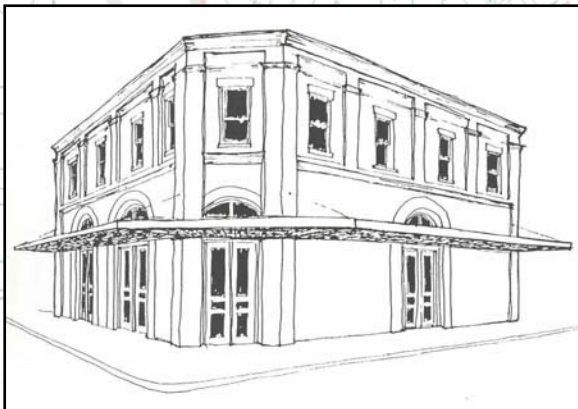


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Legend

- Bus
- Light Rail
- Cut
- Part
- Sp
- Fire
- Visu
- High
- Trash on Street
- High Volume of Truck
- Drainage Overflow
- Study area Boundary
- Sidewalks Needed

City of San Antonio Planning Department

SEPTEMBER 2004

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ACKNOWLEDGEMENTS

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Emil R. Moncivais, AICP, AIA
Planning Director

Nina Nixon-Méndez, AICP
Neighborhood and Urban Design Division Manager

Gregory J. Baker, Project Manager

Joe Mendoza, Project Planner
Andrew Spurgin, Project Planner
Indradeep Chakrabarty, Project Planner
Carol Haywood, Facilitator
Christine Viña, Facilitator
Elizabeth Dillon, Intern

FIVE POINTS NEIGHBORHOOD ASSOCIATION

Mary DeHoyos, (past President)
Marti Garza, (past Vice President)
Esther Ochoa, (past Treasurer)
Ramiro Trevino, (past Sergeant at Arms)
Stephanie Chavez (past President)
Ruben Alfaro (past Vice President)
Ramiro Trevino (past Treasurer)

PROJECT CONSULTANTS AND ASSISTANTS

Andrew J. Ballard, P.E., City of San Antonio Public Works Department
Celine Casillas-Thomasson, City of San Antonio Neighborhood Action Department
Christina C. Ybanez, VIA Metropolitan Transport
Clay R. Smith, P.E., Texas Department of Transportation
Mendi Litman, P.E., City of San Antonio Public Works Department
Phillip Covington, San Antonio Development Agency
Rick Reyna, Midtown on Blanco
Joe Encina, Code Compliance Officer
John Conte, City of San Antonio Police Department
Sergio Soto, City of San Antonio Code Compliance Department
Rod Radle, San Antonio Alternative Housing
Jose Gonzalez, San Antonio Alternative Housing
June Katchtik, U.U. Housing Corporation

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Background

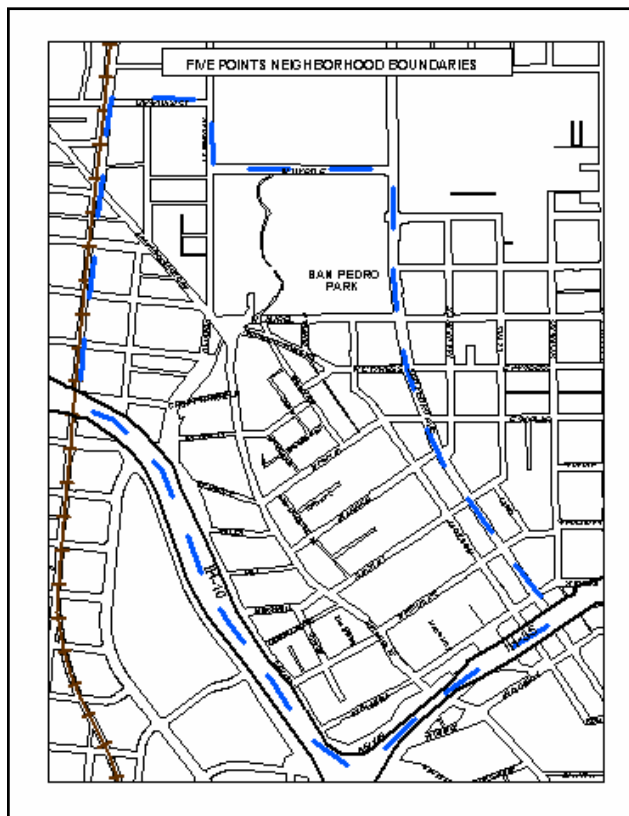
Five Points Neighborhood

The Five Points Neighborhood, located just north of downtown San Antonio, is officially bound by IH-35 on the south, IH-10 and the Union Pacific Railroad on the west, Hickman St. and W. Myrtle St. on the north, and San Pedro Ave. on the east (Map 1).

The focus area of planning and revitalization efforts, however, has been the area bounded by IH-35 on the south, IH-10 on the west, and W. Laurel and N. Laredo on the north (Map 2). This portion of the neighborhood is largely a residential enclave, surrounded by more commercial and industrial uses to the north, east, and west.

The area contains a large number of older structures, including many Queen Anne, Neo-classical, and Bungalow style buildings (Graphic 1, Graphic 2). According to the 2000 census, the average year in which structures were built in the Five Points area is 1951, which is 18 years older than the city wide average of 1969.

Despite its proximity to San Antonio's dynamic Central Business District, and an abundance of unique housing stock, the Five Points neighborhood area has evolved into a largely marginalized, transitional urban space. Today the neighborhood consists mostly of lower income residents, and has higher than average vacancy and rental rates, as explained in more detail in the following chapters.



Map 1



Map 2

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Graphic 1



Graphic 2

Neighborhood Revitalization Background

Over the past 4 years, neighborhood revitalization has been the focus of various efforts on behalf of numerous stakeholders. Many of these efforts have their roots in the inception of Project Renew, which was conceived in 1996 as a partnership between various public and private agencies. The intent of this group is to help facilitate inner city revitalization, preserve historic inner-city housing stock, and assist in building the grassroots leadership and organizational capacity necessary to sustain these efforts. The City of San Antonio Planning Department has been an integral partner in Project Renew since its beginnings.

In 1998, Project Renew selected the Five Points Neighborhood before 4 other neighborhoods based on three key characteristics: 1) proximity to downtown, 2) abundance of structures 70 years or older, and 3) a low homeowner to renter ratio.

Since its inception, Project Renew partners have helped stimulate the rehabilitation of 5 single family residential homes, the creation and registration of an official Neighborhood Association, the creation of a strategic Neighborhood Plan, and the adoption of a City ordinance designating the area as an official Urban Renewal area (Table 1).

The Urban Renewal Area designated a smaller, initial focus area for revitalization activities. This “Phase 1 Area” was so designated for two reasons: 1) the benefit of geographically clustering efforts was expected to have a multiplier effect on revitalization results, and 2) to complement on-going plans and projects by various Project Renew partners, including, but not limited to, the possible expansion of the Salvation Army Hope Facility on Euclid St. and the development of single family and multi-family infill housing projects by San Antonio Alternative Housing Corp. on the same block (Map 3).

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NEIGHBORHOOD REVITALIZATION CHRONOLOGY	
1996	Project Renew is created
1998	Project Renew begins with Five Points Neighborhood
1999	Neighborhood Association is organized/recognized by the City
	616 Marshall is rehabilitated
	517 Marshall is rehabilitated
	614 W. Laurel is rehabilitated
2000	719 W. Marshall is rehabilitated
	The Five Points Neighborhood Plan is adopted by City Council
2001	509 Marshall is rehabilitated
	Five Points is recognized an official Urban Renewal Area by City Council
2002	Planning Department begins working on the Five Points Plan Implementation and Revitalization Guide including:
	-Development of an Area Wide Rezoning Proposal
	-Sidewalk and ADA Facilities Capital Improvement Project application
	-Development of Urban Design Guidelines
	-Urban Design Problem Solving
2003	City Council approves 90% of the Five Points Area Wide Rezoning Proposal
	Construction begins on large residential infill development project on Euclid St.

Table 1

Purpose of the Plan Implementation and Revitalization Guide

In order to facilitate implementation of Five Points Neighborhood Plan, and to guide orderly, functional, and contextually appropriate revitalization activities in the area, the City of San Antonio Planning Department initiated a multi-pronged effort to culminate in a *Plan Implementation and Revitalization Guide*. The starting point for this work included examining elements of the Five Points Neighborhood Plan that have yet to be implemented, revisiting them in conjunction with neighborhood citizens and stakeholders through a public input process, and formulating key recommendations to get closer to implementation. Additionally, the *Plan Implementation and Revitalization Guide* has the associated goal of helping to facilitate and expedite the goals of the Urban Renewal Plan, and Project Renew in general, by lending more detailed analyses than were previously available in the in the original plan, and by conducting “real-time” problem solving, including:

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- Developing and implementing a rezoning proposal
- Developing and implementing a sidewalk and road condition survey
- Developing a capital improvement project application complete with cost estimates for infrastructure improvements
- Developing urban design guidelines to guide new development and the rehabilitation of existing buildings within the Five Points area
- Proactively assisting with urban design problem solving

An example of the latter included developing solutions to the desired expansion of Salvation Army Hope Center (521 W. Elmira) and the proposed Cottage Housing and Multi-Family H.O.P.W.A. funded developments envisioned by the San Antonio Alternative Housing Corp. on Euclid St. The focus of the latter urban design efforts was providing options for both parties to meet the goals of their development and expansion plans, while still preserving adjacent housing stock and respecting the character of the built environment on that block.

Public Input Process

In support of the *Plan Implementation and Revitalization Guide* efforts, City Planning Department staff held a series of public meetings throughout 2002 and 2003 with the goal of seeking more detailed input regarding specific neighborhood plan topics than was previously available. In addition to numerous briefings of the Five Points Neighborhood Association, there were a total of 7 public meetings addressing different components of the plan:

Transportation

Wednesday, April 10, 2002
VIA Metro Center, 1021 San Pedro

Community Safety

Tuesday, October 8, 2002
Fellowship Hall, 521 W. Elmira

Rezoning Proposal Mtg. #1

Monday, October 21, 2002
VIA Metropolitan Planning

Rezoning Proposal Mtg. #2

Wednesday, November 6, 2002
VIA Metropolitan Transit

Commercial Revitalization

Tuesday, November 19, 2002
Salvation Army Hope Center, 521 W. Elmira

Housing Preservation

Wednesday, January 29, 2003
Salvation Army Hope Center, 521 W. Elmira

Rezoning Proposal Mtg. #3

Thursday, January 16, 2003
VIA Metropolitan Transit

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Neighborhood Demographics

Population Growth

According to the 2000 census, the Five Points neighborhood area had an overall population that stood at 1,886. This figure represents an 11.2% increase over the 1990 census figure which put the area's population at 1,696 and a marked reversal of its 17.2% decrease between the 1980 and 1990 censuses (Chart 1). While this reversal in the trend toward a population decline is a positive one, the neighborhood's growth rate still lags behind the City of San Antonio as a whole, which had a 22% change increase in its population between 1990 and 2000 (Chart 2).

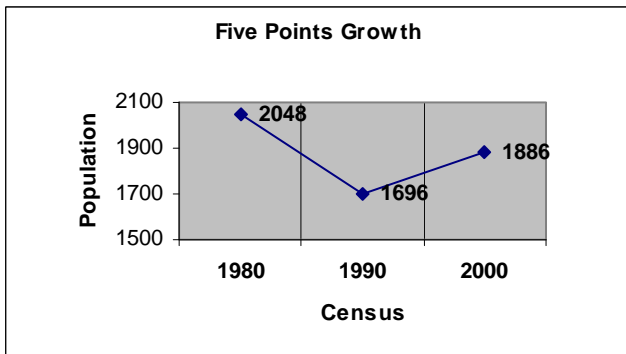


Chart 1

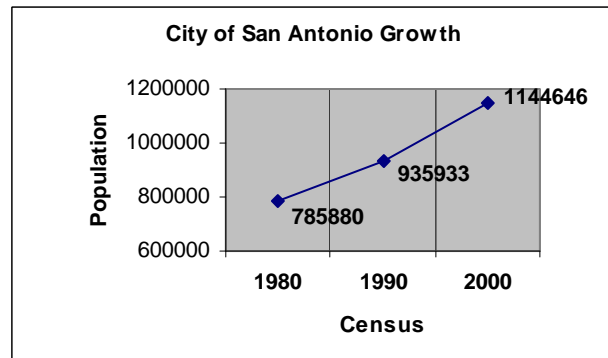


Chart 2

There is no clear indicator to explain why the population began increasing again. It may be attributable to new residents moving from other parts of the City or other Texas cities, new immigrants from Mexico, new births to current residents, or increases in household size as multiple generations opt to live together for economic reasons.

Age Distribution

San Antonio has a fairly diverse mix of generations, with representation from all the key age groups. However, the age composition of Five Points suggests it is a neighborhood comprised largely of people in the latter half of the lifespan. Compared to San Antonio as a whole, for instance, it has a larger number of individuals in the 45-64, and 65+ age group (Charts 3 and 4). In fact, roughly 42% of the citizens fall in the 45 or older category, while the City number stands at 29%.

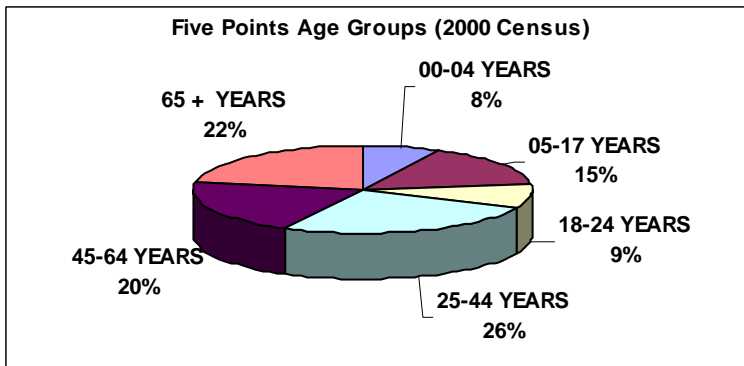


Chart 3

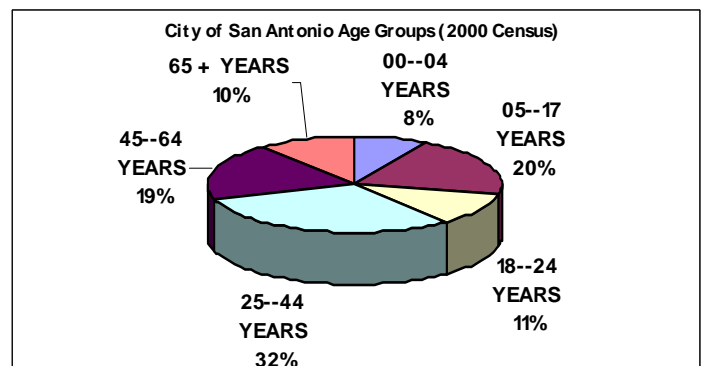


Chart 4

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Further analysis of the age distribution in the neighborhood indicates part of the previously mentioned growth may be related to new births and increases in the number of elderly in the area, as there was a marked increase in the number of residents younger than 4 years old between 1980 and 1990, as well as a significant increase in the number of residents aged 45 and above (Chart 5). These trends indicate that Five Points is becoming a neighborhood increasingly dominated by the two opposite ends of the lifespan: very young and very old.

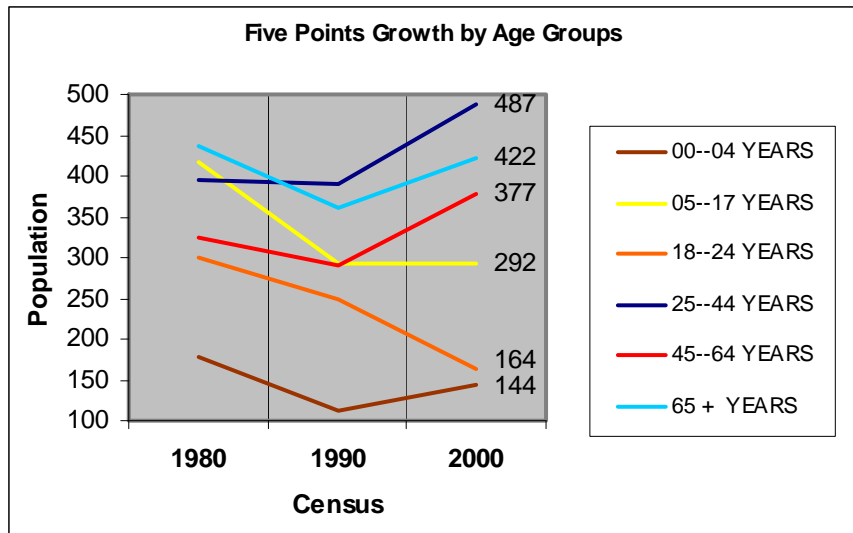


Chart 5

Additionally, further analysis indicates a significant decline in the population of 5-17 and 18-24 year olds (Chart 6), particularly relative to the City of San Antonio's growth in this area (Chart 7). The significance of this decline is that it implies a decrease in a key demographic: school aged children and those that may have recently been placed into the workforce full time.

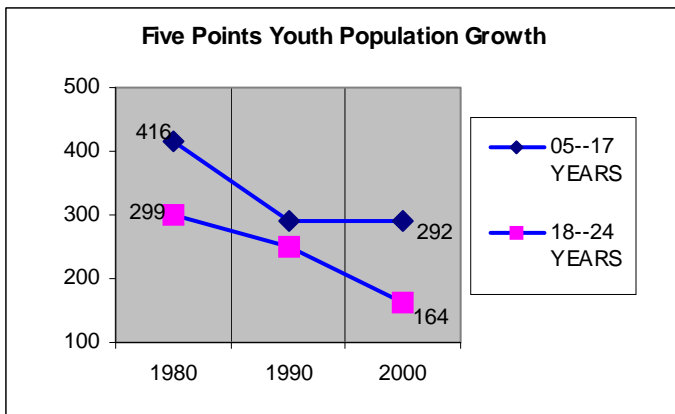


Chart 6

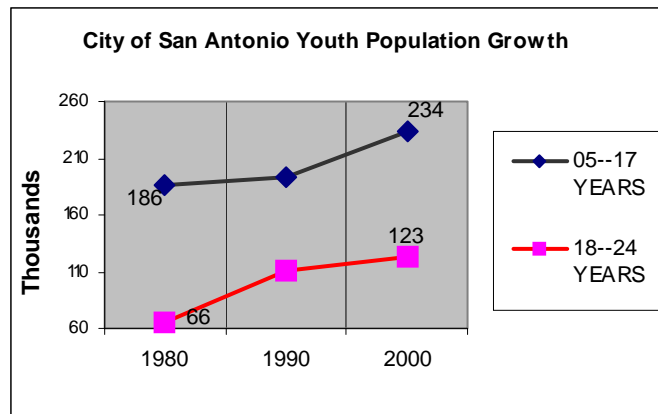


Chart 7

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Ethnicity

A general breakdown of the 2000 census data by ethnicity shows that the Five Points neighborhood is primarily comprised of Hispanic residents. In fact, fully 83% of the residents at the time of the 2000 census were Hispanic (Chart 8), this is much higher than the City number, which was 58% Hispanic in 2000 (Chart 9).

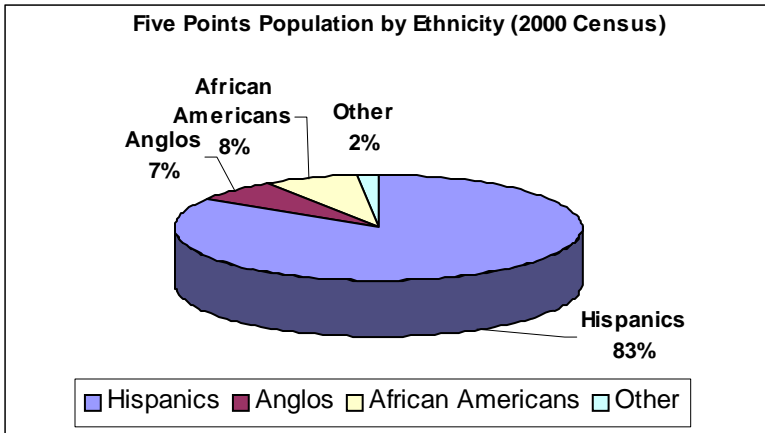


Chart 8

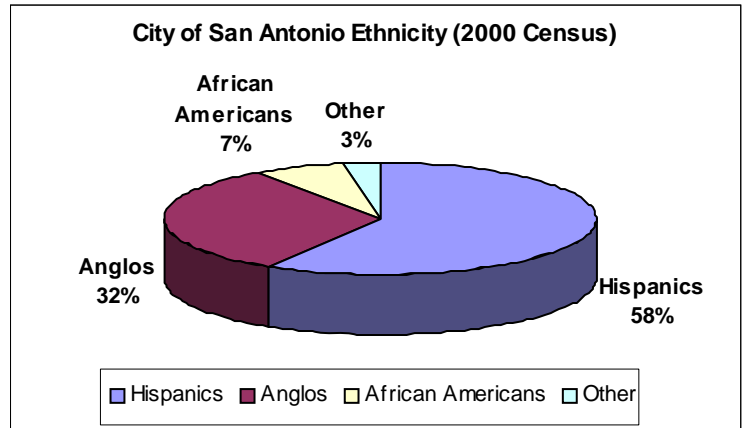


Chart 9

Unlike the City as a whole, the second largest ethnic group in Five Points area is African Americans. In fact, while the Hispanic population of Five Points has fluctuated, yet stayed around the same number over the past two decades, the number of African Americans and Anglos have increased and decreased respectively (Chart 10). The trend toward an increasing African American population and decreasing Anglo population is notable for how dramatic it has been, especially relative to City as a whole, which has experienced gradual, moderate increases in both of these respective populations (Chart 11).

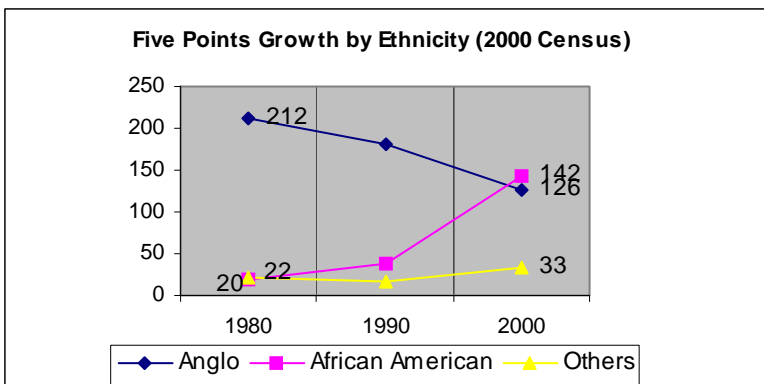


Chart 10

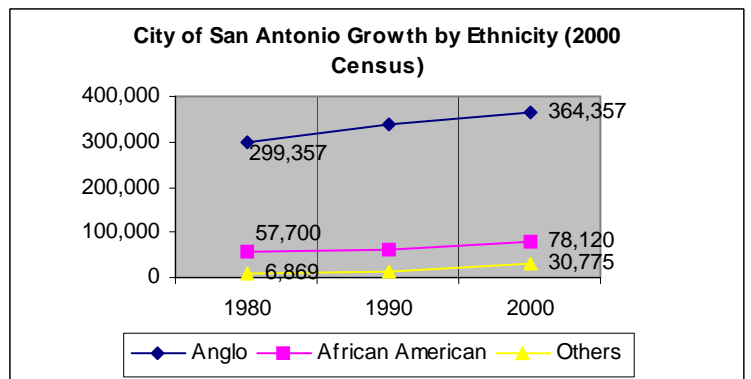


Chart 11

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Summary & Analysis

- ◆ Five Points consists largely of older citizens, including a large elderly population
- ◆ The population of Five Points is increasing again after a period of decline
- ◆ The most dramatic population growth has been amongst the very young and very old
- ◆ The number of young adults and school aged children has declined significantly
- ◆ The Hispanic population has fluctuated, but stayed relatively the same
- ◆ Anglo population has decreased significantly
- ◆ The African American population has increased greatly

The aforementioned trends reveal that revitalization and neighborhood improvement goals identified in the Five Points Neighborhood Plan must contend with the fact that the neighborhood is transitioning. This transition holds both positive and negative implications. On the one hand, the area is gradually increasing in population again, which is important to the revitalization of any older area. Capitalizing on this trend will require further research regarding the characteristics of the young to middle aged adults that have either decided to stay in the neighborhood, or have migrated into it. What are their socioeconomic characteristics? Are they adding to the stability and improvement of the neighborhood by potentially investing in it long term, or does Five Points function as a “springboard” for immigrants from Mexico, or other parts of the City of San Antonio? If the latter is the case, what can be done to service the special needs of this population through both the public and private sectors functions?

