

AN ORDINANCE

36365

URA

OF THE CITY OF SAN ANTONIO APPROVING THE  
GENERAL NEIGHBORHOOD RENEWAL PLAN FOR DEL  
ALAMO PROJECT AREA.

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Urban Renewal Agency of the City of San Antonio (herein called the "Local Public Agency") has entered into a contract designated Contract No. Tex. R-82 (GN) with the Federal Government, pursuant to which the Government has made available to the Local Public Agency financial assistance for the preparation of a General Neighborhood Renewal Plan for the General Neighborhood Renewal Area designated as Del Alamo Project Area in the City of San Antonio, County of Bexar, State of Texas (herein called the "Locality"); and

WHEREAS, the Local Public Agency proposes to undertake with Federal financial assistance one or more Urban Renewal Projects in the above-described General Neighborhood Renewal Area; and

WHEREAS, there has been prepared and referred to the City Council of the City of San Antonio (herein called the "Governing Body") for review and approval a General Neighborhood Renewal Plan for the General Neighborhood Renewal Area, dated February 7, 1968, and titled "Del Alamo General Neighborhood Renewal Plan" and consisting of a hard cover brochure with title page, identification page, Table of Contents and list of exhibit pages, and 81 pages of textual and narrative material, together with exhibits which are made a part of said brochure; and

WHEREAS, the General Neighborhood Renewal Plan has been approved by the Governing Body of the Local Public Agency as evidenced by a copy of said Body's duly certified Resolution approving the General Neighborhood Renewal Plan which is attached thereto; and

WHEREAS, there have also been presented to the Governing Body certain supplementary data including data respecting estimated grant and aid requirements, relocation requirements and resources and governmental action required to carry out said General Neighborhood Renewal Plan; and

WHEREAS, a General Plan is in existence and is recognized and used as a guide for the general development of the Locality as a whole; and also there has been presented to the Secretary of the Department of Housing and Urban Development and the Secretary has approved a workable program for community improvement for the community; and

WHEREAS, the Planning Commission of the City of San Antonio which is the duly designated and acting official Planning Body for the Locality has reported to this Governing Body respecting the conformity of the General Neighborhood Renewal Plan to the General Plan for the Locality as a whole; now, therefore

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

1. That the General Neighborhood Renewal Plan for the Area aforementioned, having been duly reviewed and considered, is hereby approved; that it is determined to be adequate as an outline of the Urban Renewal activities proposed for the Area involved, as a

13

framework for the preparation of Urban Renewal Plans, and as an indication generally, to the extent feasible in preliminary planning, of land uses, population density, building coverage, prospective requirements for the rehabilitation and conservation of property, and any portions of the Area contemplated for clearance and redevelopment; and that the City Clerk be and is hereby directed to file said copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

2. That it is hereby found and determined that the General Neighborhood Renewal Plan for the General Neighborhood Renewal Area conforms to the general plan of the Locality and to the Workable Program for Community Improvement.

3. That it is the intention of this Body that the General Neighborhood Renewal Plan be used to the fullest extent feasible as a guide for the provision of public improvements in such Area, and that the Plan will be considered in formulating codes and other regulatory measures affecting property in the Area and in undertaking other local governmental activities pertaining to the development, redevelopment, conservation, and rehabilitation of the Area.

4. That in order to implement and facilitate the effectuation of the Plan hereby approved, this Body hereby (a) pledges its cooperation in helping to carry out the Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

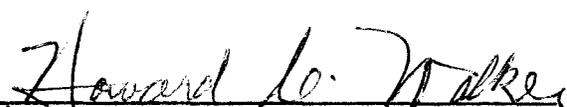
PASSED AND APPROVED this 21<sup>st</sup> day of March, 1968.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**DISTRIBUTION**

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
STINSON FIELD			
BUDGET	3/21	1	
CITY MANAGER			
ASST. CITY MGR.			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER			
FINANCE DIRECTOR	3/21	1	
ASSESSOR & COLL.			
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.			
LEGAL	3/21	1	
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR			
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.	3/21	1	
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

REMARKS:

J. H. INSELNANN

ITEM NO. 13

ROLL CALL WRITE

MAR 21 1968

MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_

MOTION BY: Cook SECONDED BY: James

ORD. NO. 86365 ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. MC ALLISTER PLACE No. 1, MAYOR		✓	
DR. HERBERT CALDERON PLACE No. 2		✓	
ROBERT C. JONES PLACE No. 3		✓	
S. H. JAMES PLACE No. 4		✓	
MRS. S. E. COCKRELL, JR. PLACE No. 5		✓	
JOHN GATTI PLACE No. 6, MAYOR PRO-TEM		absent	
FELIX B. TREVINO PLACE No. 7		✓	
GERALD PARKER PLACE No. 8		abs	
PETE TORRES, JR. PLACE No. 9		abstain	

BRIEFED BY:

Walter Martin

ADDITIONAL INFORMATION:

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1600  
UR  
UR Proj =  
2000  
Order

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of San Antonio, State of Texas (hereinafter called the "Locality"), and the custodian of the records of the Locality, including the minutes of the proceedings of the City Council of the City of San Antonio (hereinafter called the "Governing Body"); and is duly authorized to execute this Certificate.

2. Attached hereto is a true and correct copy of Ordinance No. 36365 adopted at a meeting of the Governing Body held on the 21<sup>ST</sup> day of MARCH, 1968, (hereinafter called "Ordinance of the Governing Body").

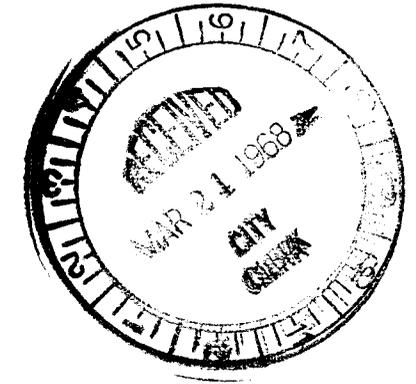
3. The Ordinance of the Governing Body has been duly recorded in the minutes of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the By-Laws of the Locality. To the extent required by law or said By-Laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the Ordinance of the Governing Body. All other requirements and proceedings under law, said By-Laws, or otherwise, incident to proper adoption of the Ordinance of the Governing Body, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If the seal appears below, it constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this Certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 22<sup>ND</sup> day of MARCH, 1968.

  
\_\_\_\_\_  
J. H. Inselmann, City Clerk of  
the City of San Antonio



# DEL ALAMO

General Neighborhood Renewal Plan



DEL ALAMO GNRP  
TEX R-82 (.GN)  
URBAN RENEWAL AGENCY  
CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS

C I T Y C O U N C I L

W. W. McAllister, Mayor

John Gatti, Mayor Pro-Tem

Pete Torres

Dr. Herbert Calderon

Mrs. S. E. Cockrell, Jr.

Rev. S. H. James

Robert C. Jones

Dr. Gerald Parker

Felix B. Trevino

Gerald C. Henckel, Jr., City Manager

U R B A N R E N E W A L  
C O M M I S S I O N

John A. Bitter, Jr., Chairman

Charles O. Scheer, Vice Chairman

Morris L. Collins

Peter G. Garcia

Max Martinez

Robert A. Roth

George M. Warmack

Rev. R. L. Archfield, Sr.

Roland C. Bremer

M. Winston Martin, Executive Director

## FOREWORD

A great many words have been written and spoken about the plight of today's downtown business district--the core or heart of the entire city. Many have struck a note of pessimism, some have sounded optimistic, all have expressed a common concern. For the plight is real, and the need to do something is an obvious daily fact.

The problems are extremely complex, defying all attempts to propose simple textbook-theory planning solutions. Neither people nor living vital socio-economic centers live a perfect well-ordered existence; both tend toward messiness. A certain amount of messiness is tolerable, perhaps even desirable to carry on and preserve a healthy life. However, downtown San Antonio is marked not with messiness but rather with an advanced stage of congested obsolescence. Like any illness of age in a living organism, the symptoms are decay, loss of vitality, a slowness to react to any stimulus to create and regenerate, and perhaps even a feeling of hopelessness.

Recognition of these symptoms and the desire for discovering and utilizing all means of direct action to effect regeneration and cure led the city council to pass an ordinance approving the submittal of an application for survey and planning funds for the Central Business District General Neighborhood Renewal Plan, Tex R-71, in 1962. Following a restudy of the CBD, however, this application was withdrawn and two separate applications, the del Alamo General Neighborhood Renewal Plan, Tex R-82, and Civic Center Project, Tex R-83, were submitted in 1963.

The decision of the city to move officially into downtown renewal plans is an important and necessary step. Through federally assisted urban renewal direct and positive action can be taken to alleviate some of the symptoms being felt downtown. But official renewal action is not enough. Only when community leaders, businessmen, and public officials cooperate fully on a common goal, and only when the people of the community as a whole understand what is planned and support the action is effective action achieved. Sometimes discouraging and bitter experience has taught that planning proposals made and sprung on an unsuspecting business community and general public are never well received, much less carried out. Therefore, one of the purposes of the del Alamo plan is to explore the extent of the

possible ways and means by which practical and constructive cooperative effort among all interested groups can best be brought to bear on the renewal of downtown San Antonio. Further, the del Alamo plan endeavors to set guidelines for the policies and programs used in developing and implementing a renewal plan for any specific area of downtown. Finally, the purpose has been to suggest a flexible and workable physical plan for renewal, including the necessary regulations, controls, and restrictions to achieve the desired goals.

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## INTRODUCTION

The initial step in the preparation of the del Alamo GNRP involved the compilation of a bibliography of economic, governmental, cultural, and planning material pertinent to the development of San Antonio. Other information resulted from consultation with businessmen; interviews with civic and public officials; investigation of municipal reports and records; investigation by aerial photography; analysis of current governmental and quasi-governmental planning projects, field observations; and door-to-door surveys. Diverse points of view and seemingly conflicting factual information were given careful attention. An objective approach was necessary to insure a sound basis for the correlation of the projects proposed in these pages.

Although San Antonio has not experienced vibrant economic growth in recent years, it has sustained steady increases in population. The city has maintained its position as the leading trade center of South Texas and is one of the nation's most important centers for military installations.

The growth pattern of San Antonio has been centrifugal. While the city has grown threefold in size in the past two decades, the central business district has remained relatively unchanged. In fact, the vitality of the central city has been sapped measurably by the rapid growth of the suburbs.

San Antonians have come to realize that massive revitalization programs must soon be put into effect to counteract the deterioration of their central city. Several programs in various stages of execution have already been launched: the 1968 HemisFair, an international exposition stressing the unique geographical and cultural position of San Antonio; the Paseo del Rio, a project to increase commercial and recreational facilities in the scenic downtown river bend; the construction of a ten-million-dollar Convention Center; and the central city Urban Renewal projects. All Urban Renewal projects undertaken to date are in the central city and their implications have received foremost consideration in the del Alamo Plan. The Tex R-39 Central West Project, 68 acres of light manufacturing and the Tex R-83 Civic Center Project, containing 147 acres of clearance and rehabilitation, is the site of a large convention center and associated public uses. Completion of the total redevelopment of this project is scheduled for 1970. The Civic Center Project is a part of del Alamo General Neighborhood Renewal Plan. To the north of the Tex R-39 Central West project, and also abutting the del Alamo boundary, is the Tex R-78 Rosa Verde Project which will soon be in execution. Immediately to the west of Rosa Verde is the

Tex R-109 Vista Verde project for which the Loan and Grant Application is now being prepared.

The Del Alamo General Neighborhood Renewal Plan would merge these current projects with the proposals incorporated herein into a comprehensive and unified plan of action for San Antonio. This eight-year plan proposes specific ways and means to revitalize the commercial strength of the central city and to reestablish its leading role in retail merchandising. Moreover, the plan draws attention to the central city as the cultural nucleus of the community. By providing the lasting amenities of form, color, texture, gaiety and delight, people will be drawn again to this nucleus. Cognizance is also taken of the necessary interaction of daily business activities and governmental functions which is essential to the vitality of any downtown area. Del Alamo will provide the necessary accommodations to promote this objective in San Antonio.

The del Alamo GNRP area covers the heart of San Antonio's central business district. Within this area the city's major hotels, banks, office buildings, theatres, and retail stores are located, as well as the offices of all levels of government, wholesalers, light manufacturing, churches, etc. Here, too, is found the hallowed shrine of Texas liberty--the Alamo, and the inviting serpentine San Antonio River. The San Antonio River flows through the north-south axis of the 485-acre project area and at the center it forms a horseshoe bend. As a public works project during the Depression, the river bend was channelized and landscaped. Paseo del Rio, as the walkway along the river is known today, is a charming band of greenery winding through the central business district. On the bank of one crescent of the river, the colonial Mexican village, La Villita, has been conserved and renovated to form a delightful group of informal buildings for civic and recreational uses.

San Antonio's business district originated in two locations, on Alamo Plaza and on Main Plaza, both in the heart of del Alamo. Long before the twentieth century, pioneer ranchers, traders, and farmers came to San Antonio to pursue their business and pleasure along the connecting streets, Commerce, Market, and Houston.

Founded in 1718, and known originally as the Villa de Bejar, San Antonio owed its meager beginning to a small Spanish village. Some present-day streets follow original trails linking the village with nearby missions. Long-time residents can still identify some which were cow paths

when the great cattle drives originated in San Antonio in the nineteenth century. Later, with the advent of automobiles, old streets were widened and paved, and new streets added. The resultant street pattern in the central business district thus became a conglomerate of irregular blocks and twisting streets.

Since the 1940's, a steady program of expressway construction has substantially changed the overall urban pattern of San Antonio. Bulldozers ploughed through the maze of existing streets to make way for expressways which imposed an overpowering pattern of their own. By 1970, a complete loop of expressways will surround the central city with del Alamo project area located approximately in the center. The impact of this expressway loop will be so formidable that it will be a primary and determining factor in the future of the business district. Greater development opportunities will accrue to the downtown area if the loop is linked to vastly improved arteries; without these arteries, the loop will isolate the central city and render it a lackluster legacy of the past, as traffic skirts the center without the need or desire to enter.

Surrounding the central business district, but within del Alamo boundary, are several transitional areas. Here secondary retail and wholesale businesses, light manufacturing plants, warehouses, and similar establishments are commonplace. Although the deteriorating trend in these areas is not so striking as elsewhere, their status has been marginal for some years and the stifling effect of economic blight is increasingly apparent.

Heterogeneous types of structures, with occupants engaged in unrelated activities, are found throughout del Alamo Project area. Maintenance standards within and environmental elements without the building vary considerably throughout the project area. For the purpose of clarity, the detailed examination of existing form and character in del Alamo is discussed according to the delineation of the proposed project areas 1,2,3, and 4, Code GN 201f on page 57, and shown on Map GNRP 14.

#### Project 1 Area:

This entire area is the Tex R-83 Civic Center Project, the first undertaking out of this GNRP. This project has been redeveloped with the new \$10 million Convention Center and Fine Arts Theatre, the

\$10 million Institute of Texan Cultures owned by the State of Texas, the \$10 million Federal Pavillion, the \$5.5 million 622 ft. Tower of the Americas owned by the City of San Antonio and a magnificent collection of plazas, water courses, gardens, historic houses and other public buildings. This entire complex will collectively amount to approximately \$50-\$60 million of public ownership facilities and radiates its influence over the entire limits of the central core of San Antonio.

Also within the Project 1 area is picturesque La Villita, one of the oldest sections of the city. A two-block neighborhood, it was redeveloped during the Depression into a charming group of Spanish and Texas pioneer houses. Several semi-public buildings including a modern circular assembly hall, the Little Church, the Bolivar Hall, and the Cos House, offer facilities for civic uses. The Arneson River Theatre, at the most scenic section of the river bend, adjoins La Villita. Here also is the old Public Library building and the newly constructed Palacio del Rio Hotel.

#### Project 2 Area:

This area is the largest of the three remaining projects in del Alamo, comprising approximately 174 acres. In this area are found most of the businesses which form the central business district. Houston Street, San Antonio's primary shopping street, crosses the southern part of this area. Traditionally the center of retailing in Bexar County, Houston Street has undergone radical changes in the past decade as decentralization of population has caused the phenomenal growth of suburban shopping centers and related facilities. Many of the downtown establishments have moved to the suburbs; others have been so severely affected by loss of business that they have been compelled to close. As a result, the number of prime retail stores along Houston Street is shrinking and the quantity of superior merchandise has decreased.

Alamo Plaza, between Houston and Market Streets, is another traditional shopping area in San Antonio. Here the downward trend in retail activities is similar to that of Houston Street, although the existence of the large Joske's Department Store on Alamo Plaza has a noticeably stabilizing effect.

Three of the nine downtown banks are located in this section. In spite of an increase in the number of suburban banks, the well-established central firms have been successful in maintaining a steady growth and have been instrumental in sustaining the remaining major business activities in downtown San Antonio. Most of the significant buildings constructed in the business district in the past decade have been banking facilities.

A number of the major high-rise office buildings are found in this area. These consist of bank-office buildings, such as the National Bank of Commerce; sole-office buildings such as the Milam, South Texas, and Three "A" Life; and the theatre-office buildings such as the Majestic and Texas.

Statistics indicated that the occupancy rate of downtown core office buildings is 70%.<sup>1</sup> However, many older buildings fall much below this figure. Physical and economic obsolescence in many of these office buildings has caused a blighting effect on general business.

Three major downtown hotels, the St. Anthony, the Menger, and the Gunter, as well as two lesser ones, the Blue Bonnet and the Travis Plaza, are located in this section. These hotels are of the 1920 vintage and older; the Menger dates its beginning to more than a century ago. Renovations have been carried out in all the hotels from time to time.

North of Martin Street the area is dominated by the Municipal Auditorium which is the site of all major concerts and operas, as well as other cultural, recreational, and sports events. Across the wide Auditorium Circle is the 14-story building of the Southwestern Bell Telephone Company. Continental Trailways Bus Terminal is located in this area. Greyhound and Kerrville Bus Companies have their depots adjoining. The remainder of this tract is occupied by parking lots, the Hedrick Office Building, the Y.M.C.A. Building, and dated structures housing varied activities.

Broadway, a long and heavily traveled artery, enters the central business district through a section of mixed, low and high-rise structures. Shops, transient hotels, near-obsolete office buildings, and small businesses dominate the route. The traditional volume of traffic on Broadway has not been substantially affected by the new expressways, thus contributing to the continuous moderate economic well-being of this area. Even so, three-high-rise buildings on the east side of Broadway, between Third and Houston Streets, have approached economic obsolescence. Substantial rehabilitation, if not clearance, must be carried out to prevent further deterioration.

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<sup>1</sup>Economic Research Associates, Economic Considerations of Downtown San Antonio Revitalization, Volume 11, pp. IV-3.

In the center of this area is Travis Park, a block square green area with tall trees, a statue of a Confederate soldier and relic cannons. St. Marks Episcopal Church, Travis Park Methodist Church and the St. Anthony Hotel surround the park and are traditional landmarks of San Antonio. The service of these institutions to the city dates back many years, recalling the more gracious days of downtown. Construction of a new bank-office building across from the park on the corner of Navarro and Travis Streets has been under consideration for several years, but has not yet become a reality.

The western portion of this area contains many old and deteriorating structures, some of which are in such blighted conditions as to warrant their removal. This area contains numerous unimproved parking lots, a kaleidoscopic collection of outmoded low-rise commercial and light manufacturing buildings and several rundown hotels which now cater to semi-permanent or permanent residents, mostly elderly. The only significant new structure in this area is the National Bank of Commerce.

The Alamo is the focal point of the eastern portion of the area. Known originally as the Mission San Antonio de Valero, the significance of the Battle of the Alamo far outshaded its early mission role. This General Neighborhood Renewal Plan readily inherited the name of the most identifiable landmark in San Antonio. Just south of the Alamo ground is the historic Menger Hotel, which first opened its doors in 1859, a building closely associated with San Antonio's romantic past where such notables as Robert E. Lee, Sydney Lanier, O'Henry, and several United States Presidents were guests. Joske's Department Store occupies one entire block south of the Menger. With large surface parking lots east of the building, this store has withstood the exodus of retailing to suburbia and has stabilized business activity on Alamo Plaza.

