

TOBIN HILL

"the window to downtown San Antonio"

NEIGHBORHOOD PLAN

FEBRUARY 21, 2008

Prepared by the Tobin Hill Neighborhood in partnership with the City of San Antonio
Planning and Community Development Department

PREFACE

Tobin Hill is the “the window to downtown San Antonio.” In response to downtown growth, in the late 1880s, Tobin Hill became a residential neighborhood for prominent San Antonians who worked in the central downtown business district. While the neighborhood has transitioned into an inner city neighborhood with a varied mix of residential, commercial, office, industrial, and institutional uses, it has retained its identity as one of the first neighborhoods north of the downtown area.

Just as a window reflects what is happening outside of a house, Tobin Hill reflected what was happening downtown. As the city prospered and grew in the early 20th century, so did Tobin Hill. When downtown suffered from disinvestment caused by residents and business leaving the central city for the suburbs, Tobin Hill suffered similar disinvestment. However when living, working and playing downtown became attractive again, Tobin Hill also became a desirable place for businesses and residents. As downtown San Antonio continues to experience redevelopment, opportunities for redevelopment are also alive in Tobin Hill.

The Tobin Hill Neighborhood Plan includes goals, recommendations and strategies for this ongoing and future redevelopment. For approximately a year and a half the City of San Antonio partnered with the Tobin Hill Neighborhood Planning Team, comprised of representatives from neighborhood associations, neighborhood business owners, residents, and other neighborhood stakeholders. This partnership examined and analyzed critical trends and issues in the process of identifying projects, programs, and strategies for the enhancement and continued vitality of the Tobin Hill neighborhood.

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Map Disclaimer

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ACKNOWLEDGEMENTS

This neighborhood Plan is made possible through the support of City, Officials, City Staff, and Community participants dedicated to creating stronger communities.

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Mary Alice P. Cisneros, District 1
Shelia D. McNeil, District 2
Jennifer V. Ramos, District 3
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Diane G. Cibrian, District 8
Louis E. Rowe, District 9
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COMMUNITY PARTICIPTION

While the initial request for planning services was submitted by the Tobin Hill Alliance and the Tobin Hill Resident's Association, the Planning Team also reflected the interest and opinions of many other organizations, businesses, residents, and stakeholders that work and live in Tobin Hill. The following 17 people are members of the Planning Team.

Planning Team

Carolyn Kelley, Planning Team Chair	Jeremy Mears
Kevin Downey	Melissa Miller
Susan Espinoza	Richard Moore
Abby Gonzalez	Beatrice Moreno
June Kachtik	Thom Robey
Mo Canales	Angie Ruiz
Frederica Kushner	Joseph Schaffer
Martin Kushner	Jon Thompson
Mary Ann Lujan	

Through the dedication of individuals associated with the following organizations, and/or allowing the use of the building space for community meetings and displays, contribution was also made to the development of this neighborhood plan.

Crosspoint • Metropolitan Methodist Church • Our Lady of Sorrows Catholic Church • San Antonio College • Tri-Point (Trinity Baptist) • VIA Metropolitan Transit- Metro Center

Many other people were involved with the creation of this plan through their involvement and participation in the public meetings and workshops. Over 121 Community members attended at least one or all of the 7 public meetings. In addition 25 staff members from various city departments and public agencies attended one or more of the 3 Department and Agency Liaisons meetings and one or more of the 3 Plan Writing Workshops.

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ment- David McDaniel

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UU Housing Assistance Corporation- Gary Lewis, June Kachtik

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Public Works Department, Storm Water Division- Robert Browning

Public Works Department, Transportation Group- Kathleen Buckalew, Abigail Kinnison, Michael Ereti

Metropolitan Planning Organization- Scott Erickson, Lydia Kelly

VIA- Mike Dominguez, Christina Castano

Public Safety and Crime Prevention

San Antonio Police Department- Officer Robert Rodriguez

Community Health, Education, and Well-Being

Library- Roberta Sparks

Neighborhood Resource Center- Jackie Pepper

Parks and Recreation- David Clear

San Antonio Metropolitan Health District- Jennifer Herriott

MEETING DATES

Public Neighborhood Meetings

May 12, 2007- SWOT Analysis

May 21, 2007- SWOT Analysis

June 9, 2007- Land Use

June 14, 2007- Community Facilities, Programs, and Public Safety Workshop

August 4, 2007- Housing and Economic Development Workshop

August 25, 2007- Transportation and Infrastructure Workshop

December 4, 2007- Tobin Hill Neighborhood Plan Open House

Planning Team Organizational Meetings

February 26, 2007

March 12, 2007

April 2, 2007

April 16, 2007

May 14, 2007

June 4, 2007

June 18, 2007

July 9, 2007

July 23, 2007

Planning Team Document Review Meetings

August 13, 2007

August 27, 2007

September 10, 2007

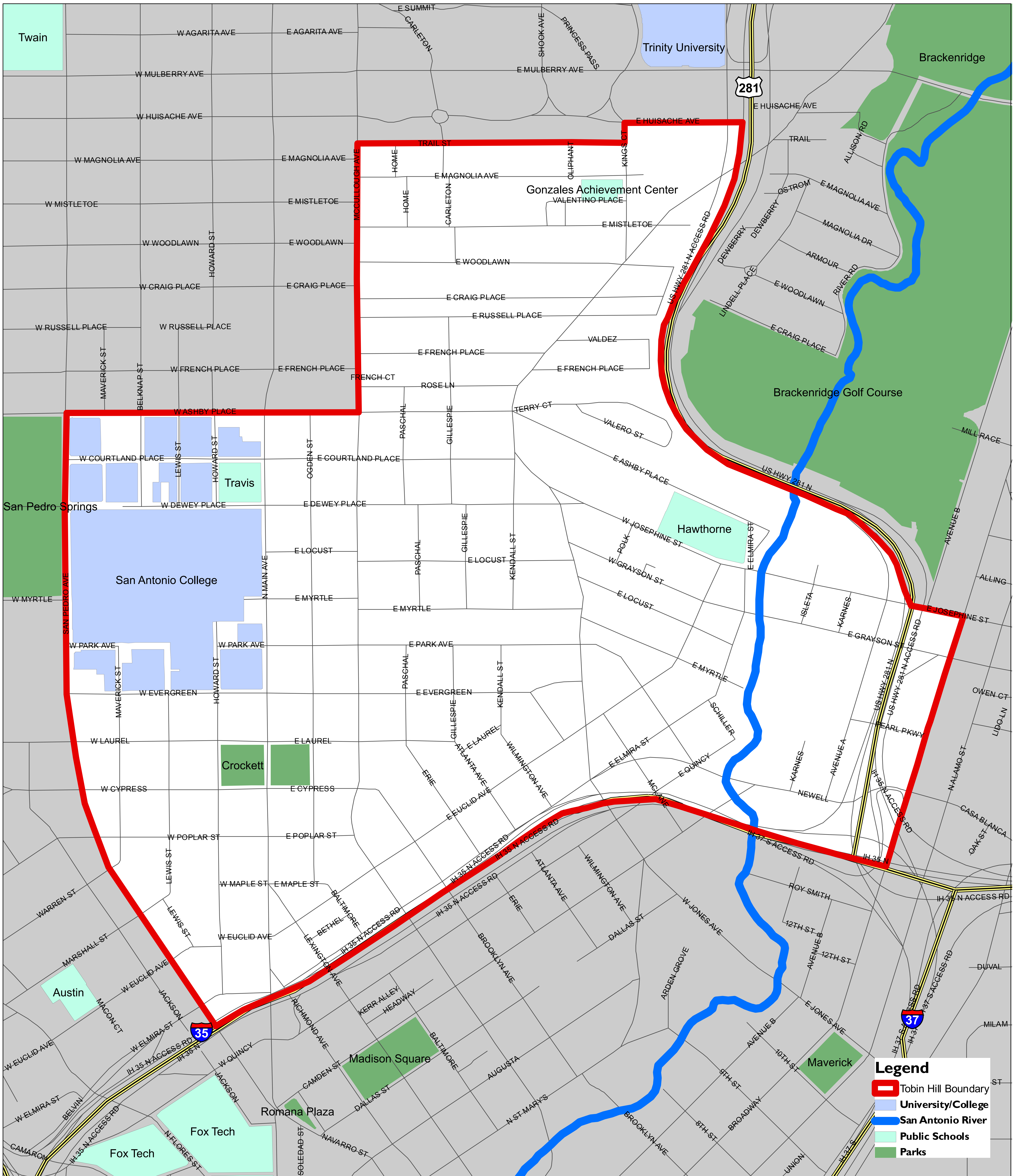
September 24, 2007

October 4, 2007

October 22, 2007

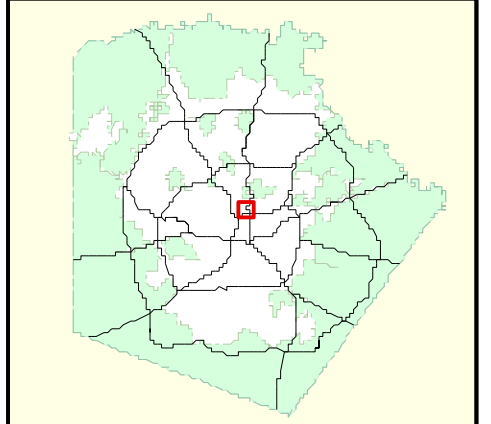


Many Tobin Hill residents and business owners, city and local agency workers, community and non-profit organization representatives, for-profit corporations and many others came together at numerous meetings to aid in the creation of the Tobin Hill Neighborhood Plan. Through their hard work and dedication, the neighborhood plan appropriately represents all faucets of the Tobin Hill community.



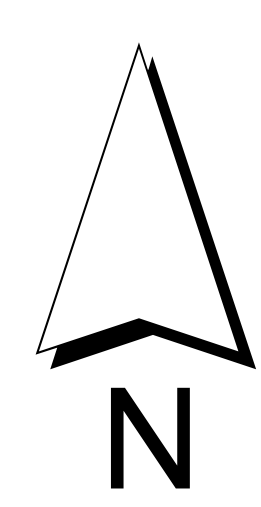
Legend

- Tobin Hill Boundary
- University/College
- San Antonio River
- Public Schools
- Parks



Tobin Hill Neighborhood Plan Plan Area

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Map Created by: Beth Johnson
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 Map File Location: Base Map.mxd
 PDF Filename: Base Map

INTRODUCTION

BACKGROUND AND PURPOSE

Created by residents, businesses, neighborhood associations, community organizations, churches, schools, property owners, and other interested groups, the Tobin Hill Neighborhood Plan is a blueprint for action and serves as a general framework for guiding the future development of Tobin Hill. By setting goals, objectives and action steps, the Neighborhood has created a vision for the future, has identified the steps needed to reach its goals, and provides benchmarks to measure success. This plan organizes many of the neighborhoods' ideas into a single document that can be shared with residents, businesses, potential community partners, and investors. Although there is no financial commitment for implementation on the part of the City of San Antonio or the identified partnering agencies, the Tobin Hill Neighborhood Plan will be used as a guide for decision making.

The Neighborhood Plan process was initiated by the neighborhood in February of 2005 when the Tobin Hill Resident's Association and the Tobin Hill Alliance joined together to apply for a Neighborhood Plan, one of the planning services offered through the City of San Antonio's Community Building and Neighborhood Planning (CBNP) Program. The primary objective of the CBNP Program, per Resolution 98-10-02 adopted by City Council in 1998, is to:

"Strengthen neighborhoods as self-sustaining communities working towards improved quality of life."

The City of San Antonio Master Plan Policy Document, adopted in 1997, states that

"Neighborhoods define and characterize the unique cultural, historical, and natural qualities of San Antonio..."

...Strong, viable neighborhoods create a sense of place within the community. Basic elements such as schools, churches, parks, open space, offices, stores, police and fire stations, health care, cultural and human services facilities, libraries, and all types of housing, if balanced properly, will contribute to safe, dynamic and sustainable neighborhoods that form our City."

With that vision in mind, the City assists in the Neighborhood Plan process by providing staff support and technical assistance. The contents of each plan represent a balance between the City of San Antonio Master Plan Policies, best planning practices, and input from community stakeholders. The end result is intended to be a "living" document that outlines a set of goals, objectives, and action steps tailored to act as a catalyst for positive and continued change in the Tobin Hill Neighborhood.

NEIGHBORHOOD PLAN PROCESS

In February 2007 the Planning and Community Development Department started working with the Tobin Hill Neighborhood Planning Team to develop a Memorandum of Understanding (MOU). The Planning Team (see Acknowledgments) is composed of representatives of the neighborhood, businesses, schools, places of worship, and community organizations. The Memorandum of Understanding detailed both the Planning Team's and the Planning and Community Development Department's responsibilities for the creation of the plan.

Upon establishment of the MOU and the Planning team, six public meetings and workshops were held during the months of May, June, July and August 2007. These meetings were held for stakeholders to participate in creating a vision for the neighborhood's future.

The first two public meetings were held in May and were focused on S.W.O.Ts (Strengths, Weaknesses, Opportunities, and Threats). This meeting gave the neighborhood stakeholders a chance to voice their opinion on things that were adding to the value of the neighborhood and things that needed improvement. The outcome of this meeting was a list (Appendix A) that outlined the Strengths/Opportunities and Weaknesses/Threats for the neighborhood. The ideas from this meeting created the cornerstone of the Tobin Hill Neighborhood Plan. Subsequent discussions at the public meetings were guided by the ideas that came from the two S.W.O.Ts meetings.

The third public meeting focused on creating a Land Use Plan for the neighborhood. At this meeting stakeholders and City Staff worked together to create concepts that located where commercial, residential, office, and mixed use developments should occur in the neighborhood.

The next three meetings focused on the specific topic areas of Community Facilities, Programs and Public Safety, Housing and Economic Development, and Transportation and Infrastructure. During these workshops stakeholders and City Staff created goals, vision statements, and ideas for needed and desired improvements in the neighborhood. Representatives from City of San Antonio departments and partnering agencies were also given a chance to present programs, services and projects that the neighborhood could use to improve the quality of life.

During December 2007 participating city departments had an opportunity to review the plan for consistency with city policies. The lead partners and proposed partnerships, as well as other relevant agencies, also were asked to review and support the goals found in the plan.

The final draft of the plan was presented on December 4, 2007 at a community open house for additional public review and comment before being presented to Planning Commission and City Council. The City of San Antonio Planning Commission was given the charge to review the document to ensure that the Tobin Hill Neighborhood Plan was inclusive, consistent with City policies and was an accurate reflection of the

USE AND CONSISTENCY

The approved Tobin Hill Neighborhood plan is consistent with the policies of the Community Building and Neighborhood Planning Program and the City of San Antonio Master Plan. In addition, numerous other plans and studies were consulted in the creation of the plan. These include the City of San Antonio Parks System Master Plan and the City of San Antonio Major Thoroughfare Plan.

As the approved Tobin Hill Neighborhood Plan reflects other City of San Antonio plans and studies as well as reflects the desires of the community, it 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 provides recommendations to City Council as a part of the yearly budget process, although there is no guarantee of funding.

COMMUNITY OUTREACH

The Planning and Community Development Department, together with the Planning Team, worked to encourage participation in the neighborhood planning process. In addition to the mailing list of more than 2200 neighborhood stakeholders that were notified through the mail about the public meetings, around 1500 flyers were distributed by Planning Team volunteers. Press releases were also posted on the City of San Antonio website for each of the public meetings, and meeting attendees who provided e-mail contact information were notified through e-mail about each meeting.

OBJECTIVE OF THE TOBIN HILL NEIGHBORHOOD PLAN

The objective of the Tobin Hill Neighborhood Plan is to provide a guide for:

Action
Innovation
Redevelopment/Revitalization

The Plan is structured for community **action**. The document is organized around six (6) general areas. Within each area goals, objectives, and action steps have been identified by the community.

The Plan encourages **innovation**. Some goals are geared toward problem-solving. Other goals are geared toward enhancing strengths that

already exist in the community. The action plan provides innovative steps to overcome community obstacles and strengthen community assets.

Finally, the Plan is geared toward **redevelopment/revitalization**. The culmination of innovative activities, while mindful of the past, has an eye toward the future.

ORGANIZATION OF THE NEIGHBORHOOD PLAN

THE TOBIN HILL NEIGHBORHOOD PLAN IS ORGANIZED AROUND THE FOLLOWING CHAPTERS:

LAND USE

HOUSING AND NEIGHBORHOODS

ECONOMIC DEVELOPMENT

TRANSPORTATION AND INFRASTRUCTURE

COMMUNITY FACILITIES, HEALTH AND SERVICES

PUBLIC SAFETY AND CRIME PREVENTION

BELOW ARE BRIEF DESCRIPTIONS OF THE CHAPTERS:

Land Use

The Land Use chapter discusses the existing land use, zoning, and the desired future land uses for the neighborhood. The Land Use Plan, adopted with this plan, is the basis for future land use change decisions. The Development Guidelines also help inform these decisions.

Vision: Tobin Hill desires to retain its identity as a residential neighborhood while allowing for appropriately placed mixed use and institutional development.

Housing and Neighborhoods

The Housing and Neighborhoods chapter focuses on issues pertaining to community building, housing quality, appearance, and variety, homeownership, code compliance issues and overall neighborhood appearance.

Vision: Tobin Hill strives to have a strong community of residents, business owners, and organizations that work together to improve the quality of life for the neighborhood. The community aims to retain the distinctive nature of its housing stock while improving the quality, appearance, and variety of housing to create an inviting and beautiful neighborhood environment.

Economic Development

The Economic Development chapter concentrates on issues relating to the business and commercial community. These issues include business cooperation with other businesses and residents, financing, reinvestment, development type and design, code compliance and the overall appearance of the commercial corridors.

Vision: Tobin Hill wants to create economic opportunities for neighborhood-compatible uses that provide needed services, products, revenue and job opportunities for area residents while also being appropriately designed and placed within the neighborhood.

Transportation and Infrastructure

The Transportation and Infrastructure chapter focuses on safety, maintenance, improvement, and appearance issues related to the public infrastructure, including streets, sidewalks and drainage, and modes of transportation, such as pedestrian and vehicular.

Vision: Tobin Hill wants to have a functional, safe and attractive multi-modal transportation system that provides adequate access for all users. Neighborhood streets, sidewalks and drainage conveyances should reflect a level of upkeep appropriate to a well maintained neighborhood.

Community Facilities, Health and Services

The Community Facilities, Health and Services chapter centers on issues related to individual services and resources that contribute to well-being. Neighborhood and community wide facilities, health, and services are also addressed.

Vision: Tobin Hill strives to create a healthy neighborhood of individuals that have adequate access to health facilities and services, parks and recreational opportunities, community facilities and programs, and educational opportunities.

Public Safety and Crime Prevention

The public safety and crime prevention chapter focuses on issues related to personal and community safety, neighborhood involvement with police departments, and crime prevention methods.

Vision: Tobin Hill desires to create a quiet, safe, and crime-free neighborhood.

IMPLEMENTATION OF THE NEIGHBORHOOD PLAN

EACH ELEMENT OF THE TOBIN HILL NEIGHBORHOOD PLAN CONTAINS GOALS AND OBJECTIVES THAT WERE IDENTIFIED BY THE COMMUNITY IN THE PUBLIC WORKSHOPS. TO ACHIEVE THESE GOALS AND OBJECTIVES, “ACTION STEPS” ARE IDENTIFIED THAT CONTAIN TIME FRAMES, LEAD PARTNERS, POTENTIAL PARTNERS, AND PROPOSED FUNDING SOURCES. THESE “ACTION STEPS” WERE IDENTIFIED THROUGH A COOPERATIVE EFFORT OF THE PLANNING TEAM AND CITY STAFF RESOURCES.

Benefits of a Plan

Once a Neighborhood Plan is adopted by City Council it becomes a component of the City’s Master Plan. It represents the long-term vision of the community. While the composition of the City Council changes every few years, the plan will remain an official document to be considered by elected officials and city staff before making decisions that affect this community. Specifically, the Land Use component of the Plan is important because future zoning decisions are legally bound to be consistent with the adopted Land Use Plan.

Organization

The Tobin Hill Planning Team, identified in the document preface, has been charged with kicking-off the implementation of this Neighborhood Plan and the members of the Planning Team will form the nucleus of the Plan Implementation Team. The creation of committees is recommended in order to help with the implementation of each element. The recommended committees correspond to each element and are as follows:

- Housing and Neighborhoods Committee
- Economic Development Committee
- Transportation and Infrastructure Committee
- Community Facilities, Health and Services Committee
- Public Safety and Crime Prevention Committee

These committees have been designated as the lead partner for the majority of the action steps within the associated plan elements. These committees should continue to organize and add members. Regular meeting places, dates and times should be set in order to continue to manage implementation.

Outreach and Capacity

Addressing the goals, objectives and action steps contained in this plan can be an overwhelming task for a small group of individuals. It is therefore critical that the Planning Team provide outreach to add Plan Implementation Team members. Outreach efforts should also work at establishing new and strengthening current networks and partnerships in order to build capacity to implement the steps that need a more sustained effort. An emphasis on creating a more unified and connected neighborhood should be a constant goal during outreach and capacity building.

Some suggestions for outreach are to organize an Open House for the Neighborhood Plan after its adoption, complete an initial mail-out to the entire neighborhood and sign posting to recruit members, and recruit Plan Implementation Team members at area Neighborhood Association meetings.

Time Frames

Time frames to complete action steps vary. Some may take a few months, some several years. In general, timelines are classified in four levels.

Immediate- within a few months to 1 year after adoption

Short: 1 to 2 years

Mid: 2 to 5 years

Long: 5 years or longer

Some action steps have also been classified as “ongoing.” This signifies an action step that requires continuous effort and maintenance.

Partners

City departments are just one of numerous partners that may be needed to achieve the goals and objectives in the plan. Individuals, public agencies, school districts, businesses, non-profit organizations, and neighbors are a few other potential partners. In the Acknowledgements section of this plan is a list of “public sector contributors” that have provided technical guidance on the creation of this plan and who can provide resources and further assistance. Appendix E: Resource Contact List also provides a source for finding partners.

Funding

Not all goals in the plan require funding for implementation. The main ingredients vital to achieving the goals and objectives are focused ef-

fort and time. Some objectives, however, will require funding. Since the City does not offer specific financial commitments for items listed in the Neighborhood Plan, it is up to the neighborhood to collaborate with various public, private, and non-profit resources to secure funding for neighborhood projects.

TOBIN HILL HISTORY

Tobin Hill is a north side, central city neighborhood. It is an area that is experiencing revitalization due to renewed interest in its commercial arteries, the expansion of the river walk, and a resurgence of “homeowner” occupancy. Its proximity to downtown and its mix of residential, business, retail, office, and educational facilities create a synergy unlike that of any other neighborhood in San Antonio.

Early Origins

Bounded on the north by Huisache and Ashby, the west by San Pedro, the east by US 281 and Broadway, and on the south by IH-35, Tobin Hill includes the portion of the city once known as the Old Main Association. The area was created in 1731, and was not finalized until 1798.

Bexar County Archives indicate that the delay was caused by a clause in the grant which called for the construction of an irrigation canal to be completed before the grant could be finalized. In 1777 this canal, called the Upper Labor Acequia, was finished and was located at the southern boundary of today’s Tobin Hill. Public distribution of the land by lottery began that same year in April and involved distribution of 25 Suertes ranging from seven to 14 acres south of the ditch. Each land grant had frontage on the ditch and certain specified water rights. Later that year, an additional 26 Suertes were awarded, this time north of the acequia. However, it was another 100 years before any development occurred in this area.ⁱ



The Aurora Building and Crockett Park. Both the Park and the building were created at the same time by Gillum.

Land Sub-Division and Early Development

The area informally known as Tobin Hill, a 177-acre tract, resulted from an 1876 lawsuit for clear title of land ownership. The title dispute was over seven acres, but due to the ambiguity of the definition of “labor,” a Spanish land term, 177 acres was awarded to Gillum and Yongue. (A labor inside city limits was seven acres, outside city limits was 177.) The city sued but did not win back the land. Gillum didn’t waste any time. He subdivided the land into lots, donated two blocks to the city for a park, today’s Crockett Park, and began selling off the remaining lots.ⁱⁱ Gillum Addition was unusually large

i. (Unknown Newspaper article, “Court Error Gave Away Tobin Hill, dated June 21, 1927 – DRT Library.)

ii. Ibid.

for its time as subdivisions occurred sporadically and in small areas.ⁱⁱⁱ Due to finances, most developers could only afford to purchase small parcels of land. A developer would subdivide the land, sell the lots, and the new owner would hire a builder or contractor to build a house.^{iv} Transportation and the lack of availability of long term financing determined where different economic groups settled.

Around the year 1875, San Antonio Street Railway Company was granted a franchise for a “horse railroad” but no construction occurred. Two years later, in 1877, Colonel Augustus Belknap bought the Railway company stock and built a route from Houston Street to San Pedro Springs Park. The first mule-drawn-car began operation on June 27, 1878. “Soon after the streetcars started running, lot prices jumped from the \$5 to \$10 range, to \$100 to \$500”.^v By 1887 residences along San Pedro increased from two to a dozen. Most lots in the Gillum Addition sold out by the early 1890s, though houses were not built on all lots for many years thereafter. In general, horse-drawn cars increased the distance one could commute in one-half hour from two to three miles, thereby extending the distance between downtown and land desirable for residential development. A resident of the Gillum Addition could be located on the route or within a block or two for an easy walk to catch the trolley. Streetcars created decentralized pockets of urban concentration.^{vi}



The trolley system in San Antonio was a major economic driver for many areas. The system allowed Tobin Hill to become one of San Antonio's first prominent suburbs.

Housing Development

William G. Tobin, father of Mayor John Tobin, purchased a home site of several acres on Maple Avenue and built a house on an eminence or “hill” in 1883. Through the years, other Tobin family members purchased land and built homes in this area. Though never platted or sold under the name Tobin Hill, the most well know family, the Tobins, lent their name to the area .“By 1925 the hill was into its third generation of Tobins though by then their names were Bell, Newton, Rote, or Carr.”^{vii} Very few houses still exist from this time frame.

A review of the 1904 Sanborn Fire Insurance map shows the area identified as Gillum addition. About a third of the lots are vacant. When

iii. Volume 6 Deed Records

iv. National Park Service US Department of the Interior, National Register Bulletin: Historic Residential Suburbs, page 26.

v. SA Express-News, Saturday, December 12, 1998, page 4 B.

vi. SA on Track: The Suburban Street Railway Complex through 1933, Master Thesis by Maria Watson.

vii. The North San Antonio Times, Thursday, August 1, 1974. “Twenty-five Tobins once lived on Tobin Hill”.

comparing the 1904 Sanborn to the 1950 Sanborn Fire Insurance map, of the approximately 175 buildings existing in 1904 in the Gillum Addition, 51 were gone by 1950. Houses were being demolished to make way for commercial buildings located along San Pedro and Main Street.

The start of World War I reduced domestic construction. After the armistice in 1918, vacant land again began to be developed. By 1920 over 51 percent of the population in America lived in the suburbs. The Progressive Era revolted against Victorian excesses by building small, simple cottages on small lots; this style became known as the Bungalow or Craftsman Bungalow Style. Because of the availability of lots in the Tobin Hill area, the 1920s saw a second major wave of development. This surge of growth continued for a short period after the crash of the stock market in 1929, but the Great Depression prevented construction throughout the 1930s.

The end of World War II in 1945 started a flurry of development across the country. Soldiers returning from war married and created a need for more housing. This need, combined with the trend toward smaller, suburban bungalows and the demand for rental units contributed to the conversion of Tobin Hill's large, older homes into apartments and the construction of new apartment buildings that still exist today.

Commercial Development

With its proximity to downtown San Antonio, Tobin Hill attracted commercial development in the eastern and western portion of the neighborhood. One of the first large companies established in the neighborhood was Pearl Brewery, which was founded in 1886 on the east side of the neighborhood. While the Brewery has since moved out, the campus and buildings of Pearl Brewery are undergoing redevelopment and reuse which is providing the east side of Tobin Hill with a renewed energy. Other commercial ventures were established along the main north-south corridors of N. St. Mary's, Main Street, McCullough, and San Pedro. These streets, while originally residential, transitioned into commercial corridors surrounded by residential uses as streetcar lines were established and business from Downtown spread to the north. On all of these streets some residential buildings still exist, but most have been replaced with commercial buildings. Their construction dates and styles range from the 1920s to the present.

Community Facilities

One of the largest civic uses in the area is San Antonio College (SAC). SAC moved to San Pedro Avenue in 1950 to reuse the old "Main High



An aerial of Pearl Brewery in 1886 shows the thriving Tobin Hill Neighborhood in the background. Pearl Brewery was once the major employer for the neighborhood.

School”. All buildings on the current 37-acre campus were constructed after 1949. Growth of the school, and the challenges of finding parking for 22,000 students, continues to impact development and growth in the area.

Churches and religious institutions have also had a long history in the neighborhood. Betania Church, a former predominately German Protestant denomination, now provides outreach to Hispanic ministries. Nestled in the upper reaches of the neighborhood is Our Lady of Sorrows Roman Catholic Church which has had a strong neighborhood congregation for many years. San Antonio’s St. Sophia Greek Orthodox Church is the heart of the Greek Community of San Antonio. Congregation Rodfei Sholom and Temple Beth El are the core of an early and continuing Jewish presence in the neighborhood.

Looking to the Future

The population in the Tobin Hill planning area is approximately 6,000 people. This Neighborhood Plan attempts to summarize the strengths and weaknesses present in the community today and the opportunities that the neighborhood can seize for the future. The goals of this plan are to improve the overall quality of life for area residents, businesses, and visitors. The elements of this community plan primarily address the “physical” elements of the neighborhood such as schools, parks, streets, and buildings. However, plan also focuses on some of the social issues: public safety, education, and economics.

Recent revitalization shows Tobin Hill as a positive, self improving area of the city that has many areas exhibiting growth. The residential areas in the neighborhood continue to be rehabilitated. [and historic districts are recently established in some of the residential areas.- only include if historic districts become established] St. Mary’s street continues to expand with the establishment of new businesses and restaurants. The redevelopment of Pearl Brewery, and the extension of the River Walk to the north, has brought renewed interest to the industrialized east side of the neighborhood. San Antonio College continues to improve and expand their facilities. The Tobin Hill Neighborhood Plan provides a tool to help guide redevelopment in a manner that continues to build community and make Tobin Hill a unique and enticing place to live, work, and play.

TOBIN HILL DEMOGRAPHICS

Below is a look at Tobin Hill demographics. The population data is based on information from the 2000 US Census. A detailed report of this information is available in Appendix C.

The parcel data is based on Bexar County Appraisal District Data from 2007 and land use field verification by staff and Planning Team members.

Population

The Tobin Hill Neighborhood planning area is home to 6,054 residents. The majority of this population is Hispanic (70%), which is higher than the City Of San Antonio (59%). The rest of the neighborhood residents are primarily Anglo (25%) with a small mix of minorities (3.4% African American and 2% others).

Approximately 23% of the population of Tobin Hill is under 20. Eight percent (8%) is between the ages of 20 and 24. 70% is age 25 or older. These numbers are fairly similar to the breakdown of the city overall. There is a slightly higher distribution of those over 25 which contributes to a median age of 40 in Tobin Hill, while the city average is 32.

Age Distribution

Age	Population in Tobin Hill	Percent	City of San Antonio
0- 4 Years	347	6%	8%
5-19 Years	1,005	17%	24%
20-24 Years	503	8%	8%
25-44 Years	1,977	33%	31%
45-64 Years	1,283	21%	19%
65 + Years	939	16%	10%

About 66% of the residents of Tobin Hill have at least a high school education. This is lower than the city as a whole where 75% of the population has at least a high school degree. In Tobin Hill, 16% of the population has a college degree or higher, which is also lower than the city as a whole.

Educational Attainment

Education	Population	Percent	City of San Antonio
Less than 12th Grade	1,417	34%	25%
High School Graduate	955	23%	24%
Some College	1,139	27%	29%
Bachelor's Degree	444	11%	14%
Graduate +	216	5%	14%

Income

According to the 2000 Census, the median household income in Tobin Hill is \$21,050 which is 58% of the median income for the city at large. The median household income in Tobin Hill decreased between 1990 and 2000 while the median household income for the City at large increased by more than 50%.

Income

Census Year	Planning Area	Percent Change	City of San Antonio	Percent Change
1990	\$23,320	--	\$23,584	--
2000	\$21,050	-9.7%	\$36,214	53.6%

With 39% of its population living at or below the poverty level, Tobin Hill's poverty rate is more than twice the City's rate of 17%.

Parcels

The Tobin Hill planning area contains roughly 732 acres of land which Bexar County Appraisal District divides into 1,693 parcels. Of the 2,580 housing units identified by the 2000 Census, only 32% were owner occupied. The Owner Occupancy map on page 65 illustrates the distribution of owner and renter occupied housing in Tobin Hill.

Residential Property Values

Of the 793 parcels identified by the land use inventory as single-family residential, the median assessed value for a single-family residential parcel, is \$20,640 while the median value for a single-family residential parcel including improvements is \$79,250.

Approximately 60% of the homes in the area are assessed at less than \$90,000, and 15% are assessed at less than \$50,000. Approximately 40% of the homes were assessed at \$90,000 or greater and 9% of the homes were assessed at \$150,000 or greater.

Single-Family Residential Assessed Value

\$ Range	Number of Units	Percent
Less than \$30,000	32	4%
\$30,000-\$49,999	84	10%
\$50,000-\$69,999	172	22%
\$70,000-\$89,999	190	24%
\$90,000-\$109,999	137	17%
\$110,000-\$129,999	68	9%
\$130,000-\$149,999	40	5%
\$150,000-\$199,999	44	6%
\$200,000 +	26	3%
TOTAL	793	--

Commercial and Office Property Values

According to the land use inventory, approximately 398 parcels are currently utilized for commercial or office uses. The median assessed value for a commercial and office parcel is \$53,760 while the median value for a commercial and office parcel including improvements is \$108,325. Approximately 28% have an assessed value of less than \$50,000.

Commercial Property Assessed Value

\$ Range	Number of Units	Percent
Less than \$30,000	72	18%
\$30,000-\$49,999	38	10%
\$50,000-\$69,999	37	9%
\$70,000-\$89,999	28	7%

\$ Range	Number of Units	Percent
\$90,000-\$109,999	26	7%
\$110,000-\$129,999	26	7%
\$130,000-\$149,999	26	7%
\$150,000-\$199,999	48	12%
\$200,000-\$299,999	42	11%
\$300,000-\$499,999	24	6%
\$500,000 +	31	8%
TOTAL	398	--

LAND USE PLAN



LAND USE PLAN

THE LAND USE PLAN HELPS DETERMINE THE USES THAT CAN BE PERMITTED IN THE FUTURE. THE LAND USE PLAN DOES NOT CONSTITUTE ZONING. IT DOES GENERALLY IDENTIFY APPROPRIATE AREAS FOR LAND USES. WITHIN EACH LAND USE, SEVERAL CORRESPONDING ZONING CATEGORIES MAY BE APPROPRIATE. RE-ZONINGS ARE DETERMINED BY PUBLIC HEARING AND MANY FACTORS MAY BE TAKEN INTO CONSIDERATION.

THE LAND USE PLAN WAS FORMULATED THROUGH A COMBINATION OF PUBLIC INPUT, STAFF ANALYSIS OF EXISTING LAND USES IN THE AREA, AND BEST PLANNING PRACTICES. THE CONFIGURATION OF LAND USE PLAN MAP IS BASED ON EXISTING USES, COMMUNITY DISCUSSIONS, THE UNIFIED DEVELOPMENT CODE (UDC) AND POLICIES FROM THE CITY'S MASTER PLAN. THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT WILL REFERENCE THE LAND USE PLAN AS A GUIDE FOR DEVELOPING STAFF RECOMMENDATIONS ON INDIVIDUAL ZONING CASES.

EXISTING LAND USE, ZONING, AND THE LAND USE PLAN

The community looked at the existing land use map as a starting point for determining the Land Use Plan. The Existing Land Use Map shows that the neighborhood is a fairly urban neighborhood that is divided relatively evenly between residential and non-residential uses. The middle of the neighborhood is primarily single family residential uses interspersed with duplexes and other multi-family uses. Commercial and office uses, with an occasional residential use, are found in the western section of the neighborhood between McCullough Ave. and San Pedro Ave. The San Antonio College Campus is located in the northwestern section of the planning area. The eastern section of the neighborhood is also a mix of uses. Located along N. St. Mary's are small commercial uses along with some residential uses. Between N St. Mary's and Broadway are industrial uses, commercial, office, multi-family and a small pocket of single-family residential uses. The southern portion of the planning area is devoted primarily to office uses.

Areas that currently have a mix of residential and commercial uses are recommended for "Mixed-Use" Land Uses. Low Density Mixed-Use is recommended along N St. Mary's and along McCullough Ave to provide a transition from the residential core to more intense commercial and office uses. It is also recommended along San Pedro Ave. to provide compatible uses with the existing Neighborhood Commercial Uses on the western side of the Corridor.

High Density Mixed-Use is recommended in the southwest portion of the neighborhood and in the eastern portion around the Pearl Brewery and Urban Segment of the San Antonio River Improvement Project. The High Density Mixed-Use category permit residential densities up

to 5 stories. Commercial uses are also encouraged in both Low Density and High Density Mixed-Use areas at intensities that are compatible with nearby residential uses as well as intensities that encourage a pedestrian environment.

The community also examined the Zoning Map which indicates uses and development standards that are currently permitted. The entire corridors of San Pedro Ave, N. Main Ave., McCullough Ave., and N St. Mary’s corridors are currently zoned for high and medium intensity commercial uses. To better reflect the existing, and historic pattern of a mix of residential and commercial uses along these corridors, the Land Use Plan recommends Low and High Density Mixed-Use land uses that allow both residential and commercial uses to co-exist.

LAND USE CATEGORY	LAND USE DESCRIPTION	CORRESPONDING ZONING
<p>LOW DENSITY RESIDENTIAL Light Yellow</p>	<ul style="list-style-type: none"> o Single-family homes on individual lots, on streets with low traffic volumes o Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category o Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes. o A limited number of duplexes are acceptable if they were originally built for that purpose. 	<p>R3, R4, R5, R6</p>
<p>MEDIUM DENSITY RESIDENTIAL Orange Yellow</p>	<ul style="list-style-type: none"> o Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses o Generally placed at the perimeter of residential areas and on collector streets o Low density residential uses are also allowed 	<p>R3, R4, R5, R6, RM-4, RM-5, RM-6</p>

LAND USE CATEGORY	LAND USE DESCRIPTION	CORRESPONDING ZONING
<p>HIGH DENSITY RESIDENTIAL Orange</p>	<ul style="list-style-type: none"> o Residential uses with more than four units on individual lots including apartment complexes and condominiums o Transition use between medium density residential and commercial uses, generally located on arterials or higher order streets o Ideally developed to be in scale, height, and massing with existing high density residential uses in the area o Medium Density uses also allowed 	<p>R3, R4, R5, R6, RM-4, RM-5, RM-6 MF-25 (2 stories), MF-33 (3 stories) , MF-40 (5 stories)</p>
<p>LOW DENSITY MIXED USE Light Brown</p>	<ul style="list-style-type: none"> o Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure) o Compatibility between commercial and residential uses o Shared parking located to rear of structure, limited curb cuts o Monument signs encouraged o Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops 	<p>R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1, FBZD</p>
<p>HIGH DENSITY MIXED USE Dark Brown</p>	<ul style="list-style-type: none"> o Well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses o Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels o Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop o New mixed use developments on larger scale sites should complement existing uses and road and pedestrian networks 	<p>RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1, O-2, FBZD</p>

LAND USE CATEGORY	LAND USE DESCRIPTION	CORRESPONDING ZONING
<p>PUBLIC/INSTITUTIONAL Blue</p>	<ul style="list-style-type: none"> o Public, quasi-public, and institutional uses that deliver local, state, or national governmental or non-profit services o The location for these services is most appropriate where they best meet the future needs of the community o Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. 	
<p>PARKS/OPEN SPACE Green</p>	<ul style="list-style-type: none"> o Parks: include public or private land uses that encourage passive or active outdoor recreation Examples include public, regional, or linear parks, hike and bike trails, and private parks associated with subdivisions o Open space: includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes Examples include conservation easements, floodplains, or drainage rights of way 	

DEVELOPMENT GUIDELINES

WITHIN THE LAND USE PLAN THERE IS A FRAMEWORK OF SMALLER DISTRICTS THAT ARE SHOWN ON THE FOLLOWING DEVELOPMENT DISTRICTS MAP. MUCH OF THE NEIGHBORHOOD IS DESIGNATED AS EITHER LOW DENSITY MIXED USE OR HIGH DENSITY MIXED USE. WHILE ALL NEW AND RENOVATED STRUCTURES SHOULD TAKE INTO ACCOUNT THE NEIGHBORING BUILDINGS AND LAND USE WHEN SELECTING APPROPRIATE APPEARANCE AND HEIGHT, THERE IS DIVERSITY IN THE FORM THE DEVELOPMENT IN EACH DISTRICT SHOULD TAKE. IN ORDER TO HELP GUIDE DEVELOPMENT AND PROVIDE FOR THESE DISTINCT AREAS OF THE NEIGHBORHOOD, THE FOLLOWING DEVELOPMENT GUIDELINES HAVE BEEN CREATED FROM NEIGHBORHOOD INPUT AND STAFF ANALYSIS.

A. SAN ANTONIO COLLEGE

- Use existing property to expand or build new campus facilities
- Build multi-level parking garages so existing surface parking areas can be used for buildings.
- In order to prevent further expansion into the commercial and residential areas of the neighborhood, encourage vertical, multi-level development rather than single level buildings.
- Create a campus that is inviting to pedestrians and that is open to the surrounding neighborhoods.

B. LOWER SAN PEDRO

- Promote businesses that draw customers from the Tobin Hill Neighborhood and beyond.
- Encourage businesses to locate along the bordering corridors (San Pedro and I-35).
- Keep a 2-3 story height in order to reflect the western side of the corridor

C. CROCKETT PARK DISTRICT

- Encourage the conservation of pre-World War II structures.
- Promote a mix of uses with a concentration of office uses, neighborhood commercial and services, and medical activities.
- Infill and rehab structures are to be used for mixed-use development.

D. MCCULLOUGH AVE. AND N. MAIN AVE. CORRIDOR

- Development should create a transition from SAC to the residential core with High Density Mixed Uses that allow up to 5 stories along N. Main Ave. and Low Density Mixed-Uses that allow up to 3 stories along McCullough Ave.
- Development along McCullough Ave. should be compatible with bordering residential districts and should encourage office and service oriented businesses.
- Encourage the conservation of architectural character through adaptive reuse.
- Businesses should utilize shared parking, on-street parking, and parking in the rear of the building.

E. MEDICAL DISTRICT

- Any expansion should be directed west and southwest of the existing hospital complex.
- Commercial uses should focus on medical activities, office, and neighborhood retail.
- Build multi-level parking garages rather than surface parking lots.

F. RESIDENTIAL CORE

- Encourage the conservation and retention of the existing housing stock.
- Infill residential development is encouraged on vacant lots and should maintain the scale and massing of the surrounding residential

structures.

- Recognize varying residential densities by allowing structures built as multi-family housing to continue this use.
- Structures built as single-family housing units should remain or be converted back to single-family housing.
- Discourage any commercial or office encroachment into the residential core.
- Rather than allowing large residential structures to fall into disrepair, additional density is acceptable in order to conserve the existing housing stock and maintain the buildings' architectural character.

