1** Form a committee to assess needs for bikeways within the Near NW Community.

- *Work closely with existing bicycling organizations.*
- *Gather feedback from property owners on affected streets.*
- *Present recommendations for an expanded, integrated system of bikeways to access community facilities to the CoSA Public Works Department, the MPO and other biking-related organizations.*
- *Consider paths to schools and parks when developing recommendations (see items 16 – 18 on the Getting Around Town Map and Attachment for a preliminary list of paths to consider).*

**4.3.2** Improve maintenance of existing bike routes. Develop a regular bikeway maintenance schedule, with additional funding if necessary, to remove broken glass, etc. and check for low tree limbs (see item 19 on the Getting Around Town Map and Attachment for a path to be placed on the proposed maintenance schedule).

- *Citizens can report problems by calling 311.*

**4.3.3** Discourage drivers from parking vehicles in bike lanes.

- *Work with the CoSA Police Department to clarify when tickets can be issued for parking in bike lanes. Lobby for legislation to make bikeway parking illegal.*
- *Where significant conflicts exist, work with CoSA Public Works Department to determine if “no parking signs” can be installed.*



*Area bicyclist*

**Timeline:** Short (1- 2 years)

**Lead Partner:** Concerned Citizens for Bike Riders

**Partners:** NAs, Homeowners, City Officials, Bexar County Commissioners, MPO, CoSA Public Works Dept.

**Funding Sources:** CoSA, Grants, MPO, Bexar County

**Timeline:** Short (1- 2 years)

**Lead Partner:** Concerned Citizens for Bike Riders

**Partners:** NAs, Homeowners, City Officials, CoSA Public Works Dept.

**Funding Sources:** CoSA, Grants

**Timeline:** Short (1- 2 years)

**Lead Partner:** Concerned Citizens for Bike Riders

**Partners:** NAs, Homeowners, City Officials, CoSA Police and Public Works Depts., State representatives

**Funding Sources:** Minimal cost

# Near Northwest Community Plan



Road construction project

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Neighborhood Association Traffic Committee Chairs

**Partnerships:** TxDOT, State representatives

**Funding Sources:** No cost

## Objective 4.4: Highways

Learn more about the process for maintaining and improving state highways and interstates.

### Action Steps:

**4.4.1** Develop a working relationship with TxDOT.

- Visit and use information from the TxDOT website ([www.dot.state.tx.us/](http://www.dot.state.tx.us/)).
- Request updates on projects within the planning area.
- Print information in community newsletters.

## Goal 5 - Infrastructure Improvements

Maintain and invest in the area's street network and public infrastructure.



Area drainage channel

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Planning, Public Works and Neighborhood Action Depts., Area businesses, Judges, Parole officers, Environmental organizations, SAWS

**Funding Sources:** CoSA, NICP, Grants

## Objective 5.1: Sewage/Drainage

Ensure area drainage and sewage infrastructure is well maintained and meets the community's needs in an environmentally friendly manner.

### Action Steps:

**5.1.1** Initiate drainage channel clean-up partnerships including graffiti abatement and brush removal between neighbors, the CoSA Public Works Department and area sponsors. Encourage the funding of drainage channel maintenance.

- Encourage tree plantings efforts where feasible.
- Educate neighbors, as a part of clean up efforts, about the problems caused by people who illegally dump trash, brush or yard trimmings in drainage channels.

# Getting Around Town

**5.1.2** Identify locations with specific drainage problems where new infrastructure or drainage ditch repair is needed. Prioritize projects and locate funding sources (see items 20 – 36 on the Getting Around Town Map and Attachment for a preliminary list of projects to investigate).

**Timeline:** Short (1- 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Public Works Dept.

**Funding Sources:** CoSA

**5.1.3** Design and implement an educational campaign to inform residents that the stormwater and runoff flowing through area drainage infrastructure flows into Woodlawn Lake or Martinez Creek.

**Timeline:** Short (1- 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** Colleges, High schools, Middle schools, Businesses, Environmental organizations, SARA, CoSA Public Works Dept.

**Funding Sources:** EPA, Grants, Fund-raisers

**5.1.4** Initiate a study to determine whether the sewer system has adequate capacity to handle current and future growth. Take necessary actions called for in the study.

**Timeline:** Mid (3 – 5 years))

**Lead Partner:** Near NW Coalition

**Partners:** SAWS, CoSA Public Works Dept.

**Funding Sources:** Grants, SAWS

## Objective 5.2: Traffic Calming

Enhance the street network to make it safe for all roadway users.

### Action Steps:

**5.2.1** Identify areas that are experiencing frequent speeding and request CoSA Police Department enforcement as a short-term remedy (see items 37 – 53 on the Getting Around Town Map and Attachment for a preliminary list of areas experiencing frequent speeding).



*Diagram of a traffic circle*

**Timeline:** Short (1- 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Police Dept., Cellular on Patrol, School officials, NAs

**Funding Sources:** CoSA

# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept., MPO, NAs, Bicycling groups, Environmental organizations

**Funding Sources:** CoSA, MPO, Businesses

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CPS, Banks, Corporations, SA Trees, City Year, CoSA Planning and Public Works Depts., Environmental organizations

**Funding Sources:** NICP, Grants

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works and Police Depts., NAs

**Funding Sources:** CoSA, MPO

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Residents, NAs, Schools, Businesses

**Partnerships:** CoSA Public Works, Fire and Police Depts.

**Funding Sources:** CoSA

**5.2.2** Propose longer-term strategies to address areas with frequent speeding.

- *Consider narrowing streets by adding bike lanes, medians or sidewalks, allowing on-street parking and protecting/planting large canopy trees.*
- *Evaluate the traffic impacts of re-striping four lane streets in residential areas for two lanes with the remaining pavement used for bike lanes and/or a center turn lane.*

**5.2.3** Maintain existing large street trees, enhance the available green space with greenery and design for planting strips large enough for street trees whenever possible in street construction projects to enhance the community's quality of life as well as calm traffic.

- *Consider participating in the adopt a street tree or median effort.*

**5.2.4** Research city street sign standards as they relate to night driving. Investigate providing larger, more reflective, easier to read street signage.

- *Develop a maintenance schedule that reflects the luminosity life span of street signage.*
- *Encourage the addition of block numbers to street signs.*

**5.2.5** Explore traffic calming features to address residential speeding (see items 37 - 53 on the Getting Around Town Map and Attachment for a preliminary list of potential project areas). Consider the impact of traffic calming features on emergency vehicles.

**5.2.6** Work with SAC-RTF (Radio, TV, Film) Program to

develop positive ad campaign to promote safe driving and make driving the speed limit “cool”.

**Timeline:** Mid (3- 5 years)

**Lead Partner:** Near NW Coalition

**Partners:** SAC, Banks, Corporations

**Funding Sources:** Grants, Fundraisers

## Objective 5.3: Traffic Control

Address traffic congestion by initiating traffic improvement measures.

### Action Steps:

**5.3.1** Address traffic congestion and other circulation issues by establishing specific priority projects and identifying funding sources (see items 54 – 77 on the Getting Around Town Map and Attachment for a preliminary list of areas to investigate).



*Traffic on a commercial street*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Police and Public Works Depts., MPO, TxDOT

**Funding Sources:** CoSA, MPO, TxDOT, Grants

**5.3.2** Consider temporarily changing neighborhood streets to one-way traffic during special events at Woodlawn Lake Park to address traffic flow.

- *Investigate other means to ease congestion issues.*
- *Potentially conduct a traffic study to determine effective traffic control measures during special events.*

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Parks & Recreation, Police and Public Works Depts., Festival sponsors, NAs, Religious institutions

**Funding Sources:** CoSA

**5.3.3** Improve the coordination of area traffic signals to improve traffic flow (see item 78 on the Getting Around Town Map and Attachment for an area in need of investigation for traffic signal coordination).

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Public Works Dept., TxDOT

**Funding Sources:** CoSA

**5.3.4** Review major roads to identify areas in need of left

# Near Northwest Community Plan

**Timeline:** Long (6+ years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept., TxDOT

**Funding Sources:** CoSA, TxDOT



*Construction crews at work in the planning area*

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept., TxDOT

**Funding Sources:** CoSA, TxDOT

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept. – Street Maintenance

**Funding Sources:** CoSA Street Maintenance

turn lanes and/or left turn lights. The addition of left turn lanes and/or signals should occur without widening streets or creating pedestrian unfriendly environments.

## Objective 5.4: Street Maintenance & Lighting

Provide regularly scheduled maintenance and upgrades to roadways to ensure well-lit, smooth riding surfaces on all local streets.

### Action Steps:

**5.4.1** Partner with the CoSA Public Works Department and TxDOT to develop a maintenance schedule of the streets within the area.

- *Prioritize streets in need of improvement (see items 79 – 86 on the Getting Around Town Map and Attachment for a preliminary list of potential projects).*
- *Coordinate the proposed maintenance schedule with the life-expectancy of area streets.*
- *Encourage utility and communication companies to coordinate with the CoSA Public Works Department to avoid street cuts after recent street repairs and ensure high-quality replacement if street cuts are necessary.*

**5.4.2** Research maintenance of stripes on all streets in San Antonio. Set a goal for re-striping more frequently, preferably with thermoluminescent paint.

**5.4.3** Coordinate with area businesses to push for im-



provements to particular streets.

**5.4.4** Identify priority areas in need of additional street lighting and pursue funding (see items 87 – 89 on the Getting Around Town Map and Attachment for a preliminary list of potential projects).

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept., Businesses

**Funding Sources:** Minimal cost

**5.4.5** Encourage the CoSA Public Works Department and City of Balcones Heights to work together on planning for street/sidewalk maintenance.

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CPS, CoSA Public Works Dept.

**Funding Sources:** CPS, Grants

## Objective 5.5: Alleys and Utilities

Continue to utilize area alleys and encourage the burying of overhead utilities.

**Timeline:** Long (6+ years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Public Works Dept., Balcones Heights

**Funding Sources:** Minimal cost

### Action Steps:

**5.5.1** Utilize alleys as appropriate locations for underground utilities including electric, telephone, cable, gas, water, trash pickup and emergency service access. Reinstate alley trash pickup ( see items 90 – 93 on the Getting Around Town Map and Attachment for a preliminary list of potential areas for alley trash pickup reinstatement).



