

Northeast Inner Loop Neighborhood Plan



March 2001



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

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Plan Basics



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

This chapter of the Northeast Inner Loop Neighborhood Plan focuses on information about the planning area, its boundaries and demographics, how the plan was initiated, the planning process of community input, outreach to inform the community about the plan, and the implications of recognition of the plan by the City of San Antonio.

The Planning Team pondered several choices, but decided to name the plan the Northeast Inner Loop Neighborhood Plan because the area is inside Loop 410 in the northeast part of San Antonio.

Plan Basics

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

Plan Boundaries

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

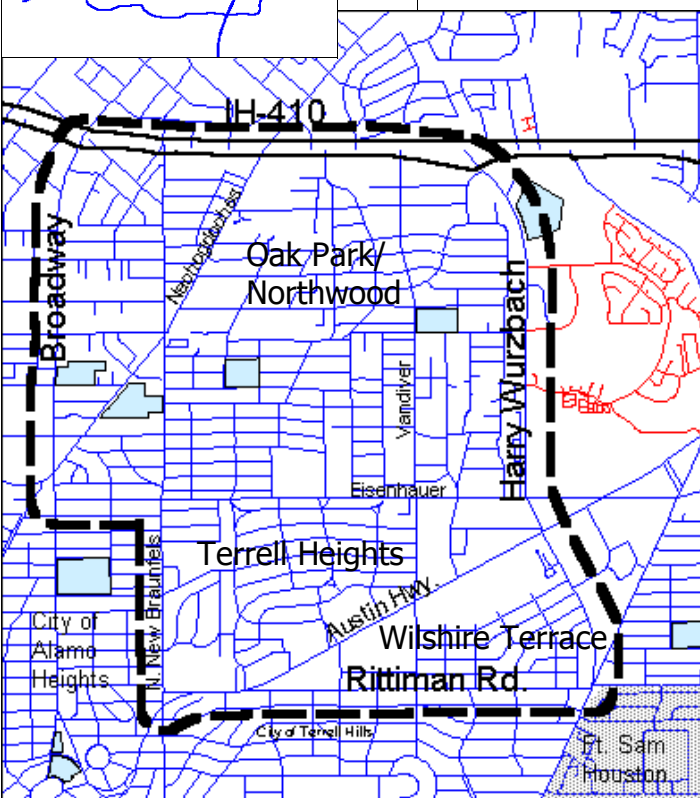
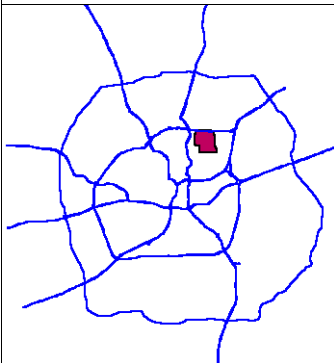
IH-410, the northern boundary of the planning area, is a six-lane divided interstate highway with fully-developed access roads. TxDOT currently manages improvement projects on IH-410 to the west of the planning area including a new interchange with US 281.

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

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

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

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



Why create a plan?

Developed by neighbors, businesses, neighborhood associations, community organizations, churches, schools, vacant property owners, and other interested groups, the Northeast Inner Loop Neighborhood Plan is a blueprint for action. By setting goals, objectives and action steps, the community creates a vision for the future and identifies the steps needed to reach their goals. This plan organizes many of the neighborhoods' ideas into a single document that can be shared with residents, potential community partners, and investors.

Planning Area Demographics

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

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

Getting Started

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

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

dix B) is composed of representatives of the neighborhoods, businesses, shopping center managers, schools, churches, and commercial real estate brokers. The Memorandum of Understanding spelled out both the Planning Team's and the Planning Department's responsibilities towards the completion of the plan.

Community-Based Process

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

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

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

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

During September 2000, relevant City of San Antonio departments will have an opportunity to review the plan for



January public meeting at Woodridge Elementary School.



Breakout group discussion at February public meeting held at Northridge Park Baptist Church.

consistency with city policies. The lead partners and proposed partnerships, as well as other relevant agencies, also will be asked to review and support the goals found in the plan.

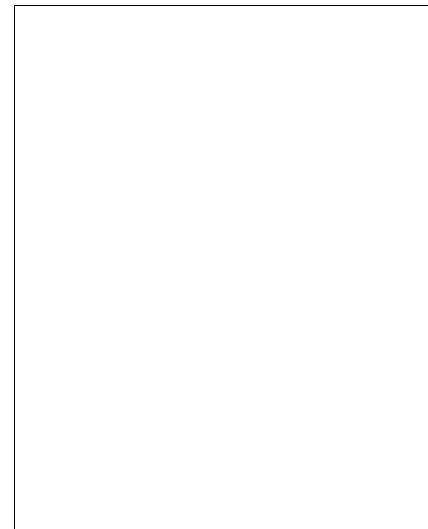
A final draft of the plan will be presented at a late September community meeting. After the September meeting changes are added, the plan will be presented to the Planning Commission and City Council for consideration in the fall.

Community Outreach

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

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

For the Kick-off, January and March meetings, flyers were sent home with the children who attend Woodridge, Northwood, and Wilshire Elementary Schools. For each meeting more than 700 flyers were sent home with children who attend the St Andrew's, St. Pius, Northwood Presbyterian and Christian Children Center day schools.



Meeting notice posted on Northridge Park Baptist Church message board.



Residents put a dot on the map to indicate where they live.

Ten churches in the area received posters about each of the public meetings. The meetings were announced at the clergy council meetings and the pastors were encouraged to include information about the meetings in their church bulletins.

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

Recognition by the City of San Antonio

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

After the Planning Commission recommendation, the plan is forwarded to City Council for adoption as a component of the City's Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. This report is recommended to City Council as a part of the budget process, although there is no guarantee of funding.

Consistency with Other Plans

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

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

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

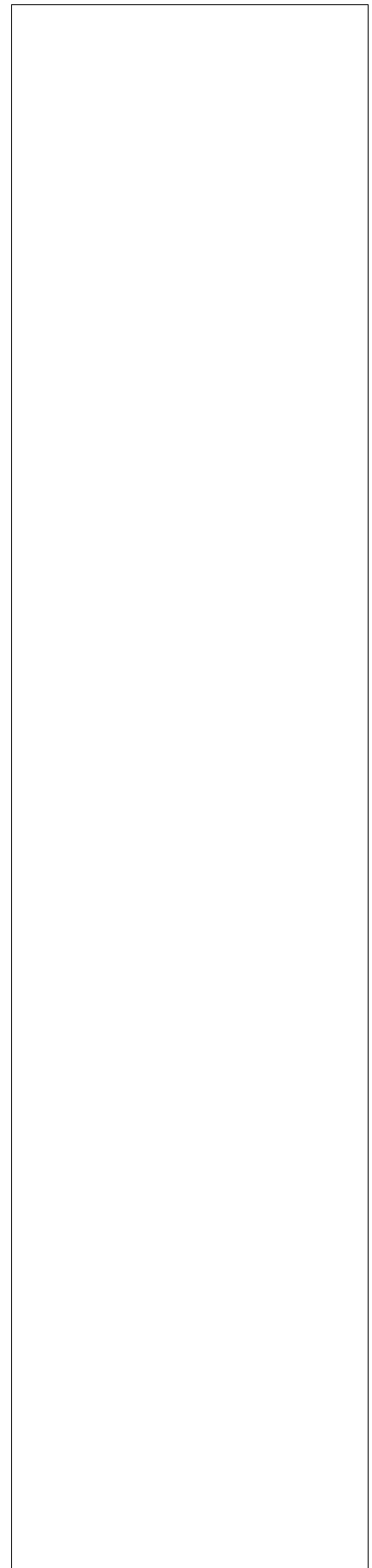
Plan Contents

The Plan Summary chapter reviews the neighborhood's goals and objectives for community improvement. The SWOTs Map, included in the Plan Summary chapter, re-

views the major strengths, weaknesses, opportunities and threats located in the planning area identified by community members.

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

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





Plan Summary



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

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

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

I enjoyed meeting and working with people from all backgrounds and with very different perspectives who live in the area. I believe that there is always something to be learned by trying to understand differing points of view. I am much more aware of the issues that confront not only our neighborhood, but the city as a whole. —David Lloyd, Senior Vice President and Chief Financial Officer for Taco Cabana and Oak Park/Northwood resident

Plan Summary

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

Heart of the Neighborhood

Goal 1

Housing and Neighborhood Character

Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Objective 1.1

Housing Character and Development

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

Objective 1.2

Housing Improvement and Maintenance

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

Objective 1.3

Neighborhood Appearance

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

Redeveloping Austin Highway

Goal 2

Economic and Physical Redevelopment of Austin Highway

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

Objective 2.1

Austin Highway - Appearance

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

Objective 2.2

Austin Highway “Town Center”

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

Objective 2.3

Business Development

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

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

I have become increasingly excited about the possibilities for the Northeast Inner Loop Neighborhood Plan. The help and vision that we have gotten from the city employees has been tremendous. There is hope and a building excitement for the Austin Highway area. — Catherine Haenze, Wilshire Terrace Neighborhood Association member

Getting Around Town

Goal 3

Multi-Modal Transportation System

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

Objective 3.1: Airport Noise Abatement

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

Objective 3.2

Pedestrian Network

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

Objective 3.3

Bicycle Network

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

Objective 3.4

Street Drainage

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

Objective 3.5

Mass Transit – Service

Coordinate service evaluation and appropriate improvements with VIA Metropolitan Transit to better design existing transit service to and throughout the neighborhoods.

Objective 3.6

Traffic and Safety

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

Objective 3.7

Streets

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

Objective 3.8

Alleys

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

Objective 3.9

Infrastructure

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

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

I have been encouraged and vitalized by the response and interest in this wonderful neighborhood. I believe that we can make a positive difference in our lives and our work. —Judy Holstein, manager, Terrell Plaza

Where We Gather, Play, and Learn

Goal 4 Parks, Community Facilities, and Recreational Programs

Expand, enhance and maintain parks, community facilities, and recreational programs to meet the needs of present and future residents of the Northeast Inner Loop planning area.

Objective 4.1

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

Objective 4.2

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

Objective 4.3

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

Objective 4.4

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

Goal 5**Schools and Libraries**

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

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

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

Objective 5.2**Library Services**

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

Goal 6**Community Safety**

Establish a clean, safe, and aesthetically pleasing living environment.

Objective 6.1**Neighborhood Safety**

Promote a safe community environment based on cooperation with local policing units and neighborhood involvement.



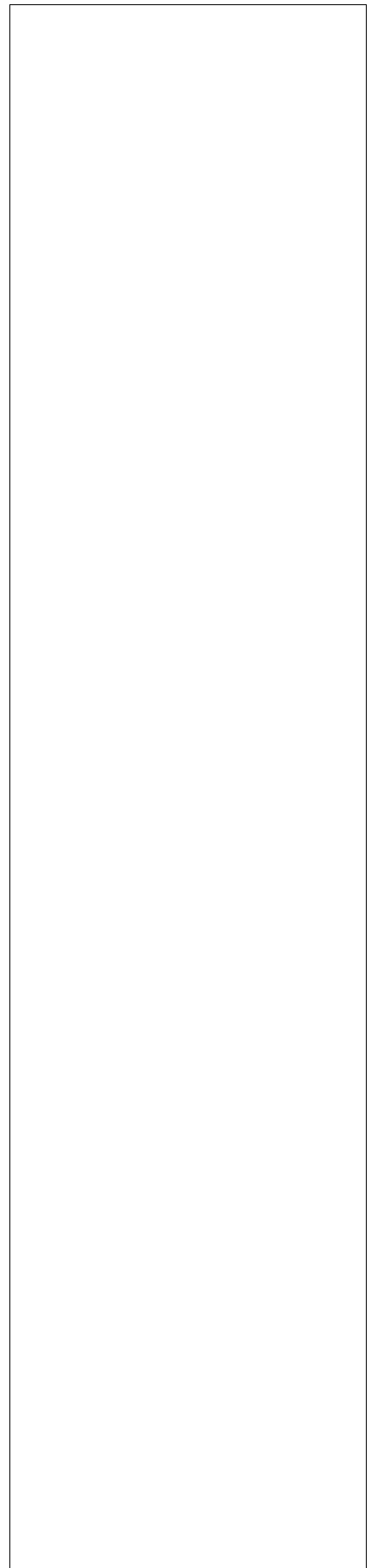
**Goal 7:
Taking Action**

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

Objective 7.1

Implementation

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



Heart of the Neighborhood



The concern for our neighborhoods' tree-lined streets and older homes was evident from the first meeting. People want to preserve what we've got and help maintain it by making it friendlier for pedestrians and bikes and revitalizing our commercial areas. The planning process helped introduce neighbors to each other and to the residents of nearby neighborhoods. The energy and vitality this process stimulated will help our neighborhood association make this plan a reality.

This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood's goals, objectives and action steps for building on the diversity of housing types while maintaining the distinctive character of the neighborhood's housing to improving the condition, appearance and maintenance of the housing and yards.

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

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

Goal 1: Housing and Neighborhood Character

Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Objective 1.1: Housing Character and Development

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



*House
Northwood Neighborhood*

Action Steps:

1.1.1 Investigate conservation districts (see Appendix E) to determine if a portion of the planning area would be eligible and want to use this tool as a way to maintain and strengthen desirable, distinctive physical features and design characteristics.

- Coordinate a series of public meetings where neighbors learn about the value of Neighborhood Conservation Districts (NCD) from Planning Department staff.