G. N ST. MARY'S CORRIDOR

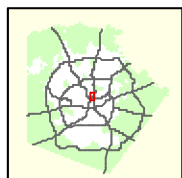
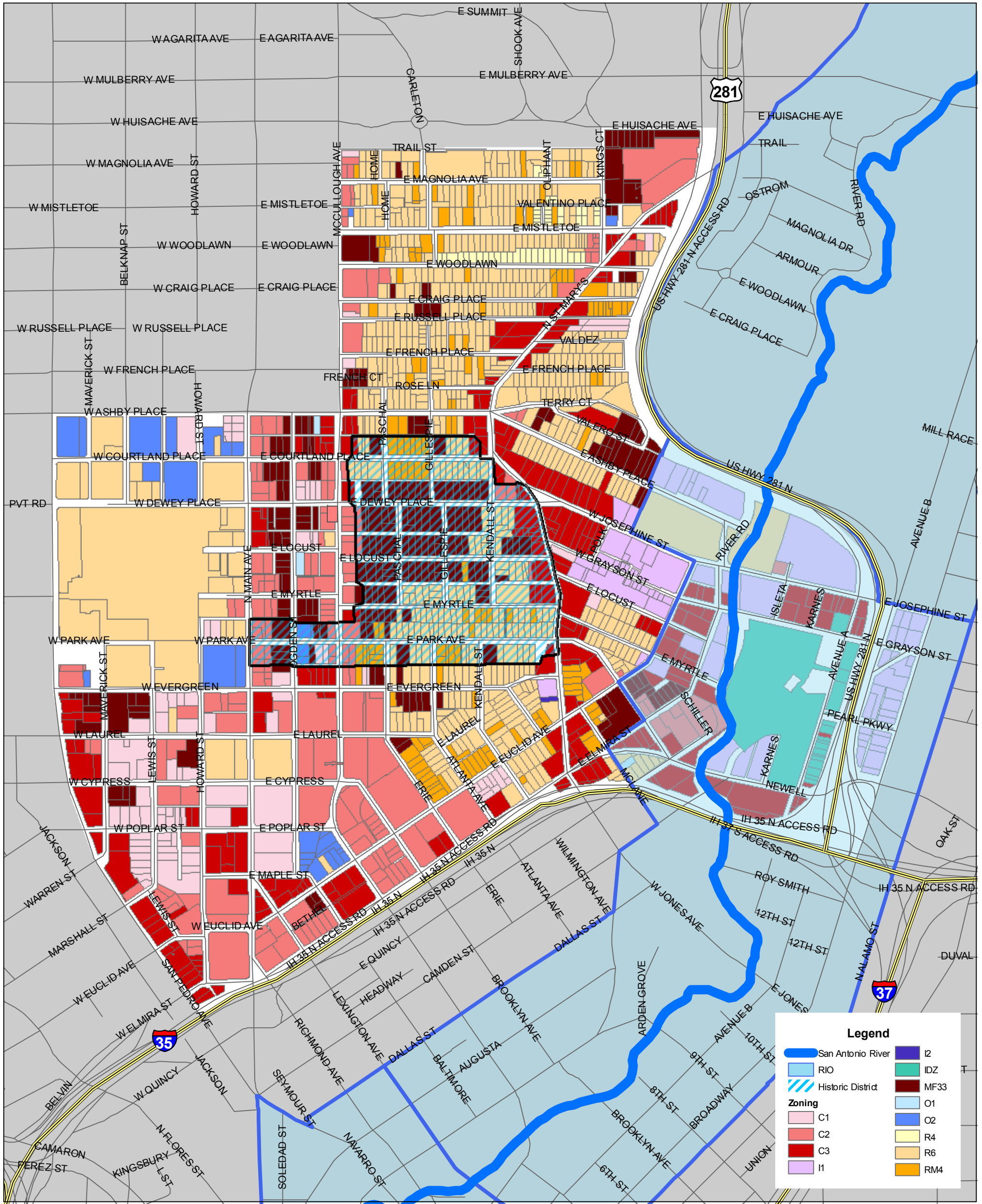
- Encourage the use of existing infrastructure and buildings.
- Create walkable corridor with restaurants, art galleries, and retail shops that focus on neighborhood uses and built at a pedestrian scale.
- Businesses should utilize shared parking, on-street parking, and parking in the rear of the building.

H. JOSEPHINE STREET DISTRICT

- Promote Josephine St. as a corridor that provides visual and physical links from the River Walk and Broadway into the center of the neighborhood.
- Develop pedestrian routes between the River Walk and N. St. Mary's that continue to San Pedro Ave.

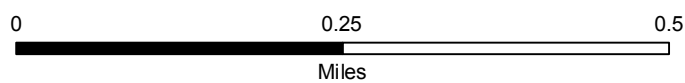
I. RIVER REDEVELOPMENT DISTRICT

- High Density Mixed Use district that has frontage on the river as well as along Broadway
- Concentrate on arts, culture, and entertainment links
- Create active and passive recreational spaces



Tobin Hill Neighborhood Plan Zoning Map

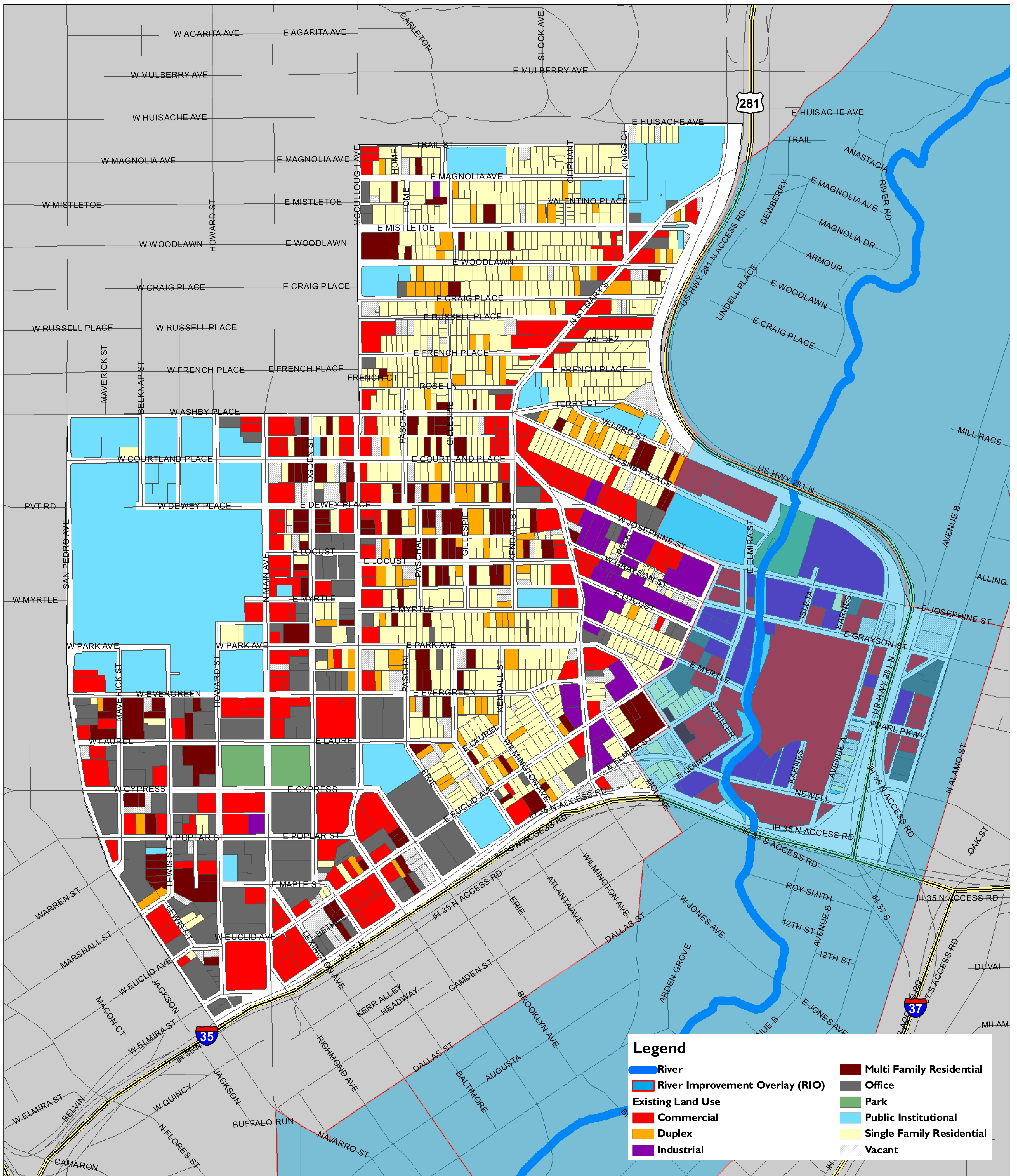
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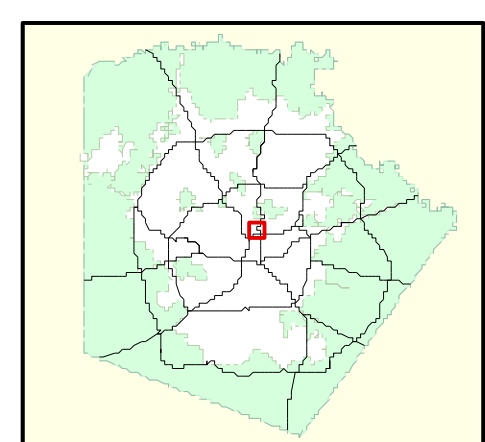
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Tobin Hill Neighborhood Plan

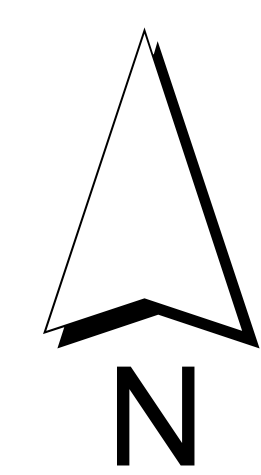
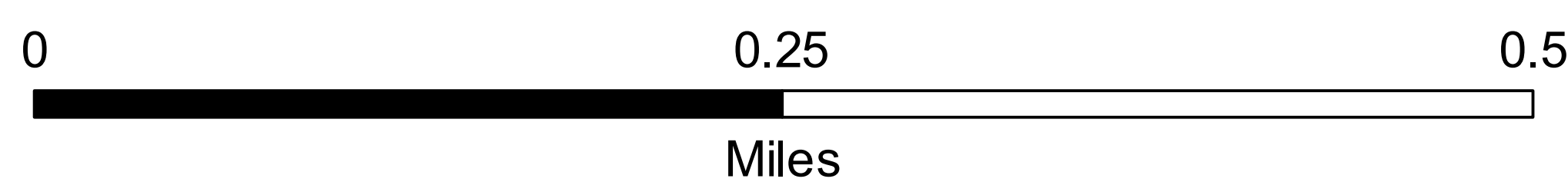
Existing Land Use and RIO



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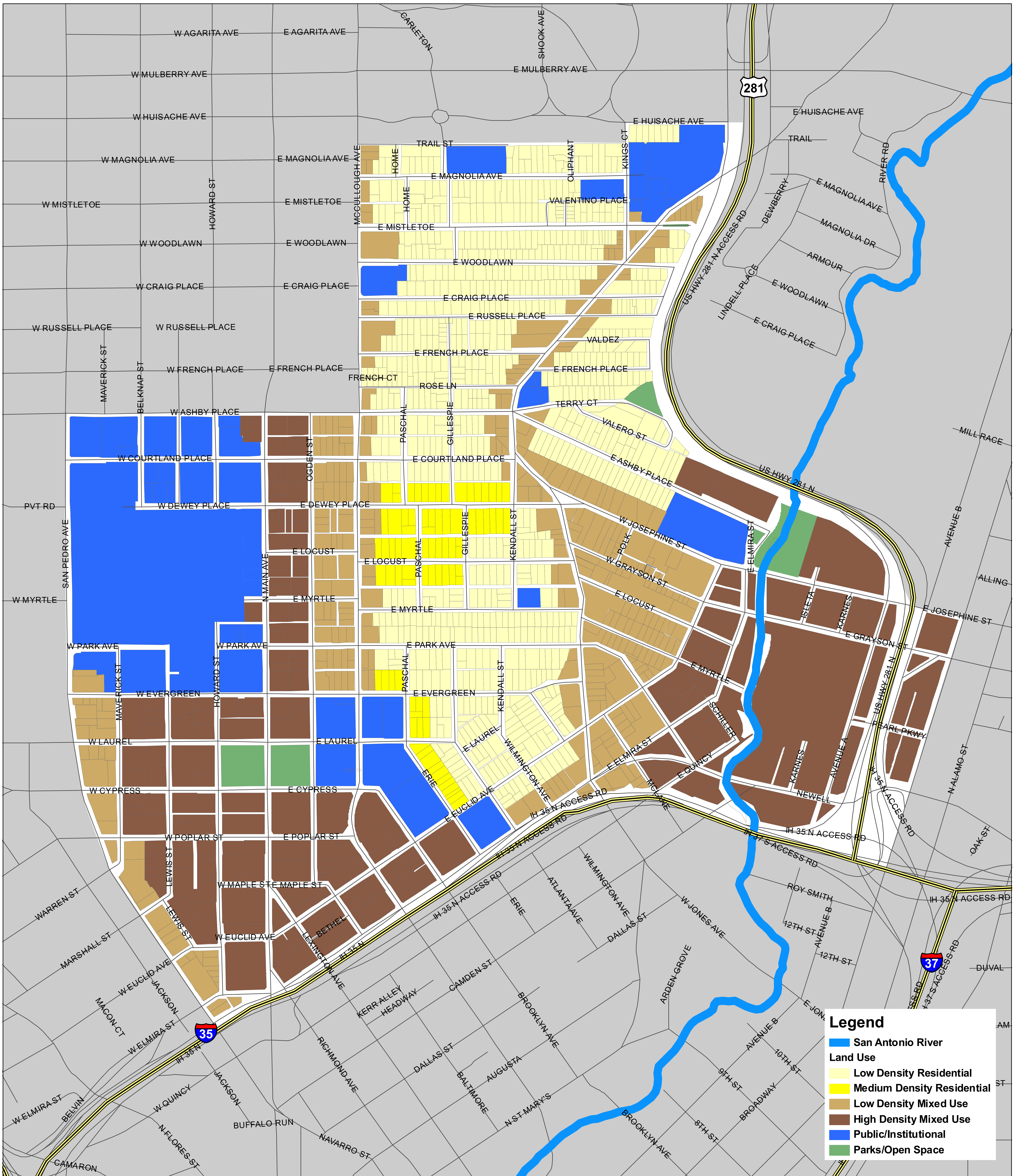
City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Beth Johnson
 Map Creation Date: August 2007
 Map File Location: Existing Land Use and RIO.mxd
 PDF Filename: Existing Land Use and RIO



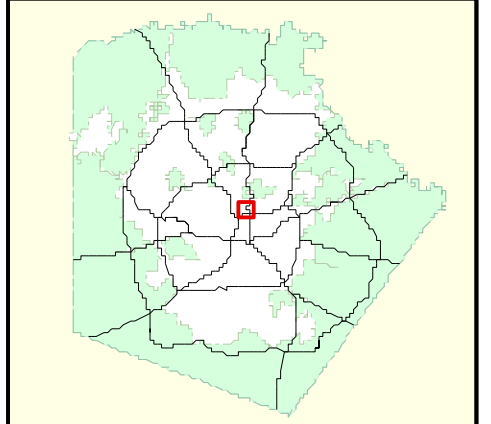
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Legend

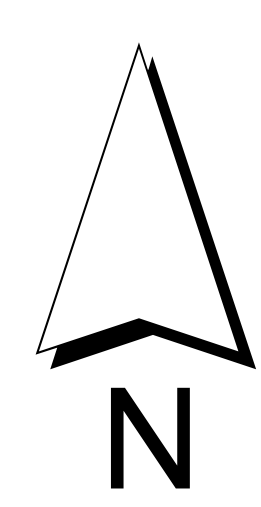
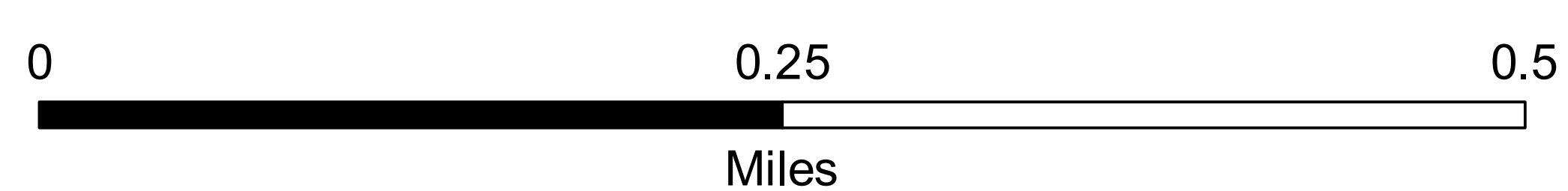
- San Antonio River
- Land Use**
- Low Density Residential
- Medium Density Residential
- Low Density Mixed Use
- High Density Mixed Use
- Public/Institutional
- Parks/Open Space



Tobin Hill Neighborhood Plan

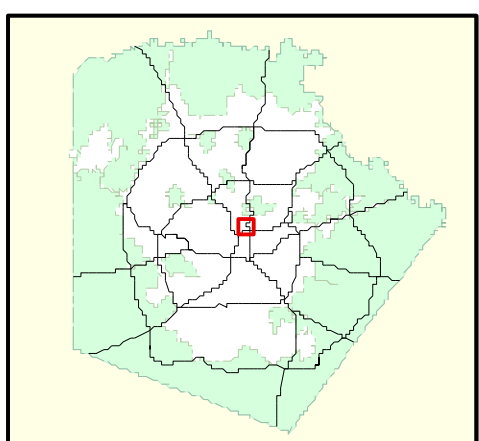
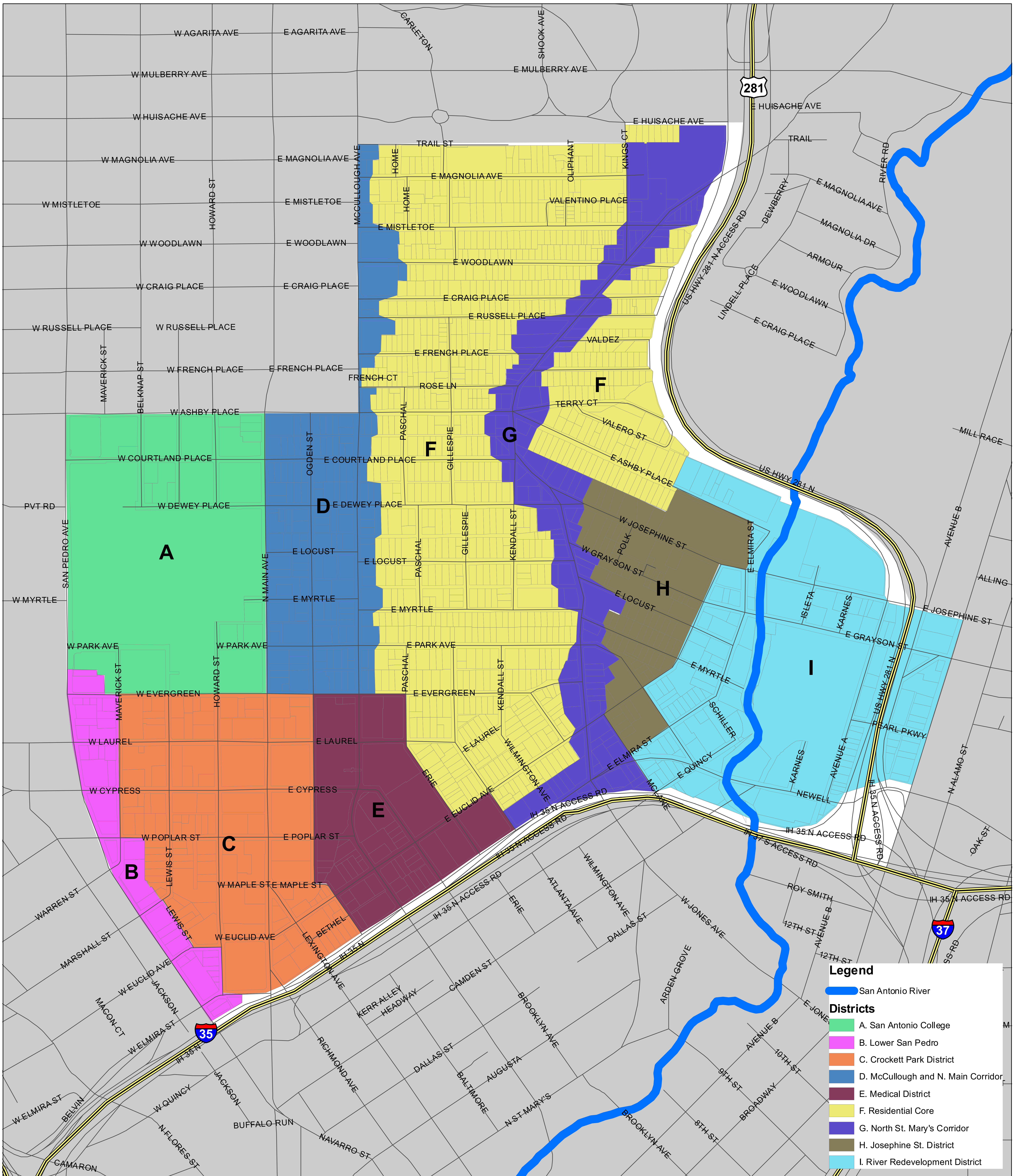
Land Use Plan

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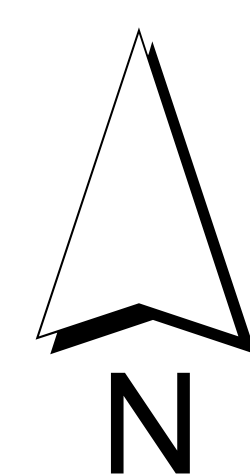
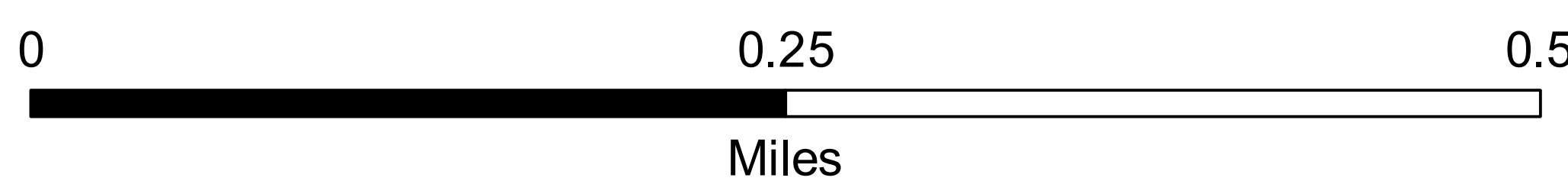
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Tobin Hill Neighborhood Plan Development Districts

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 PDF Filename: Development Districts



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GOALS AT-A-GLANCE

The following is a summary of the major goals listed in each section of the plan. Below, the at-a-glance list is a more detailed list of the goals and objectives. These two sections offer a guide to help identify specific actions steps within the plan chapters.

HOUSING AND NEIGHBORHOODS

GOAL 1: CREATE AND BUILD COMMUNITY

GOAL 2: HOUSING

GOAL 3: NEIGHBORHOOD APPEARANCE

ECONOMIC DEVELOPMENT

GOAL 4: EXISTING AND FUTURE BUSINESSES

GOAL 5: DEVELOPMENT TYPE AND DESIGN

TRANSPORTATION AND INFRASTRUCTURE

GOAL 6: TRANSPORTATION INFRASTRUCTURE

GOAL 7: TRANSPORTATION NETWORK SAFETY AND APPEARANCE

GOAL 8: PUBLIC TRANSIT

COMMUNITY HEALTH, FACILITIES, AND SERVICES

GOAL 9: COMMUNITY FACILITIES

GOAL 10: HEALTH AND WELLNESS

GOAL 11: PARKS AND RECREATION

PUBLIC SAFETY

GOAL 12: PUBIC SAFETY AND CRIME PREVENTION

LIST OF GOALS AND OBJECTIVES

HOUSING AND NEIGHBORHOODS

GOAL 1: CREATE AND BUILD COMMUNITY

- 1.1 Communication and Cooperation
- 1.2 Capacity Building
- 1.3 Neighborhood Relationships

GOAL 2: HOUSING

- 2.1 Housing Quality
- 2.2 Housing Design Guidelines and Standards
- 2.3 Homeownership
- 2.4 Housing Diversity

GOAL 3: NEIGHBORHOOD APPEARANCE

- 3.1 Code Compliance
- 3.2 Neighborhood Beatification

ECONOMIC DEVELOPMENT**GOAL 4: EXISTING AND FUTURE BUSINESSES**

- 4.1 Business Cooperation
- 4.2 Program Coordination
- 4.3 Financing and Incentives
- 4.4 Community Reinvestment

GOAL 5: DEVELOPMENT TYPE AND DESIGN

- 5.1 Use Compatibility
- 5.2 Diverse, Neighborhood Oriented Development
- 5.3 Pedestrian Environment
- 5.4 Code Compliance

TRANSPORTATION AND INFRASTRUCTURE**GOAL 6: TRANSPORTATION INFRASTRUCTURE**

- 6.1 Street Improvements and Maintenance
- 6.2 Sidewalk Improvements and Maintenance
- 6.3 Drainage Infrastructure
- 6.4 Bicycle Network

GOAL 7: TRANSPORTATION NETWORK SAFETY AND APPEARANCE

- 7.1 Transportation Control
- 7.2 Parking

- 7.3 Street Aesthetics

GOAL 8: PUBLIC TRANSIT

- 8.1 Transit Routes
- 8.2 Bus Stop Amenities and Service

COMMUNITY HEALTH, FACILITIES, AND SERVICES**GOAL 9: COMMUNITY FACILITIES**

- 9.1 Recreation and Community Programs
- 9.2 Library Use
- 9.3 San Antonio College
- 9.4 Continuing Education

GOAL 10: HEALTH AND WELLNESS

- 10.1 Health and Wellness Services and Programs
- 10.2 Hospital Facilities
- 10.3 Senior Services

GOAL 11: PARKS AND RECREATION

- 11.1 Park Facilities
- 11.2 Park Acreage
- 11.3 Park Maintenance

PUBLIC SAFETY**GOAL 12: PUBLIC SAFETY AND CRIME PREVENTION**

- 12.1 Safety
- 12.2 Community and SAPD Collaboration
- 12.3 Crime Prevention and Education
- 12.4 Noise Reduction
- 12.5 Graffiti Education, Removal, and Prevention

HOUSING AND NEIGHBORHOODS



HOUSING AND NEIGHBORHOODS

GOALS, OBJECTIVES AND ACTION STEPS

The housing and the residents form the core of the Tobin Hill neighborhood. The majority of the housing was built between 1900 and 1930 and still retains significant architectural integrity. While the parcels in the neighborhood are almost evenly split between residential and non-residential uses, the quality and maintenance of the housing is one of the top priorities for the neighborhood as a whole.

Not only does the neighborhood desire maintenance and conservation of the housing, it desires the entire neighborhood to have an inviting and appealing appearance. In order to achieve this, compliance with code regulations and providing opportunities for neighborhood beautification are key.

Outside of the residential core of Tobin Hill, there are opportunities for new mixed use development where a range of modern housing can be incorporated. Mixed use development integrates residential and commercial uses in the same structure and throughout the development of a site. When done appropriately, mixed use development adds value, minimizes automobile traffic, and enables people to live work, shop, and recreate in the same geographical area. One area that has opportunities for this type of development is adjacent to the Museum Reach of the River Walk, and another area is south of San Antonio College between San Pedro Ave and McCullough Ave.

The residents that live in the neighborhood housing are integral to the successful maintenance of the existing housing stock and future development of housing quality. Good communication and cooperation among residents, business owners, and community organizations will make the neighborhood more successful, in achieving its goals related to housing.

In this chapter, the goals, objectives, and action steps developed in the public meetings address concerns about creating and building community, housing quality and design, home ownership, and housing diversity. Code Compliance and neighborhood beautification issues are also addressed.

HOUSING AND NEIGHBORHOODS

GOALS AND OBJECTIVES AT A GLANCE

GOAL 1: CREATE AND BUILD COMMUNITY

- 1.1 Communication and Cooperation
- 1.2 Capacity Building
- 1.3 Neighborhood Relationships

GOAL 2: HOUSING

- 2.1 Housing Quality
- 2.2 Housing Design Guidelines and Standards
- 2.3 Homeownership
- 2.4 Housing Diversity

GOAL 3: NEIGHBORHOOD APPEARANCE

- 3.1 Code Compliance
- 3.2 Neighborhood Beatification

GOAL I: CREATE AND BUILD COMMUNITY

Create a neighborhood in which there is effective communication, cooperation, and relationships among the residents, business owners, and organizations.

OBJECTIVE I.1 COMMUNICATION AND COOPERATION

IMPROVE COMMUNICATION AND COOPERATION WITHIN THE NEIGHBORHOOD AND AMONG NEIGHBORHOOD/COMMUNITY ORGANIZATIONS.

I.1.1 Create neighborhood resources, such as newsletters, resource books, and kiosks to keep residents and business owners informed about activities, events and programs in the neighborhood.

- Create a newsletter that provides a calendar of community events, services, and programs and distribute to all residents, businesses, community organizations, and religious facilities.
- Create a neighborhood resource book or database that includes neighborhood and community organizations, public services and facilities, religious facilities, restaurants, shops, health services, recreational opportunities and facilities, and other resources available to the residents. This can be given to new residents when they move into the area.
- Create kiosks at key locations, such as parks and bus stops, which provide a place to post announcements for neighborhood events, meetings, and resources.
- Create a neighborhood e-mail list-serve that can be used to announce events, programs, meetings, and services.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Faith Based Organizations, United Way, Neighborhood/Community Organizations, Neighborhood businesses, Neighborhood Associations, VIA, COSA Parks & Recreation Department

Proposed Funding Sources: Minimal/Volunteer

I.1.2 Increase communication and cooperation among complimentary neighborhood and community organizations as well as businesses through periodic roundtable discussions.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Housing Non-Profits, Faith-Based Groups, Neighborhood Associations and other Community Organizations, COPS / Metro Alliance

Proposed Funding Sources: Minimal/Volunteer

1.1.3 Create a neighborhood branding tool that can be used by residents, neighborhood associations, and businesses in order to have a more unified identification for the Tobin Hill Neighborhood.

- Give a copy of the neighborhood logo to Convention and Visitors Bureau to use in their publications (print and digital) of Heritage Areas.
- Use the logo or neighborhood design elements when advertising neighborhood events in newspapers or other publications.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Housing Non-Profits, Faith-Based Groups, Neighborhood Associations and other Community Organizations, COPS / Metro Alliance

Proposed Funding Sources: Minimal/Volunteer

OBJECTIVE 1.2: CAPACITY AND EFFECTIVENESS

CONTINUE TO DEVELOP THE KNOWLEDGE, SKILLS, AND EFFECTIVENESS OF THE NEIGHBORHOOD THROUGH ROUTINE TRAINING AND LEADERSHIP DEVELOPMENT.

1.2.1 Take advantage of ongoing services and programs sponsored by the Neighborhood Resource Center (NRC) and Enterprise Foundation's Community Leadership Institute.

- Participate in the annual Neighborhood Conference sponsored by the NRC and nominate local neighborhood residents and leaders to participate in the annual Neighborhood Leadership Development Program.
- Investigate and take advantage of the technical resources available at the NRC store and subscribe to NRC's The Resource.

The Neighborhood Resource Center (NRC) is a local non-profit that promotes the formation and ongoing development of neighborhood associations by providing services and programs that address learning and capacity building needs

- Apply and participate in the Enterprise Foundation’s Community Leadership Institute, which selects up to 25 neighborhood representatives each year for an intensive “lesson plan and project” over a six-month period.

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Resource Center, Faith-Based Groups, Neighborhood Associations, Enterprise Foundation, COSA Planning and Community Development Department

Proposed Funding Sources: Minimal/Volunteer

OBJECTIVE 1.3: NEIGHBORHOOD RELATIONSHIPS

PROVIDE OPPORTUNITIES FOR RESIDENTS AND BUSINESS OWNERS TO INTERACT AND BECOME ACQUAINTED WITH EACH OTHER.

1.3.1 Hold an annual neighborhood “Meet and Greet” or neighborhood picnic during the Neighborhood Night Out Celebration in August to provide a chance for neighbors to get to know each other.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Faith Based Organizations, Neighborhood/Community Organizations, Neighborhood Associations

Proposed Funding Sources: Minimal/Volunteer

1.3.2 Organize a monthly or quarterly neighborhood social that includes homeowners, renters, and businesses.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Faith Based Organizations, Neighborhood/Community Organizations, Neighborhood Associations

Proposed Funding Sources: Minimal/Volunteer

1.3.3 Encourage neighbor to neighbor communication to address small issues like parking, noise control, and housing and yard maintenance rather than calling code compliance and/or the police.

- Offer to help elderly neighbors with housing and yard maintenance.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Faith Based Organizations, Neighborhood/Community Organizations

Proposed Funding Sources: Minimal/Volunteer

GOAL 2: HOUSING

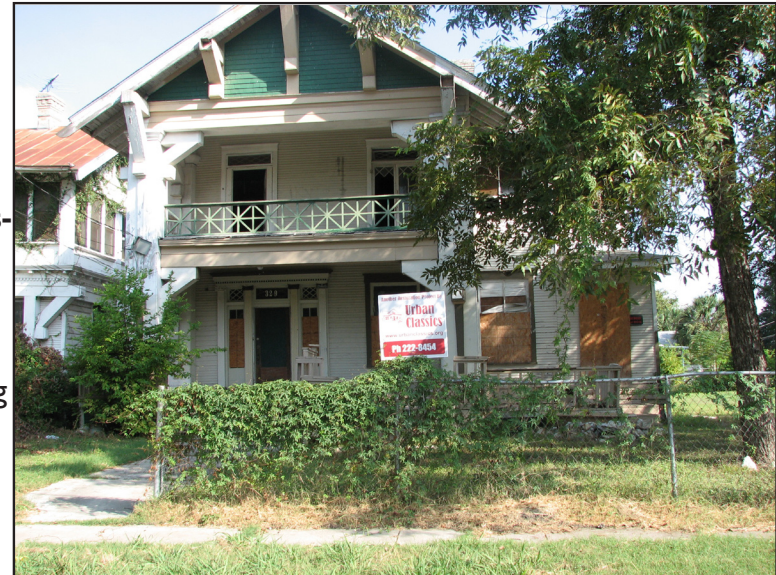
Improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

OBJECTIVE 2.1: HOUSING QUALITY

ENCOURAGE INVESTMENT IN THE REHABILITATION AND MAINTENANCE OF THE EXISTING HOUSING STOCK IN THE NEIGHBORHOOD.

2.1.1 Educate realtors, potential residents, current residents and investors about the community's unique assets and the rehabilitation/restoration potential of the area's housing.

- In a brochure, publicize before and after photos of rehabilitated homes to highlight what is achievable and include information about the housing types, development patterns and amenities in the area.
- Organize a Housing Tour to increase awareness of the restoration potential of the area's housing. Use the tour to showcase good restoration examples and spark people's imagination. The tour can also showcase good examples of xeriscaping.
- Highlight newly renovated homes in a neighborhood newsletter and give a yearly neighborhood beautification award to recognize housing



Urban Classics, a non-profit organization in San Antonio that rehabilitates historical homes, has a large presence in Tobin Hill.

maintenance and/or rehabilitation work completed in the neighborhood.

- Create a neighborhood calendar with photos of renovated homes and stories about how the owner accomplished the renovation.

Timeline: Mid

Lead Partners: Neighborhood Associations

The Repair and Modification Program (R.A.M.P.), offered through the San Antonio Alternative Housing Corporation, allows property owners, especially low income families, the opportunity to improve properties for minimal costs. These programs should be identified and included in community newsletters and flyers.

Owner-Occupied Rehabilitation/Reconstruction Program: The COSA Housing and Neighborhood Services Department is responsible for the Owner-Occupied Rehabilitation/Reconstruction Program through which homeowners who are low-income in need of home repair can apply for financial assistance to renovate their house. If determined eligible after fulfilling a series of requirements, a construction specialist assesses the property to determine the repairs necessary to meet local building codes. If a project is deemed economically infeasible for repairs, the home is reconstructed. For more information call 207-5416.

Proposed Partnerships: Neighbors, VIA, San Antonio Conservation Society, COSA Planning and Community Development Department- Historic Preservation Division, Local businesses (who sell restoration items), Local Realtors, COSA Housing and Neighborhood Services Department- Neighborhood Action Division, Master Gardeners, Master Naturalists

Proposed Funding Sources: Sponsors

2.1.2 Educate homeowners and landlords about the “how to’s” of home rehabilitation and repairs, including maintenance and do it your self techniques as well as low-cost financing programs for both home owners and landlords.

- Contact the COSA Housing and Neighborhood Services Department- Neighborhood Action Division about the Renter Rehabilitation and the Owner-Occupied Rehabilitation Program and hold an information session to educate residents about the programs.
- Increased efforts will be necessary to contact and educate rental property owners that do not live in the area or the City.
- Renters should also be encouraged to help with the upkeep of residential rental properties.
- Send information on rehabilitation programs to owners of rental properties that need improvements.
- Utilize planning area neighborhood association meetings and newsletters to periodically promote and educate the community about basic home repair, programs and financial institutions that offer loans and assistance with revitalization, including home equity loans and reverse mortgages.
- Conduct workshops or hold a Housing Maintenance Fair on how to perform home repairs and landscaping.
- Create a referral list of contractors, materials, and programs that neighborhood residents have found helpful and reliable.

Timeline: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Housing and Neighborhood Services Department-Neighborhood Action, Enterprise Foundation, COSA Economic Development Department, COSA Community Initiatives Fair Housing Program, U.U. Housing Assistance Corporation, ACORN San Antonio, UU Housing Corp, Local banks, San Antonio Alternative Housing Corporation RAMP , San Antonio Greater Builders Association, Greater San Antonio Chamber of Commerce, Home Depot or Lowe's

Proposed Funding Sources: Minimal/Volunteer, Existing Programs, Grants, Private Funding

2.1.3 Identify dilapidated and vacant housing stock in the neighborhood and hold property owners of vacant property accountable for maintenance. Encourage them to find tenants or to sell the property to provide more opportunities for homeownership in the neighborhood.

- Utilize the Age of Structure map in this document to identify areas with clusters of aging or historic housing stock.

Dilapidated structures such as this one are not only dangerous, but also contribute to neighborhood neglect and increased crime rates.



- Use Bexar County Appraisal data to find the owners of the housing and work with them to find appropriate funding for rehabilitation.
- Write or contact the owners to encourage them to upgrade their property or sell it to someone who will improve the property.

Timeline: Mid

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Non-profit Housing Agencies, San Antonio Conservation Society, COSA Planning and Community Development Department, Rebuilding Together San Antonio, COSA Housing and Neighborhood Services- Code Compliance Division,

UUHAC was incorporated in 1989 to assist low and moderate income persons with their housing needs in Bexar County. Since 1994, it has offered the same owner-occupied rehabilitation/reconstruction program as the City in District One, with funds made available by the City. In addition, it assists homeowners with private financing and construction management for home repair and provides in-fill housing in the district. UU HAC offers financial literacy and homebuyer education courses and individual financial counseling.

The Rental Rehabilitation Program (RRP) utilizes Community Development Block Grant (CDBG) and HOME Investment Partnership Act funds to offer rental property owners low-interest financing to cover the cost of repairs on single-family and multi-family investment rental property. The property must have structural damage to at least one major system component, to include: mechanical, electrical, plumbing, foundation; and/or roof. Public loans are available year round, providing a ready source of financing for investors. Property owners must rent the rehabilitated units to low-income families at Fair Market rates or below.

City Council District 1 Office, Neighborhood Associations

Proposed Funding Sources: Grants, Historic Tax Exemption Program, and Private Funding

2.1.4 Diminish occurrences of commercial encroachment into residential areas.

Many structures located on main arterials are transitioning from residential to commercial uses. Preventing the encroachment of commerce on residential areas is an important part of preserving the character of Tobin Hill.



How to ID property owner on BCAD website

1. On the main website, hit “Property Search” box on the right side of the page.
2. On the “Property Search” page, select search type as “Property Address”
3. Type in the address in the Property Address box and search. <http://www.bcad.org/>

- Utilize information obtained in the rezoning process to identify proposed commercial projects.
- Use the Plan’s Future Land Use Map to educate/inform potential commercial developers of preferred land use.
- Identify locations where the Plan’s Land Use Map encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council hearings.

Timeline: Immediate and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Associations, COSA Development Services Department, COSA Planning and Community Development Department

Proposed Funding Sources: Minimal/Volunteer

OBJECTIVE 2.2: HOUSING DESIGN GUIDELINES AND STANDARDS

CREATE DESIGN GUIDELINES AND WHEN APPROPRIATE DESIGN STANDARDS TO PROMOTE APPROPRIATE REHABILITATION AND NEW DEVELOPMENT IN THE NEIGHBORHOOD’S RESIDENTIAL AREAS.

2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.

- Produce a survey of successful infill housing projects in the neighborhood and around San Antonio as a guide for future housing development.
- Foster relationships with agencies that can provide infill housing in order to help with the

process of utilizing vacant residential parcels and improving the quality of housing in the planning area.

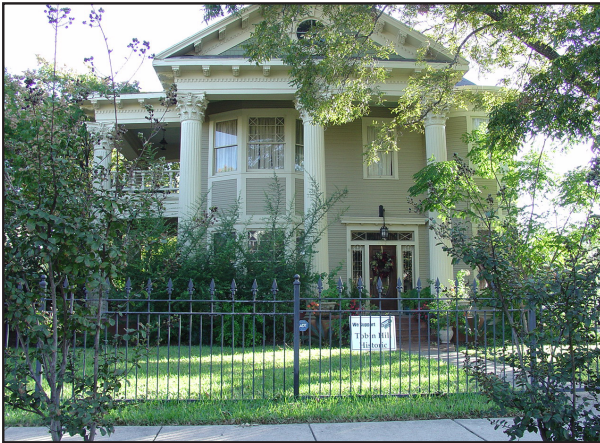
- Utilize existing land use map to identify potential infill housing sites.
- Partner with area market rate developers with recent infill housing experience to encourage them to take on additional projects in the area.
- Partner with area non-profit housing developers to identify appropriate types and locations of affordable infill housing.
- Contact the COSA Economic Development Department about the Incentive Scorecard's latest tools for Infill Development.

Timeline: Mid

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Non-profit Housing Developers and Market Rate Housing Developers

Proposed Funding Sources: Private, Public (Federal and State)



Pictured above is a historical structure that has been well maintained. Designating areas such as Tobin Hill historic or Neighborhood Conservation Districts helps the area maintain its unique character.

2.2.2 Explore the possibility of creating Historic Districts and/or Neighborhood Conservation Districts (NCD) in the planning area.

- Coordinate with COSA Planning and Community Development Department to identify preferred areas for designation and learn about the application procedure (Either Historic or Neighborhood Conservation districts will include required design standards).
- If neither NCD nor Historic Districts are feasible, with the help of the COSA Planning and Community Development Department-Neighborhood and Urban Design Division, create voluntary standards (guidelines) for the preferred style and form of new development; the document can be shared with new

Neighborhood Conservation Districts (NCD) are zoning overlays that supplement existing zoning categories by adding elements related to housing design, building materials, height and massing, setbacks, etc. They do not control the use of the property, but rather the appearance. NCD's ensure that new development is consistent with the preferred qualities and characteristics of existing older neighborhoods.

Historic Districts

A historic district is an area, urban or rural, which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters having historical, architectural, archaeological, and cultural significance. Historic Districts are zoning overlays which supplement existing zoning categories by adding development codes that are specific to historic properties.