*A well maintained alley*

**5.5.2** Encourage each neighborhood to offer a “best al-

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CPS, SAWS, CoSA Fire, Police and Public Works Depts., Cable, Telephone, Cellular on Patrol

**Funding Sources:** Underground utility conversion process, State and federal grants, SAWS, CPS, SW Bell, Cable Companies



# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** NAs, Residents, Cellular on Patrol

**Funding Sources:** Minimal cost

**Timeline:** Mid to Long (3 + years)

**Lead Partner:** Near NW Coalition

**Partners:** CPS, CoSA Public Works, Time Warner Cable, SW Bell

**Funding Sources:** Underground utility conversion process, State and fed-

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Code Compliance, External Relations, Neighborhood Action, Police, and Public Works Depts., Radio & TV stations

**Funding Sources:** CoSA, Grants

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CPS, CoSA Code Compliance, Police and Public Works Depts., Cellular on Patrol

**Funding Sources:** Grants

ley” award each quarter to the group of residents who provide the best alley maintenance.

**5.5.3** Actively pursue the burying of utilities throughout the planning area with a priority placed on the major commercial corridors. Encourage, wherever feasible, that the utilities be buried in alleys. (also see Action Step 2.3.4)

**5.5.4** Work with City Departments to develop a publicity program including reminder posters, radio/TV spots and postcards to improve awareness of the property owner’s responsibility for alley maintenance.

**5.5.5** Investigate programs and policies to discourage illegal dumping in alleys.

- *Potentially pursue non-City funding for increased alley lighting through the planning area and/or review City street and alley lighting policies.*

**5.5.6** Periodically resurface or regrade alleys where needed.

**Timeline:** Mid (3 – 5 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** CoSA Public Works Dept.

**Funding Sources:** Grants

## Objective 5.6: Involvement/Notice

Improve coordination and involvement in area infrastructure projects.

### Action Steps:

**5.6.1** Encourage the CoSA Public Works Department, the MPO and TxDOT to mail notices or send emails informing area neighborhood associations of 1) when funds are available for infrastructure enhancements, 2) opportunities to be involved in the project design process, 3) status reports on current projects and 4) the timing of regular maintenance efforts such as street sweeping. Coordinate with Objective 4.4 Highways and Objective 10.2 Near NW Newsletter.



*Community members gather at a meeting*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Public Works Dept., MPO, TxDOT, NAs

**Funding Sources:** Minimal cost

**5.6.2** Encourage the CoSA Development Services Department to organize forums for neighbors to discuss the traffic impact of proposed, significant infill housing and/or commercial development projects.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Development Services Dept.

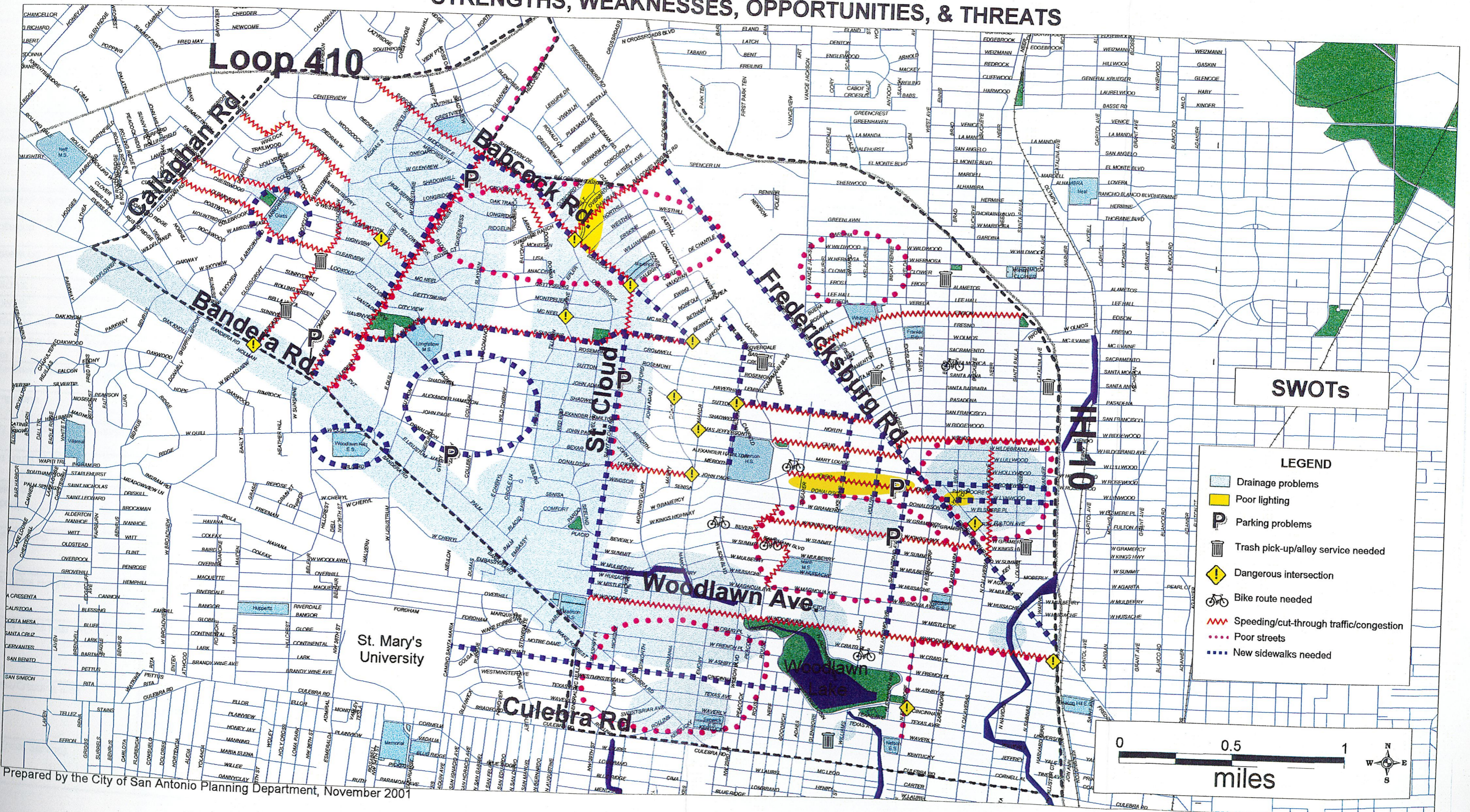
**Funding Sources:** Minimal cost

*Helpful Hint: You can call 311 to report potholes. Be sure to give detailed information on the pothole's location. A Public Works Department crew generally will repair any potholes within 48 hours.*

# Near Northwest Community Plan

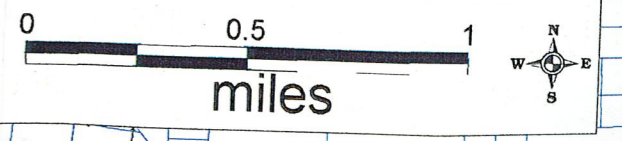


# STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS



SWOTs

- LEGEND**
- Drainage problems
  - Poor lighting
  - Parking problems
  - Trash pick-up/alley service needed
  - Dangerous intersection
  - Bike route needed
  - Speeding/cut-through traffic/congestion
  - Poor streets
  - New sidewalks needed



Prepared by the City of San Antonio Planning Department, November 2001



## Near Northwest Community Plan

#	Street:	From:	To:	Problem:	Community Notes:
1	St Cloud	Sunshine	Woodlawn	Improve sidewalk	Current sidewalk is too small
2	Around Glass ES			Add Sidewalk	
3	Around Woodlawn Hills ES			Add Sidewalk	
4	Babcock (south side of street)	Hillcrest	Sunshine	Add Sidewalk	
5	Lake	Donaldson	Quentin	Add Sidewalk	
6	Near Longfellow MS	Longfellow MS (north) & Donaldson (south)	Cheryl (east) & Sutton (west)	Add Sidewalk	
7	San Antonio Street	Woodlawn	Fredericksburg	Add Sidewalk	
8	Vollum	Donaldson	North	Add Sidewalk	
9	Wilson	Donaldson	Laddie	Add Sidewalk	
10	Cincinnati	St Mary's University	Woodlawn Lake	Repair/add sidewalk	
11	Fredericksburg Road	IH-10	Balcones Heights	Repair/add sidewalk	Not ADA compliant
12	Lullwood	IH-10	Fredericksburg	Repair/add sidewalk	
13	Rosewood	IH-10	Fredericksburg	Repair/add sidewalk	
14	Hillcrest	Vantage View	Babcock	Repair Sidewalk	
15	Quentin	Fredericksburg	Wilson	Repair Sidewalk	
16	Jefferson Area			Bike routes	Add bike lanes
17	Los Angeles Heights/Keystone area			Bike routes	Add bike lanes
18	Woodlawn Lake Park			Bike routes	Add lane to complete route around park
19	Kampmann			Bike routes	Maintain existing route - low tree limbs, broken glass
20	Alley between Placid & Senisa			Drainage	In heavy rains, water runs into yards
21	Area south of Cincinnati	Cincinnati (north) & Culebra (south)	Wilson (east) & Leo (west)	Drainage	Drainage problems

## Near Northwest Community Plan

22	Creek/ditch near Danville & Babcock	Balcones Heights (north) & Woodlawn (south)	John Adams (east) & Cheryl (west)	Drainage	Repair channel (Note: As of 10/2001, Public Works has scheduled regrading)
23	Crossette area	Balcones Heights (north) & Oak Trail (south)	Concord Pl. (east) & Hillcrest (west)	Drainage	Channel needs regrading (Note: As of 10/2001, Public Works has scheduled regrading)
24	Los Angeles Heights/Keystone area	Hildebrand (north) & Fulton (south)	IH-10 (east) & Fredericksburg (west)	Drainage	Drainage problems
25	Martinez Creek near Mistletoe			Drainage	Pilot channel needs improvement (Note: As of 10/2001, Public Works has scheduled reworking)
26	Midcrest/Crestline area	Crestview (north) & Longfellow MS (south)	Slayden (east) & Broadview (west)	Drainage	Drainage problem due to commercial development runoff; Concerns about the capacity of the Crestview drainage culvert
27	Placid (near Seeling)			Drainage	Replace curbs because runoff flows over low curbs on the way to Woodlawn Lake drainage area
28	St Cloud to Woodlawn Lake Park			Drainage	Note: As of 10/2001, Public Works is repairing bad concrete with available funds
29	Williams/Waverly intersection			Drainage	Car wash runoff, Note: As of 10/2001, Public Works is investigating
30	Inspiration Drive	Colebrook	Arrowhead	Intersection collects water	Water flows through yards and collects in the street
31	1500 block of Lullwood			Street flooding	Lack of drainage infrastructure
32	2000 block of W Gramercy			Street flooding	Lack of drainage infrastructure
33	Area west of Woodlawn Lake	Woodlawn (north) & Cincinnati (south)	Rouse (east) & Hickory (west)	Street flooding	Lack of drainage infrastructure
34	Bandera Road	Callaghan	St Cloud	Street flooding	Lack of drainage infrastructure