Additionally, the statistics indicate that the neighborhood is becoming comprised largely of citizens at the two opposite ends of the demographic spectrum: very young and very old. This presents a challenge to revitalization as this cohort typically is “dependent” upon citizens in the middle portion of lifespan: those that the neighborhood is losing or only slightly gaining. Economic revitalization and sustainable stewardship of the neighborhood’s resources will require a more robust demographic within the employment market age range over time.

Similarly, an aging population may indicate specific challenges to advancing the neighborhood’s goals of revitalization as mature residents vacate their houses, move into assisted living arrangements, or pass on. Encroachment of incompatible land uses or an increase in absentee ownership may result. The area-wide rezoning explained in Revitalization Chapter of this document should help prevent this, but the larger issue of housing repair, maintenance, and rehabilitation may become more pressing with time. The upside of this trend, however, is that some of the better kept housing stock may become increasingly positioned to market to young professionals and young couples tied to the local downtown economy.

Finally, the aging population is key to tapping into the historic charm and prominence of the previous generations. Oral histories can be recorded, thereby integrating them in the revitalization process. The older citizens of the neighborhood may also bring previous experience in board management, civic affairs, and other necessary traits and skills necessary to assist in running an organized and effective neighborhood association and revitalization effort.

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KEY RECOMMENDATIONS:

⇒ Identify Special Needs and Services for Elderly Population:

The prominence of the older citizens in the Five Points community may present specific needs with respect to transportation, health, and food system access. Together with the Five Points Neighborhood Association, the Community Initiatives Department, San Antonio Metropolitan Health District, Via Metropolitan Transit, San Antonio Alternative Housing, The City of San Antonio Historic Preservation Division, and area housing non-profits, should conduct focus groups to construct strategies for addressing these needs.

⇒ Extend Neighborhood Association Outreach and Involvement to Older Population:

The Neighborhood Association should use the skills, knowledge, and participation of Five Points' older citizens through kitchen table meetings, oral histories, resource mapping, and outreach efforts.

⇒ Identify and Cater to Special Needs of Older Home Owners:

As the population of Five Points ages, housing options, financing, maintenance, and rehabilitation may become more of a challenge. Together the City of San Antonio Historic Preservation Division, and area housing non-profits, should develop a strategy, such as a seminar or symposium, to approach the elderly population regarding options and assistance that may be available to them in preserving and maintaining their houses.

⇒ Further Research Nature of Demographic Transition:

The preliminary analysis in this report indicates certain overall trends, but identifying the specific characteristics of certain cohorts can help achieve more specific strategies necessary to stabilize and revitalize the neighborhood. Through a combination of kitchen table meetings, focus groups, and more detailed Health and Demographic statistical analyses, there is a need to investigate the “in” and “out” migration patterns on the transitional nature of the neighborhood. Additional analyses are needed to answer why the school age and young adult populations are declining. Finally, the increasing number of infants and very young children, should be addressed to develop strategies for a support network and/or services necessary to sustain this portion of the population.

⇒ Devise Strategy to Market Neighborhood to Young Professionals and Couples:

Project Renew partners, along with successful realtors in adjacent “historic neighborhoods”, and recent “urban pioneers” in the Five Points area, should begin develop a marketing plan to attract new, younger residents that may have ties to the local downtown economy.

Transportation and Infrastructure

This chapter provides analysis and recommendations regarding the transportation system and infrastructure in the Five Points Neighborhood:

- Existing Conditions in the Area
- Results of Public Input Meeting on Transportation and Infrastructure
- Status of Plan Implementation
- Key Recommendations

Existing Conditions:

Utilizing a combination of on-site visits and Geographic Information Systems (GIS), Planning Department staff compiled surveys of existing conditions in the area with respect to the:

- Street Network
- Road Conditions
- Traffic Counts
- Sidewalks
- Surface Level Infrastructure
- Drainage

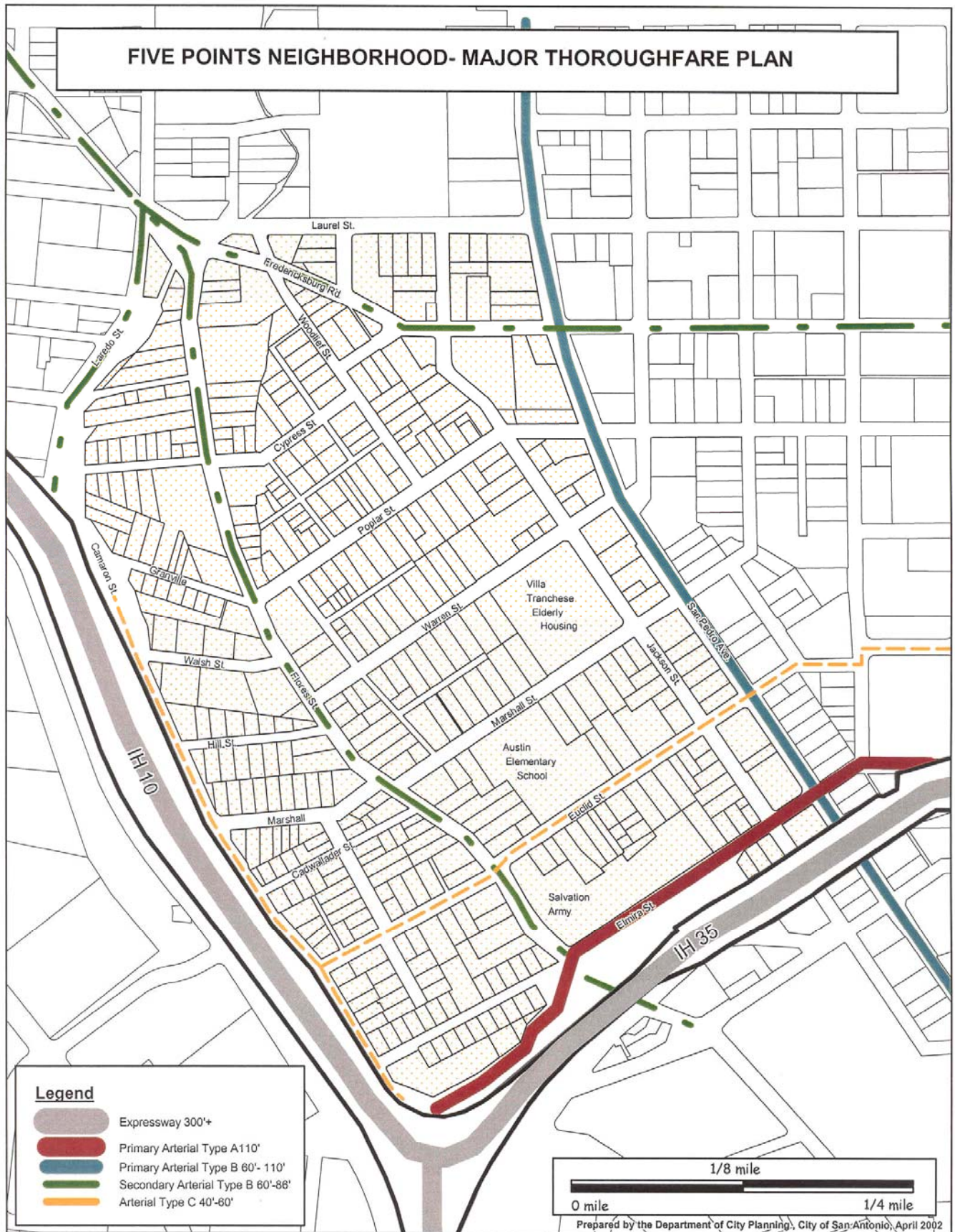
Street Network:

Understanding some of the opportunities and constraints facing a neighborhoods' development includes understanding its relationship with the City's proposed roadway network. As an asset, a strong road network adds to the potential success of a neighborhood's commercial district by providing a healthy degree of access for patrons, as well as a convenient means of circulation for its residents and visitors. As a liability, however, a poor road network can present safety concerns, as well as air, noise pollution, and congestion caused by excessive, or misappropriated, traffic flows.

The geography of Five Points is defined largely by the Expressways, Primary Arterials and Secondary Arterials (Map 4) found near its perimeter. This configuration has served to "isolate" Five Points from more commercial and in some cases, industrial, land uses found to the north of the "five points" intersection (Blanco, Laredo, Laurel, Flores, and Fredericksburg), as well as the commercial and public/institutional uses found east of San Pedro Ave., South of IH-35, and west of IH-10. These strong physical lines of demarcation have served to preserve the integrity of what is largely a residential district, while also providing it with the potential for a strong neighborhood commercial corridor: Flores, a Secondary Arterial by the City of San Antonio Major Thoroughfare Plan (Map 4).

However, the neighborhood's close proximity to IH-10 and IH-35 also presents specific challenges, as the volume and amount of traffic traversing not only these Expressways, but the Arterials that service them, have created opportunities for "cut-thru" traffic, in addition to taxing the smaller arterials and residential streets, presenting safety hazards ranging from toxic cargo spills from the elevated expressways to precluding the acquisition of certain types and amounts of Federal funds for

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Map 4

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residential rehabilitation, as many federal revitalization grants carry stipulations related to noise mitigation.

Road Conditions:

An on-site road conditions survey was conducted by Planning Department staff in Spring of 2002. The starting point for the survey was to divide roadways into 4 categories based on the integrity of the visible road surface, and then to classify them as either “good,” “fair,” “moderate,” or “poor.” Indicators of road quality included the presence or absence of potholes and cracks, as well as the general condition and appearance of the surface material of the roadways.

The results of the survey, indicated on Map 5, show how the majority of the residential streets are shown as having a “fair” condition, while the arterials such as San Pedro, Flores St., and Camaron, are shown as the “best” roadways. Although they sustain higher traffic counts than the residential streets, San Pedro and Flores St. are classified as “best” because they were recently resurfaced: Flores was resurfaced in 1999, San Pedro in 2001. Similarly, portions of Camaron were created under the “Y” project that re-aligned and expanded the IH-10 and IH-35 junction during the middle 1990’s.

Laurel St. is the worst neighborhood road, scoring as “poor” on the survey. This street needs particular attention, as it is supporting heavier traffic due in part, perhaps, to its proximity to the VIA Metropolitan Transit motor pool facility.

Other streets that will need attention and further maintenance in time include the residential streets of Marshall, Woodlief, Hill, and the portion of Elmira between Flores and Camaron.

Traffic Counts:

Texas Department of Transportation graduated traffic counts for 2000 show that, in the planning area, IH-10 and IH-35 receive the most daily traffic, with Average Daily Trip (ADT) counts of approximately 200,000 each (Table 1). San Pedro Ave. receives the next highest with an ADT of 23,240. Laredo and Cypress St. follow, and have counts of 7,620 and 2,730 respectively (Table 2). The traffic counts justify the current Major Thoroughfare Plan hierarchy of streets.

An analysis of ADTs over time shows that between 1990-2000 there were noteworthy changes along San Pedro, Flores, and Elmira. ADTs for this time period indicate that both San Pedro and Elmira experienced significant traffic flow increases. San Pedro ADTs increased by 30% and Elmira’s increased by 50.6% (Map 6). These increases indicate that San Pedro continues to serve as a major corridor servicing north-south connections between San Antonio College, neighborhoods north of downtown, and the Central Business District, as well as drawing customers to the commercial uses in Five Points portion of San Pedro. However, the significant increase in traffic along Elmira indicates that more traffic may be utilizing this as an access point to Camaron and IH-10, particularly after the completion of the aforementioned “Y” project in middle 1990’s, which realigned the connection between IH-10 and IH-35 along Five Points.

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Map 6

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TABLE 2. AVERAGE DAILY TRIPS FOR FIVE POINTS NEIGHBORHOOD

STREET	FUNCTION	COUNT YEAR	ADT
IH-10	Expressway 300'+	2002	160,000
IH-35	Expressway 300'+	2002	187,000
San Pedro Ave.	Primary Arterial Type B 60'-110'	2000	23,240
Laredo St.	Secondary Arterial Type B 60'-86'	2000	7,020
Flores St.	Secondary Arterial Type B 60'-86'	2000	5,510
Cypress St.	N/A	2000	2,730
Elmira	Primary Arterial Type A 110'	2000	1,620

Much of the aforementioned traffic may also be accessing Elmira (and eventually Camaron and IH-10) from San Pedro as opposed to Flores St. The ADT figures for Flores St. indicate that that corridor has experienced a significant decline of -54% between 1990 and 2000 (Map 6). Further research is necessary to understand why this has occurred, but it is very noteworthy as the commercial revitalization of the neighborhood may be in large part associated with capturing more traffic flow. Key to this additional research and revitalization is an analysis of how disinvestment and/or commercial decline along Flores St. is related to ADTs: is one the cause or symptom of the other?

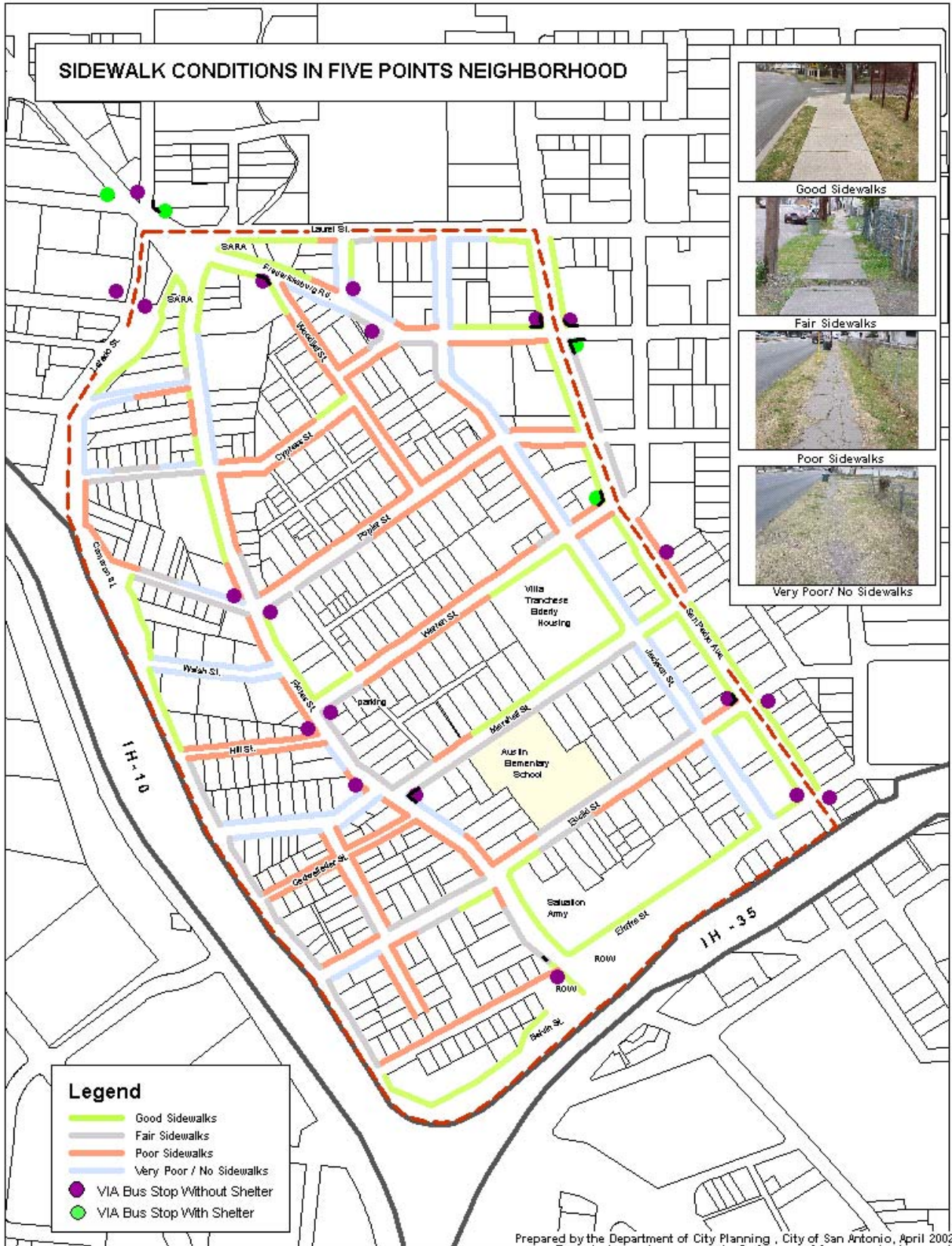
Sidewalk Conditions:

An on-site sidewalk conditions survey was conducted by Planning Department staff in 2002. Sidewalks were then divided into 4 categories: “good,” “fair,” “poor,” or “very poor / no sidewalks.” Indicators of sidewalk quality included the presence or absence of cracks, deterioration, weathering, and whether or not there was a sidewalk present at all.

Survey results indicate the majority of the sidewalks in the Five Points area are either fair, poor, or very poor in their conditions (Map 7). The majority of the poor sidewalks are found in the heart of the residential districts, while most of the good sidewalks tend to be in locations that are abutting roads or parcels that have experienced recent development or upgrading (Map 7). Three examples of this include the Salvation Army facility on Elmira and Euclid streets, the Villa Tranchese senior housing development that abuts Warren, Jackson and Marshall streets, and the sidewalks along the San Pedro Ave. corridor. The San Pedro Ave. corridor experienced comprehensive upgrades associated with the re-surfacing project in 2001, while the Salvation Army and Villa Tranchese buildings are examples of more recent developments relative to the older single family homes. The latter developments were subject to the Americans with Disabilities Act (ADA) requirements that mandate pedestrian and handicap mobility amenities.

Adequate revitalization of the neighborhood will require attention to pedestrian infrastructure as this adds value to the neighborhood from both functional and aesthetic perspectives. Flores St. needs particular attention as about 50% of the sidewalks on the corridor are in poor or very poor condition, leaving many of the public transit stops and the neighborhood commercial uses along the corridor

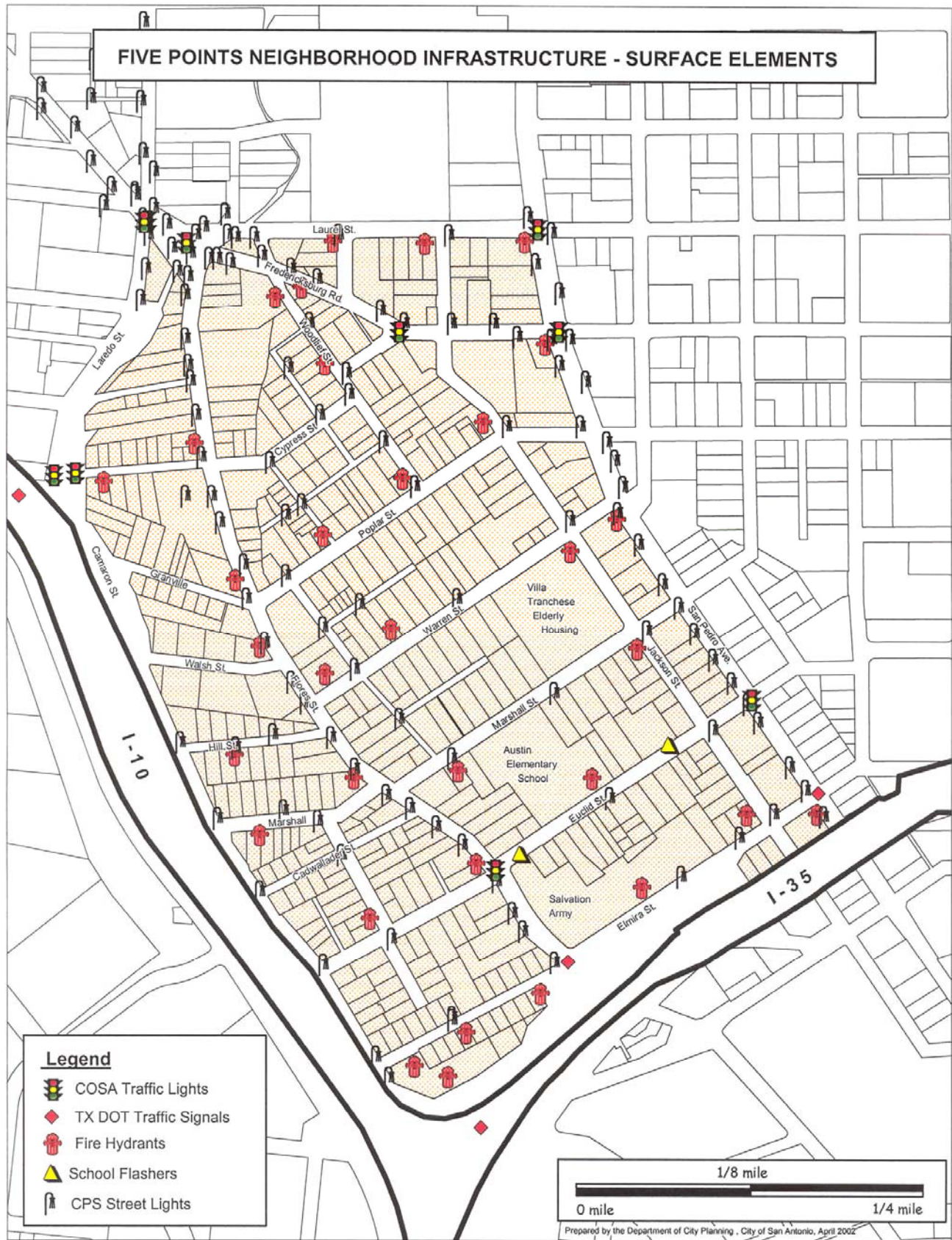
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Map 7

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underserved (Map 7).

Surface Level Infrastructure:

Information from a Geographic Information Systems database was used to analyze the extent of surface level infrastructure in the neighborhood. The findings indicate that the area is serviced by approximately 33 City fire hydrants, approximately 111 City Public Service street lights, 9 City traffic signals, 4 Texas Department of Transportation signals, and 2 School Zone flashers on Euclid St. next to Austin Elementary School (Map 8).

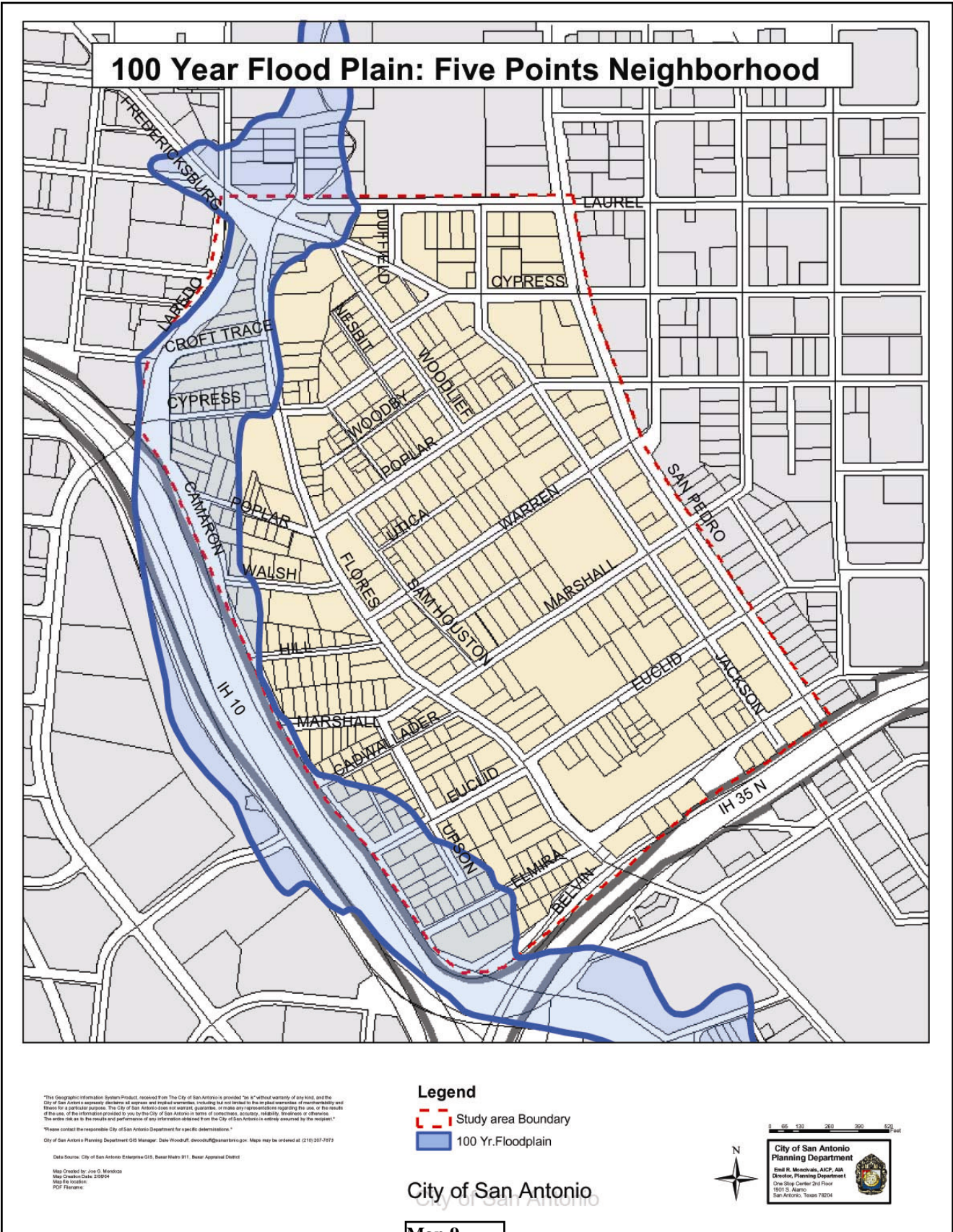
While there appear to be no major gaps in service levels, there may be a need for more lighting east of Flores St.: Upton St, which runs between Marshall and Euclid may benefit from increased lighting. Additionally, Walsh and Granville streets currently have no lighting at all (Map 8). As Austin Elementary School has an ingress and egress on Marshall St. as well, there may be a need for additional school zone flashers at this location.