To the north of the Alamo ground is the Federal Post Office and Court Building and the 13-story Medical Arts Building. The function of the former will be modified as a new Federal Building is in the planning stage. The Medical Arts Building has suffered reduced occupancy because of the lack of convenient parking facilities. Further north are the high-rise Express Publishing Company Building and the massive, classical Scottish Rite Temple. Most of the remaining structures in this area are of marginal character; many require rehabilitation.

This area contains a large number of substandard and deteriorating structures. With few exceptions, including that of the Crockett Hotel and the new La Quinta Motor Hotel generally southeast of the Alamo, this area is occupied by aged, low-rise structures, old residences and unimproved parking lots. Existing land use is predominately secondary business, wholesale-distributing with a vacancy ratio that runs from moderate to high. There are a number of streets in this area that do not serve a purpose and which should be abandoned and sold to adjacent owners for redevelopment.

Project 3 Area:

This project area covers the heart of the del Alamo GNRP and comprises 55 acres. In this area are several of the major structures of downtown San Antonio--the Alamo National Bank, the Tower Life Building, the Granada Trades Council Housing Building, and the new Central Public Library Building. Other major buildings are the Nix Memorial Hospital, the new La Posada luxury motor hotel (formerly the St. Mary's University Law School), and St. Mary's Catholic Church and rectory.

The majority of the area is occupied by parking lots, one and two story commercial establishments and several multi-story structures, all of which are dated and in generally poor repair.

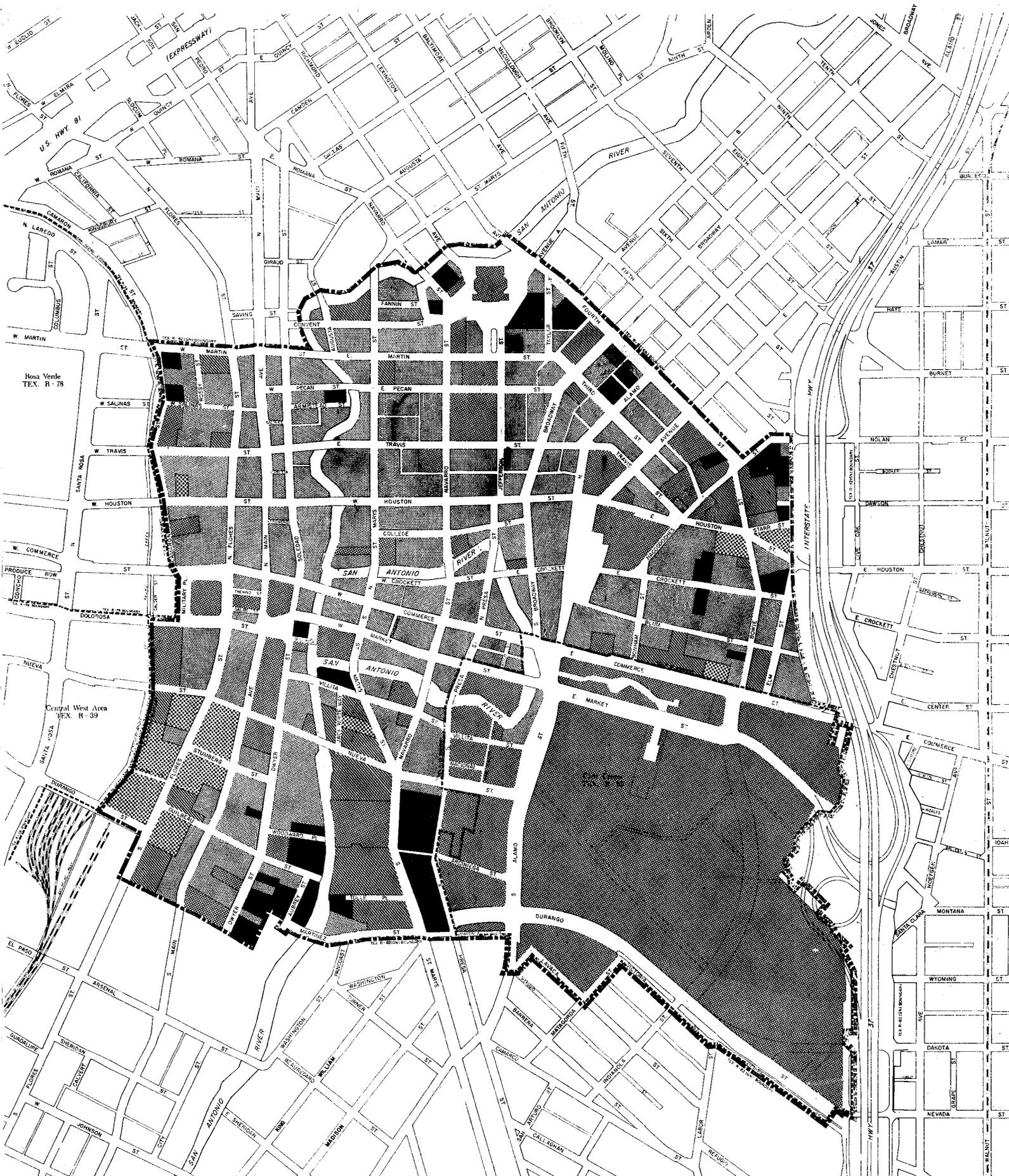
The San Antonio River winds through the center of this area below and between the Tower Life Building and the Central Public Library. There is a growing activity of renovation of the lower levels of commercial properties along the banks of the river and new restaurants, private clubs and gift shops are being opened. This development is known as the Paseo del Rio.

Project 4 Area:

This project area contains approximately 109 acres and is one of the oldest areas in del Alamo. At the northwest corner of the area is the historic Spanish Governor's Palace, built in the first half of the eighteenth century as the seat of regal authority in Texas and considered the one remaining example of an aristocratic Spanish colonial home in Texas. Here also is located the San Fernando Cathedral, one of the oldest churches in the city.

The major buildings in the Project 4 area include city hall, the antiquated brownstone county court house, the Frost National Bank, the Federal Reserve Bank, the renovated San Antonio Savings and Loan Building, and St. John's Lutheran Church and school. Other significant buildings are the City Water Board and a group of three and four-story privately owned office buildings housing governmental agencies and regional offices of national business concerns.

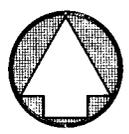
The remaining area is occupied by commercial buildings, warehouses, wholesale and light manufacturing establishments, parking lots and several blocks of half-century old residences, many of which have been converted to apartment and rooming house uses as well as commercial establishments. Most of these old residences are in a badly deteriorated condition, as are a good number of the commercial buildings.



# DEL ALAMO GNR P TEX. R - 82(GN)

**LEGEND**

-  PUBLIC - SEMI-PUBLIC - HISTORICAL
-  COMMERCIAL
-  HEAVY COMMERCIAL
-  LIGHT MANUFACTURING AND WHOLESALE
-  RESIDENTIAL
-  PROJECT BOUNDARY



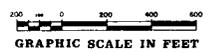
**EXISTING LAND USE**

MAP NO.

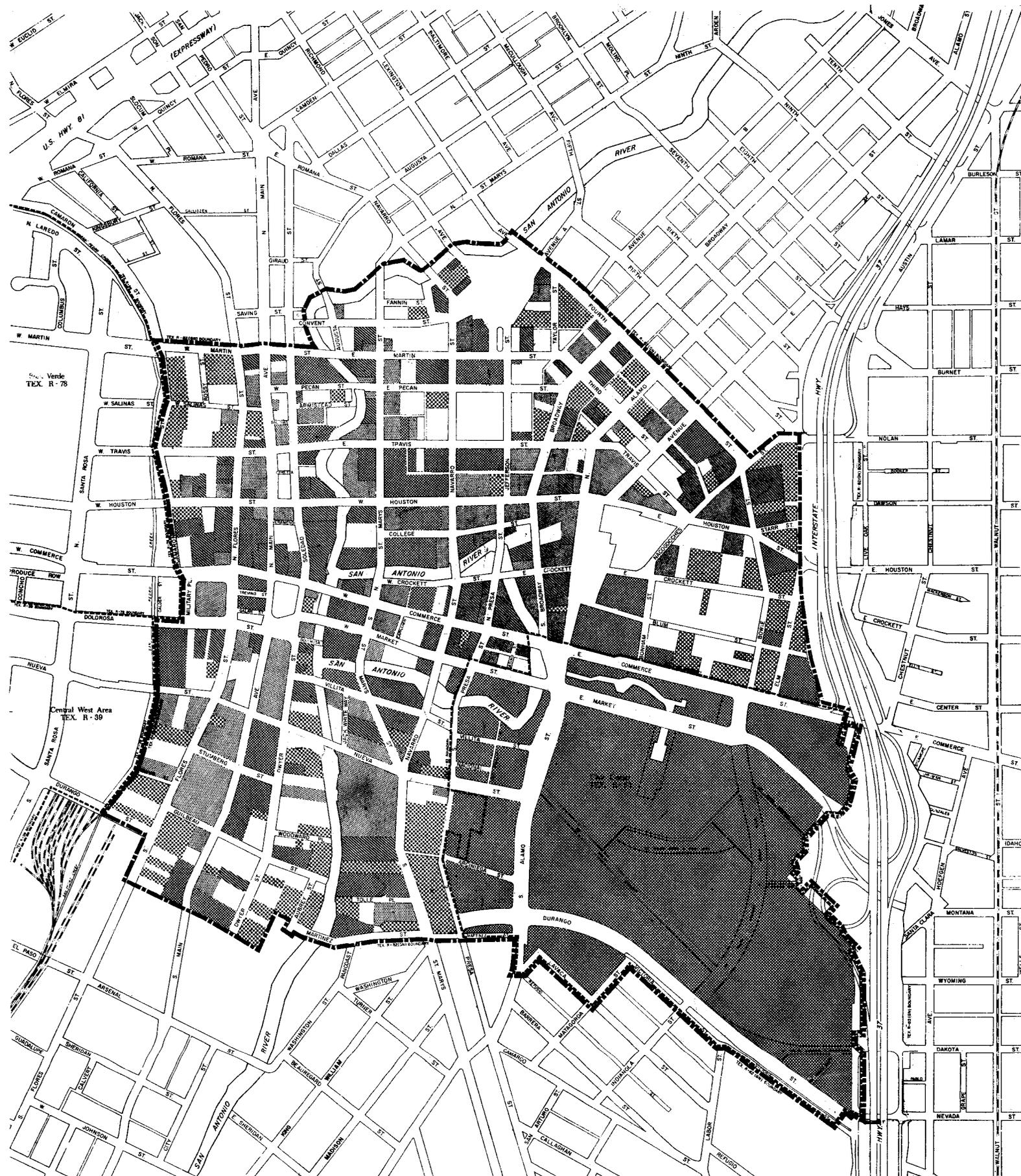
CODE NO.

**G.N.R.P. 2**

**201**

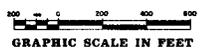


**URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO · BEXAR COUNTY , TEXAS**



# DEL ALAMO GNR P TEX. R - 82(GN)

- LEGEND**
-  SOUND
  -  REHABILITATION
  -  EXTENSIVE REHABILITATION
  -  CLEARANCE
  -  PROJECT BOUNDARY
  -  PARKING LOTS



## CONDITION OF STRUCTURES

MAP NO.

G.N.R.P. 3

CODE NO.

201

C O D E 2 0 1 a

BOUNDARY DESCRIPTION OF THE DEL ALAMO GRRP AREA

CODE NO. GN 201  
DEL ALAMO GNRP  
TEX R-82 (GN)

GENERAL NEIGHBORHOOD  
RENEWAL PLAN

BOUNDARY DESCRIPTION OF THE DEL ALAMO GNRP AREA

The General Neighborhood Renewal Plan area, located in the City of San Antonio, County of Bexar, State of Texas, is that area bounded by a line drawn as follows:

BEGINNING at the intersection of the north R.O.W. line of West Martin Street and the east R.O.W. line of San Pedro Creek; THENCE in an easterly direction along the north R.O.W. line of Martin Street to an intersection with the west line of the San Antonio River; THENCE along the most west and north line of the San Antonio River to an intersection with the north R.O.W. line of Fourth Street; THENCE in a southeasterly direction along the north R.O.W. line of Fourth Street to an intersection with the north R.O.W. line of Nacogdoches Street; THENCE in a northeasterly direction along the north R.O.W. line of Nacogdoches Street to an intersection with an extension of the north R.O.W. line of Nolan Street; THENCE in an easterly direction along an extension of the north R.O.W. line of Nolan Street to a point on said extension, said point being the intersection of the extension of the north R.O.W. line of Nolan Street and the western R.O.W. line of Interstate Highway 37; THENCE in a southerly direction along the west R.O.W. line of Interstate Highway 37 to an intersection with the north R.O.W. line of East Commerce Street; THENCE continuing in a southerly direction along the west R.O.W. line of I.H. 37, said R.O.W. line also being the eastern boundary of Civic Center Project Tex R-83, to a point on the southeast corner of Lot A-9, NCB 705; THENCE in a west, south, and west direction along the south side of Lot A-9, NCB 705, to a point on the east side of Lot 6, NCB 705; THENCE in a southwesterly direction along the east side of Lot 6, NCB 705, and continuing across Victoria Street to a point on the south R.O.W. line of Victoria Street; THENCE in a northwesterly direction along the south R.O.W. line of Victoria Street to an intersection with the east R.O.W. line of Matagorda Street; THENCE in a southwesterly direction along the east R.O.W. line of Matagorda Street to an intersection with the south R.O.W. line of Lavaca Street; THENCE in a northwesterly direction along the south R.O.W. line of Lavaca Street to an intersection with the east R.O.W. line of Water Street; THENCE in a southwesterly direction along the east R.O.W. line of Water Street to an intersection with the west R.O.W. line of South Alamo Street; THENCE in a northerly direction along the west R.O.W. line of South Alamo Street to an intersection with the south R.O.W. line of Martinez Street; THENCE in a westerly direction along the south R.O.W. line of Martinez Street to an intersection with the east R.O.W. line of Aubrey Street; THENCE continuing in a westerly direction along the south property line of Lot 6 (A-10), NCB 928, said property line also being the most northern boundary of a U.S. Government tract to an intersection with the western boundary of the aforementioned U.S. Government tract; THENCE in a southerly direction approximately 290 feet along



CODE 2012

LAND USE PLAN

the U.S. Government tract to an intersection with a north boundary of the U.S. Government tract; THENCE in a westerly direction along the north boundary of the U.S. Government tract to an intersection with the west R.O.W. line of South Flores Street; THENCE in a northerly direction along the west R.O.W. line of South Flores Street to an intersection with the south R.O.W. line of Durango Street; THENCE in a westerly direction along the south R.O.W. line of Durango Street to an intersection with the east R.O.W. line of San Pedro Creek, said point also being the eastern boundary of Urban Renewal Project Central West Area No. 1, Tex R-39; THENCE in a northerly direction along the eastern boundary of Urban Renewal Project Central West Area No. 1, Tex R-39 to a point on the north R.O.W. line of Dolorosa Street, said point being the most northeast corner of said project; THENCE continuing in an easterly direction along the north R.O.W. line of Dolorosa Street to an intersection with the west R.O.W. line of Military Plaza; THENCE in a northerly direction along the west R.O.W. line of Military Plaza to an intersection with West Commerce Street; THENCE crossing West Commerce Street to a point on the west R.O.W. line of Camaron Street; THENCE in a northerly direction along the west R.O.W. line of Camaron Street to the place of beginning, said R.O.W. line also being the east boundary of Urban Renewal Project, Rosa Verde, Tex R-78. Within the described boundaries are contained approximately 485 acres.

The above described plan area boundaries are illustrated on Map GNRP 1.

## LAND USE PLAN

### OBJECTIVES OF THE DEL ALAMO GENERAL NEIGHBORHOOD RENEWAL PLAN

The Land Use Plan, in very broad terms, is the culmination of the direction that a community desires to pursue. The plan, therefore, must be, first, a balanced and otherwise attractive general design best suited to present and probable future needs; second, in scale with the population and economic prospects of the city; third, in scale also with its financial resources, present and prospective; and fourth, in keeping with community sentiments. The del Alamo Neighborhood Renewal Plan has all these characteristics and has also established certain controls and restrictions to aid the orderly implementation of these items. The listing below outlines the basic considerations and objectives of the del Alamo plan.

The del Alamo General Neighborhood Renewal Plan is directed toward the revitalization of the city's central business district, within eight years, through carefully programmed urban renewal action. The plan recognizes the cultural and economic background of this historic city and recommends a series of proposals based on these considerations.

Economic and socio-cultural interactions within San Antonio's central business district have been stifled since the early 1950's. Further decline is inevitable as long as the decentralization of both population and business activities continues in the metropolitan area, unless there is the counteraction of strong polarizing forces which have yet to be developed within the central city.

Deterioration of the central business district and core of San Antonio should be of vital concern to all citizens in the metropolitan area. The declining status of the central city embodies the highest achievements of its citizens' cultural and economic endeavors. If the attractions of downtown San Antonio continue to diminish, the city will become a mere conglomeration of sprawling communities without collective identity.

Redevelopment of San Antonio's central city must be based on the potential ability of the community. Objectives established must be attainable from the standpoint of cost and time.

Implementation of these objectives can be achieved once the citizens of San Antonio understand that the cost is not prohibitive and the time span required is a determinable eight years.

Redevelopment objectives of the del Alamo General Neighborhood Renewal Plan benefit as broad a spectrum of San Antonio's population as possible. These proposals are not designed for the exclusive profit of a small group of citizens.

Flexibility in the implementation of plan objectives is essential. Del Alamo provides a guideline for redevelopment, but permits sufficient latitude in the execution of these activities. In particular, the planners have taken into consideration future changes in socio-economic and technological conditions which will necessitate modifications in the basic plan.

The preservation of the indigenous charm of San Antonio, whether in the design of new buildings or the rehabilitation of existing ones, is a basic consideration. Regional architecture should be distinctively perceptive in the townscape.

#### Primary Objective

The primary objective of the del Alamo General Neighborhood Renewal Plan is to redefine and in some cases reshape the form and character of the central city (i.e., its physical appearance, its function, its uniqueness, its strengths, and its goals and aspirations) through a series of project proposals which collectively will provide:

Articulation of Function so that each sector will be mutually reinforced by similar and compatible functions within and adjacent to the sector; further, that land use and future physical planning will follow clearly defined goals; further, that the functional structure of the city as a whole will be emphasized and citizens will obtain a definite image of their central city.

Compactness so that land use and maintenance of community facilities can be economically assured; further, that the sight, sound, and drama of the city center can be highlighted; and further, that business activities be promoted through the juxtaposition of related functions to the highest possible degree.

Humanity Value, so that people will find the central area a compatible and liveable place for work, dwelling, and recreation. Convenient pedestrian shopping, improved traffic circulation and readily available parking facilities, green open space, recreational facilities and attractive apartments will once again make a trip downtown or living downtown an exciting prospect.

Flexibility for Growth, so that proper areas for future commercial and housing expansion in desired directions and sizes will be available and will not be suffocated by rigid schemes and changing times.

#### Planning Objectives

In light of the primary objective listed above, the following planning objectives appear to be in order:

Retention and revitalization of the del Alamo area as the primary shopping district for the region through the development of its physical and economic potential by:

- .....improvement of the retail sales volume by upgrading of business practices and store appearance;
- .....rehabilitation and reconstruction of existing buildings;
- .....development of land uses into more functional and compatible groupings;
- .....attraction of new business and investments which will make del Alamo a stronger regional center, and relocation of those which would detract from it.