The **USGBC** Central Texas-Balcones Chapter mission is to serve as a local interface for the building industry and the local community to promote-sustainable development practices throughout the region.
<http://www.usgbc.org/chapters/centraltexas/>

The City of San Antonio's **Historic Preservation and Design Review Division** reviews all exterior modifications to properties that are San Antonio historic landmarks or are located within a city historic district. The Historic Preservation and Design Review Division provides incentives to encourage preservation, including City ad valorem (property) tax exemptions for "substantial rehabilitations of historic buildings in need of repair" and for owner-occupied residences in new historic districts. Homeowners in new historic districts receive a 20% tax exemption on the City portion of their property taxes for 10 years for owning and living home in the district. Long-time homeowners, those in continued residency during the initial 10 years of historic district status, will receive a 5 year extension of the 20% tax exemption on the City portion of their property taxes. Rental property owners, if they renovate a property and lease at least 40% of the units to low/mod tenants, will pay zero taxes for the City portion of their property tax bill, for 10 years. Residential property owners who renovate their property pay zero taxes on the City portion of their property tax bill for the first 5 years, and 50% of taxes on the City portion of the second 5 years.

developers or existing residents who want to rehabilitate or renovate existing housing.

Timeline: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Planning and Community Development Department, Neighborhood Associations

Proposed Funding Sources: Minimal/Volunteer

2.2.3 Encourage mixed use development where appropriate

- Identify locations where the plan encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council hearings.
- Promote the Development Guidelines in the Land Use section of this document to help provide appropriate new development.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Development Community, COSA Planning and Community Development Department

Proposed Funding Sources: Minimal/Volunteer

2.2.4 Encourage "green" technologies in the design of new and existing housing in the neighborhood.

- Encourage weatherization and energy conservation measures in houses.
- Connect with the Central Texas-Balcones Chapter (located in Austin) of the U.S. Green Buildings Council (USGBC), Metropolitan Partnership for Energy, and/or Solar San Antonio for information and guidance.
- Invite CPS to neighborhood meetings to discuss their Smart Energy program and other ways that the neighborhood residences can become more energy efficient.
- Contact the COSA Economic Development Department about the Incentive Scorecard's latest tools for Green Developments.

Timeline: Short ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: UTSA, U.S. Green Buildings Council (USGBC), CPS energy, AACOG, Metropolitan Partnership for Energy, Solar San Antonio

Proposed Funding Sources: Grants, Public Funding, AACOG-Weatherization Assistance Program

OBJECTIVE 2.3: HOMEOWNERSHIP

ENCOURAGE HOMEOWNERSHIP IN THE NEIGHBORHOOD AND PROMOTE PROGRAMS THAT AID IN CREATING MORE HOMEOWNERSHIP OPPORTUNITIES FOR RESIDENTS OF TOBIN HILL.

2.3.1 Work with local financial institutions and non-profit housing developers to secure loans and grants that assist with homeownership.

- Conduct outreach to key local financial institutions and non-profit housing providers and work with them to identify potential loans available to the community.
- Help to advertise loan programs at neighborhood association meetings and in neighborhood association newsletters.

Timelines: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Financial Institutions, Area Non-Profit Housing Providers, Neighborhood Associations, San Antonio Alternative Housing Corporation, UU Housing Assistance Corporation, San Antonio Housing Authority- Homeownership Program, City of San Antonio Community Initiatives Department (IDA)

Proposed Funding Sources: Minimal/Volunteer

2.3.2 Participate in the City of San Antonio's Homebuyer's Club Program, Homeownership Incentive Program (HIP) and the Individual Development Account (IDA) Program.

- Coordinate with COSA Neighborhood Action Division to secure participation in these programs.
- Contact VIA and request that program information be posted inside their buses and

The Homebuyer's Club Program, administered by COSA Neighborhood Action Division, answers many potential homebuyers questions related to financing, homeowner's insurance, and homeowner's rights. As part of the program homebuyer classes are held, guest speakers are invited, and credit counseling is provided. The program is free of charge and open to the public.

The Individual Development Account (**IDA**) Program is a special match savings program for people with limited income. IDA members will receive extra dollars and the tools needed to get a head start on building for their future by securing long term assets. These assets include gaining secondary education and purchasing a home. For every dollar you save – up to \$1000 – the City of San Antonio will match it with four dollars (\$4 to \$1).

The Homeownership Incentive Program (HIP) assists eligible persons who are buying a new or existing home within the City limits by helping them with the required down payment, closing costs, and prepaid interest through low interest loans. Qualification for the program is contingent upon several factors, including income and previous enrollment in the City of San Antonio Homebuyer's Club.

provide information in a Neighborhood Newsletter.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnership: COSA Housing and Neighborhood Services Department-Neighborhood Action Division, COSA Planning and Community Development Department, VIA, ACRON, UU Housing Corporation, Dequir Adelante Center

Proposed Funding Sources: Minimal/Volunteer, Down Payment Assistance Programs, Local Funding (COSA)



Among the many housing assistance programs in the City of San Antonio is UU Housing Assistance Corporation, located within Tobin Hill itself. Operating as a housing assistance rehabilitation program, UU Housing Assistance Corporation serves the older neighborhoods located just north of Downtown.

2.3.3 Identify and explore solutions to perceived tax appraisal issues

- Investigate Bexar Appraisal District valuation process and invite representatives to speak to area neighborhood associations regarding the process
- Identify and/or inventory most common complaints regarding process within the planning area and develop dialogue with local state representative or Bexar Appraisal District to discuss potential solutions.
- Promote the use of tax exemptions and abatements for eligible homeowners including:
 - Homestead Tax Exemption
 - Over 65 Tax Freeze
 - 100% Disability Tax Exemption
 - Disabled Veteran Tax Exemption
 - Historic Tax Incentives including Federal Tax Credits and Local Tax Incentives

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Bexar County Appraisal District, COSA Planning and Community Development-Historic Preservation Division

Proposed Funding Sources: Minimal/Volunteer



Investment in Tobin Hill by developers can be positive for the community if it is well designed. Neighborhood involvement in new development can help steer it in the right direction.

OBJECTIVE 2.4: HOUSING DIVERSITY

PROMOTE A DIVERSE VARIETY OF HOUSING STOCK IN THE NEIGHBORHOOD THAT SUSTAINS ALL AGES AND ECONOMIC GROUPS.

2.4.1 While preserving the neighborhood's historic housing inventory, encourage the utilization of available land to develop single family homes in the residential core of the neighborhood and, where appropriate, higher density housing (townhomes, condos, apartments) in areas designated as Low Density and High Density Mixed Use (see Development Guidelines).

- Identify and inventory potential vacant or under-utilized sites available for development of a variety of housing types.
- Approach quality builders and non-profit housing developers who may become interested in building in the area.

Timeline: Long

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: City Council District 1, COSA Planning and Community Development Department, San Antonio Builders, Neighborhood Housing Services, San Antonio Alternative Housing, UU Housing Assistance Corporation

Proposed Funding Sources: Private sector

2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

- Encourage architectural design that takes into account the unique nature of Tobin Hill's housing stock.
- Explore the use of environmentally sensitive housing and green building practices to improve housing stock.
- Ensure that new housing stock meets the needs of a mix of income levels and a mix of ages.

Timeline: Mid to Long

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Housing Services, San Antonio Alternative Housing, American Sunrise, Merced Housing, market-rate housing developers, Neighborhood Associations, San Antonio Housing Authority (SAHA), COSA Housing and Neighborhood Services, UU Housing Assistance Corpora-

tion

Proposed Funding Sources: State, Federal, Local, Private funding

GOAL 3: NEIGHBORHOOD APPEARANCE

Ensure neighborhood compliance with basic City codes and work toward the beautification of private and public spaces.

OBJECTIVE 3.1: CODE COMPLIANCE

PROMOTE PROPER MAINTENANCE OF PUBLIC AND PRIVATE SPACES AND WORK WITH THE CITY OF SAN ANTONIO CODE COMPLIANCE DEPARTMENT TO IDENTIFY CODE COMPLIANCE INFRACTIONS THAT AFFECT NEIGHBORHOOD APPEARANCE.

3.1.1 Proactively address dilapidated and un-maintained housing and apartment complexes by educating neighborhood residents and business owners about issues and working with Code Compliance officers.

- Participate in the Blue Card notification program and educate the neighborhood about compliance issues by having a Code Compliance officer speak at Neighborhood Association meetings about basic regulations and violations.
- Work with COSA Code Compliance to identify strategies for addressing property maintenance issues and code compliance infractions.
 - Create a list of addresses to be investigated for minimum housing standards.
 - Become familiar with the Dangerous Structures designation process and create a dialogue with the Code Compliance Officer to identify structures that meet the criteria for designation.
 - Assign a resident to work with the Code Compliance Department to write a monthly article to submit to neighborhood newsletters. Coordinate with the Code Compliance officer to concentrate on enforcing the issue identified that month.

COSA Code Compliance offers a **Blue Card Notification Program** whereby neighborhood residents can send a friendly, yet formal notification postcard requesting that fellow neighbors or property owners correct code compliance infractions in the spirit of community improvement. The program also includes a method for follow up with Code Compliance on the specific infraction being addressed.

Timeline: Short to Mid

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Neighborhood and Housing Services-Code Compliance Division, Neighborhood Associations

Proposed Funding Sources: Minimal/Volunteer



Dangerous structures such as this house should be reported to 311. Utilizing the 311 services is one of the best ways to help maintain the appearance of the neighborhood.

3.1.2 Promote the use of the City's 311 Citizen Call Center for reporting illegal construction, dilapidated buildings, code violations, street maintenance needs, and safety concerns.

- Request flyers from COSA Customer Service to distribute
- Participate in block walking campaigns
- Display posters in store windows
- Publish related information in neighborhood association newsletters

Timeline: Immediate and ongoing

Lead partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Customer Service Department, Neighborhood Associations

Proposed Funding Sources: Existing programs

3.1.3 Insure proper maintenance of alley ways.

- Encourage residents to maintain the alley way abutting their property as required by the City.

- Conduct a community survey, and/or coordinate with COSA Public Works to identify all official alleys in the planning area.
- Include information in neighborhood association meetings and newsletters identifying proper protocol for alley maintenance.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Associations, COSA Housing and Neighborhood Services Department-Code Compliance Division, COSA Public Works

Proposed Funding Sources: Minimal/Volunteer

3.1.4 Provide information on responsible pet ownership and animal welfare to neighborhood groups and organizations.

- Establish biannual information campaigns at local libraries, schools, and animal welfare facilities.

311 is a simple, easy-to-remember telephone number which connects citizens with specially-trained customer service representatives who are ready to help with City service requests, including potholes, stray animals, street signs, trash collection and general City information. **311** provides access to customer service assistance 24-hours a day, seven days a week.

- Discuss city licensing requirements, animal welfare issues and animal code (e.g., the number of dogs, cats and/or chickens allowed per household) at neighborhood association meetings.
- Promote the use of 311 to report stray animals in the neighborhood and surrounding areas.
- Promote prevention practices by having the Spay-Neuter Assistance Program (SNAP) mobile unit visit the neighborhood on a periodic basis and encouraging residents to use the Animal Resource Center, Man & Beast, and SKAT (Stray Cats) for low-cost or free neutering services.

The **Dial-A-Trailer** program allows local non-profits to reserve a 37 cubic yard capacity trash truck for a Saturday neighborhood clean-up event. The trash truck can be used to remove larger items like old sofas or brush from the premises.

The Housing and Neighborhood Services Department's **Community Tool Shed** is an extension of the Extreme Sweep Program. The Tool Shed inventory includes lawn mowers, weed eaters, chain saws, hand tools and paint supplies to support neighborhood beautification projects. Tools may be reserved by contacting Sweep Staff two weeks prior to scheduled clean-up events and coordinating pick-up and drop-off dates/times. To qualify for the use of the Community Tool Shed equipment, individuals or organizations must provide the following information: point of contact information, description of service project to be completed (including location/address), and the number of volunteers to be coordinated.

Timeline: Mid

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Animal Care Department, Humane Society, PTAs, Girl and Boy Scouts, Spay/Neuter Assistance Program (SNAP), Animal Resource Center, Man & Beast, Animal Defense League of San Antonio, SKAT

Proposed Funding Sources: Existing Programs

OBJECTIVE 3.2: NEIGHBORHOOD BEAUTIFICATION

IMPROVE THE APPEARANCE OF AREA NEIGHBORHOODS BY PROMOTING LITTER MITIGATION, AREA WIDE CLEANUPS, LANDSCAPING AND TREE PLANTING.

3.2.1 Hold neighborhood clean-up and recycling days several times a year. Recruit residents and local businesses, including youth, to assist with clean-up events and neighborhood projects.

- Reserve a garbage truck from Keep San Antonio Beautiful's Dial-A-Trailer Program for the clean-up so people can dispose of unwanted items and trash including old sofas, brush and tires.
- Ask church groups to work with the neighborhoods on beautification and improvement projects.
- Work with COSA police officers to get probationers and juvenile detention youth to provide labor to help clean up graffiti, trash, alleys and neighborhood eyesores.
- Enlist the help of school and youth organizations (student council, environmental clubs, ROTC, Boy and Girl Scout troops etc.), to help with beautification projects.

Timeline: Short and ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Keep San Antonio Beautiful, COSA Solid Waste Management Department, SAFE Officers, COSA Housing and Neighborhood Services Department, local businesses, Faith Based Organizations, school organizations

Proposed Funding Sources: Minimal/Volunteer

3.2.2 Provide assistance to homeowners unable to comply with Code Compliance requirements due to advanced age and/or financial hardships.

- Establish neighbor-to-neighbor assistance program to help residents, particularly the elderly, correct code compliance violations.

Timeline: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Neighborhood Associations, School District Youth Service Programs, Faith Based Organizations, College Service Organizations, COPS/Metro Alliance, COSA Housing and Neighborhood Services Department-Community Toolbox

Proposed Funding Sources: Minimal/Volunteer, Private donations

3.2.3 Participate in Keep San Antonio Beautiful's Adopt-A-Spot Litter Control Program and VIA's Adopt-A Shelter Program.

- Coordinate with Keep San Antonio Beautiful and VIA to bring the programs to major corridors in Tobin Hill, such as San Pedro, Main, McCullough and St. Mary's.

Timeline: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Keep San Antonio Beautiful, VIA Faith-Based Organizations, school groups, environmental groups, Neighborhood Associations, Local businesses

Proposed Funding Sources: Minimal/Volunteer

Keep San Antonio Beautiful sponsors a program called Adopt-A-Spot, modeled after the Texas Department of Transportation's Adopt-A-Highway program, that encourages to remove litter from drainage channels, medians, and right-of-ways on City of San Antonio property. Groups can sign a maintenance agreement to work three times a year for a two-year minimum to remove litter, trim trees, mow, and paint over graffiti. In exchange, a sign will be posted with the group's name on it to designate it as an Adopt-A-Spot.

VIA's **Adopt-A-Shelter program** helps to provide immediate attention to maintenance concerns, graffiti removal, repairs, and security concerns at Bus Stop Shelters. Groups that sponsor a shelter assist in the removal of debris between VIA's scheduled cleaning and report the need for repairs or graffiti removal. Call VIA at 362-2370 for information.



A well landscaped yard is just as important as a well kept house. Pride in ownership shows pride in the neighborhood and will not only improve property values but deter crime and vandalism.

Timeline: Short

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Texas A&M Agricultural Research & Extension Center, COSA Arborist, Master Gardener, CPS, SAWS, Keep San Antonio Beautiful

Proposed Funding Sources: Same as partnerships

3.2.5 Identify, recognize and showcase residents and businesses that plant trees in parking lots or beautify their properties.

- Write an article on the improvement and submit it to local newspapers for publication.
- Have a yearly “neighborhood improvement” award that recognizes the most improved business and residential landscapes.
- Solicit donations of plants, gift certificates or other rewards for owners of exemplary landscapes.
- Recognize improved business and residential landscapes on City Council District I public access TV shows.

Timeline: Mid

3.2.4 Educate residents and business owners on the benefits of landscaping and ways to improve trees and vegetation on their properties. Aim for a variety of tree species, especially species known for their bioremediation ability, to help clean the air, soil and ground water.

- Distribute educational materials to inform residents and business owners about the benefits of landscaping options, including xeriscaping, the effect of shade on comfort and the cost benefits on water and utilities.
- Recruit a master gardener from Texas Cooperative Service Bexar County to hold workshops on landscaping techniques, proper planting procedures, and landscape maintenance.
- Educate residents on the best locations for trees to shade their houses.
- Target thoroughfares for tree planting and landscaping and encourage businesses to install awnings on their buildings.
- Submit an application to the COSA Development Services Department for the Commercial Tree Planting Program and the Residential Tree Planting Program.
- Publicize the availability of free or reduced-cost mulch from the Bitters Road Brush site.

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local newspapers, Neighborhood Associations, Greater San Antonio Chamber of Commerce, Council District 1

Proposed Funding Sources: Minimal/Volunteer

3.2.6 Encourage art in all public spaces and incorporate art in all large public or private projects.

- Identify local artists and solicit their advice on ways to enhance the area with art. Encourage them to register with the City of San Antonio Art Registry.
- Conduct an annual art contest for high school and college students and display entries at pre-selected sites.

Timeline: Mid

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Cultural Affairs Office, PTAs, SAY Si

Proposed Funding Sources: Grants, fundraising, community sponsors, San Antonio Area Foundation, National Endowment for the Arts



Created in 1996, the City of San Antonio **Artist Registry** is the number one resource for selecting artists for design enhancement opportunities. The Registry currently maintains over 300 local, national, regional and international artist files that include artists' general information and samples of their work.

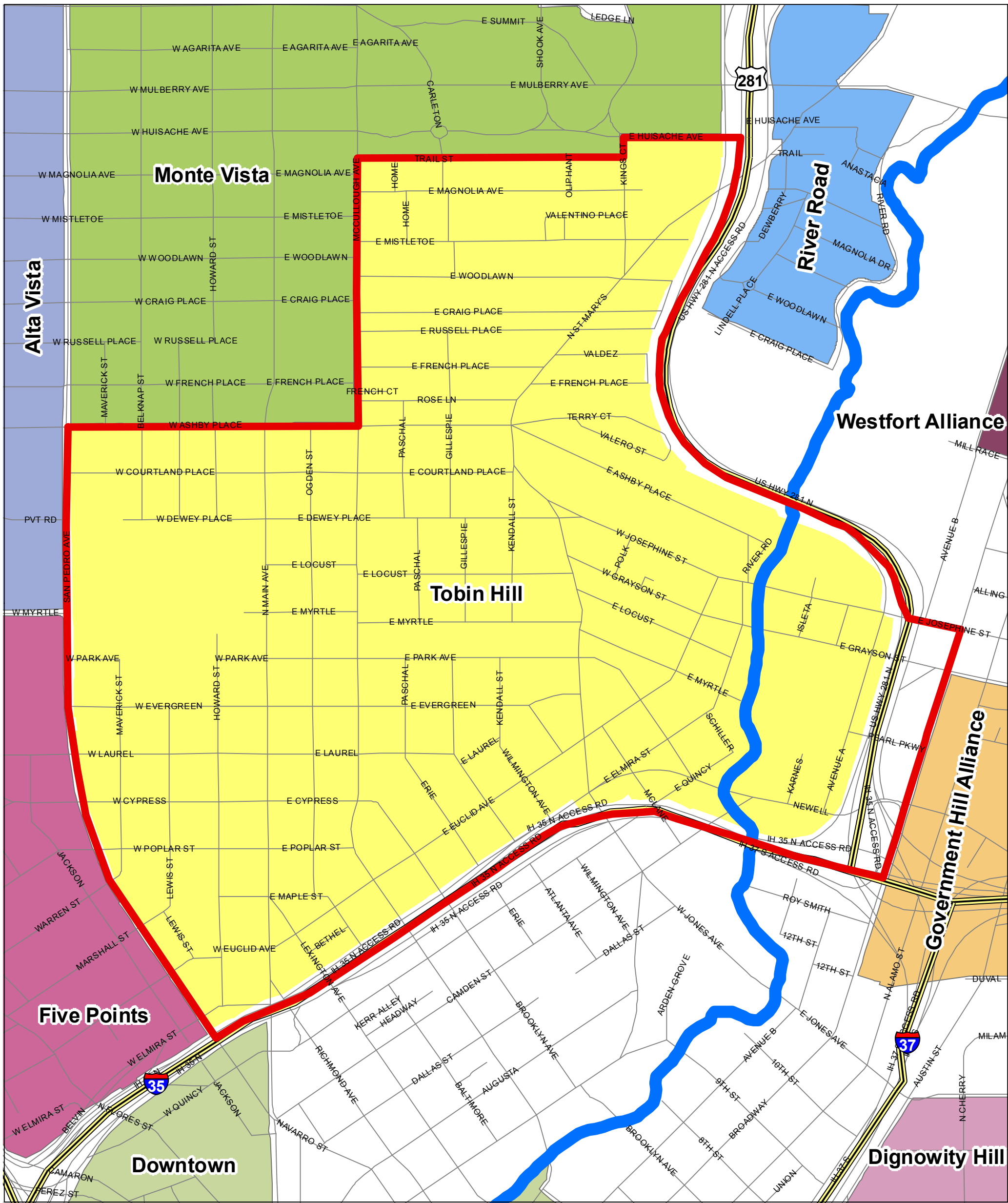
The Registry is free and accessible to the public, architectural and engineering firms, arts organizations, educators, artists' consultants and other artists. Artists can join the registry by submitting an application that is available at the Public Art and Design Enhancement Program Office or by calling 207-4433. www.sanantonio.gov/publicworks/publicart/REGISTRY.htm

Above: Pearl Brewery has invested a large amount of money in public art, such as this sculpture. Unique public art helps brand areas and supports their unique identity within the city.

Below: St. Mary's Street contains several pieces of public art that helps establish a specific character for the area. Combining the type of public art found on St. Mary's and River North will help the area economically through creating a cohesive district within the City.



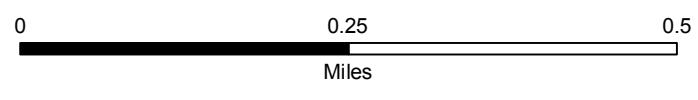
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Tobin Hill Neighborhood Plan

Neighborhood Associations

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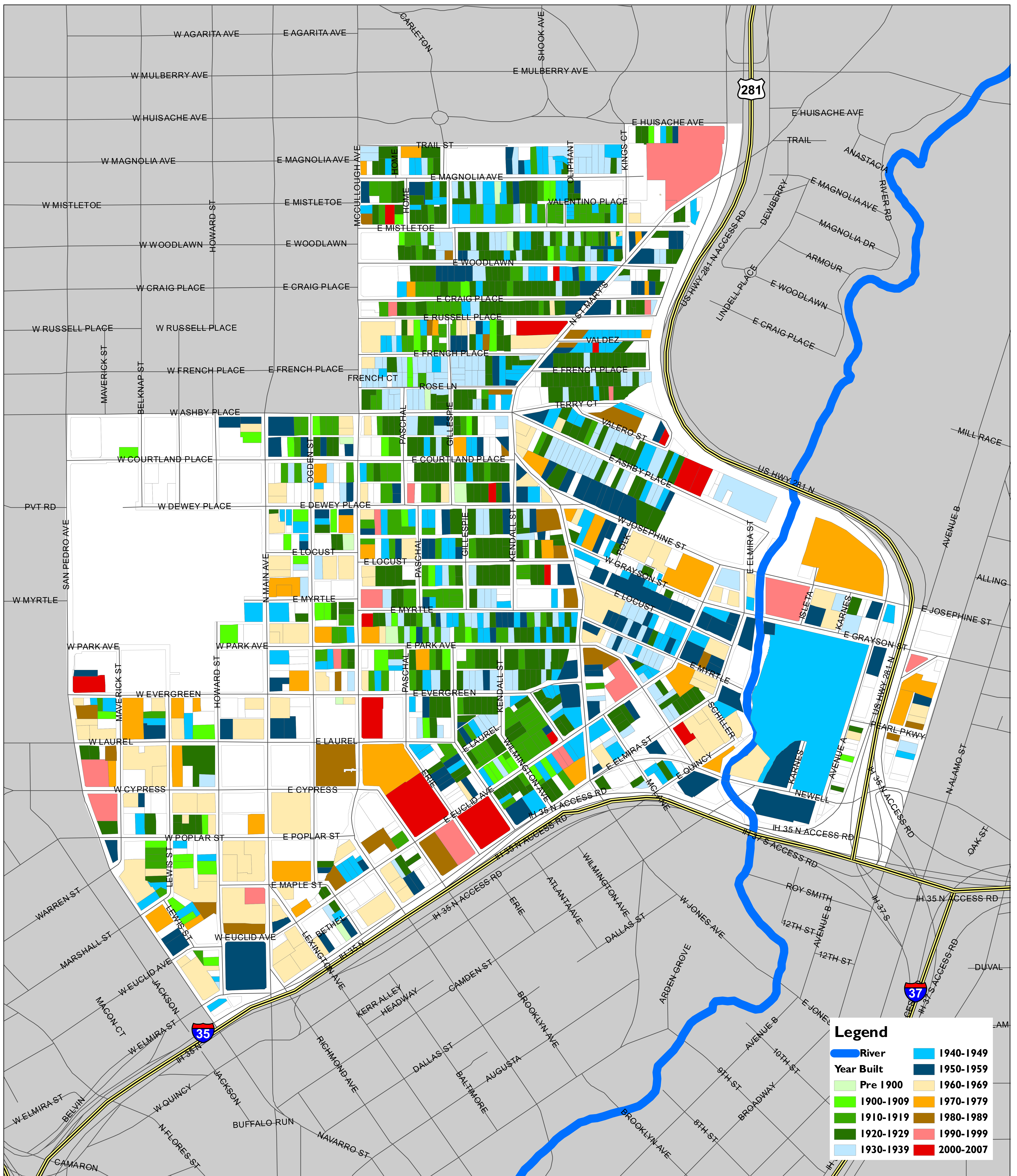


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T.C. Broadnax
 Interim Director

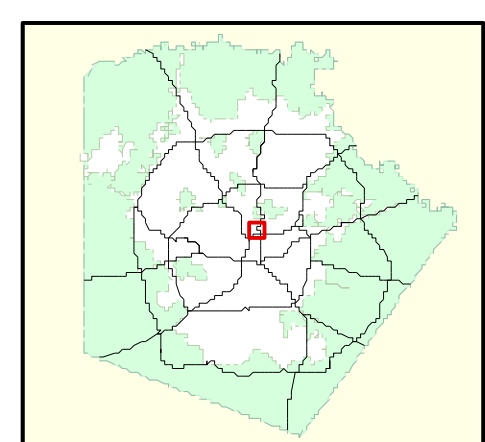
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Tobin Hill Neighborhood Plan

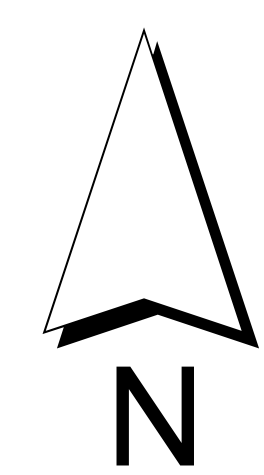
Age of Structure



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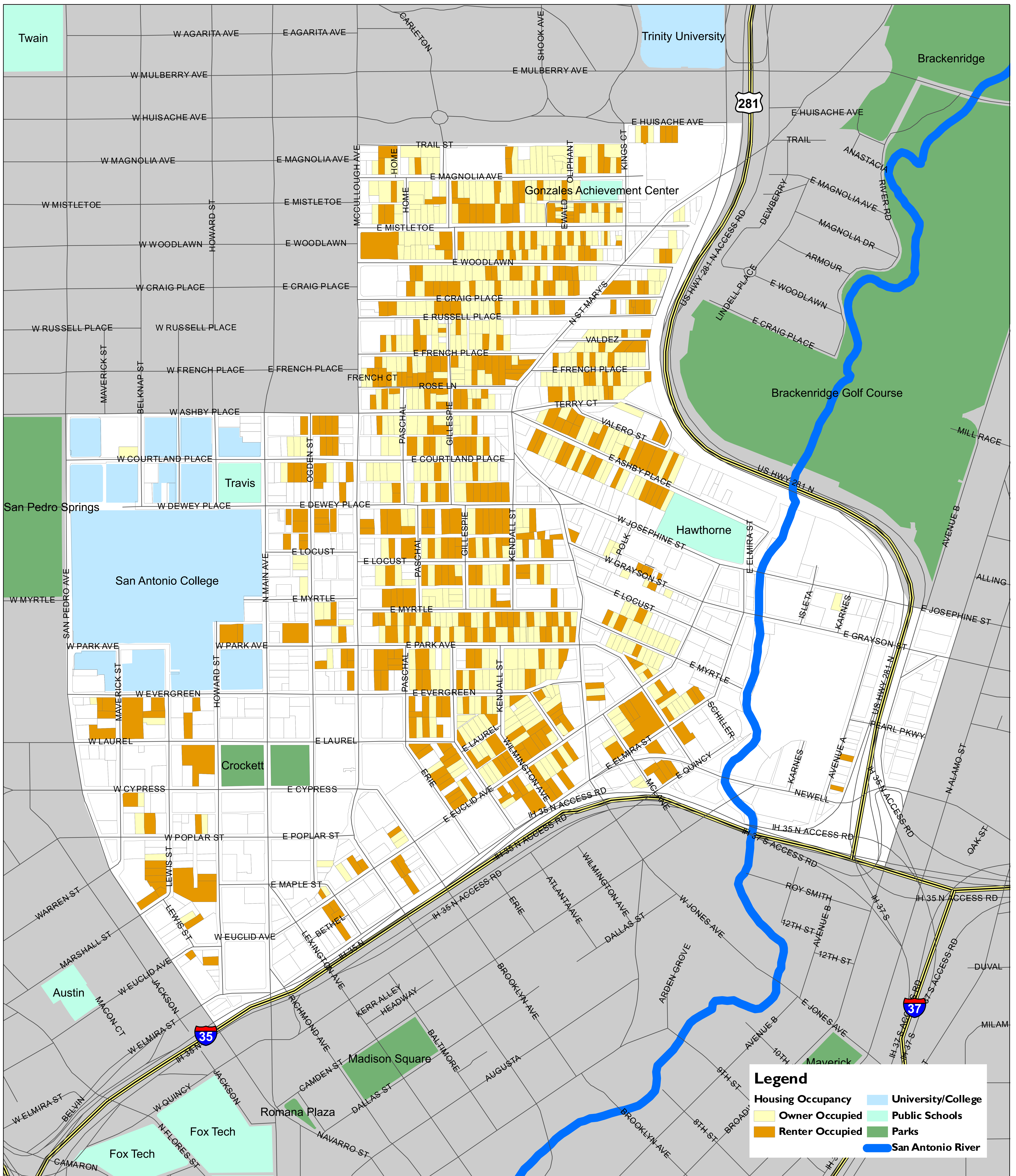
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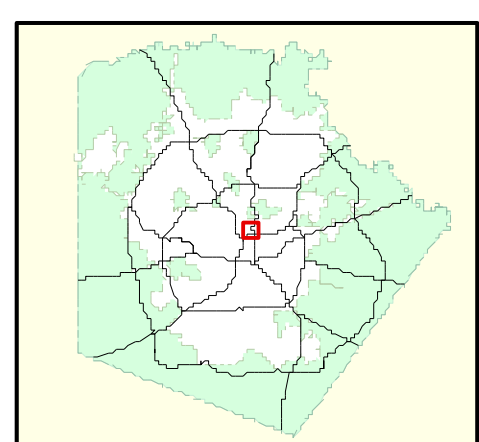


Legend

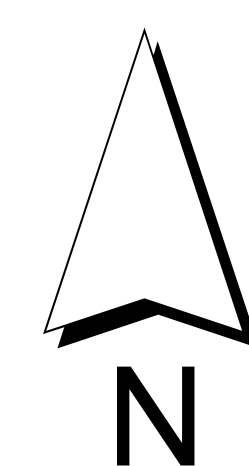
Owner Occupied	University/College
Renter Occupied	Public Schools
	Parks
	San Antonio River

Tobin Hill Neighborhood Plan

Owner Occupancy

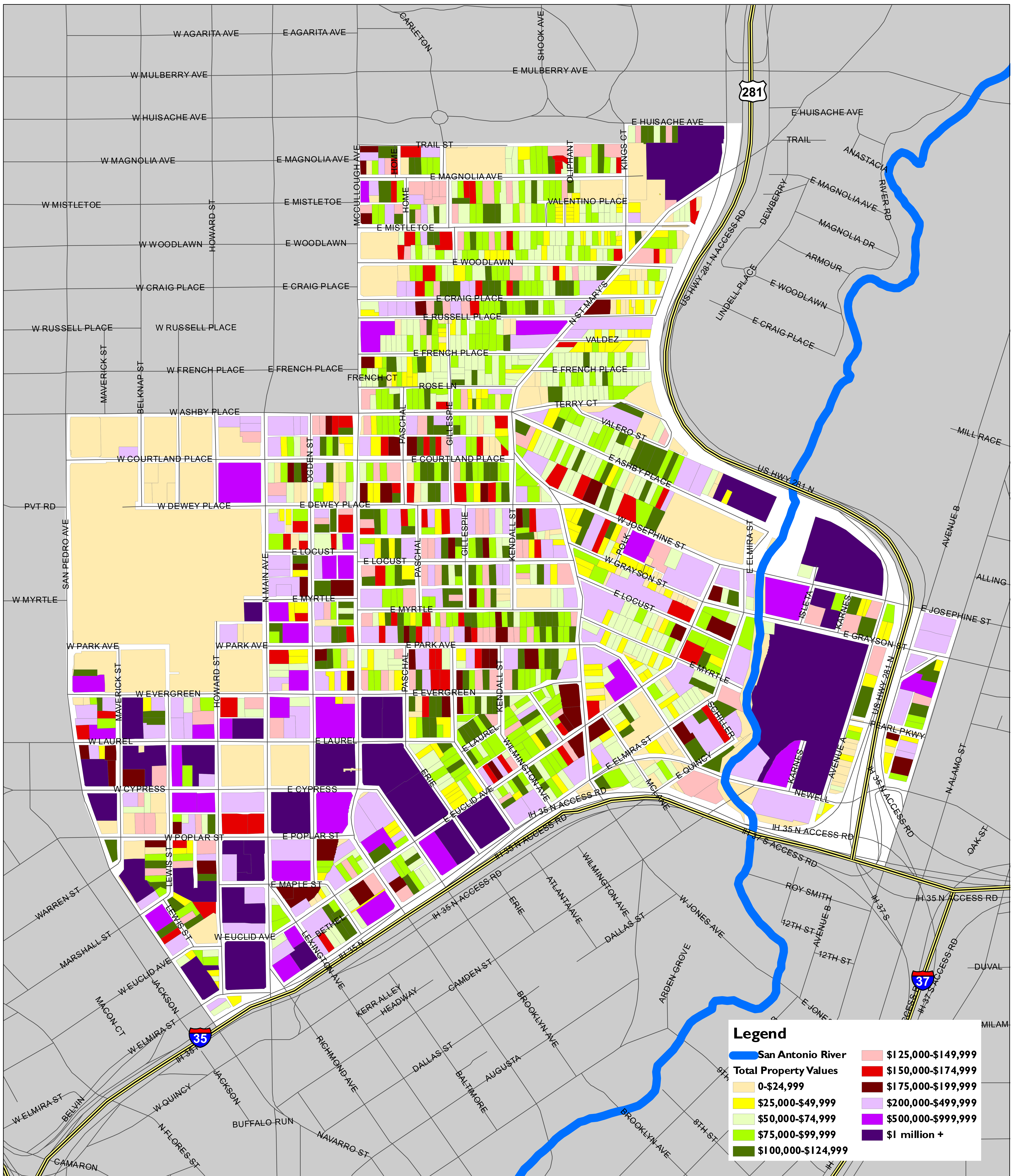


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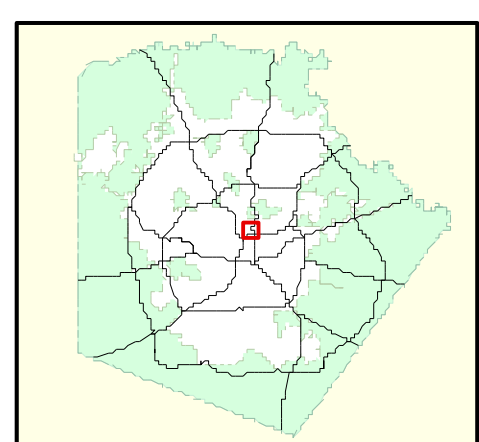
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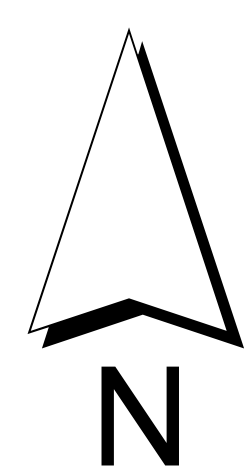
Tobin Hill Neighborhood Plan

Property Values




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ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT

GOALS, OBJECTIVES AND ACTION STEPS

Retail, service and office uses play a prominent role in the sustainability and health of the neighborhood. Nearly 25% of the parcels in Tobin Hill are used for non-residential purposes. These nonresidential parcels are contained primarily in three notable commercial corridors- McCullough Avenue, Main Avenue, and St. Mary's Street within the neighborhood and two additional corridors, San Pedro and Broadway that border the neighborhood. To varying degrees, the corridors that run through Tobin Hill suffer from deterioration and issues such as graffiti, lack of shade, and distressed infrastructure that can make them unpleasant for pedestrians and bicyclists.

While all of these corridors have a range of business types and uses, there are areas within the neighborhood where an established power anchor attracts related businesses. In the southwest portion of the neighborhood doctors' offices and medical related businesses feed off of the synergy and business created by the Metropolitan Methodist Hospital and Baptist Health System. In the northwest portion of the neighborhood restaurants, bars, and book/supply stores cater to the students at San Antonio College. Even in these desirable areas, there are vacancies that need to be filled.

In the east part of the neighborhood, Rio Perla, a mixed use restoration of the Pearl Brewery currently underway, is becoming a destination point and anchor for the future Urban Segment of the San Antonio River Walk. The east part of the neighborhood will continue to transition from an industrial area into a pedestrian-friendly area with a mix of business and residential uses.

Running through the middle of the neighborhood, St. Mary's Street has historically been an entertainment district with live music, bars, and restaurants. Today many of those uses remain and as the eastern portion of the neighborhood continues to redevelop, the neighborhood envisions the area as a cultural gateway for San Antonio.

In this chapter, the goals, objectives, and action steps developed in public meetings address concerns about desired business type and scale, financing issues, support from available programs, compatible uses and proper design of the businesses, and the pedestrian environment.

ECONOMIC DEVELOPMENT

Goals and Objectives at a Glance

GOAL 4: EXISTING AND FUTURE BUSINESSES

- 4.1 Business Cooperation
- 4.2 Program Coordination
- 4.3 Financing and Incentives
- 4.4 Community Reinvestment

GOAL 5: DEVELOPMENT TYPE AND DESIGN

- 5.1 Use Compatibility
- 5.2 Diverse, Neighborhood Oriented Development
- 5.3 Pedestrian Environment
- 5.4 Code Compliance

GOAL 4: SUPPORT FOR EXISTING AND FUTURE BUSINESSES

Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

OBJECTIVE 4.1: BUSINESS COOPERATION AND INVOLVEMENT

ENCOURAGE LOCAL BUSINESS OWNERS TO WORK TOGETHER AND WITH THE RESIDENTS TO SUPPORT EACH OTHER, SHARE FINANCIAL ADVICE AND INFORMATION AND IMPROVE THE COMMUNITY.

Museum Reach of the River Walk

In June 2007 construction began on the Museum Reach of the River Walk.

The area from Lexington to Grayson is known as the Urban Segment of the Museum Reach. While at the adoption of this document, construction in the area is in its early stages, new businesses and private investment have already come to the area. In 2005-2006 Pearl Stables, the From Farm to Table Restaurant, the Aveda Institute and the Culinary Institute of America all opened their doors at the former Pearl Brewery site. With the successes at Pearl Brewery, the Urban Segment of the River Walk area has become a desirable location for business and will continue to develop once the River Improvement Project is complete.

4.1.1 Encourage the formation of a Tobin Hill Business Association or a network of associations that coordinate business activities, issues, and marketing campaigns.

- Establish a marketing campaign for Tobin Hill area businesses that makes Tobin Hill a destination place for San Antonio residents and tourists.
- Create a marketing campaign that targets residents in Tobin Hill and the surrounding neighborhoods and encourages their patronage at area businesses.
- Advertise the Museum Reach of the River Walk and the Pearl Brewery development as anchors to draw in other businesses.

Timeline: Mid to Long

Lead Partners: Economic Development Committee

Proposed Partnerships: Planning Area Businesses

Proposed Funding Sources: Minimal/Volunteer

4.1.2 Establish formal, periodic meetings between the neighborhood residents and the business community.

- Establish personal contacts by “block walking” the commercial corridors.
- Conduct mail-outs based on address lists obtained through business inventories and Neighborhood Associations.
- Encourage business owners to become members of the Economic Development

Committee.

- Periodically invite area businesses to Neighborhood Association meetings.

Timeline: Immediate and ongoing

Lead Partners: Economic Development Committee

Proposed Partnerships: Planning Area Businesses

Proposed Funding Sources: Minimal/Volunteer

4.1.3 Investigate and consider applying to the Neighborhood Commercial Revitalization (NCR) program.

- Hold a meeting with Neighborhood Commercial Revitalization (NCR) staff so that community stakeholders and business owners can become familiar with the program.
- Apply to the NCR Partner Program (COSA Housing and Neighborhood Services Department) for technical assistance and funding to develop an organizational structure for a revitalization effort along a selected commercial corridor in the planning area
- Once an organization is in place and functioning, apply to become a Neighborhood Commercial Revitalization Project. This program includes funding for a market study, planning, implementation assistance, and eligibility for façade improvement assistance.
- If considering an NCR program for North St. Mary's Street, use the North St. Mary's Street Redevelopment Project Feasibility Study (July 1993) and the North St. Mary's/Josephine District Revitalization Ideas Report (March 1998) as support and research for redevelopment.

Timeline: Short to Mid

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Housing and Neighborhood Services Department, Planning Area Businesses

Proposed Funding Sources: Minimal/Volunteer, Existing Programs

OBJECTIVE 4.2: COORDINATE PROGRAMS AVAILABLE TO ALL BUSINESSES

The City's Neighborhood Action Department oversees the **Neighborhood Commercial Revitalization Program (NCR)** that empowers community groups to restore productivity to underused neighborhood urban retail and business areas. Applying for a NCR Partnership Project is the first step in becoming an NCR Revitalization Project. Partnership Projects work with the business and neighborhood community with assistance from NCR staff to become better organized (establish committees, hold regular board, committee and community meetings), increase capacity (prepare a mission statement and work plan, assign tasks, establish timelines and set goals), complete a district assessment (inventory businesses in the area), develop a vision and build consensus. Once progress on these items has been made, an invitation to apply for a Revitalization Project will be offered. Community groups can be recognized as a Partnership Project for up to 3 years. In addition to technical assistance, \$5,000 is available to assist in organizational development as well as up to \$15,000 for a consultant-prepared market study. In order to achieve the goals of a partnership, project volunteers must be willing to work with other stakeholders and understand that change does not happen over night but rather over the course of time.

ENSURE THAT EXISTING AND NEW BUSINESS OWNERS ARE AWARE OF SUPPORT AVAILABLE TO THEM AND THAT PROGRAM INFORMATION IS MADE EASILY ACCESSIBLE. CREATE AN ENVIRONMENT WHEREBY BUSINESSES FIND BENEFIT TO INVESTING IN SPECIFIC COMMERCIAL AREAS AND CORRIDORS.

4.2.1 Distribute a general information packet about programs available throughout the city to assist businesses with start-up, marketing and maintaining viability.