Drainage:

Located adjacent the San Pedro Creek, the Five Points neighborhood has had a long history of both positive and negative relationships with surface water. The neighborhood's initial history as an agricultural community is largely tied its proximity to San Pedro Creek and the subsequent Spanish *acequias* utilized to irrigate the land that the neighborhood now sits upon. The subdivision of the land, as well as the alignment of many of the current roadways in the neighborhood can be traced to the geometry of the original *acequia* and associated irrigation networks.

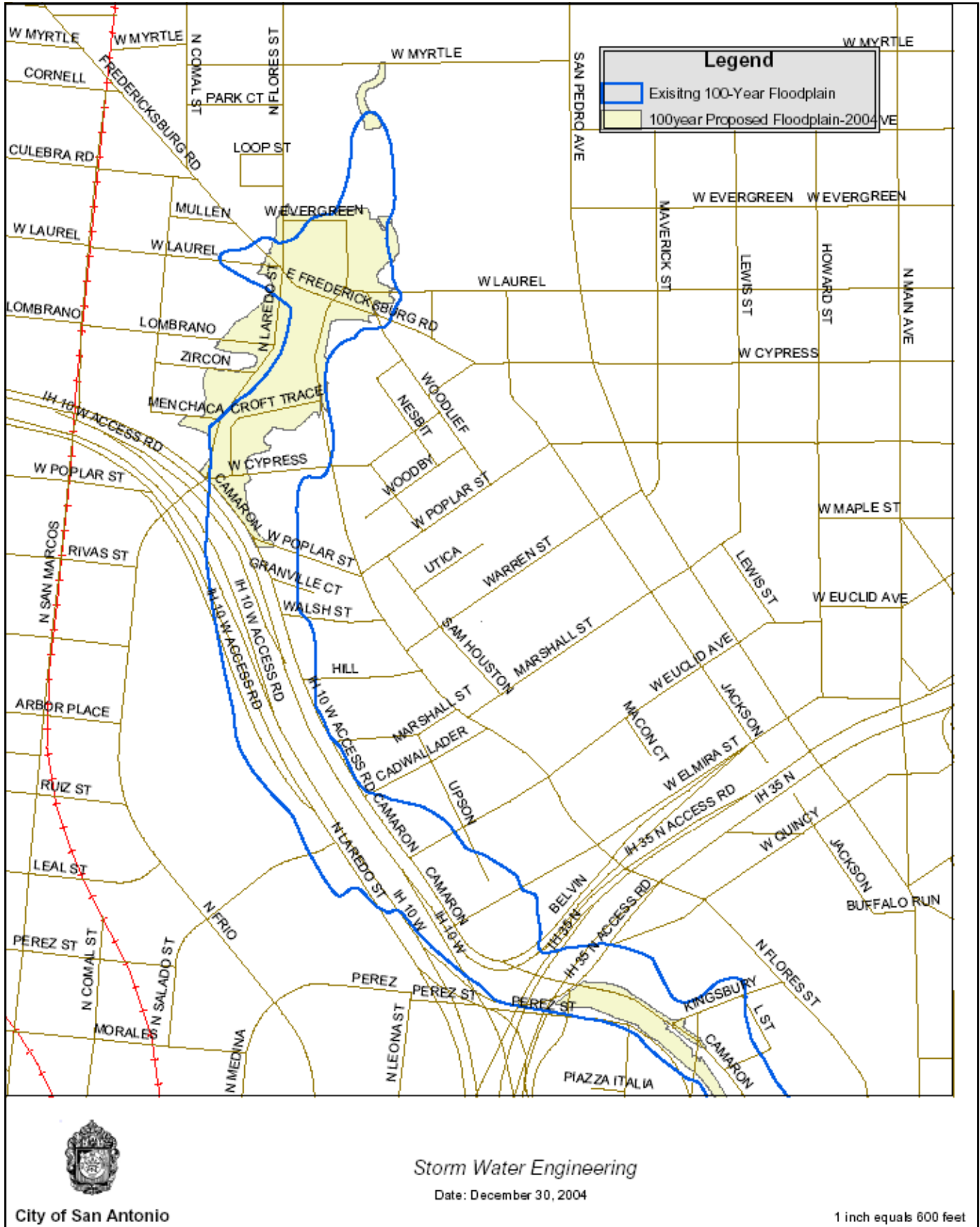
In more recent times, major drainage improvements were conducted in the Five Points neighborhood affecting San Pedro Creek. During 1997, a capital improvement project was conducted to mitigate the flooding at the Five Points intersection. This alteration affected the drainage situation in the Five Points neighborhood. At the time of producing this document, new revisions were being made to the flood plain map to reflect the improvements made to San Pedro Creek. These revisions will create a new drainage landscape for the neighborhood, and possibly affect the acquisition of federal funds for housing rehabilitation, as many of these funds have stipulations associated with them that preclude their use for structures within flood plains. Currently, Map 9 indicates how approximately 1/5 of the neighborhood is shown as being within the 100 year floodplain. This version of the floodplain map will continue to affect the acquisition and usage of funds for housing rehabilitation for many of the houses and structures found west of Flores St. However, Map 10 depicts a draft of the updated floodplain delineation, based in large part on the changes brought about by the alterations to the floodplain resulting from the aforementioned improvements to San Pedro Creek. This is a draft version being submitted by the City of San Antonio to the United States Army Corps of Engineers. Pending Corps approval, this significantly altered version of the floodplain could result in much of the neighborhood's housing stock being lifted from the floodplain.

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Map 10

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Results of Public Meeting on Transportation and Infrastructure:

As part of the plan implementation and revitalization guide efforts, a public input meeting was held to expand upon the neighborhood plan by gathering additional information regarding problems and issues associated with transportation and infrastructure. Technical experts from the City's Public Works Department and the Texas Department of Transportation provided guidance and input. While the meeting was an effort to obtain more specific information, it was also a concerted effort to closer to problem solving by forming strategies in conjunction with neighborhood residents.

The meeting, which took place the evening of April 10, 2002 in the VIA Metro Center board room, 1021 San Pedro, resulted in two group facilitation sessions which ran simultaneously. The ideas generated by each group are listed below:

Group 1

Problems Identified:

- Bus stop quality
- Traffic noise level on Camaron
- Lighting on Camaro
- Proposed re-alignment on Belvin
- Helicopter noise/vibration—flying to low
- Cut through traffic
- Trash and noise on San Pedro Creek at end/tunnel
- Drainage on Belvin
- Infrastructure on Poplar, Laurel, Woodlief

Suggestions Made:

- Improve curbs (4 votes)
- Investigate bond issues (3 votes)
- Investigate ways to restrict vehicular access (3 votes)
- Mitigate traffic on Camaron- Traffic Study (2 votes), Buffer along IH 10
- Lower speed limits (2 votes)
- Address cut through access (1 vote)
- Clean streets (1 vote)
- Improve lighting (1 vote)
- Create gateways
- Develop community landscaping
- Replace street signs
- Improve bus stop quality

Group 2

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Problems Identified:

Flooding

Sidewalks along Marshall, Flores, Euclid, and Jackson

Traffic signal at Warren and San Pedro

Directional signage (Hope Center, Hospitals, etc.)

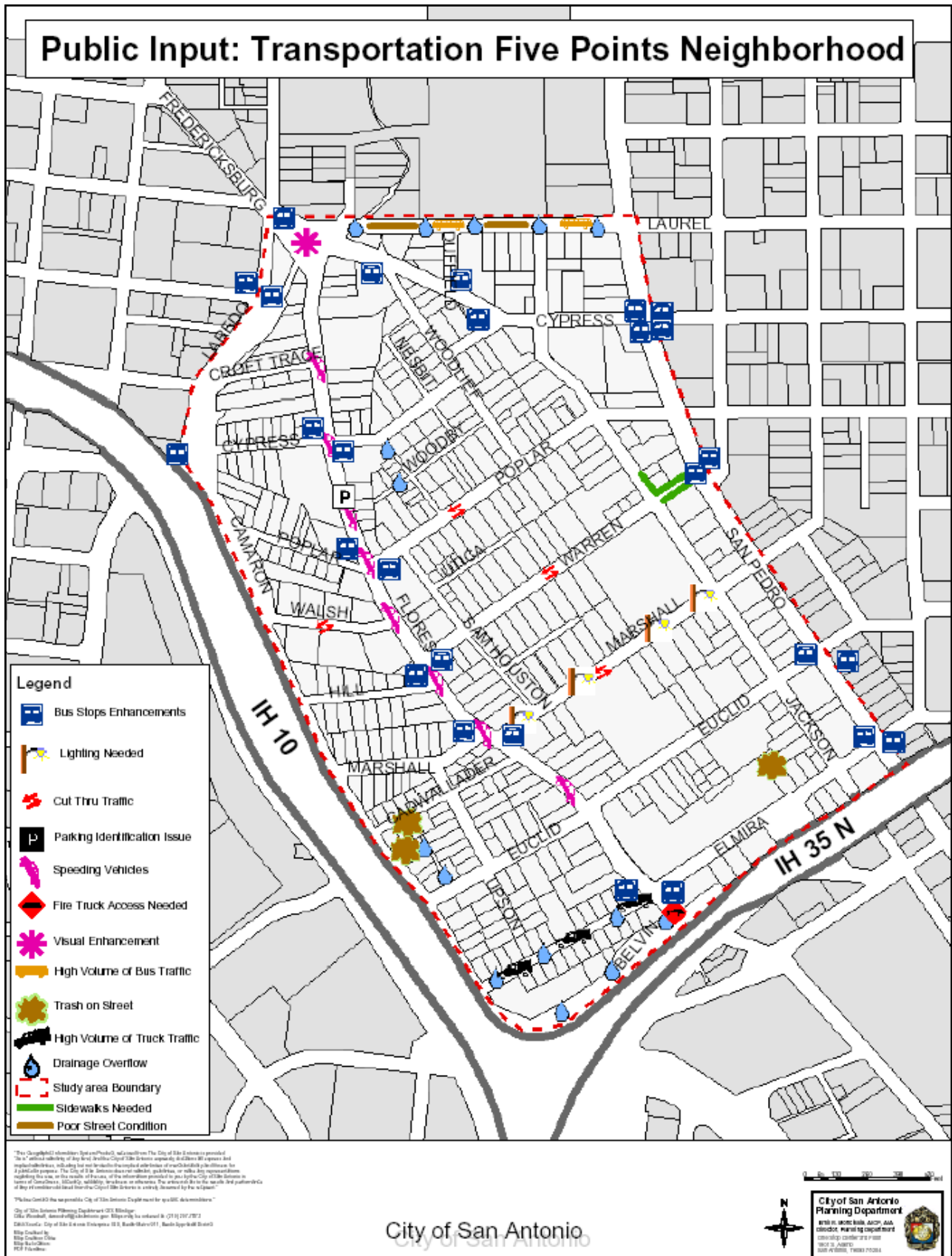
Zoning along Flores

Suggestions Made:

- Plant landscaping close to UU Housing (Fredericksburg Rd – North of 5 Pts)
- Install traffic signal on Warren and San Pedro
- Possible street closure on Elmira at Camaron (barricade)
- Solve helicopter noise problem associated with nearby MedEvac flights
- Address truck traffic on Euclid, Flores, Camaron, Cypress
- Enforce speed limit on Fredericksburg and Camaron
- Address cut through traffic on Euclid
- Improvement of curbs and sidewalks on Marshall, Flores, Euclid and Jackson
- Proposed one side parking on Cadwallader
- Install direction/signs to landmarks such as Salvation Army/Hospital
- Address flooding on Hitchings
- Extend VIA trolley line into neighborhood

The concerns and ideas listed above were also itemized on maps during the facilitation session. Map 11 represents a compilation of these concerns.

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Plan Implementation Status:

In addition to the previous analysis of existing conditions, and gathering of post-plan public input, an assessment was conducted of the strategies from the neighborhood plan. The assessment took into account which strategies were accomplished since the adoption of the original plan, in addition to Planning staff input on additional actions needed for approaching implementation. Map 12 shows transportation concepts from the Neighborhood Plan and whether they are “completed” or “on-going”. Below is a listing of all the strategies, their implementation status and/or recommendations for recommendations for implementation.

Strategy: *Conduct a survey and create priority list of streets that need improvements to curbs, sidewalks and drainage systems, including, but not limited to, physical repairs, landscaping and street lighting improvements.*

Status: This was accomplished as part of the creation of this report

Strategy: *Improve the alignment and safety of Belvin Street.*

Status: City of San Antonio Planning Department should examine the issue and coordinate with City of San Antonio Public Works and Texas Department of Transportation

Strategy: *Conduct a traffic study and implement traffic calming measures along Camaron.*

Status: City of San Antonio Planning Department should examine the issue and coordinate with Public Works and the Texas Department of Transportation.

Strategy: *Establish better communication between the Neighborhood Association and the Texas Department of Transportation regarding the transportation of hazardous materials on, and transportation improvements to, the interstate system.*

Status: In 2001 the San Antonio District of the Texas Department of Transportation established hazardous materials routes that restrict hazardous materials from using IH-10 and IH-35 in this part of the City.

Strategy: *Replace faded or missing street signs.*

Status: Should be included with inventory of street conditions.

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KEY RECOMMENDATIONS:

⇒ Improve Sidewalks Along Major Arterials:

Sidewalk improvements, including curb, gutters, green strips, and shade tree landscaping are recommended for North Flores, Euclid, and Jackson. These streets represent the “face” shown to those passing through the neighborhood, and serve as the main conduits for pedestrian and vehicular traffic through the area. As such, there are functional and aesthetic reasons for their improvement. An improvement to the drainage system may be an ancillary benefit of sidewalk upgrades, particularly for Euclid, which runs east to west. A study should be conducted of the latter.

⇒ Create a Landscape Buffer Between Interstate Highway 10 and Residences Along Camaron St.:

Create a landscaped buffer to include trees and/or shrubs that help mitigate audio, visual, and pollution impacts from highway traffic on the adjacent residential community. Research should be conducted to explore the utilization of funds from the Texas Department of Transportation’s Green Ribbon Landscape Improvement Program. Additional tree and funding acquisition mechanisms should be investigated include those offered through the Alamo Forest Partnership.

⇒ Request study for traffic signal at Warren and San Pedro:

Warren street experiences pedestrian traffic from elderly living in Villa Tranchese attempting to cross San Pedro at this location. In conjunction with the City of San Antonio Department of Public Works, there is a need to further investigate whether a traffic signal is warranted at this location. The previous study was conducted in 1999, and enough time has elapsed to justify an additional one.

⇒ Investigate Possible Closure of Elmira at Camaron

Since the realignment and upgrades of IH-10 and IH-35 that occurred in the mid 1990’s, traffic has increased significantly where Elmira and IH-10 meet. The City of San Antonio Public Works Department, along with the city of San Antonio Asset Management Department and the Texas Department of Transportation, should coordinate on the potential for a street closure at this location that would help to mitigate excess traffic on residential streets.

⇒ Change the Major Thoroughfare Plan Designation for Euclid St.:

The speeding and “cut-thru” traffic along this east-west arterial may be addressed by “downgrading” of the current classification of this roadway from Arterial Type C (40’-60’). Undesignating this roadway from an arterial status would enable the potential placement of traffic calming mechanisms such as speed humps, bumps, etc. along Euclid.

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Recommendation Focus: Proposed CIP Project

CONCEPT

Based on neighborhood input, the results of a survey on pedestrian infrastructure (Map 5), and the initial area of concentration for urban renewal efforts (Map 3), a pedestrian facility improvement project is recommended to encompass both sides of the Flores St. corridor from IH-35 to Walsh St., and both sides of Euclid, Marshall, and Warren, between Flores St. and Jackson St. (Map 13). Graphics 3 and 4 on the following page illustrate some potential improvements.

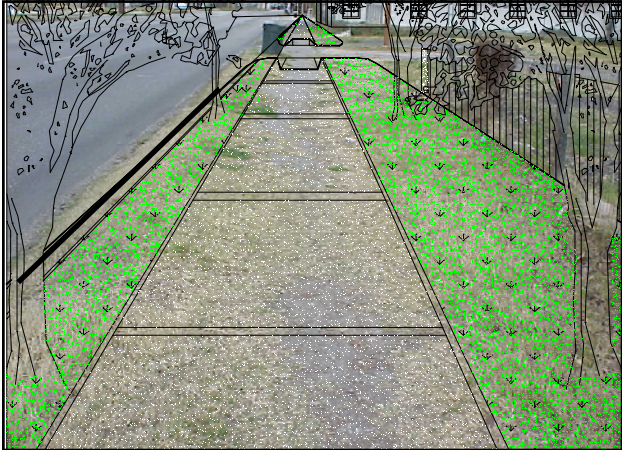
PEDESTRIAN AND ADA FACILITY IMPROVEMENTS



Map 13

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Graphic 3. Proposed Sidewalk Typology for North Flores St.



BEFORE

AFTER

Graphic 6. Before and After of North Flores St. Sidewalk Improvements

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COSTS

Preliminary estimates place the cost for the entire development at approximately \$530, 000. Estimates are also broken down by block segments, to convey incremental costs associated with phased implementation (Map 13, Table 3, Table 4).

TABLE 3. Sidewalk Improvement Costs

Blocks	A	B	C	D	E	Total Costs\$	
Linear Ft.	310	340	135	235	275		
Width Ft.	4	4	4	4	4		
Square Ft.	1240	1360	540	940	1100		
Cost \$	31,000	34,000	13,500	23,500	27,500	129,500	
Blocks	A1	B1	D1		Total Costs \$		
Linear Ft.	233	2132	754				
Width Ft.	4	4	4				
Sq. Ft.	932	8528	3016				
Cost \$	23,300	213,200	75,400		311,900		
ENG. fee						15%	56,210
Contingency						5%	22,070
SUBTOT \$						519,680	

TABLE 4. ADA Access Improvement Costs

Blocks	A	B	C	D	E	Total Cost \$	
ADA	2	2	2	2	2		
Cost \$	1118.70	1118.70	1118.70	1118.70		5593.50	
Blocks	A1	B1	D1		Total Cost \$		
ADA	1	2	2				
Cost \$	559.35	118.70	118.70		2,292.75		
ENG. fee						15%	1,182.91
Contingency						5%	394.32
SUBTOT \$						9463.48	

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FUNDING OPTIONS

This project was proposed to City staff for inclusion in the November 2003 city-wide bond improvement, but ultimately was not selected to be included in the final bond listing. Alternate funding options worthy of exploration include Housing and Urban Development (HUD) 108 funds administered locally by the City of San Antonio's Housing and Community Development Department, or Texas Department of Transportation's Safe Routes to School (SRS) program. The SRS program reimburses expenses for projects that improve the bicycle and pedestrian safety of school age children, including sidewalk improvements and off-street bicycle and pedestrian facilities. Additional data necessary to supplement an SRS application would include:

- Motor Vehicle Traffic Accident (MVTA) data pertinent to the area
- Basic data regarding the mode of children's transportation within the district
- Letters of support from organizations that developed and/or support the project

BENEFITS

This project would have many benefits, including to:

- Establish a base infrastructure to complement further Urban Renewal, including future rehabilitation and infill development in the "Phase 1 Area".
- Serve pedestrian mobility to and from Austin Elementary School.
- Serve pedestrian mobility to and from the Villa Tranchese public housing complex for the elderly (SAHA).
- Serve pedestrian mobility from to and from Fox Tech High School
- Create a complementary and seamless pedestrian infrastructure serving 5 VIA bus stops on Flores St.
- Complement the sidewalk improvements on Euclid St. that are expected to accompany the Villas Del Norte multi-family residential development by San Antonio Alternative Housing (a HOPWA project).
- Support increased pedestrian activity that may result from a cottage home development being proposed by San Antonio Alternative Housing on Euclid St.
- Support increased pedestrian activity that may result from a potential Salvation Army Hope Center expansion on Euclid St.
- Improve access and mobility for elderly and disabled residents in the area.
- Set the stage for private sector development in the neighborhood by improving the infrastructure and aesthetics.
- Exemplify the type of development called for by the CRAG initiatives and City of San Antonio Master Plan.

Recommendation Focus: Camaron St. Buffering Project

CONCEPT

The effect that the proximity of the highway network, principally the elevated segments of IH-10 and IH-35, have had on the neighborhood cannot be understated. Public input from neighborhood residents on transportation related topics have routinely forwarded issues of noise and visual pollution associated with the highway interchange. Most principally, the segment of Camaron St. that runs north-south parallel to IH-10 has often been cited as an area where traffic has been a nuisance, in large part because the highway is almost at grade at this location, providing no barrier for the houses that front Camaron St. A streetscape and buffering project is recommended consisting of a comprehensive tree planting along Camaron St. The tree planting could be designed to occupy a portion of the Camaron Right of Way (R.O.W.) which would require coordination with Texas Department of Transportation (TX DOT), or it could occur solely on private property, fronting the existing houses that line Camaron by IH-10, requiring coordination with the neighborhood association and property owners. Below are some images showing what this idea could look like if implemented (Graphic 5 and 6).

Graphic 5. Before and After of Camaron Buffer Concept

BEFORE



AFTER



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Graphic 6. Before and After of Camaron St. Buffer Concept

BEFORE



AFTER



COSTS

An estimate for the Camaron buffer places the project cost at approximately \$12,000. Costs are based on 15 trees with 4” calipers each. Unit cost per tree (labor + tree) is based on \$200.00 per caliper inch, or \$800.00 total for each tree.

Cost variations for a project of this type would be due in part to the type and amount of trees utilized. Preliminary surveys estimate that the amount of trees, whether placed on the eastern or western part of Camaron, would need to range between 10– 20 in order to provide adequate buffer. The aforementioned estimate, therefore, is based on a project that utilizes 15 trees.

Placement of the trees would also play a large factor in increasing costs, as the TX DOT portion of the R.O.W. is comprised of pavers, and would likely cost more to excavate than the green strips on the private property side of Camaron. The aforementioned estimate is based on trees being planted in the green strips on the eastern side of Camaron.

FUNDING OPTIONS

Potential funding options that would merit further exploration include the City of San Antonio’s Tree Mitigation Fund, and TxDOT’s Green Ribbon Fund.

The City of San Antonio’s Tree Ordinance was updated in 2004 to include amongst its changes the Tree Mitigation Fund. The money from this fund comes from fees paid by developers of property in other parts of the City that opted not to meet the minimum conservation requirements and subsequent tree mitigation options set forth in the City’s Tree Ordinance. Utilizing these funds would require initial coordination with the City Arborist in the Development Services Department of the City of San Antonio.

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The Texas Department of Transportation's Green Ribbon Fund includes money set aside to beautify and improve new and existing highways in urban areas contained in TxDOT Districts by planting trees and vegetative buffers. Initial discussions for utilizing these funds would require coordinating with the District Vegetation Manager for the San Antonio TxDOT district.