Strengthening of those governmental, cultural, institutional and recreational services which benefit San Antonio and its surrounding region, but which can only be supported in del Alamo itself.

Provide the del Alamo area with maximum accessibility from all points within San Antonio and from its surrounding region by:

- .....improvement of the thoroughfares system and construction of new expressway facilities;
- .....encourage the installation of loading and unloading areas within each NCB to permit the discontinuance of curb-side loading and unloading;
- .....provision of convenient, adequate, and reasonably priced parking facilities for workers, shoppers, and visitors.

Creation of a pleasant and attractive environment for downtown and other del Alamo activities through:

- .....encouragement and control of a high order of architectural and landscape design and site planning;
- .....provision of attractive, convenient, and safe shopper circulation;
- .....fostering respect for what is distinctive and unique, and protecting and preserving essential historical continuity where it exists;
- .....striving for the enactment of an aesthetically oriented sign-control ordinance;
- .....enactment of regulations and controls which provide that all new construction, under certain conditions and areas, allocate a minimum ten-foot wide planting and paver area on all peripheral street frontages.

Create and assist in development of a high density residential district which will complement the aesthetic environment adjacent to the San Antonio River and the King William Historic Area by:

- .....provision of land for the installation of high density living units close to the primary mercantile area;
- .....encouraging the development of convenience commercial facilities and adequate off-street parking areas to serve the housing units;
- .....striving for exceptional design quality for both structure and site.

Promote the acquisition and demolition of all properties exercising a blighting influence and/or otherwise inhibiting normal development.

Program the installation of public improvements and facilities to insure the least disruption to the business community.

Provision of development controls and regulations to insure that development within the GNRP area is consistent with the del Alamo objectives.

All these actions and others which may be developed during the detailed planning phase are necessary to eliminate the growing blight within the del Alamo area, to use the land more efficiently by the redesign and construction of the necessary and appropriate facilities, and to remove blighting conditions which are retarding the development of the del Alamo area to its full potential.

#### DESCRIPTION OF THE PLAN

The proposed Land Use Plan, Map GNRP 10, illustrates the designation of broadly defined and variously controlled land use classifications necessary to the implementation of the objectives outlined in the preceding sections. It will be noted that no attempt has been made to plan in detail any specific land uses. For the purposes of this GNRP the Land Use Plan is considered a general (rather than specific) guide for establishing broad goals in land use development and as such is intended to be flexible rather than fixed. It will be the specific projects which are to come from this GNRP which will finalize specific land uses in a more detailed and fixed pattern, thus enabling a more effective control over

future construction, change of occupancy, and other similar transitions.

The reason for this general approach stems from the fact that del Alamo is a central business district GNRP where the predominant land use is devoted to business activities. Accordingly, the entire area is zoned B-4 (Central Business District) and this zoning classification is not intended to be altered. However, certain controls and standards will be established for each of the Plan areas in order to encourage and aid the development of these areas according to the GNRP objectives. These objectives, as outlined in the preceding sections, are intended to aid del Alamo in fulfilling its purposes of furnishing concentrated facilities for retail goods, services, government, entertainment, culture, health, and welfare, etc., as well as certain wholesale, limited manufacturing and related services in support of the main uses.

#### LAND USE CLASSIFICATIONS

##### Primary Retail District

This district shall retain and encourage the installation of:

- Retail Stores
- Hotels
- Offices
- Hospitals
- Restaurants and Clubs
- Theatres
- Banks
- Public Use Areas

##### General Business District

This district shall retain and encourage the installation of:

Retail Stores  
Services  
Hotels  
Offices  
Hospitals  
Restaurants and Clubs  
Transportation Terminals  
Commercial Recreation  
Wholesalers with Stock  
Limited Manufacturing of Non-noxious Nature  
Public Use Areas

Governmental District

This district shall retain and encourage the installation of:

Government Offices  
Other Public Buildings and Facilities  
Limited Retail Stores

High-Density Housing District

This district shall retain and encourage the installation of:

Condominium-type Town Houses  
Apartments  
High-rise Apartments  
Hotels and Motels  
Limited Retail Sales and Services

Public and Semi-Public District

This district shall retain and encourage the installation of:

Convention Center  
Historic Areas  
Other Public Buildings and Facilities  
Public Open Spaces

#### POPULATION DENSITY

The del Alamo GNRP is a downtown undertaking, therefore, it is not related as critically to population densities as would a residential-type project. The general consensus is that no attempt should be made to establish either minimum or maximum limitations, but rather permit economic forces to dictate equitable standards befitting the needs of the particular time and circumstance.

#### LAND USE RESTRICTIONS

##### Primary Retail District

This district is designed to concentrate the regional elite business in a compact area in order to intensify shopping attractions. Each should be designed to attract the patronage of affluent suburbanites as well as out-of-town visitors. Retail goods and services offered should be of premium quality, with heavy emphasis on ladies' fashions, men's clothing, gifts, jewelry, department-store specialty merchandise, first-run theatres, renown restaurants, hotels, clubs, and similar consumer-minded enterprises.

##### General Business District

This district is designed to contain a broader segment of merchandizing and service establishments generally required by residents and transients of any metropolitan trade area. Office buildings, hotels, transportation centers, retail goods, and service establishments which need not be located in the prime retail complex are permitted in this district. Also permitted will be certain wholesale and limited manufacturing facilities, so long as they do not create a blighting influence or

otherwise adversely affect adjoining districts. Sundry retail goods and services will remain available in this district.

Government District

This district is designed to concentrate the various existing governmental office buildings and also provide the necessary land areas for expansion of these facilities. Also permitted will be limited retail sales and services as may be required so long as this use does not become the dominant use.

High-Density Housing District

This district is designed to contain planned medium to high-density housing, hotels, and motels. High density may be achieved through height and compactness of structures. Provision for open space on the ground level is essential. The following standards provide a guide to proper development of these housing objectives:

\*Structure Height-

<u>Dwelling Type</u>	<u>Height Restriction</u>
Condominium-Type Row Houses	3 stories or 40 feet
Garden Apartments	3 stories or 40 feet
High-Rise Apartments	12 stories or 135 feet
Hotels and Motels	12 stories or 135 feet

-Area and Density-

<u>Dwelling Type</u>	<u>Minimum Tract Area</u>	<u>Minimum Tract Area Per Dwelling Unit</u>
Condominium-Type Row Houses	12,000 Square Feet	2,000 Sq. Ft.

(Area and Density Continued)

<u>Dwelling Type</u>	<u>Minimum Tract Area</u>	<u>Minimum Tract Area Per Dwelling Unit</u>
Garden Apartments	12,000 Square Feet	1,800 Sq. Ft. for 1 story 1,200 Sq. Ft. for 2 stories 1,000 Sq. Ft. for 3 stories
High-Rise Apartments	20,000 Square Feet	400 Sq. Ft.
Hotels and Motels	20,000 Square Feet	See Land Coverage

-Land Coverage-

<u>Dwelling Type</u>	<u>Maximum Coverage</u>
Condominium-Type	
Row House	50%
Garden Apartment	50%
High-Rise Apartments	50%
Hotels and Motels	70%

-Parking Requirements-

<u>Dwelling Type</u>	<u>Provision for Off-Street Parking</u>
Condominium-Type	
Row House	1½ parking space per dwelling unit
Garden Apartment	1½ parking space per dwelling unit
High-Rise Apartment	1½ parking space per dwelling unit
Hotels and Motels	1 parking space per room for hotels* 1 parking space per room for motels*

\*Associated commercial or retail areas require additional spaces.

### Public and Semi-Public District

This district is designed to retain all uses and functions related to the maintenance and operation of the Convention Center, historic conservation areas, municipal auditorium, open spaces and other areas of public assembly, education, and culture.

### PROCEDURES TO ACHIEVE LAND USE OBJECTIVES

Del Alamo General Neighborhood Renewal Plan will accomplish its development objectives through a mutual demonstration of public and private initiative. Public action would effect the development of the circulation plan, the clearance of blighted areas, perhaps the installation of parking structures, and the proposed establishment of the local governmental center. Accordingly, it is anticipated that private investment will be accelerated by the demonstrated accomplishments of public programs. In both instances, it will be necessary to obtain the support of the best business and civic leadership in the community to realize the distinctive objectives of the del Alamo Plan. Cooperation and coordination, in both public and private spectrums, are imperative in redevelopment activities of this magnitude.

### Project Planning

The administrative function of del Alamo Plan will be carried out by the San Antonio Urban Renewal Agency. This Agency will administer each phase of urban renewal activity and coordinate private developments. Professional consultants in planning, urban design, economics, sociology, and engineering may be employed to assist in resultant Urban Renewal Projects.

### Specially-Constituted Committees

Broad-based community support is essential to the success of del Alamo Plan. The wide implication of this plan requires critical appraisals of professional organizations in the community. Specially constituted committees of such groups as Downtown Merchants Association,

cultural organizations, real estate appraisers, and the design professions of architects, planners, and engineers may assist the San Antonio Urban Renewal Agency. Each can perform valuable services in specific phases of development.

#### Liaison With Local Governments

The implementation of del Alamo Plan will be extended over a period of eight years. During this period public works planning and improvements in del Alamo project area will be undertaken continuously by the municipality of San Antonio and the Bexar County government. A clear understanding of the objectives of del Alamo plan by the elected and appointed officials of the municipal and county governments, and close liaison between the San Antonio Urban Renewal Agency and these governments, will be fundamental to the success of the program.

#### Leadership in Private Development

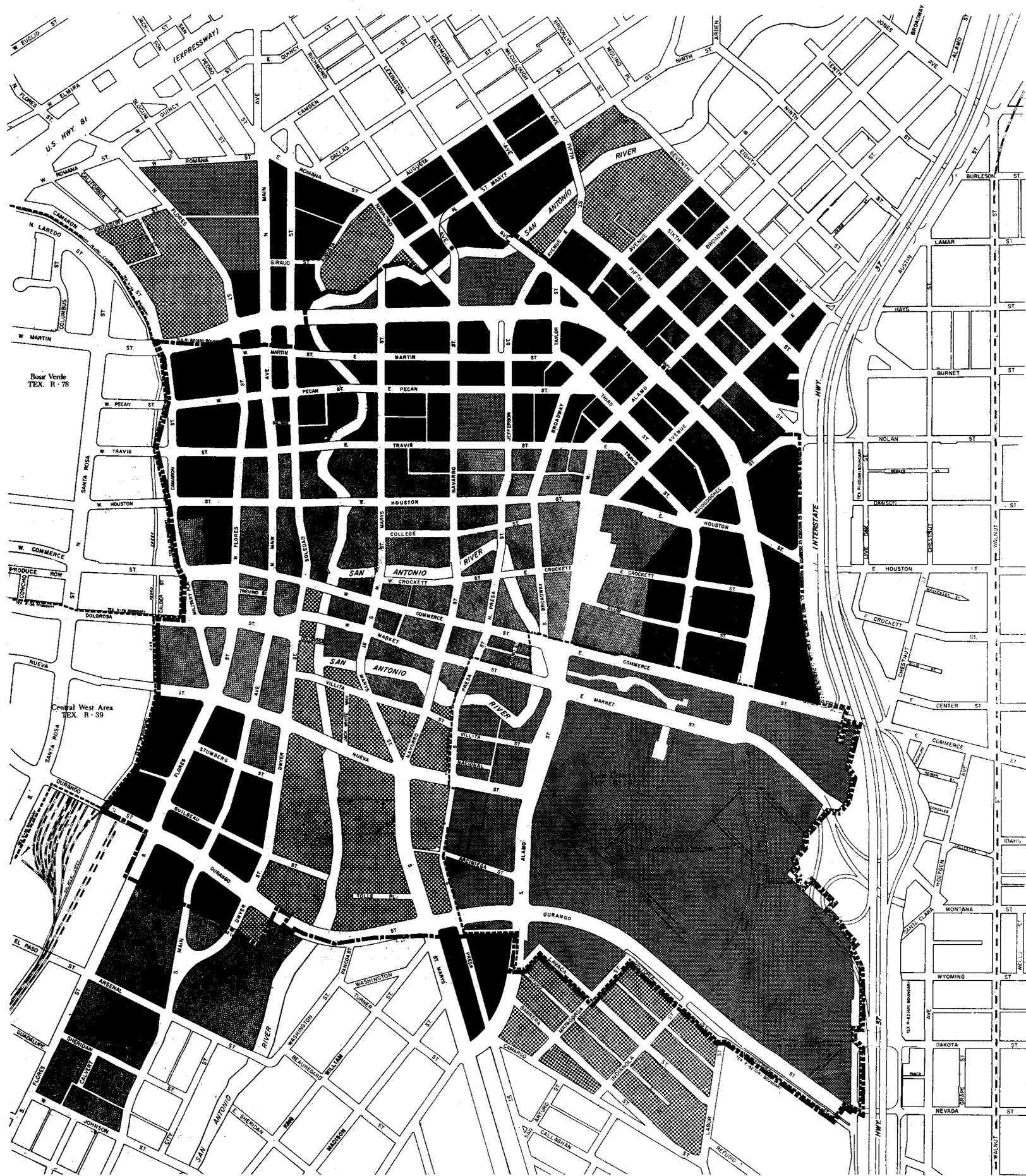
A quasi-governmental agency, similar to the existing Paseo del Rio Association, may be created to provide leadership and cooperation for the private development of the Houston-Alamo Shopping Complex, housing, hotels, office buildings, and other similar ventures.

#### Land Disposition Through Urban Renewal Action

Criteria for land disposition will adhere to development and design objectives of del Alamo Neighborhood Renewal Plan. Award of land to redevelopers will be made through fixed price offerings and determined by the merits of proposed reuse. Review of redevelopment proposals must be vested in competent authorities such as a specially constituted committee of design professionals.

#### Public Information Program

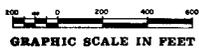
A sustained program of public information to explain the objectives and progress of del Alamo General Neighborhood Renewal Plan will be undertaken by the San Antonio Urban Renewal Agency.



# DEL ALAMO GNR P TEX. R - 82(GN)

**LEGEND**

-  PUBLIC AND SEMI-PUBLIC
-  COMMERCIAL - PRIMARY
-  COMMERCIAL - GENERAL
-  HOUSING - HIGH DENSITY
-  GOVERNMENTAL DISTRICT
-  PROJECT BOUNDARY



## PROPOSED LAND USE PLAN

MAP NO.

G.N.R.P. 10

CODE NO.

201

C O D E 2 0 1 c

PLANS FOR COMMUNITY FACILITIES AND  
PUBLIC IMPROVEMENTS

## PLANS FOR COMMUNITY FACILITIES AND PUBLIC IMPROVEMENTS

### COMMUNITY FACILITIES PLAN

The del Alamo GNRP being a central business district project, does not anticipate an extensive increase in facilities normally associated with a residential environment. However, it is worthy of note that San Antonio has a rather generous amount of cultural and community oriented facilities within the downtown core. These facilities actually form major planning factors which aided the entire planning function in order to correlate the consolidation of compatible activities. The following sections together with Map GNRP 12, Community Facilities Plan, show the approximate locations of existing and proposed parks, governmental buildings, schools, hospitals, cultural centers, churches, and other community facilities both in and out of the project boundaries.

#### Public Open Space

The existing parks in del Alamo encompass several famous landmarks such as the Alamo; La Villita, a public historical village setting; Travis Park; Main Plaza; Paseo del Rio, the river walk of the San Antonio River in the heart of the central business district; and the recently completed gardens area and watercourses adjacent to the multi-million dollar Convention Center.

All of the above items will remain substantially in their present state with the exception of the Paseo del Rio portion of the San Antonio River. Extensive improvements are being planned which include the present locks being provided with larger gates and the relocation of the present Tainer gates further down river to provide riverboat passage throughout del Alamo, from the new convention center complex to the Tropicano Hotel at the northern boundary line; the lining of the riverbed to aid water flow and easier maintenance; the addition of underwater lights to light the river at night; the provision of paved walks, benches, lighting, landscaping and other amenities to make Paseo del Rio a more beautiful pedestrian attraction.

In connection with the Paseo del Rio improvements the plan calls for the creation of an elaborate pedestrian and shopping complex, generally open in character, to provide a direct visual and physical link between the Alamo and the Paseo del Rio area. This complex is generally called the Alamo Plaza Mall Development.

In addition, it is planned that certain streets in del Alamo be either completely or partially closed to vehicular traffic in order to create pedestrian walkways that shall consist of decorative pavers, benches, landscaping, etc. The streets under consideration for this treatment are College, Crockett, and Villita. These streets provide important pedestrian access to the Alamo and to La Villita, two of the unique and important historical landmarks of San Antonio. Other pedestrian ways and landscaped corridors could be developed in selected blocks, and obtained by spot clearance of buildings later determined to be of sufficient structural and economic obsolescence.

A major factor reviewed during the del Alamo planning phase was the prospective relationship between future construction and the overall city-scape. It was increasingly apparent that major consideration be given to questions of setbacks, height, sky exposure planes, and other similar design items. The del Alamo plan, therefore, recommends that under certain conditions and circumstances, all new construction be setback a minimum of ten feet on all peripheral streets. This ten-foot strip of land would be reserved and used as an area for landscaping, rest areas, and/or decorative pavings. In addition, limited advertising by the adjacent property would be permitted so long as the advertising matter was designed in a high artistic order and further, that such advertising was not the dominant use. These planting areas would also aid in creating a series of interesting spatial relief "spots" throughout the downtown core which would contribute materially towards the aesthetic quality of our downtown. Provisions for use of air-rights space above the third floor would be granted to the developer.

#### Public Buildings

The existing public buildings include the municipal auditorium, Villita Assembly Hall, the new Civic Center, Institute of Texan Cultures, Federal Pavillion, the public research library and the new main public library.

At this time it is not anticipated that any new public buildings are to be proposed or planned for, although this may be subject to change as the del Alamo GNRP is implemented by specific projects.

#### Governmental Facilities

The existing and proposed city, county, state and federal governmental facilities are shown on the map. It is anticipated that expansion of the present city and county offices will be accomplished in the implementation of del Alamo, and further, that sufficient area be obtained between the present locations of the City Hall and Bexar County Court House to enable the erection of new local governmental facilities.

#### Schools

Del Alamo is predominantly non-residential and the need for public schools is non-existent. One Roman Catholic elementary school, St. Mary's, and two Protestant day care and kindergarten schools at St. Mark's Episcopal and St. John's Lutheran churches will remain in operation in del Alamo.

Residential development in del Alamo will be limited to high-density apartments which will have greater appeal to older persons or to young couples with few if any school-age children. The children who might be found in del Alamo will be able to attend private or parochial schools as well as the existing facilities of the San Antonio Independent School District in the immediate area surrounding del Alamo. No new school sites are contemplated for del Alamo.

#### Historic Buildings

There are a number of historic buildings in del Alamo and these shall be preserved if the community determines they are of sufficient importance. Those currently included in the del Alamo Plan are the Alamo, La Villita, the Governor's Palace, and the Groos House. Others will be determined during the survey and planning phase of development.

## Hospitals

There are two hospitals located within the del Alamo boundary, the Nix Memorial and the Medical Arts. The Nix Memorial has sufficient space for its operations at this time, and has integral parking garage facilities. No immediate plans for expansion are planned. The Medical Arts appears to have adequate space for its operations, except its parking is limited. Additional parking can be provided by expansion into part or all of the block in which it is located. There are no plans for new publicly oriented hospitals or medical office facilities being provided in del Alamo as there are three major hospitals in the immediate vicinity, the Santa Rosa Medical Center, the Baptist Memorial, and the Robert B. Green. New private medical offices in the form of professional buildings are enthusiastically encouraged.

## Churches

Del Alamo is presently served by seven churches within its boundaries, St. Mark's Episcopal, St. John's Lutheran, Travis Park Methodist, St. Mary's Catholic, St. Joseph's Catholic, San Fernando Cathedral, and the Little Church of La Villita. In addition there are numerous other churches in the immediate vicinity of which the First Baptist Church and the First Presbyterian Church are on the north del Alamo boundary line. No new churches are planned.