*House
Terrell Heights Neighborhood*

- Based on the results of the public meetings, initiate the designation process.
- The Neighborhood Conservation District's design standards should build on the neighborhoods' strengths of good, solid housing on wide, quiet streets with an interconnecting street pattern.
 - Timeline: Short (1-2 years)
 - Lead Partners: Terrell Heights Neighborhood Association
 - Proposed Partnerships: COSA Planning Department
 - Proposed Funding Sources: None required

1.1.2 Encourage compatible, small-complex, multi-family housing infill development including units for the elderly. Housing infill is especially desired in the Austin Highway area in order to support the "Town Center" concept (see chapter on Redeveloping Austin Highway, Objective 1.2).

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



*House
Wilshire Terrace Neighborhood*

Objective 1.2: Housing Improvement and Maintenance

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

Action Steps:

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

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

What is the Rental Rehabilitation Program?

The City of San Antonio's Neighborhood Action Department utilizes Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds to provide rental-property owners with incentives to repair existing rental property to ensure safe, decent, affordable and accessible housing in San Antonio.

From a Neighborhood Action Department brochure

1.2.2 Encourage quality, affordable housing for older residents and handicapped residents, including small apartment complexes. Inform landlords about low-interest loans available from the Rental Rehabilitation Program for adapting rental units for handicapped accessibility.

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



Street trees in the Northwood Neighborhood

Objective 1.3: Neighborhood Appearance

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

Action Steps:

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

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

Heritage Tree planting project in



Terrell Heights neighborhood, November 1999.

1.3.2 Encourage residents to plant new drought tolerant trees to replace the aging Arizona Ash trees. En-

courage the planting of new landscape material to replace original but aging bushes and shrubbery. Educate residents about landscaping that will conserve water.

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



Traffic island in Terrell Heights neighborhood

1.3.3 Enhance the appearance of traffic islands by organizing a traffic island beautification and maintenance program in the neighborhood. Investigate ways to water plants on the traffic islands.

- Timeline: Mid (3-5 years)
- Lead Partners: Terrell Heights Neighborhood Association
- Proposed Partnerships: Plant nurseries, San Antonio Trees, Master Gardeners
- Proposed Funding Sources: COSA Neighborhood Improvement Challenge Program

Flower bed in Georgetown, Texas



1.3.4 Participate in the COSA "Keep San Antonio Beautiful" program.

- Discuss options for "Adopt a Spot" locations along particularly problematic areas such as Harry Wurzbach and/or Austin Highway.
- Encourage neighborhood utilization of the COSA "Dial-a-Trailer" program for the removal of large items not removed during weekly trash pick-up.
- Make use of the program that educates children about the harmful effects of graffiti and trash. Encourage youth groups to help with litter removal.
- Encourage businesses along major roads to help

Code Violations include:

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



Example of code violation – junk vehicle.

pick up litter.

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

1.3.5. Identify and contact local businesses interested in sponsoring weekend “clean-up” events with Neighborhood associations and/or local volunteer groups along major commercial corridors.

- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: Area businesses, Volunteer Groups, area churches
- Proposed Funding Sources: Area businesses (donations)

1.3.6. Educate and inform residents on Code Compliance issues. Encourage citizens to utilize opportunities for reporting code violations.

- Publish code compliance violation examples in Neighborhood Association newsletters along with Code Compliance officer names and phone numbers.
- Have Code Compliance officer speak at neighborhood meetings about code regulations.
- Participate in the Code Compliance Department’s “blue card” program.
- Encourage citizens to contact the new COSA 311 Call Center when code violations aren’t addressed or are addressed slowly.
- Consider forming a Neighborhood Association Committee to report and address code violations.
- Investigate the possibility of soliciting a COSA Code Compliance target team to addresses a particularly problematic area or “hot spot” within the area.
 - Timeline: Short (1-2 years) and ongoing

- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: COSA Dept. of Code Compliance
- Proposed Funding Sources: Minimal

1.3.7. Report messy or inconsistent trash pick-ups to COSA Public Works' Solid Waste Division. Report particularly problematic areas through the COSA 311 program.

- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: Neighborhood Citizens, COSA Public Works
- Proposed Funding Sources: No cost

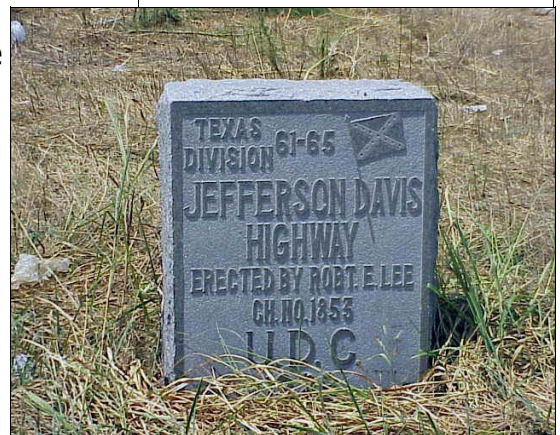


Neighborhood clean-up day.

1.3.8. Increase awareness of COSA avenues for reporting graffiti and signage problems.

- Publish COSA Sign Dispatch phone number in neighborhood association newsletters.
- Have Sign Dispatch and/or Public Works representative speak to neighborhood associations on methods for reporting and preventing graffiti, knock-downs, illegal signage, etc.

- Timeline: Short (1-2 years) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace Neighborhood Associations
- Proposed Partnerships: COSA Public Works Sign Dispatch Unit
- Proposed Funding Sources: Minimal



United Daughters of the Confederacy highway marker on Austin Highway near the bridge over Harry Wurzbach.

1.3.9. Increase communication with developers and neighborhood awareness of the development process to avoid development that is inconsistent or incompatible with neighborhood character/design. Contact vacant property owners to discuss possible future development.

- Form a "Development Committee" to investigate

proposed development, research it, and contact developer(s) to request that development proposals be discussed with adjacent neighborhood associations prior to implementation.

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

Land Use Plan

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

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

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

Land Use Classification	Description
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Low-Density Residential	Low-density residential uses include single-family houses on individual lots. Low-density residential also includes duplexes, granny flats and garage apartments.
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Medium-Density Residential	Medium-density residential uses include three and four family dwellings and townhomes. Low-density residential uses also can be found within this classification.
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Land Use Classification Description

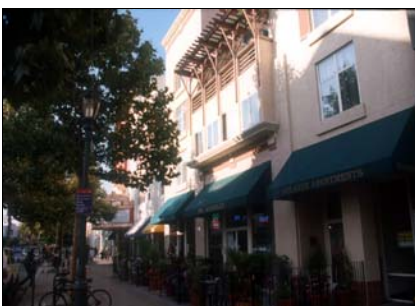
High-Density Residential
 High-density residential uses include apartments and condominiums. Medium and low-density residential uses also can be found within this classification.



Mixed Use Residential/Office/Commercial

Mixed Use includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, and assisted living complexes. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhomes.

Appropriate buffering is required if this use abuts a residential use.



Land Use

Classification

Description

Neighborhood
Commercial

Neighborhood commercial includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.

Appropriate buffering is required if this use abuts a residential use.



Community
Commercial

Community Commercial development includes high density land uses that draw its customer base from a larger region. This classification can include a mix of uses in the same building or in the same development. Uses include those in the Neighborhood Commercial, Mixed-Use and High-Density Residential categories as well as office buildings up to four stories and hotels.

Community Commercial may include design guidelines to encourage transit and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit, including parking guidelines.



Watercolor copyright 1999 Michael Morrissey, consulting architect

Land Use Classification

Intense Commercial

Description

Intense Commercial areas include "big box" retailers, auto repair shops, car sales lots, uses with outdoor storage, mini-storage units, large commercial landscape compa-

If this use abuts a residential category appropriate buffering is required.



nies, and multi-story office buildings.

Public/Institutional

Public, quasi-public, utility company and institutional uses, such as museums, schools, churches, and libraries are included in this classifica-



tion.

Parks/Open Space

Parks include existing city, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking



Land Use Concepts

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

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

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

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

Redeveloping Austin Highway



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

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

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

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

Goal 2: Economic and Physical Redevelopment of Austin Highway

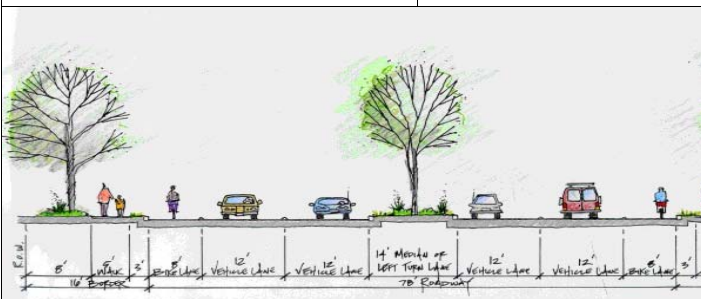


Boulevard with landscaping, Dallas Texas

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

Objective 2.1: Austin Highway - Appearance

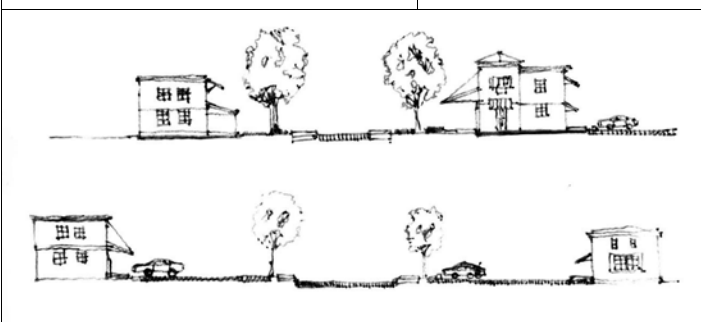
Improve Austin Highway’s environment with street enhancements, landscaping, better signage and lighting, enhanced transit stops, sidewalks and bike lanes.



Possible cross-section for Austin Highway

Action Steps:

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



Enclosure – A ratio that makes people feel most comfortable is where the width of the street (building to building) is 2 to 3 times the height of the buildings. If the street width is more than 4 times the building height then there is not a feeling of enclosure.

- a landscaped median with tall trees and native plants,
- sidewalks 10 to 15 feet wide in certain areas to encourage businesses to have outdoor seating, sidewalk cafes, sidewalk retail and heavier pedestrian activity – otherwise, minimum width should be 5 to 6 feet.
- a meandering sidewalk to allow for tree plantings on either side of the sidewalk and intermittent plantings between the sidewalk and the street,
- tree planting and landscaping to minimize the view of the power lines,
- transit pads, transit bulbs, or pull outs at transit stops (see glossary),
- bike lanes,
- pedestrian and bike-friendly intersections,

- bus benches, bus shelters and street furniture that are compatible with the theme of the area (see below - action step 4),
- effective, distinctive, non-polluting lighting, and
- buildings built close to the street.

All infrastructure improvements will comply with the Americans with Disabilities Act.

- Timeline: Short (1-2 years) to conduct a public design workshop
- Lead Partners: Neighborhood Commercial Revitalization Group with neighborhood representation
- Proposed Partnerships: TxDOT, VIA, COSA Planning Department, UTSA or UT Austin architecture schools
- Proposed Funding Sources: COSA Neighborhood Commercial Revitalization Program



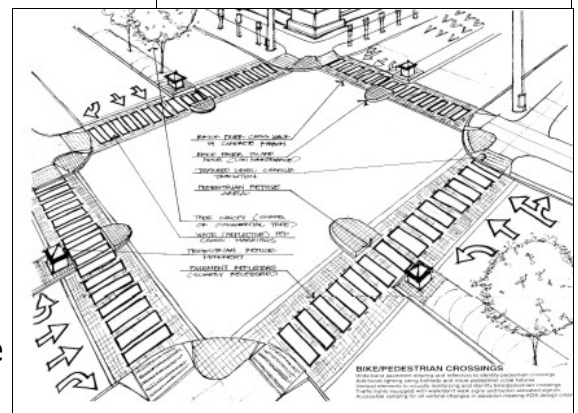
*Unique lighting and banners
Phoenix, Arizon*



2.1.2 Promote the desired street design and need for the refurbishment of Austin Highway (see #1 above). Submit a roadway project application to the Metropolitan Planning Organization (MPO) and TxDOT during the Transportation Improvement Program "Call for Projects" time frame. Ensure funding is sufficient for desired design enhancements.

Before photograph and computer enhanced after picture of Austin Highway with improvements including a sidewalk, bikeway and landscape features.

- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team, Councilperson
- Proposed Partnerships: COSA Public Works Department, the Metropolitan Planning Organization (MPO), and the Texas Department of Transportation (TxDOT)
- Proposed Funding Sources: Federal Highway



Intersection that is safer for pedestrians and bicyclists with refuges



Bus stop

Administration (FHWA) Enhancement Program, TxDOT Category 17 Principal Arterial Street System (PASS) Metro Match, TxDOT Category 4C Surface Transportation Program (STP) Metropolitan Mobility and Rehabilitation, Hazard Elimination Safety Program (HESP). (These are all through TxDOT.)

2.1.3 Hold joint meetings of community residents, business owners, property owners and COSA Public Works Department during the process of engineering design phase of the improvement project to ensure that the proposed scope of work addresses the community's design concerns as well as is sensitive to business needs.

- Timeline: Long (6+ years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization (NCR) Group
- Proposed Partnerships: Public Works, design engineers, VIA, Neighborhood Commercial Revitalization (NCR) Program
- Proposed Funding Sources: Minimal needed for meetings



McNay Art Museum

2.1.4 Create a unique character for Austin Highway, targeting the area from just east of the McNay Museum to Salado Creek.