## Near Northwest Community Plan

35	Comfort/Placid intersection			Street flooding	Lack of drainage infrastructure
36	Woodlawn/Lake Blvd intersection			Street flooding	Lack of drainage infrastructure
37	Broadview	Inspiration	Bandera	Speeding traffic	
38	Buckeye	Hildebrand	Fredericksburg	Speeding traffic	
39	Club	Kampmann	Fredericksburg	Speeding traffic	
40	Crossette	Hillcrest	Sunshine Ranch	Speeding traffic	
41	Danville	Babcock	Fredericksburg	Speeding traffic	
42	Donaldson	St Cloud	Manor	Speeding traffic	
43	E Sunshine	Bandera	Babcock	Speeding traffic	
44	Edison	Fredericksburg	IH-10	Speeding traffic	
45	Furr	Kampmann	Fredericksburg	Speeding traffic	Investigate speed humps
46	Hillcrest	Babcock	Bandera	Speeding traffic	
47	Horizon/Manitou	Callaghan	Glenview	Speeding traffic	
48	Kampmann	Gramercy	Magnolia	Speeding traffic	Investigate speed humps
49	Quentin	Wilson	Fredericksburg	Speeding traffic	Investigate speed humps
50	St Cloud	Babcock	Sunshine	Speeding traffic	
51	Viendo	Fredericksburg	IH-10	Speeding traffic	
52	W Kings Highway	Kampmann	Fredericksburg	Speeding traffic	
53	Woodlawn Ave	St Cloud	IH-10	Speeding traffic	
54	Area schools ( <i>not mapped</i> )			Traffic congestion	Traffic flow before & after school
55	Babcock	St Cloud	Loop 410	Traffic congestion	
56	Hillcrest Dr near the intersection with Babcock			Traffic congestion	Caused by reduction in lanes on Hillcrest at Babcock
57	Hillcrest Dr south of Babcock	Babcock	Bandera	Traffic congestion	People drive in the turn lane



Near Northwest Community Plan

58	Hillcrest & Inspiration areas			Traffic problem	Traffic detours through the residential areas - from Hillcrest along Inspiration, Broadview and Clearview to Callaghan, along Horizon to Callaghan, along Broadview to Bandera
59	Throughout planning area ( <i>not mapped</i> )			Traffic problem	Commercial thru traffic; truck (semi) parking
60	Babcock/Dickinson intersection			Bad intersection	Address traffic issues at intersection

## Near Northwest Community Plan

61	Babcock/St Cloud intersection			Bad intersection	Consider adding a school flasher, address traffic issues at intersection
62	Broadview/Bandera intersection			Bad intersection	
63	Dickinson/Sutton intersection			Bad intersection	
64	Elmendorf/Cincinnati intersection			Bad intersection	
65	Fulton/Beal intersection			Bad intersection	Neighborhood wants a 4-way stop or other measure to address traffic issues
66	Inspiration Drive/Lookout intersection			Bad intersection	Neighborhood wants a 4-way stop or other measure to address traffic issues
67	Manor/Dickinson/Donaldson intersection			Bad intersection	Blind corners
68	Manor/Thomas Jefferson intersection			Bad intersection	
69	McNeel/Erskine intersection			Bad intersection	Neighborhood wants a 4-way stop or other measure to address traffic issues
70	Overbrook/Babcock intersection			Bad intersection	Traffic accidents
71	Wilson/Sutton intersection			Bad intersection	Blind corners
72	Donaldson & Zachary, near the church			Parking problem	Consider allowing parking only on one side of the street - cars are parking on both sides and blocking traffic flow
73	Furr	Kampmann	Fredericksburg	Parking problem	Consider allowing parking only on one side of the street - cars are parking on both sides and blocking traffic flow
74	Near Crossette/Hillcrest intersection			Parking problem	
75	Near Fatso's at 1704 Bandera Rd			Parking problem	Spillover parking into residential areas on game nights - blocks alley

Near Northwest Community Plan

76	Sutton, near St Cloud			Parking problem	Consider allowing parking only on one side of the street - cars are parking on both sides and blocking traffic flow
77	W Kings Highway	Kampmann	Fredericksburg	Parking problem	Consider allowing parking only on one side of the street - cars are parking on both sides and blocking traffic flow
78	Woodlawn/IH-10/Fredericksburg intersection			Traffic signal	Investigate traffic signal timing
79	Elmendorf	Waverly	Woodlawn	Street repair	
80	Hillcrest	Bandera	Loop 410	Street repair	
81	Jefferson area	Donaldson (north) & Magnolia (south)	Zarzamora (east) & Kampmann (west)	Street repair	
82	Los Angeles Heights/Keystone area	Hildebrand (north) & W Kings Highway (south)	IH-10 (east) & Fredericksburg (west)	Street repair	
83	Los Angeles Heights/Keystone area	Gardina (north) & Vereda (south)	Nelda (east) & Vance Jackson (west)	Street repair	
84	Sunshine Estates & Maverick area	Balcones Heights (north) & Gettysburg (south)	Fredericksburg (east) & Hillcrest (west)	Street repair	
85	Woodlawn	Elmendorf	IH-10	Street repair	
86	Woodlawn area	Woodlawn (north) & Culebra (south)	Woodlawn Lake (east) & St Cloud (west)	Street repair	
87	Furr Drive	Shearer	San Antonio	Street Lights needed	
88	Lynwood	Fredericksburg	Buckeye	Street Lights needed	
89	Overbrook	Balcones Heights	Fredericksburg	Street Lights needed	

Near Northwest Community Plan

90	Area located south of Woodlawn Lake			Reinstate alley trash pickup	
91	Broadview			Reinstate alley trash pickup	
92	Cromwell	Wilson	Kampmann	Reinstate alley trash pickup	
93	Los Angeles Heights/Keystone area			Reinstate alley trash pickup	

*Note: Improvements suggested herein may require further study to determine if the proposal is appropriate and/or feasible.*



# Places Where We Play, Gather & Learn



Above: Children gather at the Spring Social held on March 24, 2001 to kickoff the Near Northwest planning process.

*It is a nice comfort to know that the places we hold close to our heart have touched many generations of San Antonians and will continue to have a positive affect on generations to come.*

– Josh Yost, Woodlawn Lake Neighborhood

### Introduction

Woodlawn Lake Park is a unique asset that serves as a focal point and a source of unity for the Near Northwest Community. The significance of Woodlawn Lake and the greenspace surrounding it is most visible on the 4<sup>th</sup> of July when thousands of spectators from all over the city gather to watch the traditional fireworks display. It is during any given weekend, however, that the true importance of this park to the community becomes apparent by all of the families that gather to enjoy it.

The community is interested in involving more residents in area issues and activities, such as neighborhood association membership, code compliance monitoring, park maintenance and acquisition, education and youth involvement.

The Places Where We Play, Gather and Learn chapter focuses on community facilities, such as parks, schools and community centers. Issues related to safety, community involvement and appearance, education and outreach also are included in the chapter.

# Near Northwest Community Plan



*Gathering at the Woodlawn Lake Park Pavilion*

## Goal 6 - Open Space and Recreational Facilities and Programs

Offer more recreational activities and community centers that can provide safe environments with a variety of opportunities for all ages.

### Objective 6.1: Open Space Development

Enhance existing parks through better maintenance and additional facility improvements, as well as acquiring and developing additional park space.

#### Action Steps:

**6.1.1** Have each neighborhood association take an inventory of potential pocket park opportunities among vacant properties within their boundaries and work to adopt these properties as parks.

**6.1.2** Encourage better maintenance and request functional improvements of existing park space.

- *Look to provide additional picnic tables, benches, grills and trees.*



*Historic buildings at Woodlawn Lake Park*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Property owners, NAs, Bexar County Land Trust

**Funding Sources:** Donations, Grants, NICP

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

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept., NAs, Environmental organizations, Businesses, Merchants Assn(s)

**Funding Sources:** Volunteer time, NICP, CoSA



*Fishing at Woodlawn Lake Park*

## Places Where We Play, Gather & Learn

**6.1.3** Explore the possibility of developing additional walking/running/bicycle trails in community parks.

- *Consider a walking/running trail around Lee's Creek Park.*
- *Implement current plans for a bike lane around Woodlawn Lake Park.*
- *Consider replacing the current asphalt surface for the Woodlawn Lake Park walking/running path with a substance that is safe for children, is ADA accessible and has a lower physical impact on walkers and runners (more shock absorbent).*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation and Public Works Depts., City Officials, Walking, running, & bicycle clubs

**Funding Sources:** TEA-21 funds, CoSA

**6.1.4** Look into adding playground equipment at neighborhood and community parks.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept., NAs, Area businesses

**Funding Sources:** Volunteer time, NICP, Grants, Foundations, Businesses

**6.1.5** Explore the conversion of drainage areas, such as Martinez Creek, into landscaped park space, including trees.

**Timeline:** Mid (3 - 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation and Public Works Depts., Bexar County Master Gardeners, Environmental organizations

**Funding Sources:** Donations, NICP, Businesses

**6.1.6** Establish a “community garden” as a multi-generational gathering place in which area youths can learn about growing techniques from the planning area’s more experienced gardeners.

**Timeline:** Mid (3 – 5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept. and Arborist's Office, Bexar County Master Gardeners, Environmental organizations, Religious institutions, Schools

**Funding Sources:** Volunteer time,

# Near Northwest Community Plan



*Sailboats at Woodlawn Lake Park*

## Objective 6.2: Woodlawn Lake Park

Improve and add park facilities and amenities.

### Action Steps:

**6.2.1** Investigate the implementation of additional recreational opportunities at Woodlawn Lake Park, including paddle boats, hosting concerts and/or plays and additional organized activities for children.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept., Community theaters (i.e. San Pedro Playhouse & Josephine Theater), Musicians (including orchestral and choir groups, all types of bands and soloists), Dance groups

**Funding Sources:** Donations

**6.2.2** Renovate Woodlawn Lake Park Gym (also see Action Step 10.1.4).

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept.

**Funding Sources:** CoSA, 1999 Bond funds



*Woodlawn Lake Park Gym*



## Places Where We Play, Gather & Learn

**6.2.3** Explore opportunities for enhancements related to increased safety and comfort for park visitors.

- *Add more trees and benches.*
- *Reduce speeds on streets adjacent to park.*
- *Add more signs displaying park rules.*
- *Create a regular park lighting maintenance schedule.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation and Public Works Depts., Arborist's Office, Environmental organizations, Volunteer groups

**Funding Sources:** NICP, CoSA

### Objective 6.3: Community/Recreational Facilities

Investigate opportunities to enhance existing facilities in need of renovation and develop additional facilities identified as needed in the community.