## PUBLIC IMPROVEMENTS PLAN

### Proposed Streets Plan

The Proposed Streets Plan is a major segment of the del Alamo General Renewal Plan. It seeks to correct the serious defects of San Antonio's downtown street system which have plagued traffic movements for decades. The growth of the central city of San Antonio, since the days of a Spanish Village more than two centuries ago, has been uncharted. Wagon trails, which predated the advent of automobiles by generations, have bequeathed to downtown San Antonio a collection of short blocks and irregularly aligned streets. Since the turn of the twentieth century these streets have been widened and improved to meet the unprecedented demands of motorized traffic. Even so, improvements often have been improvisations, leaving the basic patterns of San Antonio's downtown streets unchanged.

By the end of World War II, urban expressways began to introduce a completely new dimension to San Antonio's street system. A circuit of expressways fully surrounding the central city is scheduled to be completed in 1970.

The expressway system forming the circuit, or the "Loop" as it is commonly called, consists of the following:

Interstate Highway 35--a major route originating at Laredo on the Mexican border, and passing through San Antonio to Austin, Dallas, Oklahoma City, Chicago, and terminating in Duluth, Minnesota. IH 35 enters San Antonio from the southwest and exists to the northeast, forming within the central city the western and northern portion of a near-rectangular circuit.

Interstate Highway 10--extends from Florida to California. This major east-west highway serves to connect New Orleans, Houston, San Antonio, El Paso, and other metropolitan centers. This highway enters east of San Antonio and exits to the northwest, forming the south portion of the central city circuit.

Interstate Highway 37--originates in Corpus Christi and terminates in San Antonio. This highway enters from the southeast and forms the eastern portion of the circuit, terminating at the junction with IH 35.

Two other planned urban expressways will complete the radial network of San Antonio--90 will extend from IH 10 and IH 35 in downtown San Antonio in a westerly direction to Lackland Air Force Base and other suburban areas; a northern expressway will begin at the junction of IH 35 and IH 37 near Broadway, extending northward to serve the International Airport and a large urbanized area in the northern part of San Antonio.

All radial expressways stemming from downtown will be circumscribed by the completed Loop 410, seven to nine miles from the center of the city.

San Antonio's expressways may then be symbolically described as a system of seven centripetal lines superimposed by two concentric rings. The urban expressway system has contributed to the great convenience of motorists, caused profound changes in the urban form, and made it one of the strongest considerations in the redevelopment of San Antonio's central business district.

Traffic volume, due to the continued growth in population forecast for Bexar County and its environs, will increase many fold on all expressways and major arteries. The San Antonio-Bexar County Urban Transportation study conducted by the Texas Highway Department in 1965, projected the following growth trends:

	Traffic Volume - Vehicles per Day	
	1964	1985
IH 10 (Northwest)	63,000	122,000
IH 35 (Northeast)	48,000	126,000
IH 35 (South)	50,000	106,000
IH 37	----	60,000
North Expressway	----	65,000

Major surface thoroughfares not duplicating the functions of the expressways will have similar increases. The major thoroughfares leading in the general directions of north and south are Main, Broadway, Alamo, San Pedro, St. Mary's, Presa, and Flores; those in the general directions of east and west are Martin, Pecan, Travis, Houston, Commerce, Market, Nueva, and Durango. Much of the volume generated for these major thoroughfares will come from local and intermediate-distance travels.

#### Design Objectives

The objective of the Proposed Streets Plan, Map GNRP 11, is to achieve direct and convenient connections between all major entry routes of the central business district and between all major sections within the district itself. Non-downtown designated traffic will be channeled

through bypass routes, thus freeing downtown streets of unnecessary congestion. Similar bypass routes will be established between major sections within the central business district.

The Proposed Streets Plan further seeks to rationalize the existing chaotic street alignments and to articulate an easily distinguishable pattern of arterial streets for easy identification, thereby increasing their efficiency. Except for local circulation and access to individual properties, minor streets within the framework of the arteries will no longer serve traffic-carrying purposes.

#### Del Alamo Proposals

- (1) Del Alamo Loop: The principal framework for the Streets Plan is a high-capacity loop of surface streets within the circuit of urban expressways surrounding the central business district. This loop will have a right-of-way of up to 110', permitting (where required) divided 6-lane roadways with a left turn lane within the median.

The del Alamo Loop will have Santa Rosa Street as its western segment. Martin-Convent Streets will be joined to form the northern segment, connecting Santa Rosa to Broadway.

The northern segment of the Loop will, at the point of Broadway, turn southeastward, along the right-of-way of Fourth Street, until it reaches Bowie Street. The eastern segment of the Loop is formed by Bowie.

The Durango-Victoria widening project, recently undertaken by the City of San Antonio and the Urban Renewal Agency will form the southern segment of the Loop. Durango Street widening will result in a six-lane divided roadway, conforming to the standards herein established, extended from IH 35 to IH 37.

The del Alamo Loop will serve to divert heavy traffic now passing through the core and to provide the clear articulation of circumferential movements, changes which are sorely needed in downtown San Antonio.

- (2) Pecan Street: Pecan Street, which presently operates as a one-way, eastbound street, begins at Main Street and terminates at Broadway. It is proposed that Pecan be extended westerly along a new R.O.W. to join Salinas Street at the intersection of Camaron Street, and extended easterly across Broadway to tie in with Third Street. The R.O.W. is to be widened to 60' where feasible to maintain sufficient and uniform vehicle passage.
- (3) Navarro Street: Navarro presently operates as a one-way northbound street, running through the entire del Alamo Project area. It is proposed that Navarro be extended due north from its juncture with the proposed northern section of the del Alamo Loop to join with Richmond Avenue at the San Antonio River. Navarro will remain one-way north.
- (4) Jefferson Street: Jefferson presently operates as a two-way north-south street. It is proposed that Jefferson be aligned to create a better intersection with Presa St. at Houston Street, and a better intersection with Avenue "A" at Fourth Street. It will remain a two-way street.
- (5) Taylor Street: Taylor Street is to be widened to a 60' R.O.W. to better accommodate the movements at its intersections with Fourth, del Alamo Loop, and Martin. Taylor is proposed to be one-way south.
- (6) Martin Street: Martin presently operates as a two-way, east-west street from North Main west, and as a one-way, westbound street between North Main and Broadway. It is proposed that Martin be terminated at North Flores and operate as a one-way westbound street between Flores and Broadway.
- (7) Camaron Street: Camaron presently operates as a one-way northbound street. It is proposed that the street be widened to a 60' R.O.W., realigned at certain points to eliminate awkward flow movements and extended to join with South Flores at the intersection of Nueva Street. Camaron is to function as a one-way southbound.

- (8) Flores Street: Flores, presently a two-way, north-south street, is proposed to become a one-way, northbound from the intersection with Nueva Street and a two-way street from Nueva south. The one-way segment will have a R.O.W. of 60' and the two-way segment will have a R.O.W. of 86'.
- (9) North Main Street: North Main is presently a one-way, southbound street; it will retain this designation. The R.O.W. narrows considerably at the Houston Street intersection placing a severe bottleneck upon traffic flow from this point south. It is proposed that a 60' minimum R.O.W. be obtained from Houston Street south to Dolorosa Street.
- (10) Dwyer Street: Dwyer operates as the northbound leg of a one-way pair with Main Street, and it will retain this function. The present R.O.W. narrows considerably between Commerce and Nueva Streets. It is proposed that Dwyer be widened to a 60' R.O.W. through this section.
- (11) Bonham-Nacogdoches Street: Bonham-Nacogdoches is presently a very narrow street immediately east of the Alamo, the Menger Hotel and Joske's Department Store. The traffic load is very heavy on this three-block strip and is compounded by the truck loading and service functions necessary to these major land uses. It is proposed that Bonham-Nacogdoches be closed to traffic and relocated approximately 260' to the east. This relocated street would operate as a two-way, north-south facility with a 60' R.O.W.
- (12) Dolorosa Street: Dolorosa is a major eastbound street operating as a one-way pair with Commerce Street, and it will retain this function. It is proposed that minor street realignment be accomplished in the short block between Main and Dwyer to smooth out an unnecessary jog in the R.O.W. at this point, thereby creating a smoother traffic flow.
- (13) Nueva Street: At the present time, Nueva is a narrow, two-way east-west street. Plans are finalized by the City of San Antonio to widen the R.O.W. to 86' as a major downtown circulator street linking Santa Rosa Street on the west with Alamo Street on the east.

- (14) Presa Street: At the present time, Presa is a very narrow, two-way, north-south street. It is proposed that the section of Presa Street between Market and Nueva Streets be widened to a 60' R.O.W., and that the existing bridge over the San Antonio River be modified to conform to this R.O.W. requirement. The southern section of Presa Street between Nueva and Durango Streets is proposed to be closed as a public thoroughfare, pending the eventual merging of South St. Mary's and Presa Streets at some point south of their intersection with South Alamo (as recommended by current plans of the City).
- (15) Various other streets in del Alamo are proposed to be either partially closed or closed for reasons of implementing the Plan. These closures are for the purpose of land assembly, other major street adjustments, or for the elimination of certain circulation hindrances and problems. The streets affected are: Saving Street, Fannin Street, Convent Street, Augusta Street, a portion of West Salinas Street, Armistead Street, Caretta Street, Veramendi, Galan Street, Starr Street, a portion of Crockett Street, Elm Street, Woodward Place, and Aubrey Street.
- (16) It is proposed that additional R.O.W. for the future widening of certain existing streets be reserved on those parcels which are to be acquired for redevelopment purposes. The dimensions of these R.O.W. reservations will be determined at the time of specific project planning and following critical study and analysis of future needs. (See GNRP Maps 11 and 16).

#### Proposed Parking

The recommended parking plan, as shown on Map GNRP 11, calls for an additional 3,000 parking spaces to overcome an existing parking deficiency in the heart of del Alamo. These spaces would be provided in a number of facilities immediately surrounding the retail area. The plan is based on the philosophy that the parking should be provided in relatively large areas which would be redeveloped for multiple use of land. In this manner, these areas could help revitalize the central area while, at the same time, providing the needed parking for the concentrated retail section.

The recommended parking facilities would be located in the following areas:

- (1) Opposite the Alamo in an area bounded by Houston, Alamo, Crockett, and Presa Streets.

In this plan, parking would be provided below grade under Alamo Street, from Houston Street to Crockett Street, in addition to portions of two blocks immediately east of this area. With the clearing of a relatively large area of land, this facility could be developed with parking at two levels beneath the ground and with the land use on the ground level becoming either a plaza or a plaza plus redeveloped high-rise commercial uses. The provision of a plaza in such a section with a well-planned commercial development would do much to revitalize this center section of the retail core.

- (2) Another location for the redevelopment of a relatively large area would be that located immediately east of Jefferson Street from the new loop at the municipal auditorium southerly to Pecan Street.

Parking would be provided in a major facility and the land use above could be developed for a combination of commercial and residential uses. This facility would have as its major function the service of the northern sector of the central business district and would greatly relieve the street capacities for circulation purposes.

- (3) Another major parking facility is recommended between Navarro and St. Mary's Streets from Convent Street southerly to Pecan Street.

This area could have direct access from the north along Navarro Street and from the inner loop from Convent Street. Land use on this facility could be a combination of commercial, office and residential to compliment the parking.

- (4) A parking facility is recommended in the block bounded by Houston Street, St. Mary's Street, and the river south of Houston Street.

This facility could be redeveloped with commercial uses on the ground floor and parking facilities constructed above the first level. Parking in this area would serve the very heart of the retail core.

- (5) A major parking facility is recommended in the area between Presa Street, Navarro Street, the San Antonio River, and southerly to Commerce Street.

A major parking facility in this area would be an important and needed asset. This would be an ideal location for intown residential use and/or commercial development.

- (6) Parking is recommended in the block bounded by Market Street, between St. Mary's and Navarro Streets, from the south side of Market to the River. Because this is one of the most beautiful sections of the Paseo del Rio development, this would be an excellent location for intown residential use and/or business development.

- (7) Parking is recommended in the block bounded by Villita, Presa, Nueva and Navarro Streets.

A major parking facility in this area is important from the standpoint of providing needed parking for La Villita, Villita Assembly Building, Civic Center, and other public and private uses within the service area of this facility. Studies just completed by the City Planning Department.

#### Off-Street Loading and Unloading:

It is anticipated that wherever possible, loading and unloading "depots" will be provided within the confines of each NCB. These loading depots would be used, in the main, by the adjacent commercial properties. It is recognized that public ownership is one apparent method of establishing these depots; however, private enterprise will be encouraged to provide these facilities. Complimentary plantings and screenings will be a requisite to each such development. At the present time there has been no adequate study made to determine the location, area, capacity or turnover required for establishing these "depots". Such a study will have to be made in order to provide planning guidelines for the formulation of final project plans for execution.

Public Utilities:

Del Alamo is served by all public utilities such as water, electrical, gas, sanitary sewer, storm sewer (see GNRP Maps 4 thru 9). While the telephone system is owned and operated by a private corporation, the Southwestern Bell Telephone Company, the system will be subject to actions of the del Alamo Plan and must be taken into consideration. In most cases the utilities' service lines are adequate for the existing uses, and the city has a continuing program of replacement and upgrading of older deteriorating lines and mains. Until such time as significant land use changes and substantial load demand increases are actually known, the utilities consider the present service adequate for normal growth. For the most part, therefore, the only necessary adjustments and relocations of existing utility lines are those brought about through the proposed streets plan (see Map GNRP 11). Every utility is affected in some degree by the street proposals, and the points or sections where each is affected is shown on Map GNRP 15. The Key to GNRP 15 (i.e., the utilities involved and the types of actions to be taken) is detailed below.

- (1) Due to the closing of this segment of Martin Street the relocation of existing electrical, gas, and sanitary sewers is necessary. The relocation will be made to the R.O.W. of the proposed del Alamo Loop.
- (2) Existing overhead electrical service is to be removed. There is an underground service line already in place which appears adequate to service this area.
- (3) Due to the R.O.W. adjustments brought about by the proposed Loop Street the relocation of existing water and sanitary sewer lines is necessary. The relocation will be made to the del Alamo Loop R.O.W.
- (4) Due to the closing of Fannin Street for R.O.W. adjustments and land assembly purposes the removal of existing electrical, gas, and sanitary sewer service is called for.
- (5) Existing overhead electrical service is to be removed and underground service provided.

- (6) Existing overhead electrical service is to be removed. Underground service is already provided in the street R.O.W.
- (7) New underground electrical service and new street lighting is planned.
- (8) Due to the proposed del Alamo Loop, existing water and sanitary sewer service lines will be relocated within the new R.O.W.
- (9) Due to the closing of Starr Street, existing electrical, gas, sanitary and storm sewer lines will be removed. The existing telephone lines will be relocated to Houston Street.
- (10) Due to the closing of this segment of Crockett Street for land assembly purposes the existing water, electrical, gas, sanitary and storm sewer lines will be removed.
- (11) The proposed closing of this segment of Blum Street will necessitate the removal of existing water, electrical, gas, sanitary and storm sewer service from this area.
- (12) New street lighting, electrical, and gas service is proposed in this area.
- (13) New street lighting and electrical service is proposed in this area.
- (14) New street lighting and storm sewer service is proposed due to the creation of new R.O.W. for the relocation of Bonham-Nacogdoches Street.
- (15) The realignment of Jefferson Street R.O.W. at this point requires the relocation of existing electrical, gas, and telephone service lines.
- (16) Due to the closure of Armistead Street for redevelopment purposes existing water, sanitary sewer, and telephone service lines are to be removed.

- (17) The sanitary sewer line at this section of Pecan Street will be realigned and joined with the line on Soledad Street.
- (18) Due to the relocation of the Salinas Street R.O.W. new underground electrical service will have to be installed, and existing water, gas, sanitary sewer, and telephone service lines will be relocated into the new R.O.W.
- (19) Due to the relocation of Cameron Street R.O.W. in this area existing water, electrical, gas, and sanitary sewer service lines will be relocated.
- (20) Existing overhead electrical service lines are to be removed. Adequate service is present through already existing underground lines.
- (21) New underground electrical service is proposed for this section of Main Street.
- (22) Existing overhead electrical service is to be removed. Adequate service from underground lines is already in operation.
- (23) Existing overhead electrical service is to be removed.
- (24) Due to the closing of Woodward Place for redevelopment purposes existing water, electrical, gas, sanitary sewer, and telephone service are to be removed.
- (25) The new extension of Durango Street will require new water, electrical, gas, sanitary and storm sewers, and telephone service lines.
- (26) New underground electrical is planned for this area.
- (27) Due to the closing of Aubrey Street for redevelopment purposes, existing water, electrical, gas, sanitary sewer, and telephone service lines are to be removed.

- (28) New street lighting is to be installed.
- (29) The closing of Arciniega Street will necessitate the removal of existing electrical, gas, and sanitary sewer lines.
- (30) The new Durango Street R.O.W. will require the installation of new water, electrical, gas, traffic lighting, sanitary and storm sewer service lines.

PROPOSED STREET CONSTRUCTION  
ESTIMATED COST

<u>R.O.W. WIDTH</u>	<u>COST PER LINEAL FOOT</u>	<u>PROJ. II</u>	<u>PROJ. III</u>	<u>PROJ. IV</u>	<u>TOTAL</u>
60'	\$48	\$335,000	\$336,000	\$178,000	\$ 513,000
86'	64	-0-	-0-	243,000	243,000
110'	77	470,000	-0-	300,000	770,000
	<b>TOTAL</b>	<b>\$805,000</b>	<b>\$336,000</b>	<b>\$721,000</b>	<b>\$1,526,000</b>

PROPOSED UTILITIES CONSTRUCTION  
ESTIMATED COST

<u>UTILITY</u>	<u>PROJ. II</u>	<u>PROJ. III</u>	<u>PROJ. IV</u>	<u>TOTAL</u>
Electrical	\$ 252,000	-0-	\$ 63,000	\$ 315,000
Water	240,000	-0-	60,000	300,000
Gas	60,000	-0-	7,000	67,000
Sanitary Sewer	15,000	-0-	6,000	21,000
Storm Sewer	2,160,000	\$80,000	110,000	2,350,000
Telephone*	173,000	-0-	-0-	173,000
	<b>\$2,900,000</b>	<b>\$80,000</b>	<b>\$246,000</b>	<b>\$3,226,000</b>

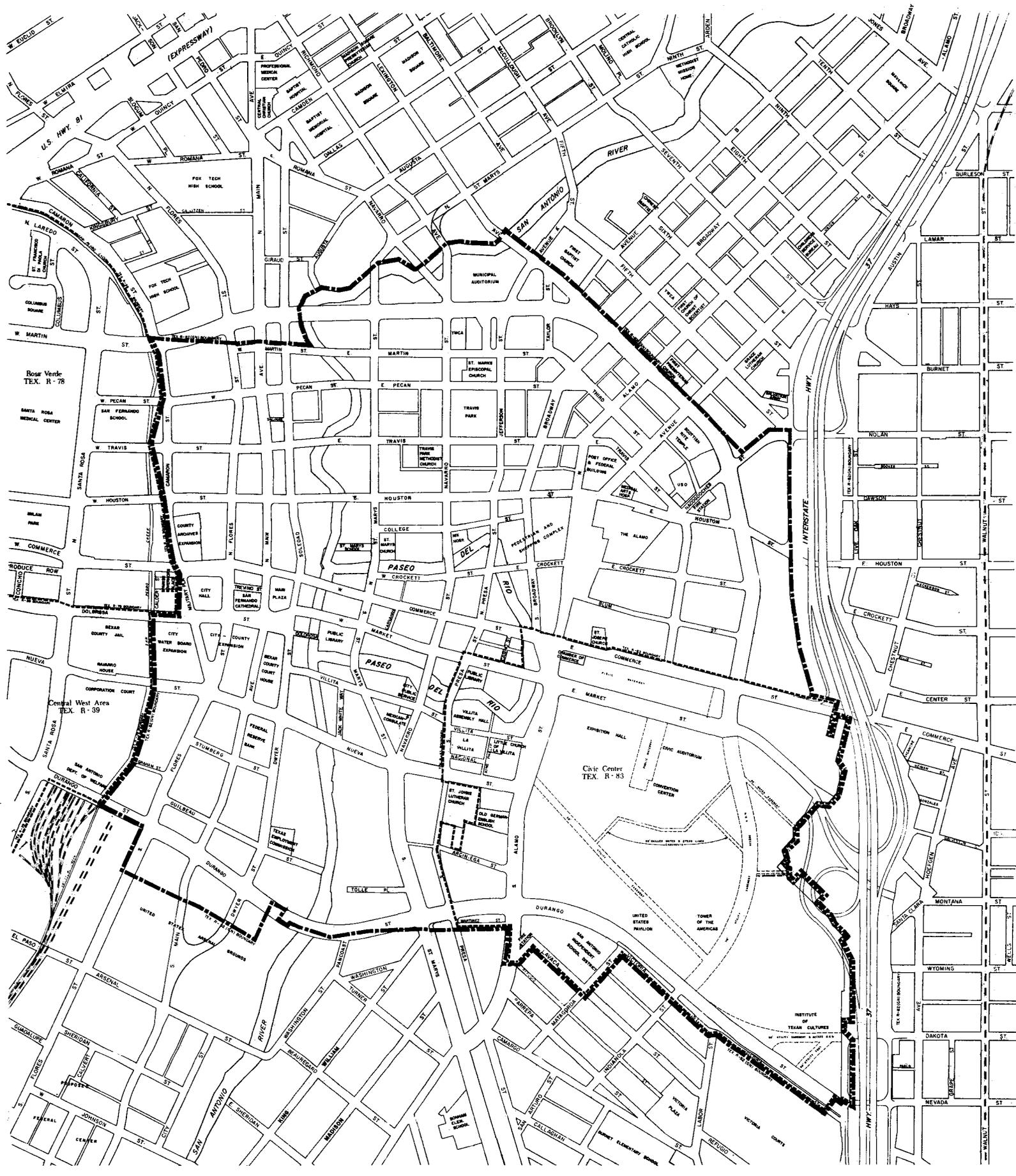
\*Private company, but will require compensation from urban renewal actions affecting their lines.