BENEFITS

A project of this sort would have many benefits:

- Shield pedestrians from visual and sound pollution emanating from IH-10
- Provide a sound buffer for houses along Camaron St.
- Provide additional shade, particularly in the afternoon hours, for houses along Camaron
- Beautify the neighborhood
- Provide a positive visual impact for motorists traversing IH-10
- Contribute to the environmental health of the site, the City as a whole

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Community Safety

This chapter provides analyses and recommendations regarding the following topics related to Community Safety issues in the Five Points Neighborhood:

- Existing Crimes in the Area
- Results of Public Input Meeting on Community Safety
- Status of Plan Implementation Related to Community Safety Initiatives
- Key Recommendations

Existing Crimes:

Utilizing a combination of police reports and Geographic Information Systems (GIS) data, Planning Department staff compiled surveys of existing conditions in the area with respect to:

- Neighborhood Crime Densities
- Top 5 Crimes in Five Points Area vs. City of San Antonio
- Neighborhood Crimes by Location of Occurrence

Neighborhood Crime Densities:

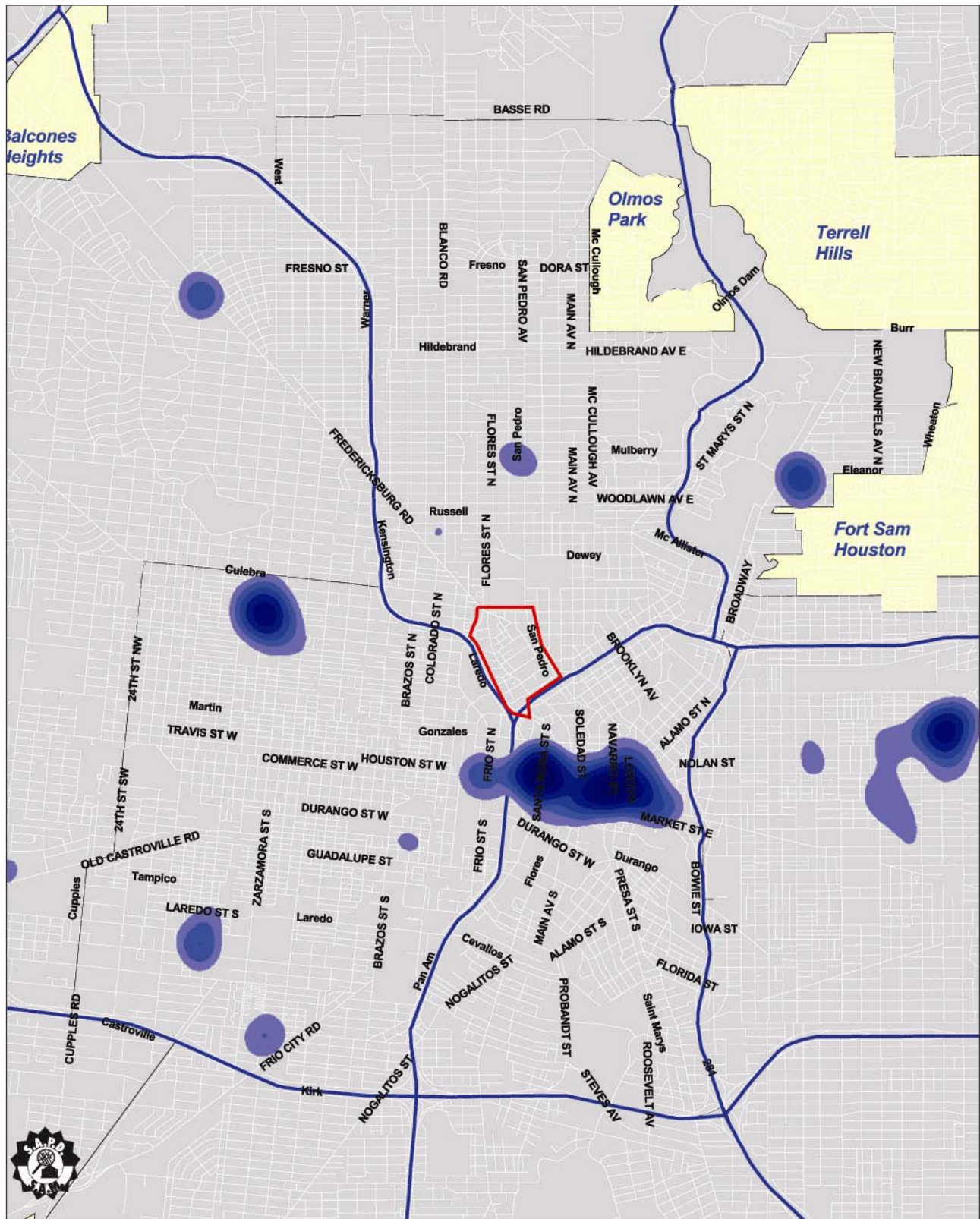
Crime occurrences were mapped for an area roughly proportional to the original 1940 city limits of San Antonio, an area that can be categorized as the “inner” city. The resulting density maps shown below (Map 14, Map 15) depict a crime landscape with pockets of “dense” crime occurrences within certain locales. For analysis purposes, the Police Department breaks crime data into “violent” and “property” crimes (Table 5). The maps reveal that Five Points, on a regional scale, is a net producer of *property* crimes. By contrast, it does not contain a dense amount of *violent* crimes compared to other neighborhoods in the central city.

TABLE 5. Crime Classifications

VIOLENT CRIMES	PROPERTY CRIMES
Murder	Auto Theft
Capital Murder	Burglary Habitation
Sexual Assault	Burglary Building
Aggravated Sexual Assault	Burglary Vehicle
Robbery Business	
Aggravated Robbery Business	
Robbery Individual	
Aggravated Robbery Individual	
Assault	
Aggravated Assault	
Family Violence	
Aggravated Family Violence	
Deadly Conduct	

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Violent Crime Densities



Map 15

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Top 5 Crimes in Five Points vs. San Antonio:

Based on crime statistics acquired from the San Antonio Police Department (SAPD), an analysis was conducted to itemize the most prevalent crimes in the Five Points neighborhood, and to compare those with the statistics for the City of San Antonio as a whole. The analysis revealed the most prevalent crimes Five Points are similar to those that occur on a city wide basis. However, Five Points does tend to have much higher percentage of its crime comprised of *Simple Assault*, and slightly higher occurrences of *Family Violence*, and *Auto Theft*.

TABLE 6. Top 5 Crimes in 2000

RANK	CITY	FIVE POINTS
1	Theft (40.11%)	Theft (38.7%)
2	Burglary of a Vehicle (17.45%)	Assault (Simple) (23.12%)
3	Assault (Simple) (10.64%)	Burglary of a Vehicle (7.53%)
4	Burglary of Residence (7.63%)	Family Violence (6.99%)
5	Family Violence (7.54%)	Burglary of a Residence (5.91%)

TABLE 7. Top 5 Crimes in 2001

RANK	CITY	FIVE POINTS
1	Theft (38.73%)	Theft (36.59%)
2	Burglary of a Vehicle (17.54%)	Assault (Simple) (14.86%)
3	Assault (Simple) (11.3%)	Burglary of a Vehicle (10.51%)
4	Burglary of Residence (8.16%)	Family Violence (10.14%)
5	Family Violence (7.68%)	Burglary of a Residence (10.14%)

TABLE 8. Top 5 Crimes in 2002

RANK	CITY	FIVE POINTS
1	Theft (40.11%)	Theft (38.7%)
2	Burglary of a Vehicle (17.45%)	Assault (Simple) (23.12%)
3	Assault (Simple) (10.64%)	Burglary of a Vehicle (7.53%)
4	Burglary of Residence (7.63%)	Family Violence (6.99%)
5	Family Violence (7.54%)	Burglary of a Residence (5.91%)

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Neighborhood Crime by Location of Occurrence:

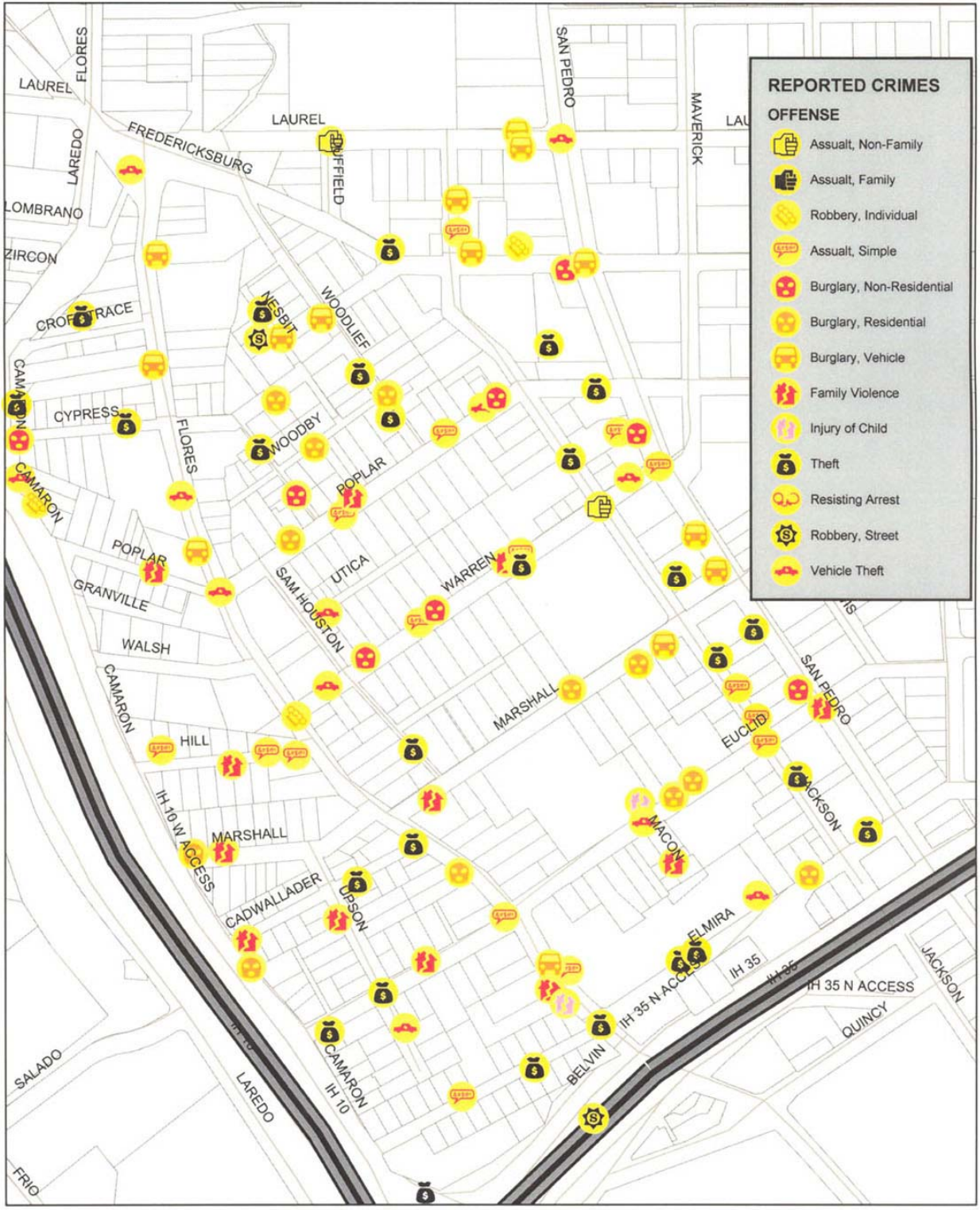
Upon mapping the crimes for the years 2001 and 2002, no distinct patterns emerge (Map 16, Map 17, and Map 18). All of the neighborhood appears to experience various forms of violent and property crime. However, there does appear to be a noticeable decrease in the actual number of crimes that occurred in 2002 compared to 2000. As crime patterns and locations tend to fluctuate, however, this data is merely a snapshot, and cannot reasonably be used to predict or summarize the crime problems that the neighborhood has, or will continue to experience.

Of particular attention to this report is the area bound by Marshall St. on the north, Flores St. on the west, IH-35 on the south, and Jackson St. on the east, as this area is crucial to the initial revitalization efforts and investments expected as part of the neighborhood's renewal. In this area, instances of theft, assault, and residential burglary appear to be particularly predominant. Any revitalization efforts would need to contend with these issues, identify their source and cause, and take preventative measures to control or mitigate further occurrences.

Public Meeting Results:

In addition to all of the aforementioned data collected from the San Antonio Police Department statistics and City of San Antonio Geographic Information System databases, as part of the production of this report, a public meeting was held to gather citizen input regarding crime. The meeting attendees, who were largely residents from the neighborhood, provided input on where actual, reported, and perceived criminal activity had occurred. They also provided information on associated problems which were conducive to criminal activity such as poor lighting and abandoned or vacant structures. The meeting was held on October 8, 2002 in the Fellowship Hall of the Salvation Army Hope Center, 521 W. Elmira. Table 9 summarizes the results of this input.

Five Points Neighborhood: 2001 Crimes



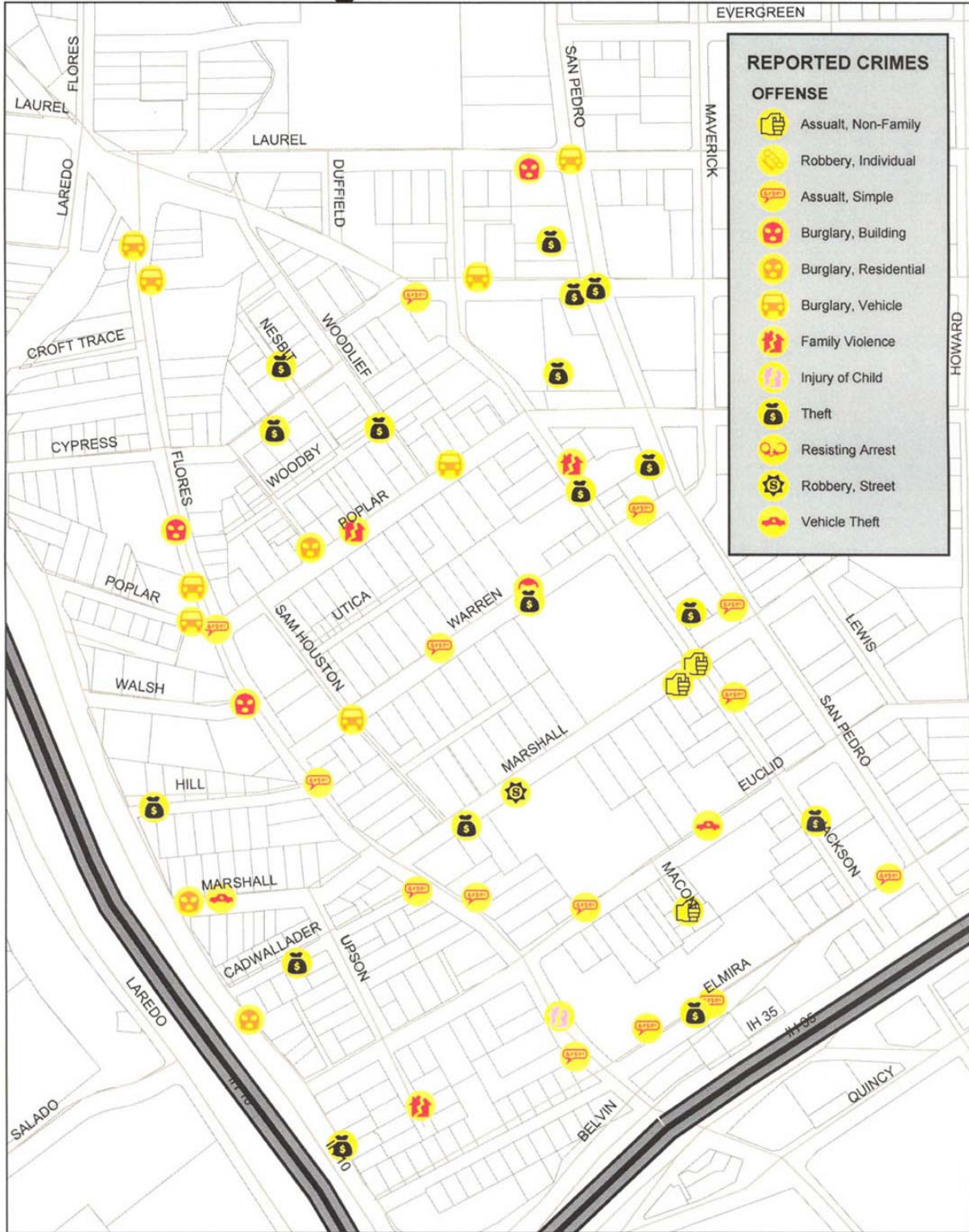
Prepared by the City of San Antonio Planning Department with SAPD data.

October 2002

Map 16

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Five Points Neighborhood: 2002 Crimes



Prepared by the City of San Antonio Planning Department with SAPD statistics.

October 2002

Map 17

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TABLE 9. Community Safety Issues from Public Input Mtg.

	Incident/Concern	Location
Lighting	<ul style="list-style-type: none"> • Inadequate Lighting • Malfunctioning Street Light (shuts off and on) • Good lighting 	<ul style="list-style-type: none"> • Under IH-10 • Elmira • Euclid • Flores/Poplar-Elmira • Granville Court • Hill • Marshall • Poplar • Upson Court • Warren • Woodlief • Elmira between Jackson and Flores • Upson Court
General Crime	<ul style="list-style-type: none"> • Suspected Drug Activity • Reported Murder • Reported Theft • Reported Car Break-In (day) • Reported Burglary 	<ul style="list-style-type: none"> • Cypress/Flores • 600 Block of Elmira • Euclid/Upson • Marshall/Jackson • 400 Block of Warren • Upson Ct. • Nacho Bar • El Encuentro Bar • Camaron/Elmira • 600 Block of Elmira • Elmira/Flores (Salvation Army) • Poplar/Jackson • Woodlief@Poplar
Vacant/Abandoned Structures	<ul style="list-style-type: none"> • Graffiti • Fire Damaged House • Vacant/Hang Out House • Vacant House • Vacant Lots 	<ul style="list-style-type: none"> • Belvin (@FineSilver) • Sam Houston Place • San Pedro (@McD's) • Camaron between Euclid and Elmira • Flores (North of M.K. Davis) • Marshall/Jackson • Marshall/Upson • Euclid (near S.Army) • Marshall/Jackson

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Plan Implementation Status:

Below are strategies from the Five Points Neighborhood Plan related to the goal of improving the safety and security of the neighborhood, and their status. Key Recommendations for further implementation are also itemized on the following pages:

Strategy: *Pursue funding and work with SAPD, City, SAISD and neighborhood volunteers to control gangs, eliminate graffiti, and vandalism.*

Status: City staff should work with neighborhood association and area stakeholders to increase participation in the San Antonio Police Department's Cellular on Patrol, and the Good Neighbor (Neighborhood Watch Program), as well as Public Works Department's Graffiti Wipeout Day, and the Parks and Recreation Department's annual corridor graffiti abatement efforts.

Strategy: *Add Streetlights consistent with the Neighborhood Redevelopment Map.*

Status: The area neighborhood association should coordinate with the City of San Antonio Department of Development Services on the process for submitting street light addition requests. City street lights are also used principally for vehicular traffic safety, and not to prevent criminal activity, therefore the neighborhood should coordinate with SAPD to explore recommended options for improving the lighting situation of individual properties and homes.

Strategy: *Work with the Fire and Police Departments to improve the emergency vehicle accessibility.*

Status: The neighborhood association should coordinate with SAFD staff on specific locations and issues that involve this perceived problem.

Strategy: *Locate a Fire Station near the area.*

Status: Residents and the Neighborhood Association should coordinate with the SAFD regarding potential options for this, and for participation in the SAFD Five-Year Master Plan.

Strategy: *Increase the vigilance of SAPD in the neighborhood.*

Status: Neighborhood Association should advocate SAPD for more patrols.

Strategy: *Initiate Cellular on Patrol and Neighborhood Watch Programs.*

Status: Both of these programs now exist in the neighborhood.

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KEY RECOMMENDATIONS:

⇒ Further investigate correlation between drug use/sales and neighborhood crimes

Many of the neighborhood's more prominent crimes, including auto theft, burglary, and assault, may be tied to local and area drug use and sales. Recent revitalization efforts, particularly the creation of a new multi-family housing development on Euclid street, were hampered by the need to remediate the grounds and take extra (and costly) precautions due to the proliferation of used hypodermic needles found throughout the development site. The abuse and sale of drugs may be compounded, and affected by, the transitory nature of parts of the Five Points community. The correlation between these factors should be further investigated by the Neighborhood Association in cooperation with SAPD and revitalization stakeholders.

⇒ Educate Citizens About the Need to Address Crimes Specifically and Proactively

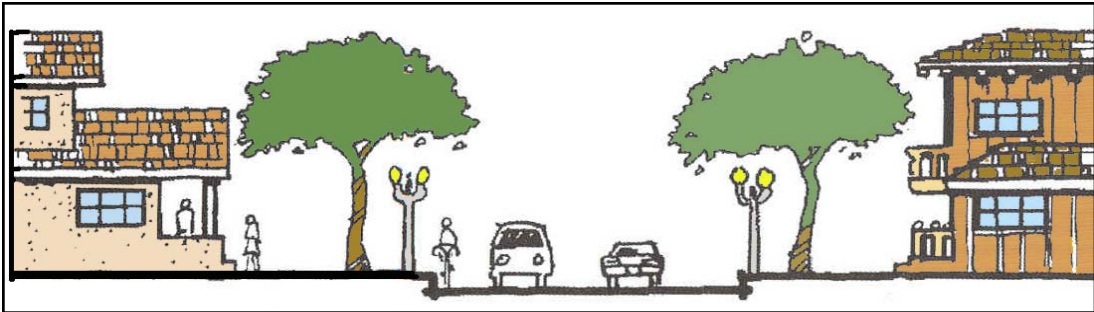
The input by SAPD SAFFE officers in the production of this report indicates that many crimes go unreported, and that those crimes that are reported are not able to be adequately addressed due to lack of timely, or inadequate, information. The key to addressing criminal activity includes vigilance, "real time" notification of SAPD when criminal activity occurs, and detailed information such as descriptions of individuals, automobiles, license plate numbers, specific weapons, and/or property involved in the crime. Patterns of crime (certain times of day, and locations) will also help SAPD in successfully curbing criminal activity in the area. The Neighborhood Association together with area SAFFE officers, should work toward educating the neighborhood residents about these factors.

⇒ Encourage Individual Property Upgrades that Help Public Safety:

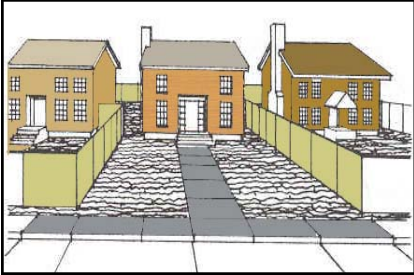
Improvements to new and existing homes and commercial structures in the area should be conducive to curbing or discouraging the possibility of criminal activity. This "safescape" concept is promoted, in part, through the design guidelines present in the report (see the *Five Points Neighborhood Design Guidelines* in the appendix of this document). Examples of residential and commercial design changes and improvements that address this theme are also illustrated on the following page.

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Graphic 7. “Safescape” Concept for Corridors



Graphic 8. “Safescape” Concept for Residences

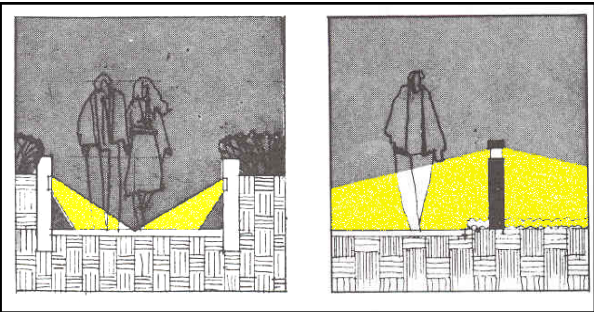


NOT RECOMMENDED

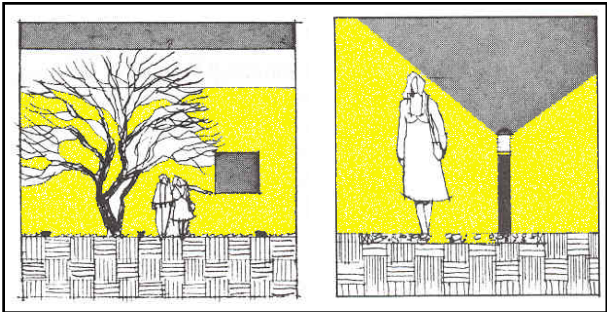


RECOMMENDED

Graphic 9. “Safescape” Pedestrian Lighting Concepts



NOT RECOMMENDED



RECOMMENDED

Revitalization

This chapter examines the revitalization context and needs of the Five Points neighborhood by:

- 1) Revisiting the Revitalization Strategies identified in the Five Points Neighborhood Plan, examining their implementation status, and providing recommendations for facilitating further implementation, and
- 1) Providing additional Key Recommendations for furthering the revitalization of the neighborhood based on 4 essential components: housing and economic revitalization

Plan Implementation Status

Strategy: *Encourage infill development of residential and commercial uses, excluding industrial uses, according to the Plan.*

Status: Since adoption of the Five Points Neighborhood Plan, a handful of new businesses, mostly of the Neighborhood Commercial variety, have sprung up in the neighborhood. Likewise, some have left. There remain many underutilized, in-appropriately utilized, or vacant land uses along the principal neighborhood corridors like N. Flores St. As part of *Plan Implementation and Revitalization Guide* process, an area-wide rezoning of the neighborhood took place (discussed further in Key Recommendations section). During the rezoning, 38 properties along Flores St. were recommended for, and ultimately rezoned to, an Infill Development Zone (IDZ) category (Map 18). The IDZ category promotes infill development by waiving certain site development criteria such as minimum parking requirements, etc., while upholding the preferred land uses identified in the Five Points Neighborhood Plan. While this factor will certainly help toward the increase in infill development occurrences, it is only one factor in the equation. The Neighborhood Association, together with existing area business owners and commercial stakeholders, should organize for the Partnership level of the Neighborhood Commercial Revitalization Program offered by the City of San Antonio's Neighborhood Action Department, as one step toward increasing the marketability and viability of N. Flores St. as a neighborhood commercial corridor.