- Research all existing programs available.
- Showcase programs that provide technical assistance and affordable loans for capital upgrades and startup costs.
- In the neighborhood resource directory, provide a list of programs to existing and prospective businesses and update information regularly.

Timeline: Short

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Economic Development Department-Small Business Services Division, COSA Housing and Neighborhood Services Department-Neighborhood Commercial Revitalization (NCR) Program, Chamber of Commerce, Hispanic Chamber of Commerce, UTSA-Small Business Development Center (SBDC), City of San Antonio South Texas Business Fund, Accion

Proposed Funding Sources: Existing Programs

4.2.2 Provide one-on-one support to help existing businesses remain viable and grow.

- Encourage business owners to attend workshops or classes that teach business basics.
- Encourage creation of area small business owner development and networking group.
- Address the unique challenges of minority- and woman-owned businesses and support their increased participation in available programs.
- Hold an economic summit to bring resources together at one place and time.
- Hold small business seminars to educate local business owners and business startups about loans and other assistance they can receive to increase business capacity.

Timeline: Short and ongoing

Lead Partner: COSA NCR Program, Economic Development Committee

Proposed Partnerships: Chamber of Commerce, Hispanic Chamber of Commerce, COSA Economic Development Department- Small Business Services Division, Making Connections, UTSA-Small Business Development Center, St. Mary's 21st Century Leadership Center, South Central Texas Regional Certification Agency (SCTRCA), City of San Antonio South Texas Business Fund, Acción, San Antonio College

Proposed Funding Sources: Existing Programs

OBJECTIVE 4.3: FINANCING AND INCENTIVES

IDENTIFY AND ENCOURAGE THE USE OF INCENTIVES, PROGRAMS, AND FUNDING SOURCES FOR BUSINESSES LOCATED OR LOCATING IN TOBIN HILL.

4.3.1 Identify incentive programs for small business development such as:

- Research and promote the use of:
 - City of San Antonio Incentive SCORECARD system
 - Forgivable or low cost loans for businesses that may not qualify for funding from a traditional bank, a nonprofit lender or a governmental lending institution.
 - Microenterprise revolving loan funds where a pool of funds can be used to guarantee loans that are perceived as “risky” by traditional lenders.
- Encourage Business owners to inform themselves about Empowerment Zone Tax Credits and meet with the Economic Development Department for more information. (Refer to Empowerment Zone Map)

Timeline: Mid

Lead Partners: City Manager's Office through the Small Business Consortium

Proposed Partnerships: San Antonio Local Development Company (SALDC), San Antonio Business Development Fund (SABDF), Acción, UTSA Minority and Small Business Development Centers, South Texas Business Fund, COSA Economic Development Department, Planning Area Businesses

Proposed Funding Sources: To be determined

The City of San Antonio **Incentive SCORECARD** system offers incentives to business and residential developers through reduction, waivers or rebates of the following fees: street & sidewalk closure fees, preliminary plan review fees and SAWS water and sewer impact fees.

Businesses located within an **Empowerment Zone** are eligible to take advantage of Federal tax incentives to hire residents and to expand or improve their business operations. Increased business development within the Zone provides job opportunities for residents and improves access to goods and services, promoting long-term community revitalization. For more information visit: www.sanantonio.gov/edd/empowersa.asp

Tax Increment Financing (TIF) is a financing tool used to attract development or redevelopment to areas that are currently not benefiting from private-sector investment. The area in which TIF is being used is a Tax Increment Reinvestment Zone (TIRZ). Tax Increment Reinvestment Zones act as economic stimuli to surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be used to finance new and/or enhanced public improvements and infrastructure. These improvements and infrastructure, in turn, attract additional private investment in surrounding areas. <http://www.sanantonio.gov/nad/devdiv/tif/tif.asp>

A Public Improvement District (PID) enables property owners within a given area to fund construction and maintenance of public facilities through an increase in property taxes. Public Facilities may include street improvements, storm sewer or sanitary sewer improvement or collection systems, water distribution systems, and parks or recreation areas.

The **South Texas Business Fund**, a certified development company and financial resource of the City of San Antonio, offers 6 different types of loans, including the newly established Bill Sinkin Micro-loan Fund, which can provide between \$1,000 to \$25,000 to small businesses for various forms of working capital.

4.3.2 Investigate long-term funding sources for economic revitalization efforts.

- Work with COSA Economic Development Department or COSA Housing and Neighborhood Services Department to research Tax Increment Financing and/or Public Improvement District to see if they would be feasible in Tobin Hill.
- Encourage business owners to utilize local lenders for both capital and inventory loans.
- Advertise and secure South Texas Business Fund small business development loans for area businesses.
- Have the Economic Development Committee coordinate with the City of San Antonio Department of Economic Development to educate local business owners or business start-ups regarding these loans.

Timeline: Long

Lead Partners: Economic Development Committee

Proposed Partnerships: Planning Area Businesses, Neighborhood Associations, COSA Economic Development Department, COSA Housing and Neighborhood Services Department- Neighborhood Action

Proposed Funding Sources: South Texas Business Fund, volunteer- minimal

OBJECTIVE 4.4: COMMUNITY REINVESTMENT

PRO-ACTIVELY ENCOURAGE COMMUNITY DEVELOPMENT INVESTMENTS IN CONJUNCTION WITH THE COMMUNITY REINVESTMENT ACT (CRA)

4.4.1 Investigate and provide testimony regarding CRA level of service and investment amongst local financial institutions

- Identify and inventory retail banking services present in the community.
- Investigate the performance of the community's institutions on the internet by accessing the OCCs website and querying their CRA Database Search web page.

Timeline: Short

Lead Partner: Economic Development Committee

Proposed Partnerships: Office of the Comptroller of the Currency, Area Financial Institutions
Proposed Funding Sources: Minimal/Volunteer

4.4.2 Encourage community development investments by local financial institutions to include loans to non-profits, Community Development Corporations, and area individuals for housing rehabilitation, home ownership, and business development

- Develop a positive dialogue with these institutions, to include exploring potential investments that could be made in the community that would bolster their ratings.

Timeline: Mid to Long

Lead Partner: Economic Development Committee

Proposed Partnerships: Area Financial Institutions, Area Non-Profit Housing Organizations

Proposed Funding Sources: Area Financial Institutions

GOAL 5: DEVELOPMENT TYPE AND DESIGN

Promote development that is compatible with existing development and encourage design that takes into account the existing character and scale of the neighborhood.

OBJECTIVE 5.1: USE COMPATIBILITY

PROMOTE COMPATIBILITY BETWEEN THE COMMERCIAL AND RESIDENTIAL AREAS OF THE NEIGHBORHOOD.

5.1.1 Actively recruit desirable types of businesses to the area.

- Use the SWOTs (Appendix A) to help determine what businesses the community desires and will support. Some business that have already been identified as desirable are:
 - Neighborhood Grocery Stores

The **CRA** requires neighborhood and community banks to meet certain levels of reinvestment in the community in which they reside. The Office of the Comptroller of the Currency (OCC), the Federal Reserve Board, and the Federal Deposit Insurance Corporation (FDIC), maintain current evaluations of their records, community reinvestment, and welcome and solicit citizen input on these matters.

- Galleries
- Cafes and coffee shops
- A Hardware store
- Additional restaurants along St. Mary's, Main and McCullough
- Work with the various Chambers of Commerce to demonstrate capacity to support businesses to encourage them to locate in the area.
- Develop a “sales pitch” in the form of a promotional brochure and/or presentation piece. Include financial statistics demonstrating existing means, results of needs assessment survey, existence of new business or residential development, location of available property, discussion of area amenities, and outline of business location incentives.
- Address strategic advantages/disadvantages of attracting different types of businesses. Market existing successful neighborhood businesses.
- Implement a window display program for vacant building storefronts.
- Work with commercial property owners and realtors to set rental rates that will attract new tenant businesses to develop in the commercial areas of the neighborhood.



Businesses that are compatible with the neighborhood aesthetics, such as this one should be targeted for investment in the Tobin Hill area.

Timeline: Long

Lead Partner: Economic Development Committee

Proposed Partnerships: Chambers of Commerce, Area Financial Institutions, COSA Economic Development Department, Neighborhood Associations, Planning Area Businesses

Proposed Funding Sources: NCR program, Area Financial Institutions, local business chains, local/state/federal small business funding programs, fund raisers, City Council District 1 Office

5.1.2 Monitor zoning cases for consistency with community wants/needs, the Land Use Plan, and the Development Guidelines.

- Form a zoning/land use committee that will monitor the Planning Commission, Zoning Commission and Board of Adjustment agendas for cases in the Tobin Hill Neighborhood. Create a formal process for receiving, evaluating, and responding to requests.
- Attend Planning Commission, Zoning Commission and Board of Adjustment hearings to ensure proposed amendments, re-zonings and variances conform to the Land Use Plan and Development Guidelines.
- Discourage businesses that detract from the desired pedestrian quality of the street (e.g. day labor sites, pawn shops, tattoo parlors, and additional auto repair shops), and encroach into the residential areas of the neighborhood.

Timeline: Immediate and ongoing

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Development Services Department-Zoning Division, Planning and Community Development Department- Neighborhood and Urban Design Division

Proposed Funding Sources: Minimal/Volunteer

5.1.3 Dissuade businesses from locating in the neighborhood that would detract from the quality of the neighborhood and encourage better operation and management of existing businesses.

- Identify priority locations to investigate whether a business has the appropriate zoning.
- Monitor existing bars to make sure they are dispensing alcoholic beverages and food responsibly and in accordance with state and local laws.
- Increase efforts to report illegal activities that occur at establishments serving alcohol. When alcohol licenses come up for renewal area property owners will have information and data needed to either support or oppose license renewal.



A healthy mix of business types is important to the neighborhood. New and existing businesses should comply with municipal and community regulations and standards. Hold new businesses to the same standards that existing businesses are expected to comply with.

Timeline: Short and ongoing

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Housing and Neighborhood Services Department-Code Compliance Division, Texas Alcoholic Beverage Commission (TABC), SAPD, Neighborhood Residents, Cellular on Patrol, COSA Metropolitan Health District

Proposed Funding Sources: Minimal/Volunteer

TABC Rules about Notification of Alcohol Licensed Establishment
Every applicant for a brewer's, distiller's and rectifier's, mixed beverage, private club registration, winery, wholesaler's, class B wholesaler's wine bottler's, or package store permit from the Texas Alcoholic Beverage Commission (TABC) shall give:

- Notice of the application, location, and business name by publication at his own expense in two consecutive issues of a newspaper of general circulation published in the city or town in which his place of business is located.
- Notice by a prominently posted sign not later than 60 days prior to the filing of the application if they are located at a site not previously licensed for the on-premise consumption of alcoholic beverages.
- Notice by mail for an application for private club registration permit or a permit authorizing the retail sale of alcoholic beverages for on-premises consumption. Written notice of the application shall be given to each residential address and established neighborhood association located within 300 feet of any property line of the premises for which the permit is sought.



New businesses, such as this one, should strive to meet the standards in the Tobin Hill Neighborhood Plan. Well landscaped yards with wide sidewalks and a green space in between the sidewalk and the street promote positive community and economic growth.

OBJECTIVE 5.2: PROMOTE DIVERSE, NEIGHBORHOOD ORIENTED DEVELOPMENT

PROMOTE DEVELOPMENT AND BUSINESSES THAT ARE DIVERSE, NEIGHBORHOOD-ORIENTED AND MEET THE NEEDS OF THE NEIGHBORHOOD.

5.2.1 Engage developers in a positive dialogue that expresses desired types and forms of development.

- Refer to the Future Land Use Plan and Development Guidelines for desired and appropriate development for the neighborhood.
- Create a dialogue with developers that have projects along the Museum Reach of the River Improvement Project to insure that development is appropriate and compatible with the neighborhood.
- Educate new and prospective businesses and developments in the area on possible adaptive reuse of vacant property sites.
- Advocate for pedestrian-friendly site planning.
- Ensure appropriate buffering and landscaping on new developments, especially between retail and residential areas.
- Where appropriate, encourage mixed use development and town center concepts.

Timeline: Immediate and ongoing

Lead Partner: Economic Development Committee

Proposed Partnerships: Neighborhood Associations, Potential Businesses, Potential Developers, Tobin Hill Business Association(s)

Proposed Funding Sources: Minimal/Volunteer

5.2.2 Encourage reinvestment in the existing commercial corridors in the planning area. Small, neighborhood-scale destination commercial development or mixed uses, such as live/work units, are highly desired to improve the economic health of the neighborhood and provide a wider range of services for residents.

- Small, family-owned businesses are highly preferred to provide new services. Desired businesses include dry cleaners, bakeries, small fast food establishments, book stores, barber shops small neighborhood theaters pharmacies, coffee shops, etc.
- Specific properties should be targeted for reinvestment, especially those that are vacant and/or in need of improvement as identified in the survey of commercial properties.

- Begin fostering relationships with financial institutions that can help provide funds for business development, infrastructure development, building façade improvements, and design enhancements (i.e. public art).

Timeline: Mid to Long

Lead Partner: Economic Development Committee

Proposed Partnerships: Neighborhood Association, COSA Economic Development Department- San Antonio Business Assistance Focus Center, UTSA Small Business Development Center, Accion

Proposed Funding Sources: Local Financial Institutions, local business chains, local/state/federal small business funding programs

5.2.3 Develop incentives to encourage compatible commercial building design and rehabilitation. Encourage new construction that is compatible with the historic character of the neighborhood's commercial centers. Encourage high quality rehabilitation that is sensitive to a building's architectural characteristics.

- Recruit architects or other design professionals to assist area business owners in designing new construction or rehabilitation projects.
- Investigate façade improvement loans or grants for improving the appearance of area commercial buildings.
- Contact the San Antonio Conservation Society, or other non-profit organizations concerned with the preservation and upkeep of buildings, to investigate grant or loan options
- Consider participation in the NCR program as a potential source of Facade Improvement Loans

Timeline: Mid

Lead Partners: Economic Development Committee

Proposed Partnerships: Planning Area Businesses, Property Owners, COSA Cultural Affairs Department, San Antonio Conservation Society, COSA Planning and Community Development-Historic Preservation Division, COSA Neighborhood and Housing Services - NCR program

Proposed Funding Sources: COSA Housing and Neighborhood Services Commercial Rehabilitation Program, Private Funding

5.2.4 Explore the potential for creating a Neighborhood Conservation District (NCD) within the neighborhood to protect and enhance the existing building and streetscape character on these commercial corridors.

- The NCD could be used to
 - conserve the existing commercial building character and streetscape,
 - stabilize commercial property values,

- encourage compatible infill development,
 - optimize usage of vacant properties/buildings
 - develop new neighborhood businesses.
- The commercial corridor could be an independent NCD or a sub-area within a larger NCD that extends beyond the boundaries of the neighborhood.

Timeline: Immediate

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Planning and Community Development Department-Neighborhood and Urban Design Division, Urban Main Street Program, San Antonio Conservation Society, Property Owners, Planning Area Businesses, Neighborhood Association(s)

Funding Sources: Little to no funds require

OBJECTIVE 5.3: PEDESTRIAN ENVIRONMENT

ENHANCE THE PEDESTRIAN ENVIRONMENT IN THE AREA'S COMMERCIAL CENTERS AND ENSURE NEIGHBORS CAN WALK OR BIKE TO AREA BUSINESSES BY ENCOURAGING PEDESTRIAN-FRIENDLY SIDEWALKS AND STREETS, IMPLEMENTING TRAFFIC CALMING MEASURES, AND PLANTING LANDSCAPING. REFER TO THE TRANSPORTATION AND INFRASTRUCTURE SECTION FOR DETAILED GOALS AND ACTION STEPS RELATED TO INFRASTRUCTURE WITHIN THE PLANNING AREA. COORDINATE STRATEGIES WITH THE TRANSPORTATION AND INFRASTRUCTURE COMMITTEE.

5.3.1 Improve pedestrian linkages and provide an enhanced streetscape to encourage patronage of local businesses. (See Objective 7.3)

- Focus improvement of streetscapes, landscaping, benches, and lighting along the commercial corridors to draw people into the area.
- Ensure the safety of pedestrians, bicyclists and motorists by removing or trimming plants and trees in locations that could create visual obstructions or roadside hazards.
- Install wayfinding elements/signage to complement streetscape improvements.
- Recruit professional advice to help create “identifiers” for the area’s commercial centers using the neighborhood logo in public art, benches, trash cans, street signs, and banners.
- Coordinate improvements with a marketing campaign.

Timeline: Mid

Lead Partner: Economic Development Committee

Proposed Partnerships: COSA Public Works Department, COSA Parks & Recreation Department, Transportation and Infrastructure Committee, Planning Area Businesses, Neighborhood Associations, Keep San Antonio Beautiful (KSAB), City Arborist, Bexar County Master Gardeners, Master Naturalists, COSA Cultural Affairs Department

Proposed Funding Sources: COSA Cultural Affairs Department, KSAB/VIA Tree Planting Program, Businesses

5.3.2 Examine issues relating to the safety of the commercial environment. Work with Public Safety and Crime Prevention Committee and Transportation and Infrastructure Committee to resolve crime and safety issues – real and perceived.

Timeline: Short and ongoing

Lead Partner: Economic Development Committee

Partnerships: Public Safety and Crime Prevention Committee, COSA Housing and Neighborhood Services Department-Code Compliance Division, Cellular on Patrol, SAPD, Neighborhood Associations, Neighborhood/Community Organizations, Faith Based Organizations, Neighborhood Watch

Proposed Funding Sources: Minimal/Volunteer

5.3.3 Support improved off-street parking design and shared parking programs between businesses and other institutions in the neighborhood. (See Objective 7.2)

- Research parking needs and requirements for businesses through the Unified Development Code.
- Encourage businesses to locate parking areas to the rear of buildings.

Timeline: Mid

Lead Partner: Economic Development Committee

Proposed Partnerships: Planning Area Businesses, SAISD, SADA, City Council District 1 Office, COSA Public Works Department

Proposed Funding Sources: City Council District 1 Office

OBJECTIVE 5.4: CODE COMPLIANCE

PROMOTE AND FACILITATE A CLEAN AND ORDERLY BUSINESS ENVIRONMENT THAT IS RESPECTFUL OF THE LAW AND ADJACENT NEIGHBORHOODS. ALSO REFER TO HOUSING AND NEIGHBORHOOD CHAPTER OBJECTIVE 2.1 CODE COMPLIANCE.

5.4.1 Conduct a survey of commercial properties with suspected code compliance violations.

- Submit the survey to and cooperate with the City's Code Compliance Division and City Council District I Office in their process of code enforcement.

Timeline: Immediate

Lead Partner: Economic Development Committee

Partnerships: City Council District I Office, COSA Housing and Neighborhood Services Department- Code Compliance Division, Plan Area Businesses, Neighborhood Association, Tobin Hill Business Association(s)

Funding Sources: No funding needed

5.4.2 Ensure entertainment establishments are complying with noise ordinances.

- Request City of San Antonio Code Compliance representatives speak to area neighborhood associations, businesses, and business associations regarding noise related ordinances.
- Routinely monitor and report infractions to Code Compliance and/or San Antonio Police Department.

Timeline: Immediate and ongoing

Lead Partner: Economic Development Committee

Proposed Partnerships: City of San Antonio Housing and Neighborhood Services Department-Code Compliance Division, SAPD, Planning Area Businesses, Neighborhood Associations, residents

Proposed Funding Sources: Minimal/Volunteer

5.4.3 Diminish or eliminate littering and graffiti along commercial corridors.

- Work with Keep San Antonio Beautiful and Graffiti Wipeout Program to organize community clean-ups and promote recycling.
- Work with area businesses to explore placing signs encouraging on-premise, or other appropriate disposal of food containers, disposable utensils, etc.

- Work with area businesses to explore measures to discourage graffiti, such as installing floodlights and locating shrubs to block access to walls.
- See Housing and Neighborhoods Code Compliance Section

Timeline: Immediate and ongoing

Lead Partner: Economic Development Committee

Proposed Partnerships: Neighborhood Associations, Keep San Antonio Beautiful, SAISD, SAPD, SAFFE Officers, Housing and Neighborhood Services Department-Neighborhood Action Division

Proposed Funding Sources: Minimal/Volunteer

NORTH ST. MARY'S STREET

North St. Mary's Street is an important link from Downtown to Brackenridge Park and many other tourist areas. With the redevelopment of the River and the surrounding area in the east side of the neighborhood, this link will only be strengthened.

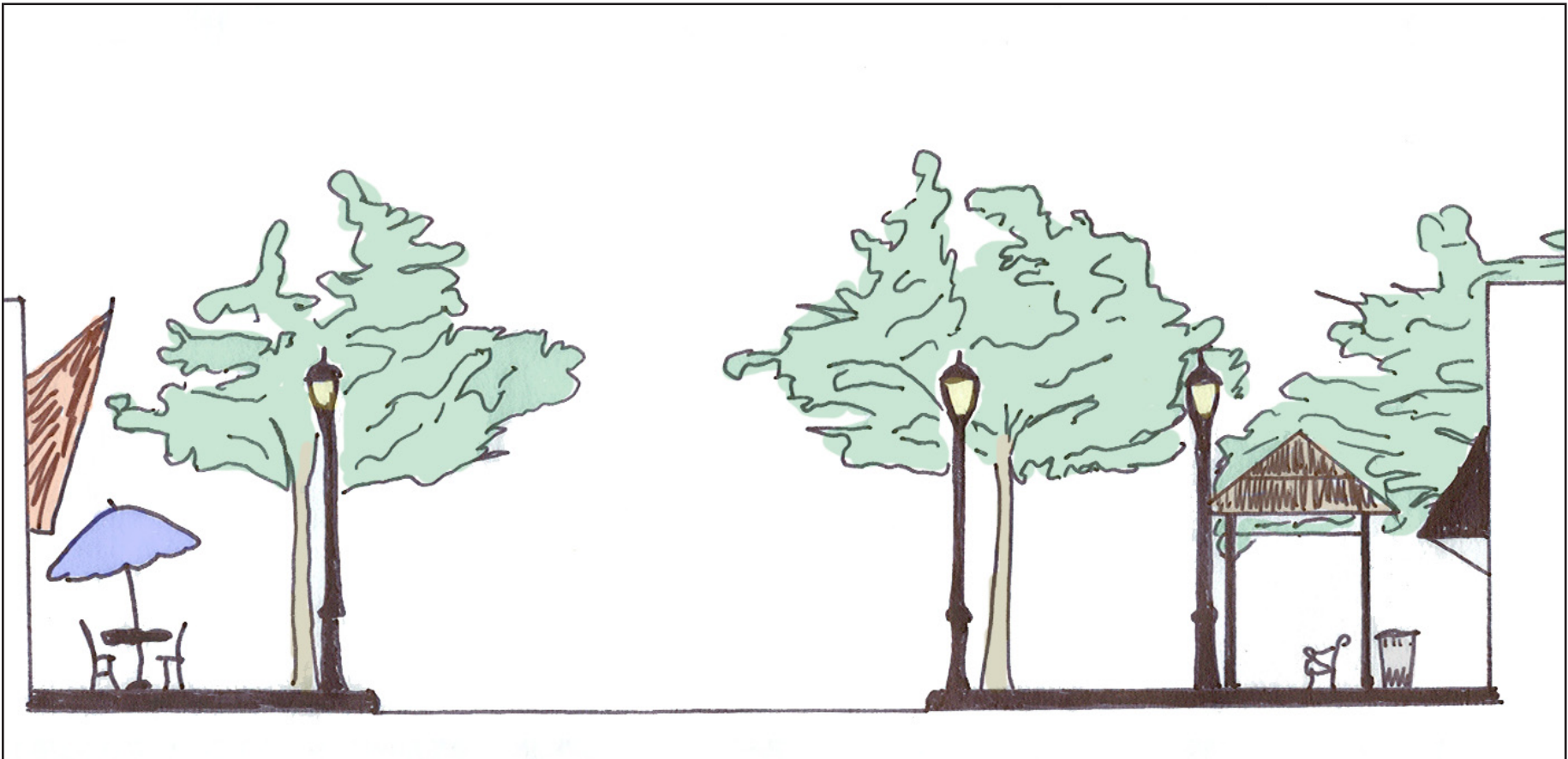
North St. Mary's original function as a relatively minor neighborhood-oriented commercial district declined as the surrounding neighborhood lost population and housing stock. In the 1980's North St. Mary's was reinvented as an entertainment strip with a proliferation of bars, clubs and restaurants. However, for several reasons, this brief boom ended. Over the last decade, several new businesses have established themselves along North St. Mary's, but the corridor has never been able to fully flourish.

North St. Mary's Street has two major assets that could make it a major destination place in San Antonio. One is the already mentioned location and link between Downtown and tourist attractions in Brackenridge Park. The unique charm of its streetscape with unpredictable curves on a narrow street, lined with small buildings in a mixture of architectural styles and at odd angles to the sidewalk. It is these assets that in the July 1993 North St. Mary's Street Redevelopment Project Feasibility Study, the March 1998 North St. Mary's/Josephine District Revitalization Ideas Report, and in the public meetings for this plan, lead the neighborhood to envision this area as a recreation and entertainment area with small cafes and restaurants along with boutiques and neighborhood businesses. The neighborhood sees this area as being in scale with the surrounding residential area, but becoming a destination place that visitors and residents alike would enjoy.

To create this vision there needs to be an investment in redeveloping the infrastructure with a narrower street, wider sidewalks, underground utilities, public art, and way finding elements. A Neighborhood Commercial Revitalization (NCR) program or a Neighborhood Conservation District (NCD) could allow for greater controls with signs, setbacks and parking. However, both of these programs need to be matched with neighborhood and business participation. Both the previously mentioned reports should also be used to guide the ideas and discussion of redevelopment along the North St. Mary's corridor.



Streetscapes on St. Mary's should promote a walkable and friendly atmosphere. A significant amount of shade, well kept sidewalks and plenty of seating will draw more people to the area.



RIVER NORTH

In 2007, the City of San Antonio embarked on an ambitious process to create the River North Master Plan, a comprehensive document that reflects a new vision for the northern portion of Downtown. This document was the result of a community-based visioning process that included a week-long charrette where the public was encouraged to share their vision for the area and to help shape and formulate the plan. The River North Master Plan was completed with input from residents, businesses, community organizations, citizen groups, design professionals and City Staff.

The area that has come to be known as River North was previously referred to as the North Neighborhood in the 1999 Downtown Neighborhood Plan, which encompassed not only the Central Business District but also the surrounding areas that were originally developed as pre 1900 inner-ring suburbs. The 1999 Downtown Neighborhood Plan outlined a long term vision and short term initiatives for the North Neighborhood. The long term vision for this area included the expansion of the River Walk north to Brackenridge Park, infill housing in the existing residential areas and the redevelopment of Broadway, St. Mary's and portions of the River into mixed-use corridors. The River North Master Plan refines this long term vision and creates regulations and an implementation plan to ensure this original vision becomes a reality.

The City of San Antonio hired the world-renowned architectural firm of Moule & Polyzoides to complete the River North Master Plan. Moule & Polyzoides began the process by collecting detailed data and studying the existing form and function of the area. The group then set out an ambitious week-long charrette that included workshops on economics, transportation and mobility, infrastructure, landscape, architecture and form-based coding. The resulting River North Master Plan is summarized by the following 10 Big Ideas that emerged from the visioning process:

1. Leverage the San Antonio River Improvements
2. Create mixed-income urban residential neighborhoods
3. Invest in great streets and public spaces
4. Implement the plan through public/private cooperation
5. Create lively arts districts
6. Establish effective transit, including the River Boat and Street Trolley
7. Form a 'park-once' utility
8. Plan for a full range of neighborhood-serving uses
9. Guide incremental development through a form-based code
10. Deliver sustainable projects and places

The River North Master Plan was presented to a standing room audience at the San Antonio Museum of Art on December 3, 2007. A final draft of the River North Master Plan will be made available for public review in January 2008.

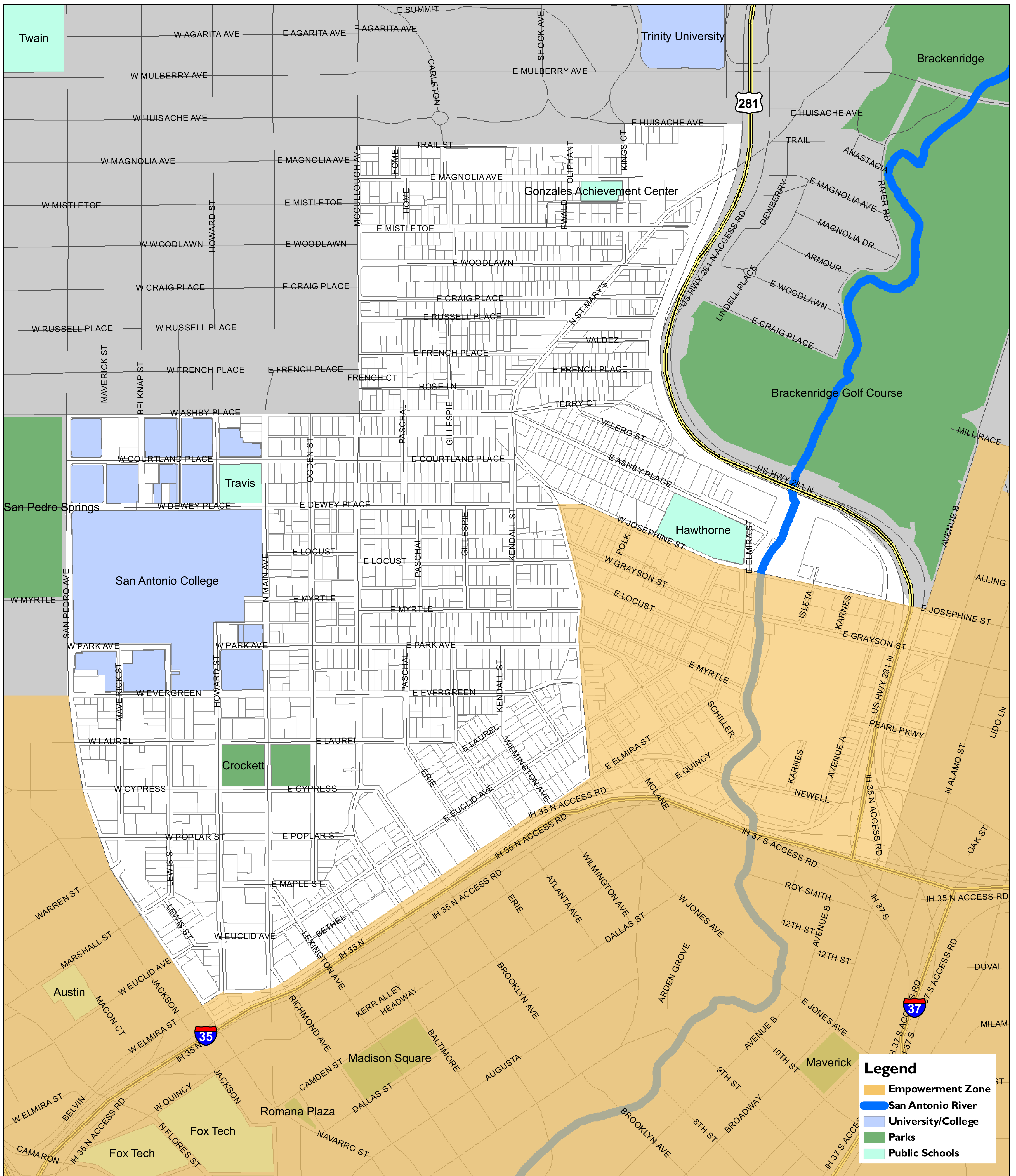
With the proximity of Tobin Hill to River North, the Museum Reach of the River Improvements Project traversing the eastern edge of the planning area and the successful redevelopment of Pearl Brewery, it is likely the Tobin Hill area will experience substantial public and private investment in the form of infill construction, redevelopment and general improvements. While many of the changes will be long-term, some of the more short-term effects are already visible.

Knowing this, members of the Tobin Hill Neighborhood Planning Team as well as area residents and business owners also participated in the River North public process.

Although distinct, the two plans reflect many of the same ideas and goals and will serve to create a cohesive expression of the vision of the community.



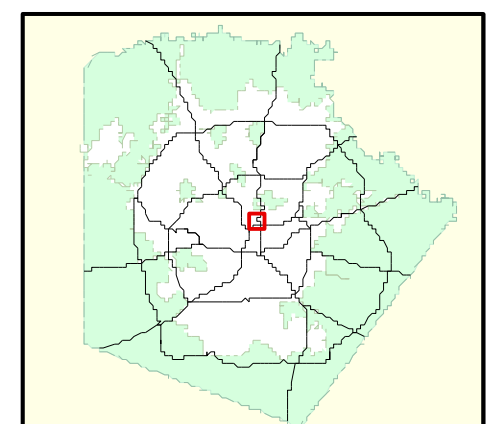
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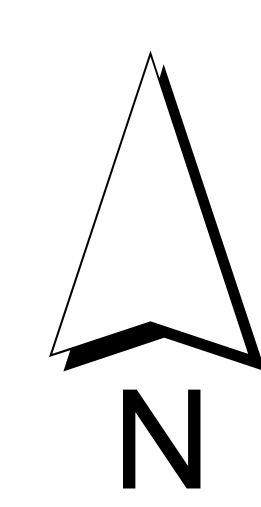
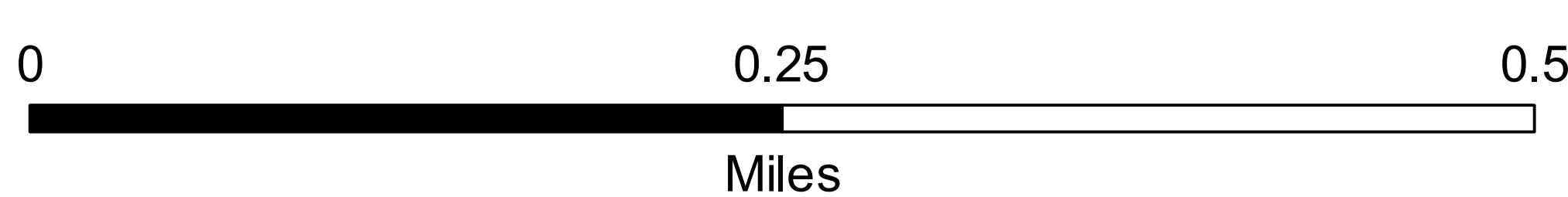
- Empowerment Zone
- San Antonio River
- University/College
- Parks
- Public Schools

Tobin Hill Neighborhood Plan Empowerment Zone



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Beth Johnson
 Map Creation Date: August 2007
 Map File Location: Empowerment Zone.mxd
 PDF File Name: Empowerment Zone



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TRANSPORTATION AND INFRASTRUCTURE



TRANSPORTATION AND INFRASTRUCTURE

GOALS, OBJECTIVES AND ACTION STEPS

Located in the original 36 square miles of the City of San Antonio, Tobin Hill follows the basic grid street pattern of Downtown. In some places the neighborhood connectivity that the grid pattern promotes is broken by I-35 and Highway 281 - both of which separate Tobin Hill from Downtown. As is often common in older neighborhoods, Tobin Hill has dated infrastructure that is stressed and deteriorated in many locations.

One of the neighborhood's most urgent needs is to bring the streets, sidewalks, and drainage up to the standards of a functioning and well-maintained system. Many streets and sidewalks need to be reconstructed and there are drainage issues that need to be addressed. Bicycle facilities that run through the neighborhood also need to be maintained to provide connectivity within in the neighborhood.

As the basic infrastructure is being upgraded, the safety and appearance of the transportation system should also become a priority. Traffic control measures should be considered in areas where speeding detracts from the safety of pedestrians and drivers. An adequate amount of parking will also increase the safety and functioning of the system. Streets should have plenty of light, trees, shade and landscaping to make them attractive places. Public art would also contribute to an inviting pedestrian environment.

An important aspect of a properly functioning transportation system is a high functioning public transit system. Tobin Hill is currently well served by VIA Metropolitan Transit system; however there are certain services, such as trolley service, that can better connect the neighborhood to area tourist venues and Downtown and are desirable for the city as well as Tobin Hill.

This chapter contains goals, objectives and actions steps developed at public meetings for improving the neighborhood's transportation network and infrastructure. Priorities are placed on improving and maintaining streets, sidewalks, and drainage as well as improving the overall appearance and function of the network.

TRANSPORTATION AND INFRASTRUCTURE

GOALS AND OBJECTIVES AT A GLANCE

GOAL 6: TRANSPORTATION INFRASTRUCTURE

- 6.1 Street Improvements and Maintenance
- 6.2 Sidewalk Improvements and Maintenance
- 6.3 Drainage Infrastructure
- 6.4 Bicycle Network

GOAL 7: TRANSPORTATION NETWORK SAFETY AND APPEARANCE

- 7.1 Transportation Control
- 7.2 Parking
- 7.3 Street Aesthetics

GOAL 8: PUBLIC TRANSIT

- 8.1 Transit Routes
- 8.2 Bus Stop Amenities and Service

The City maintains a **Five-Year Capital Improvement Program** that is updated annually. When new bonds are issued, an additional list of projects will be created.

The **Street Maintenance Program** schedule is based on several factors including but not limited to an index of pavement condition (updated regularly by Public Works), funding availability, and the discretion of the City Council.

Funding Sources for Public Works Projects

Community Development Block Grant (CDBG) funds may be used for streets, drainage and sidewalk improvements.

City Bonds fund specific street, drainage and sidewalk projects identified in a public election.

Neighborhood Accessibility and Mobility Program (NAMP) money is allocated to each council district each budget year to fund sidewalk, school flasher, traffic calming, and minor street repair projects.

Helpful Hint

Call **311** to report potholes. Be sure to give detailed information on the pothole's location. A Public Works Department crew generally will repair potholes within 48 hours.

GOAL 6: TRANSPORTATION INFRASTRUCTURE

Improve basic infrastructure maintenance and upgrade existing infrastructure where needed so that street and sidewalk networks as well as the bicycle network function safely and conveniently.

OBJECTIVE 6.1: STREET IMPROVEMENTS AND MAINTENANCE

MAINTAIN AND REPAIR STREETS AND RIGHT-OF-WAYS SO THAT PEDESTRIANS, BICYCLISTS, AND MOTORISTS CAN SAFELY AND CONVENIENTLY TRAVEL THROUGHOUT THE COMMUNITY.

6.1.1 Report streets in need of repair and request that they be added to the Rolling 5-Year Infrastructure Management Program and/or Capital Improvement Program and monitor streets to ensure that maintenance and repair is being performed in accordance with program schedules.

- Encourage residents to call 311 to report potholes and other urgent and ongoing street repair needs. Request a call back from the department and ask to be provided with an incident tracking number for follow-up purposes. Maintain a record of calls.
- Partner with COSA Public Works Street Maintenance Division, Capital Programs Division and City Council District I Office to prioritize streets in need of repair and request that these streets be added to Rolling 5-Year Infrastructure Management Program and/or Capital Improvement Program.
- Annually monitor Rolling 5 -Year Infrastructure Management Program and Capital Improvement Program to ensure that streets within the planning area are addressed and create a dialogue with the COSA Public Works Department and Council District I Office to ensure projects are completed. (Rolling 5 Year Infrastructure Management Program and Capital Improvement Program lists are available from COSA Public Works on the Public Works website at <http://www.sanantonio.gov/publicworks>)

Timeline: Short and ongoing



Street construction, such as this on Dewey and McCullough, should be comprehensive thus improving the overall value of the neighborhood.

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: City Council District 1 Office, COSA Public Works Department-Street Maintenance Division and COSA Infrastructure Management Services Department

Proposed Funding Sources: Public Funds (Street Maintenance, NAMP, CDBG)

6.1.2 Ensure that street reconstruction is viewed as a comprehensive system, accompanied by drainage, water and sewer, and sidewalk construction or improvements. It should be determined that where one of the four is in need of repair, the other three should be evaluated for repair.

- Reconstruction on streets that accommodate bus routes should take into consideration the increased wear and tear caused by bus traffic.
- Streets should be constructed using materials and techniques that withstand the long-term wear created by bus travel.
- Increase preventive street maintenance, be proactive rather than reactive.

Timeline: Short

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: COSA Public Works Department, San Antonio Water System (SAWS), VIA Metropolitan Transit

Proposed Funding Sources: VIA Local Assistance Program (controlled by COSA), Public Funds (CIP and Bond), SAWS

6.1.3 Request improvements in street lighting.

- Coordinate with neighborhood associations and community organizations to create and carry out a survey of the planning area to determine areas in need of street lighting.
- Contact the street lighting representative in COSA Development Services to request additional streetlights for areas identified in the survey.
- If the area does not meet the requirements for publicly funded street lighting, request the installation of a street light for a minimal fee paid monthly to CPS by a private individual or the neighborhood association.

Timeline: Mid

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: COSA Development Service Department, CPS, Neighborhood Associations and Community Organizations

Proposed Funding Sources: General Fund, CPS, Private

OBJECTIVE 6.2: SIDEWALK IMPROVEMENTS AND MAINTENANCE

MAINTAIN AND REPAIR SIDEWALKS SO PEDESTRIANS CAN SAFELY AND CONVENIENTLY TRAVEL THROUGHOUT THE COMMUNITY.

6.2.1 Educate property owners about sidewalk responsibility.

- Inform residents about sidewalk maintenance responsibility, including Americans with Disabilities Act (ADA) requirements, through neighborhood association and community organization meetings and newsletter circulation.
- Provide community-based support to assist property owners, such as the elderly, with repair issues.
- Explore City programs available through Housing and Neighborhood Services and Public Works to assist home and business owners and invite representatives from these departments to community meetings to explain the process.

Timeline: Short - Mid and ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: Neighborhood Associations and Community Organizations, COSA Housing and Neighborhood Services Department, City Council District 1 Office

Proposed Funding Sources: Property Owners, Neighborhood/Community Organizations, COSA Housing and Neighborhood Services Department

Sidewalk maintenance and repair is the responsibility of the property owner. Sidewalks are not dedicated to the City like streets - they remain the property of the business or resident they front. Some public funding is available for new (and some rehabilitation) sidewalk construction to help communities

6.2.2 Evaluate the need for new or rebuilt sidewalks and pursue the repair and construction of sidewalks.

- Apply to the San Antonio – Bexar County Metropolitan Planning Organization (MPO) for a walkable community workshop to help evaluate the need for new and improved sidewalks.
- Identify primary pedestrian routes, specifically those that link schools, transit stops, commercial centers, and destination points
- Partner with COSA Public Works Department and City Council District 1 Office to prioritize sidewalks in need of repair/reconstruction and request that these sidewalks be added to the



Sidewalks are an important part of community life because they promote a walkable environment and encourage more people to walk instead of drive. They also provide a safe environment for work and play.

- Rolling 5-Year Infrastructure Management Program and/or Capital Improvement Program.
- When prioritizing sidewalks for repair/reconstruction, use the outcomes of the walkable community workshops, routes identified as primary pedestrian routes, and the COSA Public Works Department street, sidewalk, and drainage survey.
- Attend the MPO’s Pedestrian Mobility Advisory Committee (PMAC) meetings to ensure Tobin Hill’s needs are represented. These meetings are open to the public and are currently held on the third Wednesday of each month.

Timeline: Mid

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: City Council District 1 Office, City of San Antonio Public Works Department, Neighborhood Associations, MPO Pedestrian Mobility Coordinator

Proposed Funding Sources: Neighborhood Access Mobility Project (NAMP) funds, ATD funding; Public Funds (Federal, State, CIP and Bond)

Sidewalk funds may be available through a variety of programs such as:

- Neighborhood Access and Mobility Program (NAMP)
- Advanced Transportation District (ADT)
- Community Development Block Grants (CDBG)
- Voter Approved Bond Projects
- Capital Improvement Projects (CIP)

The City maintains a five-year Capital Improvement Program that is updated annually. When new bonds are issued, an additional list of projects will be created. A copy of the annual update document can be obtained from the City Clerk.