PROPOSED RIVER IMPROVEMENTS  
ESTIMATED COST

<u>ITEM</u>	<u>PROJ. II</u>	<u>PROJ. III</u>	<u>PROJ. IV</u>	<u>TOTAL</u>
New lock system	-0-	\$ 90,000	-0-	\$ 90,000
Move Tainer gate	-0-	250,000	-0-	250,000
Concrete lining	-0-	400,000	-0-	400,000
Lighting	-0-	110,000	-0-	110,000
Landscaping	-0-	15,000	-0-	15,000
TOTAL	-0-	\$865,000	-0-	\$865,000

OTHER PROPOSED PROJECT IMPROVEMENTS  
ESTIMATED COST

<u>ITEM</u>	<u>PROJ. II</u>	<u>PROJ. III</u>	<u>PROJ. IV</u>	<u>TOTAL</u>
Pedestrian Ways	\$ -0-	\$ 75,000	-0-	\$ 75,000
Bridges	-0-	125,000	-0-	125,000
TOTAL	-0-	\$200,000	-0-	\$200,000



# DEL ALAMO G.N.R.P TEX. R - 82(GN)

LEGEND

— PROJECT BOUNDARY



## COMMUNITY FACILITIES PLAN

MAP NO.

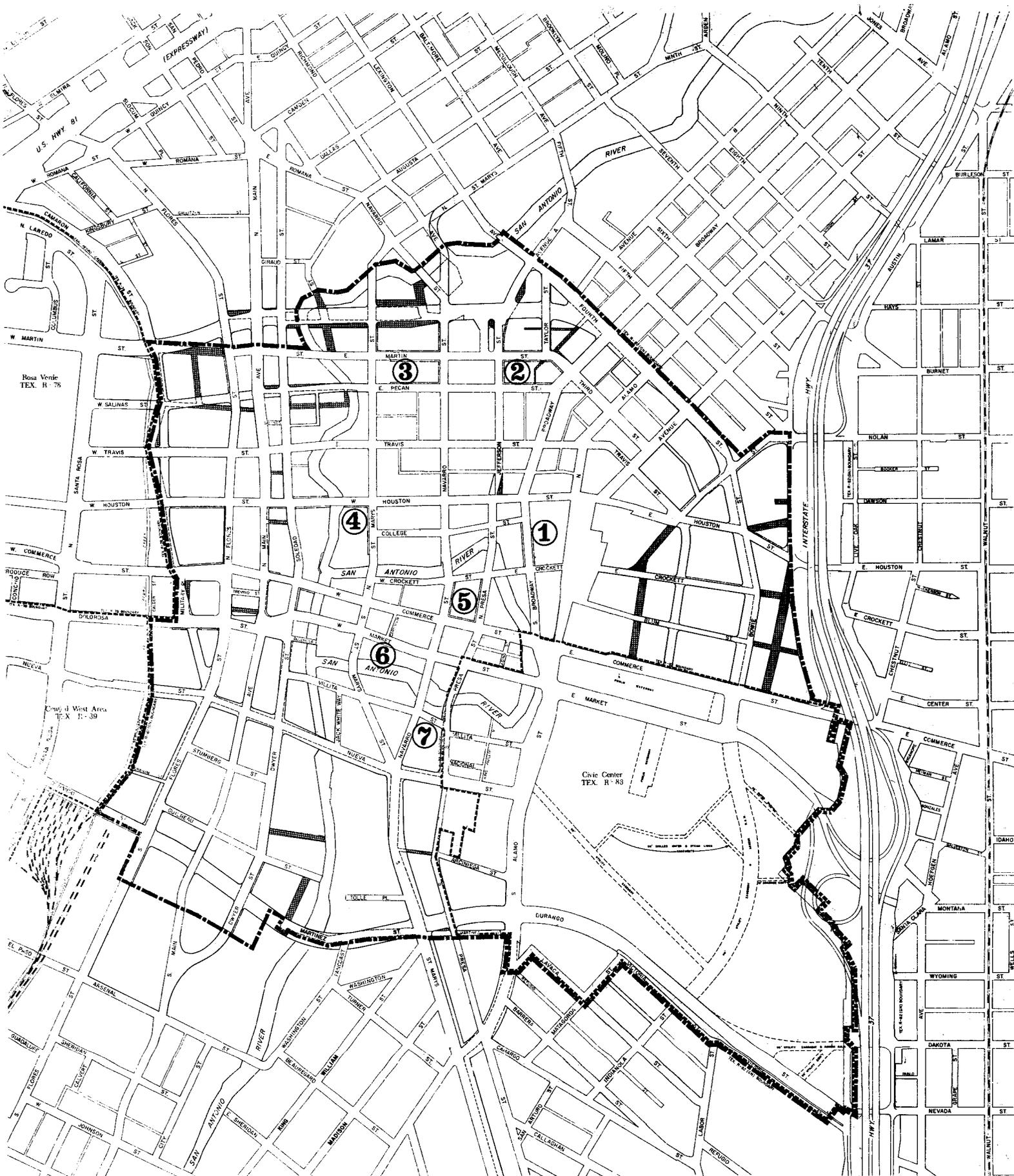
CODE NO.

G.N.R.P. 12

201



URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO · BEXAR COUNTY , TEXAS



# DEL ALAMO GNR P TEX. R - 82(GN)

## LEGEND

-  STREET CLOSURE
-  ORIGINAL R.O.W.
-  PROPOSED PARKING FACILITIES
-  PROJECT BOUNDARY
-  A RESERVATION FOR FUTURE R.O.W. WIDENING



GRAPHIC SCALE IN FEET  
 0 100 200 300 400 500

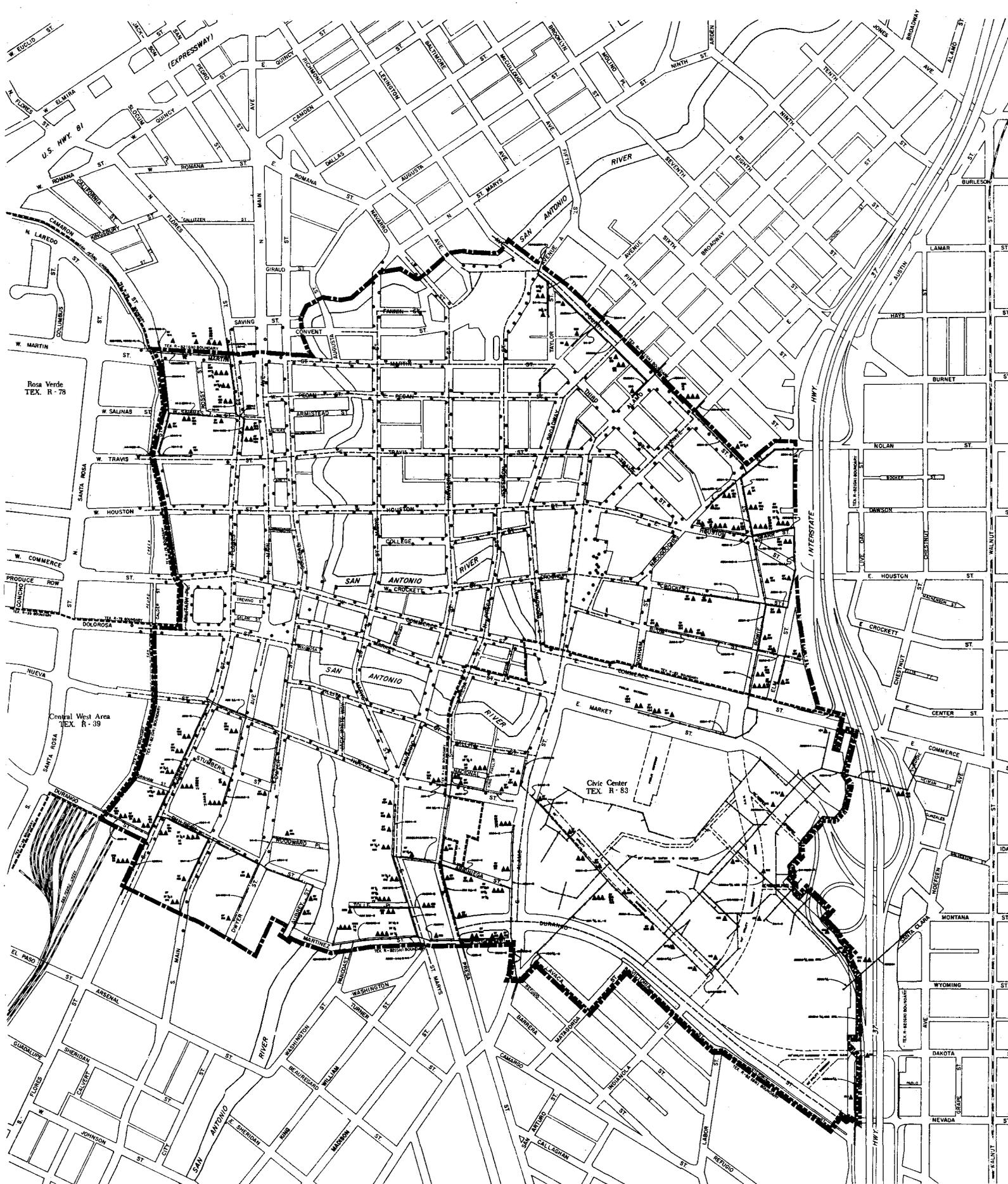
## PROPOSED STREETS PLAN

MAP NO.

G.N.R.P. II

CODE NO.

201



# DEL ALAMO GNR P TEX. R - 82(GN)

## LEGEND

- ▲ TRANSFORMER
- STREET LIGHT
- GY 7960 / 120 / 240 PRIMARY / SECONDARY
- 15A SIZE AND PHASE
- 4HS WIRE SIZE, HARD DRAWN BARE
- 336A 336, 400 C.M. ALUMINUM
- AS ASCR
- 24 (TWO-AUGHT) CABLE SIZE
- ABC PHASING FROM SIDEWALK ON
- POWER POLE
- N COMMON NEUTRAL
- SINGLE PHASE (79KV PRIMARY) (PHASE AND CONDUCTOR)
- AS 24-N TWO PHASE (79KV PRIMARY) (PHASE AND CONDUCTOR)
- ABC 44-N THREE PHASE (79KV PRIMARY) (PHASE AND CONDUCTOR)
- ABC 44-NI (PHASE AND CONDUCTOR) #1 COPPER WIRE
- UNDERGROUND ELECTRICAL PRIMARY
- PROJECT BOUNDARY



GRAPHIC SCALE IN FEET

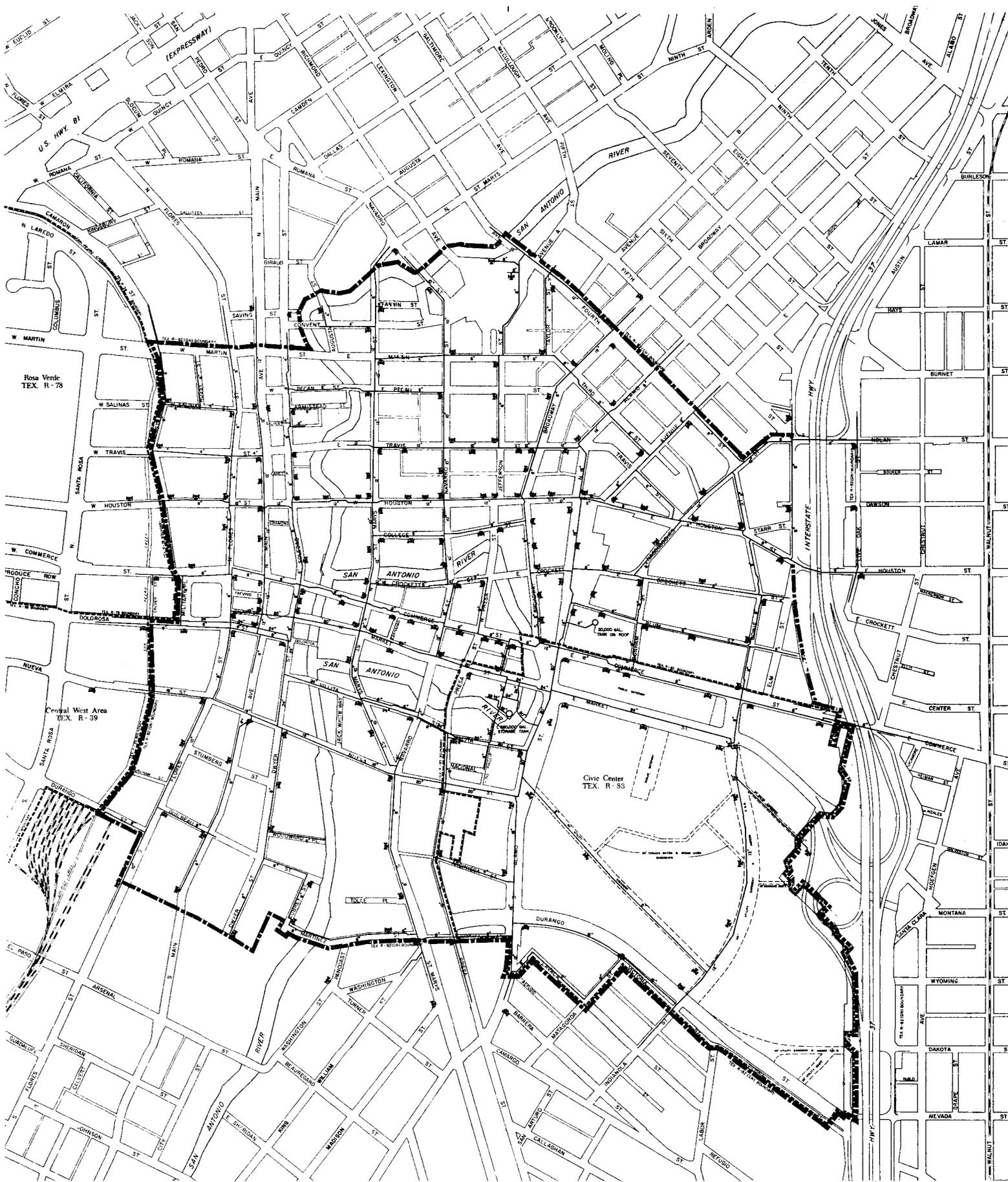
## EXISTING ELECTRICAL DISTRIBUTION SYSTEM

MAP NO.

CODE NO.

G.N.R.P. 4

201



# DEL ALAMO G.N.R.P TEX. R - 82(GN)

- LEGEND**
-  WATER LINE
  -  FIRE HYDRANT
  -  PROJECT BOUNDARY



EXISTING WATER LINES

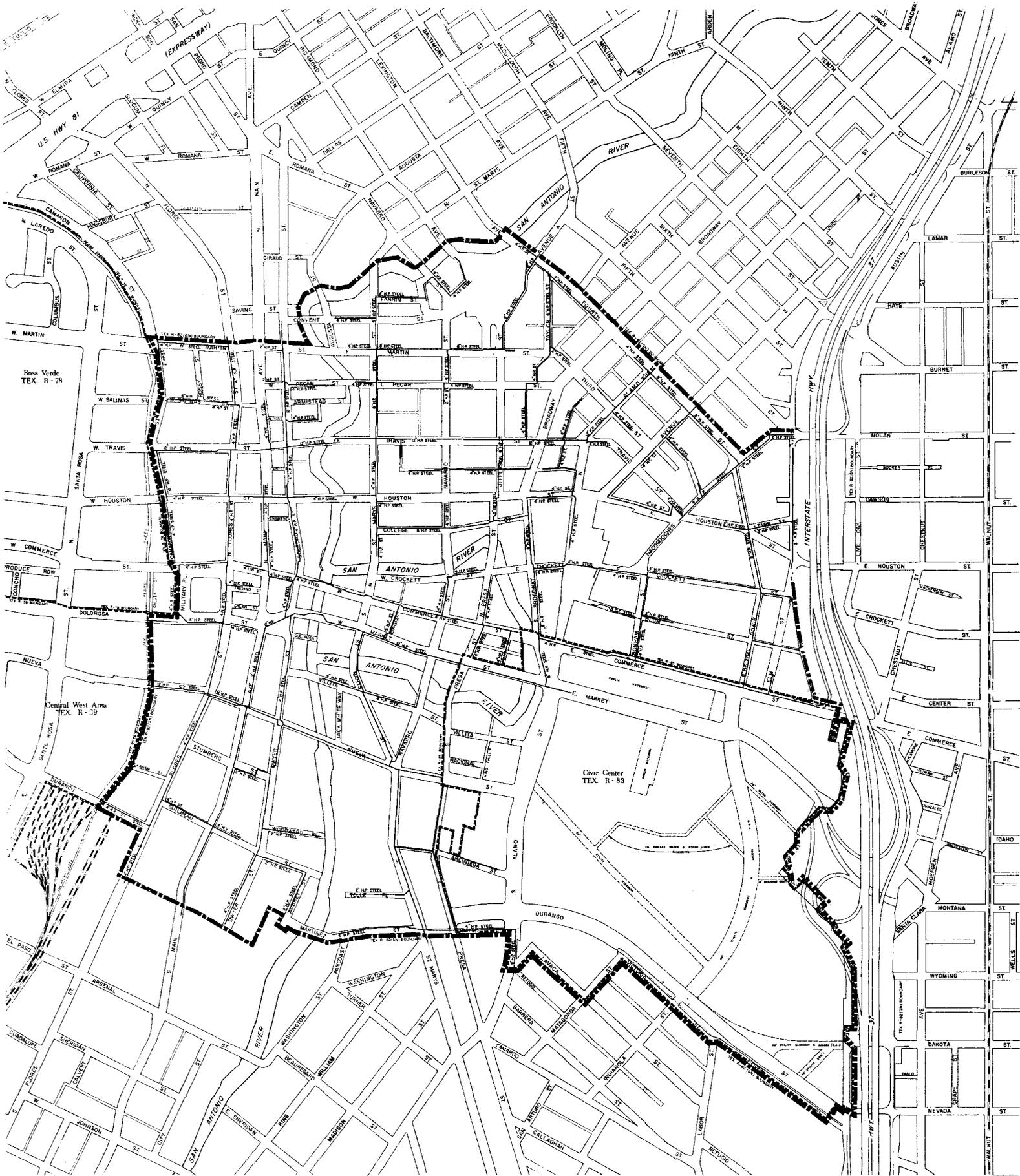


MAP NO.