- Research and identify an appropriate character for the target area. Explore the possibility of using the McNay for design inspiration.
- Develop design standards for streetscape enhancements such as gateways, signage, distinctive street signs, banners, planters, bus benches and shelters etc. that help create an urban corridor.

Outdoor sidewalk cafe



▪ Promote this unique character to the City Councilperson and developers.

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Commercial Revitalization Group and Neighborhood Implementation Team
- Proposed Partnerships: VIA, Austin Highway business owners, COSA Public Works Department Design Enhancement Coordinator, UT Austin and UTSA architecture students, Local Universities' art departments
- Proposed Funding Sources: Minimal

2.1.5 Work with VIA to provide "pull-out" transit stops

along Austin Highway so that buses can pull off the main road. If they can not pull off the road, construct bus bulbs or bus pads for easy access to buses (see glossary).

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

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

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

2.1.7 Reduce visual clutter and confusing signage.

- Enforce existing sign and landscape ordinances.
- Work with landlords of the shopping centers to establish acceptable design standards for tenant signage.
- Encourage property owners to screen or relocate unsightly dumpsters, air conditioning units, etc.
 - Timeline: Short (1-2 years) to Mid (3-5 years)
 - Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
 - Proposed Partnerships: City Councilperson, COSA Code Compliance Department
 - Proposed Funding Sources: Minimal



*Bus stop
Austin, Texas*



Examples of good signage



*Landscaping in business area
Jacksonville, Florida*

2.1.8 Encourage businesses owners to landscape their businesses with trees and drought tolerant plants, especially along the street in front of their business and parking areas, in parking lots, and along pedestrian walks connecting their parking to their business entrance. The City arborist can provide information on location appropriateness and plant/tree selections. The arborist will also work with the neighborhoods to encourage business owners to landscape.

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team
- Proposed Partnerships: Austin Highway businesses, landscape businesses, COSA Arborist, Master Gardeners, Texas Forest Service
- Proposed Funding Sources: Business grants, COSA Planning Department Neighborhood Improvement Challenge Program



*Landscaped parking lot
Alamo Heights*

2.1.9 Find ways to disguise or embellish the appearance of the electrical towers along Austin Highway since they can not be buried. Work with City Public Service to determine allowable ways to improve the appearance of the towers (for example, paint the lower part of the towers, add banners, add neon or other lighting to show off the towers, plant trees, make the base of the towers into sculptures or encase them in limestone or tile).

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Commercial Revitalization Group, Neighborhood Implementation Team
- Proposed Partnerships: City Public Service
- Proposed Funding Sources: COSA Office of Cultural Affairs Arts in the Community Program



Objective 2.2: Austin Highway

“Town Center”

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



*Town Center
Santa Monica, California*

Action Steps:

2.2.1 Conduct a study to determine an appropriate location and character for a town center. A town center can have a post office, neighborhood services, medical services, community center, police storefront, offices, shops, restaurants, housing, and a public gathering place. It includes a major transit stop, is pedestrian oriented, and is the focus of support and activity for the surrounding neighborhoods.

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: Neighborhood Commercial Revitalization (NCR) Program, Planning Department, UT Architecture school
- Proposed Funding Sources: Minimal, NCR Program



Public common space

2.2.2 Promote the idea of a town center to developers, investors and commercial real estate brokers.

- Timeline: Mid (3-5 years)
- Lead Partners: Neighborhood Implementation Team and Neighborhood Commercial Revitalization Group
- Proposed Partnerships: Real Estate Council
- Proposed Funding Sources: Minimal



*Example of a Town Center,
Watercolor copyright 1999
Michael Morrissey, consulting
architect*

2.2.3 Encourage VIA to extend any proposed light rail line to the “town center” where parking, shopping, services and enhanced amenities can be provided at a major transit stop. (Note: The May 6, 2000 referendum voted down VIA’s light rail proposal.)

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

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



*Farmer’s market
Dallas, Texas*

Objective 2.3: Business Development

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

Action Steps:

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

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

- Timeline: During this planning process and short (1-2 years)
- Lead Partners: Businesses and neighborhood associations
- Proposed Partnerships: Businesses, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, Neighborhood Commercial Revitalization (NCR) Program
- Proposed Funding Sources: NCR Program



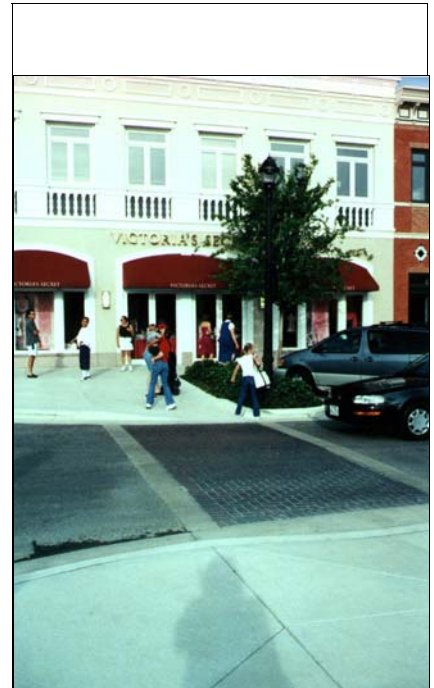
*Multi-family housing
Austin, Texas*

2.3.2 Promote the development of infill buildings close to the road in order for the area to develop more density. Ensure that drive-through areas of businesses do not interfere with the pedestrian environment. Consider the redevelopment conversion of some motels to apartments, elderly and special needs housing or office parks.

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

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

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



*Town center
Southlake, Texas*

Getting Around Town



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

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

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

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

Goal 3: Multi-Modal Transportation System

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

Objective 3.1: Airport Noise Abatement

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



Airplane landing at San Antonio International Airport

Action Steps:

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

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

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

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations

- Proposed Partnerships: COSA Airport-Noise Mitigation Officer, Federal Aviation Administration (FAA), US Representatives, other affected neighborhood associations. District 9 and 10 City Councilpersons.
- Proposed Funding Sources: Minimal

Objective 3.2: Pedestrian Network

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

Action Steps:

3.2.1 Develop a network of pedestrian linkages with sidewalks and signage that connect neighborhood schools, parks, shopping, and other destination points for neighborhood residents.

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

3.2.2 Verify the sidewalk survey for the neighborhood areas adjacent to Austin Highway to determine which streets do not have sidewalk access to Austin Highway. Call the COSA Public Works Department and the City Councilperson and ask that these areas be included on the list of requested new sidewalks.

- Timeline: Short (1-2 years)
- Lead Partners: Wilshire Terrace and Terrell



Sidewalk, San Antonio

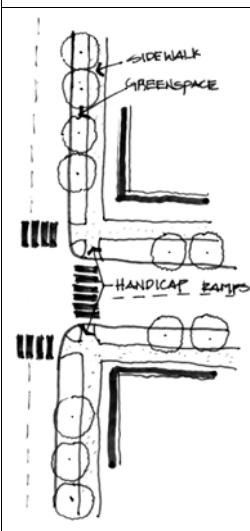
I think sidewalks should be installed with a greenbelt between the sidewalk and the street. I think it is safer. But in addition to that consideration I would like to add that it is very difficult to walk when the sidewalk becomes an integral part of the driveway approach to the street (the dip). It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



*Sidewalk, street trees, bus stop
Dallas, Texas*



Bus stop, Eisenhauer Road



Sidewalk design with planting strip and street trees.



McNay Museum entrance does not have pedestrian access.

- Heights neighborhood associations
- Proposed Partnerships: COSA Public Works, City Councilperson
- Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program, MPO

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

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

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

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

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

- Timeline: Short (1-2 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, City Council

- Proposed Partnerships: COSA Public Works, school representatives, Parent Teacher Association, business owners, other community organizations/associations.
- Proposed Funding Sources: COSA Neighborhood Accessibility and Mobility Program (new sidewalks); TxDOT Transportation Enhancement, COSA Capital Improvements Program



Pedestrians have difficulty walking along Austin Highway at the Harry Wurzbach bridge.

3.2.6 Maintain existing sidewalks as identified in the planning process to ensure that an adequate pedestrian network remains in place.

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

Sidewalk with enhanced design



Good sidewalk design

Objective 3.3 Bicycle Network

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

Action Steps:

3.3.1 Evaluate neighborhood streets and adjacent areas to determine suitability for use as bicycle lanes or trails.

- Timeline: Short (1-2 years)



Dallas, Texas



Good example of bike lane.

- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, schools, PTAs
- Proposed Partnerships: COSA, MPO
- Proposed Funding Sources: MPO, COSA

3.3.2 Construct bike lanes along Austin Highway that connect to the future hike and bike trail at Salado Creek. Austin Highway has been identified as a bike route in the Bicycle Mobility Plan. Submit applications to the Metropolitan Planning Organization (MPO) and the Texas Department of Transportation (TxDOT) for a bicycle project along Austin Highway during the annual call for projects for the Transportation Improvement Program. Design the bike lane so there is a separation or barrier between traffic and bicycles whenever possible.

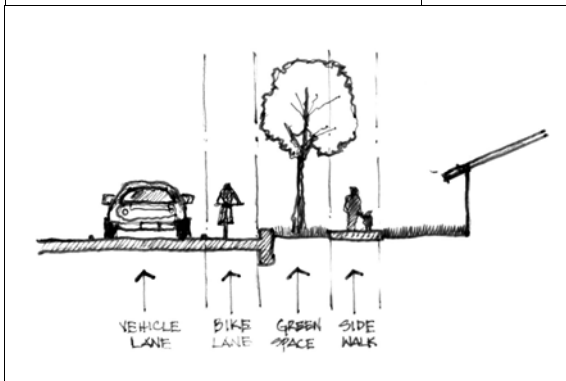


Diagram of bike lane.

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

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



Pedestrian/bike trail
Urbana, Illinois

- Timeline: Mid (3-5 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, COSA Parks and Recreation Dept

- Proposed Partnerships: COSA Public Works, City Public Service, area businesses (Fleet Feet Running Store, Recycled Sports, etc.), San Antonio Hiking and Biking Groups, San Antonio Bicycle Clubs / Groups
- Proposed Funding Sources: City General Fund, Area Businesses, City Neighborhood Improvement Challenge Program, City Council Discretionary Funds



3.3.4 Connect the parks through the creation of hike and bike trails (use Mission Trails as an example). Study feasibility of creating one way streets, speed humps, traffic cut offs, etc. to facilitate safe traffic flow.

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

Drainage area used as a linear park. Jacksonville, Florida

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

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



Utility easement behind Austin Highway and Blakeley.

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

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



Utility easement behind Austin Highway and Sumner



*Flood gauge sign.
Northwood Neighborhood.*

- Proposed Partnerships: COSA, MPO
- Proposed Funding Sources: MPO, COSA Neighborhood Improvement Challenge Program

Objective 3.4: Street Drainage

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

Action Steps:

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

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



Drainage area along Northwood Park at Harry Wurzbach.

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

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



Drainage area

Objective 3.5: Mass Transit – Service

Coordinate service evaluation and appropriate improvements with VIA Metropolitan Transit to better design existing transit service to and throughout the neighborhoods.

Action Steps:

3.5.1 Work with VIA to investigate alternative modes of transportation (e.g., smaller buses) to supplement VIA’s service in the neighborhood.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: VIA, Shopping Centers, Grocery Stores, and Taxi services
- Proposed Funding Sources: Volunteer, minimal needed



*Bus stop
Austin, Texas*

3.5.2 Survey neighborhood residents to identify potential riders, recommend preferred service routes and desirable service levels, and review appropriate design for transit amenities in the neighborhoods. Extend bus service to Oakwell Library and use the library as a place to inform citizens about VIA service.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, VIA (Service Planning)
- Proposed Partnerships: Churches, schools, newspapers
- Proposed Funding Sources: Volunteer labor, VIA



*Bus stop with amenities.
Georgetown, Texas*

3.5.3 Publicize available bus service and VIA’s website, www.viainfo.net, that includes bus schedules to potential ridership.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell

Heights and Wilshire Terrace neighborhood associations, VIA

- Proposed Partnerships: Schools (administration, faculty, student council), churches, shopping centers, newspapers (NE Sun, North San Antonio Times)
- Proposed Funding Sources: VIA

Objective 3.6: Traffic and Safety

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

Action Steps:

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

- Work with COSA Public Works Dept. and the school districts to investigate children’s home-to-school walking patterns and identify appropriate new crosswalks and sidewalks.
- Work with COSA Public Works Dept. Street/Traffic Engineering Division and Alamo Heights School District to clearly define the boundaries of the Woodridge Elementary school zone. Request school flashers and create a traffic plan around Northwood ES and investigate the possibility of implementing a school hours one-way street option.
- Invite SAPD Traffic Unit representative(s) to educate parents and children about responsible driving and traffic safety issues in the school zones.
- Explore the possibility of creating one large school zone between Pope Pius and Garner Middle School.
- Investigate the possibility of launching a "Keep Kids Alive Drive 25" campaign in the neighborhoods.
 - Timeline: Short (1-2 years)
 - Lead Partners: Parent Teacher Organization (s), Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: Alamo Heights School District, Northeast Independent School District, COSA Public Works Dept



School zone flashing sign.



School speed limit sign at Woodridge Elementary School.