#### Action Steps:

**6.3.1** Explore the development of additional public recreational facilities within the community targeted at, but not to be solely utilized by, area youths, such as additional basketball courts, tennis courts, and swimming pools.

- *Include CoSA Parks & Recreation Department recreational programs and activities in the Near Northwest Newsletter (also see Objective 10.2).*
- *Explore the creation of more recreational athletic opportunities for youth and adults (basketball, volleyball, soccer, softball, tennis, etc.)*



*Coolcrest miniature golf course on Fredericksburg Road has long been a recreation destination for residents*

**Timeline:** Mid (3-5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Parks & Recreation Dept., NAs, Religious institutions, Schools

**Funding Sources:** San Antonio Spurs Foundation, CoSA, Grants



*Woodlawn Lake Park swimming pool*

# Near Northwest Community Plan

**Timeline:** Long (6+ years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Library Dept., NAs, SAISD

**Funding Sources:** CoSA Library Dept., Foundations, SAISD, Bond Issue

**Timeline:** Long (6+ years)

**Lead Partner:** YMCA, Near NW Coalition

**Partnerships:** United Way, CoSA Parks & Recreation and Cultural Affairs Depts., Spurs Foundation, City Officials

**Potential Funding Sources:** CoSA, United Way, Foundations, Corporations, Businesses

**6.3.2** Explore increasing accessibility to library resources.

- *Consider using a facility-sharing strategy with an area school to accommodate a public library.*

**6.3.3** Investigate building a YMCA/community center or adapting an existing structure, such as the Woodlawn Theater or the Joe Ward Center, as a multi-generational recreation center.

- *Offer arts and other recreational programs for all ages, including after-school programs for students geared towards the prevention of gang activity (also see Objective 8.1).*

## Goal 7 - Community Appearance and Safety

Transform the community into one that is physically appealing in terms of aesthetics and safety.

### Objective 7.1: Code Compliance

Increase community awareness and encourage proactive involvement in code compliance issues.



*Streetscape in Monticello Park*



*Illegal dumping has been identified as a problem in the Near Northwest Community*

# Places Where We Play, Gather & Learn

## Action Steps:

**7.1.1** Form a geographically representative Code Compliance Committee within the Near Northwest Coalition.

- *Identify and report code compliance violations.*
- *Strengthen the working relationship with the CoSA Code Compliance Department.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** CoSA Code Compliance Dept.

**Funding Sources:** Minimal funding

**7.1.2** Task the Code Compliance Committee with:

- *Addressing code compliance as a standing business item in neighborhood association meetings,*
- *Providing “friendly reminder” forms to neighborhood associations,*
- *Arranging training from the CoSA Code Compliance Department for each neighborhood association within the planning area,*
- *Pushing for additional fines and required clean-up by graffiti offenders, and*
- *Creating graffiti powers of attorney. (Anytime a building is tagged, the owner has given permission to paint it.)*

**Timeline:** Short (On-going)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Code Compliance, Fire, Neighborhood Action and Police Depts., City Officials, NAs

**Funding Sources:** CoSA, Code compliance violators

**7.1.3** Inform and challenge local groups to assist with clean-up efforts in the community, particularly in the areas of alley maintenance, “off-curb storage”, animal control and the removal of “junk cars”.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partners:** Schools, Youth groups, Area businesses, Corporations, CoSA Code Compliance Dept., NAs

**Funding Sources:** Area businesses (i.e. hardware stores, etc), Larger corporations



*Graffiti-covered garage in the Los Angeles Heights/Keystone area*

# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition and CoSA Graffiti Abatement Program

**Partnerships:** CoSA Code Compliance and Police Depts., Restitution Program, Area businesses, Schools

**Funding Sources:** District 7 Graffiti Fund, Graffiti Abatement Program, NICP, Area businesses, Volunteers

**7.1.4** Expand and designate additional corridors/target areas for graffiti removal within the Near Northwest Community. Inventory the new target areas. The target areas would include but be not limited to:

- *Bandera Road corridor targeting the area between Texas Avenue and Cheryl Avenue.*
- *Elmendorf Avenue from Fredericksburg Road to Kentucky Avenue.*

**Timeline:** Short (On-going)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Animal Control Division, NAs, Veterinarians

**Funding Sources:** CoSA Animal Control Division

**7.1.5** Increase efforts to control the stray animal population.

- *Encourage leash law enforcement.*
- *Establish better working relationships with Animal Control Division staff members.*



*Community members planting a tree*

## Objective 7.2: Aesthetics & Clean-up

Focus on maintenance and creative community-based efforts to enhance the community's appearance.

**Lead Partner:** Near NW Coalition

**Partnerships:** Bexar County Master Gardeners, Master Naturalists, Environmental organizations, Youth volunteer organizations, Community service workers

**Funding Sources:** NICP

**7.2.1** Develop a landscape master plan that includes areas targeted for tree planting and designates clean-up days in the community.

- *Make a special effort to involve community youth.*

## Places Where We Play, Gather & Learn

**7.2.2** Submit applications for the CoSA Neighborhood Action Department Neighborhood Sweep process within the community.

**Timeline:** Short (On-going)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Neighborhood Action Dept., NAs, City Officials

**Funding Sources:** No cost

**7.2.3** Hold vacant property owners accountable for maintenance.

- *Explore options, such as fencing, to prevent illegal dumping on these properties.*

**Timeline:** Short (On-going)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Code Compliance and Police Depts., NAs, City Officials

**Funding Sources:** Minimal cost

### Objective 7.3: Safety

Increase safety through stronger surveillance by the CoSA Police Department and area residents.

#### Action Steps:

**7.3.1** Increase the police presence in the entire Near Northwest Community.

- *Work with SAFFE officers to adjust their hours to meet specific needs in the community.*
- *Increased police bicycle patrols as staffing levels increase.*
- *Install police call boxes.*
- *Increase Cellular On Patrol (COP) activity throughout the planning area.*



SAFFE Officers

**Timeline:** Short (immediate)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Police Dept. SAFFE Officers, City Officials, NAs, Religious institutions

**Funding Sources:** Minimal cost



# Near Northwest Community Plan

**Timeline:** Short (1 or 2 years)

**Lead Partner:** NAs

**Partnerships:** CoSA Fire Dept.

**Funding Sources:** CoSA Public Works and Fire Depts., Neighborhood fundraisers

**7.3.2** Encourage the CoSA Public Works and Fire Departments to place blue reflectors in the center of streets denoting the location of fire hydrants.

## Goal 8 - Community Education

Increase educational opportunities for all ages throughout the community.



*Historic Jefferson High School*

### Objective 8.1: Youth and Young Adult Education

Provide educational and life skills resources for young community residents while encouraging their involvement in the community.

#### Action Steps:

**8.1.1** Develop a Near Northwest Community Youth Commission to address issues of concern to area youth (particularly those issues addressed in the plan).

**8.1.2** Direct neighborhood associations to dedicate one annual meeting to area high school and middle school involvement.

- *Area school councils and class officers could develop presentations or activities.*

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Alamo Workforce Development Inc., City Year

**Partnerships:** Area businesses, SAISD, NAs, Religious institutions, Area colleges, Schools

**Funding Sources:** Minimal cost

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Near NW Coalition

**Partnerships:** School principals, Student officers, NAs

**Funding Sources:** Minimal cost

## Places Where We Play, Gather & Learn

**8.1.3** Develop a program sponsored by Life Directions to mentor “at risk” students and help them develop life skills.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition, Life Directions

**Partnerships:** CoSA Community Initiatives Dept. and Better Jobs Office, Alamo Area Aerospace Academy, Area school principals, HS Alumni, Students

**Funding Sources:** Grants

**8.1.4** Develop a program that incorporates education and job-related knowledge for youth to help prepare them for their future endeavors.

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Alamo Workforce Development Inc.

**Partnerships:** Area businesses, SAISD, CoSA Community Initiatives Dept., City Year, San Antonio area Chambers of Commerce

**Funding Sources:** Area businesses, CoSA, Alamo Workforce Development Inc.

**8.1.5** Enhance the structure and increase the number of academic enrichment activities offered in Jefferson High School’s after school challenge program.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Community Initiatives and Parks & Recreation Depts., Area school principals, HS alumni, Students

**Funding Sources:** Grants

**8.1.6** Invite COSTEP (Council for South Texas Economic Progress) to establish services for planning area students, i.e. funding for higher education, goal setting, etc.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** COSTEP, Near NW Coalition

**Partnerships:** Area school principals, San Antonio Education Partnership, Area colleges, Students, Religious institutions

**Funding Sources:** Chrysler Corporation

# Near Northwest Community Plan

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** CoSA Community Initiatives and Parks & Recreation Depts., Area school principals, HS alumni, Students

**Funding Sources:** Grants, Foundations

**8.1.7** Develop a mentoring program sponsored by Jefferson and Edison High School students to tutor lower grade level students in classes in which they need assistance.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** COSTEP, Near NW Coalition

**Partnerships:** Area school career services offices, SAC (CAPHSS and CAPCBC Programs – see Appendix E), Area colleges, Students

**Funding Sources:** SAISD, Area colleges

**8.1.8** Improve relationships with area colleges and universities.

- *Keep local high school students informed about higher education options in San Antonio.*
- *Facilitate college communities' roles as part of the larger community.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** COSTEP, Near NW Coalition

**Partnerships:** Area school career services offices, SAC (CAPHSS and CAPCBC Programs – see Appendix E), Area colleges, Students

**Funding Sources:** SAISD, Area colleges

**8.1.9** Promote an "Alumni Day" at area middle and high schools as an opportunity to:

- *Put interested middle and high school students in contact with college students enrolled at local institutions of higher learning.*
- *Enhance the school/alumni relationship.*

## Places Where We Play, Gather & Learn

### Objective 8.2: Education for Adults

Increase usage of local educational resources by community members.



*Community residents working at the July Plan Writing Conference*

**8.2.1** Develop stronger relationships and communications with San Antonio Independent School District School Board members to sustain a constant flow of information about what is happening both in the community and with the School District.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** School Board members, NAs

**Funding Sources:** Minimal cost

**8.2.2** Investigate using Jefferson High School as a community college on evenings and weekends, featuring a wide variety of educational and recreational courses.

**Timeline:** Short (1-2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** SAISD, SAC, Southwest School of Art & Craft, St. Mary's University, Peacock Center, CoSA Cultural Affairs and Parks & Recreation Depts., Religious institutions, Alamo Area Community College District

**Funding Sources:** United Way, Foundations, Corporations, Businesses

**8.2.3** Explore opportunities for the development of community high-tech facilities to enhance public access to computers.