CODE NO.

G.N.R.P. 5

201



# DEL ALAMO GNR P TEX. R - 82(GN)

**LEGEND**

-  GAS LINE
-  PROJECT BOUNDARY



## EXISTING GAS LINES



MAP NO.

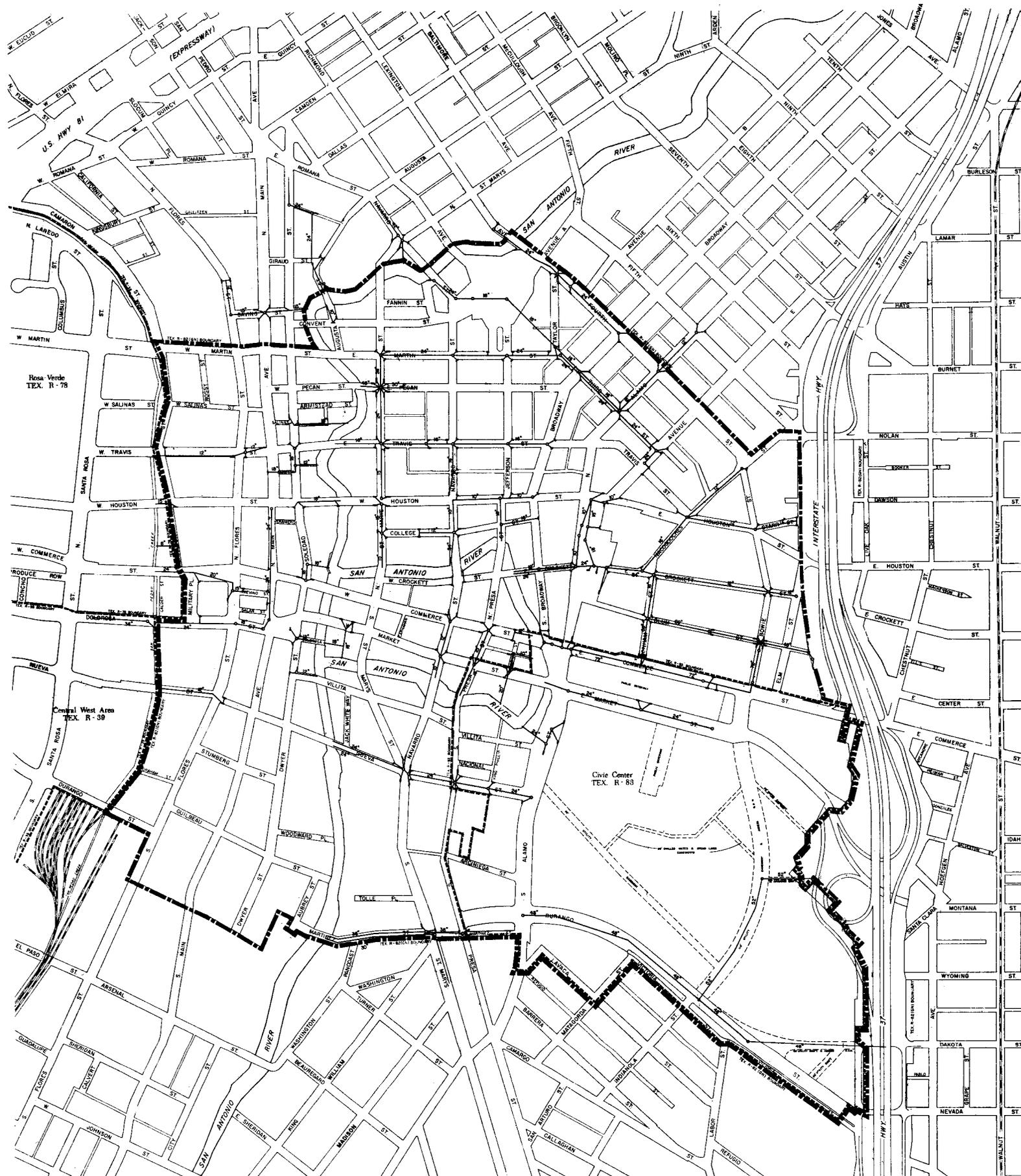
CODE NO.

**G.N.R.P. 6**

**201**

URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO · BEXAR COUNTY , TEXAS



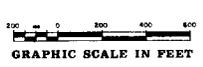


# DEL ALAMO GNR P TEX. R - 82(GN)

- LEGEND**
- 36" — STORM SEWER LINE
  - ○ — MANHOLE
  - — CURB INLET
  - — — — — PROJECT BOUNDARY

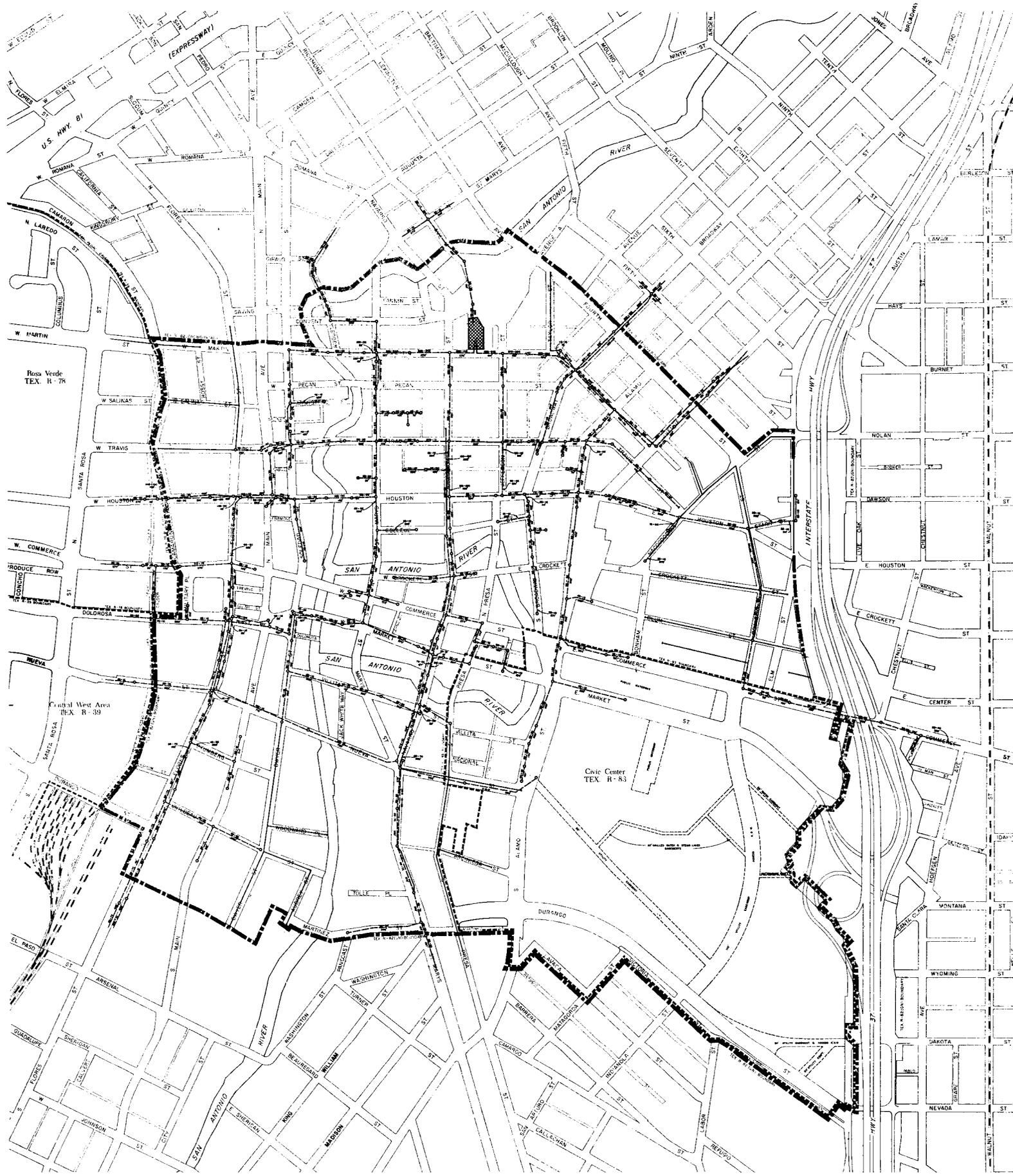


**EXISTING STORM SEWERS**



MAP NO.  
**G.N.R.P. 8**

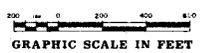
CODE NO.  
**201**



# DEL ALAMO GNR P TEX. R - 82(GN)

## LEGEND

-  TELEPHONE COMPANY BUILDING (CENTRAL OFFICE)
-  CONDUIT AND MANHOLES
-  6D NUMBER OF DUCTS
-  3C NUMBER OF CABLES (DOES NOT INCLUDE AIRPIPE)
-  458' CABLE LENGTH BETWEEN MANHOLES
-  CABLE ON POLES
-  PROJECT BOUNDARY



## EXISTING TELEPHONE LINES

MAP NO.

CODE NO.

G.N.R.P. 9

201



C O D E 2 0 1 4

DELINEATION OF URBAN RENEWAL AREAS IN WHICH  
URBAN RENEWAL ACTION IS CLEARANCE AND  
REDEVELOPMENT

## DELINEATION OF URBAN RENEWAL AREAS IN WHICH URBAN RENEWAL ACTION IS CLEARANCE AND REDEVELOPMENT

The Renewal Action Plan, Map GNRP 13, illustrates the areas which fall under clearance and redevelopment. In general, the properties to be acquired fall into two categories: (1) properties to be acquired for public uses, and (2) properties to be acquired for redevelopment purposes. The properties involved are almost totally in a condition warranting clearance. In a few cases they may be rehabilitable, but the cost of doing so is economically unwise unless there were a guarantee of high return, which seems doubtful. Those properties to be acquired for public use are, for the most part, involved in right-of-way adjustment and relocations, although some may be for expansion of existing public facilities. Those properties to be acquired for redevelopment purposes enable the removal of substandard structures, blighting influences, non-conforming uses and other impediments to desirable development to be effected in accordance with the del Alamo GNRP.



C O D E 2 0 1 e

STATEMENT OF PROSPECTIVE REQUIREMENTS FOR  
REHABILITATION OF INDIVIDUAL PROPERTIES

## STATEMENT OF PROSPECTIVE REQUIREMENTS FOR REHABILITATION OF INDIVIDUAL PROPERTIES

The rehabilitation objectives for all properties in del Alamo are intended to overcome environmental deficiencies, structural deficiencies, and economic obsolescence. In order to accomplish the overall objective the following general objectives are set forth:

The properties and buildings in rehabilitation sections of the project are to be restored to and maintained at a level which achieves maximum possible health, social, economic, and aesthetic conditions.

Standards and controls to be written for each project shall conform to the existing codes and ordinances of the City of San Antonio, including the Zoning Ordinance, Subdivision Ordinance, Minimum Housing Code, and Fire, Electrical, Plumbing, and Building Codes, and to the minimum standards for FHA insured mortgage loans.

Properties within residential areas must not produce noise, odors, air pollution, glare, heat, vibration, dirt, etc., which are detrimental to health, safety, and general welfare of the neighborhood.

The physical character of a building must not adversely affect surrounding uses.

Individual properties should be kept at a level of maintenance and repair, including landscaping and painting, which gains the maximum desirable appearance of these properties.

After review by the LPA and the City of San Antonio it is felt that the existing Commercial Code of the City provides adequate control over the rehabilitation of non-residential properties. No other standards need to be developed. A copy of this Commercial Code was submitted in the Rosa Verde Tex R-78 Part I Application, Code 213.

C O D E 2 0 1 F

IDENTIFICATION OF PROPOSED TITLE I PROJECTS:  
THEIR LOCATION, SEQUENCE AND TIMING

## IDENTIFICATION OF PROPOSED TITLE I PROJECTS: THEIR LOCATION, SEQUENCE, AND TIMING

One of the primary purposes in preparing a General Neighborhood Renewal Plan is to establish an orderly procedure by which redevelopment and renewal may be carried out for the large area through stages over a period of time. The del Alamo Area is large, its problems and deficiencies are great, and the resources that will be necessary to accomplish effective renewal throughout the area would be greatly taxed if the effectuation of the program were attempted to be carried out in a shorter period of time than the eight years proposed by this Plan. Renewal activities will have to be carried out in stages.

The del Alamo General Neighborhood Renewal Plan proposes herein that four individual urban renewal projects be undertaken. The location of each and its tentative boundaries are shown on the Map GNRP 14, Project Location and Sequence Plan, included herein.

Each of the proposed projects is given a cardinal number indicating its sequence in the schedule. The Map GNRP 14, Project Location and Sequence Plan, also indicates for each project an anticipated date on which major activities may be expected to commence and to be completed.

The determinations and predictions for each project with respect to its location, sequence, and time schedule have been rendered in light of several factors and considerations. These include expected rates at which cleared lands may be absorbed by the private market, numbers of families and businesses expected to be displaced by renewal activities, the financial capacity of the City to meet its expected obligations to each project, the number of properties to be improved in each project, and other considerations of equal significance. The following projected time schedule is established by this Plan:

Sequence and Schedule of Urban Renewal Projects  
Del Alamo GNRP Area

<u>Proposed Project</u>	<u>Acres</u>	<u>Planning Phase</u>	<u>Execution Phase</u>
1. Tex R-83	147 Acres	Completed in 1963	1964 - 1969
2. Tex R-	174 Acres	1969 - 1970	1970 - 1972
3. Tex R-	55 Acres	1971 - 1972	1972 - 1974
4. Tex R-	109 Acres	1973 - 1974	1974 - 1976

In all probability the planned sequence of the four projects would not change over time as the Urban Renewal Agency initiates physical activities in one or more of the early projects. However, it is recognized that the time schedule may be altered and slight modifications made in proposed boundaries as the program is implemented. Such changes would be made in light of circumstances that would become known and judged important only at a future date. For this reason, the time schedule proposed by this plan is tentative, but it serves to organize the proposed urban renewal program and to establish its execution on an orderly basis.

Project I

Tex R-83, Civic Center Project, is the first unit of Urban Renewal requiring Title I action within del Alamo GNRP. Civic Center Project was given priority to proceed prior to completion of del Alamo Plan because of an accelerated schedule established to provide a site for the construction of a convention hall and other related facilities. The opening of the convention hall is to coincide with the 250th anniversary of the founding of San Antonio and the inauguration of an exposition, known as HemisFair, to be held from April to October, 1968.

## Project 2

The second Title I project proposed for del Alamo will include the construction of the northern and eastern segments of the Downtown Loop. With the new construction of Santa Rosa and Durango scheduled to be completed by 1968, the continuing improvement of Martin-Convent and Fourth-Bowie becomes a timely final phase toward the completion of the entire loop.

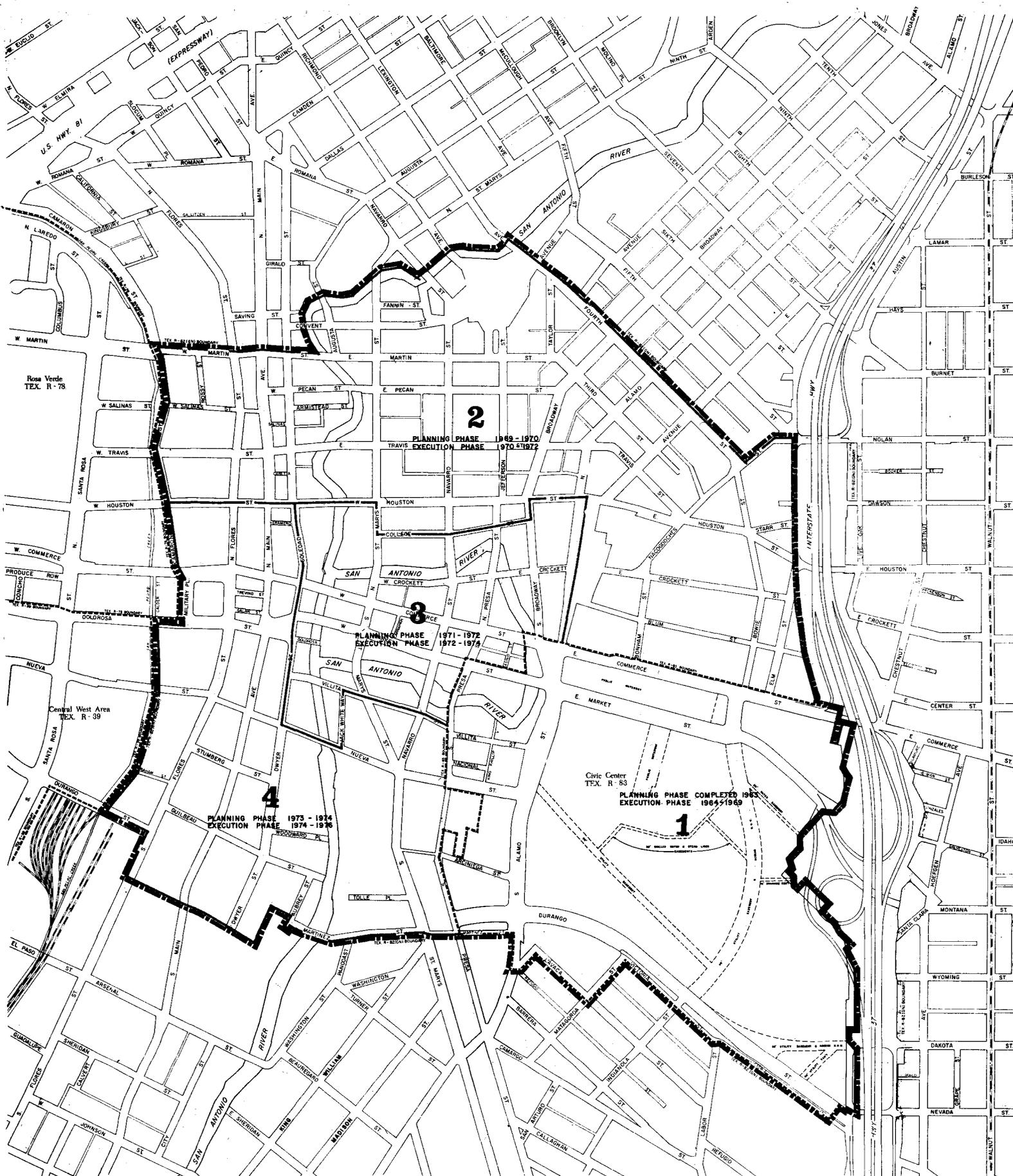
Other major improvements include street adjustments, land assembly, major parking structures with related commercial activities.

## Project 3

Major efforts in Project 3 will be directed toward the implementation of the Paseo del Rio objectives, which includes extensive improvements on the San Antonio River bend area, the creation of a landscaped and creatively developed retail plaza linking the Alamo and Paseo del Rio, the development of high rise apartments, and major parking structures with related commercial activities.