Strategy: *Create "gateways" into the neighborhood.*

Status: No tangible gateway components have been developed to date. As part of the Neighborhood Commercial Revitalization efforts recommended above, or as part of an independent effort of the Neighborhood Association together with Planning Department staff, a gateway theme should be developed and implemented through initially small efforts such as simple gateway signs. The Palm Heights Neighborhood Association efforts at implementing gateway signage should serve as an example.

Strategy: *Encourage the development of Bed and Breakfasts.*

Status: No new Bed and Breakfasts have been created in the area. As with infill development, the bed and breakfast strategy should be part of a broader revitalization effort. Bed and Breakfasts will be more likely to locate in an area where the historic charm of the existing housing stock has been further developed and capitalized upon. Revitalization efforts should first concentrate on working with the City's Historic Preservation Office on upgrading and enhancing the historic housing assets in the neighborhood.

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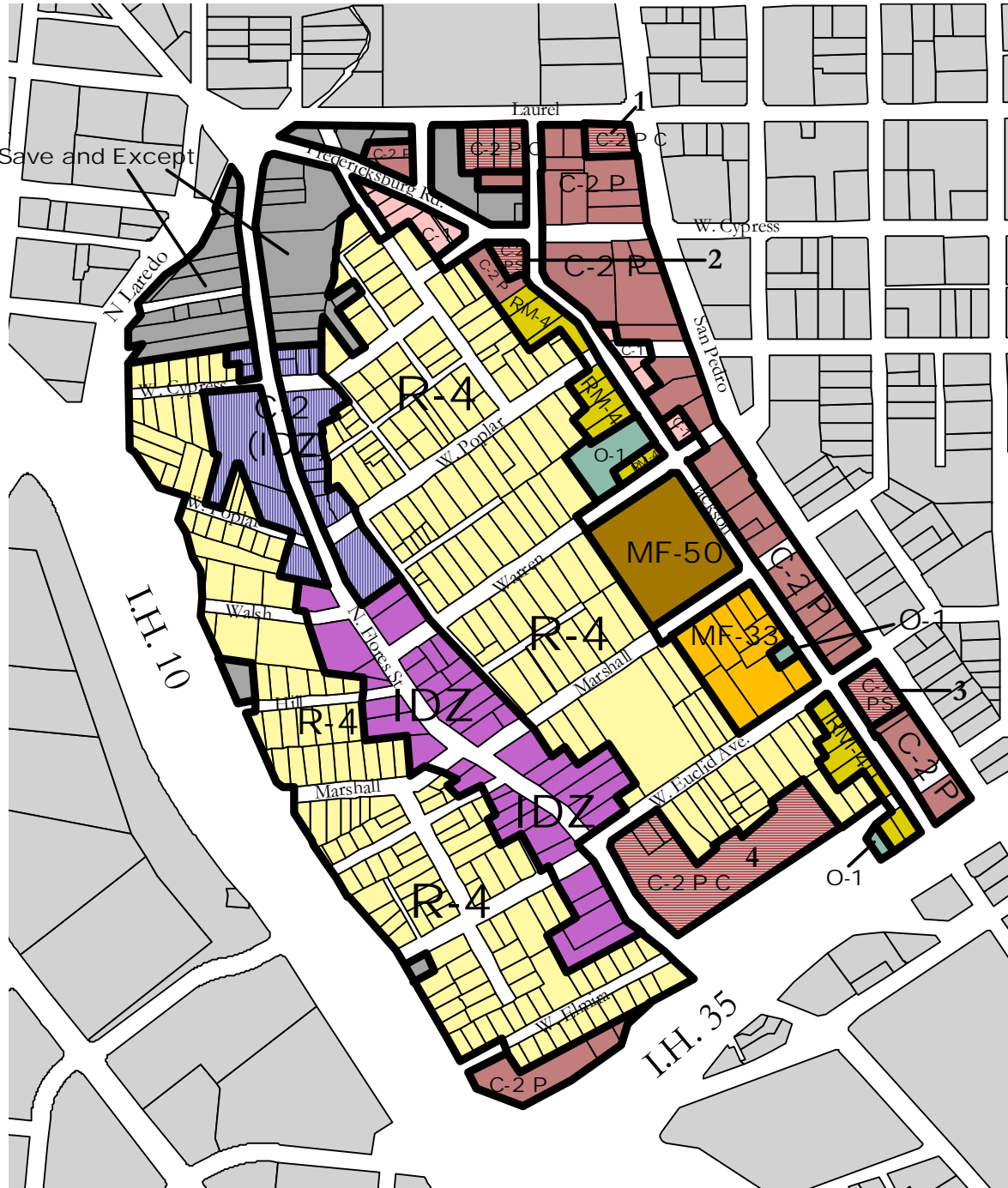
Strategy: *Encourage the development of a grocery store.*

Status: No new grocery stores have developed in the neighborhood. The neighborhood currently has multiple underutilized buildings that may lend themselves to a smaller, neighborhood scale, grocery stores. Additionally, a medium sized vacant building exists on N. Flores that may be a viable structure for a community commercial scale grocery store. Several market studies of the “downtown” area in general have cited the perceived need, or lack of, a community or regional scale grocery store. The grocery store strategy should be studied and pursued further as part of a larger, organized effort of commercial revitalization such as the City’s Neighborhood Commercial Revitalization program.

Strategy: *Pursue the re-zoning effort with the City of San Antonio.*

Status: An area wide re-zoning was completed in as part of City of San Antonio Planning Department effort to bring appropriate zoning to the area. This rezoning still did not address a minority of parcels on the edge of the neighborhood that had strong, and in some cases viable, industrial uses (see Map 18 “Save and Except” Parcels). An additional effort should be embarked upon to address these properties and ensure that they are meeting the appropriate conditions for industrial uses per the City’s Unified Development Code. In keeping with the intend of the neighborhood plan, industrial uses in the neighborhood should not be allowed to expand, particularly when adjacent to existing residential uses. Future revitalization efforts should serve to uphold that goal.

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CONDITIONAL AND SPECIFIC USE PERMITS:

1. Conditional Use Permit for Auto Repair Shop
2. Specific Use Authorization for a Self Service Car Wash
3. Specific Use Authorization for a Self Service Drive-Through Car Wash
4. Conditional Use Permit for Emergency and Relief Services

City of San Antonio Planning Department
 Neighborhood and Urban Design Division

KEY RECOMMENDATIONS:

⇒ Utilize Neighborhood Design Guidelines

Neighborhood Design Guidelines were created as a part of the production of this report, and can be found in the appendix. Design Guidelines include general recommendations for the architectural style and materials to be used in upgrades to existing residential and commercial structures, and in the construction of new structures. The design guidelines created as part of this process should help to preserve and enhance the unique architectural features and “historic” charm that exists throughout much of the neighborhood. They are voluntarily guidelines, to be utilized at the discretion of individual property owners, yet to be promoted by the neighborhood and the Neighborhood Association.

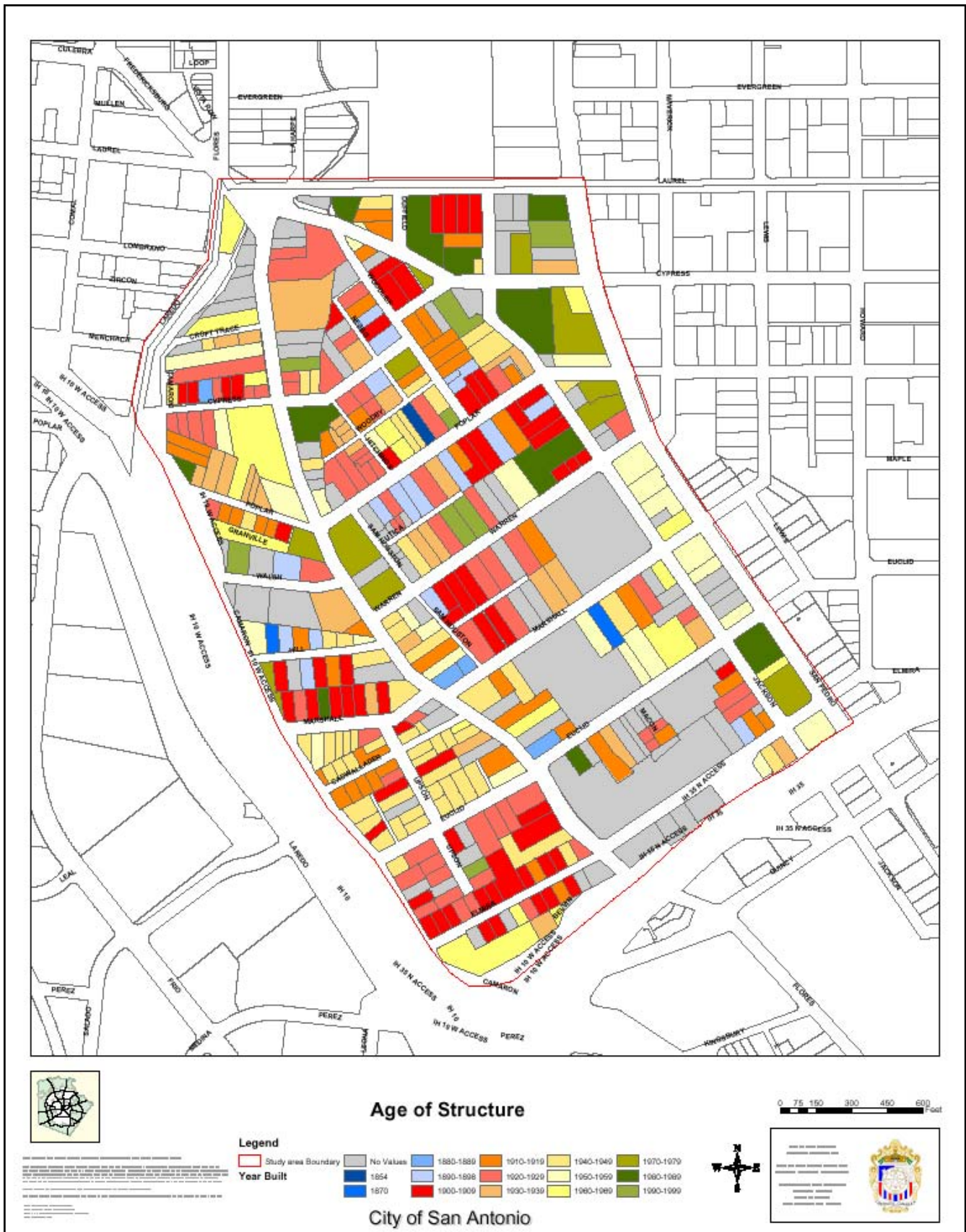
⇒ Choose and Implement a Neighborhood Conservation District or Historic District for the Neighborhood

The Five Points neighborhood has a great many structures dating from the late 19th century to the early 1900’s timeframe (Map 19). Protecting the architectural and historical integrity of these structures presents an important and elemental aspect to furthering revitalization efforts. Ultimately the character and “charm” of the neighborhood can only work to its advantage, as the combination of preserved period housing and proximity to downtown will eventually provide an attractive housing alternative for professionals, and young couples tied to the Central Business District economy. At the time of writing this report, no consensus or clear strategy for addressing these issues has been forwarded by City staff or area residents. As part of the *Plan Implementation and Revitalization Guide* efforts, a public meeting was held on January 29, 2003 at the Salvation Army Hope Center, 521 W. Elmira, to discuss these matters and educate area residents about either option. This dialogue and education process should continue, resulting in a clear agreement and understanding by City and neighborhood residents on the best agreed upon tool for preserving the historic and architectural amenities of the area.

⇒ Re-Invigorate Project Renew Housing Rehabilitation and Housing Infill Efforts

Great individual strides have been made in housing rehabilitation by the San Antonio Development Agency, the City of San Antonio Neighborhood Action Department, and the San Antonio Alternative Housing Corp. in the neighborhood. However, at the time of finalizing this report, Project Renew efforts had begun to wane. Increasing the combined efforts of multiple partners under the Project Renew umbrella, including the San Antonio Conservation Society, and several private sector entities and interests, should boost the revitalization impacts on the neighborhood. In these efforts, special attention should be paid to revitalizing the area while also preserving the existing historic structures, and promoting infill development that is contextually sensitive. Graphic 10 illustrates a one

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FIVE POINTS PLAN IMPLEMENTATION AND REVITALIZATION GUIDE

urban design solution to the proposed expansion of the Salvation Army Hope Center, and the placement of infill development along Euclid St.

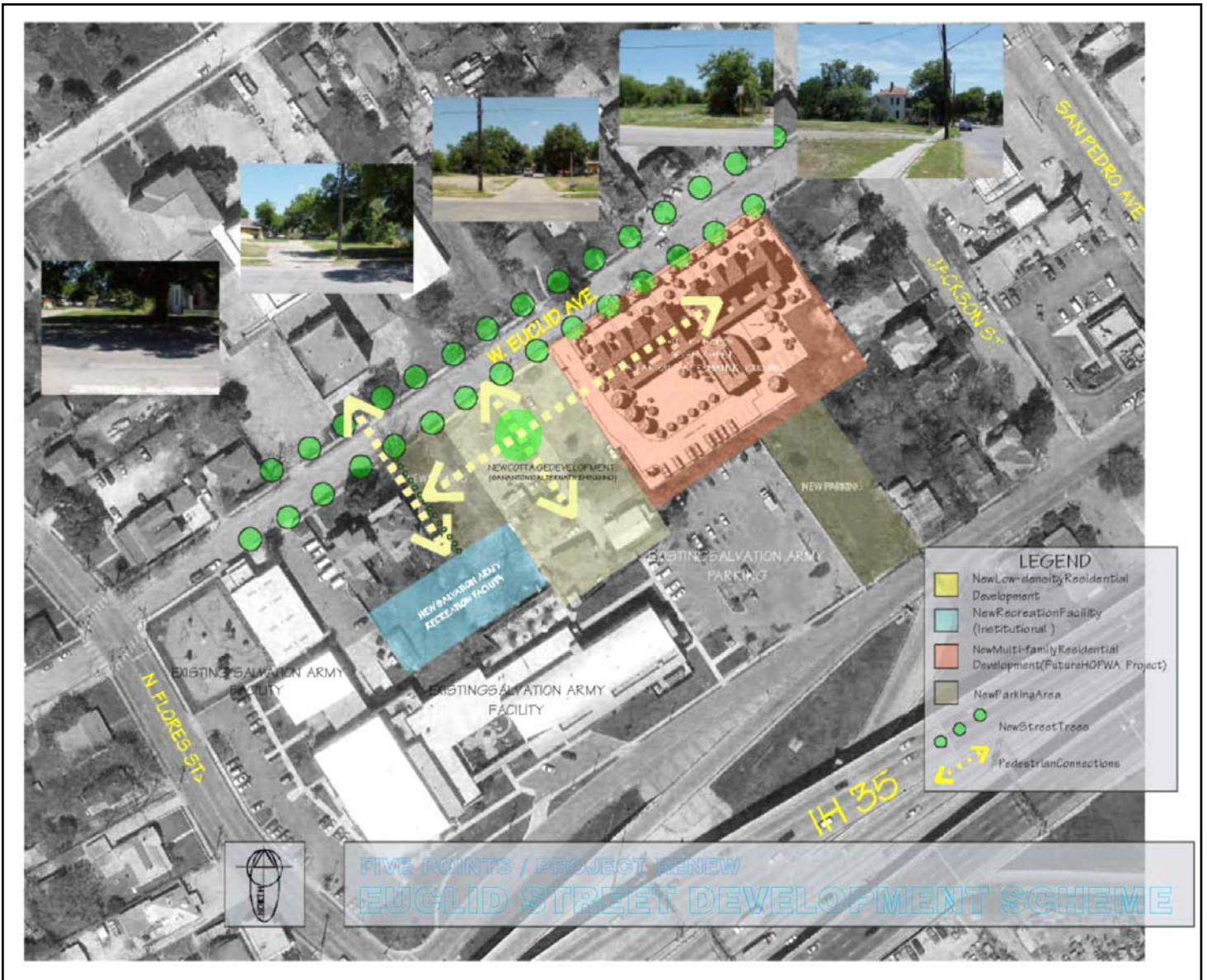
⇒ Create a Neighborhood Commercial Revitalization (NCR) Program for the N. Flores St. Corridor

An NCR will provide a collective, organized, and supported effort at revitalizing N. Flores St. and its surrounds. The Five Points Neighborhood Association, together with local business owners, and other stakeholders, should proceed with forming a team to further investigate, and ultimately forward an application for a Partnership level NCR program in the area. Graphic 10 provides the necessary sequence of actions for establishing this revitalization tool in the area.

⇒ Create a Corridor Specific Urban Design Plan for North Flores St.

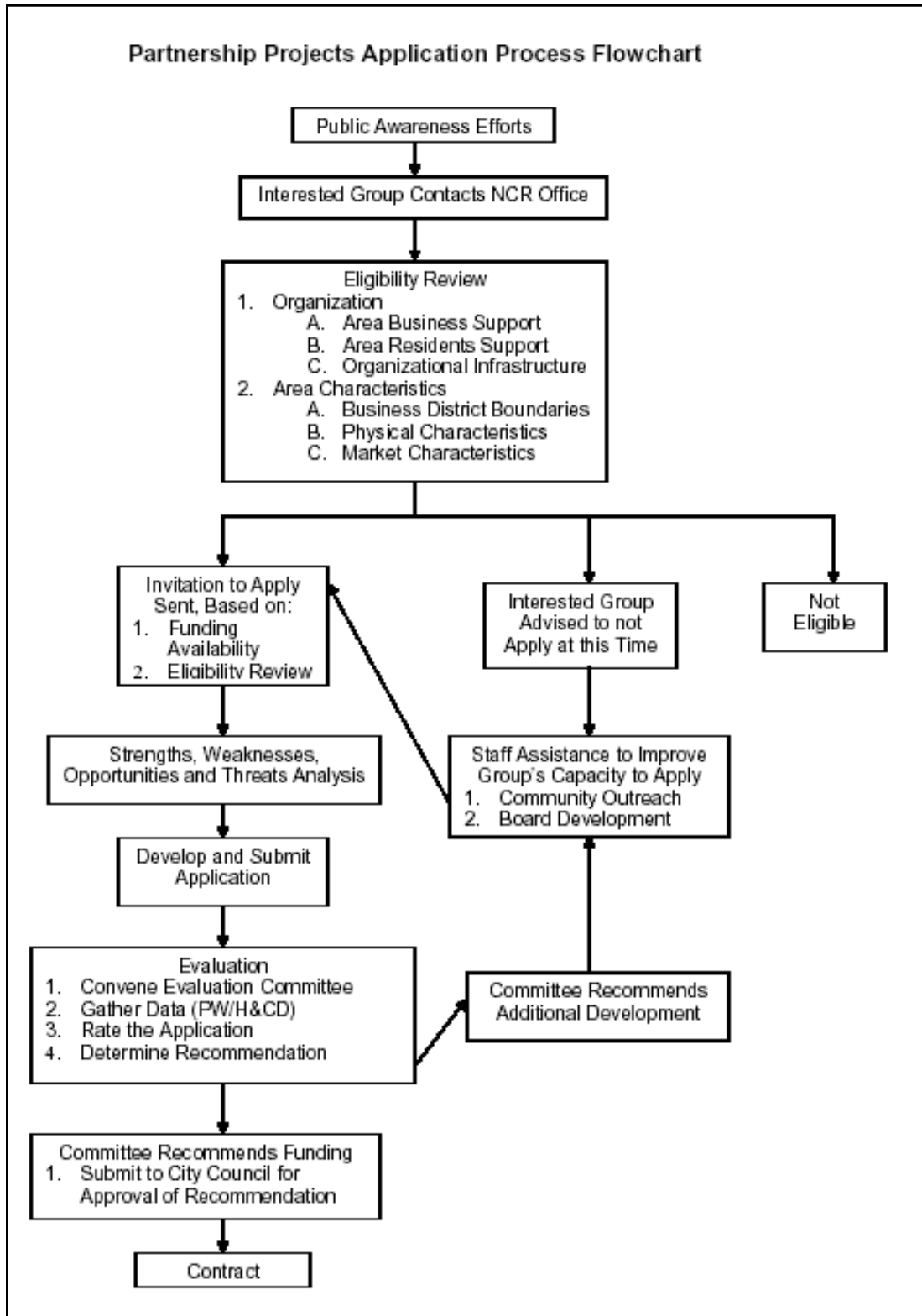
As part of the NCR effort above, or independently, a corridor specific plan to include a focus on urban design elements of the corridor should be created. The neighborhood should work with the City of San Antonio Planning Department or local architectural interests such as the American Institute of Architects, or the University of Texas at San Antonio's School of Architecture, to generate a plan that indicates the preferred scale, massing, style, and location of structures. The plan should identify a "theme" for the corridor design that should build off the area history, culture, or existing character. As part of the development of this report, Planning Department staff compiled preliminary drawings that illustrate a potential urban design improvements (Graphic 12 and Graphic 13). Additionally, based on staff research, Graphic 14 illustrates potential icons that identify with the neighborhoods past, and can be integrated into an effort to develop a theme for the North Flores street urban design improvements.

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Graphic 10. Urban Design Problem Solving For Revitalization Efforts Along Euclid St.

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Graphic 11

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Graphic 12. North Flores St. Concepts : Façade Enhancements Before and After



Graphic 13. North Flores St. Concepts: Mixed Use



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Graphic 14. Thematic Icons for Potential North Flores St. Corridor



Vaqueros



Acequia



Flowers: Elmira and Poplar



Acequia



Cattle Drives and Industry



Comanche Indian Spear

**City of San Antonio Planning Department
Neighborhood and Urban Design Division**

APPENDIX

Five Points Neighborhood Design Guidelines



Prepared by the City of San Antonio Planning Department
December 2002

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Five Points Neighborhood Design Guidelines



Part I Introduction to Design Guidelines

What are Design Guidelines?

Architectural Design Guidelines are a series of recommendations that preserve the existing positive visual characteristics of an area and promote compatible development. They are not mandatory, rather, they have been written to give design direction to property owners before they or their contractors apply for building permits.

The guidelines are not meant to inhibit growth or new uses, but ensure that new development harmonizes with what currently exists.

These guidelines will help preserve the unique appearance and architectural character of the Five Points Neighborhood

They will provide property owners in the Five Points Neighborhood with guidelines that will help maintain the neighborhood's character through affordable options.

Design guidelines are triggered only when a property owner decides to improve (and start work on) a building.

Design guidelines are for building exterior only. They do not apply to the building interior.

Design Guidelines help to preserve unique features of housing in the neighborhood without sacrificing affordability.



These houses have unique features that define the Five Points Neighborhood.



Use and Purpose of Design Guidelines

The goal of the Five Points Neighborhood Design Guidelines is to encourage the preservation of the unique features of housing in this inner city neighborhood without sacrificing affordability.

The guidelines can be used by property owners when they decide to renovate the exterior of their property. The guidelines provide direction for major repair not for ordinary repair and maintenance. When the owner begins planning for repairs and discovers it is too costly, he or she can always consult with architects or contractors to reduce the cost.

The guidelines focus on maintaining the character of the house as it faces the street, called street facades, and maintaining the overall exterior of the house. New materials and techniques are always improving the process of preservation.

Rehabilitation is often the least costly option when determining how to proceed with repairs. The condition of each house will often determine the actual repair or replacement option and the cost of repair.

Through the use of these guidelines another intent is to improve safety and pedestrian movement.

Benefits of Design Guidelines for the Five Points Neighborhood

Promotion of a safer and more beautiful environment to live in.

Help the community think about its visual environment.

Protect property values.

Help promote positive characteristics of smart growth.

Give all residents an understanding of the history and unique elements in the area with the hope of maintaining the existing tradition.



Options Available Using Design Guidelines

There are three options available to a property owner in the Five Points Neighborhood under the Design Guidelines

Option 1: Repair and Retain

- Used to retain and repair original materials.
- Recommended for portions of the house which are visible from the street. These should remain the same to keep the character of the area.

Option 2: Replace with Equivalent Material

- Used to replace the original feature with new material to match the original in dimension, profile, and material as much as possible.
- Recommended when the original is missing or too badly damaged for repair.

Option 3: Replace with a Substitute Material

- Used for replacement with alternative materials which changes, to some extent, the character of the original structure.
- May be considered if Option #2 is too costly.
- Action taken under this option should be reviewed carefully with regard to the character of the structure and the neighborhood.