- *Increased computer access would promote additional learning opportunities and improve outreach for community events, such as neighborhood association meetings, through e-mail, etc.*

**Timeline:** Mid (3-5 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** SAISD, CoSA Library Dept., Internet providers, Texas-based computer producers

**Funding Sources:** Donations (financial and computer equipment), Volunteer time, Grants, Texas-based computer producers

# Near Northwest Community Plan



*Area bicyclist*

**Timeline:** Mid (3 – 5 years)

**Partner:** Near NW Coalition

**Partnerships:** Local hospitals, Doctors' offices, CoSA MetroHealth, Religious institutions, WIC

**Funding Sources:** Grants, Foundations

## Goal 9 - Community Health and Wellness

Improve community health.

### Objective 9.1: Health Programs

Provide the educational and professional medical resources to help inform and provide needed medical care for community residents.

#### Action Steps:

**9.1.1** Develop additional health programs or health fairs on a regular basis to educate the community about health-related issues.

- *Investigate sponsoring a monthly health clinic at Jefferson Village.*
- *Offer a clinic focused on young mothers.*



*Volunteers at the Woodlawn Lake Park Fourth of July celebration  
Photo by Stan Waghalter*

**Timeline:** Short (on-going)

**Lead Partner:** Near NW Coalition

**Partnerships:** Schools, Religious institutions, Businesses, League of Women Voters

## Goal 10- Community Building

Increase community involvement and civic participation.

### Objective 10.1: Community Participation and Events

Increase voter registration and attract new neighborhood association membership through organized campaigns and events.

#### Action Steps:

**10.1.1** Distribute nonpartisan voter information and registration cards on elections, issues and candidates at every neighborhood association meeting.



## Places Where We Play, Gather & Learn

**10.1.2** Dramatically increase membership in area neighborhood associations.

- *Explore directing new membership towards supporting the various Near NW Coalition Committees established for the purpose of plan implementation.*
- *Potentially create new neighborhood associations and/or establish new boundaries.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition, Community leaders

**Partnerships:** CoSA Planning Dept., Neighborhood Resource Center

**Funding Sources:** Minimal cost

**10.1.3** Establish the July 4<sup>th</sup> Celebration at Woodlawn as the official city celebration. Use the event to attract involvement in area neighborhood associations and general community involvement efforts. Work to address the parking and traffic problems (also see Action Step 5.3.2).

**Timeline:** Short (1 – 2 years)

**Partner:** CoSA

**Partners:** Near NW Coalition, Religious institutions, VIA, SAISD

**Funding Sources:** Area businesses, Vendors, CoSA

**10.1.4** Host a multi-cultural holiday party in the Woodlawn Lake Gym, potentially featuring theatrical and/or musical entertainment, as well as a display of artwork from area school children and holiday light illumination of the park and the gym (also see Action Step 10.3.1).

**Timeline:** Short (1 – 2 years)

**Partner:** CoSA Parks & Recreation Dept.

**Partners:** Near NW Coalition, SAISD

**Funding Sources:** Area businesses, Vendors, CoSA

**10.1.5** Coordinate with all Near Northwest Community neighborhood associations to hold more community-wide events, such as a 5,000 meter walk/run.

**Timeline:** Mid (3 – 5 years)

**Partner:** Near NW Coalition

**Partnerships:** Area businesses, Jefferson-Woodlawn Lake CDC, Running and walking clubs

**Funding Sources:** Volunteer time, Sponsors

# Near Northwest Community Plan



Information booth at the March 24, 2001 Near NW Spring Social

**Timeline:** Short (immediate)

**Partner:** Near NW Coalition

**Partnerships:** Residents

**Funding Sources:** Grants, Revenue from community events (5K run, etc.)

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Area school principals, Students, Religious institutions, Businesses

**Funding Sources:** Grants

## Objective 10.2: Near Northwest Newsletter

Develop a quarterly newsletter to enhance communication between residents and businesses.

### Action Steps:

**10.2.1** Develop a Near Northwest Coalition Newsletter Committee.

- *Include programs, activities (with an emphasis on encouraging youth involvement), and other upcoming events, etc.*
- *Include plan implementation information, such as the indicators developed by the Planning Task Force and regular updates on the status of plan projects.*

**10.2.2** Develop a strategy to distribute the newsletter at area schools, religious institutions, businesses, etc.

- *Create specific places in each neighborhood for newsletter pick-up.*
- *Develop a master mailing or "resource list".*
- *Distribute electronically.*



Children's dance group at the Near NW Spring Social.

## Places Where We Play, Gather & Learn

### Objective 10.3: Celebration of Diversity

Foster a heightened awareness of the culture associated with the different ethnic and religious groups in the community.

#### Action Steps:

**10.3.1** Explore the incorporation of representation from area religious and cultural organizations at the holiday party (also see Action Step 10.1.4) or at a cultural fair.

- *Could include a multi-cultural market (a wide variety of vendors), performances displaying cultural traditions (games, dances, folk art, traditional crafts, etc.)*

**10.3.2** Provide more educational opportunities to increase awareness of other cultures and religions to create a stronger sense of the benefits of diversity and multi-culturalism.

- *Approach SAISD about providing a greater emphasis on teaching about other cultures and religions in the curriculum of all grade levels.*
- *Explore the possibility of providing for evening classes at area schools/community centers for adults on a variety of topics related to religion and culture.*



*Vendors and spectators at the Near NW Spring Social*

**Timeline:** Short (1-2 years)

**Lead Partner:** Near NW Coalition

**Partnerships:** Religious and cultural organizations, CoSA Cultural Affairs and Parks and Rec. Dept., Area businesses, Museums, UTSA Institute of Texan Cultures

**Funding Sources:** Area businesses, Religious and cultural organizations, CoSA

**Timeline:** Short (1-2 years)

**Lead Partner:** Near NW Coalition

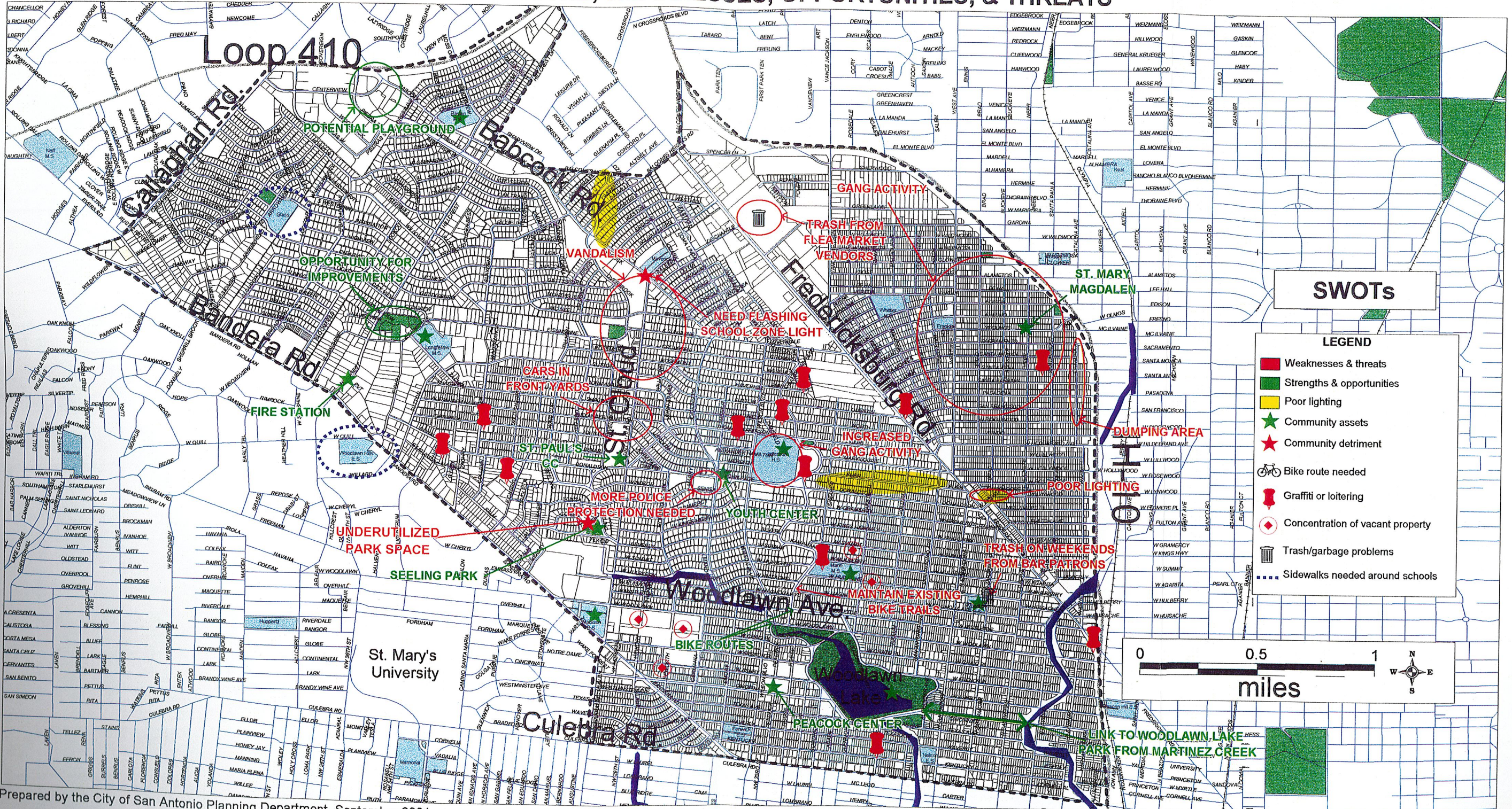
**Partnerships:** Religious and cultural organizations, CoSA Cultural Affairs Dept., SAISD, Peacock Center, UTSA Institute of Texan Cultures

**Funding Sources:** SAISD, Community centers

# Near Northwest Community Plan



# STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS



Prepared by the City of San Antonio Planning Department, September 2001



# Measuring Our Success



Above: Community members gather in Near NW t-shirts.

### Introduction

This chapter of the Near Northwest Community Plan focuses on community indicators. The following indicators will be used to determine if progress is being made towards the community's goals.

National examples of indicators include the consumer price index, the number of highway-related fatalities and the national unemployment rate. Indicators used by people everyday include checking account balances or gas gauges. Indicators can be used to raise awareness of community issues, inform decision-making and identify trends. The results of the indicator analysis can be used to publicize good works or identify work what needs to be done. For example, the community could publish an annual report indicating progress on plan implementation as shown through positive changes measured by the community's indicators (see Action Step 10.2.1). The report also could call for volunteers or policy changes needed to spur action.