Drainage Issues: Public Works keeps a top-ten priority list for drainage projects in each council district. To solve drainage problems, the down stream outfall areas must be constructed before upstream areas.

OBJECTIVE 6.3: DRAINAGE INFRASTRUCTURE

INCREASE THE CAPACITY AND ENHANCE THE PERFORMANCE OF DRAINAGE INFRASTRUCTURE TO REDUCE STREET AND HOME FLOODING IN THE COMMUNITY.

6.3.1 Continually monitor the City’s maintenance of drainage facilities to ensure that drainage issues are assessed and improvements made when deemed necessary by Public Works.

- Encourage residents to call 311 to report any incidents of street and/or home flooding in order to start an investigation.
- Work with the City of San Antonio Public Works Department to assess drainage issues at
 - Brooklyn and I-35
 - San Pedro and Evergreen
 - Intersections around Metropolitan Methodist Hospital
 - In and around Crockett Park
 - If improvements are necessary, advocate with District I Council Office and COSA Public Works to get the projects listed on the CIP or bond project list.

Timeline: Short and ongoing

Lead Partner: Transportation and Infrastructure Committee

Partnerships: COSA Public Works Department, City Council District I Office

Proposed Funding Sources: Bond funding or Capital Program Funds for any needed projects

OBJECTIVE 6.4: BICYCLE NETWORK

CREATE AND PROMOTE A SAFE, FUNCTIONAL AND CONNECTED BICYCLE NETWORK THAT JOINS RESIDENTIAL AREAS WITH SCHOOLS, PARKS, TRANSIT STOPS, THE ZOO, THE BOTANICAL GARDEN, PEARL BREWERY, MUSEUMS, THE SAN ANTONIO RIVER, AND COMMERCIAL DEVELOPMENT

6.4.1 Promote existing bicycle facilities in Tobin Hill and surrounding areas. Promote biking as a form of transportation.

- Provide copies of the San Antonio Bexar County Bike Map to residents at neighborhood meetings. Maps are also available from the MPO.
- Educate the neighborhood on bicycle safety with the help of local bike associations.
- Encourage residents to participate in San Antonio's Bike Fest, "Walk and Roll to Work", in May.
- Provide valet bike parking areas during large community events.

Timeline: Short and ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: The San Antonio Wheelmen, Neighborhood Associations, COSA Public Works Department, Metropolitan Planning Organization

Proposed Funding Sources: General Fund, MPO



Promoting the use of bike lanes in Tobin Hill is not only healthy for the residents but healthy for the environment. Reduced dependence on automobiles will reduce carbon dioxide emissions and improve air quality.

6.4.2 Identify and support bicycle infrastructure improvements that make the bicycle network safer and more comprehensive.

- Review the San Antonio – Bexar County Metropolitan Planning Organization’s (MPO) Bicycle Master Plan and identify community priorities not included in the plan. Examples include bicycle access from the River Walk to Crockett Park and SAC.
- Attend MPO Bicycle Mobility Advisory Committee meetings to petition for the inclusion of community bicycle projects in the Bicycle Master Plan.
- Install bike racks at parks, commercial areas, and schools in the neighborhood.
- Work with the MPO and COSA Public Works to encourage additional and innovative bicycle infrastructure, such as designating bicycle lanes with colored pavement and educating the public about motor/bicycle courtesy.
- Encourage users to report maintenance of bicycle facilities to 311, such as obstructed or down signage, faded markings, roadways in need of sweeping, potholes, etc.

Timeline: Mid to Long

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: MPO Bicycle Mobility Advisory Committee, COSA Public Works Department, City Council District I Office, TXDPS, the San Antonio Wheelmen, VIA Metropolitan Transit, COSA Parks and Recreation, COSA Capital Improvement Management Series

Proposed Funding Sources: Federal Highway Administration (FHWA), General Fund, MPO

6.4.3 Monitor all Capital Improvement Projects and new private development in the community for consistency with the Bicycle Master Plan.

- Advocate with the City Council District I Office and COSA Public Works to ensure all applicable Capital Improvement Projects in the community include the bicycle enhancements designated in the Bicycle Master Plan.
- Monitor new development proposals near the Museum Reach of the River Walk and encourage new developments to include the bicycle enhancements designated in the Bicycle Master Plan.

Timeline: Immediate and ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: City Council District I Office, COSA Public Works Department and COSA Capital Improvement Management Services

Proposed Funding Sources: Minimal/Volunteer

GOAL 7: TRANSPORTATION NETWORK SAFETY AND APPEARANCE

Provide a safe, efficient, and attractive transportation network that allows for pedestrian safety, traffic control measures, and adequate parking.

OBJECTIVE 7.1: TRAFFIC CONTROL

IMPROVE THE SAFETY AND EFFICIENCY OF TRAFFIC FLOW IN THE COMMUNITY THROUGH TRAFFIC MANAGEMENT AND TRAFFIC CALMING IMPROVEMENTS IN ORDER TO MAKE STREETS SAFE FOR PEDESTRIANS, BICYCLISTS, AND MOTORISTS.

7.1.1 Improve access to, and increase safety of, sidewalks and crosswalks for all residents by meeting ADA accessibility standards.

- Install pedestrian crossing signs, signals and ADA compliant crosswalks. Consider using distinctive materials or easily identifiable crosswalks.
- Address sidewalks that are obstructed by utility poles. Investigate ways to increase the amount of ADA accessible sidewalks in the neighborhood.
- Ensure appropriate size (4 feet minimum) when reconstructing sidewalks for bus and wheelchair accessibility.
- Ensure that wheelchair users can access street crossing buttons on traffic lights and provide handicapped access ramps at intersections.

Timeline: Mid-Long

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: COSA Public Works Disability Access Office, CPS, VIA Metropolitan Transit, Metropolitan Planning Organization (MPO)

Proposed Funding Sources: COSA Safety Program, NAMP, Bond, ATD, CDBG

7.1.2 Identify and address residential streets experiencing substantial “cut-through” traffic.

- Identify and prioritize streets that would benefit from traffic-calming projects.

- Petition COSA Pubic Works (using 311 and on-line forms) for traffic-calming projects on priority streets and discuss possible traffic-calming treatments for the area.
- Discuss traffic-calming needs and funding sources for priority projects with City Council District I Office, the area's CIP Officer and Traffic Engineer.
- Create a dialogue with the San Antonio Police Department, SAFFE Officers, and Alamo Community College District Police to discuss the feasibility of increased traffic patrols during peak hours at priority traffic locations.

Timeline: Short to Mid

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: City Council District I Office, COSA Public Works Department, San Antonio Police Department-SAFFE Officer, ACCD

Proposed Funding Sources Public Funding (General Fund), NAMP

7.1.3 Encourage residents to pick up litter/trash and to trim trees and/or bushes that extend into the public right of way, including streets, alleys and sidewalks in order to prevent obscuring road signs and blocking pedestrian and/or vehicular paths as well as make for a cleaner and more beautiful neighborhood.

- Ensure residents are made aware that it is the responsibility of the property owner adjacent to an alleyway to maintain the right-of-way.
- Coordinate with area agencies and organizations to provide alley clean-up assistance, especially for elderly homeowners. The COSA Solid Waste Management Department /Keep San Antonio Beautiful provides a Dial-a-Trailer service that may be utilized by neighborhood groups to aid local residents in maintaining street and alley vegetation.

Timeline: Short

Lead Partners: Transportation and Infrastructure Committee

Proposed Partnerships: Neighborhood Associations, COSA Solid Waste Management Department, Keep San Antonio Beautiful

Proposed Funding Sources: Minimal- volunteers

7.1.4 Encourage residents and business owners to make address numbers visible and readable from the street.

Timeline: Short and ongoing

Lead Partners: Transportation and Infrastructure Committee

Proposed Partnerships: Neighborhood Associations, Residents, Business Owners

Proposed Funding Sources: Minimal- volunteers

OBJECTIVE 7.2: PARKING

ENSURE SAFETY FOR PEDESTRIANS AND CARS BY MAXIMIZING EXISTING OFF-STREET PARKING FACILITIES AND PROVIDING NEW WELL-LANDSCAPED PARKING FACILITIES AND ARRANGEMENTS.

7.2.1 Encourage well designed and landscaped parking lots and garages in areas where off-street parking demand is high. This includes areas near the River Walk Development, Pearl Brewery, Metropolitan Methodist Hospital and San Antonio College.

- Work with COSA Asset Management Department- Parking Division, COSA Public Works Department- Capital Programs Division, and the City Council District I Office to build a public parking garage to provide adequate parking for the new River Walk Development and the businesses that it will bring. Recommend to have the projects listed on the Capital Improvement Project list.
- Encourage developers and business owners to build a privately funded garage that would provide parking for patrons of their developments and businesses.
- Work with Metropolitan Methodist Hospital to promote adequate parking in the form of parking garages rather than surface parking.
- After SAC has their first parking garage finished, evaluate the need for parking around the campus and if necessary, work with SAC administration to provide additional parking garage facilities and/or attractively-landscaped parking lots within the existing San Antonio College property.

Timeline: Mid to Long

Lead Partners: Transportation and Infrastructure Committee.

Proposed Partnerships: COSA Asset Management Department-Parking Division, COSA Public Works-Capital Programs Division, City Council District I Office, Metropolitan Methodist Hospital, San Antonio College

Parking structures, (pictured below), should be encouraged. If surface parking lots, (pictured immediately below), are constructed a landscape shield should span the perimeter blocking the unsightly appearance from nearby residences.



Proposed Funding Sources: Public Funds (Capital Improvement Projects), Private Funding , Planning Area Businesses

7.2.2 Promote shared use of parking lots and garages for commercial land uses in order to provide adequate parking for commercial districts.

- Utilizing the City's courtesy Plan Implementation Team rezoning notification, monitor proposed new commercial and commercial rehabilitation projects in the community to make sure adequate on-site parking is provided.
- Coordinate with the Economic Development Committee to encourage the inclusion of shared access parking in these commercial development projects.

Timeline: Short and ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: Economic Development Committee, Planning Area Businesses, COSA Development Services Department, COSA Economic Development Department

Proposed Funding Sources: Minimal/Volunteer

7.2.3 Encourage Planning Area Businesses to incorporate landscape screens and pedestrian amenities into existing and new off-street parking facilities.

Timeline: Short to Mid

Lead Partners Transportation and Infrastructure Committee

Proposed Partnerships: Planning Area businesses

Proposed Funding Sources: Planning Area Businesses, Developers

OBJECTIVE 7.3: STREET AESTHETICS

CREATE A TRANSPORTATION NETWORK THAT IS INVITING IN DESIGN AND APPEARANCE AND INFORMS USERS THAT THEY ARE IN THE TOBIN HILL NEIGHBORHOOD.



Streetscape trees on the edge of sidewalks encourage walking and act as a buffer from the automobile traffic on the street. In addition, streetscape trees also significantly improve the aesthetics of the neighborhood while reducing the urban heat island effect.

7.3.1 Enhance the landscaping and streetscape along major vehicular corridors and pedestrian routes in a way that is safe for pedestrians, bicyclists and motorists. Consider the following initiatives:

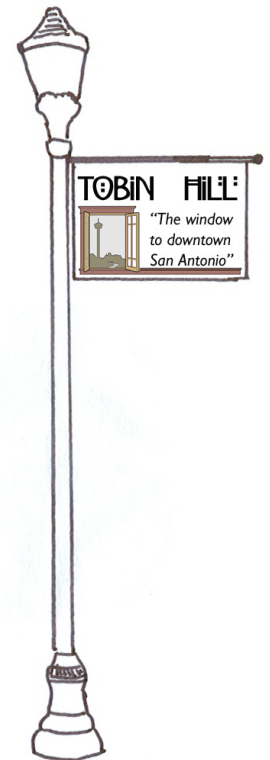
- Prioritize streets and pedestrian routes in need of more shade and street trees.
- Encourage developers to plant street trees during their landscaping phase.
- Establish volunteer tree-planting programs to plant more street trees and participate in tree give away programs, such as COSA's Neighborhood and Commercial Tree Planting Program or Alamo Forest Partnership's Arbor Day Tree Planting. Start with key commercial streets, such as St. Mary's, Josephine, McCullough, Main, and San Pedro.

Timeline: Mid

Lead Partner: Transportation and Infrastructure Committee

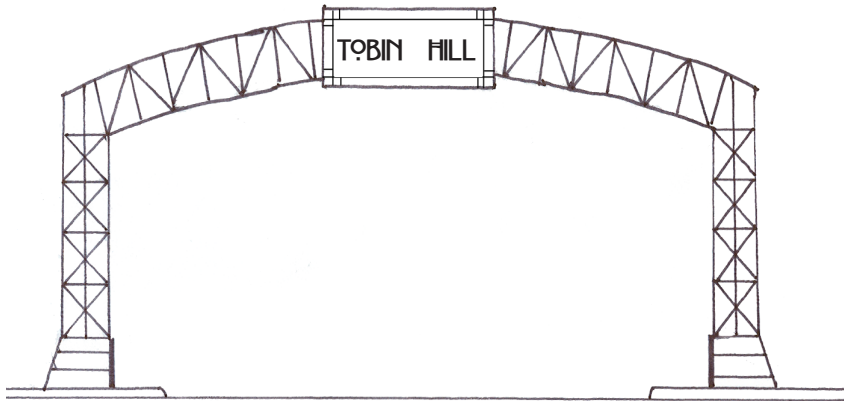
Proposed Partnerships: COSA Development Services Department-Arborist, Keep San Antonio Beautiful, Alamo Forest Partnership

Proposed Funding Sources: NAMP, Tree Mitigation Fund, Transportation Enhancement Funds



7.3.2 Enhance sidewalks and streets with art and neighborhood design/branding elements:

- On key commercial corridors, such as St. Mary's, McCullough, and Main, install public art or design elements into the sidewalk paving and/ or along building facades. Examples include tile mosaics, reliefs, and pavers.
- Apply to COSA Public Works Department to create/install street signs with a Tobin Hill design element, such as a logo, border or color for installation in Tobin Hill. The neighborhood association is responsible for the cost of production.
- Install "Welcome to Tobin Hill" ornamental iron arch design at key gateway points such as N St. Mary's and Highway 281 and Josephine Street.
- Work with City Council District I Office to request the installation of decorative street lamps with a historic look along commercial corridors.



Timeline: Mid

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: COSA Development Services Department-Arborist, Keep San Antonio Beautiful, Alamo Forest Partnership, COSA Asset Management, COSA Public Works

Proposed Funding Sources: NAMP, Tree Mitigation Fund, Transportation Enhancement Funds, residents, Neighborhood Associations, Public Funds (CIP)

7.3.3 Explore converting above-ground electrical utilities to an underground network or relocated above-ground electrical utilities to alley ways to help beautify the neighborhood and remove utility pole obstructions in sidewalks.

- Inventory streets to identify priority areas for underground conversion projects.
- Work with COSA Economic Development Department to explore the possibility of using CPS Community Infrastructure and Economic Development (CIED) funding for priority projects in the community.
- Encourage new developers to place their utilities underground.

Timeline: Short (1 - 2 years)

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: City Council District 1 Office, CPS, COSA Public Works Department, COSA Development Services Department, COSA Economic Development Department

Proposed Funding Sources: Public Funding, Developers

VIAtrans is a specialized transportation service available for a small cost to individuals who have a medical impairment or condition that prevents them from independently traveling by regular VIA city buses for most trips. VIAtrans is a “curb-to-curb” shared-ride transportation system comparable to regular city bus service. VIAtrans riders must be pre-registered to use the service and must make reservations at least twenty-four (24) hours in advance of their anticipated trip. VIAtrans riders may schedule trips for any purpose and, if pre-authorized, may travel with a personal care attendant.

VIA’s **Travel Training program** is a free, comprehensive one-on-one program designed to teach people with disabilities how to safely travel by fixed route regular city bus. Travel training on public transportation can provide broader individual travel options with greater freedom to travel spontaneously and independently. Anyone who is interested in participating in VIA’s travel-training program, can contact the travel trainer at the VIA Accessible Services Office (210) 362-2154.



VIA buses are an important part of the transportation infrastructure in San Antonio. Encouraging higher ridership for neighborhood residents and improvements in bus routes, bus stops, and VIA vehicles.

GOAL 8: PUBLIC TRANSIT

Enhance the convenience and availability of public transit in the community and promote an environmentally friendly, economical and aesthetically pleasing transit system.

OBJECTIVE 8.1: TRANSIT ROUTES

ENHANCE AND IMPROVE PUBLIC TRANSPORTATION ROUTES IN ORDER TO ADEQUATELY SERVE THE PLANNING AREA.

8.1.1 Stay informed about new transit routes and route alterations in the planning area and advocate for new routes when necessary.

- Contact VIA during January, March, June and September to obtain a list of proposed route changes in the area and comment on these changes.
- Invite representatives from VIA Metro Transit to Planning Area neighborhood

association and other community meetings to address community concerns

- Attend public meetings for the annual update of the VIA Ten-Year Plan

Timeline: Short and ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: VIA Metropolitan Transit, Neighborhood Associations, Neighborhood/Community Organizations

Proposed Funding Sources: VIA Metropolitan Transit

8.1.2 Advocate and petition the VIA board for a specially designed transit bus or trolley from downtown to serve Pearl Brewery, the Museum Reach of the River Walk, and other attractions that are currently served by Route 7, “the Sightseer Special.”

- Petition the VIA board for this service at their monthly public meeting (currently the 4th Tuesday of every month).
- Once the area around the River Walk is redeveloped, work with the new business owners to advocate for this service.

Timeline: Long

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: VIA, Neighborhood Associations, business owners

Proposed Funding Sources: VIA

8.1.3 Advocate for alternative and additional forms of public transit, such as Bus Rapid Transit, River Taxis, Trams, and Light Rail.

- Work with VIA and the MPO to support efforts to extend and expand transit systems to include Bus Rapid Transit, Trams, and Light Rail.
- Work with the River Improvement Projects and Downtown Operations to include River Taxis on the river once the Museum Reach River project is complete.

Timeline: Long

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: VIA, MPO, Neighborhood Associations, COSA Downtown Operations

Proposed Funding Sources: Minimal-volunteer

Bus Stops are often used more if they provide some sort of seating or shade. An inexpensive way to provide this is pictured below.



OBJECTIVE 8.2: BUS STOP AMENITIES AND SERVICES

IMPROVE BUS STOP AMENITIES AND SERVICES IN ORDER TO PROVIDE SAFE AND FUNCTIONAL TRANSIT SYSTEM.

8.2.1 Identify areas where additional bus stops, shelters and information boards are needed and install attractive bus shelters and benches along with information centers at both new and existing stops.

- Investigate boarding counts at neighborhood stops and prioritize bus shelter needs based on VIA Metro Transit's standards.
- Advocate for new shelters with the VIA Metro Transit planning department and Board of Trustees.
- Incorporate public art into bus shelters and benches.
- Install community bulletin boards at bus stops with high boarding counts.
- Recruit businesses to put bus shelters and benches on private property.



In the Texas heat, bus stops that provide shelter should be placed in high traffic areas.

Timeline: Immediate and Ongoing

Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: VIA Metro Transit

Proposed Funding Sources: Minimal/Volunteer

- Coordinate a tree planting project to provide shade at bus stops.

Timeline: Mid to Long

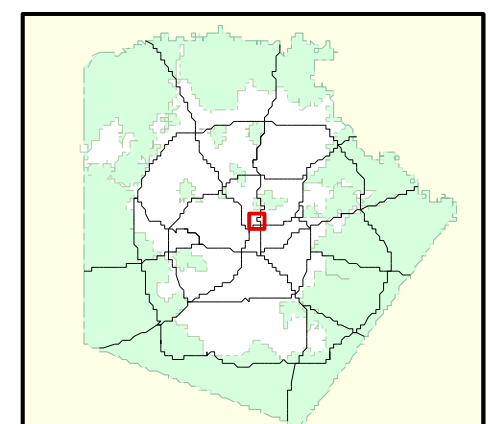
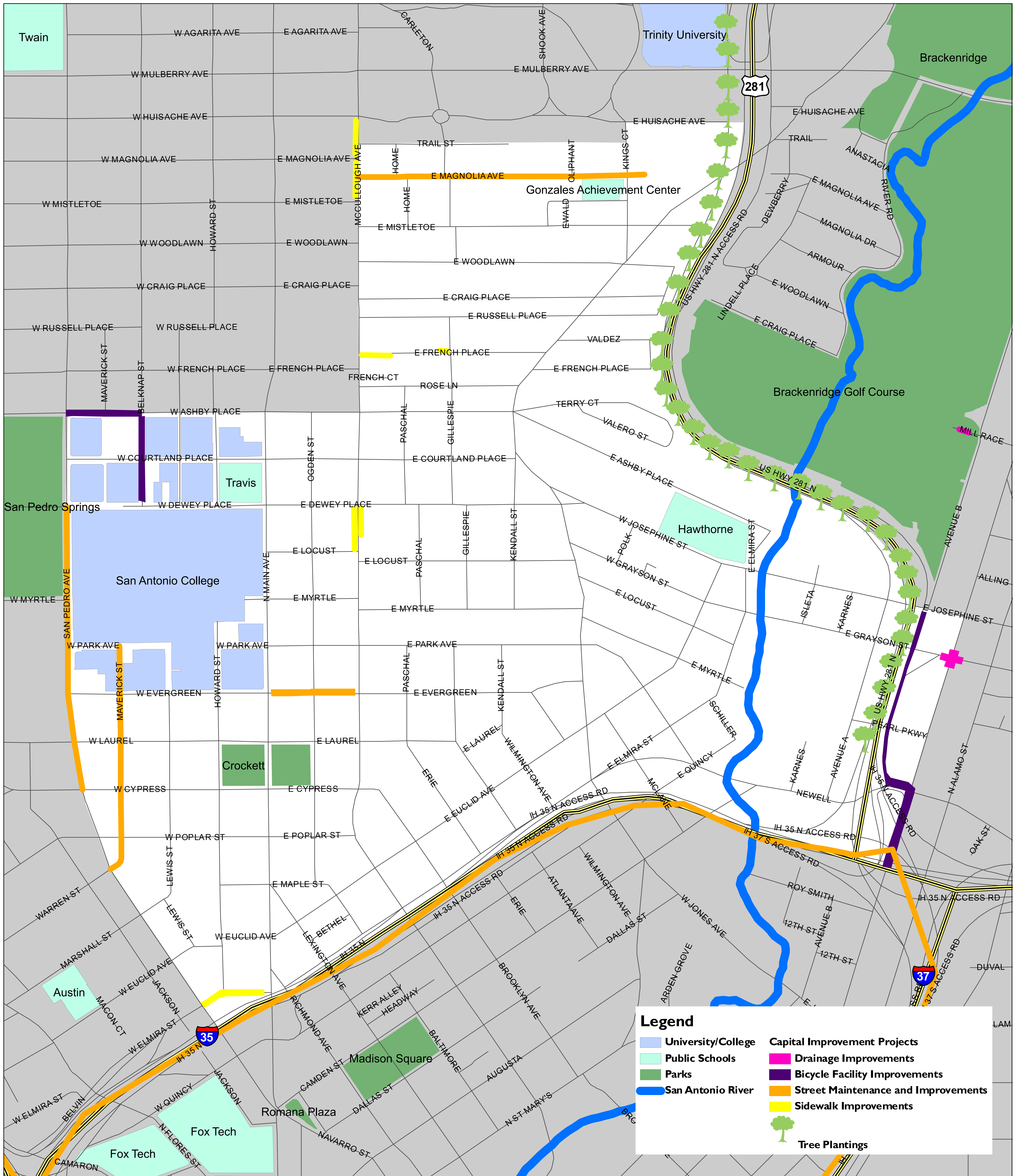
Lead Partner: Transportation and Infrastructure Committee

Proposed Partnerships: VIA, Local businesses, area schools, property owners, COSA NCR Managers, Neighborhood Associations, Neighborhood/Community Organizations, COSA Public Works

Proposed Funding Sources: FTA Enhancement Program

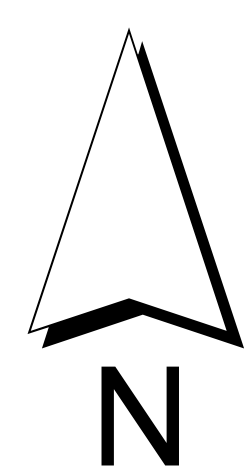
8.2.2 Expand transit services for disabled residents and educate residents on the existing public transit options.

- Advocate to the VIA Board of Trustees at their monthly meeting (fourth Tuesday of every month) for a reduction in the VIA trans pre-notification period.
- Inform disabled residents about VIAtrans and VIA's Travel Training Services.



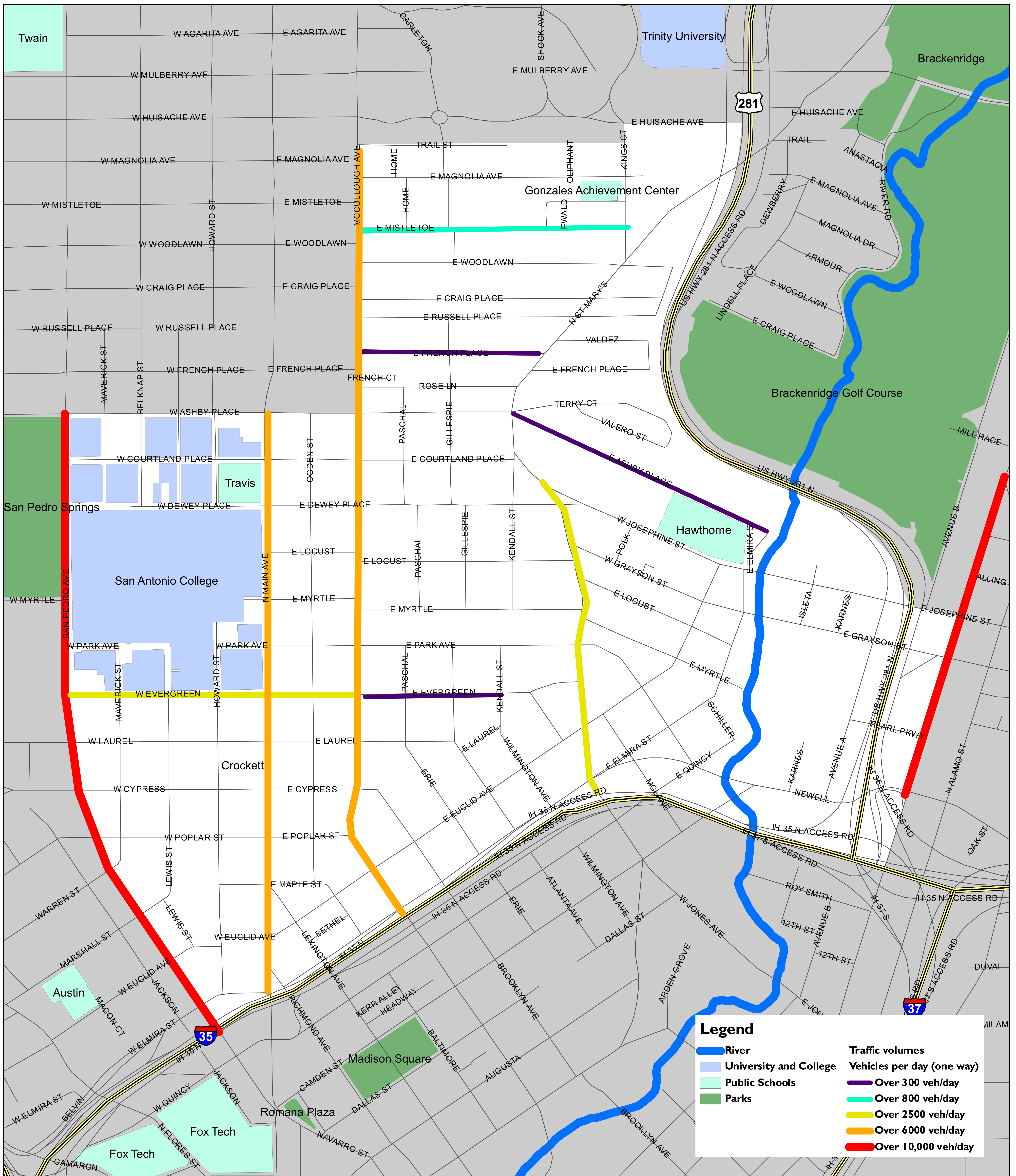
Tobin Hill Neighborhood Plan

Capital Improvement Projects and 5-year Maintenance Program



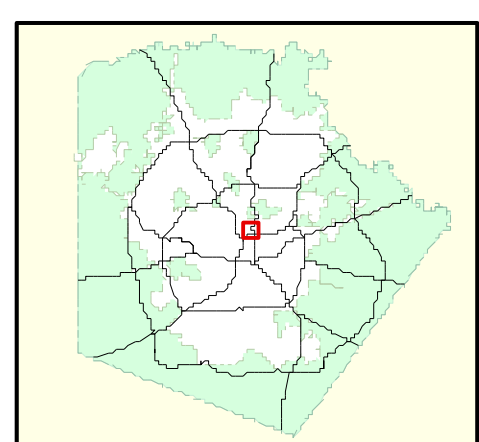
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Tobin Hill Neighborhood Plan

Traffic Volumes



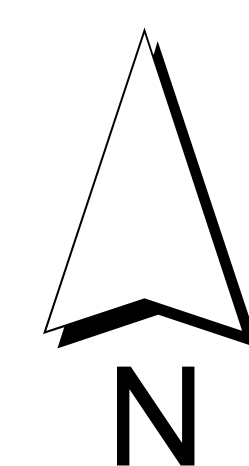
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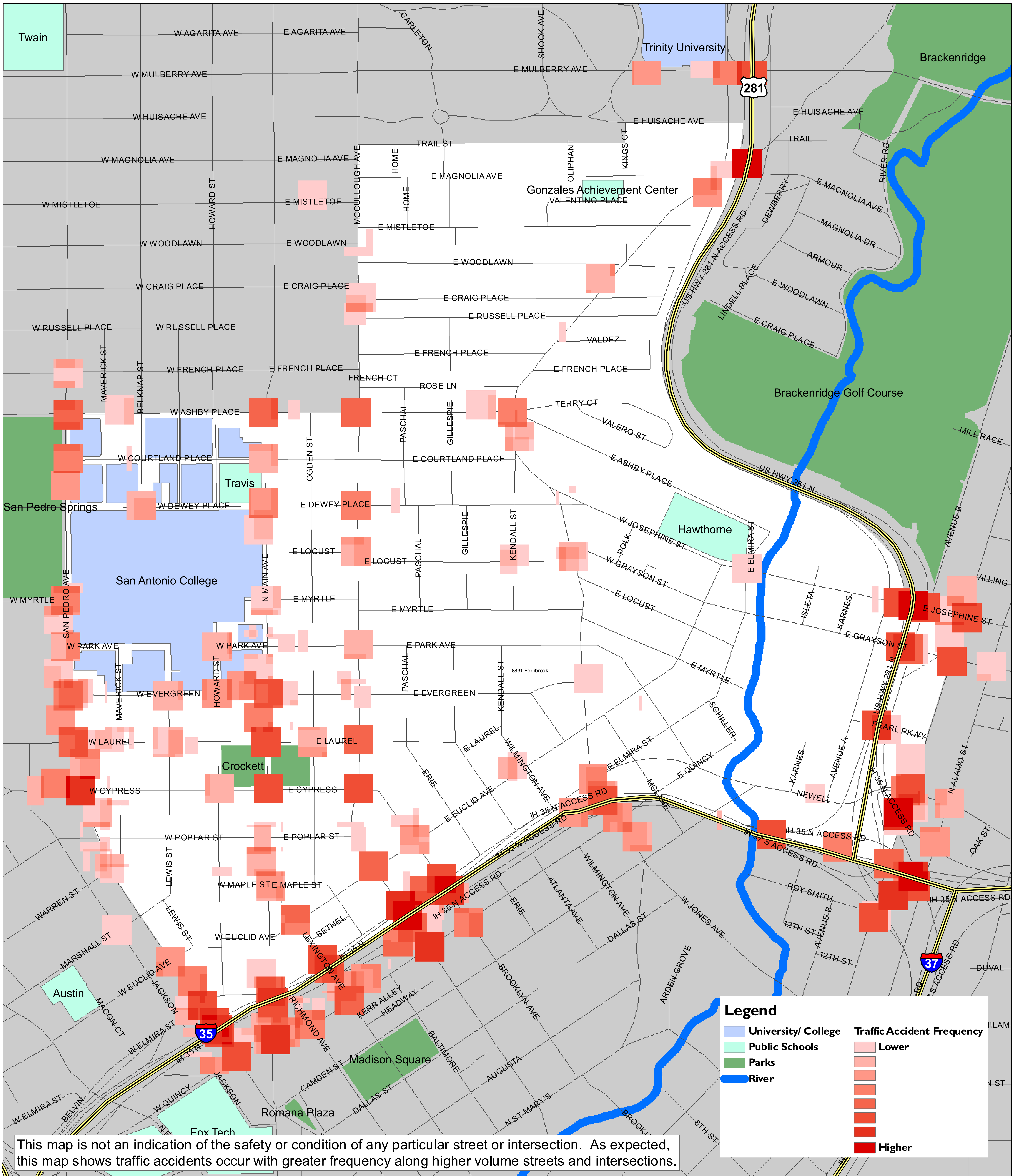


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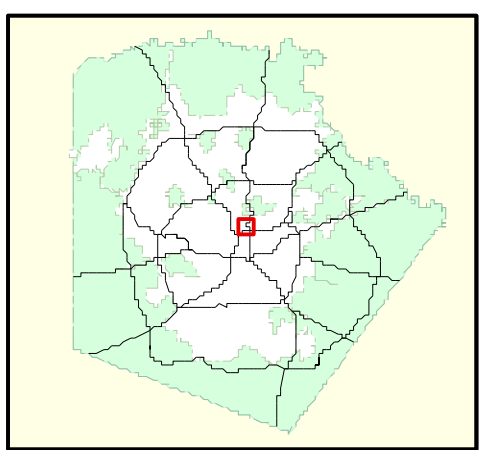
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This map is not an indication of the safety or condition of any particular street or intersection. As expected, this map shows traffic accidents occur with greater frequency along higher volume streets and intersections.

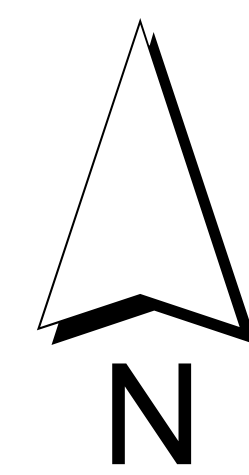


Tobin Hill Neighborhood Plan


Traffic Accident Frequency-2006

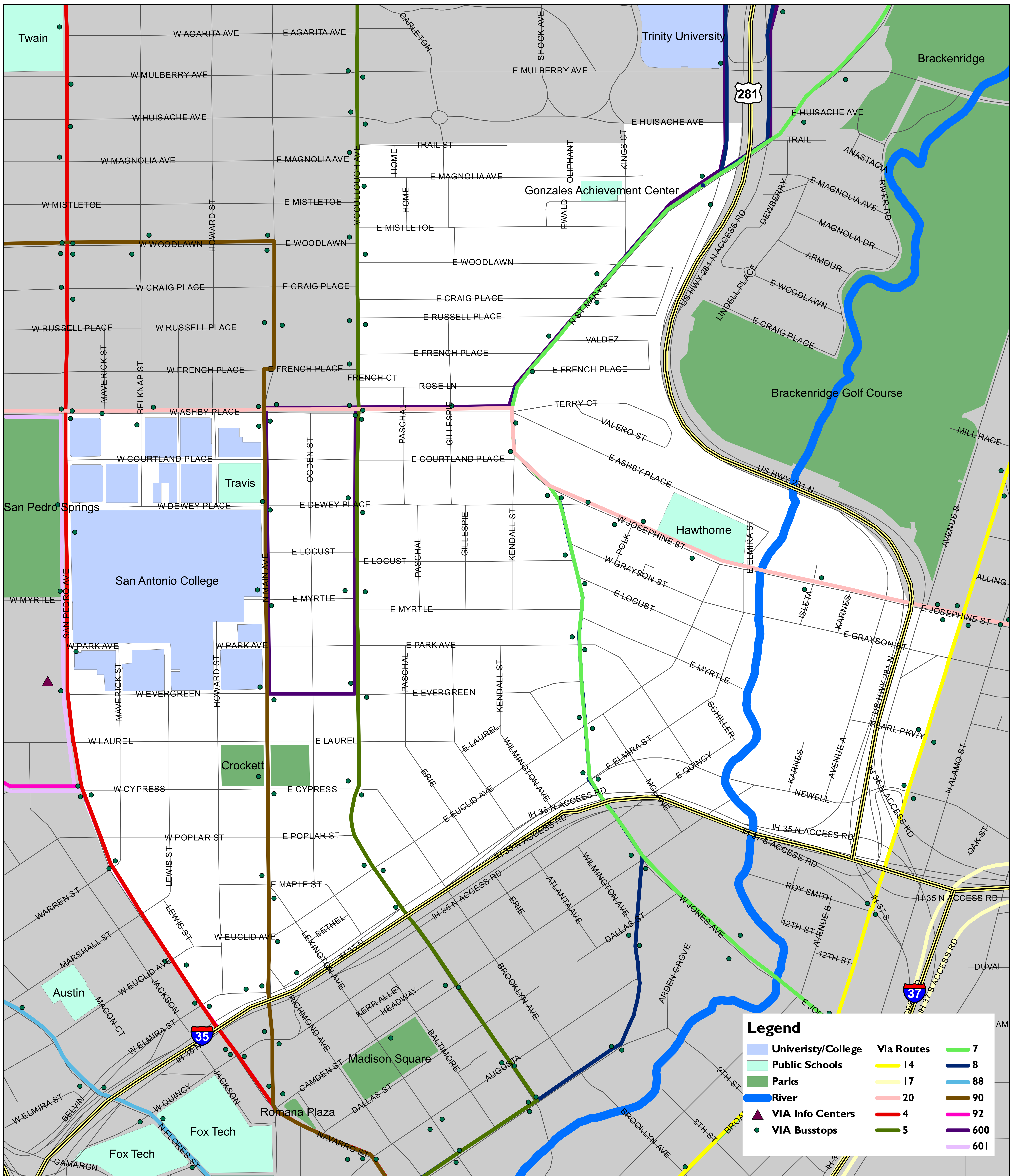
2006 Data provided by the San Antonio Police Department

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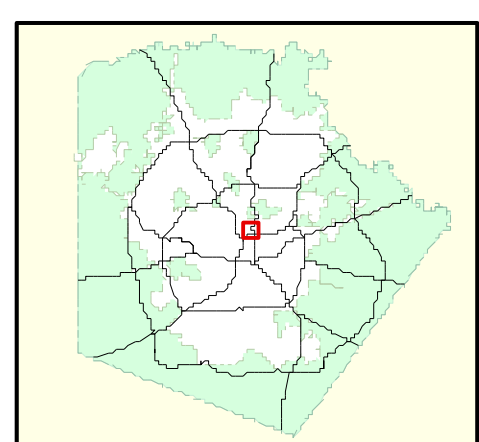
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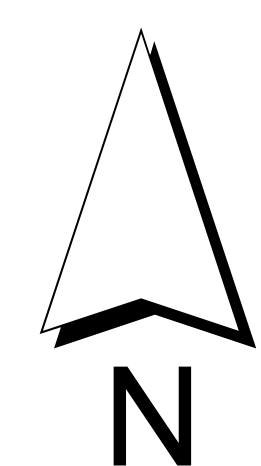
Tobin Hill Neighborhood Plan

VIA Routes and Stops



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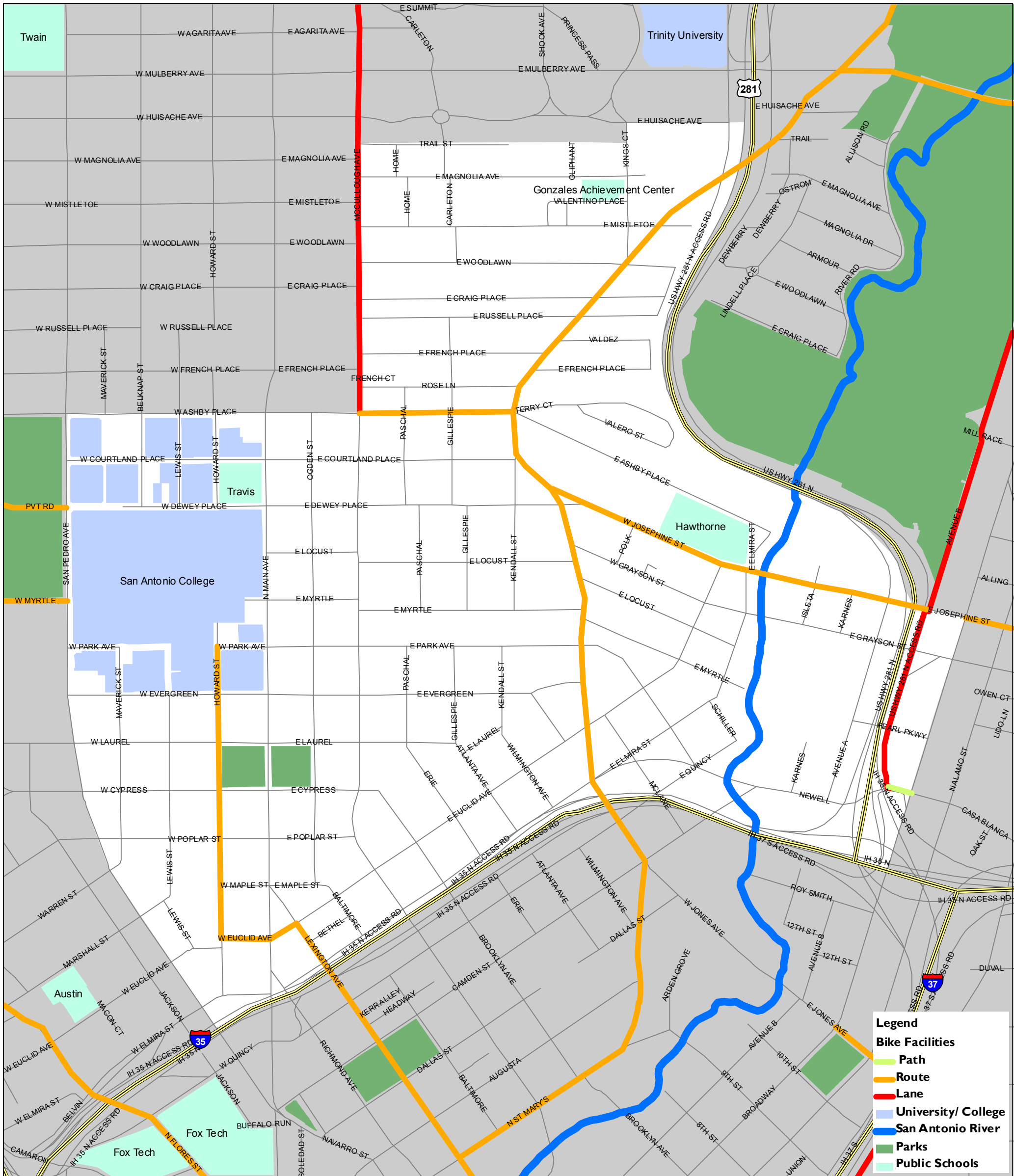


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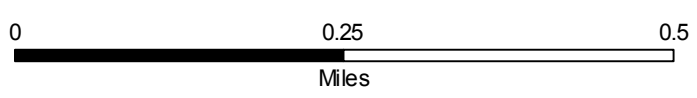




Tobin Hill Neighborhood Plan

Bike Facilities

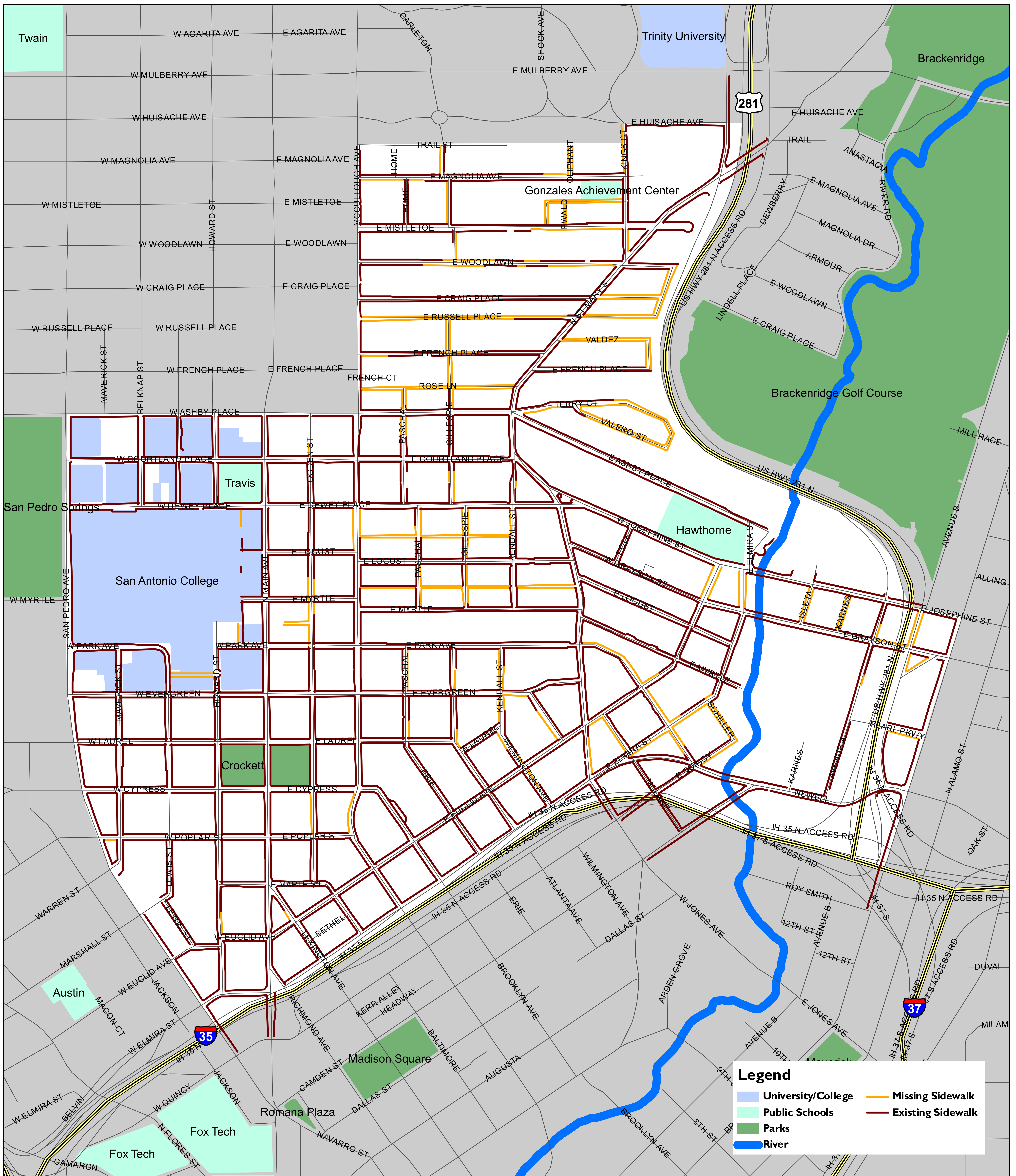
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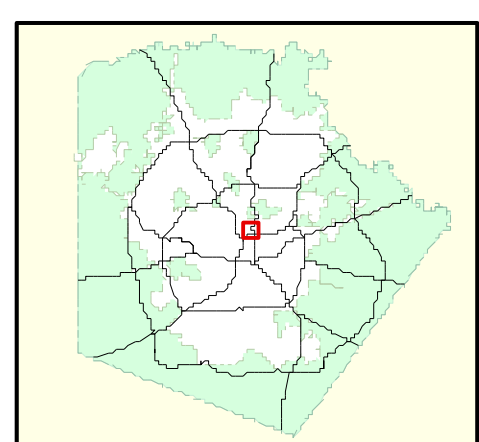
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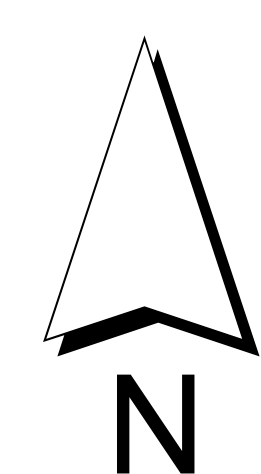


Tobin Hill Neighborhood Plan

Sidewalks



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COMMUNITY FACILITIES, HEALTH AND SERVICES



COMMUNITY FACILITIES, HEALTH AND SERVICES

GOALS, OBJECTIVES AND ACTION STEPS

The Tobin Hill neighborhood has many community amenities within the neighborhood boundaries as well as in the immediate surrounding area.