## Project 4

Major efforts in Project 4 will be directed toward the implementation of the Proposed Streets Plan and the assembly of land for high density residential development and other compatible business and service uses.



# DEL ALAMO G.N.R.P TEX. R - 82(GN)

## LEGEND

- 2 SEQUENCE NUMBER
- BOUNDARIES OF SEQUENCE AREAS
- PROJECT BOUNDARY



## PROJECT LOCATION AND SEQUENCE PLAN

MAP NO.

CODE NO.

G.N.R.P. 14

201



CODE NO. GN 202  
DEL ALAMO GNR P  
TEX R-62 (GN)

DATA TO SUPPLEMENT THE  
GENERAL NEIGHBORHOOD  
RENEWAL PLAN

## ANTICIPATED MARKET ABSORPTION CAPACITY FOR CLEARED LAND

The principal objective of del Alamo General Neighborhood Renewal Plan is to revitalize San Antonio's central business district through concentrated public and private action. Urban Renewal Title I activities will be concentrated primarily on new community facilities, while rehabilitation and redevelopment of existing business properties will be left to private initiative. There will be, however, a limited quantity of cleared land for private redevelopment resulting from Urban Renewal Title I clearance action.

The Urban Renewal Agency of San Antonio in July, 1964, engaged the firm of Economic Research Associates of Los Angeles to establish realistic economic parameters within which the planning goals could be accomplished. The result of this economic research was published in April, 1965, in a two-volume report entitled, Economic Considerations of Downtown San Antonio Revitalization, from which the following comments are extracted:

Commercial Office Space: "With major improvements in traffic flow and parking, downtown San Antonio can improve its position and attract up to 50 percent of future construction of commercial office space in the metropolitan area. This penetration of the market will result in construction of approximately 97,000 square feet per year. Building on this order means not only a bigger downtown office complex, but the opportunity to create a more attractive one, since a considerable portion of future demand will be generated by replacement of existing obsolete buildings."<sup>1</sup>

Retail Sale Space: "Between 1965 and 1985 increased sales in the shopping goods category will require addition of over 5 million square feet of new space to existing inventory of 4.76 million square feet in Bexar County. Although no new shopping goods space is forecast for downtown San Antonio, the internal

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<sup>1</sup> Economic Research Associates: Economic Considerations of Downtown San Antonio Revitalization, Volume 1, Pages 1-7

dynamics of the area will cause shifts and changes in its composition. The degree to which the area is revitalized will depend on improvements in parking, traffic flow, upgrading of the shopping facilities themselves, and the general vitality of the core area."<sup>2</sup>

Hotels and Motels: "The new convention center in San Antonio should help keep conventions downtown, and providing modest increases in downtown hotel demand. Predicated upon a reasonably effective revitalization program, 20 percent, or 1,200 to 1,300 (new) rooms, is a likely share of this total for downtown."<sup>3</sup>

Residential Housing: "Environmental and cost considerations limit future development of downtown housing to multiple family units. Due to the limited appeal of downtown, an average of approximately 75 units per year is about all that can reasonably be developed without undue risk to developers."<sup>4</sup>

Based on the conclusions of the ERA research findings, the limited quantity of cleared land desired from Urban Renewal Title I action should not encounter market absorption difficulties. It should be emphasized that the implementation of del Alamo Plan will generate chain reactions in business developments, the impact of which, due to its abstract nature, had not been fully taken into account by the ERA findings.

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<sup>2</sup>Economic Research Associates: Economic Considerations of Downtown San Antonio Revitalization, Volume 1, Pages 1,9.

<sup>3</sup>Ibid., pp. 1,11.

<sup>4</sup>Ibid., pp. 1,12.

CODE 202 b

PRELIMINARY ESTIMATES OF FEDERAL GRANT AND LOCAL GRANT-IN-AID  
REQUIREMENTS FOR EACH PROJECT IDENTIFIED IN CODE NO. GN 201f.

The estimate of federal grant requirements is based upon real estate acquisition for urban renewal action, new construction of community facilities, and administrative and planning costs. Local non-cash grants-in-aid will be derived from capital improvements to be constructed by the City of San Antonio which will benefit del Alamo Plan area by at least 10 percent and directly benefit a project by at least 5 percent. The remaining amount of local cash grants-in-aid will be derived from general tax revenue and/or special bond issue. The financial status of the City of San Antonio presents no foreseeable difficulties in assuming this obligation.

DEL ALAMO GNRP  
PROJECT COST ESTIMATES

<u>ITEM</u>	<u>PROJECT II</u>	<u>PROJECT III</u>	<u>PROJECT IV</u>	<u>TOTAL</u>
PLANNING - 1 year S & P	\$ 200,000	\$ 200,000	\$ 200,000	\$ 600,000
ADMINISTRATION - (2 year execution phase)				
Administration	\$ 840,000	\$ 840,000	\$ 840,000	\$2,520,000
Appraisals, etc.	258,000	209,000	210,000	677,000
Project Inspection	55,000	34,000	29,000	118,000
Legal	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>90,000</u>
SUB TOTAL	1,183,000	1,113,000	1,109,000	3,405,000
SITE CLEARANCE	218,000	180,000	246,000	644,000
PROJECT IMPROVEMENTS				
Item I*	3,138,000	1,401,000	271,000	5,260,000
Item II*	<u>567,000</u>	<u>80,000</u>	<u>246,000</u>	<u>893,000</u>
TOTAL PROJ. IMPROVEMENTS	3,705,000	1,481,000	967,000	6,153,000
INTEREST & CONTINGENCY	2,219,000	1,317,000	1,013,000	4,549,000
REAL ESTATE PURCHASES	<u>10,013,000</u>	<u>7,401,000</u>	<u>5,802,000</u>	<u>23,216,000</u>
GROSS PROJECT COST	\$17,538,000	\$11,692,000	\$9,337,000	\$38,567,000
LESS LAND SALE PROCEEDS	<u>-2,142,000</u>	<u>-3,765,000</u>	<u>-1,282,000</u>	<u>-7,189,000</u>
NET PROJECT COST	\$15,396,000	\$ 7,927,000	\$8,055,000	\$31,378,000

\* See page 73a for schedule of Item I and Item II improvements.

DEL ALAMO - PROJECT COST ESTIMATES

<u>ITEM</u>	<u>PROJECT II</u>	<u>PROJECT III</u>	<u>PROJECT IV</u>	<u>TOTAL</u>
<u>SHARING OF PROJECT COSTS:</u>				
2/3 FEDERAL SHARE	\$10,264,000	\$ 5,285,000	\$ 5,370,000	\$20,919,000
PLUS RELOCATION GRANT	<u>634,000</u>	<u>551,000</u>	<u>783,000</u>	<u>1,968,000</u>
TOTAL FEDERAL CAPITAL GRANT	\$10,898,000	\$ 5,836,000	\$ 6,153,000	\$22,887,000
1/3 LOCAL SHARE	\$ 5,132,000	\$ 2,642,000	\$ 2,685,000	\$10,459,000
<u>FINANCING OF LOCAL SHARE:</u>				
TOTAL REQUIRED	\$ 5,132,000	\$ 2,642,000	\$ 2,685,000	\$10,459,000
LESS ITEM II - PROJECT IMPROVEMENTS	<u>567,000</u>	<u>80,000</u>	<u>246,000</u>	<u>893,000</u>
CASH REQUIRED	\$ 4,565,000	\$ 2,562,000	\$ 2,439,000	\$ 9,566,000
BUDGET PERIOD	1969-1972	1971-1974	1973-1976	1969-1976

DEL ALAMO-COST DATA FOR PROJECT IMPROVEMENTS

<u>ITEM I</u>	<u>PROJECT II</u>	<u>PROJECT III</u>	<u>PROJECT IV</u>	<u>TOTAL</u>
STREETS				
60' R.O.W.	\$335,000	\$336,000	\$178,000	\$849,000
86' R.O.W.	-0-	-0-	243,000	243,000
110' R.O.W.	<u>470,000</u>	-0-	<u>300,000</u>	<u>770,000</u>
	\$ 805,000	\$ 336,000	\$721,000	\$1,862,000
TELEPHONE	173,000	-0-	-0-	173,000
RIVER IMPROVEMENTS				
New Lock	N.A.	\$ 90,000	N.A.	
Tainter gate relocation	N.A.	250,000	N.A.	
Concrete lining river bed	N.A.	400,000	N.A.	
Lighting	N.A.	110,000	N.A.	
Landscaping	<u>N.A.</u>	<u>15,000</u>	<u>N.A.</u>	
	-0-	865,000	-0-	865,000
PEDESTRIAN WAYS	-0-	200,000	-0-	200,000
STORM DRAINAGE	<u>2,160,000</u>	<u>-0-</u>	<u>-0-</u>	<u>2,160,000</u>
TOTAL	\$3,138,000	\$1,401,000	\$721,000	\$5,260,000
<u>ITEM II</u>				
ELECTRICAL	\$ 252,000	\$ -0-	\$ 63,000	\$ 315,000
WATER	240,000	-0-	60,000	300,000
GAS	60,000	-0-	7,000	67,000
SANITARY	15,000	-0-	6,000	21,000
STORM	-0-	80,000	110,000	190,000
TOTAL	\$ 567,000	\$ 80,000	\$246,000	\$ 893,000
GRAND TOTAL	\$3,705,000	\$1,481,000	\$967,000	\$6,153,000

CODE 202 c  
 PRELIMINARY ANALYSIS OF RELOCATION REQUIREMENT AND RESOURCES  
 NEEDED TO CARRY OUT PROJECTS IN DEL ALAMO

The relocation workload for the del Alamo GNRP is estimated to be 121 families, 243 individuals and 217 businesses. Relocation will be carried out by the LPA, which has adequate staff and resources to accomplish its task. The workload will be distributed according to the timing of the three remaining projects contemplated for execution over the 8-year period following approval of the GNRP application. The relocation workload by project is shown in the following tables\*:

PROJECT	TOTAL POPULATION IN DEL ALAMO				POPULATION TO BE RELOCATED			
	Families	Individuals	Ave. Rent	Ave. Income	Families	Individuals	Ave. Rent	Ave. Income
II	93	666	\$53	\$2,574	46	123	\$43	\$2,141
III	17	87	\$85	\$4,080	0	0	--	--
IV	86	214	\$40	\$1,954	75	121	\$40	\$2,040
TOTAL	196	967	\$59	\$2,869	121	243	\$41	\$2,090

PROJECT	BUSINESSES TO BE RELOCATED		
	Small	Large	Heavy Commercial
II	65	2	2
III	69	3	0
IV	70	3	3
TOTAL	204	8	5

\* The estimates reflected in these tables were obtained from the 1960 Census and from adjustments made by the LPA following an actual structural survey count.

Every phase of relocation activity will be rendered in accordance with the provisions established by the currently amended DHUD rules and regulations, and the eligibility of the individual relocation cases.

In determining the relocation resources for both household and business needs, the LPA has made use of market information gathered from a variety of sources: an economic report by Economic Research Associates, the San Antonio Housing Authority, the Market Analysis Service of the Federal Housing Administration, the San Antonio Real Estate Board, the San Antonio Homebuilders Association, the City Planning Department, the local news media, and neighborhood canvassing by the LPA. The following tables reflect some of the findings of these sources. In light of the information given by these sources, it appears that the relocation requirements of the del Alamo projects can be successfully met, particularly since the workload would be spread out over an eight year period.

EXISTING RENTAL AND SALES HOUSING UNITS  
METROPOLITAN SAN ANTONIO (1965 SURVEY)

<u>Income Group</u>	<u>Total Units</u>		<u>Rental Units</u>		<u>Owner Units</u>		<u>Annual Turnover</u>		<u>Mobility Rate</u>	
	<u>No. (000)</u>	<u>%</u>	<u>No. (000)</u>	<u>%</u>	<u>No. (000)</u>	<u>%</u>	<u>Rental (000)</u>	<u>Owner (000)</u>	<u>Renter</u>	<u>Owner</u>
Low-modest	98	46.9	47	65.3	51	37.2	21	16	46%	28%
Moderate-high	<u>111</u>	<u>53.1</u>	<u>25</u>	<u>34.7</u>	<u>86</u>	<u>62.8</u>	<u>11</u>	<u>31</u>	45%	36%
	209	100.0	72	100.0	137	100.0	32	47	-	-

AREA POSTAL VACANCY SURVEY  
SAN ANTONIO (OCTOBER 17, 1967)

<u>Total Vacancies</u>	<u>% of Total Units</u>	<u>Used</u>	<u>New</u>	<u>Under Construction</u>
5,186	2.4	4,248	938	2,605

Source: FHA postal vacancy survey

EXISTING LHA PROJECTS AND 221(d) (3) PROJECTS

	<u>No. Units</u>	<u>Annual Turnover</u>	<u>Ave. Rent</u>
LHA	5,554	1,777	\$33
221(d) (3)	1,421	N.A.	\$75

Source: San Antonio Housing Authority \* 737 units under construction

RENTAL HOUSING SURVEY FROM LOCAL NEWS MEDIA SURVEY  
 CONDUCTED BETWEEN NOVEMBER 1966 TO DECEMBER 1967

<u>Rental Range</u>	<u>Furnished</u>	<u>Unfurnished</u>	<u>Total Units</u>
\$0 -39	97	88	185
\$40-49	268	237	505
\$50-69	1,312	710	2,022
\$70-89	888	1,133	2,021
\$90 and Over	766	1,443	2,209
Total	3,331	3,611	6,942

Source: LPA Survey

AVAILABLE COMMERCIAL SPACE  
FOR RELOCATION SOURCE

Rental	307,450 sq.ft.
Sales	269,450 sq.ft.
Lease	<u>387,350 sq.ft.</u>
TOTAL	964,250 sq.ft.

Source: Real Estate Board

It is estimated that the cost of providing Relocation Grants for the del Alamo Project will amount to approximately \$1,967,986. The table below shows the type of payments and amounts by proposed project.

DEL ALAMO RELOCATION  
GRANT BY PROJECTS

<u>TYPE OF PAYMENT</u>	<u>PROJECT II</u>	<u>PROJECT III</u>	<u>PROJECT IV</u>	<u>TOTAL</u>
Moving Expenses	\$441,156.00	\$380,500.00	\$569,960.00	\$1,391,616.00
Property Loss	\$ 30,000.00	\$ 24,000.00	\$ 17,600.00	\$ 71,600.00
Storage	\$ 5,630.00	\$ 1,410.00	\$ 2,865.00	\$ 9,905.00
R.A.P.	\$ 25,725.00	.00	\$ 34,350.00	\$ 60,075.00
S.B.D.P.	\$130,000.00	\$145,000.00	\$157,500.00	\$ 432,500.00
Settlement Cost	<u>\$ 890.00</u>	<u>\$ 400.00</u>	<u>\$ 1,000.00</u>	<u>\$ 2,290.00</u>
TOTALS	\$633,401.00	\$551,310.00	\$783,275.00	\$1,967,986.00

IDENTIFICATION OF ACTIONS REQUIRED TO BE TAKEN BY THE STATE OR LOCAL  
GOVERNMENT AGENCIES IN ORDER TO CARRY OUT THE DEL ALAMO PLAN

ZONING CHANGES

In accordance with the Zoning Ordinance of the City of San Antonio, as revised and adopted in June, 1965, del Alamo falls in the B-4 District classification for the Central Business District. While certain permitted uses may ultimately prove incompatible with desirous or planned uses in specific areas within del Alamo, it is felt by this agency and the Planning Commission that the present zoning ordinance needs no revision for the general purposes of the GNRP. At the time of specific project planning, however, it may be desirable or necessary to restrict or exclude certain uses to implement the objectives of the project plan and to assure proper redevelopment.

MODIFICATION OR IMPROVEMENT OF CODES AND REGULATIONS GOVERNING HOUSING AND OCCUPANCY AND BUILDING  
CONSTRUCTION

The City of San Antonio has in force zoning, subdivision, building, electrical, plumbing, fire, sanitation, and minimum housing codes and ordinances sufficient to implement the objectives of the del Alamo Plan.

PROVISION OF COMMUNITY FACILITIES AND PUBLIC IMPROVEMENTS SHOWN UNDER CODE NO. GN 201, INCLUDING  
CURRENT ESTIMATE OF THEIR COST AND TIMING

<u>ITEM</u>	<u>APPROX. TIMING</u>	<u>ESTIMATED COST</u>
Streets	1966-1968	\$ 431,800
	1969-1975	1,526,000
Public Utilities and Services	1966-1968	9,695,000
	1969-1975	3,226,000
Public Open Space and Landscaping	1966-1968	6,147,100
	1969-1975	1,065,000
Public Buildings	1966-1968	127,335,000
	1969-1975	N.A.

APPENDIX

RENEWAL ACTION INDEX

## RENEWAL ACTION INDEX

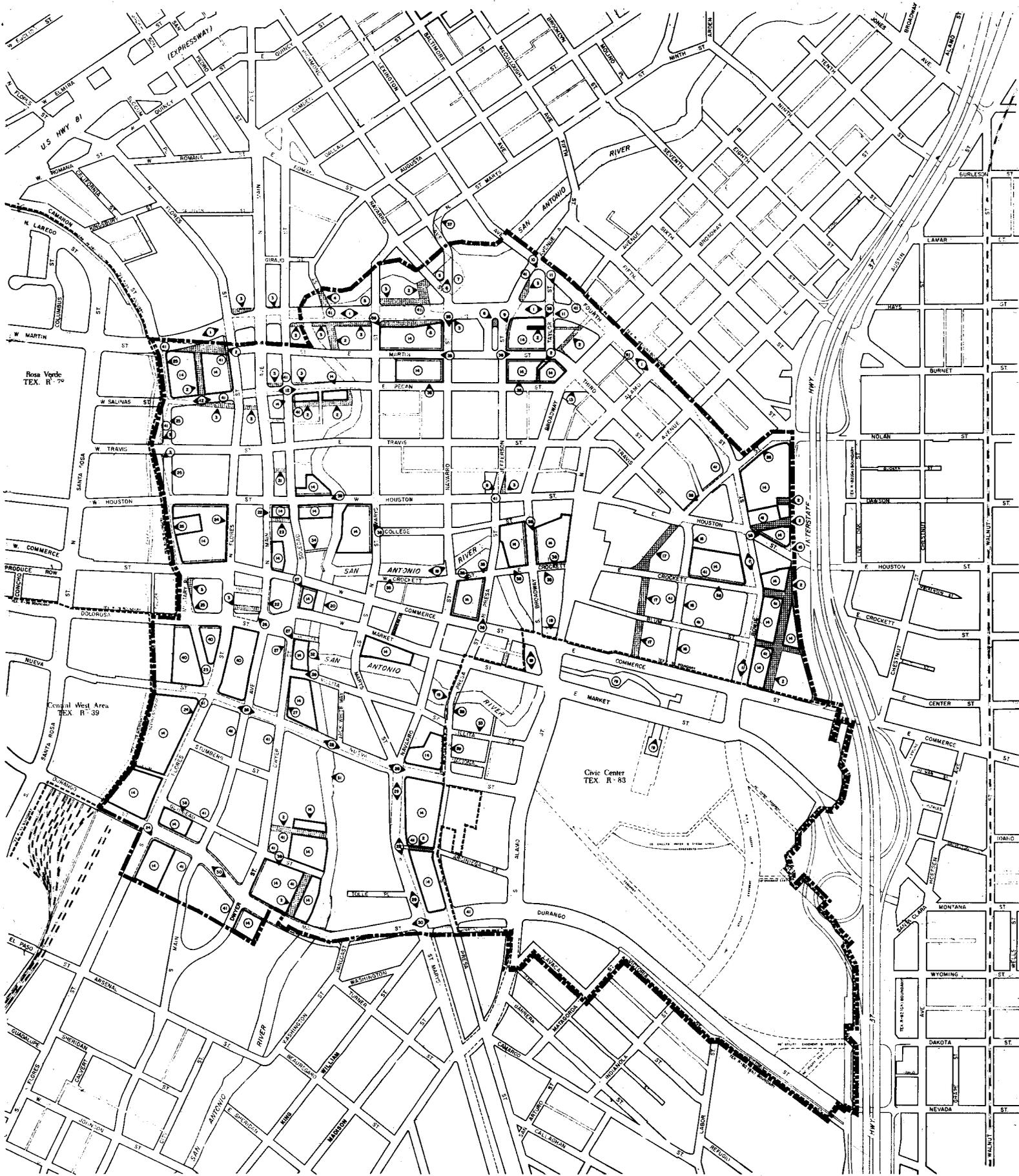
The renewal Action Index is a summary of the recommended renewal actions to be undertaken in the del Alamo GNRP. The Index consists of a map (GNRP 16), which graphically shows all renewal actions through the use of a key numbering system, and of a concise, written index explaining the key numbers (see below). This Index is intended to be an aid in visualizing the entire GNRP's recommended development as a unified whole. At no time is this listing intended to be construed as "final". The items represent the most significant actions, and during the detailed planning phase of each project, other improvements obviously will become desirable or necessary.