## Heart of the Neighborhood

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### **Indicator 1: Business occupancy rate and average length of lease term in the major commercial corridors.**

**Baseline:** Business occupancy rate as of January 2002.  
Average length of lease term as of January 2002.

**Desired Future Outcome:** Increase the business occupancy rate by 20 percent as of January 2010. Reach an average three year lease term by January 2007.

**Data Source:** Surveys of the business and property owners along the major commercial corridors.

**Frequency of Review:** Every five years.

### **Indicator 2: Number of owner-occupied, single-family homes in the planning area.**

**Baseline:** Number of owner-occupied, single-family homes in the planning area as of January 2002.

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

**Data Source:** Bexar Appraisal District tax information – compare owner address with house address to determine whether owner-occupied.

**Frequency of Review:** In the first year, analyze the entire planning area. Thereafter, review 2 or 3 neighborhoods per year, rotating throughout the planning area. Begin to focus analysis on areas with higher housing turnover.

## Getting Around Town

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### **Indicator 3: Number of transit riders boarding buses within the planning area.**

**Baseline:** Ridership as of January 2002.

**Desired Future Outcome:** Increase ridership by 50 percent as of January 2005.

**Data Source:** VIA.

**Frequency of Review:** Annually.

### **Indicator 4: Percentage of feeder streets for students walking or riding the bus to area schools that are lined with sidewalks in the planning area.**

**Baseline:** Percentage of feeder street with sidewalks as of 2002.

**Desired Future Outcome:** Fifty percent increase in sidewalks by 2011.

**Data Source:** Sidewalk survey.

**Frequency of Review:** Every two years.

## Places Where We Play, Gather & Learn

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**Indicator 5: Number of citations issued for violating City park regulations such as possessing alcohol, not having a dog on a leash, littering, etc.**

**Baseline:** Number of citations issued in 2001.

**Desired Future Outcome:** Increase by 15 percent each year the number of citations issued.

**Data Source:** CoSA Park Rangers.

**Frequency of Review:** Annually.

**Indicator 6: Number of amenities available in City parks located throughout the planning area.**

**Baseline:** Number of park amenities as of January 2002.

**Desired Future Outcome:** Fifteen percent increase in park amenities by 2005.

**Data Source:** CoSA Parks and Recreation Department records and, if needed, community surveys.

**Frequency of Review:** Annually.



**Indicator 7: Number of fairs (cultural, health, etc.) and celebrations held in planning area parks.**

**Baseline:** Number of park events held in 2001.

**Desired Future Outcome:** Fifteen percent increase in the number of fairs or celebrations held each year.

**Data Source:** CoSA Parks and Recreation Department.

**Frequency of Review:** Annually.

# Near Northwest Community Plan

# Appendices



Above: Palm trees at Woodlawn Lake Park.

## Introduction

The following appendices provide additional information about the planning area including community demographics, community history, a resource directory, a meeting calendar, a plan dictionary and other resource information.

**Near Northwest Community Plan**





## Community History



*Example of a brochure advertising for Inspiration Hills from the early 1950s. (Courtesy of Wilber Fite)*

The Near Northwest Community is comprised of nine different neighborhood associations, each one with its own unique history. From the earliest development during the 1880s and through the most recent additions in the Inspiration Hills, Sunshine Estates, Maverick and Hillcrest neighborhoods during the 1950s and 1960s, the Near Northwest area has had a tradition of containing some of the most desirable residential real estate in San Antonio. Amenities like Woodlawn Lake and Jefferson High School have contributed to a high level of quality of life and, consequently, have attracted residents to the area. The period during the 1970s through the early 1990s saw a growing trend of residential flight to newer suburban areas outside of Loop 410. However, the area has seen a recent influx of migration by younger families attracted to the area's traditional neighborhoods. The unique architectural qualities of the housing stock, proximity to downtown, improved economic corridors, popular green-space, and strong community involvement are all part of the early and recent history of the Near Northwest Community that help define its neighborhoods.

## Early Development

### The Woodlawn Lake Area

Originally part of the eight leagues of public domain granted San Antonio by the King of Spain and later deeded to it by the First Texas Congress in 1837, the Woodlawn Lake neighborhood began as the West End when the West End Town Company bought 1000 acres of mesquite brush in 1888 around the northwestern edge of the city limits and named the development after themselves. The addition of the lake, combined with other resort-like qualities, quickly made the area attractive to some of San Antonio's most influential families. During the late 1920s the West End Town Company community changed its name to **Woodlawn Lake**.

In addition to the historic homes and the heavily used Woodlawn Lake park, the Woodlawn Lake community is also home to another site of important local history, the former Peacock Military Academy. Now called the Salvation Army Peacock Center, the once-prestigious boys' school was founded in 1894 by Wesley Peacock Sr. The Academy can claim Dwight D. Eisenhower as a former staff member since he was a football coach and instructor at the academy while stationed at Fort Sam Houston.

In 1921, N. S. Dickinson and Company began a 100-acre development bounded by Fredericksburg Road to the east, W. Kings Highway to the north, Zarzamora to the west, and Woodlawn to the south. The development of this neighborhood, which was named **Woodlawn Place** and is currently located in the southeast corner of the Jefferson Neighborhood, only enhanced the reputation of this area as one of the premier communities in which to live, work, and play.

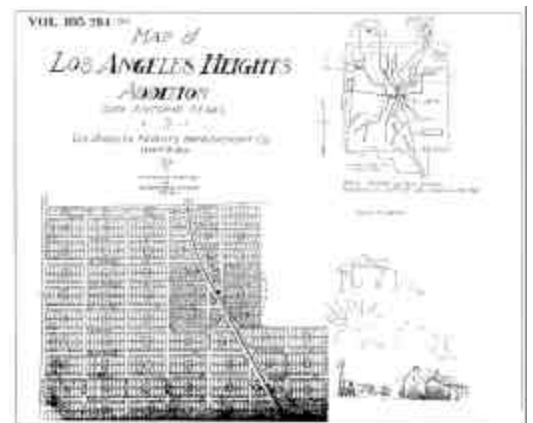
North of Fredericksburg Road, development of the **Los Angeles Heights** neighborhood began through the efforts of Alexander Walton during the early part of the twentieth century.

During the late 1920s, a group of developers, that included Leo S. Karren, H. C. Thormann, who also developed properties in Olmos Park, and C. M. Furr, transformed a dairy farm owned by George Calvert into one of the most desirable neighborhoods in San Antonio. Today's **Monticello Park** neighborhood boundaries include the original Woodlawn Terrace neighborhood, as well as the original Monticello Park. In 1929, a portion of the land in Monticello Park was sold to the San Antonio Independent School District in what would become the site for Jefferson High School, one of the most recognizable community and San Antonio landmarks. Monticello Park became a hub for San Antonio's Jewish community during the 1930s and 1940s and was known as the "Silk Stocking District."

Monticello Park is composed of an eclectic mix of architectural styles, ranging from Art Moderne to Spanish Mediterra-



*Copy of the original plat for the Woodlawn Place neighborhood.*



*Copy of the original plat for the Los Angeles Heights neighborhood.*

## Near Northwest Community Plan

nean to Tudor, which were designed by many different architects. One such architect, N. Strauss Nayfach, designed about forty (40) of the homes in the neighborhood, in addition to prominent San Antonio and Texas landmarks, such as the Alameda Theater and one of the University of Texas at Austin School of Architecture buildings.

Real estate development activity increased during the mid-1930s until World War II. Construction of the **Donaldson Terrace** and **Jefferson Manor** (currently comprises the majority of the Jefferson neighborhood) neighborhoods began during the late 1930s by a man named Lowery and by L. E. Fite, founder of L. E. Fite and Company in 1923, respectively. Donaldson Terrace was completed soon after the end of the War, while Jefferson Manor was finished by 1942.

### Post-World War II Residential Development

In 1953, Wilber L. Fite of L. E. Fite and Company and nephew of L. E. Fite, began developing the **Inspiration Hills** neighborhood. This area, which still contains a unique mix of post-World War II architectural styles, beautiful vistas, and large lots, helped lead the way for suburban development patterns in San Antonio.

According to Wilber Fite, horseback riders would pull up the wooden stakes marking the lots slated for development in an effort to delay construction of houses on top of their beloved horse trails. Joe Wofford, planning task force member and long-time resident of Inspiration Hills, recalls camping on top of a hill near the present-day intersection of Horizon and Willowbrook before the development of the neighborhood. Barbara Wofford, wife of Joe and fellow task force member, fondly remembers going to the top of another hill years before residential construction began and sliding down the hard caliche surface on a flattened cardboard box.

Much like the more traditional Monticello Park neighborhood, Inspiration Hills was designed by a group of different architects that resulted in the development of distinguishable characteristics of neighboring houses and wide variety of styles throughout the neighborhood. Construction began at Bella Vista in the southern portion of the neighborhood. Another unique contribution to the local neighborhood history upon development of Inspiration Hills is that this community contains the second oldest mandatory homeowner's association but the oldest continuously operating mandatory homeowner's association in San Antonio .

## Development of the Old Maverick Family Ranch

Soon after beginning development of the Inspiration Hills area, L. E. Fite and Leroy Pletz worked together to continue transforming this rolling brush country northwest of San Antonio into desirable neighborhoods. They developed the **Sunshine Ranch** (presently known as Sunshine Estates) neighborhood just northeast of Inspiration Hills during the mid-1950s. The **Maverick** neighborhood also was constructed around this time and is located just east of Sunshine Ranch. Mr. Pletz then continued building to the northwest by developing the **Hillcrest** neighborhood during the latter part of the 1950s and the 1960s.

## Highlights of the Near Northwest's Commercial History

Fredericksburg Road has followed its historical precedent by continuing to serve the Near Northwest Community as its primary commercial and entertainment corridor. Businesses, such as DeWese's Tip Top Café (see postcard to the right), which has served area residents Texas-style cooking since 1938, Coolcrest Miniature Golf, and the Woodlawn Theater, have made Fredericksburg Road well-known throughout the city for destination eating, shopping, and playing. Other business names from the past, including Naomi's Gift Shop at Fredericksburg and Fulton Street, which Mrs. Wofford concluded must have been the supplier of "about half of the China and crystal for San Antonio brides during the 1950s," are now just distant memories.