- Proposed Funding Sources: COSA General Fund, School District bonds/ funds, COSA Neighborhood Accessibility and Mobility Program

3.6.2 Increase awareness and enforcement of traffic regulations to control speeding in residential areas.

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



Children crossing N. New Braunfels Avenue at Alamo Heights Junior School

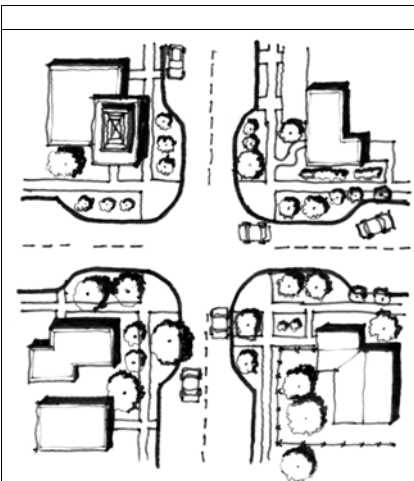


Citizen encouraging cars to slow down in the school zone.

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

- Investigate visibility problem and signal coordination at the intersection of Austin Highway and Vandiver
- Investigate the difficult and dangerous left turn when exiting Oakwell Library.
 - Timeline: Short (1-2 years)
 - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: COSA Public Works, San Antonio Police Department
 - Proposed Funding Sources: Minimal

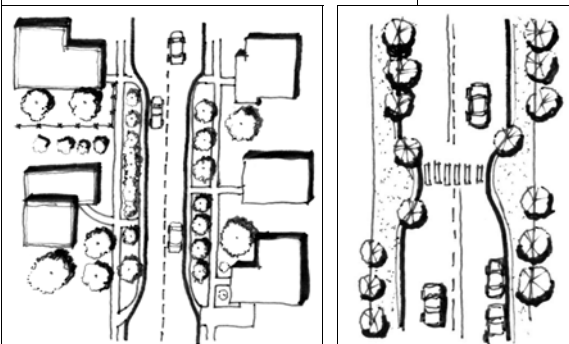




Flares, also called curb bulbs, help create safer crosswalks.



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



Examples of chokers, also called pinch points, mid-block narrowings, midblock yield points, or con-

3.6.4 Monitor traffic flow along thoroughfares, with special attention given to current proposals for school realignment, and conduct impact studies for alternatives.

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

3.6.5 Examine cut-through patterns along thoroughfares and make recommendations for improvements (eg., traffic diverters, etc.). Monitor cut-through traffic on Greenwich to determine if parents with children at Woodridge Elementary School are using this route.

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

3.6.6 Increase the number of speed humps throughout the Northeast Inner Loop planning area.

- Work with City Councilperson to get list of speed hump areas and take advantage of council district Neighborhood Improvement Program (N.I.P) and Neighborhood Accessibility and Mobility Program (N.A.P.) funds for speed hump applications.
- Contact COSA Public Works Dept. speed hump coordinator to follow up on speed hump "work orders" to make sure requests are completed on time.

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Councilperson, COSA Public Works Dept.
- Proposed Funding Sources: COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program

3.6.7 Research alternative speed control devices (i.e. chicanes, speed tables, drive arounds, etc.) and their feasibility for implementation. Create a committee to work with COSA Public Works on this topic.

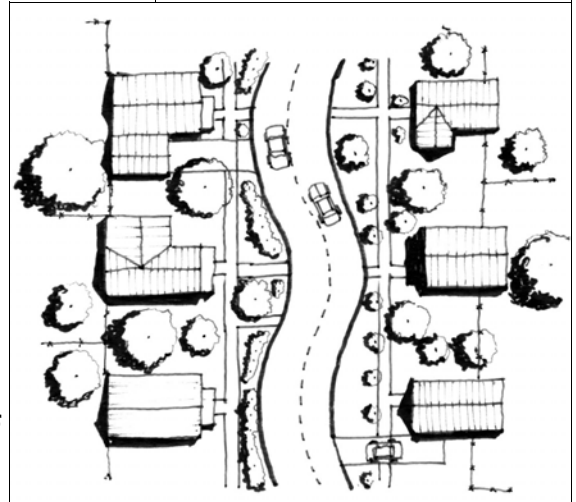
- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Public Works Dept.
- Proposed Funding Sources: Minimal



*Traffic circle.
Austin, Texas*

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

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



Chicane diagram, also known as deviations, serpentine, reversing curves, and twists.

Objective 3.7: Streets

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

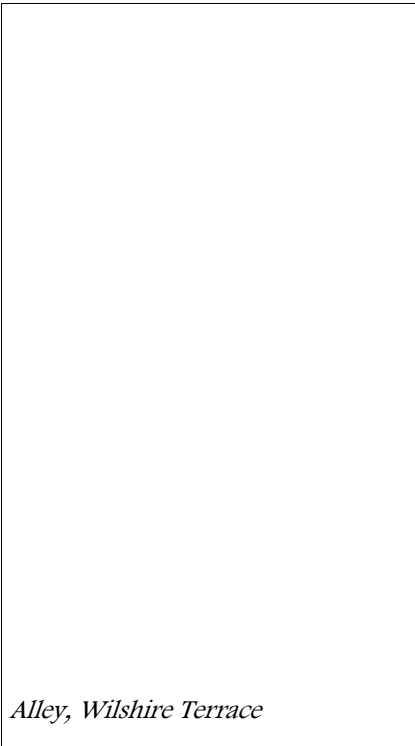
Action Steps:

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

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations



Chicane



Alley, Wilshire Terrace

- Proposed Partnerships: COSA Public Works
- Proposed Funding Sources: Minimal

3.7.2 Set up mechanism for improved communication (Internet, newsletter, COSA 311, advertisements/ notices) between COSA public work projects and neighborhood associations.

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

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

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



Alley, Northwood

Objective 3.8: Alleys

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

Action Steps:

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

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

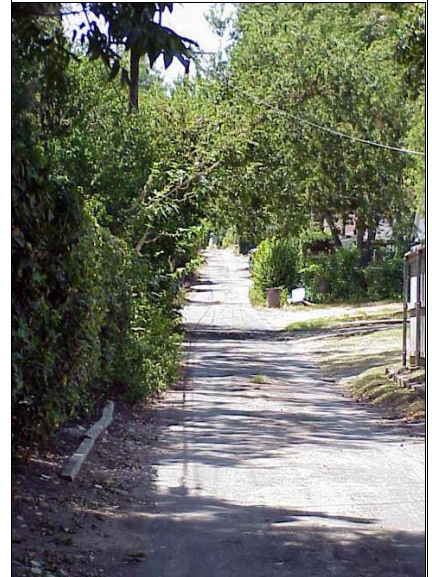


3.8.2 Schedule neighborhoods for participation in the City’s Sweep program to address maintenance and use of alleys.

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

3.8.3 Investigate having obsolete telephone poles removed from the alleys.

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



Alley, Terrell Heights

Objective 3.9: Infrastructure

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

Action Steps:

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

- Timeline: Short (1-2 years) to Long (6+ years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations, COSA Public Works
- Proposed Partnerships: CPS, SW Bell, SAWS, telecommunication companies
- Proposed Funding Sources: To be determined based on type of utility and neighborhood demand.



Work being done at Austin Highway and Exeter.



Places Where We Gather, Play, and Learn



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

This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood's goals, objectives and action steps for expanding, enhancing and maintaining parks, developing a community center and recreational programs, improving, expanding and sharing the resources and programs of the schools and libraries, and promoting a clean, safe, aesthetically pleasing environment.

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

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

Goal 4: Parks, Community Facilities, and Recreational Programs:

Expand, enhance and maintain parks, community facilities, and recreational programs to meet the needs of present and future residents of the Northeast Inner Loop planning area.

Objective 4.1: Park Space Acquisition and Development

Acquire and develop land to serve as park, open, or green space.

Action Steps:

4.1.1 Investigate possibility of acquiring and maintaining a portion of the vacant land at Vandiver and Byrnes for use as a City maintained neighborhood park.

- Timeline: Short (1-2 years)
- Lead Partners: Wilshire Terrace and Terrell Heights neighborhood associations
- Proposed Partnerships: Property owners, COSA Parks and Recreation Department
- Proposed Funding Sources: COSA Parks and Recreation Dept., Terrell Plaza Shopping Center businesses, and shopping centers on Austin Highway.

4.1.2 Explore possibility of the neighborhood(s) acquiring a portion of the vacant property at 1258 Austin Highway (Austin Highway and Vandiver) for use as neighborhood maintained park and/or a passive use greenspace to connect the Austin Highway commercial corridor to residential areas off Vandiver.

- Timeline: Short (1-2 years)
- Lead Partners: Wilshire Terrace and Terrell Heights neighborhood associations
- Proposed Partnerships: Commercial Real Estate Services, Rags Car Wash and Kentucky Fried Chicken locations on Austin Highway. Terrell Plaza Shopping Center businesses and shopping centers on Austin Highway.



*Park playground
Champaign, Illinois*



*Pavillion in Prairie Park
Urbana, Illinois*

- Proposed Funding Sources: Businesses in the area, potential teaming with concessionaire, City Council discretionary funds, COSA Neighborhood Improvement Challenge Program.

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

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



*Playground, Landa Library
San Antonio, Texas*

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

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

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

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: San Antonio neighborhood associations, Bexar County, COSA Parks and Recreation, Neighborhood Resource Center



*Central Park
Austin, Texas*



*Community Gardens
Urbana, Illinois*

- Proposed Funding Sources: Minimal

4.1.6 Initiate dialogue with Councilperson to advocate for more neighborhood parks in the planning area.

- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: City Councilperson
- Proposed Funding Sources: Minimal

4.1.7 Educate local business owners along major commercial corridors such as Austin Highway about the benefits of having parks in the vicinity.

- Identify local citizen with public relations and/or graphics skills to assist in the development of a brochure and/or "handout" that draws on examples of successful local park creation initiatives.
 - Identify potential park sites in the area, and market the idea strategically to businesses located within geographic range of the proposed park(s).
- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Local businesses
- Proposed Funding Sources: Minimal



*Linear park
Jacksonville, Florida*

Objective 4.2: Park Maintenance and Improvements

Develop new amenities in existing parks, and ensure that existing parks remain clean, safe, and well maintained.

Action Steps:

- 4.2.1** Improve pedestrian access to existing parks.
- Coordinate effort to improve pedestrian access, including hike and bike trails, between Northwood Park and Garner Middle School (see Objective 5.1)
 - Work with the Metropolitan Planning Organization and Bexar County to improve pedestrian access between MacArthur Park and the neighborhoods on



*Northwood Park and drainage area,
Northwood neighborhood*

the other side of IH-410.

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

Central Park



Austin, Texas

4.2.2 Establish a base of volunteers to assist in the maintenance of COSA owned parks in the planning area.

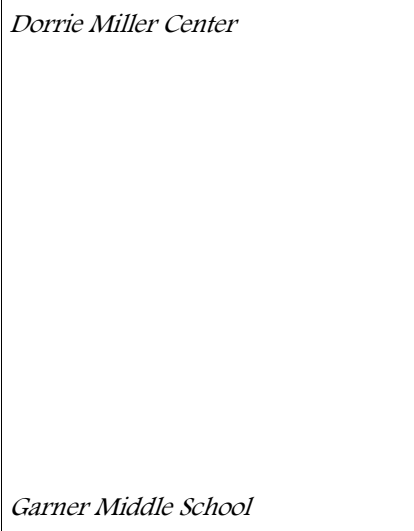
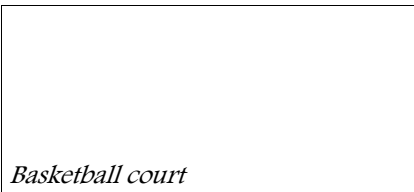
- Identify parks that need maintenance and canvas businesses within a two-mile radius to solicit volunteer assistance.
- Identify existing and establish new working relationships with area community service and volunteer groups willing to assist in park maintenance.
- Maintain neighborhood associations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



*Scates Park
Terrell Heights neighborhood*

4.2.3 Advocate for more parks and better maintenance of existing parks in the Northeast Inner Loop planning area, including more trees, landscaping and amenities in existing parks.

- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
- Proposed Partnerships: City Councilperson(s)



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

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

Action Steps:

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

ent School District

- Proposed Funding Sources: School Districts Funds/Bonds, City General Obligation Bonds

4.3.2 Research private properties in the area that could be leased for use as a community center.

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



*Dawson Community Center
East Commerce Street*

4.3.3 Increase awareness of recreational facilities available for public use at local schools in the Northeast Inner Loop planning area.

- Create a committee to survey recreational facilities and/or compile a listing from school district contacts.
- Publish the survey information in neighborhood association newsletter(s) or have it mailed from school districts to neighborhood associations.
 - Timeline: Short (1-2 years)
 - Lead Partners: Neighborhood Implementation Team, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: Alamo Heights School District, Northeast Independent School District, Parent Teacher Association(s)
 - Proposed Funding Sources: Minimal



*Water play area in park.
Champaign, Illinois*



*Pool at Silver Dollar Motel,
Austin Highway*

4.3.4 Establish a local public swimming pool for community use.

- Form a committee to investigate acquiring one of the old hotels on Austin Highway. (i.e. Silver Dollar) for use as a public swimming pool, and/or explore public private ventures with other area businesses for running and maintaining a local swimming pool (example includes the Alamo Heights Swimming Pool operated by Rick Shaw).