Metropolitan Methodist Hospital is within the neighborhood and Baptist Health System's Hospital is located on the south side of I-35 just beyond the boundary of from the neighborhood. Many other medical offices and providers surround the hospital area. Crockett Park is the only park currently in the neighborhood, but the Museum Reach of the River Walk Extension will be finished in 2009 and will add a linear park to the neighborhood. San Pedro Springs and Brackenridge Park, while not within the boundaries of the neighborhood, are within walking distance or a short drive for much of the neighborhood. There are three libraries within close proximity to the neighborhood. The Central Library is a few blocks south of the neighborhood, San Pedro Library is adjacent to the neighborhood in San Pedro Springs Park, and Landa Library is a few blocks north of the neighborhood in the Monte Vista Neighborhood. There are numerous educational facilities in the neighborhood. There are three SAISD facilities - one is a general enrollment elementary school, Travis Elementary, and two, Hawthorne Academy and Gonzales Achievement Center, are special use schools. The San Antonio College campus is also within the neighborhood. There are also numerous religious facilities in the neighborhood that provide programs and spaces for community use. Many non-profit and community organizations have offices and facilities in the neighborhood as well.

The identified neighborhood needs focus on promoting cooperative relationships among these numerous community groups and improving the relationship between these groups and the neighborhood; increasing participation in community programs especially among the elderly, disabled and disadvantaged; through improving and expanding existing programs and facilities.

In this chapter, the goals, objectives, and action steps developed in the public meetings, address concerns about health and wellness services, youth and elderly programs, services, and facilities, park improvements, library access, community education, and community building efforts.

COMMUNITY FACILITIES, HEALTH AND SERVICES

GOALS AND OBJECTIVES AT A GLANCE

GOAL 9: COMMUNITY FACILITIES

- 9.1 Recreation and Community Programs
- 9.2 Library Use
- 9.3 San Antonio College
- 9.4 Continuing Education

GOAL 10: HEALTH AND WELLNESS

- 9.1 Health and Wellness Services and Programs
- 9.2 Hospital Facilities
- 9.3 Senior Services

GOAL 11: PARKS AND RECREATION

- 11.1 Park Facilities
- 11.2 Park Acreage
- 11.3 Park Maintenance
- 11.4 River Walk

GOAL 9: COMMUNITY FACILITIES

Promote the use of Community Facilities, such as the Libraries, Schools, Religious Facilities, and community centers.

OBJECTIVE 9.1: RECREATION AND COMMUNITY PROGRAMS

INCREASE AWARENESS AND USAGE OF PUBLIC RECREATION FACILITIES AND PROGRAMS.

9.1.1 Launch a marketing campaign to educate residents about available recreational activities and programs.

- Gather information on recreational facilities and programs for a range of people including youth, seniors, people with disabilities, etc.
- Create a welcome package for new residents and a community newsletter to disseminate recreation facility and program information to the community.

Timeline: Short (1-2 years)

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Neighborhood Associations, COSA Parks & Recreation Department, Neighborhood/Community Organizations that sponsor recreational activities (YMCA, Boys & Girls Club, etc.), Radio/Newspaper Media

Proposed Funding Sources: Council District 1, Volunteer, Neighborhood Associations

9.1.2 Create a strategic alliance of institutions and community organizations, such as YMCA, United Way, Area Agency on Aging, Tri-Point, religious institutions etc., to develop additional recreational and community activities/facilities and to create a shared use agreement allowing the use of athletic fields, plazas, and other open space in order to promote and develop additional opportunities.

- Emphasis should be placed on involving schools, religious institutions and community organizations in high visibility programs to attract more youth and involve parents.
- Link youth to seniors and people with disabilities, possibly as mentors or activity leaders.
- Develop and execute a Memorandum of Understanding between the neighborhood associations and the school districts, outlining privileges, responsibilities and liability limits.

- Coordinate additional after-hours playground supervision by citizen groups, neighbors and neighborhood association members.

Timeline: Short - Mid

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: COSA Parks & Recreation Department, COSA Community Initiatives Department, COSA Cultural Affairs Department, Businesses, Faith Based Organizations, SAISD, Neighborhood/ Community Organizations, Radio/Newspaper Media, San Antonio College

Proposed Funding Sources: Existing Programs, Volunteer

OBJECTIVE 9.2: LIBRARY USE

IMPROVE AND PROMOTE THE LOCAL LIBRARIES.

9.2.1 Improve/expand existing facilities and programs.

- Investigate the feasibility of extending hours and days of operation at local library facilities including the Central Library, San Pedro Library, and Landa Libraryⁱ.
- Establish ongoing reading programs, book trades and cultural programs for all ages.
- Start a volunteer program where seniors read and tell history stories to children.

Timeline: Mid to Long

Lead Partner: Community Facilities, Health, and Services Committee, San Antonio Public Library

Proposed Partnerships: COSA Community Initiatives Department, SAISD, AARP

Proposed Funding Sources: Public Funds, Grants, Volunteers



Library Locations

- Central Library- 600 Soledad
- San Pedro Library (pictured above)- 1315 San Pedro Ave
- Landa Library- 233 Bushnell

ⁱ The library Department increased service hours at all branch libraries by four hours with approval of the Fiscal Year 2008 budget.

9.2.2 Increase the availability of technological resources that allow residents greater opportunities to access the resources offered by the school district, the college and university system and the City of San Antonio Library System.

Timeline: Mid to Long

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: COSA Library Department, SAISD, Alamo Community College District, UT System, Texas A&M System, St. Mary's University, Our Lady of the Lake University, University of Incarnate Word, Trinity University

Proposed Funding Sources: Grants; AT&T Foundation; Ka Boom! (www.grantsalert.com)

9.2.3 Encourage residents to continue use of existing library facilities and programs to ensure these facilities and programs remain available in the future.

Timeline: Short and ongoing

Lead Partner: San Pedro Branch Library

Proposed Partnerships: COSA Library Department, Neighborhood Associations, SAISD

Proposed Funding Sources: Public funds

OBJECTIVE 9.3: SAN ANTONIO COLLEGE

ENCOURAGE MORE COMMUNITY INVOLVEMENT AND DIALOGUE WITH SAC.

9.3.1 Initiate regular meetings (yearly, bi-yearly, quarterly) between Alamo Community College District Chancellor's office and the Neighborhood Associations in order to discuss property acquisitions, expansion plans, parking, and other concerns.

- Create a written statement that is agreed upon by both San Antonio College and the Neighborhood Associations regarding where preferred expansion should be placed and its relationship to the neighborhood.*

* San Antonio College will begin work on a new Campus Master Plan in 2008. This process will provide an opportunity for dialogue between the neighborhood associa-

tions and SAC.

Timeline: Short and ongoing

Lead Partner: Neighborhood Associations

Proposed Partnerships: San Antonio College

Proposed Funding Sources: No cost

9.3.2 Provide opportunities for Tobin Hill residents to use San Antonio College facilities including the gym, the library, computer labs, and meeting spaces.

- Look into a program where residents provide proof of residency in the neighborhood and for a nominal fee are allowed access to the facilities.

Timeline: Short and ongoing

Lead Partner: San Antonio College

Proposed Partnerships: Neighborhood Associations

Proposed Funding Sources: No cost



9.3.3 Inform community members through the Community/Neighborhood Directory that:

- San Antonio residents over the age of 65 may take classes for free.
- The Seguir Adalante Community Center offers programs for Adult Re-entry and the SAC Women's Center offers support for non-traditional women students.
- The Community-Based Outreach offers conferences, parent/child programs, and other programs for the community.

Timeline: Short and ongoing

Lead Partner: Neighborhood Associations

Proposed Partnerships: San Antonio College

Proposed Funding Sources: No cost

San Antonio College has many facilities and programs that are available to the general public including:

- Scobee Planetarium which has shows every Friday evening
 - Theater Events throughout
 - Music Events
- Visual Arts Instructional Gallery

OBJECTIVE 9.4: CONTINUING EDUCATION

ENCOURAGE RESIDENTS TO PARTICIPATE IN EDUCATIONAL PROGRAMS AT LEARNING CENTERS AND OTHER COMMUNITY FACILITIES.

9.4.1 Expand career training programs and job opportunities at COSA Learning Centers, local colleges, and local businesses.

- Encourage learning centers and local colleges to have accessible bilingual computer literacy training and programs.
- Investigate how business and community leaders can align their businesses to establish internships, “job shadowing” programs or career day informational presentations for middle school and high school aged students.
- Explore different reintegration programs for people recently released from prison to help connect them to life skills training programs and employment opportunities.

Timeline: Mid

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: San Antonio College- Sequir Adelante Center, San Antonio Technical Schools/Institutes, Local Businesses, COSA Community Initiatives Department, Project QUEST, Texas Department of Human Services, Bexar County Detention Ministries, Texas Workforce Commission

Proposed Funding Sources: Volunteer, Private, State and Federal Funding

9.4.2 Encourage neighborhood families and individuals to take advantage of COSA adult learning and literacy centers as well as programs at area Faith Based Organizations.

Timeline: Short and ongoing

Lead Partner: NAs, Parent/Teacher Organizations

Proposed Partnerships: SAISD, Businesses, Faith Based Organizations, Professional Organizations, Neighborhood/Community Organizations

Proposed Funding Sources: No cost

GOAL 10: HEALTH AND WELLNESS

Improve the health and wellness of neighborhood residents and provide adequate access to healthcare and facilities.

OBJECTIVE 10.1: HEALTH AND WELLNESS SERVICES AND PROGRAMS

INCREASE AWARENESS, ACCESSIBILITY, AND AVAILABILITY OF EXISTING HEALTH/WELLNESS SERVICES AND PROGRAMS AS WELL AS ENCOURAGE THE DEVELOPMENT OF MORE HEALTH/WELLNESS SERVICES AND PROVIDERS.

10.1.1 Increase knowledge about, and strengthen participation in, existing social service programs for family/life education and counseling.

- Work with local hospitals, clinics, health care providers, and civic agencies to develop a health care directory of offices, providers and clinics in the Tobin Hill Neighborhood. Use resource guides, such as the Annie E. Casey Foundation and the United Way Directory, as starting points. Include information concerning:
 - Transportation to and from Health Facilities
 - Service providers with expertise in elderly issues, including physicians that specialize in geriatric medicine, attorneys that specialize in elder and estate law, financial planners, and hospice providers.
- Organize a health fair through the City Council District 1 Office that includes area hospitals and environmental health information or participate and encourage attendance at Health fairs that are being sponsored by SAC and SAISD.
- Assist low income residents and elderly with integrated eligibility applications for multiple benefit programs including Children's Health Insurance Program (CHIP), Food Stamps, Medicaid and TANF (Temporary Assistance for Needy Families).

Timeline: Short

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: COPS/Metro Alliance, Faith Based Organizations, Neighborhood Associations, Neighborhood/Community Organizations, Metropolitan Health District, Council District 1, Local hospitals, Neighborhood Associations, Texas Health and Human Services Commission, San Antonio Food Bank, CentroMed, Barrio Comprehensive Family Health Center

Proposed Funding Sources: Grants, Existing Programs, Volunteer, United Way, Local, state and federal funding

10.1.2 Encourage residents of all ages to participate in active recreation to promote individual health within the community.

- Promote adult recreation by organizing neighborhood walking groups with support from

Children's Health Insurance:

Texas families with uninsured children may be eligible for health insurance through Children's Medicaid or SCHIP (State Children's Health Insurance Program). Both programs provide a wide range of benefits, including regular check-ups and dental care to keep kids healthy. For an application call toll-free 1-877-KIDS-NOW or download an application at www.chipmedicaid.org

Steps to a Healthier San Antonio program.

- Organize culturally relevant exercise classes for adults; for example Latin dance.
- Organize new, and re-inspire existing, community gardens as an inter-generational outdoor learning activity.
- Target area schools, community centers and Faith Based Organizations to extend hours after school for sports and recreation programs.

Timeline: Short - Mid

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Metropolitan Health District, COSA Parks & Recreation Department, San Antonio Natatorium, SAISD, Faith Based Organizations, Neighborhood/Community Organizations

Proposed Funding Sources: Existing Programs, Volunteer

10.1.3 Develop additional programs that will educate the community about health and wellness issues and provide health services.

- Invite representatives from San Antonio Metropolitan Health District to neighborhood meetings to discuss their programs and services, such as:
 - Steps to a Healthier San Antonio
 - Immunizations
 - Vector Control
 - Dental Services
- WIC- Women, Infants, and Child.
- Investigate the feasibility of establishing a mobile health unit that has regularly scheduled visits to the neighborhood and can provide vaccinations.
 - Work with staff at CentroMed and Barrio Comprehensive Family Health Center to expand the number of health providers at its health and dental clinics.

Metropolitan Methodist Hospital provides 24-hour emergency room service including a Fast Track area that provides services to those experiencing minor emergencies such as coughs, colds, sprains and cuts needing stitches. All emergency department physicians are bilingual.

Timeline: Mid to Long

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Faith Based Organizations, Neighborhood/Community Organizations, Senior citizen service providers, COSA Community Initiatives Department, Alamo Area Council of Governments, United Way, Metropolitan Health District, CentroMed, Barrio Comprehensive Family Health Center

Proposed Funding Sources: Public and private funding, grants

OBJECTIVE 10.2: HOSPITAL FACILITIES

IMPROVE QUALITY AND ACCESSIBILITY OF HOSPITAL FACILITIES, EQUIPMENT AND HEALTH CARE PROVIDERS IN THE PLANNING AREA.



10.2.1 Communicate with the management of local hospitals about health facilities and health care concerns, and inform them when service needs are identified.

- Already identified service needs include enhanced access to dental care and longer hours at non-emergency clinics.

Timeline: Mid

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Local Hospitals (Metropolitan Methodist Hospital, Baptist Medical Center), Health and Human Services Complaint Office, UTHSC Medical and Dental Schools, Bexar County Medical Society

10.2.2 Encourage residents and children to use the Kenwood Dental Clinic (302 Dora Street) in order to receive adequate dental care.

- Cost for services is determined by household income on a sliding scale.

Medicaid is accepted.

Timeline: Immediate and ongoing

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Metropolitan Health District, Neighborhood Associations

Proposed Funding: Public (Federal, State, Local)

10.2.3 Arrange adequate public transportation to and from area healthcare facilities, especially for seniors and people with disabilities. (Refer to 8.2.2)

- Encourage residents with disabilities to apply for VIAtrans service and VIA's Travel Training

Methodist Healthcare offers free rides to residents living in certain areas of San Antonio, including the 78212 area code. Service is provided to Metropolitan Methodist Hospital, any of its facilities and to any doctors on the Methodist Healthcare staff. HealthBus is wheelchair accessible. For more information on HealthBus, call (210) MHS-RIDE. Spanish speaking operators and drivers are available.

- program.
- Encourage residents to use Methodist Healthcare's HealthBus program.

Timeline: Mid

Lead Partner: VIA Metropolitan Transit

Proposed Partnerships: Metropolitan Methodist Hospital, Elderly Living Facilities, Neighborhood Associations, Neighborhood/Community Organizations

Proposed Funding Sources: Minimal/Volunteer

OBJECTIVE 10.3: SENIOR SERVICES

PROVIDE AND IMPROVE HEALTH AND WELLNESS SERVICES FOR SENIORS.

10.3.1 Develop a directory of service providers with expertise in elderly issues, including physicians that specialize in geriatric medicine, attorneys that specialize in elder and estate law, financial planners, and hospice providers.

Timeline: Short

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Physicians, Geriatric Specialist, Elder Law Attorneys, VITAS, Estate Attorneys, COSA Community Initiatives Department Senior Services Division, SAC's Gerontology Program, Bexar Area Agency on Aging

Proposed Funding Sources: Private Funds

10.3.2 Encourage and facilitate neighborhood participation in visits to housebound seniors and people with disabilities.

- Utilize existing programs such as Dreams for Seniors (Free) and Lion's Field Adult and Senior Citizens Center (\$5 annual fee) to provide activities and programs to senior citizens in the neighborhood.
- Post flyers at senior housing and nursing homes about programs, services, and commodities for seniors.
- Provide transportation to these services and programs.
- Create a program or group that can visit housebound seniors and people with disabilities and help them with light housekeeping, basic lawn care, and paperwork.

Timeline: Short

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: AARP, Local Branch Libraries, Faith Based Organizations, Neighborhood/Community Organizations, Esperanza Peace and Justice Center, COSA Parks & Recreation Department. Bexar Area Agency on Aging

Proposed Funding Sources: Minimal/Volunteer

GOAL II: PARKS AND RECREATION

Enhance the area's parks and recreational facilities to meet the present and future needs of the neighborhood.

OBJECTIVE II.1: EXISTING PARK FACILITIES

ENHANCE AMENITIES IN THE AREA'S EXISTING PARK AND RECREATION FACILITIES INCLUDING CROCKETT PARK AND THE MUSEUM REACH OF THE RIVER WALK.



Crockett Park provides excellent recreational amenities to both youth and adults. The enhancement and upkeep are integral to the growth of the Tobin Hill community.

THE RIVER WALK.

II.1.1 Evaluate existing facilities at area parks based on a list of desired enhancements.

- Through Planning Area Neighborhood Association meetings and mailings, survey residents concerning their desired amenities and upgrades for the area's existing park facilities. Amenities that have been already been identified as needed/wanted include:
- Vegetation, such as trees and native landscaping in Crockett Park.
- Amenities such as benches and picnic areas in Crockett Park and any future parks located in the neighborhood.
- The inclusion of culturally specific design and amenities that take into consideration the unique identity and history of the planning area.
- Opportunities for public art displays in the parks and along the River Walk and throughout the neighborhood.
- Designate walking trails and paths that connect the neighborhood to the River Walk, the trails in Brackenridge Park., and San Pedro Springs.

- Provide an outdoor movie/community theatre area near the River Walk development.
- Enhance security at the area parks through increased patrol and a Park Watch program, improved lighting, emergency call boxes in the parks and posted telephone number for park security,
- Provide ADA compliant ramps, sidewalks, and walkways in parks and make paths and trails large enough for wheelchairs and scooters.
- Establish a dialogue with surrounding neighborhoods (Five-Points, Alta Vista, Monte Vista, and River Road) concerning their desired amenities and upgrades for area parks in order to provide a unified vision for the parks that surround Tobin Hill, such as San Pedro Springs and Brackenridge Park.

Timeline: Short

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Neighborhood Associations

Proposed Funding Sources: Neighborhood Association, COSA Parks & Recreation Department

11.1.2 After the Museum Reach of the River Walk is complete (projected 2010-2011) promote and use of the area as a linear park with pedestrian and visual connections into Tobin Hill.

- Provide defined pedestrian routes/paths and pocket parks adjacent to and connecting with the River Walk. Create way finding signage reflecting the design of the River Walk logo directing people from the neighborhood to the River Walk and vice versa.
- Provide maps of the walking routes including pedestrian links from the neighborhood to the River Walk Access points and the River Walk connections to the walking trails in Brackenridge Park as well as any defined pedestrian paths/routes that are created in Tobin Hill. Distribute these maps to residents and place maps at information sites along the River Walk.

Timeline: Medium

Lead Partner: Community Facilities, Health, and Services Committee

The Museum Reach of the River Walk will provide a new and unique park for the residents of San Antonio and will help stimulate Tobin Hill both socially and economically



Proposed Partnerships: San Antonio River Oversight Committee, COSA Parks & Recreation Department, San Antonio River Foundation, Metropolitan Health District, San Antonio River Authority, Convention and Visitors Bureau

Proposed Funding Sources: San Antonio Metropolitan Health District, San Antonio River Authority, Convention and Visitors Bureau

11.1.3 Monitor the Parks & Recreation System Strategic Plan and participate in updates on the plan in order to obtain the needed and desired improvements in Tobin Hill Neighborhood Parks.

- Compare the community's desired amenities with the proposed but non-funded upgrades in the Parks & Recreation System Strategic Plan and advocate with the City Council District I Office and COSA Parks & Recreation for the funding of these planned projects:
- Crockett Park (est. \$280,000): Design and construction of playground improvements
- Advocate for the neighborhood's desired enhancements during updates of the Park's System Strategic Plan, which will be revised with informational updates every two years beginning in 2008 with a complete rewrite of the document to occur in 2015.

Timeline: Mid - Long

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Local Businesses, COSA Parks & Recreation Department, COSA Community Initiatives Department, COSA Public Works Department-Public Art & Design Enhancement Program, Local Civic Clubs, United Way, Community Members, San Antonio Parks Foundation, Bexar Land Trust, COSA Public Works Department- Disability Access Office

Funding Sources: General funds, Bond Program, private

OBJECTIVE 11.2: PARK ACREAGE

INCREASE THE ACREAGE OF PARKS IN THE PLANNING AREA THROUGH THE CREATION OF NEW PARKS.

11.2.1 Inventory potential pocket park opportunities such as vacant properties, traffic medians, and larger traffic islands. Work to improve these properties as parks or landscaped areas.

The San Antonio River Improvements Project is a \$198.7 million on-going investment in flood control, amenities, ecosystem restoration and recreational improvements along 13 miles of the San Antonio River from Josephine Street south to Loop 410 South. The entire portion of the river within the Tobin Hill Neighborhood is in the **Museum Reach** portion of the River Improvements Project and specifically in the Urban Segment, which extends from Lexington Street to Josephine Street. This is the initial segment of the reach where improvements will be made. The \$50.4 Million Museum Reach project will stabilize the river channel, extend navigation by river barge through the addition of a lock and dam, provide access with a linear park that links major cultural institutions and commercial centers; and add landscaping, pocket parks, lighting and signage. The improvements on the Urban Segment of the Museum Reach will double the length of the existing River Walk and extend the distinctive San Antonio Experience to an undeveloped section of the river north of downtown.

- Inventory vacant, underdeveloped or under utilized land and research ownership information, particularly noting publicly-owned land or vacant parcels in the center of the neighborhood.
- Approach land owners about a no cost lease agreement in exchange for upkeep and use of the parcel.
- Work with TxDOT to obtain the 3.7 acre parcel of land at the end of Terry Court for a Neighborhood Park.
- This parcel could potentially be bought by the City of San Antonio from TxDOT or the Neighborhood Association can work with the City of San Antonio to lease the property from TxDOT with stipulations that the neighborhood will use the property as long as it maintains and improves the parcel.
- Establish “community gardens” in the pocket parks and an associated resource center for resident’s personal gardens.

Timeline: Mid

Lead Partner: Community Facilities, Health, and Services Committee

Partnerships: COSA Parks & Recreation Department, COSA Public Works Department, COSA Grants, Monitoring and Administration Department, COSA Asset Management, COSA Arborist, Master Gardeners, San Antonio Botanical Gardens

Funding Sources: Bond, CDBG funds

11.2.2 Discuss with the San Antonio Parks Foundation the potential to identify one or more of the new park opportunities in the planning area as a Foundation-sponsored new park project.

Timeline: Mid to Long

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: San Antonio Parks Foundation

Proposed Funding Sources: Private Funds (Parks Foundation)

OBJECTIVE 11.3: PARK MAINTENANCE

MAINTAIN THE COMMUNITY’S EXISTING PARKS AS SAFE AND ENJOYABLE GATHERING PLACES FOR THE COMMUNITY.

11.3.1 Inventory and routinely monitor basic and significant maintenance and infrastructure needs (e.g., drainage, lighting, etc.) in community parks.

- Solicit community input and inspect community parks for significant infrastructure maintenance needs, (An already identified need is for drainage improvements in Crockett Park).
- Evaluate the San Antonio Parks & Recreation System Strategic Plan as it relates to inventoried maintenance and infrastructure needs for area parks, noting those needs not addressed in the Strategic Plan.
- Educate the neighborhood about using 311 to report park infrastructure maintenance issues and to discuss possible solutions.

Timeline: Short

Lead Partner: Community Facilities, Health, and Services Committee

Proposed Partnerships: Neighborhood Associations, COSA Parks & Recreation Department, COSA Customer Service Department

Proposed Funding Sources: Minimal/Volunteer

11.3.2 Work with Metropolitan Methodist Hospital to encourage them to adopt Crockett Park, add improvements to the park and encourage their staff to utilize the park facilities.

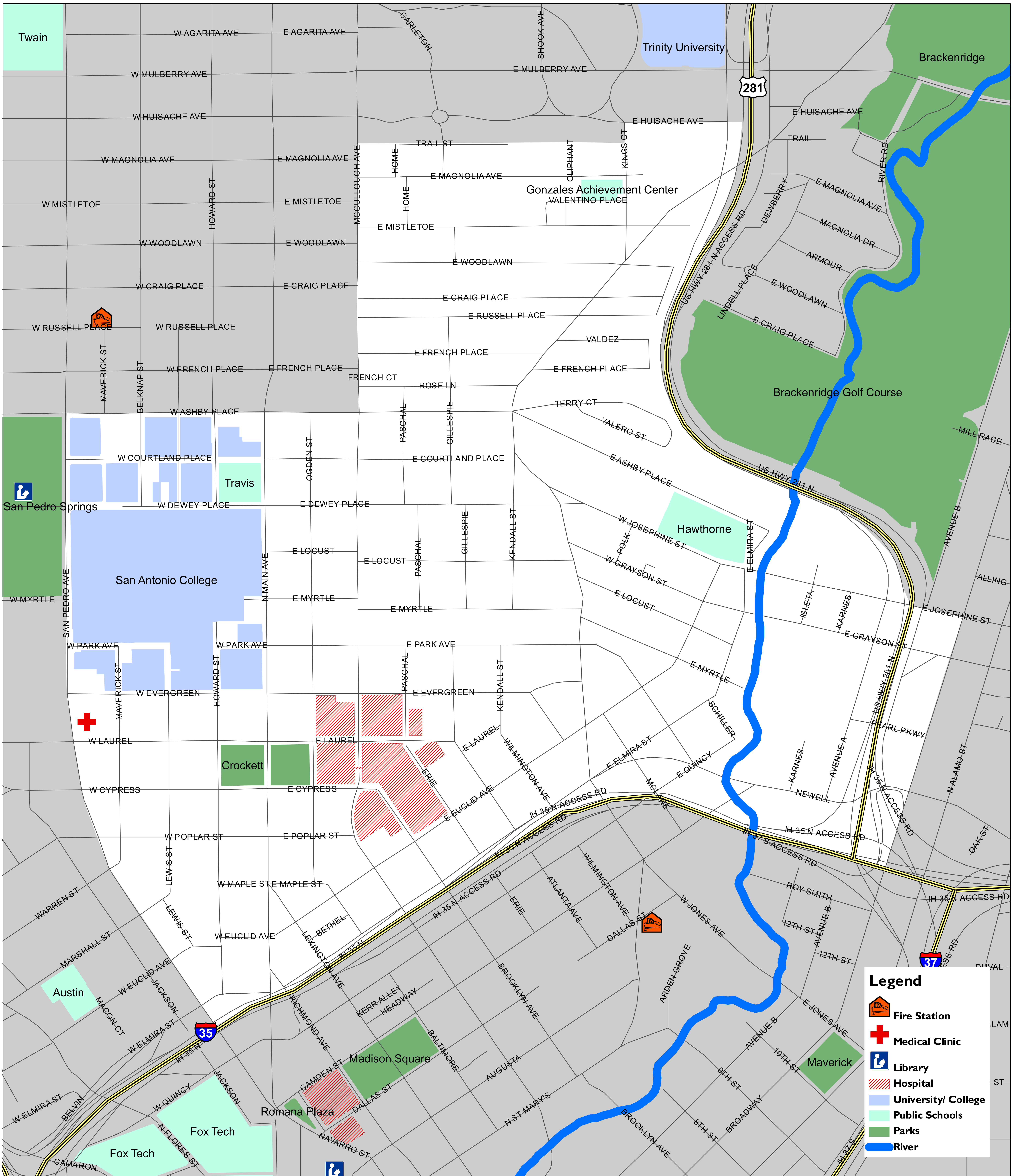
Timeline: Immediate and ongoing

Lead Partner: Community Facilities, Health, and Services Committee




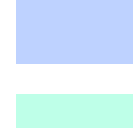



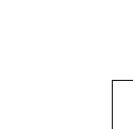
Proposed Partnerships: Neighborhood Associations, COSA Parks & Recreation Department, COSA Customer Service Department, Metropolitan Methodist Hospital

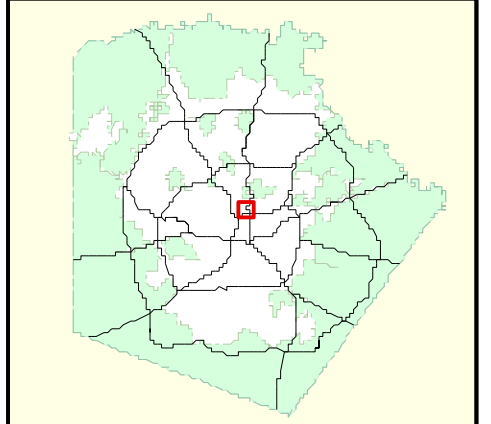
Proposed Funding Sources: Minimal/Volunteer

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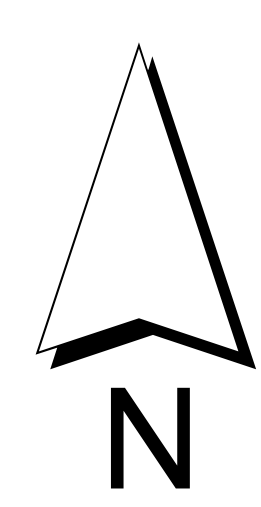
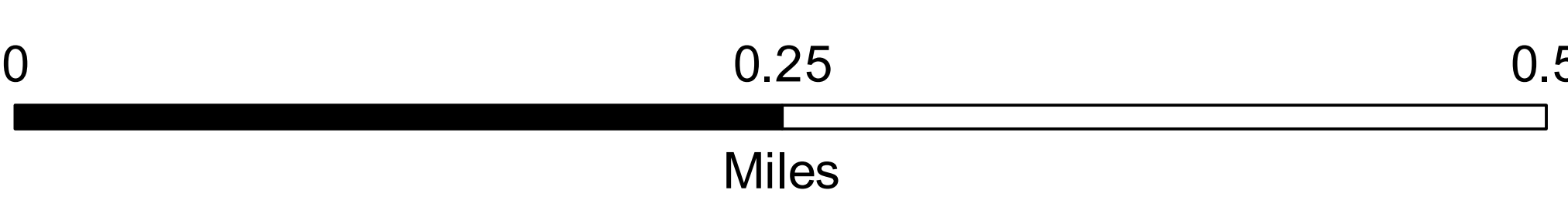
-  Fire Station
-  Medical Clinic
-  Library
-  Hospital
-  University/ College
-  Public Schools
-  Parks
-  River



Tobin Hill Neighborhood Plan

Community Facilities

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 City of San Antonio Planning Department GIS Manager, Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Beth Johnson
 Map Creation Date: August 2007
 Map File Location: Community Facilities.mxd
 PDF Filename: Community Facilities



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PUBLIC SAFETY AND CRIME PREVENTION



PUBLIC SAFETY AND CRIME PREVENTION

GOALS, OBJECTIVES AND ACTION STEPS

The Tobin Hill neighborhood is included in a police district that covers an area bound by Basse Road on the north, Fort Sam Houston on the East, I-35 on the South and I-10 on the west. While many of the residents feel safe in their neighborhood and regularly walk throughout the residential and commercial areas of Tobin Hill, there are still concerns about criminal activity in the area.

Many residents feel additional lighting in the neighborhood will significantly improve safety and reduce criminal activity on the streets at night. Also, increasing the visual presence of the police in the area will also provide a safer environment.

The residents, business owners and stakeholders should take an active role in making Tobin Hill a safer place to live by reporting criminal activity, working with the SAPD on neighborhood watch, and creating opportunities for safety and crime prevention education. Residents and business owners can also take part in helping to remove and prevent graffiti by utilizing programs through the city and with partnership with other community organizations.

This chapter contains goals, objectives and actions steps developed at public meetings for improving the neighborhood's safety and addressing criminal activity. Priorities are placed on community awareness and police involvement, noise reduction, crime prevention and elimination or abatement of graffiti.

PUBLIC SAFETY AND CRIME PREVENTION

GOALS AND OBJECTIVES AT A GLANCE

GOAL 12: PUBIC SAFETY AND CRIME PREVENTION

- 12.1 Safety
- 12.2 Community and SAPD Collaboration
- 12.3 Crime Prevention and Education
- 12.4 Noise Reduction
- 12.5 Graffiti Education, Removal, and Prevention

GOAL 12: COMMUNITY SAFETY AND CRIME PREVENTION

Improve and strengthen the overall safety of the neighborhood by decreasing criminal activity through resident involvement and visual patrols.

OBJECTIVE 12.1: SAFETY

CREATE A SAFER PHYSICAL AND SOCIAL ENVIRONMENT IN THE TOBIN HILL NEIGHBORHOOD.

12.1.1 Work with the Transportation and Infrastructure Committee and City Council District 1 Office to get street lights installed where needed.

(See Transportation and Infrastructure Section of the Plan)

12.1.2 Encourage actions that will help improve lighting on the commercial and residential streets within Tobin Hill.

- Educate area homeowners and business owners about City Public Service’s (CPS) All-Night Security Light Program through neighborhood and community association meetings.

CPS Energy leases and maintains several types of outdoor lights. Residents and business owners interested in outdoor lighting may request a free survey of a property. The survey will include an on-site consultation with a CPS representative concerning the type of lighting, location, additional facilities necessary and monthly rate. Leased outdoor lights are installed and maintained by CPS, while the customer pays a small monthly charge included in the electric bill.

- Build relationships with local and chain home improvement stores to solicit donations of motion sensor lights, particularly for the elderly. Inquire about free or low-cost installation.
- Encourage residential property owners to install porch lights and to keep them on during the evening to improve lighting on residential streets.

Timeline: Short to Mid

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: City Public Service, Local Business and Resi-



Good street lighting (on top), provides visibility thus promoting walkability and the reduction of crime incidents. The lack of street lighting (on bottom), lead to increased fear due to the unknown.

dents, Neighborhood Associations, Neighborhood/Community Organizations, Home Depot, Lowes
Proposed Funding Sources: Existing Programs, Private Donations

12.1.3 Educate and train Tobin Hill residents and stakeholders about the concepts of Community Justice/Restorative Justice and work to establish these principles as a functioning system and response in the neighborhood.

- Develop a Neighborhood Safety Board that will use Community Justice (CJ) principles as an indigenous response to crime and safety issues.
- Educate local justice organizations and school systems to obtain their commitment to work collaboratively with the Neighborhood Safety Board to develop CJ processes and practices.
- Work with local law enforcement to use this board to dispose of certain misdemeanors (see SECTION 2, Chapter 14, Art. 14.07, Code of Criminal Procedure) in a way that focuses on the harms caused by the crime and the need of restoration for victims, community members and offenders.
- Initially focus on one or two targeted areas and define target areas boundaries.
- Build community support through familiarization and discussion with targeted area residents.
- Develop a cadre of trained mediators from the neighborhood to ensure that all participants in the process are connected to the neighborhood and use the mediators to address low-level crimes such as vandalism, social gathering noise and other low-level crimes.
- Organize volunteers to meet a variety of needs caused by crime (e.g., home repair, graffiti removal, provision of information and support to victims).

One of the keys to building safer and more livable communities lies in Restorative Justice, often referred to as Community Justice. This approach focuses on the harm caused by crime and conflict and recognizes that there are no victimless crimes in that the community is a victim even in the absence of a specific victim. Crime causes people to feel alone and unsafe. Relationships between family, friends and neighbors can be hurt. Property is damaged, trust is broken and everyday life is disrupted for the victim, the offender and other community members. Community Justice elevates the position of victims and the community in the justice process and encourages direct participation of community members in responding to crime.

Timeline: Mid

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: SAPD SAFE Officers, Neighborhood Associations, Neighborhood/Community Organizations, UTSA-Criminal Justice Department

Proposed Funding Sources Minimal/Volunteer

OBJECTIVE 12.2: COMMUNITY AND SAPD COLLABORATION

STRENGTHEN COMMUNICATION BETWEEN COMMUNITY AND POLICE IN ORDER TO MANAGE CRIME PROACTIVELY AND COMPREHENSIVELY.

12.2.1 Develop community relationship with local SAPD officials and invite SAFFE Officer(s) to community meetings.

- Communicate with SAFFE Officer about specific instances of crime and areas where increased and more visible police presence is needed.
- Have SAFFE and/or officers patrol on bikes along the commercial corridors.
- Schedule more night patrols of drug houses, parks and crime areas in unmarked vehicles.
- Increase the number of neighborhood patrols or community policing initiatives in problem areas, especially during evening hours.
 - Call 207-SAPD for non-emergency police calls.
 - Provide names and photos of the police officers assigned to the area to residents in the neighborhood resource book (see Action Step- Community Facilities)



Timeline: Short

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: SAPD, Neighborhood Associations and Community Organizations, Area businesses

Proposed Funding Sources: Existing Programs

The central core of SAPD's Community Policing activities is the **SAFFE (San Antonio Fear Free Environment) Unit**.

SAFFE officers establish and maintain day-to-day interaction with residents and businesses within their assigned beats, in order to prevent crimes before they happen. SAFFE officers also act as liaisons with other city agencies, work closely with schools and youth programs, coordinate graffiti-removal activities, and serve as resources to residents who wish to take back their neighborhoods from crime and decay.

12.2.2 Create a COP (Cellular on Patrol) program for the Tobin Hill Neighborhood and encourage residents to participate in SAPD's Citizen Police Academy.

Timeline: Short

Lead Partner: Planning Area Neighborhood Associations

Proposed Partnerships: SAPD

Proposed Funding Sources: Programs Funded by the SAPD

OBJECTIVE 12.3: CRIME PREVENTION AND EDUCATION

INCREASE THE FLOW OF EDUCATION WITHIN THE COMMUNITY TO PROMOTE SAFE HOMES AND NEIGHBORHOODS IN ORDER TO PREVENT CRIME IN COORDINATION WITH THE SAN ANTONIO POLICE DEPARTMENT.

12.3.1 Coordinate community meetings to discuss crime prevention in and out of the home, and encourage involvement in crime prevention programs.

- Contact the local SAPD Crime Prevention Specialist to arrange for Crime Prevention presentations at neighborhood association/community organization meetings and advertise and encourage resident involvement.
- Educate residents about SAPD's Home Safety Surveys for crime prevention through community meetings and bilingual literature distribution, Encourage such inspections in area homes, especially those in high-risk crime areas.
- Advertise and educate community vehicle owners about SAPD's HEAT (Help End Auto Theft) program and encourage residents to register their vehicles with this program.
- Encourage area business owners to participate in the Commercial Business Security Survey program offered by the SAPD. Increase the number of officers who are Business Survey certified to address the increased demand for surveys.
- Promote and implement Good Neighbor (Neighborhood Watch) and Cellular on Patrol programs and encourage new programs in areas not currently served. Contact SAFFE Office to arrange these programs.
- Invite Community Operations/ Resource Education (C.O.R.E) officers from the Park Police to neighborhood association/community organization meetings to make public safety presentations that identify community concerns and quality of life issues while reducing the fear of crime.
- Schedule a Park Watch Program presentation at neighborhood association meetings to enroll residents in this program which encourages residents to monitor and report safety and security issues in the community's parks.
- Develop neighbor to neighbor "telephone tree" to report suspicious activity.