### INDEX OF RECOMMENDED ACTIONS REQUIRED FOR DEL ALAMO GNRP

(LIST TO BE AUGMENTED PER SPECIFIC PROJECT RESEARCH)

1. Proposed downtown circumferential loop (six lanes 110' R.O.W. - requires extensive acquisition)
2. Street closure for land assembly and redevelopment (excess R.O.W.- could be sold to adj. owners)
3. R.O.W. abandonment due to street adjustment (excess R.O.W. - could be sold to adjacent owners)
4. Street closure at Augusta Street bridge (perhaps retain structure but close street to traffic)
5. Created green area due to R.O.W. (Part of San Antonio River development)
6. R.O.W. extension of Navarro Street (New connection)
7. Parcel to city auditorium site (add to auditorium circle)
8. Extension of traffic island (to control turn movements)
9. R.O.W. widening of Jefferson Street (remove jog at intersection and condemned building)
10. R.O.W. widening of Avenue "A" at 4th (redesign intersection)
11. R.O.W. widening of Taylor Street (increase to 60 foot R.O.W.)
12. R.O.W. adjustment of Salinas-Pecan Streets (new connection - requires extensive acquisition)

13. R.O.W. adjustment of East Pecan at Broadway (redesign intersection)
14. Land redevelopment parcels (acquisition to provide land for new uses)
15. R.O.W. adjustment at Houston Street & IH 37 (redesign intersection)
16. R.O.W. for relocated Bonham-Nacogdoches Streets (new location-traffic control)
17. Street closure due to relocation of street R.O.W. (could be sold to adjacent owners)
18. Parcel to be acquired for R.O.W. adjustment; corner Alamo & Commerce (problem intersection)
19. River improvements (implementation of Paseo Del Rio master plan)
20. Moving of Tainer gate (creates constant-level; "River-Taxi" use)
21. Street closure of Caretta (excess R.O.W.)
22. R.O.W. adjustment on North Main (widen Main Avenue)
23. Street closure of Veramendi (excess R.O.W.; could be sold to adjacent owners)
24. R.O.W. adjustment of North Flores (widen Flores Street - requires extensive acquisition)
25. R.O.W. adjustment of Camaron (to connect with South Flores; better circulation)
26. R.O.W. adjustment of Dolorosa (realign Dolorosa to Market Street)
27. R.O.W. adjustment - Soledad Street (widen Soledad Street)
28. R.O.W. adjustment - Nueva Street (major connection B/W Expressway and Convention Center)
29. R.O.W. adjustment - South St. Mary's Street (major street; requires extensive acquisition)
30. R.O.W. for Durango Street extension (currently under construction by city)
31. New location for Tainer Gate (to create constant level)
32. Remove existing falls (to permit "River-Taxis")
33. Villita Street pavers & landscaping (close to traffic; create landscaped courtyard)
34. Pedestrian walkway (connect river walk to Soledad Street)
35. Crockett Street Mall (pavers and landscaping to Alamo Plaza)
36. R.O.W. adjustment of Nacogdoches Street (important expressway connector)
37. R.O.W. adjustment (connection between Navarro and St. Mary's Streets)
38. R.O.W. adjustment to 60' on various streets (R.O.W. obtained from Redevelopment parcels, i.e. (14))
39. R.O.W. widening of South Presa Street (increase to 60' R.O.W.)
40. Land assembly and disposition for governmental uses (city-county building and parking)
41. Utility relocation and/or construction areas (due to street adjustments or programmed construction)



# DEL ALAMO GNR P TEX. R - 82(GN)

- LEGEND**
-  STREET CLOSURE
  -  ORIGINAL R.O.W.
  -  INDEX NUMBER
  -  PROJECT BOUNDARY
  -  A RESERVATION FOR FUTURE R.O.W. WIDENING



0 100 200 300 400  
GRAPHIC SCALE IN FEET

RENEWAL ACTION INDEX

G.N.R.P. 16

URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO · BEXAR COUNTY , TEXAS

C O D E N O . G N 2 0 3  
D E L A L A M O G N R P  
T E X R - 8 2 ( G N )

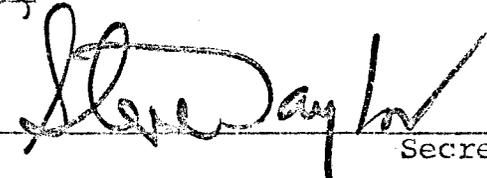
APPROVAL OF GNRP BY LOCAL PLANNING AGENCY  
AS CONFORMING TO GENERAL PLAN OF LOCALITY

. CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly appointed, qualified and acting Secretary of the Planning Commission of the City of San Antonio, and the custodian of the records of the said Planning Commission, including the Minutes of proceedings, and is duly authorized to execute this Certificate.
2. Attached hereto is a true and correct copy of a resolution including the Whereas clauses adopted at a meeting of the Planning Commission held on February 28, 1968 in the City Hall, San Antonio, Texas.
3. Said resolution has been duly recorded in the Minutes of said meeting and is now in full force and effect.
4. Attached hereto is a true and correct copy of the excerpts of the meeting held on February 28, 1968.
5. Said meeting was duly convened and held in all respects in accordance with law and the By-Laws of the Planning Commission of the City of San Antonio. To the extent required by law or by said By-Laws, due and proper notice of said meeting was given. A legal quorum of members of the Planning Commission was present throughout the meeting, and a legally sufficient number of members of the Planning Commission voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said By-Laws, or otherwise, incident to the proper adoption of said resolution have been duly fulfilled, carried out, and otherwise observed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 28<sup>th</sup> day of February, 1968.

  
\_\_\_\_\_  
Secretary

A RESOLUTION

APPROVING THE DEL ALAMO GENERAL NEIGHBORHOOD RENEWAL PLAN AS PROPOSED BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO AND RECOMMENDING SAID PLAN TO THE CITY COUNCIL FOR APPROVAL.

WHEREAS, the Urban Renewal Agency of the City of San Antonio has proposed a General Neighborhood Renewal Project titled "Del Alamo," Tex. R-82 located within the City of San Antonio, Bexar County, Texas and consisting of approximately 508 acres of land in the central core of the City, more particularly described in the Plan itself which is on file with the Secretary of this Commission; and

WHEREAS, the details and provisions of said General Neighborhood Renewal Plan have been presented to this Planning Commission for approval; and

WHEREAS, said Plan conforms to the general plan for the development of the City as a whole; and

WHEREAS, it is the opinion of this Commission that said Plan should be made a part of the Master Plan for the development of the City of San Antonio and forwarded to the City Council for final action at the earliest possible date; now, therefore

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. The General Neighborhood Renewal Plan for Del Alamo Project, Tex. R-82 as proposed by the Urban Renewal Agency of the City of San Antonio consisting of a document dated February 7, 1968 entitled "Del Alamo General Neighborhood Renewal Plan" and having a hard cover with title page, identification page, list of City Council and Urban Renewal Commission Members, a Forward, a Table of Contents and list of exhibits and 83 pages of textual, narrative and other material, together with exhibits which are made a part of said Plan, is hereby ratified, adopted and approved.
2. The Commission hereby finds that the provisions of said Plan relating to public areas, street layout, open spaces, public utilities, and proposed land uses, conform to the general plan for the development of the City of San Antonio as a whole.
3. It is hereby found that said General Neighborhood Renewal Plan for the area aforementioned is determined to be adequate as an outline of the Urban Renewal activities proposed for the area involved as a framework for the preparation of Urban Renewal Plans, and as an indication generally to the extent feasible in preliminary planning, of land uses, population density, building coverage, prospective requirements for rehabilitation and conservation of property, and any portion of the area contemplated for clearance and redevelopment.
4. It is hereby recommended to the City Council of the City of San Antonio the aforementioned General Neighborhood Renewal Plan for the Del Alamo Project Area be adopted and made a part of the Master Plan of the City of San Antonio.

5. The Secretary of this Commission is directed to furnish the City Council with the written recommendations set forth in this resolution and to certify the findings made herein to the City Council. The Secretary is also directed to file a copy of the General Neighborhood Renewal Plan for Del Alamo Project Area with the Minutes of this meeting.

PASSED AND APPROVED this 28th day of February, 1968.

Palma Dietz

Chairman

ATTEST:

Blue Taylor

Secretary

February 28, 1968

DISCUSSION OF DEL ALAMO GNRP, TEX. R-82  
URBAN RENEWAL AGENCY

Messrs. Winston Martin and Roy Montez, representing the Urban Renewal Agency, were present, as well as, Mr. Stewart Fischer, Director of Traffic & Transportation.

Mr. Martin explained that on July 26, 1967 the del Alamo GNRP was presented to the Commission but no formal action was taken at that time. They are now desirous of forwarding this project to the City Council, and need the Commission's recommendation that this plan conforms to the general plan for development of the City as a whole, and that said plan should be adopted and made a part of the Master Plan for development of the City of San Antonio.

He presented material on the del Alamo GNRP, Tex. R-82, together with exhibits, for review by the Commission (a copy of which is on file in the Department of Planning). Mr. Martin stated that the del Alamo GNRP covers the Central Business District, and is one of a general plan, taking a large area and planning it in its entirety. This provides several opportunities, one being that it does not endanger community planning by taking it out of context. The del Alamo project was felt necessary to find out what role Downtown San Antonio would have in the future, and what could be done to reverse decentralization of the CBD. A detailed study was needed to analyze what was necessary to make downtown a vital part of the City. Mr. Martin advised that the CBD will continue to carry much interest in the field of business, banking, federal government, etc.; however, retail has been minimized. The del Alamo plan proposes specific ways and means to revitalize the commercial strength of the CBD and to re-establish its role in retail merchandising.

The del Alamo GNRP is to be developed in four stages. The first project was the Civic Center Project. Sufficient credits have been received from the Civic Center to finance additional projects in the City. Project 2 will include construction of the northern and eastern segments of the Downtown Loop. Project 3 will include extensive improvements on the river bend area, creation of a landscaped and creatively developed retail plaza linking the Alamo and Paseo del Rio, the development of high rise apartments and major parking facilities with related commercial activities. Project 4 will be directed toward the implementation of the proposed street plan and assembly of land for high density residential development and other compatible business and service uses.

Mr. Martin thereafter gave a brief resume on each of the following maps that were on display before the Commission.

February 28, 1968

GNRP 1	Boundary Map
GNRP 2	Existing Land Use
GNRP 3	Condition of Structures
GNRP 4	Existing Electrical Distribution System
GNRP 5	Existing Water Lines
GNRP 6	Existing Gas Lines
GNRP 7	Existing Sanitary Sewers
GNRP 8	Existing Storm Drainage
GNRP 9	Existing Telephone Lines
GNRP 10	Proposed Land Use Plan
GNRP 11	Proposed Streets Plan
GNRP 12	Community Facilities Plan
GNRP 13	Renewal Action Plan
GNRP 14	Project Location and Sequence Plan
GNRP 15	Utilities Adjustments Map
GNRP 16	Renewal Action Index

In discussion, the Planning Department Staff complimented the Urban Renewal Planners and commented that the del Alamo GNRP is the result of much planning and study and all parties involved are in general agreement with the plan. However, there was one point of concern that had not been resolved: the Downtown Loop. The Department stated it is hoped that sufficient right of way and radii would be reserved so that in the future, as deemed necessary, a connection of the loop can be provided and further, that if a route adjacent to the expressway right of way is proposed, as stated by Mr. Martin, then feasibility of that route should be determined prior to final approval of a "downtown" plan by the Planning Commission. As now proposed, the "Downtown Loop" is incomplete. Should the Commission desire to take action on the del Alamo project, it was proposed that the motion include (1) that a complete loop is desirable and necessary; (2) such loop should maintain continuity with acceptable design standards provided; and that (3) two control points on any future study for this connection are: (a) Bowie St. at Market and (b) generally, Indianola St. at its intersection with Durango.

Mr. Fischer commented that he feels continuity of the inner loop is very desirable and, regarding a route along the west line of the expressway, it is necessary to understand that moving of the expressway is not an easy thing. This section of I.H. 37 is scheduled for "letting" in December, 1968 and in order to meet their commitment, it will be necessary for the Highway Department to proceed with the contract immediately after the closing of HemisFair. He stated there is not a great deal of flexibility in the design due to improvements east of the right of way. A considerable amount of funds have been spent for two sections of the loop. Mr. Fischer agreed that part of a loop is better than none at all.

February 28, 1968

Mr. Fischer stated that his principal concern in the renewal of the downtown area is "off-street loading and unloading of merchandise." Until this problem is solved, proper land use of the downtown area cannot be attained. This is one of the detailed implementations of the plan that will have to be worked out.

Mr. Martin stated that they have had two extensions on the del Alamo GNRP and are anxious to proceed. They feel that the plan, as a whole, is a good one. He stated that the decision to eliminate a portion of the loop had been made and, at this point, they do not have the authority to resolve this problem.

After further discussion, the following motion was made.

MOTION made by Mrs. Hamlin and seconded by Mr. Hughes to recommend to the City Council of the City of San Antonio the approval of the plan, as proposed, and to recommend that the del Alamo General Neighborhood Renewal Plan, Tex. R-82, be adopted and made a part of the Master Plan of the City of San Antonio. It is further recommended that completion of the Downtown Loop, at some location, is desirable and necessary. ROLL CALL VOTE: Garza, Nelson, Cortez, Cary, Herrera, Hughes, Hamlin, Dietert, voting in the affirmative; Fite, absent. MOTION CARRIED.

\* \* \*

CODE NO. GN 211  
DELAVALMO GNRP  
TEX R - 82 (GN)

RESOLUTION OF GOVERNING BODY OF LPA APPROVING GNRP

A RESOLUTION

OF THE URBAN RENEWAL AGENCY APPROVING THE DEL  
ALAMO GENERAL NEIGHBORHOOD RENEWAL PLAN, PROJECT  
TEX. R-82 (GN).

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Urban Renewal Agency of the City of San Antonio (herein called the "Local Public Agency") has entered into a contract designated Contract No. Tex. R-82(GN) with the Federal Government pursuant to which the Government has made available to the Local Public Agency financial assistance for the preparation of a general neighborhood renewal plan for the General Neighborhood Renewal Area designated as Del Alamo General Neighborhood Renewal Area in the City of San Antonio, State of Texas (herein called the "Locality"); and

WHEREAS, there was presented to this meeting of the Board of Commissioners of the Urban Renewal Agency (herein called the "Governing Body") for its consideration and approval a copy of a general neighborhood renewal plan for the General Neighborhood Renewal Area, dated the 7th day of February, 1968, which Plan is entitled "Del Alamo General Neighborhood Renewal Plan" and consists of a hard cover brochure with title page, identification page, list of City Council and Urban Renewal Commission, a Forward, a Table of Contents and list of exhibits and 67 pages of textual and narrative material together with 10 exhibits made a part thereof (said Plan being hereinafter called "General Neighborhood Renewal Plan"); and

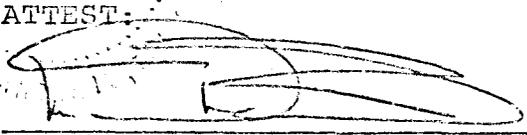
WHEREAS, the General Neighborhood Renewal Plan was reviewed and considered at length at said meeting:

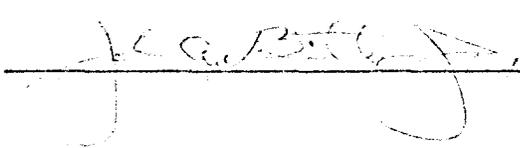
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY:

1. The General Neighborhood Renewal Plan be and is hereby approved in all respects; it is determined to be adequate as an outline of the Urban Renewal activities proposed for the Area involved, as a framework for the preparation of Urban Renewal Plans, and to indicate generally, to the extent feasible in preliminary planning, the land uses, population density, building coverage, prospective requirements for the rehabilitation and conservation of property, and any portions of the Area contemplated for clearance and redevelopment; and the Secretary of the Commission be and is hereby directed to file the copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

PASSED AND APPROVED this 7th day of February, 1968.

ATTEST:

  
M. Winston Martin, Secretary

  
Chairman

Resolution No. 688

CODE NO . GN 212  
DEL ALAMO GNRP  
TEX R - 82 (GN)

OPINION OF LPA COUNSEL RESPECTING APPROVAL  
OF GNRP

SAWTELLE, GOODE, TROILO, DAVIDSON & LEIGHTON

ATTORNEYS AT LAW

1002 SAN ANTONIO SAVINGS BUILDING  
SAN ANTONIO, TEXAS 78205

CAPITOL 5-7616

ROBERT SAWTELLE  
JOHN GOODE  
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JOHN W. DAVIDSON  
LEONARD LEIGHTON  
JAMES RAINES  
TERRY TOPHAM

February 23, 1968

Mr. M. Winston Martin  
Executive Director  
Urban Renewal Agency of the  
City of San Antonio  
418 South Laredo Street  
San Antonio, Texas 78206

Re: General Neighborhood Renewal Plan -  
Del Alamo Project, Tex. R-82, San  
Antonio, Texas

Dear Mr. Martin:

I am an attorney at law admitted to practice in the State of Texas. As counsel for the Urban Renewal Agency of the City of San Antonio, my opinion, including factual statements requested by the Department of Housing and Urban Development is as follows:

1. I have examined the General Neighborhood Renewal Plan prepared by the Urban Renewal Agency of the City of San Antonio, relating to the Del Alamo Project Area in the City of San Antonio, County of Bexar, State of Texas (hereinafter called the "Plan"), which Plan is more specifically identified as follows:

A hard covered document dated February 7, 1968, entitled "Del Alamo General Neighborhood Renewal Plan," consisting of a title page, identification page, list of the City Council and Urban Renewal Commission Board members, a Forward, a Table of Contents and a list of exhibits, together with 83 pages of textual and narrative materials and exhibits which are made a part of said Plan for the General Neighborhood Renewal Area aforementioned, which Plan was approved by the Local Public Agency on February 7, 1968.

I have also examined a record of the official proceedings respecting the authorization and approval of the Plan by the governing body of the Local Public Agency.

SAWTELLE, GOODE, TROILO, DAVIDSON & LEIGHTON

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CAPITOL 5-7616

2.

2. The Plan has been duly approved by the Board of Commissioners of the Local Public Agency.

3. The Plan, when duly approved by the Planning Commission of the City of San Antonio and the City Council of the City of San Antonio will be a valid Plan, meeting all the requirements of Title I of the Housing Act of 1949, as amended, and other applicable law. The Plan includes all of the provisions and matters required by Section 102(d) of said Title I.

4. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency, and such area under State and local law is legally eligible and appropriate for the activities contemplated under the Plan.

5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

SAWTELLE, GOODE, TROILO,  
DAVIDSON & LEIGHTON

By Arthur Troilo, Jr.  
Arthur Troilo, Jr.

Attorneys for the Local Public Agency

AT:ge