- Timeline: Short (1-2 years) to Mid (3-5 years)
- Lead Partners: Swimming Pool Committee, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Area businesses, City of San Antonio Parks and Recreation Department
- Proposed Funding Sources: Area businesses

Objective 4.4: Recreational and Community programs

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

Action Steps:

4.4.1 Collect, organize, and disseminate information related to existing recreational and community programs offered in the Northeast Inner Loop planning area.

- Create a committee to work with local school districts and the COSA Community Initiatives, Parks and Recreation, Library, and Cultural Affairs Departments to compile inventory of existing programs in the area.
- Disseminate information concerning location and times of programs offered in the Northeast Inner Loop planning area through neighborhood newsletters.
 - Timeline: Short (1-2 years)

- Lead Partners: Neighborhood Implementation Team, Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: COSA Parks and Recreation Dept., COSA Community Initiatives Dept., COSA Library Dept., COSA Office of Cultural Affairs
- Proposed Funding Sources: Minimal

4.4.2 Encourage teaming and cooperation between area school districts, COSA, and other entities that offer community programs in the planning area in order to avoid competition/overlap between programs.

- Timeline: Short (1-2 years)
- Lead Partners: Parent Teacher Association(s), Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Alamo Heights Independent School District, Northeast Independent School District, COSA, area churches, area businesses
- Proposed Funding Sources: Minimal

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

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

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

- Timeline: Short (1-2 years)
- Lead Partners: Oak Park Northwood, Terrell



- Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Friends of Oakwell Library, McNay Art Museum, Area Schools, Oakwell Public Library
- Proposed Funding Sources: Minimal



Oakwell Library

Goal 5: Schools and Libraries

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

Objective 5.1: Garner Middle School and Oakwell Public Library

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

Action Steps:

5.1.1 Begin substantive discussions between the Northeast Independent School District, the City of San Antonio, and citizens to create a master plan associated with desired physical changes.

- Itemize desired physical changes and capital improvement projects related to sidewalk widening, landscaping, improved pedestrian and automobile access, improved building access, increased space and storage needs, design for security, etc.
- Investigate and discuss project development costs, timelines, funding sources, etc. associated with necessary changes.



Garner Middle School

- Timeline: Short (1-2 years)
- Lead Partners: Neighborhood Implementation Team, neighborhood associations, Parent Teacher Association(s), COSA Library Dept.,
- Proposed Partnerships: Northeast Independent School District, COSA Public Works Dept., COSA Dept. of Intergovernmental Relations

- Proposed Funding Sources: School district funds and/or bonds, City of San Antonio, COSA Neighborhood Accessibility and Mobility Program. COSA Planning Department Neighborhood Improvement Challenge Program

Objective 5.2: Library Services

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

Action Steps:

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

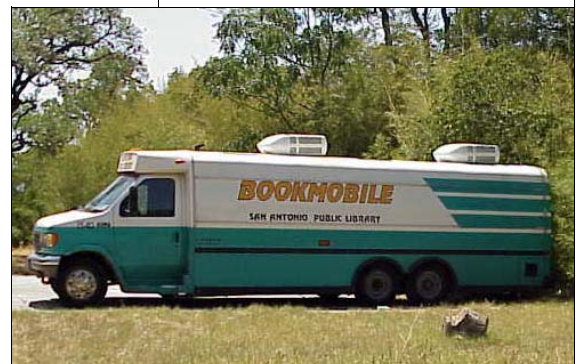
- In conjunction with Objective 5.1: improve pedestrian mobility and parking access, create electronic/network linkages, and facilitate sharing of library resources and information between Oakwell Library and Garner Middle School Library
 - Timeline: Short (1-2 years) to Mid (3-5 years)
 - Lead Partners: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



Interior of Oakwell Library

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

- Publish times and location of service in neighborhood association newsletter(s).
 - Timeline: Short (1-2 years) and on-going
 - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: COSA Library Dept.



Bookmobile

- Proposed Funding Sources: COSA General Fund, area businesses

5.2.3. Explore the possibility of developing public- private partnerships or “storefront libraries” with businesses.

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

5.2.4 Encourage citizens in the planning area to participate in the public input component of the next City of San Antonio Library System Master Plan process.

- Organize ideas and suggestions on neighborhood library resources.
- Publish dates and locations of public input meetings in NA newsletters.
 - Timeline: Short (1-2 years)
 - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: COSA Public Library Dept.
 - Proposed Funding Sources: Minimal

Goal 6: Community Safety

Establish a clean, safe, and aesthetically pleasing living environment.

Objective 6.1: Neighborhood Safety:

Promote a safe community environment based on cooperation with local policing units and neighborhood involvement.

Action Steps:

6.1.1 Encourage multi-jurisdictional coordination and cooperation between San Antonio Police Department, Alamo Heights, and Terrell Hills policing units, and COSA.

- Meet with police representatives to encourage coop-

eration in addressing problematic issues on Austin Highway, including prostitution and homelessness.

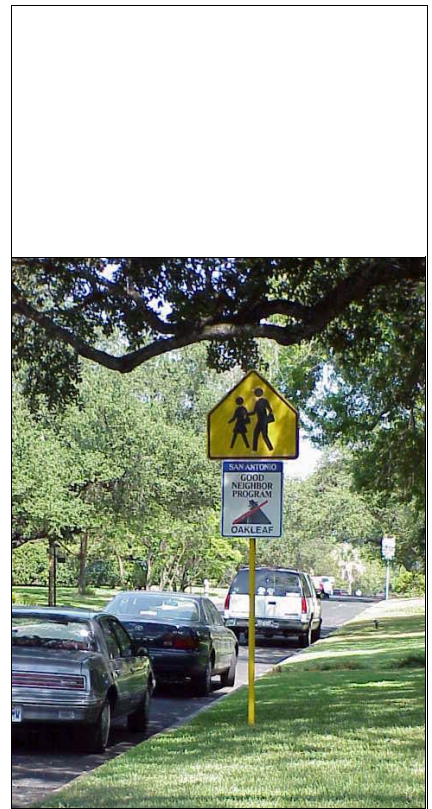
- Timeline: Immediate (6 months) and ongoing
- Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
- Proposed Partnerships: San Antonio Police Department, Terrell Heights Police Department, Alamo Heights Police Department
- Proposed Funding Sources: None required

6.1.2 Although the police decentralization plans do not call for additional sub-stations, investigate possibility of establishing a police storefront office close to the area and increasing police presence/patrols.

- Identify potential location of substation or “storefront” on Austin Highway.
- Explore possibility of bicycle patrol substation to address Austin Highway area.
 - Timeline: Short (1-2 years)
 - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: San Antonio Police Department, area businesses
 - Proposed Funding Sources: Minimal

6.1.3 Establish methods for reporting criminal activity in and around neighborhoods and homes in order to address crime prevention.

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



Good Neighbor Program sign in Northwood neighborhood



SAFFE Officers



Fire hydrant



- Proposed Funding Sources: Minimal

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

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

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

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

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

- Participate in the Texas Department of Transportation hazardous material routing plan for Bexar County. Contact the TxDOT local office to find details of plan, and the location and time of the summer, 2000 public hearing.
- Report illegally parked tanker trucks along IH-410 to SAPD Traffic Unit.
 - Timeline: Immediate (less than 6 months)
 - Lead Partners: Oak Park Northwood, Terrell Heights and Wilshire Terrace neighborhood associations
 - Proposed Partnerships: Texas Department of Transportation, SAPD Traffic Unit
 - Proposed Funding Sources: Minimal

Taking Action



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

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

In each of the previous four plan chapters, Heart of the Neighborhood, Redeveloping Austin Highway, Getting Around Town, and Places Where We Gather, Play and Learn, Lead Partners were identified who volunteered to serve as coordinators to bring together all of the groups needed to achieve the proposed action. A Neighborhood Implementation Team will work to coordinate the efforts taken towards plan implementation by the Lead Partners.

Goal 7: Taking Action

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

Objective 7.1: Implementation

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

Action Steps:

7.1.1 Organize a Neighborhood Implementation Team to coordinate plan implementation.

- Timeline: Immediate (6 months)
- Lead Partners: Oak Park Northwood, Terrell Heights, and Wilshire Terrace neighborhood associations
- Proposed Partnerships: Additional neighborhoods associations
- Proposed Funding Sources: None required

Measuring Our Success



This chapter of the Northeast Inner Loop Neighborhood Plan focuses on the neighborhood indicators, which are used to help determine if progress is being made towards the neighborhoods' goals.

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

HEART OF THE NEIGHBORHOOD

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

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

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

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

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

REDEVELOPING AUSTIN HIGHWAY

Indicator 2: Number of vacant lots on Austin Highway.

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

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

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

Frequency of Review: Annually.

GETTING AROUND TOWN

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

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

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

Data Source: Neighborhood volunteers recruited by Neighborhood Implementation Team.

Frequency of Review: Annually.

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

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

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

Data Source: Neighborhood volunteers recruited by Neighborhood Implementation Team.

Frequency of Review: Annually.

GETTING AROUND TOWN (CONTINUED)

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

Baseline: Ridership as of January 2001.

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

Data Source: VIA.

Frequency of Review: Annually.

PLACES WHERE WE GATHER, PLAY AND LEARN

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

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

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

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

Frequency of Review: Annually.

PLACES WHERE WE GATHER, PLAY AND LEARN (CONTINUED)

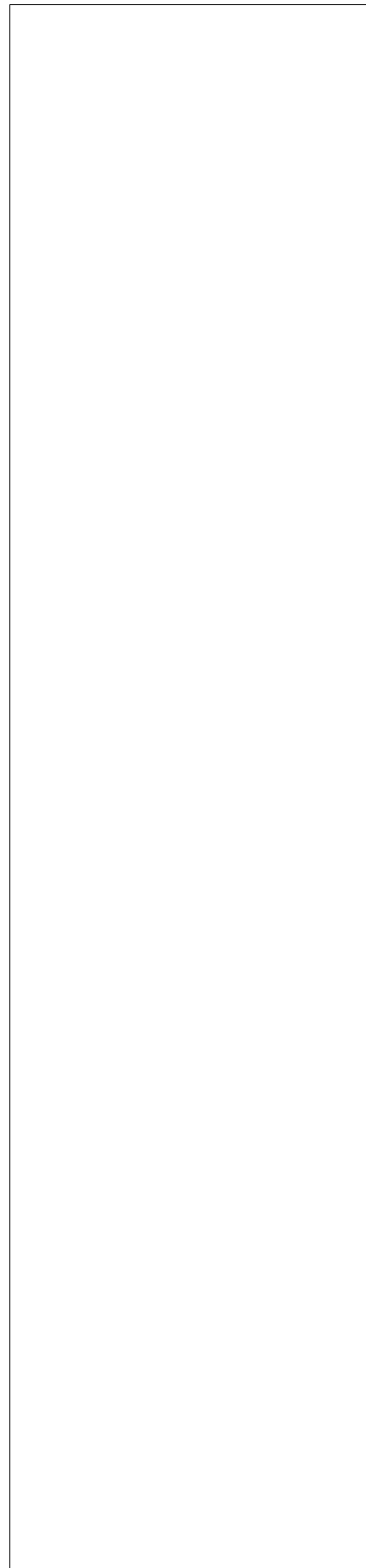
Indicator 7: Number and quality of amenities in the parks in the planning area.

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

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

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

Frequency of Review: Annually.



City Officials

Mayor

Howard W. Peak

City Council

Bobby Perez, District 1

Mario Salas, District 2

Debra Guerrero, District 3

Raul Prado, District 4

David A. Garcia, District 5

Enrique M. Barrera, District 6

Ed Garza, District 7

Bonnie Conner, District 8

Tim Bannwolf, District 9

David Carpenter, District 10

Planning Team

Eric Smith, Chair

Margaret Anaglia, Wilshire Terrace

Julie Bedell, Northwood Elementary PTA

Chris Brown, Wilshire Terrace

Mark Deeds, Terrell Heights

Reed Everette-Lee, Oak Park/Northwood

Lynn Everette-Lee, Oak Park/Northwood

Sally Flanagan, Sunset Ridge Shopping Center

Michael Herrera, Wilshire Terrace

Judy Holstein, Terrell Plaza Shopping Center

Linda Kendell, Northwood Elementary PTA

Bruce Kibedeaux, Silo Restaurant

David Lloyd, Taco Cabana

Ann Mar, The Oaks Condominiums

Lisa Mares, Art Works

David Miracle, Northridge Park Baptist Church

Mark Newman, Sendero Partners

Leo Perron, Oak Park, Perron & Co.

Debbie Reid, Wilshire Terrace

George Rotblut, Woodridge Condominiums

Parker Scott, Terrell Heights

Gerry Seaman, Northwood Presbyterian Church

Barry Smith, Meadowood Estates

Vera Steves, Garner Middle School PTA

Bill Sullivan, Oak Park/Northwood

Kimberley Thornton, Northwood Elementary

KT Whitehead, Terrell Heights

Citizen Work Groups

Heart of the Neighborhood

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

Getting Around Town

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

Where We Gather Work and Play

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

Consulting Experts

Robin Abrams, Texas A&M
College of Architecture

Simon Atkinson, University of Texas Austin
School of Architecture

Andy Ballard,
COSA Public Works Dept.

Becky Brauning-Haag
COSA Parks and Recreation Dept.

Kathleen Buckalew,
COSA Public Works, Traffic

Fred Calhoun,
NE Independent School District

Celine Casillas-Thomasson
COSA Neighborhood Action, NCR

Peggy Clemons,
Garner Middle School, Principal

Scott Ericksen,
Metropolitan Planning Organization

Rocky Estrada,
COSA Parks and Recreation Dept.