Because of its function as the main travel route from San Antonio to Fredericksburg in the Hill Country, Fredericksburg Road also contained many motor lodges and restaurants beckoning the weary traveler. The Indian Village, for example, could not be missed by en route vacationers, due to its series of decorative yellow Indian teepees (see postcard to the right) and was said to serve hot rolls with honey upon arrival and was home to "some of the best steaks in town." While many of the old Fredericksburg Road businesses no longer remain, newer businesses have led to a recent renewal of interest in the corridor for business opportunities.



*Long-time neighborhood staple, DeWese's Tip Top Café on Fredericksburg Road, is still going strong. (Courtesy of the Bruce Martin collection)*



*Indian Village, which was formerly located on Fredericksburg Road, claimed to have the "best steaks in the West." (Courtesy of the Bruce Martin collection)*



## Near Northwest Community Plan



Advertisements for local businesses from a 1946 edition of Jefferson High School's newspaper, the *Jefferson Declaration*. (Courtesy of Joe and Barbara Wofford)

Construction of Jefferson Village, another L. E. Fite and Company project, in 1948 led the way in neighborhood commercial development as the first shopping center of its type to be constructed in the nation. Stores like Village Hardware, Winn's, and Summer's Drug Store all helped Jefferson Village develop a reputation as one of the premiere shopping locations in all of San Antonio. Jefferson Village won an award in 1949 given by the National Association of Homebuilders of the United States as part of the Neighborhood Development Contest. According to Joe Wofford, the Manor Grocery Store and Market, which was owned by Bob Osborn and was located across the street from Jefferson Village, served the needs of the neighborhood for many years. Customers could conveniently make grocery orders by phone and then pick them up.

Historically, the Near Northwest Community has seen a variety of types of businesses flourish and move on, very much mirroring the residential history of its neighborhoods. While much has changed in the area in the form of commercial and residential tenants, many of the original buildings and, thus, much of the historic fabric of the community remains. From the time of the earliest residential development around Woodlawn Lake in the 1880s until the 1950s and 60s, the area has been characterized by the transformation of rural countryside into bustling suburbs. Ironically, the entire Near Northwest Community is appreciated today for its proximity to downtown and its urban locale with a small-town feel. It is a community that still values its local businesses, its unique architecture, its historic properties (schools, parks, homes, and businesses, alike), and its neighbors.

## Historical Extras from the Near Northwest Area



Taken from the September 19, 1946 edition of the Jefferson High School newspaper, the *Jefferson Declaration*, this cartoon demonstrates the importance of the local football team to the pride of the school and to the community. (Courtesy of Joe and Barbara Wofford)



**Angeles Courts** —The back of this historic postcard describes this motor lodge that had a 2424 Fredericksburg Road address as “located at the City limits at the Northwest corner of the City on the Old Spanish Trail, U. S. 87 and State No. 9. Surrounded by beautiful landscaped grounds. Ultra Modern Accommodations.” (Courtesy of the Bruce Martin collection)



**Wolfe's Inn** at Fredericksburg Road est. 1915—“Has been known for its delicious food all over the world... Chicken and steak dinners served family style, biscuits, preserves, gravy, dessert, drink.” (Courtesy of the Bruce Martin collection)



**R. B. Carssow's Drug Store**, corner of Grant and Cincinnati Avenues and Fredericksburg Road—“The new home of R. B. Carssow's Big Prescription Drug Store, one of San Antonio's most progressive Drug Stores, which built its reputation on honest and careful prescription work.” (Courtesy of the Bruce Martin collection)

# Near Northwest Community Plan

## Resource Directory

### Consulting Experts

Celine Casillas-Thomasson  
CoSA NCR Program (Neighborhood Action Dept.)  
207-3926

Phil Covington  
San Antonio Development Agency  
225-6833

Scott Ericksen  
San Antonio/Bexar County Metropolitan Planning Organization  
227-8651

Ernest Haffner  
San Antonio Development Agency  
225-6833

Raymond Quiroz  
VIA Metropolitan Transit  
362-2166

Capt. Mahala Ritchey  
CoSA Police Department  
207-8126

Gerald Roebuck  
CoSA Code Compliance Dept.  
215-1737

Sergio Soto  
CoSA Parks and Recreation Dept.  
207-7195

Goyo Zepeda  
CoSA Parks and Recreation Dept.  
207-7195

## Additional Resource Numbers

### A

Animal Control	737-1442
Dead Animal Pickup	522-8831
Stray Animal Pickup	737-1442

### B

Birth and Death Records	207-8754
Brush Pickup	522-8831
Building Permits	207-8820

### C

City Council Office	207-7040
City's Website	<a href="http://www.sanantonio.gov">www.sanantonio.gov</a>
Code Compliance Complaints	207-7230
Curb damage by street repair contractors (report to Public Works, Maintenance Div.)	207-2800 or 359-3110

### D

Domestic Violence Counseling (Police Dept.)	207-2141
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### F

Fire non-emergency	207-7744
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### G

Garage Sale Permits	207-8263
Graffiti Hotline	207-4400

### H

Health Department	207-8780
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### I

Illegal Dumping	207-DUMP (3869)
Immunization Information	207-8750

### J

Job Line - City of San Antonio	207-7280
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### K

Keep San Antonio Beautiful	522-8823
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### L

Library Telephone Reference	207-2500
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### M

Merced Housing Texas	281-0234
Metropolitan Planning Organization (San Antonio/Bexar Co. MPO) annual "Call for Projects" (bicycle trails, road improvements, etc.)	227-8651

### N

Neighborhood Commercial Revitalization Program	207-3927
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## Near Northwest Community Plan

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



## Meeting Calendar

### Community Meetings

#### *Spring Social*

Saturday, March 24, 2001; 10:30 AM – 1:30 PM  
Woodlawn Lake Park

#### *Identifying Community Strengths and Weaknesses Meetings*

Wednesday, March 28, 2001; 6:30 – 8:00 PM  
Baskin ES, 630 Crestview Dr

Thursday, March 29, 2001; 6:30 – 8:00 PM  
St Paul's Community Center, 1201 Donaldson

#### *Reviewing Community Strengths and Weaknesses Meeting*

Tuesday, June 12, 2001; 6:30 – 8:00 PM  
St Paul's Community Center, 1201 Donaldson

#### *Plan Writing Conference*

Saturday, July 21, 2001; 8:30 AM – 3:00 PM  
Jefferson High School,

#### *Reviewing the Strategies Meeting*

Monday, December 3, 2001; 6:30 – 8:30 PM  
St Paul's Community Center, 1201 Donaldson

### Additional Outreach Efforts

Saturday, April 7, 2001, Monticello Park Street Party

Monday, May 14, 2001, Jefferson NA meeting

Tuesday, May 22, 2001, Inspiration Hills Kitchen Table Meeting

Monday, May 28, 2001, Los Angeles Heights/Keystone NA Meeting

### Business Meetings

Thurs., October 4, 2001; 8:00 – 9:00 AM & 6:30 – 7:30 PM  
Blanco Café, 1822 Fredericksburg Road

# Near Northwest Community Plan

## Plan Glossary

AACOG – Alamo Area Council of Governments

AIA – American Institute of Architects

CAPCBC – College Access Project for Corporations and the Business Community

CAPHSS – College Access Project for High School Seniors

CDC – Community Development Corporation

COSA – City of San Antonio

COSTEP – Council for South Texas Economic Progress

CPS – City Public Service

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

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

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

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

EPA – Environmental Protection Agency

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

FTA – Federal Transit Administration

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

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

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

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

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

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

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

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

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

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordi-

## Near Northwest Community Plan

nate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

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

NAD – Neighborhood Action Department

NAMP – Neighborhood Accessibility and Mobility Program

NAs – Neighborhood Associations

NCR – Neighborhood Commercial Revitalization Program

NICP – Neighborhood Improvement Challenge Program. The Planning Department's Challenge Program consists of three funds: 1) the Neighborhood Learning Fund, 2) the Neighborhood Tree Fund and 3) the Neighborhood Project Fund. Each year, the Neighborhood Learning Fund offers a limited amount of funds to implement the skills learned in a workshop. The Neighborhood Tree Fund offers free street trees and the Neighborhood Project Fund offers between \$2,500 and \$5,000 for community improvement efforts.

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

Nonpoint Pollution – Pollution that enters the environment from a generalized location. For example, runoff from cars would be a source of nonpoint pollution. Whereas a pipe dumping pollutants into a stream would be a point source of pollution.

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

SAC – San Antonio College

SARA – San Antonio River Authority

TxABC – Texas Alcohol and Beverage Commission

WIC – Women Infants and Children

## Historic Districts and Conservation Districts

The following text provides a brief description of historic districts and neighborhood conservation districts.

### Historic Districts

#### **Will designation affect the use of my property? NO**

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

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

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

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

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

#### **Will I always need to hire an architect? NO**

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

#### **Can I pick my own paint colors? YES**

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

#### **Will my Taxes go up? NO**

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



# Near Northwest Community Plan

## Conservation Districts

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

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

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

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



# Near Northwest Community Plan



# Near Northwest Community Plan





# Near Northwest Community Plan



# Near Northwest Community Plan





## Community Demographics

The following tables provide the 1980, 1990 or 2000 Census of Population and Housing demographics for both the Near Northwest Community and the City as a whole. This information was used during the planning process as the community worked to identify issues and develop goals, objectives and action steps for improving the neighborhoods within the planning area.

### Neighborhood Age Breakdown (2000 Census)

Age Group	Under 5	5 - 17	18 - 24	25 - 44	45 - 64	65 plus
#	3,868	9,204	4,886	14,502	10,040	8,207
%	8%	18%	10%	28%	20%	16%

### Income & Poverty (1990 Census)

	Community	City
Annual Median Household Income	\$23,639	\$23,584
Person (%) below the Poverty Level	18%	22%

### Educational Attainment for Persons 25 & Older (1990 Census)

	Community		City	
Less than 12 <sup>th</sup> Grade	9,839	31%	171,654	31%
High School Graduate	9,115	28%	135,221	24%
Some College	8,903	28%	149,961	27%
Bachelor Degree	2,730	8%	64,437	12%
Graduate Degree	1,659	5%	34,771	6%
Total 25 + years	32,246	100%	556,044	100%

### Housing (2000 Census)

	Community		City	
Owner-occupied	10,924	59%	235,699	58%
Renter-occupied	7,472	41%	169,775	42%
Total occupied units	18,396		405,474	
Vacant housing	1,197	6%	27,648	6%
Total housing units	19,593		433,122	

### Housing (1990 Census)

	Community	City
Median Housing Value	\$53,100	\$49,700
Median Monthly Rent	\$350	\$308
Median Housing Age	1955	1969

### Total Population Comparison

Year	Community	% Change	City	% Change
1980	43,991	-	786,023	-
1990	43,295	-2%	935,933	19%
2000	50,707	17%	1,144,646	22%

### Ethnicity Comparison – Hispanic

Year	Community	% Change	City	% Change
1980	26,366	-	421,954	-
1990	30,897	17%	520,282	23%
2000	39,694	28%	671,394	29%

### Ethnicity Comparison – Anglo

Year	Community	% Change	City	% Change
1980	16,918	-	299,357	-
1990	11,432	-32%	339,115	13%
2000	7,272	-36%	371,911	10%

### Ethnicity Comparison – African American

Year	Community	% Change	City	% Change
1980	368	-	57,700	-
1990	595	62%	63,260	10%
2000	907	52%	78,000	23%

### Ethnicity Comparison – Other

Year	Community	% Change	City	% Change
1980	339	-	6,869	-
1990	371	9%	13,276	93%
2000*	2,834	664%	23,341	76%

\* With the 2000 Census, the Race category can include more than one race and these were included with "Others".