Timeline: Short and ongoing

Lead Partner: Public Safety and Code Compliance Committee

Partnerships: SAPD Good Neighbor and Cellular on Patrol Divisions, SAPD San Antonio Fear Free Environment (SAFFE) Officers, SAPD Crisis Response Teams, COSA Parks & Recreation Department, Neighborhood Associations, Neighborhood/Community Organizations, Local Residents and Businesses, COSA Parks and Recreation Department-Park Police

Proposed Funding Sources: Minimal/Volunteer, Existing Programs

The City's **CELLULAR ON PATROL (COP)** program began in 1993 to prepare neighborhood residents to be the "eyes and ears" of the police and to promote closer cooperation between residents and city agencies. The Basic COP Training Program, which is provided at SAPD substations, consists of eight hours of classroom training, plus the opportunity for up to eight hours of ride-along with a district patrol officer. Application forms and additional information can be found on the SAPD website or by calling the area's SAPD Substation or SAFFE Officer.

The goal of the **Citizen Police Academy (CPA)** is to educate San Antonio citizens about the structure and activities of their police department. The CPA class is not a "training" class, but rather an information class, a behind-the-scenes look at the SAPD. The CPA program believes informed and educated citizens will be more supportive of police officers and the department and more productive within their own neighborhoods and communities. The 11-week CPA course meets one night each week for 3 hours. Topics covered in the CPA class include SAPD organization and structure, cadet recruiting and training, divisions of the SAPD, plus hands-on workshops in areas such as Tactics, Fingerprinting and Firearms Safety.

12.3.2 Expand community participation in National Night Out.

- Actively advertise National Night Out events through brochures and signage. Enlisting the help of local churches, schools, and community organizations.
- Coordinate among Planning Area Neighborhood Associations / Community Organizations to ensure that all sectors of the Planning Area are able to participate.
- Build community, cultural identification and pride by holding quarterly resident gatherings.

Timeline: Short to Mid

Lead Partner: Community Safety and Crime Prevention Committee

SAPD Crime Prevention Presentations include: Robbery Prevention, Personal Safety, Shoplifting Prevention, and Senior Citizen Safety.

The Good Neighbor Program: a self-help cooperative effort between you and your neighbors. It is an effective aid to the Police Department against crime. It consists of organizing the neighbors in your block to come together for three meetings which are coordinated by the Crime Prevention Specialists. Each meeting covers a different Crime Prevention topic presented by a specially trained Police Officer. The topics are; Home/ Apartment Security, Auto Theft Prevention, and Personal Safety. If 50% of your neighbors participate in each of these meetings, then your block will qualify as a Good Neighbor Program, and you can purchase your Good Neighbor Program signs.

Partnerships: SAPD, COSA Parks & Recreation Dept, Neighborhood Associations, Neighborhood/Community Organizations, Faith Based Organizations, SAISD

Proposed Funding Sources: Minimal/Volunteer

12.3.3 Encourage residents and business owners to call the appropriate police units and numbers to report crime.

- Inform residents to call 311 or the non-emergency police number (207-SAPD) to report non-emergency illegal activities.
- Call the VIA transit police (362-2020) to report criminal activities at bus stops or on buses

Timeline: Short and ongoing

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: SAPD, 311, Neighborhood Associations, VIA Metropolitan Transit

Funding Sources: Minimal/Volunteer

OBJECTIVE 12.4: NOISE REDUCTION

DEVELOP AN EFFECTIVE WAY TO MINIMIZE NOISE

12.4.1 Encourage communication and collaboration between the Police and Code Compliance officers on noise complaints. Have the police provide assistance in controlling

loud parties and music from local bar establishments.

Timeline: Short

Lead Partner: Neighbors and Cellular on Patrol (COP)

Proposed Partnerships: San Antonio Police Department, Code Compliance Officers

Proposed Funding Sources: Minimal/Volunteer

12.4.2 At Neighborhood Association meetings, educate the community about the Noise Ordinance and the new process for warnings and citations.

Timeline: Short and ongoing

Lead Partner: Neighborhood Associations

Proposed Partnerships: COSA Housing and Neighborhood Services Department-Code Compliance Division

Proposed Funding Sources: Minimal/Volunteer



City of San Antonio Department of Public Works employees remove graffiti from a wall in Tobin Hill. Graffiti removal, while important, is less effective than prevention methods.

OBJECTIVE 12.5: GRAFFITI EDUCATION, REMOVAL, AND PREVENTION

REDUCE THE OCCURRENCE OF GRAFFITI VANDALISM AND TAGGING IN THE COMMUNITY AND IMPROVE VANDALISM CLEAN-UP EFFORTS.

12.5.1 Organize community efforts to monitor graffiti vandalism and tagging activity.

- Work with SAFFE officers, Good Neighbor groups, and Cellular on Patrol (COP) to increase surveillance of areas that are frequent targets of tagging.
- Encourage residents and business owners to report all incidents of graffiti vandalism by calling 311, leaving a detailed message and requesting a call back. Maintain a log of all calls.
- Encourage business owners and residents to keep vandalism-prone areas well lit

and to plant trees or other greenery to block access to walls that are frequent targets for tagging.

Timeline: Short

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: COSA Public Works, SAISD, PTA, Neighborhood Associations and Community Organizations, SAFFE Officers, Cellular on Patrol, COPS/Metro Alliance

Proposed Funding Sources: Minimal/Volunteer

Obtain free paint from the City's Paint Bank – 7030 Culebra. The facility is open on Thursday, Friday, and the 1st Saturday of every month. The paint comes in 5-gallon buckets and the community can take as much paint as it needs (but the facility will NOT accept any returns of excess paint). Available colors usually include tan, blue and gray, but special requests for additional colors can sometimes be arranged by contacting the facility.

COSA Parks and Recreation removes graffiti along 20 designated street corridors or "hot spots" on a rotational basis using volunteer and restitution labor.

If granted permission by businesses, COSA Parks and Recreation will remove graffiti from businesses along these corridors as well as work with business maintenance staff to continue clean-up between scheduled COSA Parks & Recreation graffiti removal clean-ups.

12.5.2 Work with schools to implement the graffiti awareness campaign.

- Develop in students a sense of respect and responsibility for their surroundings and helps them understand why graffiti vandalism is harmful to them, their neighborhood, and their community.
- The program targets children in grades 3-5 and offers seven different lesson plans that teach graffiti prevention.
- School districts can obtain this curriculum through Keep San Antonio Beautiful.

Timeline: Mid

Lead Partner: SAISD

Partnerships: Keep San Antonio Beautiful, COSA Solid Waste Management Department

Proposed Funding Sources: Existing Program

12.5.3 Collaborate with City of San Antonio Departments to organize vandalism clean up projects and volunteer days.

- Work with COSA Solid Waste Management Department to organize paint-outs with community groups.
- Apply with the COSA Graffiti Wipeout Coordinator to request that an area in the community be included as a project for Graffiti Wipeout Day.
- Encourage church groups and other community organizations, such as Crosspoint, to also organize paint-outs as part of their public service and outreach programs.
- Coordinate with COSA Parks & Recreation to organize a graffiti vandalism removal day. Parks

- & Recreation removes tagging along designated “hot spots” on a rotational basis using volunteer and restitution volunteer labor.
- Increase collaboration between SAPD SAFFE Officers and area residents and businesses to prevent tagging before it occurs.
- Keep a record of new graffiti and when it is painted over. Coordinate with area SAFFE officers. If graffiti is always painted over immediately it should decrease in frequency and eventually stop.

Timeline: Short and ongoing

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: SAPD, COSA Public Works Department, COSA Solid Waste Management Department, COSA Office of Cultural Affairs, COSA Parks and Recreation Department, Residents, Businesses, Churches, SAISD, VIA Metro Transit, Crosspoint

Proposed Funding Sources: Existing Programs, Volunteer

12.5.4 Foster organized Community Murals/Street Art as an alternative to graffiti vandalism.

- Murals are an opportunity to expand the community’s public art; they deter tagging; and by involving multiple generations, they enhance community pride.
- Coordinate with area schools and other community groups to channel youth in need of community service hours to participate with mural projects.
- Collaborate with the COSA Office of Cultural Affairs to increase involvement with their free one-hour mural workshops.
- Organize an art/mural show for graffiti artists and recruit businesses to provide wall space.

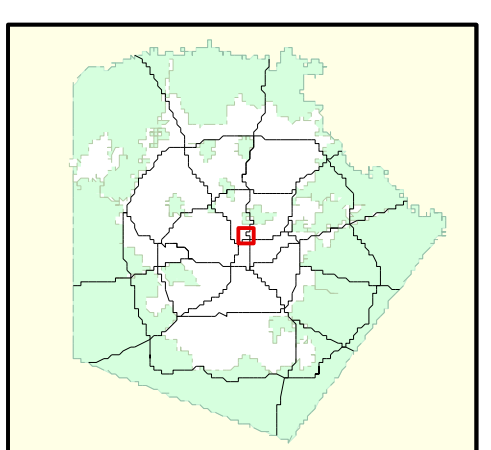
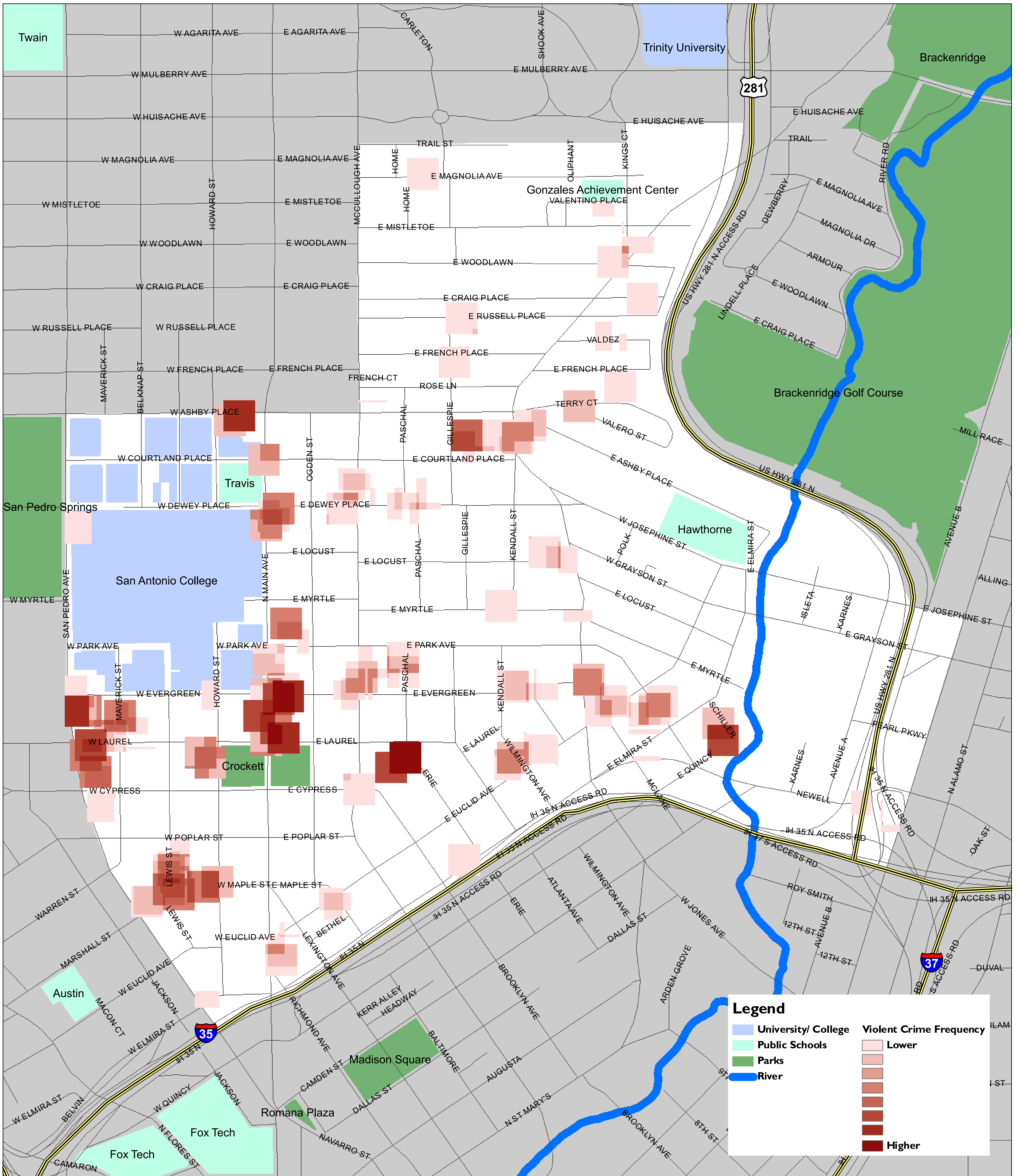
Timeline: Short to Mid

Lead Partner: Public Safety and Crime Prevention Committee

Partnerships: COSA Department of Community Initiatives Office of Cultural Affairs, Esperanza Peace and Justice Center, Local Schools, Local Church and School Youth Groups, Local Residents and Businesses, San Antonio Cultural Arts Community Mural Program, SAC Visual Arts Center

Proposed Funding Sources: Existing Programs, Volunteer

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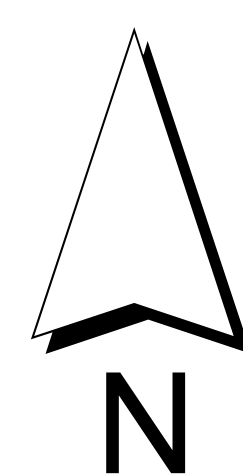


Tobin Hill Neighborhood Plan


Violent Offense Frequency- 2006

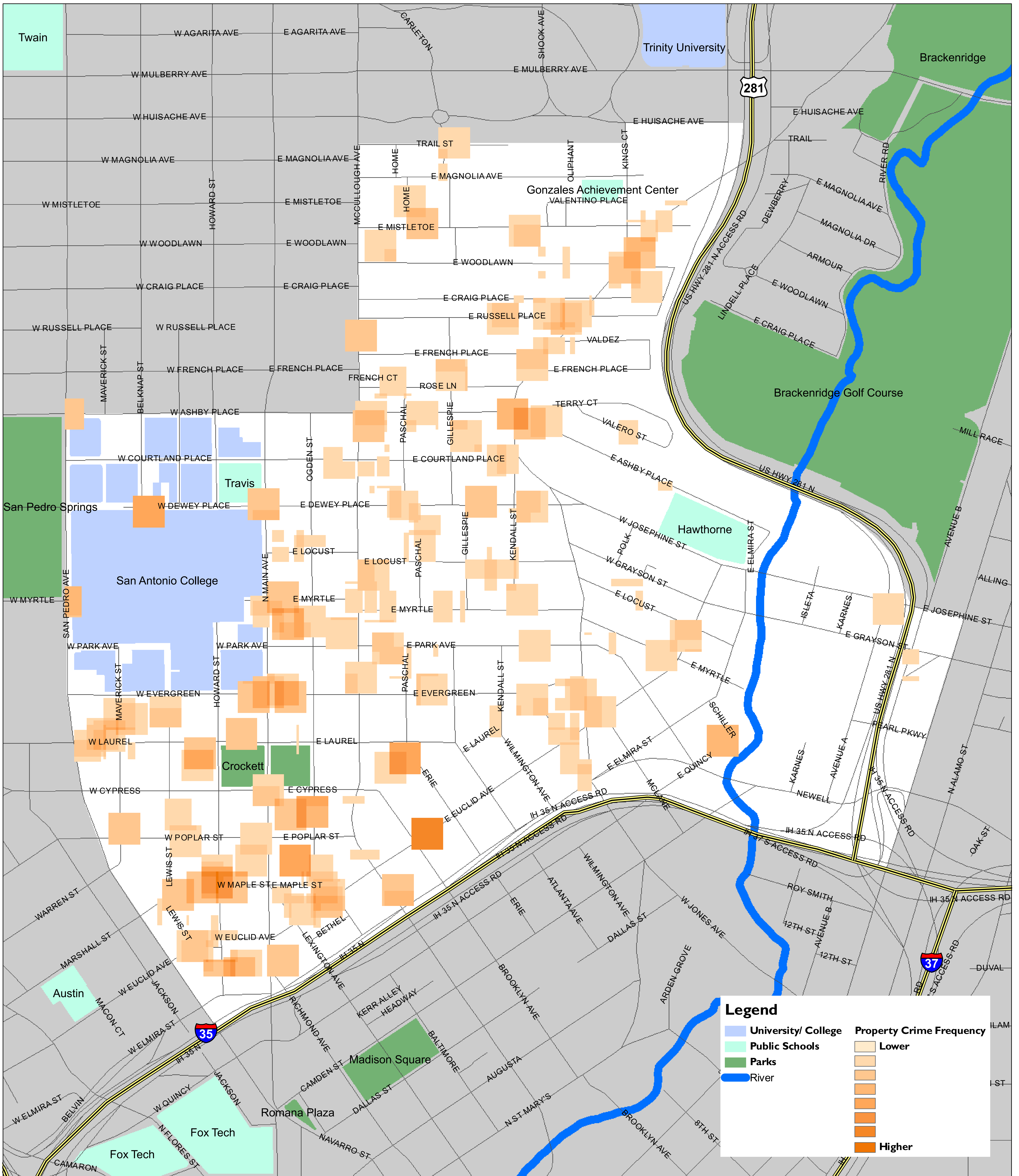
2006 Data provided by the San Antonio Police Department

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 Map File Location: Violent Crime.mxd
 PDF Filename: Violent Crime



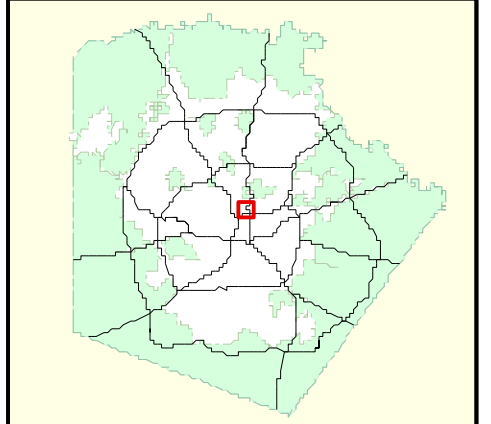
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Legend

University/ College	Property Crime Frequency
Public Schools	Lower
Parks	
River	
	Higher

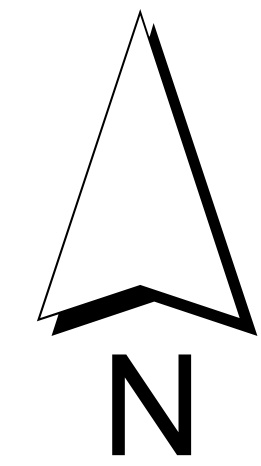
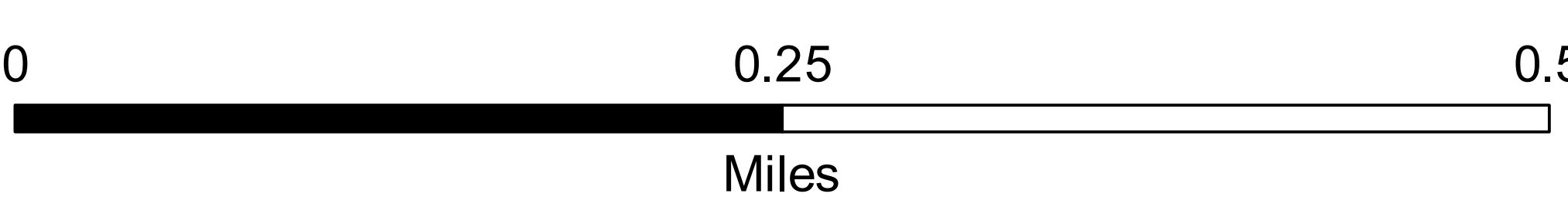


Tobin Hill Neighborhood Plan


Property Crime Frequency- 2006

2006 Data provided by the San Antonio Police Department

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TOBIN HILL ACTION PLAN

ACTION STEP	ACTION ITEM	RESPONSIBILITY	TIMEFRAME	STATUS
	Create Tobin Hill Neighborhood Plan	Neighborhood, City	Immediate	✓
5.4.1	Conduct a survey of commercial properties with suspected code compliance violations	Neighborhood	Immediate	
2.1.2	Educate homeowners and landlords about the “how to’s” of home rehabilitation and repairs, including maintenance and do it yourself techniques as well as low-cost financing programs for both home owners and landlords	City	Short	
12.5.1	Organize community efforts to monitor graffiti vandalism and tagging activity	City	Short	
1.1.1	Create neighborhood resources, such as a newsletter, resource books, and kiosks to keep residents and business owners informed about activities, events and programs in the neighborhood	Neighborhood	Short and ongoing	
1.1.2	Increase communication and cooperation among complementary neighborhood and community organizations as well as businesses through periodic roundtable discussions	Neighborhood	Short and ongoing	
1.1.3	Create a neighborhood branding tool that can be used by residents, neighborhood associations, and businesses in order to have a more unified identification for the Tobin Hill Neighborhood	Neighborhood	Short and ongoing	
6.1.1	Report streets in need or repair and request that they be added to the Rolling 5-year Infrastructure Management Program and/or Capital Improvement Program and monitor streets to ensure that maintenance and repair is being performed in accordance with program schedules	Neighborhood, City	Short and ongoing	

ACTION STEP	ACTION ITEM	RESPONSIBILITY	TIMEFRAME	STATUS
3.1.3	Ensure proper maintenance of alleyways	City	Short and ongoing	
3.1.1	Proactively address dilapidated and unmaintained housing and apartment complexes by educating the neighborhood residents and business owners about issues and working with Code Compliance officers.	Neighborhood, City	Short to mid	
2.1.3	Identify dilapidated and vacant housing stock in the neighborhood and hold property owners of vacant property accountable for maintenance. Encourage them to find tenants or to sell the property to provide more opportunities for homeownership in the neighborhood.	City	Mid	
12.1.3	Educate and train Tobin Hill residents and stakeholders about the concepts of Community Justice/Restorative Justice and work to establish these principles as a functioning system and response in the neighborhood	Neighborhood	Mid	
4.1.1	Encourage the formation of a Tobin Hill Business Association(s) that coordinates business activities, issues and marketing campaigns	Neighborhood	Mid to long	

TOBIN HILL INDICATORS

Indicators are an important part of the neighborhood plan and are created to help the community track progress in meeting the Tobin Hill Action Plan. It is recommended that the indicators be tracked to help quantitatively measure the success over time.

INDICATOR 1: IMPROVE INFRASTRUCTURE (SIDEWALKS, STREETS, ALLEYWAYS, BIKE LANES AND BIKE PATHS AND DRAINAGE SYSTEMS) IN THE PLANNING AREA.

Baseline: Infrastructure needs indicated in “Appendix A: SWOTS Summary” and “Appendix B: Capital Improvement Projects.”

Desired Future Outcome: Reduction by 50% of the infrastructure in the planning area rated below adequate/failing in a scale by 2018 as well as increase and upkeep of bike lanes and sidewalks by increasing linear feet by 25% in a scale by 2018.

Data Source: City of San Antonio Public Works Department, Metropolitan Planning Organization, TxDot, City of San Antonio Pavement Management Index, infrastructure survey of the planning area conducted by Neighborhood volunteers.

Frequency of Review: Annually

INDICATOR 2: GRAFFITI AND VANDALISM

Baseline: Current number of tagged and vandalized buildings in the planning area.

Desired Future Outcome: Increase number of murals in area to reduce tagging paint over graffiti-ed surfaces in a timely manner to reduce the percentage of surfaces tagged by 50% in a scale by 2013.

Data Source: SAPD, COSA Community Initiatives Department and Community Surveys

Frequency of Review: Annually

INDICATOR 3: AMOUNT OF HOME MAINTENANCE AND HOME RESTORATION COMPLETED IN PLANNING AREA.

Baseline: Number of permits issued for residential construction/rehabilitation in the planning area.

Desired Future Outcome: Increase in number of permits issued for residential construction/rehabilitation in the planning area by 15% per year.

Data Source: COSA Development Services Department

Frequency of Review: Annually

INDICATOR 4: EDUCATIONAL PROGRAMS (REGARDING COMMUNITY CONCERNS) PROVIDED BY NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS IN THE PLANNING AREA.

Baseline: Number of educational programs offered to the community each month.

Desired Future Outcome: At least one educational program (concerning community/restorative justice, home rehabilitation, financial literacy) offered every 2 months.

Data Source: Community Surveys

Frequency of Review: Biannually

INDICATOR 5: CODE COMPLIANCE

Baseline: Number of code compliance offenders each year.

Desired Future Outcome: Reduce the number of code compliance offenders by 60% in a scale by 2018.

Data Source: Community Surveys and COSA Housing and Neighborhood Services Department

Frequency of Review: Annually

INDICATOR 6: COMMUNICATION BETWEEN THE COMMUNITY ORGANIZATIONS AND BETWEEN THE COMMUNITY ORGANIZATIONS AND RESIDENTS.

Baseline: Frequency of newsletters, meetings, and informational sessions.

Desired Future Outcome: Community organizations should provide a monthly newsletter for residents and provide biannual updates to other community organizations in the planning area.

Data Source: Community Surveys

Frequency of Review: Annually

APPENDIX A: SWOTS SUMMARY

SWOTS: STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The purpose of the Public Meetings on May 12, 2007 and May 21, 2007 was for residents to participate in a discussion about the Strengths, Weaknesses, Opportunities, and Threats (SWOTS) in the neighborhood. The maps in this section illustrate community issues and concerns within the neighborhood. Following the maps are tables that provide a full summary of comments made by the neighborhood during the SWOTS public meetings in May.

Housing and Economic Development SWOTS Map

The Housing and Economic Development Map indicates code compliance issues at several locations, areas where the businesses are noisy, and areas where housing structures are in need of rehabilitation. It also indicates the presence of Absentee Landlords along St. Mary's and McCullough. This map also identifies where the neighborhood desires a better mix of businesses as well as where new development is occurring.

Public Safety and Crime SWOTS Map

This map identifies areas prone to public safety concerns such as crime and vandalism, drug use, and graffiti. It also indicates areas that have litter issues. Speeding and places where there are traffic back-ups and accidents are also identified on this map.

Transportation and Infrastructure SWOTS Map

The "Transportation and Infrastructure map highlights the issue areas that the community has addressed through goals, objectives, and action steps in the Transportation and Infrastructure Chapter of the Plan. The map may serve as a useful guide and starting point for addressing current issues. The map identifies many residential streets with residential uses on the interior on the neighborhood and also the streets around the hospital and Crockett Park as currently having drainage issues. There are issues with parking along N. St. Mary's, near Metropolitan Methodist Hospital and San Antonio College.

Areas where new or improved sidewalks are warranted include most of the east-west streets on the interior section on the neighborhood as well as Lewis and part of Main. There is also a need for significant upgrades to the sidewalks and ramps in the area to make the ADA accessible. Below is a table summarizing needed transportation projects identified by the neighborhood.

Summary of Transportation SWOT Projects

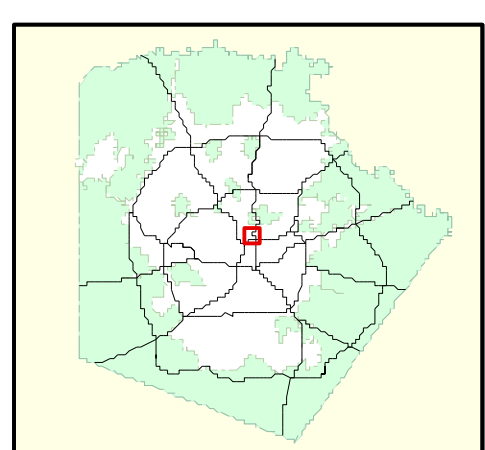
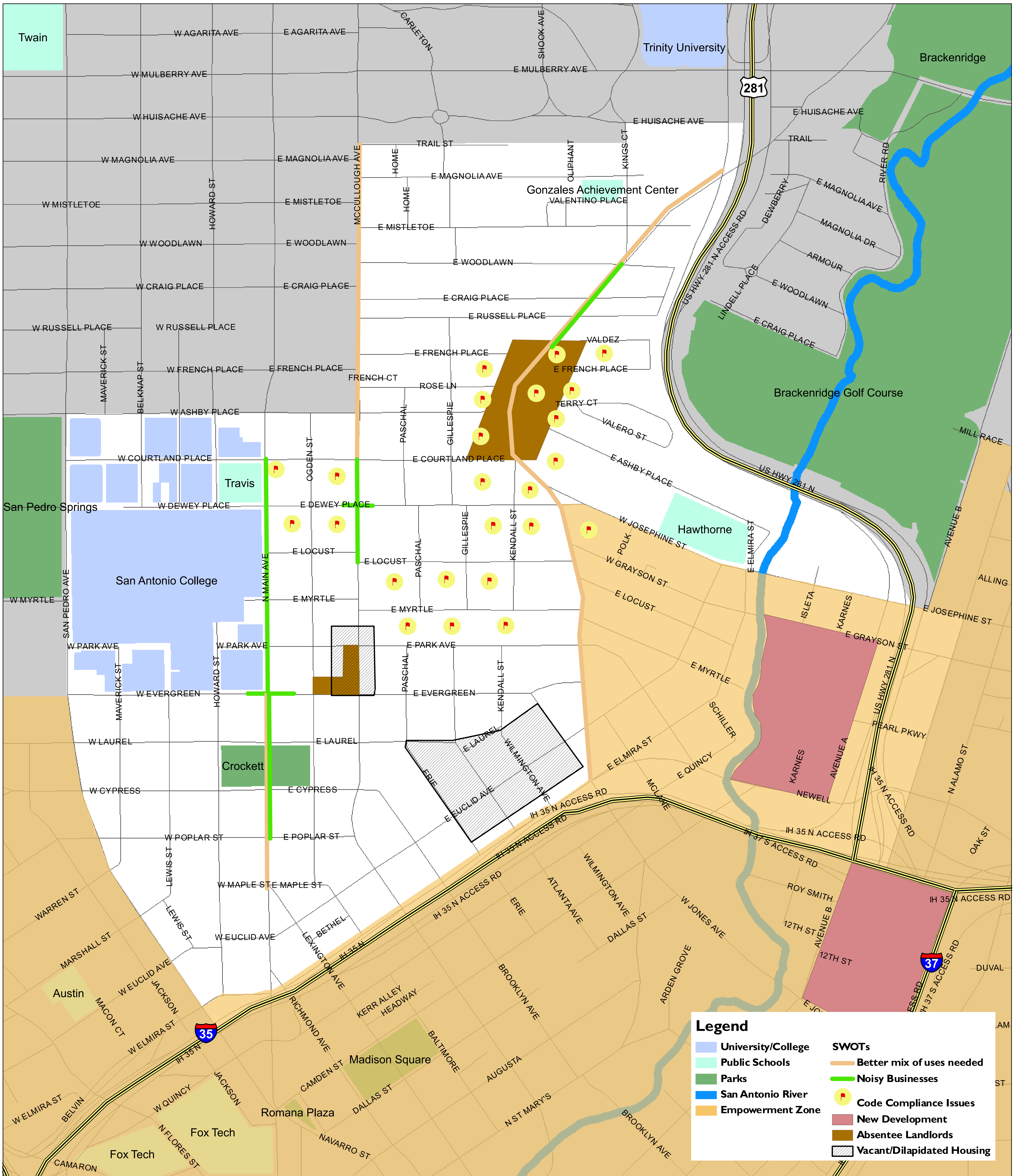
Street	From	To	Community Comments
Ashby	San Pedro	Main	New Sidewalks
Ashby	McCullough	St. Mary's	Drainage
Alanta	Park	I-35	New Sidewalks
Broadway	Grayson	I-35	Drainage
Courtland	San Pedro	Main	Parking
Courtland	McCullough	St. Mary's	Drainage
Courtland	Gillespie	St. Mary's	Parking
Craig	McCullough	Highway 281	Street Improvements, New Sidewalks
Craig	St. Mary's	Highway 281	Drainage
Cypress	Ogden	McCullough	Parking
Cypress	Howard	McCullough	Drainage
Dewey	San Pedro	St. Mary's	New Sidewalks
Dewey	McCullough	St. Mary's	Drainage
Euclid	McCullough	Alanta	Parking
Evergreen	San Pedro	Main	Parking
Evergreen	Ogden	Alanta	Parking
French	McCullough	Highway 281	New Sidewalks
French	St. Mary's	Highway 281	Drainage, Street Improvements
Gillespie	Rose	Myrtle	Drainage, New Sidewalks
Grayson	St. Mary's	Euclid	Drainage, New Sidewalks, Street Improvements
Josephine	St. Mary's	Euclid	Drainage
Kendall	Dewey	Myrtle	Drainage
Kendall/Washington	Park	I-35	New Sidewalks
Laurel	Main	Kendall	New Sidewalks
Laurel	Ogden	Alanta	Parking
Laurel	Alanta	Kendall	Drainage

Summary of Transportation SWOT Projects

Street	From	To	Community Comments
Lewis	Evergreen	San Pedro	New Sidewalks
Locust	McCullough	St. Mary's	Drainage, New Sidewalks
Locust	St. Mary's	Euclid	Drainage, New Sidewalks, Street Improvements
Magnolia	Olphant	Kings Court	Parking
Main	Popular	I-35	New Sidewalks
Main	Ashby	I-35	Street Improvements
McClane	Euclid	Newell	New Sidewalks
McCullough	Cypress	Euclid	Parking
McCullough	Ashby	I-35	Street Improvements
McCullough	Trail	Magnolia	Drainage
Mistletoe	St. Mary's	Highway 281	Drainage
Myrtle	Main	Kendall	Drainage
Myrtle	McCullough	St. Mary's	New Sidewalks, Parking
Myrtle	St. Mary's	Euclid	Drainage, New Sidewalks, Street Improvements
N. St. Mary's	Highway 281	Mistletoe	Drainage
Ogden	Evergreen	Cypress	Drainage
Ogden	Evergreen	Popular	Parking
Park	McCullough	St. Mary's	Drainage, New Sidewalks, Street Improvements
Psachal	Rose	Dewey	Drainage, New Sidewalks
Popular	San Pedro	McCullough	New Sidewalks
Rose	McCullough	St. Mary's	Drainage, New Sidewalks
Russell	St. Mary's	Highway 281	Drainage
Russell	McCullough	Highway 281	New Sidewalks
San Pedro	Laurel	Lewis	Drainage
St. Mary's	Highway 281	I-35	Parking
St. Mary's	Russell	Josephine	New Sidewalks

Summary of Transportation SWOT Projects

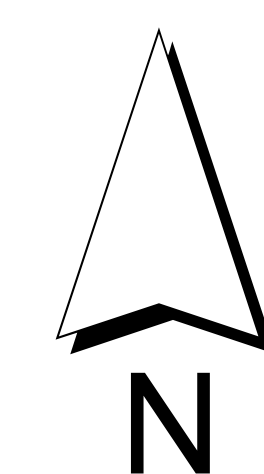
Street	From	To	Community Comments
Terry Court			Street Improvements, New Sidewalks
Trail	McCullough	Carleton	Drainage
Valdez		Highway 281	Drainage, New Sidewalks, Street Improvements
Valentino	St. Mary's	King's Court.	Parking
Valero	Olphant		Street Improvements
Woodlawn	St. Mary's	Highway 281	Drainage



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 Map File Location: Economic Development, Housing, and Community Issues.mxd
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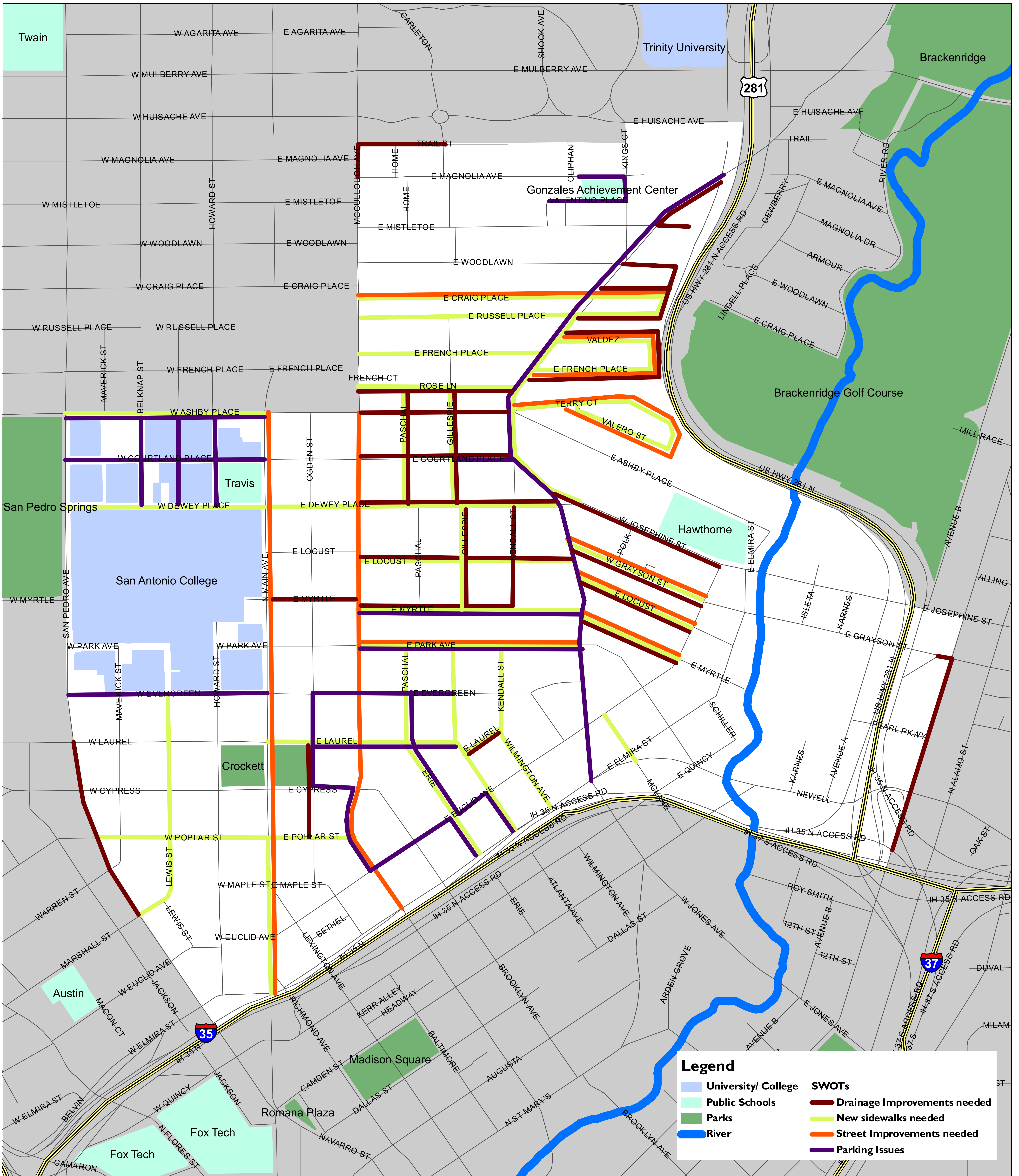
Tobin Hill Neighborhood Plan

Housing and Economic Development SWOTs



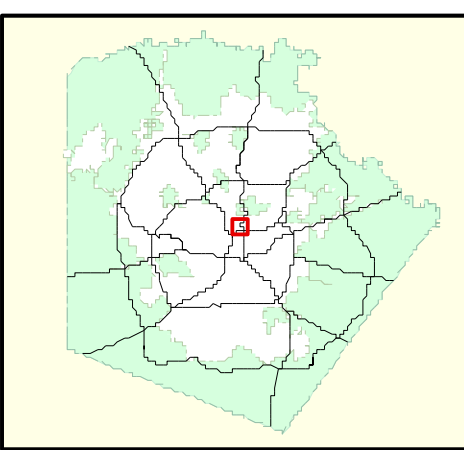
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Legend

University/ College	SWOTs
Public Schools	Drainage Improvements needed
Parks	New sidewalks needed
River	Street Improvements needed
	Parking Issues

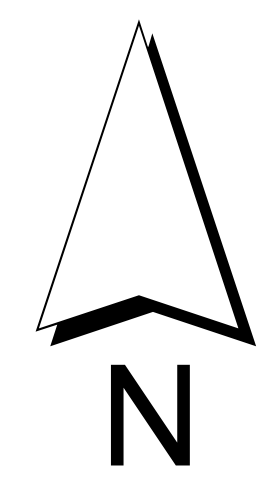
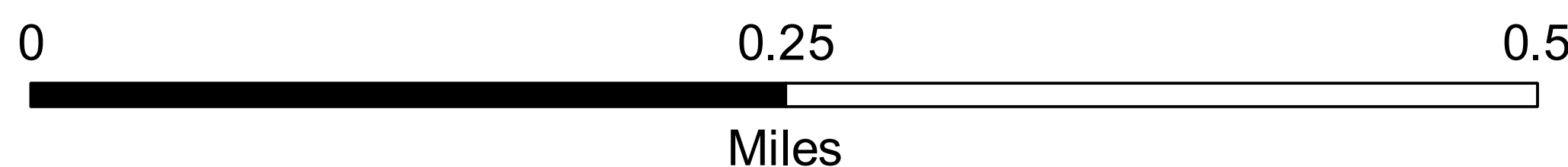


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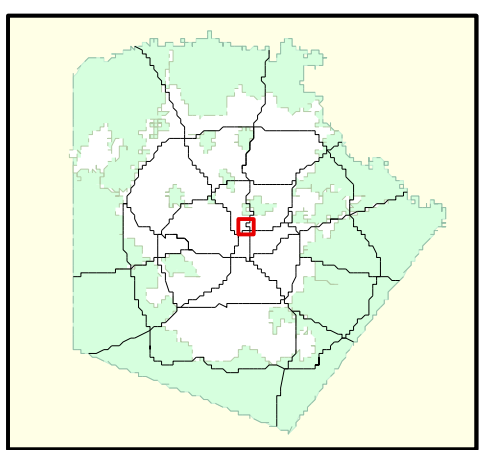
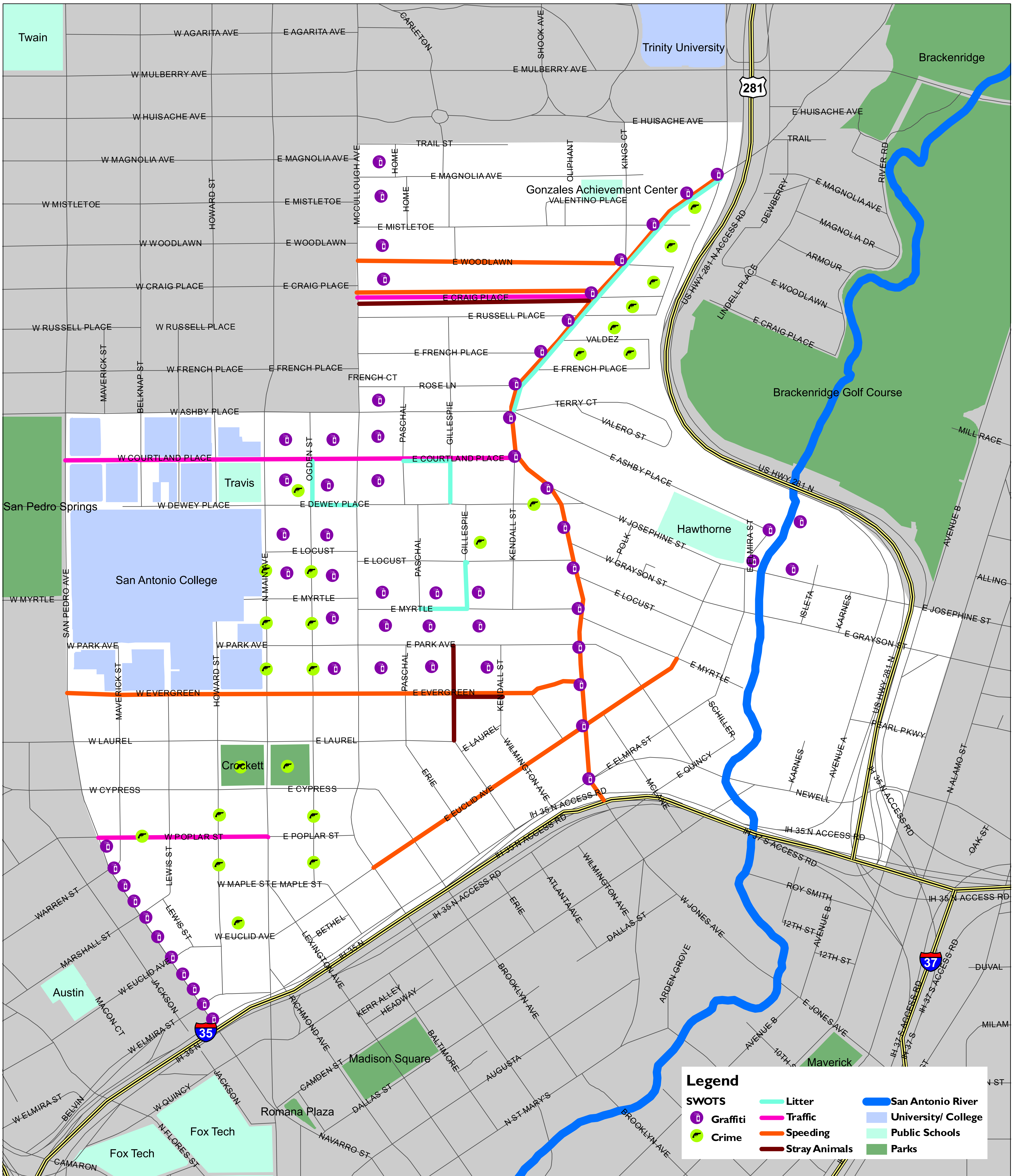
Tobin Hill Neighborhood Plan

Transportation and Infrastructure SWOTs



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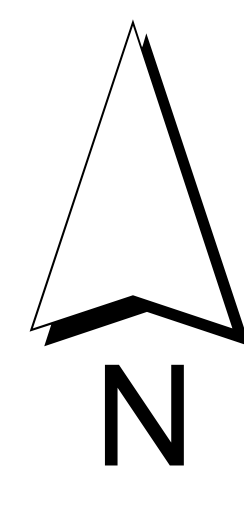
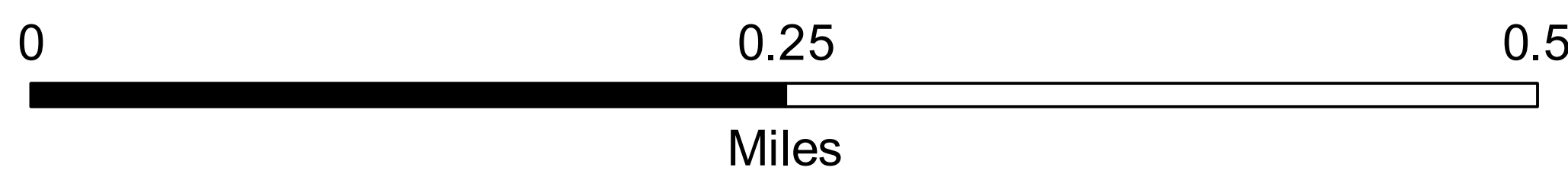


Tobin Hill Neighborhood Plan

Public Safety and Crime SWOTs

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov Maps may be ordered at: (210) 207-7873
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City of San Antonio
 Planning & Community
 Development Department
 T.C. Broadnax
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 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204



THE FOLLOWING TABLES ARE A FULL SUMMARY OF RESIDENT, BUSINESS OWNER, AND STAKEHOLDER INPUT FROM THE SWOTS PUBLIC MEETING HELD IN MAY 2007. THE TABLES ARE BROKEN UP INTO FIVE SUBJECTS TO REFLECT THE DISCUSSION AT THE MEETING: HOUSING; ECONOMIC DEVELOPMENT; COMMUNITY FACILITIES, HEALTH, AND SERVICES; PUBLIC SAFETY AND TRANSPORTATION AND INFRASTRUCTURE. EACH ITEM IS DESIGNATED WITH ONE OR A COMBINATION OF THE FOLLOWING IDENTIFIERS: S-STRENGTH, O-OPPORTUNITY, W-WEAKNESS, OR T-THREAT.