Raquel Favela,
COSA Neighborhood Action Dept.

John Friebele
COSA Public Works, Traffic

Sandra Grabow,
COSA Intergovernmental Relations

Dwayne Jones,
COSA Planning Dept.

Cheryll Lardy,
COSA Community Initiatives Dept.

Sandra Lott,
City Public Service

David McDaniel,
COSA Public Works Dept.

Felix Padron,
COSA Public Works Dept.

Raymond Quiroz,
VIA Metropolitan Transit

Milton Randle,
City Public Service

Sam Reed,
COSA Code Compliance Dept.

Sharon Soderquist,
COSA Library Dept.

Consulting Experts *Continued*

Elizabeth Spencer,
COSA Neighborhood Action Dept.

Linda Stringfellow,
COSA Parks and Recreation Dept.

Chuck VanZandt,
COSA Parks and Recreation Dept.

Contributors

Meeting Refreshments

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

Meeting Locations

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

Planning Department

Emil Moncivais, Planning Director

Dwayne Jones, Manager
Carol Haywood, Project Manager
Gregory Baker, Project Planner

Kara Norman
Nina Nixon-Mendez
Christine Viña
Christopher Garcia
Christopher Kennedy
Andrew Spurgin
Brian Chandler
Mark Baysden

Appendices



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

Neighborhood Demographics

The following tables provide the 1990 census of Population and Housing demographics for both the Northeast Inner Loop Planning area and the City of San Antonio as a whole. The information was used during the planning process as the community worked to develop goals, objectives and action steps for improving the neighborhoods in the planning area.

Neighborhood Age Breakdown

Age Group	Under 5	5 – 17	18 - 24	25 – 44	45 - 64	65 plus
#	834	1,735	892	4,659	2,657	3,745
%	6%	12%	6%	32%	18%	26%

Income and Poverty

	Neighborhood	City
Annual Median Household Income	\$33,990	\$23,584
Persons (%) below Poverty Level	1,710 (12%)	207,161 (23%)

Educational Attainment for Persons 25 Years and Older

	Neighborhood	City		
Less than 12 th Grade	1,248	11%	171,654	31%
High School Graduate	2,175	18%	135,221	24%
Some College	3,099	26%	129,370	22%
Associate Degree	510	4%	29,591	5%
Bachelor Degree	3,221	27%	64,437	12%
Graduate Degree	1,700	14%	34,771	6%
TOTAL 25 Years +	11,953	100%	565,044	100%

Housing

	Neighborhood		City	
Owner-occupied	4,102	57%	176,422	54%
Renter-occupied	3,050	43%	150,339	46%
Total occupied units	7,152		326,761	
Vacant housing	738	9%	38,653	11%
Total housing units	7,890		365,414	

	Neighborhood	City
Median Housing Value	\$107,100	\$49,700
Median Monthly Rent	\$427	\$308
Median Housing Age	1962	1969

The following tables provide information on the past, current, and projected demographics for both the Northeast Inner Loop planning area and the City of San Antonio as a whole. The numbers found in the

Total Population Comparison

Year	N'hood	% Change	City	% Change	Ratio
1980	14,710	--	785,880	--	2%
1990	14,522	-1%	935,933	19%	2%
1999	16,563	14%	1,076,192	27%	2%
2004	17,669	7%	1,152,125	9%	2%

Ethnicity Comparison - Hispanic

Year	N'hood	% Change	City	% Change	Ratio
1980	1,683	--	421,954	--	0%
1990	1,745	4%	520,282	23%	0%
1999	3,245	86%	679,507	31%	0%
2004	4,239	31%	768,776	13%	1%

Ethnicity Comparison - Anglo

Year	N'hood	% Change	City	% Change	Ratio
1980	12,711	--	299,357	--	4%
1990	12,052	-5%	339,115	13%	4%
1999	12,368	3%	310,760		4%
2004	12,317	0%	292,759	-6%	4%

Ethnicity Comparison – African American

Year	N'hood	% Change	City	% Change	Ratio
1980	257	--	57,700	--	0%
1990	607	136%	63,260	10%	1%
1999	639	5%	66,945	6%	1%
2004	718	12%	68,387	2%	1%

Ethnicity Comparison – Other

Year	N'hood	% Change	City	% Change	Ratio
1980	59	--	6,869	--	1%
1990	118	100%	13,276	93%	1%
1999	311	164%	18,980	43%	2%
2004	395	27%	22,203	17%	2%

Total Number of Households Comparison

Year	N'hood	% Change	City	% Change	Ratio
1980	7,028	--	271,278	--	3%
1990	7,152	2%	326,761	20%	2%
1999	8,521	19%	392,573	20%	2%
2004	9,275	9%	429,271	9%	2%

Average Household Size Comparison

Year	N'hood	% Change	City	% Change	Ratio
1980	2.11	--	2.97	--	71%
1990	2.06	-2%	2.8	-6%	74%
1999	1.98	-4%	2.69	-4%	74%
2004	1.94	-2%	2.63	-2%	74%

Median Household Income Comparison

Year	N'hood	% Change	City	% Change	Ratio
1980	\$18,400	--	\$13,775	--	134%
1990	\$34,000	85%	\$23,584	71%	144%
1999	\$43,100	27%	\$32,238	37%	134%
2004	\$46,100	7%	\$36,330	13%	127%

Average Household Income Comparison

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

Total Number of Housing Units Comparison

Year	N'hood	% Change	City	% Change	Ratio
1980	7,449	--	291,560	--	3%
1990	7,890	6%	365,414	25%	2%
1999	8,959	14%	415,790	14%	2%
2004	9,754	9%	454,619	9%	2%

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

Resource Directory

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

Heart of the Neighborhood/Redeveloping Austin Highway

Work Group

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

Consulting Experts

Robin Abrams, professor
Texas A&M College of Architecture

Dwayne Jones, Manager
COSA Planning Department
Neighborhood and Urban Design
207-2736

Simon Atkinson, professor
UT Austin School of Architecture
512-471-0137

Sandra Lott
City Public Service
353-4422

Celine Casillas-Thomasson
COSA Neighborhood Action Department
Neighborhood Commercial Revitalization
207-3926

Felix Padron
COSA Public Works Department
Enhancement Coordinator
207-4433

Raquel Favela
COSA Neighborhood Action Department
Neighborhood Sweeps
207-2734

Milton Randle, City Council Coordinator
City Public Service
353-2833

John Friebele
COSA Public Works Department
Signal Systems and Design
207-8291

Elizabeth Spencer
COSA Neighborhood Action Department
Housing Resources
207-2765

Getting Around Town***Work Group***

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

Consulting Experts

Andy Ballard
COSA Public Works Department
Streets and Traffic Engineering
207-7720

Kathleen Buckalew
COSA Public Works Department
Neighborhood Traffic Management
207-3215

Scott Ericksen
Metropolitan Planning Organization
Public Involvement Coordinator
227-8651

Raymond Quiroz
VIA Metropolitan Transit
362-2093

Places Where We Gather, Play and Learn

Work Group

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

Consulting Experts

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

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

Peggy Clemons, Principal
 Garner Middle School
 805-5100

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

Sandra Grabow
 COSA Intergovernmental Relations
 207-7197

Cheryl Lardy
 COSA Community Initiatives Department
 655-2296

David McDaniel
 COSA Public Works Department
 Solid Waste Division
 207-6414

Sam Reed
 COSA Code Compliance Department
 416-5840

Sharon Soderquist
 COSA Library Department
 207-2629

Linda Stringfellow
 COSA Parks and Recreation Department
 Community Center Supervisor
 207-3042

Chuck VanZandt
 COSA Parks and Recreation Department
 Park Maintenance
 207-3066

Meeting Calendar

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

Community Meetings

Kickoff Celebration

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

Reviewing Strengths and Weaknesses

Thursday, March 2, 2000
Northridge Park Baptist Church
2659 Eisenhower Road

Mapping the Issues

Saturday, January 8, 2000
Northridge Park Baptist Church
2659 Eisenhower Road

Reviewing the Strategies

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

and

Thursday, January 13, 2000
Woodridge Elementary School
100 Woodridge

Finalizing the Plan

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

Austin Highway Stakeholders Meeting

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

Planning Team Meetings

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

Wednesday, October 20, 1999
Oakwell Library
4134 Harry Wurzbach

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

Tuesday, November 9, 1999
Silo
1133 Austin Highway

June 29, 2000
Silo
1133 Austin Highway

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

Wednesday, August 30, 2000
Oakwell Library
4134 Harry Wurzbach

Work Group Meetings

Heart of the Neighborhood/Redevelopment of Austin Highway

Monday, March 20, 2000
Silo
1133 Austin Highway

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

Monday, April 3, 2000
Oakwell Library
4134 Harry Wurzbach

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

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

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

Wednesday, May 3, 2000
Silo
1133 Austin Highway

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

Tuesday, May 16, 2000
Oakwell Library
4134 Harry Wurzbach

Thursday, June 29, 2000
Silo
1133 Austin Highway

Getting Around Town

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

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

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

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

Tuesday, April 18, 2000
St. Andrew's Methodist Church
722 Robinhood

Work Group Meetings*Places Where We Gather, Play, and Learn*

Tuesday, March 21, 2000
Northwood Presbyterian Church
518 Pike Place

Monday, May 15, 2000
Oakwell Library
4134 Harry Wurzbach

Monday, April 3, 2000
Artworks
1840 Nacogdoches

Thursday, May 25, 2000
St. Andrew's Methodist Church
722 Robinhood

Monday, April 17, 2000
Oakwell Library
4134 Harry Wurzbach

Tuesday, June 6, 2000
Oakwell Library
4134 Harry Wurzbach

Thursday, May 4, 2000
St. Andrew's Methodist Church
722 Robinhood

Thursday, June 15, 2000
Promenade Condominiums Clubhouse
7123 Thrush View

Indicators Meeting – all three work groups

Wednesday, September 27 2000
Oakwell Library
4134 Harry Wurzbach

Conversion Project Suggestion Form

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

For Staff Use Only

Project Number: _____

Project Name: _____

Please Print or Type

Initiated By: _____

Name

Address

City, State, Zip

Phone: _____ Fax: _____

E-Mail: _____

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

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

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

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

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

Other Comments:

Send To:

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

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

Conservation Districts

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

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

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

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

*Location and Hours**City of San Antonio Learning and Leadership Development Centers***Fr. Albert Benavides Learning and Leadership Development Center**

515 Castroville Road, 78237 phone: 435-2352 or 435-2353

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

Bob & Jeanne Billa Learning and Leadership Development Center

1033 Ada, 78223 phone: 534-9905

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

Columbia Heights Learning and Leadership Development Center

1502 Fitch Street, 78211 phone: 977-8464 or 977-8465

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

Margarita R. Huantes Learning and Leadership Development Center

1411 Guadalupe, 78207 phone: 225-0174 or 225-0175

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

St. Mary's Learning and Leadership Development Center

3141 Culebra Road, 78228 phone: 436-7633

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

St. Philip's Learning and Leadership Development Center

101 Meerscheidt Street, 78203 phone: 531-4852 or 531-4853

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

Willie C. Velasquez Learning and Leadership Development Center

1302 N. Zarzamora, 78207 phone: 733-9355 or 733-0101

Hours: 7:45 am to 9:00 pm Monday – Thursday

7:45 am to 4:30 pm Friday

225-READ Central Referral Center

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

1502 Fitch Street, 78211 phone: 225-7323

Hours: 8:15 to 5:00 pm Monday – Friday

The following is a list of public improvement projects undertaken in the planning area over the last few years and projects that are planned for the future. The projects are keyed to the map on page A-25.