### Total Number of Households Comparison

Year	Community	% Change	City	% Change
1980	15,901	-	271,278	-
1990	16,017	1%	326,761	20%
2000	18,296	15%	405,474	24%

### Total Number of Housing Units Comparison

Year	Community	% Change	City	% Change
1980	16,589	-	291,560	-
1990	17,652	6%	365,414	25%
2000	19,593	11%	433,122	19%



**Near Northwest Community Plan Public Improvement Projects**

	Agency/ Department	Location	Project	Status/Estim. Date of Completion	Estimated Cost	Contact
1	Public Works	Woodlawn Lake Neighborhood	Reconstruct Waverly from Zarzamora to Glenmore with curbs, sidewalks, driveway approaches and necessary drainage.	Completed 11/98	\$552,397	Pat Mota (207-8144)
2	SAISD	Nelson E.S.	Wing addition and P.E. facility	Award phase	\$6,186,000	Kamal ElHabr (271-3322)
3	Parks and Recreation	Woodlawn Lake	Rehabilitation of recreation facilities, parking	2003	\$40,000	John McDonald (207-2886)
4	Parks and Recreation	Woodlawn Lake	Lots, site work, landscape, and irrigation	2004	\$460,000	John McDonald (207-2886)
5	Parks and Recreation	Woodlawn Lake Improvements	Walkways, site and security lighting, multi-use court, jogging track, picnic facilities, casting pond, parking lot, landscape and irrigation improvements, and utility construction	Under construction; substantial completion 8/18/00	\$2,100,000	John McDonald (207-2886)
6	Public Works	Craig, French, Ashby, Martinez Creek	Drainage	Master planned project-not currently funded	\$266,000	David Beales (207-8084)
7	CPS	W. French from Zarzamora to Navidad	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
8	SAISD	Woodlawn E.S.	Renovation and P.E. facility	Design phase	\$2,412,951	Kamal ElHabr (271-3322)
9	Public Works	Woodlawn Lake Neighborhood	Reconstruct W. Craig from Elmendorf to Josephine Tobin to a 30' width to include art enhanced parkway improvements such as new curbs, sidewalks, and driveway approaches, as well as necessary drainage and utility improvements.	Under design	\$631,279	Larry Davis (207-7516)
10	CPS	W. Craig from Elmendorf to Josephine Tobin	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
11	Public Works	Woodlawn Lake Neighborhood	Reconstruct Woodlawn from San Antonio to Lake to a 36' width. Project will include bicycle lanes and enhanced parkway improvements, such as new curbs, sidewalks and driveway approaches. Necessary utility improvements will be provided.	Under design	\$514,244	Larry Davis (207-7516)
12	CPS	Woodlawn from San Antonio to Lake and W. Craig (Overhead/Underground Conversion)	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
13	CPS	Inspiration Hills (not on the map)	Electrical improvements (rehab.)	Not available	Not available	Roland Hinojosa (353-2747)
14	Public Works	Woodlawn Lake Neighborhood	Reconstruct with curbs, sidewalks, driveway approaches and necessary drainage Lake Blvd. from Woodlawn to Donaldson and Woodlawn Ave. from St. Cloud to past Lake Blvd. Base failure and overlay on Josephine Tobin Dr. Reconstruct Woodlawn to 36' two lanes with a turn lane and or stripe for a bike lane.	Completed 12/00	\$2,185,379	Larry Davis (207-7516)
15	SAISD	Mann M.S.	Wing addition and renovation	Not known	\$4,746,436	Kamal ElHabr (271-3322)
16	SAISD	Fenwick E.S.	Renovation and P.E. facility	Completion phase	\$1,614,504	Kamal ElHabr (271-3322)
17	CPS	Wilson from Woodlawn to Waverly	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
18	Public Works	Woodlawn Lake Neighborhood	Reconstruct Rollins from Leo to Bandera and Waverly from Bandera to Glenmore to a 30' width. Reconstruct concrete open drainage in easement which connects Texas and Waverly streets. Project will include parkway improvements such as new curbs, sidewalks, and driveway approaches. Necessary storm sewer and utility improvements will be provided.	5/01 (advertise date)	\$1,446,208	Larry Davis (207-7516)
19	Public Works	Culebra Rd.-Goodrich to Hamilton	Drainage	Master planned project-not currently funded	\$450,000	David Beales (207-8084)
20	Public Works	Woodlawn Lake Neighborhood	Reconstruct with curbs, sidewalks, driveway approaches and necessary drainage: Emory St. from Kentucky to Waverly and Kentucky St. from Emory to Wilson.	Completed 9/1/99	\$294,434	Larry Davis (207-7516)
21	Public Works	Wilson - south of Woodlawn	Drainage	Master planned project-not currently funded	\$2,000,000	David Beales (207-8084)
22	Public Works	A&B Channel Restoration	Drainage	Master planned project-not currently funded	\$1,000,000	David Beales (207-8084)
23	Public Works	Waverly area	Drainage	Master planned project-not currently funded	\$2,500,000	David Beales (207-8084)
24	SAISD	Madison E.S.	Wing addition and P.E. facility	Complete	\$4,456,805	Kamal ElHabr (271-3322)
25	Public Works	St. Cloud	Drainage	Master planned project-not currently funded	\$354,000	David Beales (207-8084)
26	Public Works	Placid Dr. drainage	Drainage	Master planned project-not currently funded	\$1,216,000	David Beales (207-8084)
27	TxDOT	Evers to Bandera to Culebra to IH-10	Preparing to acquire additional right-of-way to widen route to include a total of six lanes of traffic and one continuous turn lane.	Not currently funded	Not available	Clay Smith (615-5920)
28	Public Works	Ligustrum	Drainage	Master planned project-not currently funded	\$408,000	David Beales (207-8084)
29	City Arborist	St. Cloud	Tree planting at 10 bus stops along both sides of St. Cloud from Bandera to Babcock.	Completed 12/6/00	Not available	Debbie Reid (207-8053)
30	SAISD	Longfellow M.S.	Wing addition and renovation	Construction in progress	\$5,799,981	Kamal ElHabr (271-3322)

	Agency/ Department	Location	Project	Status/Estim. Date of Completion	Estimated Cost	Contact
31	Public Works	Sunshine Neighborhood Drainage Improvements	Drainage system improvements on Sunshine near Zachry (cost includes some improvements outside of planning area).	Completed 1/1/00	\$1,232,809	Larry Davis (207-7516)
32	Parks and Recreation	Lee's Creek Park	Landscape, irrigation, fencing, and trail	2003	\$50,000	John McDonald (207-2886)
33	CPS	Spur 421 (Culebra and Bandera Rds.) a. IH-10 to Cincinnati, b. Cincinnati to Quill, c. Quill to Evers	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
34	Public Works	Trailwood, Hollyridge, Colebrook	Drainage	Master planned project-not currently funded	\$1,700,552	David Beales (207-8084)
35	CPS	Loop 410 from Callaghan to Fredericksburg	Electrical improvements	Not available	Not available	Roland Hinojosa (353-2747)
36	SAISD	Baskin E.S.	Wing addition and P.E. facility	Completion phase	\$4,506,400	Kamal ElHabr (271-3322)
37	Public Works	Overbrook - Sunshine Dr. to Balcones	Drainage	Master planned project-not currently funded	\$8,910,000	David Beales (207-8084)
38	SAISD	Maverick E.S.	New school and P.E. facility	Construction in progress	\$6,587,986	Kamal ElHabr (271-3322)
39	Public Works	De Chantle area	Drainage	Master planned project-not currently funded	\$1,800,000	David Beales (207-8084)
40	Metropolitan Health District	WIC Clinic (3600 Fredericksburg Rd.)	5,000 square feet expansion	Completed	Not available	Frank Blalock (207-8731)
41	SAISD	Whittier M.S.	Wing addition and renovation	Design phase	\$3,315,947	Kamal ElHabr (271-3322)
42	SAISD	Franklin E.S.	New school and P.E. facility	Preliminary Construction phase	\$7,732,663	Kamal ElHabr (271-3322)
43	NAD (Neighborhood Action Dept.)	Deco District	Neighborhood Commercial Revitalization (NCR) district	3rd of 3 years	\$1,700,000	Noel Suniga (732-2238)
44	NAD (Neighborhood Action Dept.)	Travis Building	Redevelopment of the city-owned Travis Building (1800 - 1814 Fredericksburg Road) and pedestrian improvements	Complete construction in 2003	\$1,400,000	Kimberly Coleman (207-3943)
45	Parks and Recreation	Monticello Park/Jefferson Pocket Parks Improvements	Landscape and irrigation improvements and monument restoration at Monticello Park; pocket park at North and Vollum; pocket park at Woodlawn and Josephine Tobin and along Lake Street from Donaldson to Woodlawn.	Construction documents phase	\$110,000	John McDonald (207-2886)
46	SAISD	Jefferson H.S.	Renovation and fine arts bldg.	On hold	\$6,890,765	Kamal ElHabr (271-3322)
47	NAD (Neighborhood Action Dept.)	Jefferson	Neighborhood Sweep	1/24/1999		Raquel Favela (207-7881)
48	NAD (Neighborhood Action Dept.)	Woodlawn Lake	Neighborhood Sweep	7/8/2000		Raquel Favela (207-7881)
49	NAD (Neighborhood Action Dept.)	Donaldson Terrace	Neighborhood Sweep	3/13/1999		Raquel Favela (207-7881)
50	Community Initiatives (DCI)	Jefferson/Woodlawn area (not on map)	A family strengthening initiative	5/1/2001	\$35,000	Monica Cruz (732-2940)
51	Housing & CD	Culebra 58F Phase I	Public Works Street and Drainage (CDBG funded)		\$491,558	

**Total** **\$88,098,298**