Affordability

It cannot be stressed enough that preventative repair of the roof, porch, windows and siding is the most affordable option. Repair is always the best practice in historic preservation.

Note: Option 3 may not be the least expensive alternative.



Selection of Options

When selecting which of the options to use, the following criteria should be addressed:

- Project Budget
- Location of Repair on the Structure (does it face the street)
- Condition of the specific building elements being considered for improvement

It is recommended that the homeowner/property owner and the contractor work closely together to determine the work to be performed and choose the appropriate options.

Rehabilitation, Renovation and Restoration

A rehabilitation project involves any alteration or repair in the design of the exterior appearance of a building. The types of rehabilitation issues addressed here include form, materials, and architectural elements, as well as signs, fences, and walkways. The guidelines seek to maintain the neighborhood integrity of buildings while balancing the need for modern uses and conveniences.

Difference between Rehabilitation, Restoration, and Renovation

The guidelines for Rehabilitation are defined as “the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to the neighborhood, architectural and cultural values.”

Rehabilitation should be distinguished from restoration, which is “the act or process of accurately recovering the forms and details of a property and its setting as it appeared as a particular period of time by means of removal of later work or by the replacement of missing earlier work”.

Renovation, as opposed to rehabilitation and restoration, seeks to modernize a building. Little attention is paid to retaining neighborhood significant architectural features of a building. Renovation by its very nature destroys the neighborhood integrity of a building.

Suggested Evaluation Process

An evaluation of the building is necessary to determine how much work is required. Each project presents its unique problems and different options for repair. Retaining as much of the original building material and detail at an affordable cost is the best solution. Part of the decisions of what, how much, and with what material will become evident as the condition of each element is assessed.

Evaluation Process

- 1) Identify the “character defining” features of the building and relate their importance to the overall character of the street.
 - Refer to Sections II and IV to help identify features unique to the Five Points Neighborhood.
 - Set priorities among features based on how visible they are from the street.
 - Options 1 and 2 are preferred for exterior elements that are visible from the street.
 - Option 3 may provide a solution for repair of the sides and rear of the house.
- 2) Review the options outlined for each feature:
 - Option 1: Retain and repair the original material or features.
 - Option 2: Replace the original feature with new material to match the original in dimension, profile, and where possible, material.
 - Option 3: Replace the original material with a substitute material or simpler design.
- 3) Evaluate how many of each feature that must be repaired or replaced. Remember! Preservation is usually cheaper. If one window is beyond repair there is no need to replace all the windows in the house.
- 4) Add up the overall cost to determine whether it is within your budget. If not, revisit step three. If compromises must be made due to costs, try to retain or repair features which are the most visible from the street and have the most impact. Use a substitute or alternative approach at the sides and rear. *For example*, preserving the front porch is more important than retaining the wood siding on the rear of the house.

Evaluate the existing condition and the extent of work required for the rehabilitation.



Retain as much of the original detail as possible.



Identify the character defining features.



Five Points Neighborhood Design Guidelines



Part II House Styles and the Five Points Neighborhood

Location of the Five Points Neighborhood

The Five Points neighborhood is located northwest of downtown San Antonio.

The Neighborhood Boundaries are:

North: Hickman St. and W. Myrtle St.
South: I.H. 35
East: San Pedro Avenue
West: I.H. 10 and N. San Marcos St.



History of the Five Points Neighborhood

General Background

The first settlers to the area known as the Five Points Neighborhood were probably Plains Indians. Sizable parties of Plains Indians occupied or visited San Pedro Springs as many as 1500 years ago. The headwaters of San Pedro Springs are just north of the Five Points intersection.

Another phase of the settlement in Five Points began in early May of 1718, with the founding of the first site of the Mission San Antonio de Valero and the Presidio de Bejar in the area now known as San Pedro Park. From the springs in the park, the Spanish settlement developed an acequia. This canal, called the San Pedro or Principal, was designed to irrigate fields south of the headwaters and through the lower Five Points Neighborhood. Although the settlement moved from the headwaters, the acequia remained in operation providing irrigation to the lower Five Points Neighborhood throughout the time the Spanish controlled the area. The meandering nature of Flores Street between Elmira and the Five Points intersection reflects the path of the road that existed along the ditch (acequia).

Changes in land usage began to take place when German settlers made their way to Texas in the early to mid-1800's. The Germans planted deep roots which ultimately led to the later development of the San Antonio area. During the time of German settlement, the point where most traffic headed into San Antonio was the Five Points intersection. Likewise, most traffic out of San Antonio was northwest via the North Flores-Fredericksburg corridor. In fact, in the previous century the Spanish had dubbed the creek crossing near this intersection the *Pasito de los Apaches*. North Flores Street is said to predate San Pedro Street as many as four decades as the primary route to San Pedro Park from downtown. Consequently, many Germans became residents, property owners, business owners or employees in this bustling area.

Land Speculation and Residential Development

During the time of the Civil War, individuals obtained several tracts of land along the northern portion of San Pedro Creek. Some of this land was for resale or short-term holding, but some became developed as subdivisions. Soon after followed the introduction of street rail service to the area and suburbanization had begun. Patrick Walsh, a local builder and contractor, along with local entrepreneurs, Henry Fest and Henry Borches, subdivided property into residential parcels during the 1880's. One of these subdivisions was located between Camaron Street and North Flores Street between Poplar Street and Hill Street, in the heart of the Five Points Neighborhood. A large part of the remaining portion of Five Points was subdivided within the decade following of Walsh's plat.

History of the Five Points Neighborhood cont'd

Commercialization

During the last quarter of the 19th century and the first quarter of the 20th century, transportation improvements spurred population growth and commercialization between the Main Plaza and San Pedro Springs. The railroad was also a significant contributor to the impact of transportation on growth.

Another activity taking place in the immediate area was cattle drives. From the mid-19th century until well after the railroads came to Texas, there were numerous cattle drives through San Antonio to northern markets. It is the long history involving stock raising and agriculture that formed a base for the related small businesses that developed in the Five Points Neighborhood. Historical sources indicate individuals residing in the area as “stockmen” or “dairymen”. Although hard evidence does not exist to support Five Points as a major area for raising and processing area, historical records do support the fact that the area retained a largely rural agricultural character into the mid-1800’s. It is not until the late 1800’s when residents start become involved in more suburban occupations such as bricklayer, cabinetmaker or plumber. It is for these reasons that the Five Points area remained mainly residential in character until the 1920’s.

Changes To The Neighborhood

The majority of houses in the Five Points Neighborhood area were built in the late 19th century and early 20th century. This was a time of growth and prominence in the area with the San Pedro Creek acting as a center of activity for the community. Historical records indicate, at one time, the park had been improved to include a large lake, fish ponds, a bear pit, an aviary, various public buildings and a dance pavilion.

The neighborhood continued to thrive until the 1950’s when interstate highways were constructed. The highways created a geographical divide within the neighborhood as well as separating it from downtown. In addition, the use of the San Pedro Creek was changed affecting the social geography of the Five Points Neighborhood as well. The residential character was altered as warehouses sprung up taking advantage of the proximity to the interstate.

Despite these disruptions, structures reflecting the original character of the Five Points Neighborhood, especially residences, remain. It is the intent of these design guidelines to help maintaining the unique features of these structures.

House Styles

Houses are mostly one-story and two-story buildings and range from the very simple to the highly detailed. Architectural styles include the Victorian Cottage, two-story Victorian, Craftsman, Neoclassical and Bungalow. While each style has its own unique characteristics, there are certain features which should be recognized and maintained.

In the Five Points Neighborhood there are primarily six different style of homes which define the character of the neighborhood.

The styles are the following:

Folk Victorian (1870-1910)

Victorian Transitional (1880-1900)

Queen Anne (1880-1910)

Neoclassical (1895-1950)

Four Square (1900-1920)

Craftsman Bungalow (1905-1930)



Folk Victorian (1870-1910)

The style is defined by the presence of Victorian decorative detailing on simple folk house forms. The primary use of this detailing are the porch and the cornice line. Porch supports are commonly turned spindles or square posts.

Local Characteristics:

Plan / Massing

1 ½ and 2 ½ stories are the most common. There are two primary forms: a long and narrow rectangular or irregular and asymmetrical plan with narrow gable end facing the street where the entrance is located . Porches are extremely common.

Materials

Brick, clapboard, stucco or a mixture of these.

Roof

Gable often with a reduction in pitch over the roof. Tile or “French cut” asbestos shingles are the most common.

Windows

Almost always double hung, with the top sash divided into rectangular panes to emphasize the vertical with a single pane in the bottom sash. Bay windows are common features.

Doorway

Placed asymmetrically or symmetrical under a porch.

Trim

Minimal decorations other than brackets under roof eaves and horizontal beams



Victorian Transitional Style (1880-1900)

Asymmetrical façade with irregular, steeply pitched roof line. Roofs usually have intersecting cross gables and multi-leveled eaves, commonly with extensive porches.

Local Characteristics:

Plan / Massing

1 ½ and 2 ½ stories are the most common. Form is always asymmetrical with irregular massing. Porches are an integral part of the style.

Materials

Brick and / or clapboard.

Roof

Semi-complex with a mixture of hipped and gable. “French cut” asbestos shingles are the most common and stand in seam.

Windows

Almost always double hung, sometimes paired. The top and bottom sashes have a single pane. The high style homes have a complex array of divided panes that are often stained glass. Bay windows are common features.

Doorway

Placed asymmetrically under a porch.

Trim

Ornamentation can be quite complex, however most are quite simple.



Queen Anne Style (1880-1910)

One of the most popular high Victorian styles. Qualities that make up the Queen Ann Style include asymmetrical floor plans, a great variety of windows and sheathing material, complex roofs and filigree. A wrap-around veranda is common.

Local Characteristics:

Plan / Massing

1 ½ and 2 ½ stories are the most common. Form is always asymmetrical with irregular massing. Porches are an integral part of the style.

Materials

Brick and / or clapboard.

Roof

Complex with a mixture of hipped and gable. “French cut” asbestos shingles are the most common.

Windows

Almost always double hung, sometimes paired. The top and bottom sashes have a single pane. The high style homes have a complex array of divided panes that are often stained glass. Bay windows are common features.

Doorway

Placed asymmetrically under a porch.

Trim

Ornamentation can be quite complex, however most are quite simple.



Neoclassical (1895-1950)

This style is based on the Roman and Greek styles of large buildings with columns and smooth finish with asymmetrical windows. What sets it apart is the symmetrical arrangement with a smooth stone finish. Large single pane windows are the most common. Rectangular buildings that have no arches, that depend upon large columns for support and ornamentation, and usually have smooth exterior surfaces.

Local Characteristics:

Plan / Massing

2 stories. Symmetrical rectilinear form. Two story porches are the hallmark of the design.

Materials

Brick, wood, stone

Roof

Usually hipped. Tile and “French cut” asbestos shingles are the most common.

Windows

Almost always double hung, sometimes paired. The upper and lower sashes are usually divided into six panes per sash.

Doorway

Placed asymmetrically under a porch.

Trim

Roman columns (Corinthian or Ionic).



Four Square Style (1900-1920)

Accentuated front door, normally with decorative crown supported by pilasters, or extended forward and supported by slender columns to form entry porch.

Local Characteristics:

Plan / Massing

2 ½ stories with a simple square vertical form.

Materials

Clapboard is the most common followed by brick.

Roof

Hipped with composite asphalt shingles.

Windows

Almost always double hung, with the top sash divided into rectangular panes to emphasize the vertical with a single pane in the bottom sash.

Doorway

Placed asymmetrically or symmetrical under a porch.

Trim

Few ornamentations.



Craftsman (1905-1930)

The roofs are hipped, providing large attics for storage and capturing the summer heat. Windows are grouped for greater sunlight and for greater ventilation. False beams or braces may be addressed under the gable.

Local Characteristics:

Plan / Massing

1 ½ stories are the most common. Arrangement of dining rooms, bedrooms, kitchens, and bathrooms around central living rooms in which became an efficient floor plan.

Materials

Brick, clapboard, stucco or a mixture of these.

Roof

Gable often with a reduction in pitch over the roof. Tile and “French cut” asbestos shingles are the most common.

Windows

Almost always double hung, with the top sash divided into rectangular panes to emphasize the vertical with a single pane in the bottom sash. Front windows may be grouped into threes.

Doorway

Placed asymmetrically or symmetrical under a porch.

Trim

Little decoration other than brackets under roof eaves and horizontal beams to emphasize the mortise and tendon joints.



Five Points Neighborhood Design Guidelines



Part III Residential Design Guidelines

Building Characteristics

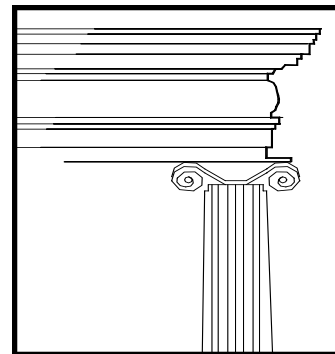
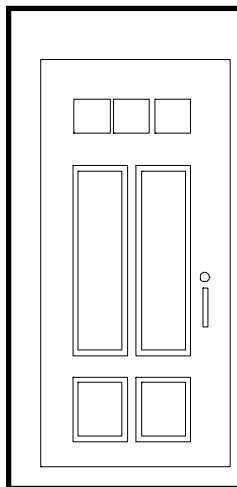
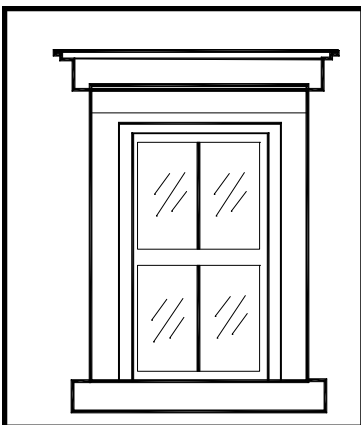
In this section, elements of both the house and the property will be identified. The various individual elements of a building: the roof, windows, doors, porches, and trim should be carefully integrated into the overall design of rehabilitation or new construction. These elements also should complement neighboring buildings. Issues, such as the shape and pitch of the roof, should be considered. Window and door proportion, size, design and pattern of space between the openings should be compatible with the neighborhood treatments of windows and doors in the district. The elements will be described with regard to the Five Points Neighborhood and activities for treatment of the following features will be recommended:

House Elements

- Porches
- Exterior Doors and Entrances
- Windows
- Roofs
- Roof Edges and Gable Ends
- Setback
- Siding
- Paint Colors
- Skirting
- Foundation

Property Elements

- Garages
- Fences/Yards
- Sidewalks



House Elements



Design Guidelines for Porches

Characteristics of Porches in the Five Points Neighborhood



An important feature on Five Points Neighborhood houses is the front porch as it clearly defines the entrance of all homes. It is also used as an extension of the living space. Additionally, porches contribute to the character of the street and the neighborhood. Most porches in the neighborhood are elevated above grade and can encourage natural surveillance through the “watchful eyes” of neighbors and friends.

Combined with the entrance, porches are often the central focus of residences in the Five Points Neighborhood. Each house style has a distinguishable type of entryway that directly relates to the overall building design. Likewise, roofed front porches are important features that clearly define and set the pattern for the neighborhood.

The majority of porches in Five Points have retained their character in forms such as elaborate gingerbread and simple bungalow brackets. Wood porch floors and column bases are usually the first things to require repair. Therefore, frequently, the wood front steps and porch floor have been replaced with concrete, preventing rot. Also, many of the porches have been altered and original columns removed and replaced with wrought iron columns or other inappropriate material and design.

The use of Design Guidelines in the repair of porches will offer alternatives that will help maintain the character of the houses in the neighborhood.



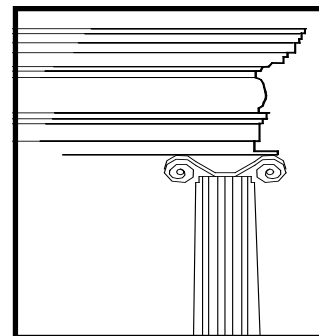
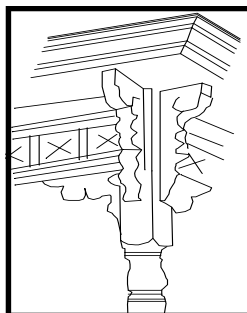
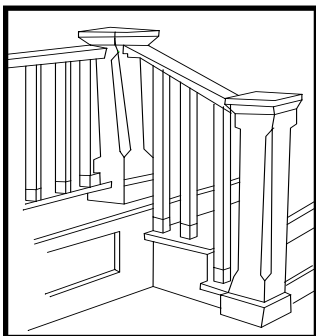
Design Guidelines for Porches

Preferred Activities

- Do not discard elements if they can be repaired and re-used.
- Maintain the size, shape, and location of door openings and porches.
- Retain the original features of entrances and porches whenever possible. These include the porch floor, columns, railings and steps, as well as doors, fanlights and lights. If repair or replacement is too costly, consider replacing the original with an alternative that retains the overall character of the porch design and details. For example, if turned wood spindles are too expensive, use simple square pickets.
- A deteriorated element's replacement should be similar in material and design.
- Retain the overall character of the details when incorporating a simpler replacement.
- Use of sympathetic design in the case of a porch which has been drastically altered to the point the original design cannot be identified.
- Reclaiming an enclosed porch to restore the original character of a residence. Opening up an enclosed front porch can make a big difference.
- Materials can be salvaged and repairs completed using epoxy patching material, thus eliminating the need for replacement of original materials.
- Porch boards can be replaced with chemically treated boards of the same or similar dimension. Use chemically treated No.1 yellow pine that has been back painted and primed.

Discouraged Activities

- Do not enclose open front porches with opaque walls or materials. Screened or glassed-in porches may be accepted if well detailed and well proportioned.
- Porch elevations should never be lowered to the ground so that the steps are reconfigured.



Design Guidelines for Exterior Doors and Entrances

Characteristics of Doors and Entrances in the Five Points Neighborhood



Entrances and porches are often the central focus of the Five Points Neighborhood. Each house style has a distinguishable type of entryway that directly relates to the overall building design.

The houses of Five Points Neighborhood have a wide range of front door and entry appearances corresponding to the variety of housing styles. Even the simplest of houses have a well-defined entry. Many of the houses have multiple entrances and most doorways have transoms, frequently with sidelights. Another important feature is the wooden screen door, often with decorative inserts, which is present on most houses.

While the majority of residences in the Five Points Neighborhood have retained the character of entrances some features have been changed. A common feature of doors in the neighborhood that have not remained as the original entrance are transoms. The transom is the area above the door. Many have been boarded up rather than repaired. Also, in the case where synthetic siding has been installed, the transoms are frequently covered over.

The use of Design Guidelines in the repair of entrances will offer alternatives that will help maintain the character of the houses in the neighborhood.



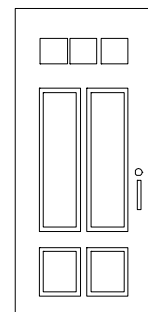
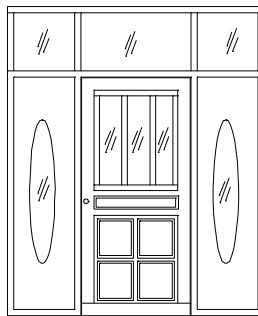
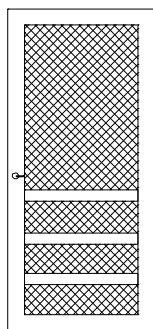
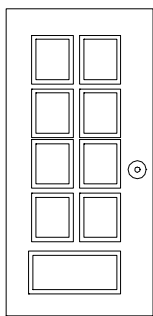
Design Guidelines for Exterior Doors and Entrances

Preferred Activities

- Do not discard elements if they can be repaired and re-used.
- Maintain the size, shape, and location of door opening and porches. Retain the original features of an entrance whenever possible. These include doors, fan-lights and lights, columns, and steps.
- Use a salvaged door in a similar style may be appropriate as a replacement for an original door that has been damaged beyond repair. Another alternative would be a new entry with a simple but compatible design.
- Maintain multiple components of entry doors which include glass panels, transoms, sidelights and screen doors.
- Screen doors should be repaired whenever possible or replaced with new wooden screen doors. New wooden doors tend to fit better because they are wider than contemporary, store-bought aluminum counterparts.
- The glass upper panels in front doors should be repaired if at all possible.
- Restoring the strong vertical proportions of the windows and doors by uncovering a transom that has been boarded up or covered with siding.
- Ensure proper operation of doors and install secure hardware.

Discouraged Activities

- Primary entrances should not be moved.
- New entrances should not be added to the main elevation.
- Avoid using modern doors that are inappropriate to the period of the house.
- Do not reduce the size of the door opening or modify it to fit modern stock door sizes.
- Do not use a full panel aluminum storm/screen door to replace a wooden screen door. If it is the only affordable solution, a baked-on painted finish is more appropriate than a shiny aluminum “mill” finish.



Design Guidelines for Windows

Characteristics of Windows in the Five Points Neighborhood



Windows are a major feature of the building exterior and vary with each building style. Windows have a proportional relationship to the structure as a whole, and they also have a decorative function. The shape and glazing pattern of windows on a building may be one of the principle characteristics in identifying its historic period and style. Thus, if original windows are removed and replaced with incompatible modern windows the basic character of the building will be altered substantially.

Windows in the Five Points Neighborhood reflect the style of the architecture of the house. The majority of the styles have windows that are double hung. Many of them have the top sash divided into rectangular panes to emphasize the vertical with a single pane in the bottom sash. Bay windows are common features to several of the styles. Stained glass windows may also have been original to some of the houses in the neighborhood.

The use of Design Guidelines with regard to windows will offer alternatives that will help maintain the character of the houses in the neighborhood.

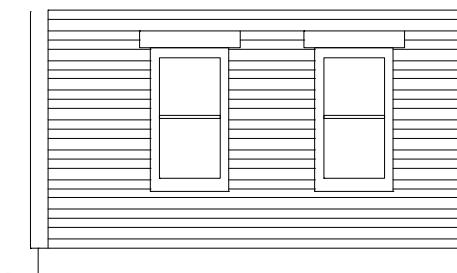


Design Guidelines for Windows

Preferred Activities

- Do not discard elements if they can be repaired and re-used.
- The number, size and location of existing window openings should be retained.
- Retain and repair window frames, sash, decorative glass, panes, sills, head, hoodmolds, moldings, and exterior shutters and blinds whenever

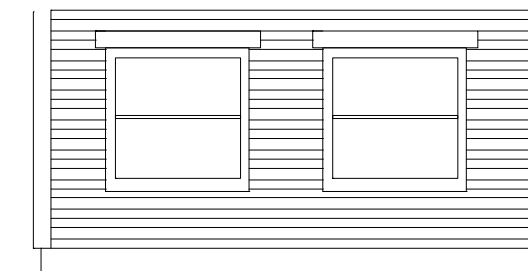
Preferred



Discouraged Activities

- New window openings should not be added on an elevation that is subject to view from a public street.
- Do not “block-in” windows to reduce the size of the window opening or to fit stock window size.
- Modern window types, including large picture windows, casements and bow windows, should not be used unless their style is original to the building.
- Inappropriate modern window features such as plastic and metal awnings or fake, non-operable, synthetic shutters and blinds detract from the

Discouraged



Design Guidelines for Roofs

Characteristics of Roofs in the Five Points Neighborhood



The Five Points Neighborhood is dominated by standing seam metal roofs with a few pressed metal shingle roofs, a few wood shingled-roofs and, of course, composition shingle roofs. The standing seam metal roof adds a very distinctive vertical line to the roof of the house. Standing seam metal was often an early replacement for wood shingles and was installed directly over the wood shingle.

Roof edges and front facing gable ends are an area for decorative features on the houses of Five Points. Gable ends frequently have shingled wall surfaces with decorative vents or windows and decorative bargeboards. Frequently the triangle of a gable end is completed by a small portion of roofing that should be treated as roofing. Boxed eaves are sometimes accentuated with dentils and brackets or consoles. These features are important to the period of the houses whether Victorian, Classical or Craftsman. These details are also prone to damage and deterioration if a structure is not maintained.

Multiple chimneys and dormers are also prominent features that add character and help date the house. The majority of houses in Five Points do not have gutters and downspouts.

The use of Design Guidelines in the repair and maintenance of roofs will offer alternatives that will help maintain the character of the houses in the neighborhood.