Map Key	Project and Limits	Planned Improvements	Project Cost	Project Status
1	IH410 (Nacogdoches Rd.-Broadway)	Relocation of Pole Line for Drainage Work and Ramp	\$60,000	Planned for Implementation
2	Crownhill (Loop 410-New Braunfels)	Micro Surface	\$25,550	1998
3	Zercher (Crownhill-Loop 410)	Micro Surface	\$10,089	1998
4	Busby (Lawndale-New Braunfels)	Micro Surface	\$25,350	1998
5	Laurelhurst (Crownhill-Edgehill)	Micro Surface	\$12,212	1998
6	Busby (Crownhill- Lawndale), Verdant, Greenbrier (Verdant-Edgehill), and Edgehill	Construction of Curbs	\$200,000	1999 Bonds
7	Busby and Flamingo	Drainage Improvements	\$70,000	1999 Bonds
8	Verdant (Greenbriar-Edgehill)	Micro Surface	\$12,168	1998
9	Edgehill (Laurelhurst-New Braunfels)	Micro Surface	\$19,381	1998
10	Flamingo Street (New Braunfels-Broadway)	Micro Surface	\$25,487	1998
11	Cultor (Chulie-Nacogdoches)	Rebuilding and Reconductoring of Existing Pole Line to Convert Circuit to Higher Voltage	\$120,000	Planned for Implementation
12	Nacogdoches (New Braunfels-Loop 410)	Asphalt Recycling	\$256,333	2001
13	Royal Oaks (North Vandiver-Dalewood)	Speed Hump	\$4,500	
14	Country Lane and Dalewood (Harry Wurzbach-Nacogdoches)	Rebuilding and Reconductoring of Existing Overhead Pole Line	\$750,000	Planned for Implementation
15	Northwood Park (100 Dalewood)	Landscape Painting, Landscape Irigation, and Landscape Drainage Improvements	\$66,433	1994 Bonds
16	Oakwell Branch Library (4134 Harry Wurzbach)	Remodeling (additional space)		1996
17	Cave Lane (Woodridge-Kenilworth)	Speed Hump	\$4,500	
18	Rockhill (Brookhurst-Kenilworth)	Speed Hump	\$4,500	
19	Five Oaks (at Robin Rest)	School Crossing Flasher	\$14,000	
20	Rockhill (at Pike)	School Crossing Flasher	\$14,000	
21	Robin Rest (at Rock Hill)	School Crossing Flasher	\$14,000	
22	Urban Crest (at Qauil Run)	School Crossing Flasher	\$14,000	
23	Urban Crest (at Robin Rest)	School Crossing Flasher	\$14,000	
24	Northwood Elementary School	Additions, Renovations, Technology, and Infrastruc-	\$4,064,655	1995,1996 Bond Issues
25	Northwood Presbyterian Church	Senior Nutrition Center		1999
26	Howard Early Childhood (7800		\$1,300,000	
27	Nacogdoches (Broadway-New Braunfels)	Reconstruct and Widen Two Lanes to Two Lanes With a	\$3,336,648	Under Construction
28	New Braunfels (Eisenhauer-Nacogdoches)	Asphalt Overlay	\$118,275	1997

Map Key	Project and Limits	Planned Improvements	Project Cost	Project Status
29	Oakleaf (at Woodridge)	School Crossing Flasher	\$14,000	
30	Oakleaf (at Crandall)	School Crossing Flasher	\$14,000	
31	Woodridge (at Woodcrest)	School Crossing Flasher	\$14,000	
32	Woodridge Elementary (100 Wood-		\$3,500,000	
33	Alamo Heights Jr. School (7607 New		\$4,000,000	
34	Larkwood (at Woodridge)	School Crossing Flasher	\$14,000	
35	Larkwood (at Crandall)	School Crossing Flasher	\$14,000	
36	Northridge (at Greenwich)	School Crossing Flasher	\$14,000	
37	Chevy Chase (Larkwood-Robinhood	Speed Hump	\$4,500	
38	Northridge Park	Lighting and Restroom Im-	\$66,433	1994 Bonds
39	Haskin Park (300 Haskin)	Playground Improvements	\$66,433	1994 Bonds
40	Briarwood (New Braunfels-	Slurry Seal	\$8,343	1998
41	Camelback (New Braunfels-	Slurry Seal	\$9,224	1998
42	Scotsdale (Briarwood-Woodmen)	Slurry Seal	\$6,287	1998
43	Woodmen (New Braunfels-	Slurry Seal	\$8,383	1998
44	Larchmont (Seidel-Greenwich)	Slurry Seal	\$29,769	1998
45	Spring Bend and Spring Briar	Slurry Seal	\$6,573	1998
46	Rainbow (Eisenhauer-Austin Hwy.)	Slurry Seal	\$14,174	1997
47	Irvington (Vandiver-Greenwich)	Slurry Seal	\$32,690	1998
48	Deerwood (Rainbow-Harry Wurz-	City-Seal Coat	\$11,413	1998
49	Devonshire (Vandiver-Greenwich)	Slurry Seal	\$29,340	1998
50	Greenwich (Eisenhauer-Brees)	Slurry Seal	\$12,582	1998
51	Vandiver (Eisenhauer-Brees)	Slurry Seal	\$12,574	1998
52	Cloudhaven (Rainbow-Deerwood)	City-Seal Coat	\$6,420	1998
53	Breezewood (New Braunfels-Brees)	Slurry Seal	\$10,058	1998
54	Brees (New Braunfels-Spring Briar)	Slurry Seal	\$33,527	1998
55	Vandercheck (Cloverleaf-Emporia)	Slurry Seal	\$17,010	1997
56	Greenwich (Grees-Meadow Ln, N)	Slurry Seal	\$891	1997
57	Harmon (Vandiver-Greenwich)	Slurry Seal	\$31,590	1997
58	Chevy Chase (Brees-Eisenhauer)	Slurry Seal	\$17,996	1998
59	Seidel (Brees-Eisenhauer)	Slurry Seal	\$12,622	1998
60	Vandiver (Brees-Austin Hwy.)	Slurry Seal	\$7,127	1997
61	Chevy Chase (Greenwich-Brees)	Slurry Seal	\$23,734	1998
62	Pinecrest (Cloverleaf-Vandercheck)	Slurry Seal	\$8,911	1990
63	Emporia (Brees-Dead End)	Slurry Seal	\$14,174	1997
64	Bryn Mawr (Meadow Ln.-Vandiver)	Slurry Seal	\$31,185	1997
65	Seidel (Austin Hwy.-Brees)	Slurry Seal	\$10,692	1997
66	Wellesley (Greenwich-Mt. Calvary)	Slurry Seal	\$14,174	1997
67	Cloverleaf (New Braunfels-Emporia)	Slurry Seal	\$9,720	1997
68	Meadow Ln.	Slurry Seal	\$18,375	1997
69	Field Crest (Meadow Ln-Meadow Ln,	Slurry Seal	\$5,669	1997

Map Key	Project and Limits	Planned Improvements	Project Cost	Project Status
70	Franklin (Austin Hwy-Meadow Ln,	Slurry Seal	\$4,454	1997
71	New Haven (Meadow Ln, W-	Slurry Seal	\$8,099	1997
72	Mount Calvary (Austin Hwy.-Chevy	Slurry Seal	\$16,604	1997
73	Alamo Heights Maintenance Facility		\$1,200,000	
74	Sumner (Vandiver-Harry Wurzbach)	City-Seal Coat	\$24,610	1999
75	Ginger (Rittiman-Sumner)	City-Seal Coat	\$7,847	1999
76	Olney (Vandiver-Harry Wurzbach)	City-Seal Coat	\$24,967	1999
77	Karen (Harry Wurzbach-Byrnes)	City-Seal Coat	\$9,987	1999
78	Timber Lane (Byrnes-Harry Wurz-	City-Seal Coat	\$3,923	1999
79	Byrnes (Harry Wurzbach-Vandiver)	City-Seal Coat	\$32,047	2000
80	Sheila (Blakely-Merrie)	City-Seal Coat	\$8,203	1999
81	Blakely (Vandiver-Merrie)	City-Seal Coat	\$22,253	1999
82	Merrie (Rittiman-Byrnes)	City-Seal Coat	\$8,012	2000
83	Rittiman (Austin Hwy.-Harry Wurz-	Base Failure Repair	\$53,364	1998
84	Rittiman (Austin Hwy.-Harry Wurzbach)	Base Repair, Pavement Milling, and Asphalt Overlay to Include Sidewalks on the Northside Only with 5' Bike	\$1,018,893	Under Design
85	Rittiman Rd. (Austin Hwy.-Harry Wurzbach)	Relocation of Pole Line for Sidewalk Installation	\$35,000	Planned for Implementation

TOTAL \$21,210,973

All capital improvement projects are evaluated for potential environmental contamination before being designed and/or funded.



City Public Service
of
San Antonio, Texas

September 15, 2000

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

Dear Mr. Moncivais:

Subject: Northeast Inner Loop Neighborhood Plan

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

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

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

Sincerely,

James N. Koenig
Supervisor
Utility Coordination Section

JNK:dh

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



U.S. Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
Arkansas, Louisiana,
New Mexico, Oklahoma,
Texas

Fort Worth, Texas 76193-0000

September 12, 2000

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

Dear Mr. Moncivais:

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

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

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

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

The City of San Antonio has accepted grants for airport improvement projects. Grant Assurance No. 21 is entitled Compatible Land Use. By accepting these grants, the City of San Antonio assured and certified the "It (the sponsor/city) will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible

with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended."

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

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

Sincerely,



Nan L. Terry
Airport Environmental Specialist
Texas Airports Development Office

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



San Antonio Conservation Society

Memorandum

To: Loyce Ince, President
From: Barbara Johnson, Neighborhood Liaison
Date: September 13, 2000

Re: NORTHEAST INNER LOOP NEIGHBORHOOD PLAN

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

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

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

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

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

I hope these suggestions are useful in completing the Northeast Inner Loop Neighborhood Plan.

gh:Memorandum: High Plan



September 8, 2000

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

Re: Northeast Inner Loop Neighborhood Plan

Dear Mr. Moncivais:

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

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

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Bill'.

William G. Barker, AICP
Director of Planning

Bus pullout/turnout – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.

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

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

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

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

COSA – City of San Antonio

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

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

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

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

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

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

Effective sidewalk width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.

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

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

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

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

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

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

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist 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 coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

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

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

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

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

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

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

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

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

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

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

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

Public Improvement District – see Municipal Management District

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

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

Street furniture – Accessories and amenities placed on sidewalks for the convenience and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.

Streetscape – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

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

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

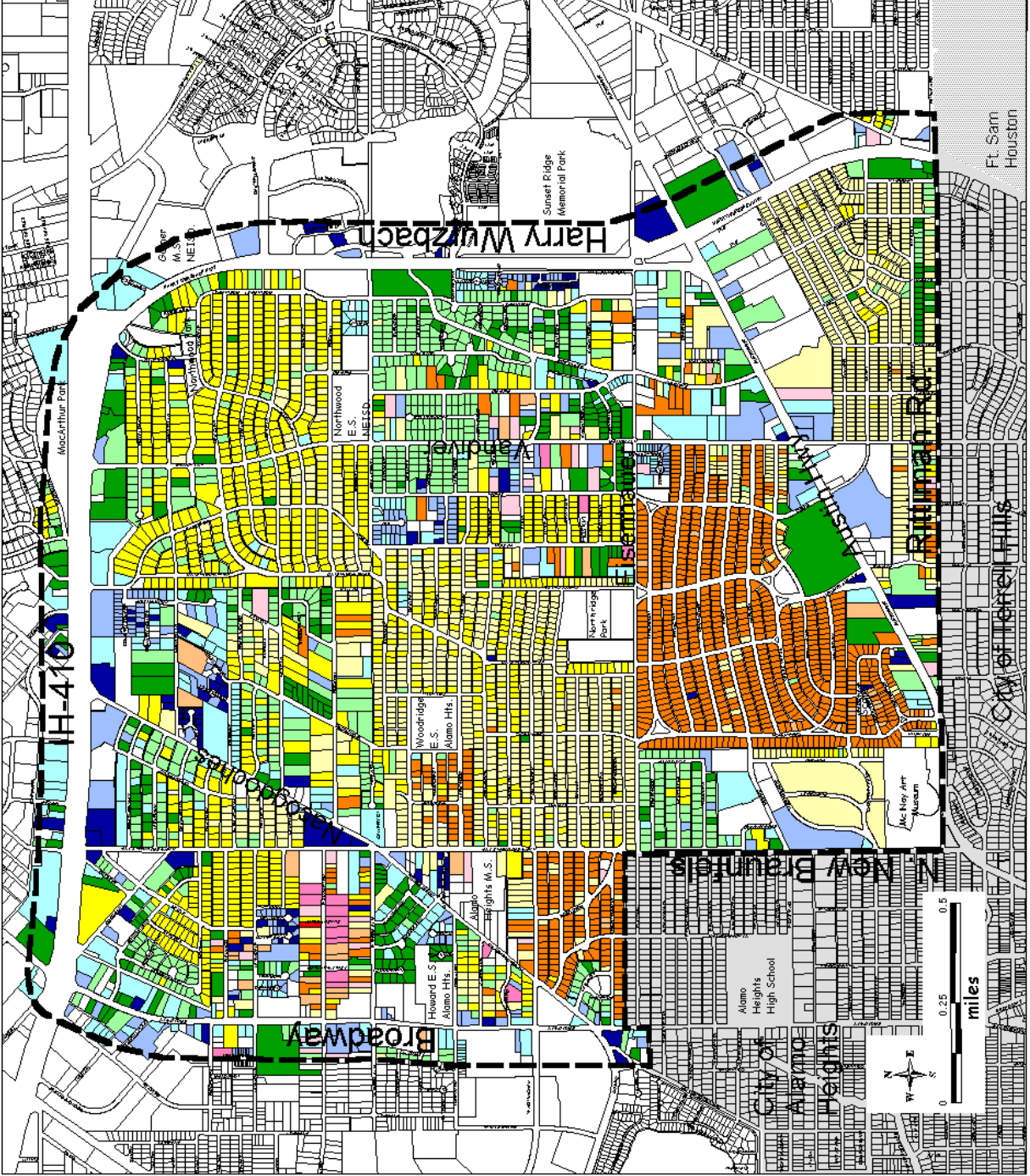
Transit oriented development (TOD) – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities are offered, providing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