HOUSING and NEIGHBORHOODS

STRENGTHS / OPPORTUNITIES	WEAKNESSES / THREATS
<p>GENERAL</p> <p>O- Housing assistance program (UU and SAHA)</p> <p>O- Vacant lots provide places for growth (Locust and Pascal)</p> <p>NEW HOMES</p> <p>S/O- New home construction/ Infill projects</p> <p>O- Cooperation and good relationships with developers</p> <p>EXISTING / OLDER HOMES</p> <p>S- Home rehabilitations underway</p> <p>S- Nice historic homes and beautiful buildings</p> <p>S- Unique Architectural character and diversity of older housing stock</p> <p>S- Reasonable property values</p> <p>S- Variety of Housing Stock. Mostly Sturdy/Savagable</p> <p>S- Porches contribute to close, tight knit neighborhood</p> <p>NEIGHBORHOODS</p> <p>S/O- Location: Proximity and Access to Downtown, River, Highways, Parks, Restaurants</p> <p>S- Acceptance of Social Responsibility by Neighborhood</p> <p>S- Active Neighborhood Residents/Citizen Involvement</p> <p>S- Social, Economic and Racial Diversity of Residents</p> <p>S- Dense area</p> <p>O- Black Soil provides potential for Texas' natural environment and landscaping</p> <p>O- Showplace for the City</p> <p>O- Promotion of area with billboards and branding</p> <p>O- Community Resource Directory</p> <p>S- Near nice neighborhoods to north, such as Monte Vista</p> <p>S- Boundary of Highways forms identifiable area</p>	<p>GENERAL</p> <p>W/T- Incompatible businesses next to housing</p> <p>W- Lack of off street parking for homes- esp. Multi-family</p> <p>W/T- Vacant Lots and houses not maintained</p> <p>W/T- Absentee Landlords- Residential properties not maintained</p> <p>W/T- 50% of residents are renters</p> <p>W/T- Zoning of Single-Family as Multi-family uses</p> <p>NEW HOMES</p> <p>T- Compatibility with existing housing stock (massing, height, style, parking)</p> <p>EXISTING / OLDER HOMES</p> <p>W- Deteriorated housing in need of repair</p> <p>W/T- Existing homeowners need financial assistance with rehabs (especially with larger homes)</p> <p>W- Black Soil causes problems with foundations</p> <p>W/T- Commercial Encroachment</p> <p>T- Increase in property values/Gentrification</p> <p>W/T- Lack of Rental property maintenance</p> <p>NEIGHBORHOODS</p> <p>W- Lack of name recognition for Tobin Hill</p> <p>W/T- Lacking a unified voice</p> <p>W/T- Varied opinions on the future of neighborhood</p> <p>T- Historic Issue driving a wedge in neighborhood</p> <p>W- Lack of Knowledge of what exactly is in neighborhood</p> <p>W- Concern for "brain drain"</p> <p>CODE COMPLIANCE</p> <p>W- Graffiti in areas of the community (McCullough, San Pedro, Mistletoe, St. Mary's and Magnolia, Main, on Ogden between Dewey and Locust, Alleyways)</p> <p>W- Litter on McCullough and Dewey</p> <p>W- Noise in Business and Residential Areas</p> <p>W- Noise from bars on Main Street.</p> <p>W- Weekend Demolitions</p> <p>W- Illegal Uses</p> <p>W/T- Yard and Alley upkeep</p> <p>W- Illegal dumping</p> <p>W- Lack of response and support</p> <p>W- Parking on front lawns (Gonzales)</p> <p>W- Junk cars</p> <p>W- Light control needed for businesses with flood lights</p>

ECONOMIC and BUSINESS DEVELOPMENT

STRENGTHS / OPPORTUNITIES	WEAKNESSES / THREATS
<p>GENERAL</p> <p>O- Parking under 281</p> <p>S- Economic strengths and stability- Hospital, SAC</p> <p>S- Overall good business services</p> <p>O- Possibility to transform residential spaces to retail</p> <p>EXISTING COMMERCIAL CORRIDORS</p> <p>S- North-South Commercial Corridors (St. Mary's Street, San Pedro, McCullough, Main)</p> <p>O- McCullough potential for neighborhood gathering/Pubs</p> <p>S- St. Mary's unique, entrepreneurial nature and it is a thoroughfare to Zoo and Witte</p> <p>O- St. Mary's and Euclid- Vacant. But sound stone buildings (Old Frio Brewery Buildings)</p> <p>O- St. Mary's Street Revitalization- Restaurants (Boutique feel, Mom and Pop) and Higher end business (coffee shops, crafts, family oriented)</p> <p>O- Josephine could be a mom and pop sized retail</p> <p>O- Main and McCullough revitalization for restaurants and service business (dry cleaning)</p> <p>O- Existing infrastructure for redevelopment</p> <p>O- Potential Redevelopment on all N-S Corridors</p> <p>EXISTING BUSINESSES</p> <p>S- Downtown workers</p> <p>O- Sound buildings for commercial use</p> <p>S- Diverse businesses, such as art galleries on McCullough</p> <p>NEW BUSINESSES</p> <p>O- Future Development of the River</p> <p>S/O- Pearl Brewery Redevelopment</p> <p>O- Grocery Store</p>	<p>GENERAL</p> <p>T- High/Low end variety</p> <p>T- New business could bring traffic issues</p> <p>EXISTING COMMERCIAL CORRIDORS</p> <p>W- Eyesores and dilapidated buildings along corridors (St. Mary's, Main, and McCullough)</p> <p>W- "Party Street" along Main (brings in Crime, Vandalism, and noise)</p> <p>W/T- Bars are close to the Aurora Elderly Housing</p> <p>W- Too many tall metal fences on St. Mary's</p> <p>W/T- Vacant businesses along St. Mary's and San Pedro</p> <p>EXISTING BUSINESSES</p> <p>W- Noisy businesses</p> <p>W/T- Quality and Type of businesses in area</p> <p>W/T- Lack of sustainable small business (esp. N St. Mary's)</p> <p>NEW BUSINESSES</p> <p>W- Need a grocery store</p> <p>T- Viability of new business because of lack of parking</p> <p>T- Need right type of retail – neighborhood oriented stores, not big box retail</p>

COMMUNITY FACILITIES, HEALTH AND SERVICES

STRENGTHS / OPPORTUNITIES	WEAKNESSES / THREATS
<p>HEALTH</p> <p>S- Metropolitan Methodist Hospital and other healthcare offices in area</p> <p>YOUTH, SENIOR, AND FAMILY PROGRAMS AND FACILITIES:</p> <p>S/O- Various and diverse religious organizations and facilities</p> <p>S- Josephine Theatre and San Pedro Playhouse</p> <p>S/O- Proximity/Access to Museums and arts</p> <p>S- SAC Summer Program for Kids</p> <p>S- Proximity to retirement centers</p> <p>S/O- Dreams for Seniors Program</p> <p>S- Local churches provide services and commodities for seniors</p> <p>EDUCATION</p> <p>S/O- Proximity to SAC, Trinity and UTSA downtown campus</p> <p>S- Elementary(x2), Middle and private schools in area</p> <p>PUBLIC FACILITIES/SPACE</p> <p>S- Proximity to Brackenridge and San Pedro Springs</p> <p>S- Crockett Park and Jazz Festival in June</p> <p>O- More amenities in Crockett Park- Fountains, benches, grills, lighting</p> <p>S/O- River Extension (Museum Reach) and Barge</p> <p>O- Restoration of Brackenridge Park</p> <p>S- Proximity to 3 libraries (San Pedro, Downtown, Landa)</p> <p>S/O- Proximity/Access to Museums and arts</p> <p>O- Vegetation, Landscaping, Green Space</p> <p>O- Sculpture and arts in public spaces</p>	<p>HEALTH</p> <p>T- Water contamination during floods (high water table and in floodplain)</p> <p>W/T- Mosquitoes problem in parks near water</p> <p>YOUTH, SENIOR, AND FAMILY PROGRAMS AND FACILITIES:</p> <p>W – New fence at Hawthorne Elementary</p> <p>EDUCATION</p> <p>W- Parking with SAC and College Students</p> <p>PUBLIC FACILITIES/SPACE</p> <p>W- Lack of Parks and active recreational space</p> <p>W/T- Drug use, Prostitution, and homeless in Crockett Park</p> <p>W- Crockett park floods easily and causes over population of mosquitoes</p> <p>W/T- Noise from jazz festival in Crockett park goes till 11pm and is next to a housing facility.</p>

PUBLIC SAFETY

STRENGTHS / OPPORTUNITIES	WEAKNESSES / THREATS
<p>PUBLIC SAFETY S- Relatively safe (both day and night) S- Many residents walk through the neighborhood</p> <p>FIRE S- Close proximity to 3 fire stations</p>	<p>PUBLIC SAFETY W- Safety and Security Concerns in pockets of Neighborhood and parks W- Speeding on Evergreen and San Pedro W- Traffic Control and speeding on Euclid, a cut through to I-35 W- Homes being burglarized W- Car break-ins W/T- Pedophile at Hotel on Elmira W/T- Transients along St. Mary's at I-35 W/T- Poor lighting throughout neighborhood W- Skateboarding on 300-700 block of Evergreen W- Clear vision issues along St. Mary's W- No speed signs on St. Mary's W- Drugs, prostitution, and homeless in Crockett Park at night</p> <p>POLICE W- Lack of Response and support W- Need more patrols for McCullough bike lanes W- Drug activity (esp. around McCullough and Park, and the 700 block Evergreen) W- Gang activity around McCullough and Mistletoe, St. Mary's and Magnolia, and along the southern portion of San Pedro</p> <p>ANIMAL CARE AND CONTROL W- Stray animals and wildlife (esp. on unmaintained property) W/T- Pet control by owners W- Kennel Truck from COSA parking in neighborhood</p>

TRANSPORTATION AND INFRASTRUCTURE

STRENGTHS / OPPORTUNITIES	WEAKNESSES / THREATS
<p>STREETS</p> <ul style="list-style-type: none"> S- N-S streets in good condition S- Evergreen improvements finished O- Increased Bike Facilities O- Bike trail along River <p>SIDEWALKS/PEDESTRIAN</p> <ul style="list-style-type: none"> S- On main N-S sidewalks in good condition S/O- Pedestrian Friendly environment/ Fairly walkable S/O- Pedestrian Access from Josephine to the River <p>PUBLIC TRANSIT</p> <ul style="list-style-type: none"> O- Trolley system to downtown from Pearl, Main, McCullough S- Access to bus service 	<p>GENERAL</p> <ul style="list-style-type: none"> W- No parking by medical clinic, river authority, or SAC <p>STREETS</p> <ul style="list-style-type: none"> W- East Park Ave (Street settled and uneven) W- E-W streets need improvements (potholes and maintenance) W/T- widened streets decrease walkability and safety (Evergreen) W- Congestion and speeding T- New development will bring more congestion W- No curbs on Courtland W- Lack of bike lanes/pedestrian lanes on road W/T- Too many parked and abandoned cars on Streets. (Myrtle) W/T- Poor lighting on streets (Park and Myrtle) <p>ALLEYS</p> <ul style="list-style-type: none"> W- Unkept alleys, litter (Locust and St Mary's, Valentine) W- Parking in Alley ROW W- Poor drainage in Alleys <p>SIDEWALKS/PEDESTRIAN</p> <ul style="list-style-type: none"> W- No sidewalks on Terry, Valero, and Kendall W- Parking on Sidewalks W- not enough ramps for ADA and too narrow W- no connectivity with ADA compliant sidewalks <p>PUBLIC TRANSIT</p> <ul style="list-style-type: none"> W- Transit unpredictable and untimely W- Needs to be more accessible for wheelchair W- Wait time too long and unpredictable for "Wheel Call"

APPENDIX B: CAPITAL IMPROVEMENT PROJECTS

BELOW IS A TABLE OF CAPITAL IMPROVEMENT PROJECTS THAT ARE UNDERWAY OR HAVE BEEN RECENTLY COMPLETED IN THE TOBIN HILL NEIGHBORHOOD.

RECENT INVESTMENT IN THE TOBIN HILL NEIGHBORHOOD

PROJECT NAME AND LIMITS	PROJECT SCOPE	PROJECT COST	STATUS	YEAR
Broadway Corridor, Ph I Part I	Drainage		Completed	2007
Broadway Corridor Ph I Part II	Drainage		Completed	2007
Citywide Bicycle Project (MPO) Group I (N St. Mary's (Huisache to Lexington))	Street		Ongoing	
Citywide Bicycle Project (MPO) Group II (Cincinnati Avenue (East))	Street		Completed	2007
Courtland (Main to McCullough)	Street	\$635,876	Warranty	2005
Dewey (East) - (Main to St Mary's)	Streets & Sidewalks	\$43,228	Completed	
Downtown Transportation Infrastructure Improvements	Streets & Sidewalks		Completed	2006
Main (Cypress to IH 35)	Street	\$98,516	Ongoing	
Elmira (McCullough to SA river)	Drainage		Completed	2006
Euclid (at St. Marys)	VIVDS (Video Imaging Vehicle Detection System)		Completed	
Evergreen Court (Evergreen to N St. Mary's and McCullough to E. Euclid)	Street	\$750,032	Completed	2006
Ogden (Dewey to Ashby)	Streets, Sidewalks, Drainage	\$240,909	Warranty	2005
Pearl Parkway (Broadway to Avenue A)	Streets, Sidewalks	\$200,000	Completed	2006
San Pedro and Myrtle- Audible Pedestrian cross signals	Pedestrian Crossing		Completed	
St. Marys (southbound at Elmira)	VIVDS		Completed	

PROJECT NAME AND LIMITS	PROJECT SCOPE	PROJECT COST	STATUS	YEAR
San Pedro (Quincy to Elmira)	Street	\$46,461	Ongoing	
Woodlawn (at McCullough)	VIVDS		Completed	

Source: City of San Antonio, Public Works Department 2007

THE FOLLOWING TABLE DELINEATES PROPOSED FUTURE CAPITAL IMPROVEMENT PROJECTS TARGETED FOR THE TOBIN HILL NEIGHBORHOOD. THIS LIST ALSO ONLY INCLUDES PROJECTS CURRENTLY PLANNED OR SCHEDULED, MEANING ADDITIONAL PROJECTS COULD BE ADDED TO FUTURE BUDGET CYCLES

PROPOSED FUTURE INVESTMENT IN THE TOBIN HILL NEIGHBORHOOD

PROJECT NAME AND LIMITS	PROJECT SCOPE	PROJECT COST	STATUS	YEAR
E. French Place (McCullough Ave to N. St. Mary's)	Sidewalks	\$27,528	Scheduled	2011
Evergreen (Main to McCullough)	Streets, Sidewalks, Drainage		Designed	
W. Elmira St. (San Pedro to N. Main)	Sidewalks		Planned	2007
Magnolia (McCullough to Dead End East)	Street	\$84,874	Planned	2009
Maverick (San Pedro to Park)	Street	\$87,966	Planned	2009
San Pedro (Dewey Place to Cypress)	Street	\$287,317	Planned	2009
McCullough Ave (E Cypress to W Ashby Place)	Sidewalks	\$52,370	Scheduled	2011
McCullough Ave (E Woodlawn to E Hildebrand)	Sidewalks	\$51,947	Scheduled	2011

Source: City of San Antonio, Public Works Department 2007

APPENDIX C: CENSUS DATA

POPULATION CHANGE 1990 - 2000

Tobin Hill

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Total Count	6,111	6,054	-0.9%

City Of San Antonio

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
935,933	1,144,646	22.3%

ETHNICITY COMPARISON -- HISPANIC

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Count	4,155	4,224	1.7%
Percent	68.0%	69.8%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
520,282	671,394	29.0%
55.6%	58.7%	

ETHNICITY COMPARISON -- ANGLO

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Count	1,688	1,501	-11.1%
Percent	27.6%	24.8%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
399,115	364,357	29.0%
36.2%	31.8%	

ETHNICITY COMPARISON -- AFRICAN AMERICAN

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Count	182	206	13.2%
Percent	3.0%	3.4%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
63,260	78,120	23.5%
6.8%	6.8%	

ETHNICITY COMPARISON -- OTHER

POPULATION	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Count	86	123	43.0%
Percent	1.4%	2.0%	

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
13,276	30,775	131.8%
1.4%	2.7%	

POPULATION CHANGE 1999 -- 2000

Tobin Hill

City of San Antonio

AGE DISTRIBUTION

AGE BREAKDOWN	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
0-4 Years	369	347	-6.0%
5-19 Years	1,068	1,005	-5.9%
20-24 Years	544	503	-7.5%
24-44 Years	2,032	1,977	-2.7%
45-64 Years	953	1,283	-34.6%
65 + Years	1,145	939	-18.0%
Total Population	6,111	6,054	-0.9%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
79,274	92,446	16.6%
225,029	269,913	19.9%
78,633	87,684	11.5%
299,708	352,652	17.7%
154,924	222,589	43.7%
98,365	119,362	21.3%
935,933	1,144,646	22.3%

MEDIAN HOUSEHOLD INCOME AND PERCENT BELOW POVERTY

INCOME	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Median H/H Income	\$23,320	\$21,050	-9.7%
% Below Poverty	56.2%	39.4%	-29.9%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
\$23,584	\$36,214	53.6%
22.6%	17.3%	-23.5%

MEDIAN HOME VALUE AND MEDIAN MONTHLY RENT

VALUE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Home Value	\$69,240	\$42,700	-38.3%
Rent	\$310	\$335	8.1%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
\$49,700	\$68,800	38.4%
\$308	\$549	78.2%

MEDIAN YEAR STRUCTURE BUILT

AGE OF STRUCTURE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
	SUSS		

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000

Median Year	1945	1950	-	1969	1974	-
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POPULATION CHANGE 1990 - 2000

Tobin Hill City of San Antonio
EDUCATION ATTAINMENT FOR PERSONS 25 YEARS AND OLDER

EDUCATION YEARS COMPLETED	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
< than 12th Grade	1,601	1,148	-11.4%
H/S Graduate	702	955	36.0%
Some College	975	1,139	16.8%
Bachelor	442	444	0.5%
Graduate	339	216	-36.3%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
171,654	173,563	1.1%
135,221	168,209	24.4%
149,961	203,570	35.7%
64,437	95,761	48.6%
34,771	54,919	57.9%

TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Owner	783	820	4.7%
Renter	1,681	1,760	4.7%
Total Households	2,464	2,580	4.7%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
176,422	235,699	33.6%
150,339	169,775	12.9%
326,761	405,474	24.1%

TOTAL HOUSING UNITS AND HOUSEHOLDS

HOUSING	1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
Occupied Units	2,464	2,580	4.7%
Vacant Units	515	413	-19.8%
Total Housing Units	2,979	2,993	0.5%

1990 CENSUS	2000 CENSUS	% CHANGE 1990-2000
326,761	405,474	24.1%
38,653	27,648	-28.5%
365,414	433,122	18.5%

SOURCE: 1990 & 2000 CENSUS OF POPULATION AND HOUSING FOR CENSUS TRACT BLOCK GROUPS (1108.1, 1108.2, 1108.3, 1108.4, 1108.5, 1109.1, 1902.1, 1902.2, 1902.3, 1902.7, 1903.1)

PREPARED BY SAN ANTONIO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS DIVISION, MARCH 2007

SOURCE: 1990 & 2000 CENSUS OF POPULATION AND HOUSING FOR CENSUS TRACT BLOCK GROUPS (1108.1, 1108.2, 1108.3, 1108.4, 1108.5, 1109.1, 1902.1, 1902.2, 1902.3, 1902.7, 1903.1)

PREPARED BY SAN ANTONIO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS DIVISION, MARCH 2007

APPENDIX D: GLOSSARY

Accessory building – A building subordinate to the use of the primary building located on the same lot; such as a detached garage, storage or out-building.

ADA – Americans with Disabilities Act

Adaptive reuse – The development of a new use for an older building or for a building originally designed for a specific purpose.

Alley – A road primarily used to access the rear of residences and businesses - not designed for general traffic.

Amortization – As related to zoning, a method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified time period.

Arterial Street – A route used primarily for the movement of traffic, which may be both local and non-local in nature. Several classifications include:

Primary Arterial – A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Secondary Arterial – A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, medium intensity activity centers.

At-Grade Crossing – The general area where two or more roadways, railways, and/or pathways join or cross. For example, an at-grade railroad crossing has a street going across the railroad tracks.

Bicycle Lane – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.

Bicycle Path – An access route, usually scenic, for the exclusive use of bicycles and pedestrians. OR A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway or road right-of-way or within an independent right-of-way.

Bicycle Trail – A bicycle facility designed to accommodate bike travel on unpaved roads and trails.

Board of Adjustment - Composed of 11 members and 6 alternates appointed by City Council for 2-yr. terms. Hears and rules on exemptions to Unified Development Code (UDC) requirements. May authorize variances to the UDC not contrary to public interest. Appeals to Board decisions are made to district court. Meets the 1st and 3rd Monday of each month at 1:30 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

Buffer – A strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible, or to shield or block noise, lights or other nuisances. This can include fences and beams as well as shrubbery and trees.

Building coverage – The percentage of the lot area covered by the building area.

Bus stop bulb – A portion of the sidewalk that extends out to the lane of traffic at a bus stop providing wider sidewalk space and more room for waiting bus passengers and street furniture. This provides a minimum loss of on-street parking by allowing buses to pick up and drop off passengers while stopped in the traffic lane next to the bulb. Buses do not have to re-enter the flow of traffic, thus saving valuable transit time.

Bus only lanes – Curb lane segments on high-volume arterials that are dedicated exclusively to buses and other high-occupancy vehicles in order to help the speed and reliability of buses.

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.

Bus zone landing pad – A paved area between the sidewalk and the curb for bus riders to board and disembark without having to step in the grass or mud in the planting strip. Especially useful for riders in wheelchairs or with strollers.

Census tract – Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Cluster development – A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

Collector street – A street that carries traffic from minor streets to the major system of arterial streets and highways.

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.

Collector Street – A roadway designed to provide direct access to residential, commercial, industrial and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.

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. This improves pedestrian crossings by providing better visibility between motorists and pedestrians, shortening the crossing distance, and reducing the time that pedestrians are in the street. They also prevent vehicles from parking in a crosswalk and may encourage motorists to drive more slowly. Intersections may have full or half-corner curb bulbs. Also known as flares.

Curb cut – An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

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. A reduced curb radius shortens the pedestrian crossing distance, improves visibility between pedestrians and motorists, reduces the speed at which motorists can turn, and may add parking spaces to the street.

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.

Density – the number of families, individuals, dwelling units, or housing structures per unit of land.

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.

Drainage swale – A shallow, grassy drainage channel that accommodates surface water runoff, treating the runoff as it passes through the channel by catching sediments. Used on streets without curbs and gutters. Can be planted with wildflowers or perennials.

Duplex – A building used exclusively for residential purposes containing two dwelling units.

Dwelling – A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling unit – A building or portion of a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

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

Egress – An exit.

Eminent domain – The authority of a government to take, or authorize the taking of, private property for public use. The Fifth Amendment to the U.S. Constitution requires just compensation for any taking and prohibits the taking of private property for private use unless declared blighted.

Expressway – A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.

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

Full street closure – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be built to allow passage of pedestrians, bicycles and wheel chairs.

Grade-separated crossing – An interchange between roadways, railways, or pathways that provides for the movement of traffic on different levels.

Green Building - Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier in and outdoor environments.

Greenspace - Wooded and grassy areas that provide sites for recreation and enjoyment of nature, often located in the midst of urban areas that are otherwise occupied by buildings and paved areas.

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

Household – (as defined by the census bureau) Consists of all the people who occupy a housing unit.

Housing Unit – (as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

HOV – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

Infill Development – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

Kiosk – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

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.

Local Access Street – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

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.

Microenterprise – A small business entity, usually employing less than five people.

Mixed-Income Housing - Residential developments that promote accessibility to individuals of various income levels to encourage more economically integrated neighborhoods.

Mixed-Use Development - Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

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.

Open Space – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

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 in the center of the street that protects pedestrians from moving traffic and provides a safe place to wait to cross the street. They allow the pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

Pedestrian scale lighting – Overhead street lighting that 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 – Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and additions to the Master Plan. Has nine members appointed by City Council for two-year terms. Meets the 2nd and 4th Wednesday of each month at 2:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

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.

Residential Parking Zone – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

Right-of-way (ROW) – 1) A strip of land platted, dedicated, condemned,, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device. the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

Sandwich boards – Stand-up A-shaped signs often placed on the sidewalk or street right-of-way to advertise a business or an attraction.

Sanitary Sewer – A piped system which is owned, operated, and maintained by a local municipality or sanitary district, and that is designated to carry only sewage.

School Zone – An established reduced speed area around a school.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Shoulder – The paved or unpaved area between the roadway edge and the property line.

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

Single-family detached dwelling – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

Street closure – partial – A curb bulb that physically blocks one direction of traffic at an intersection on an otherwise two-way street.

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. Street trees can create comfortable, pedestrian-scale spaces, provide shade, reduce heat and absorb pollutants.

Street tree grates – Grates, usually metal and often decorative, that cover street tree pits and allow air and water to reach the soil.

T-intersection – The meeting of two streets, usually perpendicular, where one street does not continue through.

Townhouse – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

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

Traffic circle – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. Similar to a roundabout but at a smaller scale.

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.

Two-way left turn lane – A lane in the center of the street that can be used by left-turning vehicles traveling in either direction.

Uncontrolled intersection – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.

Urban Sprawl - A development pattern characterized by low-density, isolated and unregulated development extending away from an urban core that results in greater dependence on cars and inefficient utilization of infrastructure.

Walkable Community - A community that is pedestrian oriented, where connectivity between housing, retail, schools and community facilities is prioritized to ensure accessibility by walking or bicycling.

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

Zoning Commission - Created by ordinance with the responsibility for making recommendations to City Council on applications for changes in zoning and boundaries of zoning districts. Has eleven members appointed by City Council with one from each council district and the Mayor; serving overlapping two-year terms. Meets the 1st and 3rd Tuesday of each month at 1:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

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

City Customer Service: 311

City Planning and Community Development Department:

207-7873

APPENDIX E: RESOURCE CONTACT INFORMATION

THE FOLLOWING LIST IS A QUICK REFERENCE OF SOME OF THE ORGANIZATIONS REFERENCED IN THIS NEIGHBORHOOD PLAN. GENERAL CITY INFORMATION CAN ALSO BE OBTAINED AT WWW.SANNANTONIO.GOV

AACOG Alamo Area Council of Governments 362-5200	222-2787 City of San Antonio - Development Services 207-1111
AARP 348-8687	City of San Antonio - Economic Development 207-8080
Animal Care Services 207-6650	City of San Antonio - Environmental Services 207-6440
AVANCE 220-1788	City of San Antonio – Library Division 207-2500
Bexar Humane Society 226-7461	City of San Antonio - Master Gardeners 467-6575
Bexar Land Trust 222-8430	City of San Antonio - Neighborhood Services 207-5400
Boy Scouts 341-8611	City of San Antonio - Parks and Recreation 207-8297
City of San Antonio - Code Compliance Division 207-8200	
City of San Antonio - Community Initiatives 207-8190	City of San Antonio - Planning and Community Development 207-7873
City of San Antonio - Cultural Affairs	

City of San Antonio - Public Works
207-8068

Conservation Society
224-6163

COPS / Metro Alliance
Citizens Organized for Public Service
222-2367

CPS Energy
City Public Service
Emergency 353-4357

CPS Energy
General 353-2222

Esperanza Peace and Justice Center
228-0201

Fire Department
207-8492

Girl Scouts
228-0815

Gladys Harborth Animal Resource
351-SPAY (7729)

KSAB
Keep San Antonio Beautiful, Inc,
207-6460

Metropolitan Health District
207-8780

MPO
Metropolitan Planning Organization
230-6902

Neighborhood Resource Center
735-0586

Our Lady of the Lake University
434-6711

Police
Non-Emergency 207-7273

Police
Emergency 911

Project Quest
270-4690

SAHA
San Antonio Housing Authority
477-6133

SARA
San Antonio River Authority
227-137
San Antonio College
733-2000

San Antonio Independent School District
299-5500

Small Business First Point
207-3900

SNAP
Spay/Neuter Animal Program
673-7722

St. Mary's University
436-3011

TX Diabetes Institute
358-7000

United Way
352-7000

US Corp of Engineers
817-978-2300

UTSA
University of Texas, San Antonio
458-4011

UTSA Small Business Development
800-689-1912

APPENDIX F: LETTERS OF SUPPORT



**221 W. Poplar
San Antonio, Texas
Office: (210) 731-8203 Fax: (210) 731-8222**

President
June Kachtik
Community UU Church

Vice President
Mary Sanchez
Jefferson State Bank

Secretary
Fred Chavez
Alta Vista NA

Treasurer
Donna Harrison
First UU Church

At Large
Christopher Boyle
First UU Church
Shirley Coleman
East Side
Howard Haradon
First UU Church
Raymond Hernandez
Valero Energy Corp.
Jeff Ketrner

Community UU Ch.
Connie Reyes
Broadway Bank
Rowena Rodgers
Dellview Area NA
Claudia Sanchez
Guaranty Bank

Executive Director
Gary G. Lewis
glewis@uuhac.org

January 4, 2008

Mr. T. C. Broadnax, Interim Director
Planning & Community Development Dept.
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78204

Dear Mr. Broadnax,

As the UU HAC representative on the Tobin Hill Planning Team, I want to express my appreciation of the efforts of the citizens and staff to revise the Plan.

UU HAC's office is located in Tobin Hill. As a Community Housing Development Organization, UUHAC commits to continuing its role of providing assistance to low-income homeowners when they need home repair and to low-income homebuyers who need affordable housing in the inner city.

Our board and staff look forward to the implementation of this Plan, which should be very helpful in bringing the human, governmental and economic resources together to improve the physical condition of the housing and businesses and the quality of life of those who live and work in the Tobin Hill neighborhood.

Sincerely,

A handwritten signature in cursive script that reads 'June Kachtik'.

Board President



January 15, 2008

T.C. Broadnax, Interim Director
Planning and Community Development Department
City of San Antonio
1901 S. Alamo St.
San Antonio, TX. 78204

Dear Mr. Broadnax:

Brownstone Traditions SA, Ltd. is pleased to submit this letter of support for the newly created Tobin Hill Neighborhood plan. This plan is crucial to continue the spark that is being created in Tobin Hill and your team should be commended on their efforts.

I was very fortunate to be a member of the planning committee and was able to see firsthand the tireless commitment to creating a Neighborhood Plan that was unique and creative. Your staff has implemented a plan which included leaders throughout Tobin Hill with a wide range of backgrounds. Their openness to hearing the needs of the community and combining that with their skills of putting those needs into a Neighborhood plan has made this dream a reality.

Brownstone Traditions SA, Ltd. is committed to bringing quality luxury housing to the Tobin Hill Community. This commitment is strengthened by having a Strong Community Plan, Strong Community Leaders and Strong City Planners. We see a bright future for Tobin Hill and it's only just begun.

Sincerely,

Jeremy Mears
Vice President
Brownstone Traditions SA, Ltd.



SAN ANTONIO COLLEGE

OFFICE OF THE PRESIDENT

January 8, 2008

T.C. Broadnax, Interim Director
Planning and Community Development Department
City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78204

Dear Mr. Broadnax:

We are pleased to offer our fullest support for the proposed Tobin Hill Neighborhood Plan. Both our Development Director, Susan Espinoza, and the Coordinator of our Seguir Adelante Community Center, Abigail Gonzalez, spent many hours working with community members and city planners to develop and perfect this plan, which incorporates both the aspirations and needs of this neighborhood for the future.

This plan has the potential to improve the neighborhood infrastructure, to create better ties between members of the community, to make our neighborhood more attractive and pedestrian friendly, and to make our neighborhood more attractive for investment and appropriate development. It also has the potential, important for us, to improve relations between San Antonio College and our neighbors, and allow SAC to offer more services, including educational and employment assistance services, to neighborhood members. The plan also addresses some of the challenges inherent in having such a large educational institution in the neighborhood.

San Antonio College is committed to supporting our neighbors in making our neighborhood the best it can be through the implementation of this plan. We will continue to assign key staff and faculty to serve on the committees that will implement the plan. Please let me know if I can provide you with any further information.

Sincerely,

Robert E. Zeigler, Ph.D.
President

January 17, 2008

T.C. Broadnax, Interim Director
Planning and Community Development Department
City of San Antonio
1901 S. Alamo St.
San Antonio, Texas 78204

Dear Mr. Broadnax:

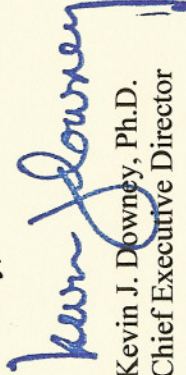
Crosspoint, Inc. is very pleased to present this statement of support for the work of the S.A. City Planning and Community Development Department and the adoption of the Tobin Hill Neighborhood Plan that was the result of these efforts. As a member of the Tobin Hill Planning Team, I can attest to the group's efforts to engage as many neighbors as possible and get them to work toward consensus on a broad range of issues.

We at Crosspoint, Inc. embrace this plan as a much needed means to guide and coordinate the actions of stakeholders from both the city and neighborhood. The neighborhood planning activities facilitated by City Planning staff served to unify the neighborhood and will likely have a lasting positive impact on all who participated.

Crosspoint, Inc. has operated residential transitional facilities in Tobin Hill since 1972 with the mission of strengthening the social fabric of the community through the provision of opportunities for individual client change and self management. The work of this planning group enhanced our relationship with other businesses and residents by having us come together to achieve a common goal, which further serve to heighten mutual understanding and respect.

We respectfully request the members of the San Antonio City Council and the Mayor to approve this plan.

Sincerely,


Kevin J. Downey, Ph.D.
Chief Executive Director

KJD/rs

cc: file

2007 Board of Directors

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Virgest A. Sims
Vice President
Freda J. Hur
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Honorable David Berchelmann
Paul K. Biever
Robert Cullum, Th.D.
Robert Finney, Atty.
Enrique Garza, M.D.
Richard Goldsmith, Atty.
Honorable Paul Green
Harvey Hartenstine
Chris Heinrichs, Atty.
Ned Maes
Honorable Pamela Ann Mathy
Jerome Matz, S.M., Ph.D.
Mary Meade
Bobby Perez, Atty.
Robert Rapp, Atty.
Dan Remick
Cynthia Rodriguez-Rocha, PHR
Fermin Sarabia, M.D.
Maj. General Wayne Whitlatch, Ret.



January 21, 2008

VIA FACSIMILE: 207-7897

T.C. Broadnax, Interim Director
Planning and Community Development Department
City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78204

Re: Tobin Hill Neighborhood Plan

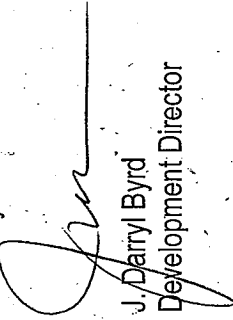
Dear Mr. Broadnax:

Silver Ventures is pleased to offer our support for the Tobin Hill Neighborhood Plan. For well over a year, neighborhood residents, business owners, community institutions, civic associations, and other stakeholders have been diligently working to develop a thoughtful plan for the future development of Tobin Hill, one of our city's most unique neighborhoods.

Silver Ventures is the owner and redeveloper of the historic Pearl Brewery, which has been a Tobin Hill institution since the 1880's. As we work to redevelop the former brewery at the eastern edge of the neighborhood, we have been keenly interested in the progress that the Planning Team, the Planning Department staff, and others have made in developing a plan that provides an excellent foundation for Tobin Hill's continued vitality well into the future.

Through our current and future redevelopment efforts in Tobin Hill, Silver Ventures looks forward to doing our part to ensure that the great promise of this wonderful neighborhood is realized.

Sincerely,


J. Darryl Byrd
Development Director

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
08 JAN 24 PM 4: 51

RESOLUTION NO. 08-01-03

RECOMMENDING THE TOBIN HILL NEIGHBORHOOD PLAN, AN AREA BOUNDED BY WEST ASHBY PLACE, TRAIL STREET, EAST HUISACHE AVENUE AND EAST JOSEPHINE STREET TO THE NORTH, US HWY 281 NORTH AND BROADWAY TO THE EAST, IH 35 NORTH TO THE SOUTH AND SAN PEDRO AVENUE AND MCCULLOUGH AVENUE TO THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

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

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

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Tobin Hill Neighborhood Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

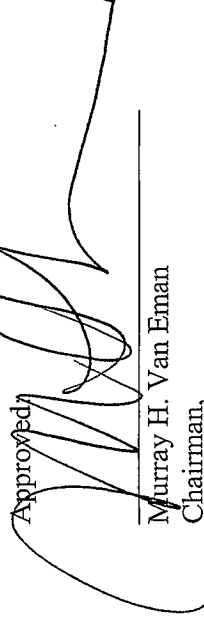
WHEREAS, a public hearing was held on January 23, 2008.

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

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

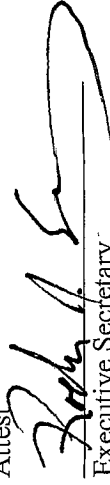
PASSED AND APPROVED ON THIS 23rd day of January 2008.

Approved:



Murray H. Van Eman
Chairman,
San Antonio Planning Commission

Attest:



Executive Secretary
San Antonio Planning Commission

AN ORDINANCE 2008-02-21-0146

ADOPTING THE TOBIN HILL NEIGHBORHOOD PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY WEST ASHBY PLACE, TRAIL STREET, EAST HUISACHE AVENUE AND EAST JOSEPHINE STREET TO THE NORTH, US HWY 281 NORTH AND BROADWAY TO THE EAST, IH 35 NORTH TO THE SOUTH AND SAN PEDRO AVENUE AND MCCULLOUGH AVENUE TO THE WEST.

WHEREAS, the Tobin Hill Neighborhood Plan includes approximately 1.14 square miles and 6,054 residents and is bounded by West Ashby Place, Trail Street, East Huisache Avenue and East Josephine Street to the north; US Hwy 281 North and Broadway to the east; IH 35 North to the south; and San Pedro Avenue and McCullough Avenue to the west; and

WHEREAS, the planning process was initiated in March 2007, a Planning Team established, and seven Community Meetings and Public Workshops were held; and

WHEREAS, the San Antonio Planning Commission reviewed the Tobin Hill Neighborhood Plan on January 23, 2008 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §§5-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on January 23, 2008, and the Planning Commission recommended that the City Council adopt the Tobin Hill Neighborhood Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; **NOW THEREFORE;**

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

SECTION 1. The Tobin Hill Neighborhood Plan is hereby adopted as a component of the Master Plan of the City of San Antonio. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

SECTION 2. This ordinance shall take effect on March 2, 2008.

PASSED AND APPROVED this 21st day of February, 2008.

Mary Alice P. Cisneros for

ATTEST: *Suzanne M. Reed*
City Clerk

M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM: *Suzanne M. Reed*
for City Attorney