Design Guidelines for Roofs

Preferred Activities

- Retain and repair original roofing material and features such as dormers, vents and chimneys whenever possible.
- Gutters and downspouts should be anchored securely, painted to match the house and maintained.
- Solar panels, satellite dishes and skylights can be placed on the roof but towards the back of the house.
- Dormers, chimneys and vents should be retained, repaired and new flashing installed if necessary. Continued repair of dormers and vents will prevent birds from nesting in attics and allowing rain to enter.
- Salvaging metal shingles from another portion of the roof to reinstall them on the primary facades. Use of an alternative material, such as “V-crimp,” on less visible roof surfaces.
- Use epoxy repair as an alternative to replacing wooden elements if possible. Prime and repaint metal roofing in that area.
- In the case of removing a metal roof, a solid wood deck should be installed prior to alternative material being used.
- When replacing a roof, “V-crimp” metal should be considered, which is cheaper but similar to the appearance of standing seam metal. Pressed metal shingles also give a unique dimension to the roof of a structure and if maintained, have a life of 60 or more years. New metal shingles are still available in the same profile as old shingles if replacements are needed.
- If all or portions of the roofing material are beyond repair, replace only the severely damaged material with material to match the original in composition, dimension and profile.
- Remove deteriorated elements and replace with a material similar to the original in dimension and profile.
- If repair or replacement is cost prohibitive, consider replacing the original using an alternative material that retains the overall character of the details. If the details are completely missing from the structure, consider replacing the detail using an alternative material and a sympathetic design.

Discouraged Activities

- Avoid placement of solar panels, satellite dishes and skylights where they can be seen from the street. As stated before, it is the street presentation that matters the most.

Design Guidelines for Exterior Wall Surfaces

Characteristics Exterior Wall Surfaces in the Five Points Neighborhood



The exterior wall surface of a building is a major element in defining overall neighborhood character. Retaining, protecting, and repairing wall surfaces is particularly important in rehabilitation projects.

Wood siding is one of the most prevalent exterior surfaces on older homes in the Five Points Neighborhood. Wood siding materials are generally clapboard and weatherboard. Every effort should be made to retain the original siding and its appearance. Many of the houses with wood siding are one hundred years old and may well last another hundred if properly maintained and painted. The majority of the frame houses do retain their original siding. Although, a few of the houses have been covered with synthetic sidings such as asphalt, asbestos, vinyl or aluminum and occasionally, stucco.

Stucco, painted brick, board and batten and horizontal wood siding also cover the houses of Five Points Neighborhood. Masonry walls commonly found in this area include brick, stone, stucco, and concrete.

The use of Design Guidelines in the repair and maintenance of exterior wall surfaces will offer alternatives that will help maintain the character of the houses in the neighborhood.



Design Guidelines for Exterior Wall Surfaces

Preferred Activities: General

- The original exterior walls and siding materials should be retained and repaired, rather than replaced, whenever possible.
- If a wall surface or siding material is too deteriorated to repair, replace it with material of like construction, matching as nearly as possible the size, shape, texture, and color.
- When removing deteriorated paint from wood siding, the recommended methods are hand scraping and hand sanding. Maintain the original color and texture of masonry walls.
- Clean masonry and mortar only when necessary to remove heavy soils and to halt deterioration.

Discouraged Activities: General

- Do not resurface a building with inappropriate new materials such as artificial stone or artificial brick veneer. If a building was sheathed in asbestos shingles, shingles of a similar design and color may be substituted for exact replacements.
- Avoid destructive removal methods such as sand blasting and water blasting.

Preferred Activities: Wood Siding

- Retain and repair existing wood siding and trim. Remove any non-original siding material and repair the underlying original siding. Most of the siding profiles are still manufactured and available locally.
- Replace missing or deteriorated siding and trim with new wood as similar as possible in size, shape, texture, and color.
- Salvaged original siding should be reinstalled on the more visible sides of the house. Consider installing non-matching siding on the less prominent facades. Alternative siding should have the same basic appearance as the original and may include newly milled wood, cement board siding with no “wood grain”, or other composite board siding, again without “wood grain”.

Design Guidelines for Exterior Wall Surfaces cont'd

Preferred Activities: Stucco

The majority of the problems are not with the stucco material itself, but rather involve moisture intrusion as a result of incorrect flashing, sealants and maintenance of the system.

- Caulk all joints where the stucco abuts dissimilar materials, such as doors, windows, lights, electrical receptacles, etc., to ensure the building envelope remains watertight.
- Consider the addition of a metal drip cap at windows and doors without metal flashing.
- Keep all wood trims sealed and painted.
- Damaged or missing flashing should be repaired or replaced. Cracked or deteriorated sealants should be repaired, or removed and replaced.
- Recommended sealant material is Dow Corning 795 silicone building sealant, which is available in many colors or an alternative is 40 to 50 year silicone sealants are available in clear from local building suppliers.

Discouraged Activities

- Use of stucco over a damaged existing brick surface.

Preferred Activities: Brick

- Retain and repair the original brick of the house including all detailing.
- Replace any missing or damaged brick with salvaged brick of the same color and proportion.
- Clean paint from brick using the gentlest means possible, such as low-pressure water wash or chemical stripper.
- Replace brick or stone mortar to match the original in composition, color, and profile.
- If painted surfaces are in basically sound condition and it is cost prohibitive to remove existing paint, consider making any necessary repairs and/or repainting the masonry wall with a breathable latex paint.

Discouraged Activities: Brick

- *Do not sand blast brick.* It damages the glazed exterior of the brick so that it crumbles.

Design Guidelines for Exterior Wall Surfaces cont'd

Preferred Activities: Synthetic Siding

- Remove existing synthetic siding and repair original siding and trim underneath (see Wood Siding).
- Keep existing synthetic siding if it is in good repair and does not cover all original detail.
- Remove material that covers the detail or reinstall trim and detail that has been removed. For example, reinstall corner boards that were removed when asbestos siding was installed.
- If synthetic siding is badly damaged and it is cost prohibitive to restore the original siding, consider replacing it with an alternative material of the same appearance. Alternative sidings might include cement board siding or composite board siding.

Discouraged Activities: Synthetic Siding

- In order to maintain the integrity of the neighborhood and the house itself, it is not recommended that any synthetic siding, such as vinyl, be installed over existing wood siding. This not only changes the appearance of the house but may also cause deterioration of the material that it covers. Additionally, synthetic sidings often conceal many of the original details.
- *Exception:* the need to contain deteriorated lead-based paint may be a reason to consider the use of alternative siding.



Design Guidelines for Paint Color

Maintaining paint on wood siding, trim, and porches is critical to preventing wood rot. Paint keeps moisture out and, if properly maintained, helps wood siding and architectural features last indefinitely. The use of Design Guidelines in the choice of paint color will help maintain the character of the houses in the neighborhood.

Preferred Activities

- Select appropriate new house colors by answering the following questions:
 - What was the house painted originally? Scrape off a layer or two to see.
 - What colors were in use during the era in the house was constructed?
 - What were common colors in Five Points at a particular time?
- Visit the Neighborhood and Urban Design office and work with the staff in selecting a pleasing combination of colors.
- Visit the City of San Antonio Historic Preservation Office to use house paint reference books and palettes of historic paint colors. These books offer a wide variety of house paint combinations.
- Use black for trim and accents.
- Buy several quarts of the paint and put up a “test area” on the side of the house. Include a side window so that a piece of window trim is included.

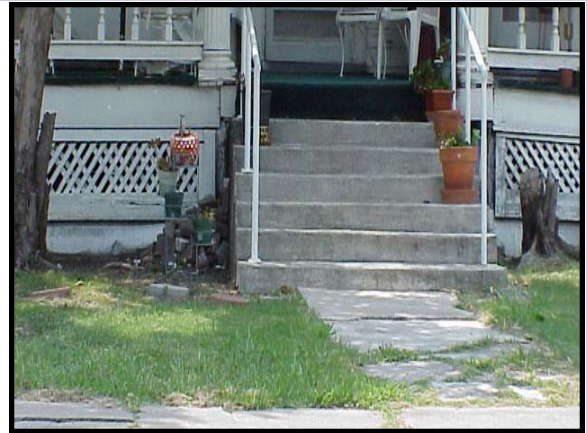
Discouraged Activities

- *Prohibited:* The use of black paint on the body of the house.



Design Guidelines for Skirting and Foundations

Characteristics of Skirting and Foundation in the Five Points Neighborhood



The skirting of a building has a major visual impact as it anchors the structure to the ground. Original materials may have been lattice of a distinctive vertical and horizontal pattern. Brick skirting is one of many types found in the neighborhood.

The majority of houses in the Five Points Neighborhood are wood frame construction with cedar post foundations set into the ground. This type of construction, called pier and beam, raises the house above the ground and the space between house and ground is enclosed by a wood “skirt”. With a pier and beam foundation, the cedar posts have a tendency to weaken over time causing the house to shift. The skirts also eventually deteriorate.

A few brick or stone structures with brick perimeter beams and interior supports are also found in the neighborhood. Brick foundations may have deteriorated mortar and may require repointing. An additional type of foundation found in the neighborhood is concrete slab on grade.

The use of Design Guidelines in the repair and maintenance of exterior wall surfaces will offer alternatives that will help maintain the character of the houses in the neighborhood.



Design Guidelines for Skirting and Foundations

Preferred Activities: Skirting

- Retain and repair deteriorated the skirting and foundation materials.
- If the skirting is missing or deteriorated beyond repair, remove deteriorated material and replace with similar material to match the original appearance.
- Creation of a durable lattice skirting by using chemically treated 2x4's can be ripped into thin strips. To maintain neighborhood character, use PVC lattice only where wood rot is a concern.
- If repair or replacement is too costly, consider replacing skirt with a substitute material such as cement board siding which is properly ventilated.

Discouraged Activities: Skirting

- Skirts of solid materials such as cement board siding or stucco are discouraged as a first choice because it changes the neighborhood appearance and does not provide the essential ventilation of pier and beam foundations. Consider installing a stucco skirt only on the side and rear facades.

Preferred Activities: Foundations

- Retain and repair deteriorated foundation materials such as pier or beam. Replace weakened cedar posts and install new cedar posts as necessary for proper support. The best method to repair a pier and beam foundation is to install new cedar posts or chemically treated wood. This allows for leveling of floors and the addition of extra supports, if needed.
- Use of concrete piers instead of cedar posts is an acceptable alternative.
- If repair or replacement is too costly, consider replacing with a substitute material.
- With a brick foundation, replace deteriorated mortar to match original in color and composition. The mortar should include sand, which matches the color of existing sand, white Portland cement, and at least as much lime as cement.
- If repair or replacement is cost prohibitive, remove deteriorated material and replace old stone or brick with new or salvaged stone or brick to match as closely as possible in color and proportion. If the stone was originally covered with a soft plaster, reapply a soft lime plaster to the surface of the stone.
- If the foundation is not visible from the street and is badly deteriorated, consider installing an alternative material such as concrete block. Re-plaster foundation if previously plastered.
- Use mortar which is softer than the masonry and will match the original color and composition.

Discouraged Activities: Foundations

- Do not cover an existing foundation with plaster or stucco if it is not the original material.

Property Elements



Design Guidelines for Garages and Carports

Characteristics of Garages and Carports in the Five Points Neighborhood



In the Five Points Neighborhood carports tend to be attached to one side of a residential structure. Garages, if they exist, are usually detached and located at the rear of the property.

The use of Design Guidelines in the placement, repair and maintenance of garages and carports will help maintain the character of the houses in the neighborhood.

Preferred Activities

- Garages are located at the rear of the lot.
- Carports may be allowed at rear of lot.

Discouraged Activities

- The placement of a garage or carport that would violate typical setbacks in the neighborhood.



Design Guidelines for Fences

Characteristics of Fences in the Five Points Neighborhood

Fences typical to the Five Points Neighborhood are wood picket.

The use of Design Guidelines in the installation, repair and maintenance of Fences will help maintain the character of the houses in the neighborhood.

Preferred Activities

- A picket fence is the preferred fencing material.
- An ornamental wire fence (wrought iron) is also an acceptable choice.
- UDC requirements should be followed. For example, a fence must be transparent above a height of two feet.

Discouraged Activities

- Installing chain link or barb wire fences is discouraged.
- Use of a vinyl fence is prohibited.



Design Guidelines for Driveways

Characteristics of Driveways in the Five Points Neighborhood



Driveways in the neighborhood are simple if they exist. They are constructed from materials such as often concrete strips, ribbons or tire paths.

The use of Design Guidelines with regard to driveways will help maintain the character of the neighborhood.

Preferred Activities

- Repair of existing driveways with original materials.
- A replacement driveway should use a compatible material and be similar in scale and detail.
- Tire paths or ribbons are recommended as an alternative to dirt or a solid surface on the driveway area and cost less than a solid concrete driveway.
- Other acceptable applications would be the installation of a hard edge, such as metal, filled with decomposed granite, pea gravel.
- Single lane, concrete drives should be no wider than ten feet.

Discouraged Activities

- A concrete driveway should not be wider than ten feet.
- The use of asphalt.



Design Guidelines for Sidewalks

Characteristics of Sidewalks in the Five Points Neighborhood



Most sidewalks in the neighborhood are not elaborate but some may flair out at the porch.

The use of Design Guidelines with regard to dsidewalks will help maintain the character of the neighborhood.

Preferred Activities

- Sidewalks should be two feet from the street and at least 36 inches in width. This complies with the Unified Development Code.
- The sidewalk that leads to the front entrance of the building should at least be 36 inches in width and separated from the driveway.
- Sidewalks should be ADA accessible.
- When installing a new sidewalk a broom finish or wash finish is encouraged.

Discouraged Activities

- Installation of sidewalks with irregular or winding pathways.
- Avoid obstructing a sidewalk with street furniture or other objects (newspaper stands/soft drink machines).



New Construction



New Construction

The design of any new structure within the area of the Five Points is of great importance because it must be compatible with existing structures and must harmonize with the visual characteristics of the neighborhood. The type of new construction allowed in the district always depends upon the underlying zoning for the property. If a property is zoned for a particular use, then the property owner may construct new structures, providing that the lot size, setbacks, and other requirements allowed by the Unified Development Code.

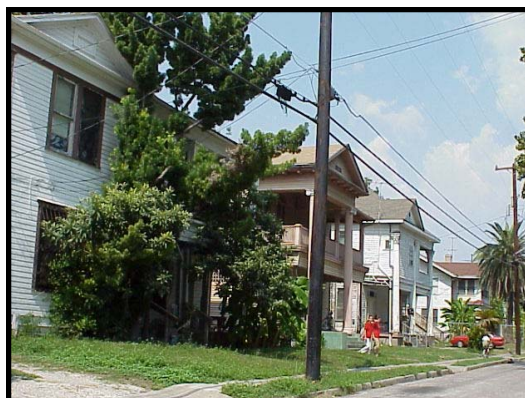
The site will address the features such as setback, siting, size and scale, and rhythm. The Five Points Neighborhood is on sloping land and divided into small lots. The houses are close to the street with minimal site improvements, such as fencing, driveways, and sidewalks. Some streets are very narrow and driveways are simple if they exist.

The following guidelines for new construction cover additions to existing buildings and new infill buildings within the neighborhood. The guidelines are not intended to dictate particular architectural styles or features. They are intended to identify a range of design options that will encourage new development that is harmonious with the character of the neighborhood. The important elements to consider in new construction are scale, design quality, and relationship to neighboring buildings.

New buildings can be inspired by past design. It is best to avoid recreating historical styles or themes in order to avoid a false past.

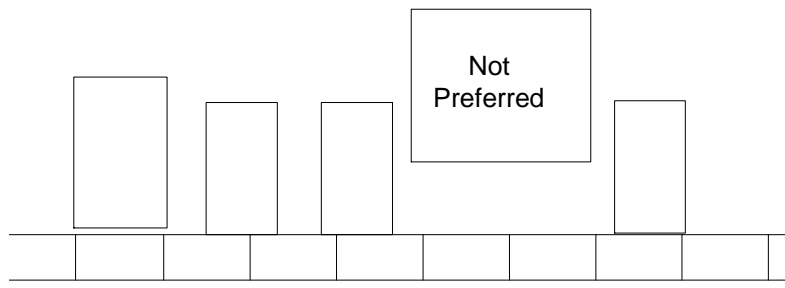


These photographs illustrate features desired in the design and construction of new buildings in the Five Points



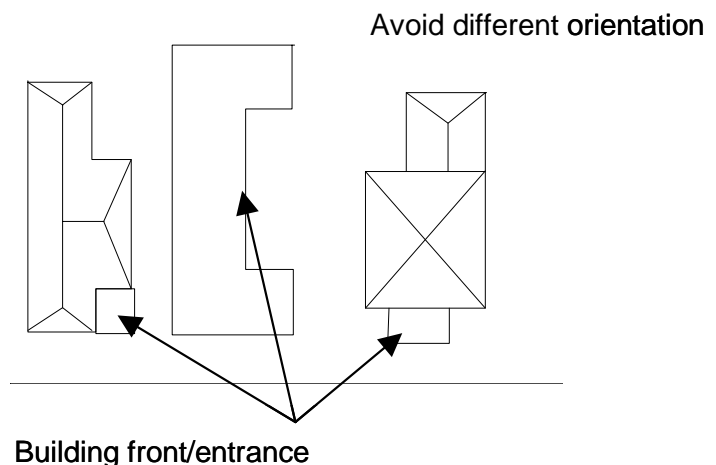
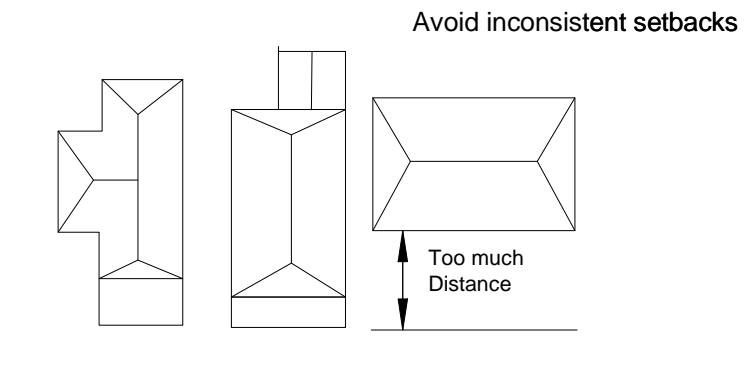
Setbacks

New additions should be constructed at or behind the existing front façade setback. New construction should be consistent with existing setbacks along the blockface.



Siting

The setback and orientation of new buildings in the neighborhood align with neighboring buildings. Within the neighborhood the principal elevations of buildings characteristically face the street with a strong sense of entry. New buildings with main facades and entrances oriented to the side yard, or new buildings having a courtyard arrangement are not appropriate.



Size and Scale

New construction should conform to the massing proportion, volume, scale, and height of neighboring buildings. The bulk and area requirements in the zoning ordinance regulate the specific height and area coverage of building in the Five Points Neighborhood.



Discouraged: building emphasis is too horizontal



Preferred: Vertical emphasis and height match other buildings

Discouraged: Building emphasis is too horizontal and low

Rhythm and Directional Emphasis

New construction should be compatible with the rhythm of neighboring buildings along the street. Rhythm is defined by the relationship of buildings to open space along the street, the relationship of solids to voids on building facades, and the relationship of entrance and porch projections to the street. The directional emphasis of new construction, whether vertical or horizontal in character, should relate to the neighboring buildings.



Preferred: Vertical elements that support street rhythm

Discouraged: Monotonous façade



Preferred: Vertical emphasis

Discouraged: Horizontal emphasis

Five Points Neighborhood Design Guidelines



Part IV Commercial Corridor Guidelines

Design Guidelines for Commercial Construction

This document was written primarily for residential property owners. However, the Five Points neighborhood does contain commercial property. New infill commercial construction is permitted per the underlying zoning. Design of new commercial construction requires review by the city and neighborhood. Again, construction should be sympathetic to the design of the turn of the century commercial property in the district. These guidelines, along with the residential guidelines, encourage an atmosphere that is culturally and architecturally unique. They also encourage preservation and enhancement of this unique environment. The guidelines are recommendations for improvement of visual quality along a commercial corridor creating a streetscape that is inviting and attractive. They provide a way to halt deterioration and protect the special identity of a commercial corridor.

Guidelines:

- Improve the quality of physical changes
- Protect existing architectural character
- Are voluntary

Guidelines do not:

- Regulate growth
- Control non-exterior changes

Design guidelines offer a tool to guide the appearance of the commercial corridor. Individuals within a community must agree upon an image which would best serve the commercial revitalization efforts. The image most often seen is a pedestrian friendly atmosphere where foot traffic is encouraged, retail shopping is pleasant and brisk, and features are interesting and consider human scale.



Discouraged



Preferred

Commercial Construction: Site Design

Focusing on good site design early in the development process is important to maintain the character of a neighborhood retail district. The relationship between a building, the sidewalk, and the street edge is key in forming a successful urban shopping area that is safe and inviting to pedestrians. A well-designed building allows a person on the sidewalk to easily view window displays as well as the activity within the business.

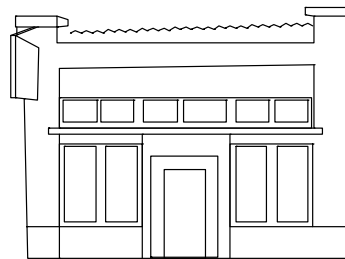
Commercial Construction: Street Wall Continuity

Plans for new development in the neighborhood should take into consideration the whole of the neighborhood. Extra attention should be paid to site planning, building massing, and use. New projects are most successful when the siting of buildings matches the existing patterns of the neighborhood. Traditional storefronts maintain consistency through the use of similar building elements. San Antonio's larger commercial buildings typically have three vertical zones: (1) street level retail/commercial spaces, (2) upper level offices or housing; and, (3) a top or cornice.

Street Level



Preferred



Discouraged

NEED
NEW DIS-
COURAG
ED

Rhythm

Common widths, slightly varying heights, horizontal lines, proportional openings, and buildings fronting the sidewalk edge all create a characteristic rhythm. This rhythm plays an important part in articulating the building to a desirable human scale. Repeated similar elements on neighboring buildings create an uninterrupted tempo. Various elements that share a theme can offer this continuity even though each particular storefront may differ. One shop may have a stucco finish, the next brick. New construction should be compatible with the rhythm of neighboring buildings along the street. Rhythm is defined by the relationship of buildings to open space along the street, the relationship of solids to voids on building facades, and the relationship of entrance and porch projections to the street. The directional emphasis, whether vertical or horizontal, in the charter of new construction should relate to neighboring buildings.

Commercial Construction: Height and Scale

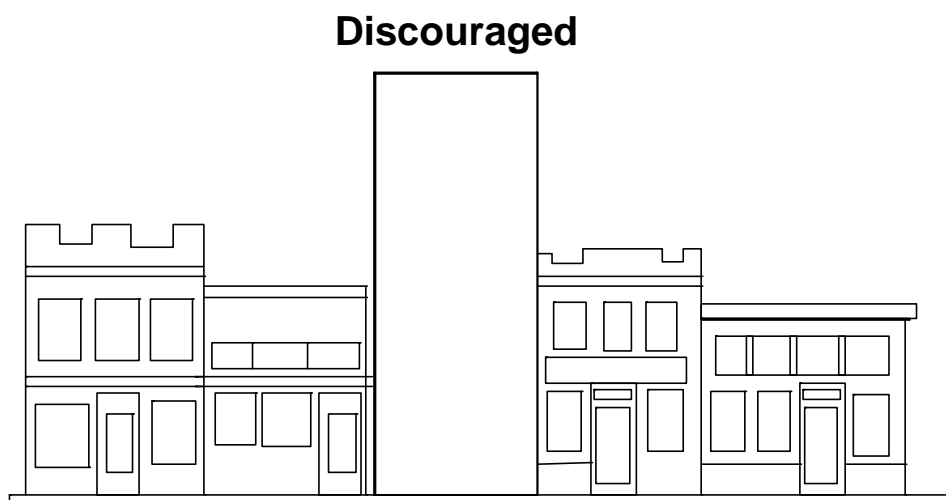
Historically, tall buildings dominated the city skyline downtown, while smaller scale retail and commercial spaces were the norm away from downtown. The usual height of retail buildings is two stories. Many buildings have one story with some former residences as offices. The smaller scale is appropriate for a neighborhood commercial center that serves the local community. New construction should conform to the massing proportion, volume, scale, and height of neighboring buildings. The bulk and area requirements in the zoning ordinance regulate the specific height and area coverage allowed in the neighborhood.

Preferred Activities

- Maintain the alignment of building cornice or rooflines.
- The height of new construction should be within the range of heights found on the immediate block face.

Discouraged Activities

- Heights not appropriate to the surrounding area.
- Heights over two stories or 35 feet tall.



Commercial Construction: Proportion of Door and Window Openings

Windows and doors of similar size, spacing or shape also add to the storefront rhythm. This applies not only to openings in one storefront, but the relationship of opening from one floor to the next and between different storefronts. If a prevalent pattern to the openings is evident along a particular block, the proportion and spacing of the spacing should be maintained.

Preferred Activities

- Windows and doors that are compatible in shape and size as adjacent buildings.



Preferred Facade

Discouraged Activities

- Windows or doors not of similar size of surrounding building.
- Windows or doors that vary greatly from the alignment of windows or doors on other floors in the same building or adjacent buildings.
- Blank walls are not the ideal facades in this neighborhood.