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

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

Appendix H: Housing Age

Northeast Inner Loop Neighborhood Plan



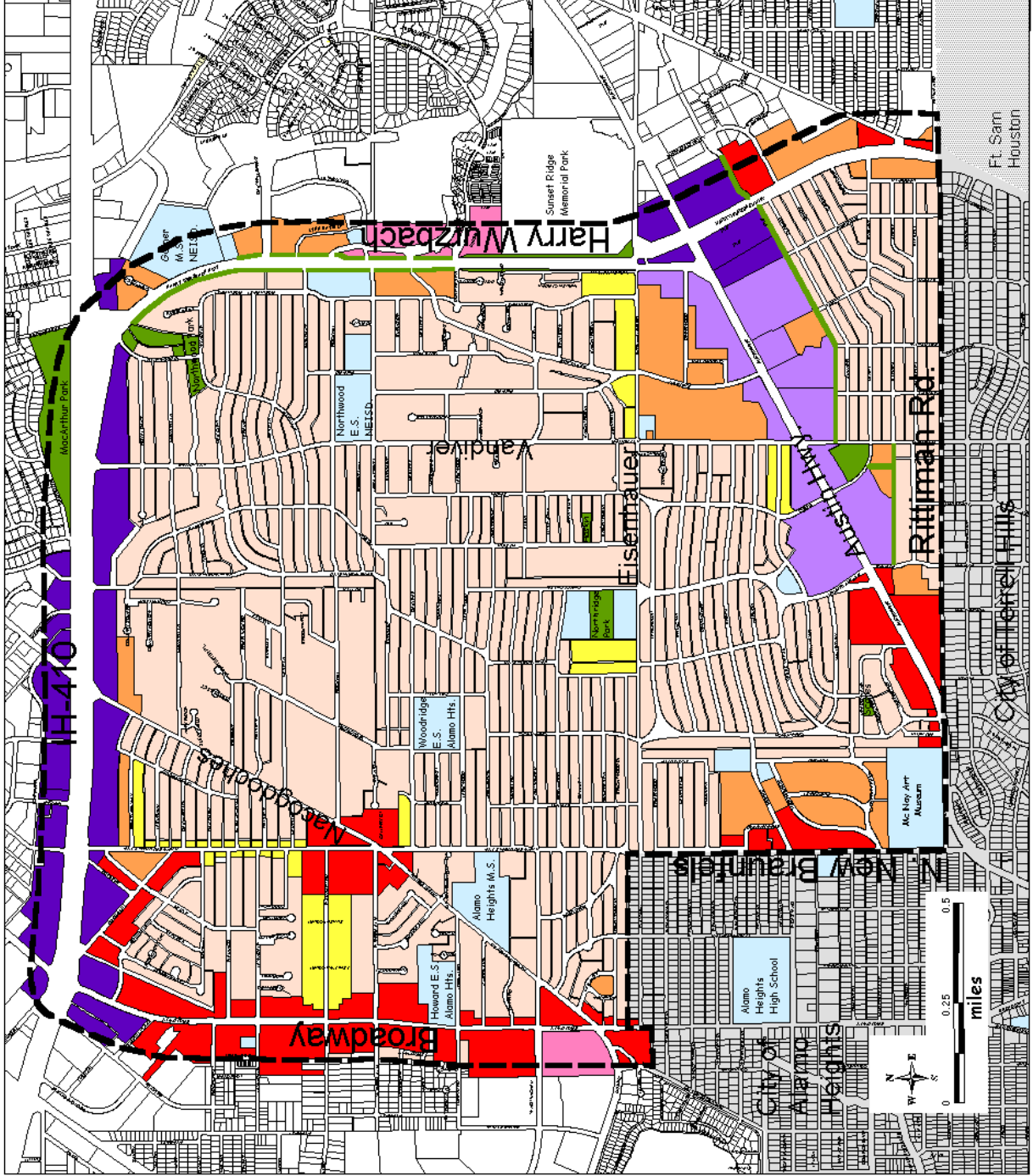
YEAR BUILT

Unknown
before 1920
1920-1929
1930-1939
1940-1944
1945-1949
1950-1954
1955-1959
1960-1964
1965-1969
1970-1979
1980-1989
1990-1998

Data from local appraisal district has not been verified

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

Land Use Plan
Northeast Inner Loop Neighborhood Plan



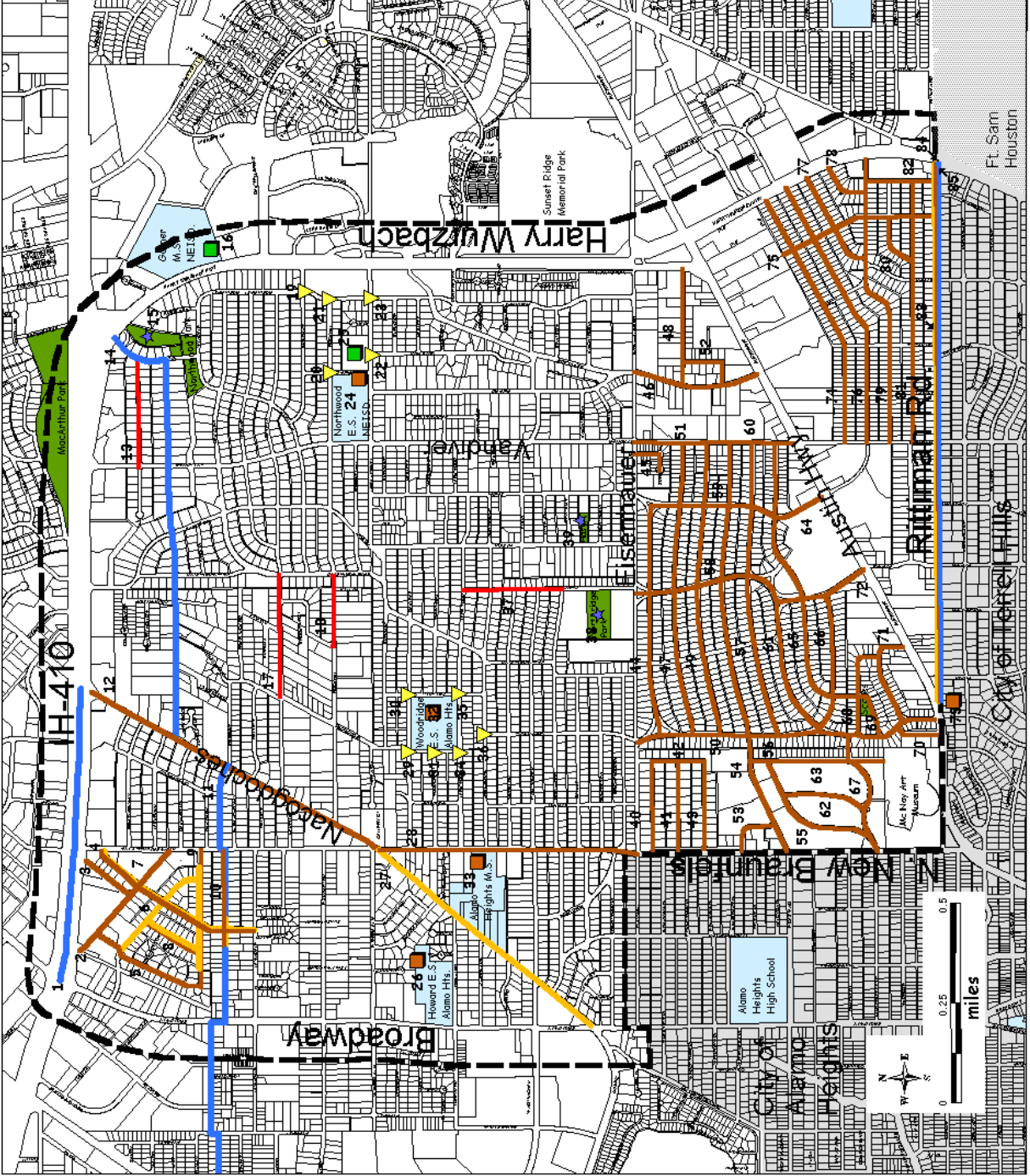
LAND USE CATEGORIES

- One and Two Family Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Intense Commercial
- Public / Institutional
- Parks / Open Space

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

Prepared by the City of San Antonio Planning Department, Sept. 2000

Public Improvement Projects Map
 Northeast Inner Loop Neighborhood Plan



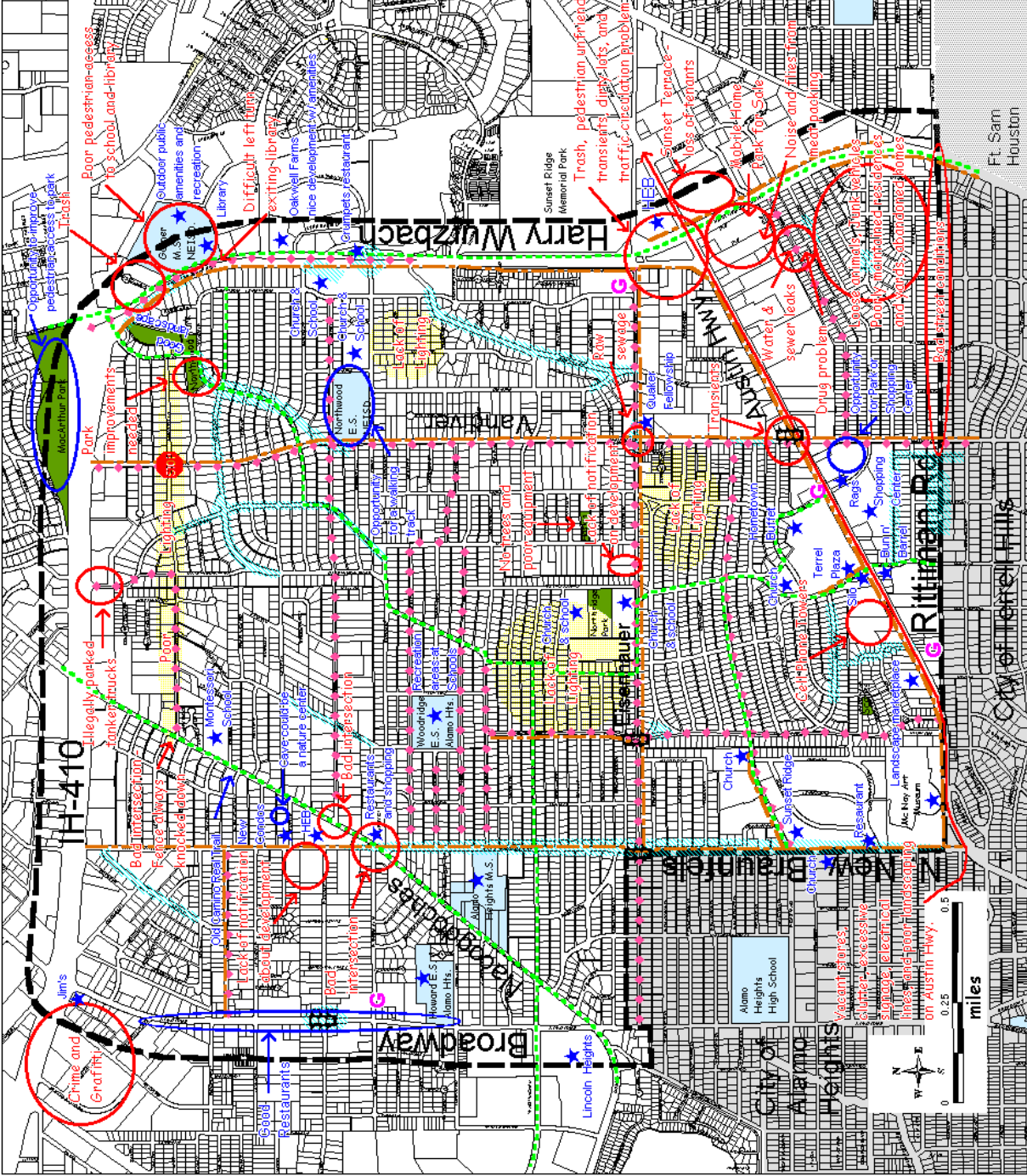
LEGEND

- Community Facility Improvements
- School Improvement Projects
- ★ Park Improvement Projects
- ▲ School Crossing Projects
- Speed Hump Applications
- Capital Improvement Projects
- Utility Projects
- Street Maintenance Projects

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

SWOTs Concept Map

Northeast Inner Loop Neighborhood Plan



LEGEND

- ↑ Strength or Opportunity
- Strength or Opportunity
- ★ Strength or Opportunity
- ↑ Weakness or Threat
- Weakness or Threat
- G Graffiti
- ⊞ Add or Improve Traffic Signal(s)
- ⊞ Needs Stop Sign
- Opportunity to Add or Improve Sidewalks
- Opportunity for Hike and Bike Trail
- Speeding or Cut-Thru Traffic
- Lighting Improvements Needed
- Drainage Problems

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

Transportation Plan
 Northeast Inner Loop Neighborhood Plan



LEGEND

- Create Pedestrian Links
- MPO Bicycle Plan Travel Corridor
- VIA Bus Stops Needing Sidewalk Access
- Expressway (300' +)
- Primary Arterial Type A 110'
- Secondary Arterial Type A 86'
- MPO Bicycle Path / Lane Project
- Existing Sidewalk
- Sidewalk Needed
- Add Bike Path / Lane
- Proposed Hike & Bike Trail
- Utility Projects - Potential for Burying Lines
- Address Drainage Problems

Prepared by the City of San Antonio Planning Department - August 2000

Transportation Plan
 Northeast Inner Loop Neighborhood Plan



LEGEND

- Create Pedestrian Links
- MPO Bicycle Plan Travel Corridor
- VIA Bus Stops Needing Sidewalk Access
- Expressway (300' +)
- Primary Arterial Type A 110'
- Secondary Arterial Type A 86'
- MPO Bicycle Path / Lane Project
- Existing Sidewalk
- Sidewalk Needed
- Add Bike Path / Lane
- Proposed Hike & Bike Trail
- Utility Projects.
- Potential for Burying Lines
- Address Drainage Problems

Prepared by the City of San Antonio Planning Department - August, 2000