Discouraged Facade



Preferred Facade

Commercial Construction: Setback

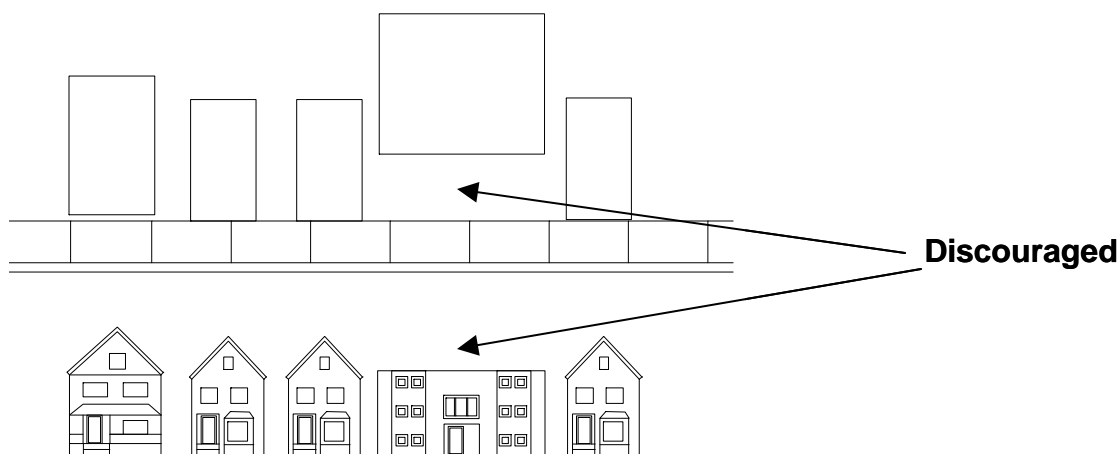
Commercial properties are usually distinguished from residential by having a zero front setback, or, by being sited right at the front property line. This allows one to maximize every inch of expensive commercial property. Additionally, the commercial operation is right at the sidewalk allowing immediate access for pedestrians creating excellent conditions for window shopping. A common front setback for residential property is twenty feet. Therefore, former residential properties that are converted to commercial use now have an excellent opportunity for using the original front yard space as a seating area for an outdoor café or yard art, or to encourage shoppers to come inside.

Preferred Activities

- Maintain the alignment of facades along the sidewalk edge for new infill construction.

Discouraged Activities

- Storefronts that do not maintain an existing established set back from adjacent buildings.



Design Guidelines for Storefront Elements

Storefronts define the overall character of a commercial area and the focus of the district revitalization process. Framed by the building façade and structure, the storefront is transformed under each new owner or business. The storefront establishes the character of a business and the visual relationship between the interior of a shop and the sidewalk. Its design and use are crucial to advertising and merchandising policies. Storefronts can help unify a neighborhood street and should be visually integrated with the building itself.

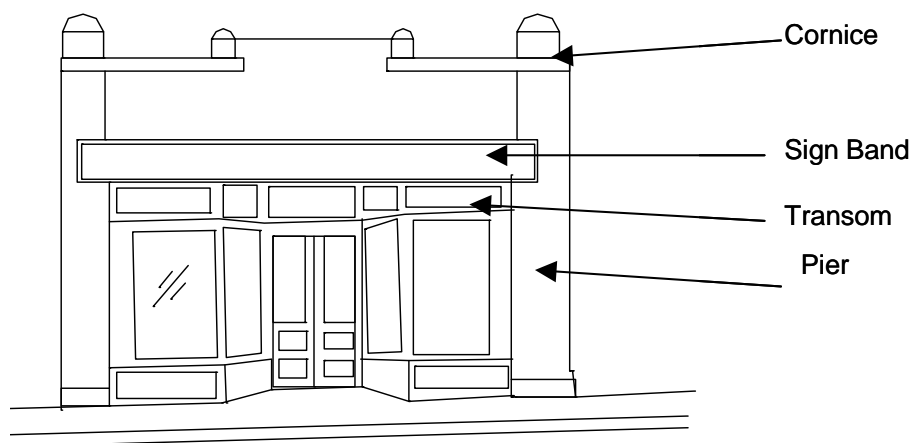
The first step in carrying out storefront renovations is identifying the parts of a building. Each piece of a storefront poses a set of options that contribute to the overall image of a business. Consistency of storefront transom windows and base heights helps provide continuity in the streetscape. Using the most expensive item for each component is not always the best solution for a building. As much of this area as possible should be transparent glass for purpose of display and visual safety.

Preferred Activities

- Storefronts designed to fit within the original storefront opening.
- Replace missing storefront elements with quality materials.
- A clear distinction between the frame and infill should be made through a change of texture or material.

Discouraged Activities

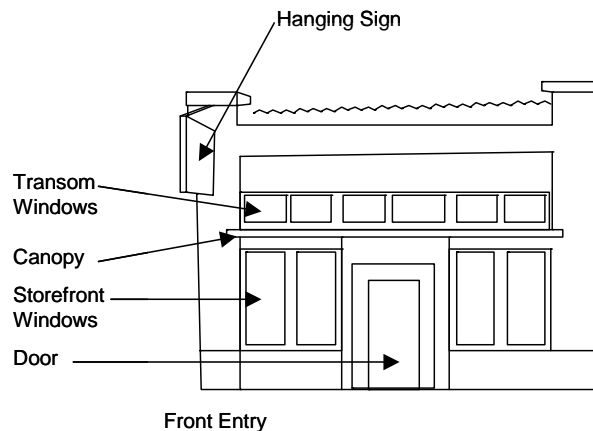
- Changing a storefront's historic features or removing historic material.
- Creating a false historical appearance by introducing architectural details not related to those typical of the building or district.
- Use of replacement materials that do not convey the same visual appearance.



Storefront Elements: Doors and Entryways

Doors and display windows are often referred to as the “Storefront System.” Together they establish the visual relationship between the interior of the shop and the sidewalk. Well maintained windows and displays areas are important to good business practices and the size should be maximized in order to present an appealing appearance. Transforming storefront windows to make them appealing to the customer is a cost-effective way to promote products and services.

Entries are best recessed and must comply with all zoning and accessibility requirements. Recessed entries serve as sheltered areas that protect customers from the weather and prevent doors from swinging onto sidewalks. Clearly marked on the storefront, a recessed entry provides a sense of welcome and creates depth on the building’s surface.

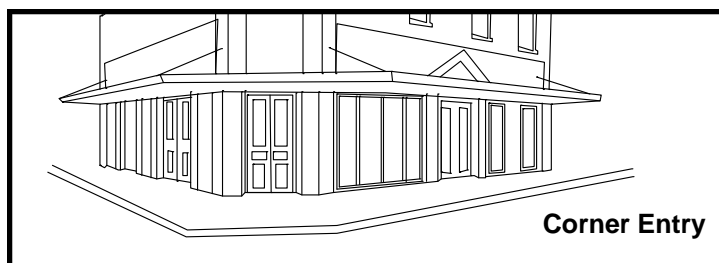


Preferred Activities

- Visible entries located on the main street.
- Doors with large glass panels that provide the most visibility into business.
- New doors compatible with a building’s overall character.

Discouraged Activities

- Converting glass door panels to opaque materials such as metal or wood.
- Blocking one side of a double door entry with merchandise.
- Using doors with a false appearance.



Storefront Elements: Display Windows

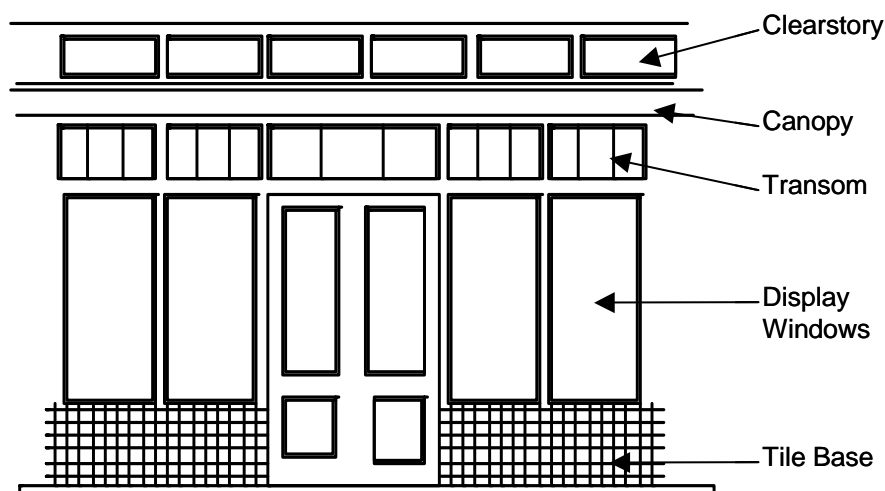
Display windows are the link between the pedestrian and the business. They are the character defining elements of retail or commercial buildings and their original size, division, and shape should be preserved where possible. Neglecting broken or boarded display windows results in a negative image for both the business and the neighborhood as a whole.

Preferred Activities

- Replacement windows that are similar scale as the originals.
- Replace deteriorated areas with matching items.
- Use of wood frame windows.
- Clean windows that have creative, interesting displays.

Discouraged Activities

- Covering or blocking a display window.
- Filling the opening with non-transparent material, such as glass block, that does not allow views into a business.
- Changing the pattern or size of original storefront openings through removal or replacement of windows.
- Inserting new ceilings that block a window, or modifying exterior appearance for such changes.
- Use of Plexiglas instead of glass.



Example of a front façade with defining features.

Storefront Elements: Awnings and Canopies

Sidewalk covering such as awnings and canopies cover the area between the sidewalk and building. They protect pedestrians and shelter display windows from sun, rain, and snow. They add depth to the building surface and embellish entrances. Awning and canopy locations should respect the storefront framework in order to maintain a visual connection with the upper floors and reinforce the rhythm of the streetscape. When used in appropriate locations, they can be an effective investment.

Canopies are extensions of the building, usually supported by metal rods attached to the front of the building above the canopy at an angle. They are more permanent than awnings, usually made of metal or wood over a rigid frame.

Awnings are more light and airy, usually of a canvas material over an aluminum frame. Even though awnings may appear temporary in nature, they can affect the overall image of the building. Proper maintenance and repair of awnings are important in conveying a positive visual image.

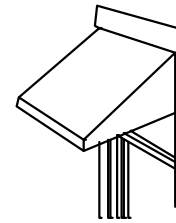
Preferred Activities

- Original awnings or canopies found on buildings should be maintained, be structurally sound, and should not be removed from building.
- Simple awning shapes.
- Awnings on a single building should be compatible in size, profile, and location whether they are for the same business or not.

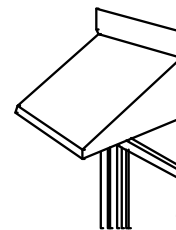
Discouraged Activities

- Concealing architectural details with continuous or oversized coverings.
- Back lit or internally illuminated awnings.
- Excessive signage on the sloped portion of awnings.

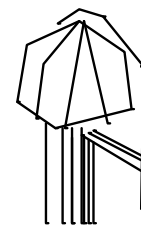
Examples of a common awnings preferred for new or existing structures.



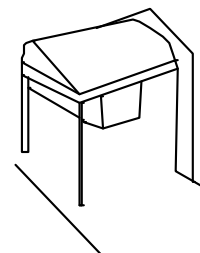
Standard



Convex



Dome



Marque

Auxiliary Exterior Elements

Lighting

Lighting has two purposes: (1) illuminating the business and (2) discouraging crime. Lighting creates a feeling of security for the passerby and is an important factor in a commercial setting. A variety of light source and locations should be considered in carrying out storefront renovations. In some cases, where general street lighting is sufficient, a storefront may require minimal illumination.

Preferred Activities

- Sign lights and display window lighting are encouraged to advertise businesses, highlight building features, and illuminate dark corners of the property or street.
- Indirect lighting is encouraged.
- The scale and style of light fixtures should be compatible with the storefront design.
- Supplemental security lighting such as floodlights should be hidden or shielded to avoid glare.



Discouraged Activities

- Flashing, pulsating, dynamic, or moving lights.
- Lights which glare onto the street public way, or adjacent properties.
- Use of domestic style fixtures.



Auxiliary Exterior Elements: Signs

A well-designed sign is one of the most important elements of a storefront. As publicly displayed information, it reflects the personality of a business. Signs also add visual interest to the streetscape experience and contribute to the character of a neighborhood.

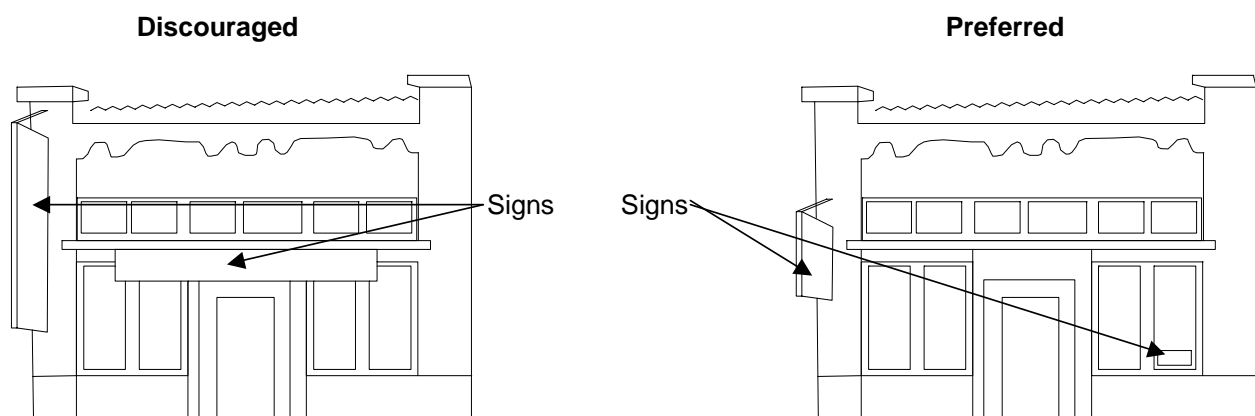
Note: The City of San Antonio has a sign ordinance which defines the size, type, and placement of sign, dimensions of projecting signs, and the amount of window area that can be obscured by signs.

Preferred Activities

- Signs scaled to fit the design of the building and storefront.
- Signs that compliment the building façade.
- Well designed, legible signs and graphics.
- Remove all old and non-functional signs.

Discouraged Activities

- Visual clutter and excessive information.
- Temporary signs, which, if not well maintained can convey an image of deterioration
- Temporary signs with out of date advertised information.

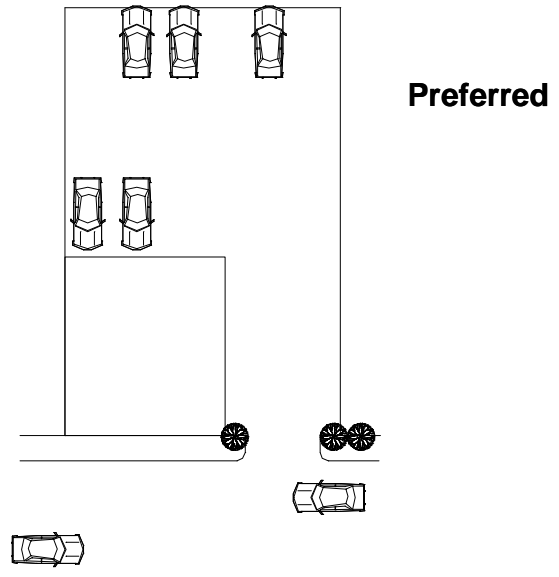


Auxiliary Exterior Elements: Parking and Service Areas

Ideally parking lots and services are best located behind buildings, and not along the street edge. Locating trash and service areas at the rear of a property prevents traffic congestion on the main street and keeps sidewalks clear for pedestrians. For ease of pedestrian and vehicular safety, sidewalk curb cuts for these areas should be limited.

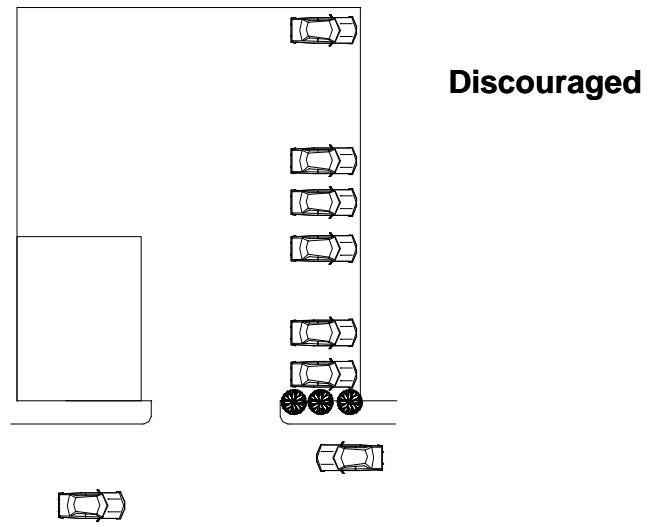
Preferred Activities

- Landscaping and pervious ground (brick or concrete pavers).
- Rear and side parking.



Discouraged Activities

- Minimize frontage used for trash and service areas.
- Visual clutter and excessive information.
- Temporary signs, which, if not well maintained can convey an image of deterioration
- Temporary signs that out-last advertised information.

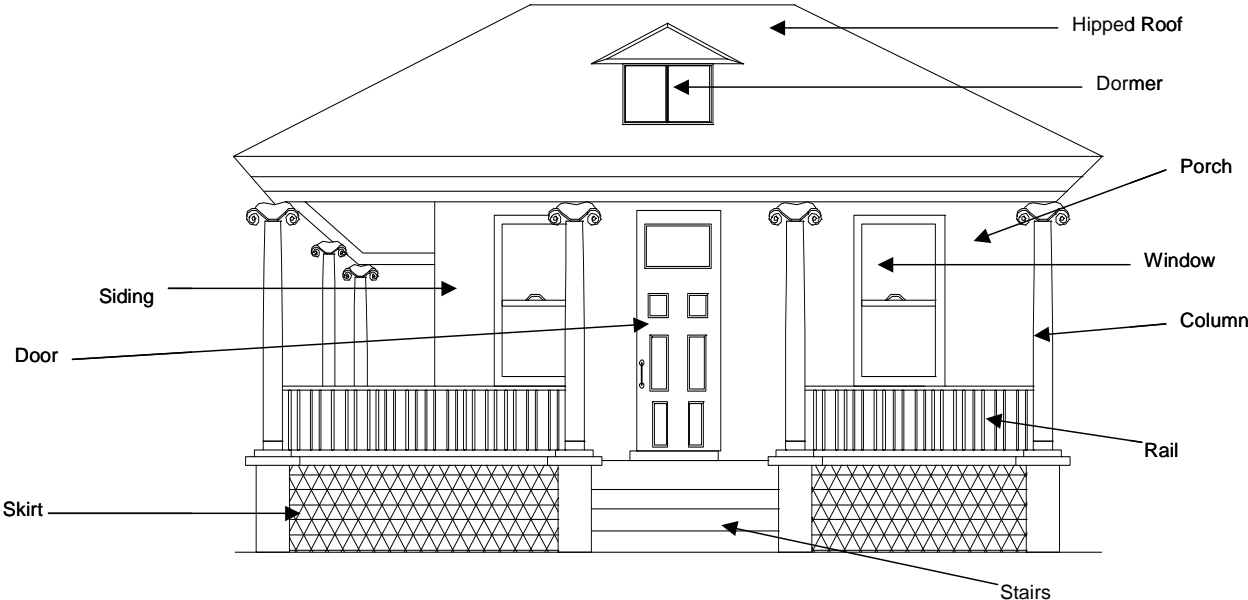


Five Points Neighborhood Design Guidelines

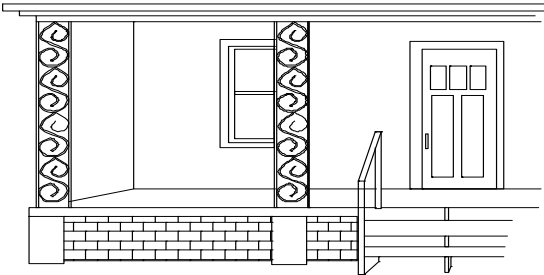


Appendix

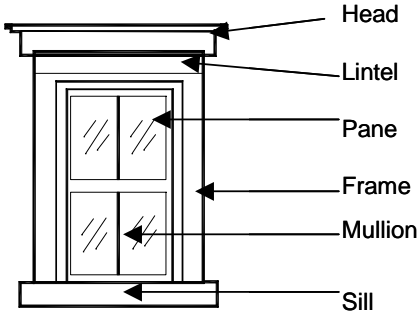
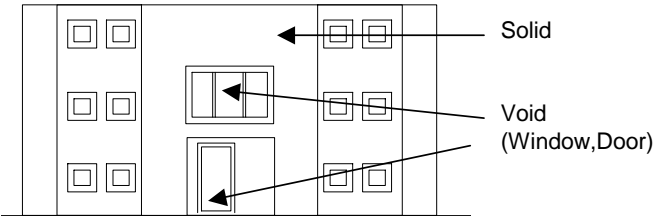
Commonly Used Terms for Residential Structures



Typical Porch



Scale and Proportion



Definitions of Vocabulary in Design Guidelines Document

Bargeboard: An often ornately carved board attached along the projecting edge of a gable roof.

Board and batten (siding): Vertical siding where wood strips (battens) hide the seams where other boards are joined.

Bow Window: A large window projecting from the outer wall of a building and forming a recess within.

Boxed eaves: Wide eaves that take shape of the boxed that could have decorative brackets.

Brackets (roof): A small supporting piece of wood or stone, often formed of scrolls or other decorative shapes, designed to bear a projected weight, such as a window

Capital: The upper part of a pillar or column.

Casement (window): A window that opens outward by hinges.

Clapboard: A long narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame houses.

Consoles (eaves): A decorative bracket.

Corbelled Caps (chimneys): Caps on chimneys with stone or wood projecting from it for support or decoration.

Corner boards: Corner boards are trims that go at the corners of the structure in a vertical direction.

Cornice: A horizontal molded projection that crowns or completes a wall or building.

Crown: The top part of arch.

Dentils (eaves): One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

Dormer: A window set vertically in a small gable projecting from a sloping roof.

Drip cap: A projection from a cornice or sill that protects the area below from rainwater.

Drop wooden siding:

Eaves: The projecting overhang at the lower border of a roof.

Filigree: Intricate, delicate or whimsical ornamentation.

Gable: The triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole.

Gable Roof: A pitched roof ending in a gable.

Gable ends: The end of a triangular area of an exterior wall formed by two sloping roofs.

Gingerbread: Elaborate ornamentation.

Glazing pattern (window): The pattern of the cutting of glass and fitting it into sashes, also, the ornamentation of windows with stained glass.

Hard edge (driveway): Metal plate imbedded into ground for sturdy and contained material within the hard edge

Head (window): The top part of the window that holds the side frame of the window

Hoodmold (window): The projecting molding over an arch or lintel designed to throw off water, also known as dripstones.

Lattice: An open framework of interwoven strips that form regular, patterned spaces.

Lintel: The horizontal beam forming the upper member of a door or window frame and supporting part of the structure above it.

Mortise and tendon joints: The joint where a projection, the tendon, fits into a socket, the mortise.

Mullion: A vertical strip separating window panes.

Pane: A glass filled section of a window or door.

Pier and beam construction: Simple method of foundation where the beam sit on the pier.

Pilaster: A supporting column or pillar with a capital and base, set partially into a wall as an ornamental motif.

Pitch: To set at a specified downward slant, as the angle of a roof.

Proportion: Balance and harmony, size and dimensions of a structure.

Rafters: One of the sloping parallel beams that support a pitched roof.

Repointing: The repair of grooved mortar joints with a ting ridge of fine lime mortar or putty.

Rhythm : Characteristics that continue flow or arrangements that enrich continuity.

Ribbons (driveway): Narrow strips of a surface adequately spaced for automobile tires.

Sash: A frame in which the glass panes of a window or door are set.

Scale: The height, width and depth of a building as it reflects what exists in the neighborhood.

Sheathing (siding): A layer of material applied to the outer frame of a building to strengthen the structure and serve as a base for an exterior weatherproof cladding.

Sidelights: Part of the entry door and are on the right and left side of the door provide light into the door entry.

Sill: The horizontal member that bears the upright portion of a frame, esp. the base of a window.

Skirting: Partition used to screen and dress the foundation between the ground and porch.

Soffit: The underside of a structural component as a beam, arch, staircase, or cornice.

Spindlework: a thin, vertical, decorative post-like piece, usually carved out of wood; spindlework in Victorian Queen Anne houses such as the mansion often are referred to as gingerbread

Transom: A small (hinged) window above another window or a door.

Vents (decorative): An opening for the passage or escape of air.

Weatherboard: see Clapboard.