

A RESOLUTION **2010-11-04-0049R**

SUPPORTING THE RIVER SOUTH MANAGEMENT PLAN.

* * * * *

WHEREAS, for the past several years the City of San Antonio and Bexar County have been working with the San Antonio River Authority (SARA) and the U.S. Army Corps of Engineers (USACE) on the San Antonio River Improvements Project (SARIP) which encompasses the restoration, improvement and enhancement of 13 miles along the San Antonio River, stretching from Hildebrand Avenue to Mission Espada; and

WHEREAS, the sources of funding include the City, County, the San Antonio River Foundation and the USACE for flood control, amenities, ecosystem restoration and recreational improvements to the San Antonio River, both north and south of downtown San Antonio; and

WHEREAS, through community support, a concept design was developed which will ultimately make improvements to thirteen miles of the San Antonio River which will include an attractive parkway linking neighborhoods and improving the quality of life for the citizens of San Antonio and visitors while maintaining flood control capacity; and

WHEREAS, the City, County, SARA, and National Park Service (NPS) staff have developed a coordinated plan for the operation and management of the Mission Reach of the SARIP and its surrounding area and are seeking the approval of the City Council of this plan; **NOW THEREFORE:**

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

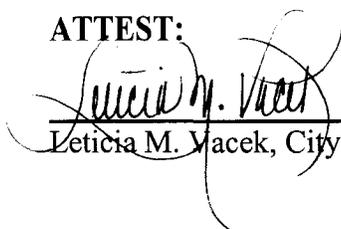
SECTION 1. The City Council of the City of San Antonio does hereby announce its support of the San Antonio River South Area Management Plan attached hereto and incorporated as **Attachment I.**

SECTION 2. This resolution shall become effective immediately upon passage by eight (8) or more affirmative votes of the entire City Council; otherwise, said effective date shall be ten (10) days from the date of passage hereof.

PASSED AND APPROVED this 4th day of November, 2010.

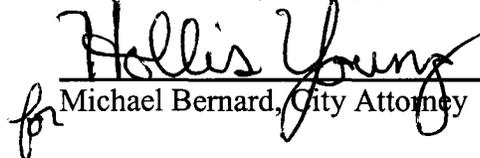

M A Y O R
Julián Castro

ATTEST:

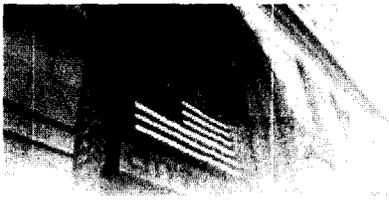


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Michael Bernard, City Attorney



Request for
**COUNCIL
 ACTION**

City of San Antonio



Agenda Voting Results - 5B

Name:	5B						
Date:	11/04/2010						
Time:	10:09:22 AM						
Vote Type:	Motion to Approve						
Description:	A Resolution supporting the River South Management Plan.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9	x					
John G. Clamp	District 10		x				



SAN ANTONIO

RIVER SOUTH

WATER RESOURCES
MANAGEMENT

ANITA R. BORDEN

LETTER/RESOLUTION

FROM:

COMMISSIONERS COURT

CITY COUNCIL

SAN ANTONIO RIVER AUTHORITY

ACKNOWLEDGMENTS

BEXAR COUNTY COMMISSIONERS COURT

NELSON W. WOLFF, COUNTY JUDGE

SERGIO "CHICO" RODRIGUEZ, COMMISSIONER, PRECINCT 1

PAUL ELIZONDO, COMMISSIONER, PRECINCT 2

KEVIN WOLFF, COMMISSIONER, PRECINCT 3

TOMMY ADKISSON, COMMISSIONER, PRECINCT 4

CITY COUNCIL OF SAN ANTONIO

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IVY R. TAYLOR, DISTRICT 2

JENNIFER V. RAMOS, DISTRICT 3

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RAY LOPEZ, DISTRICT 6

JUSTIN RODRIGUEZ, DISTRICT 7

W. REED WILLIAMS, DISTRICT 8

ELISA CHAN, DISTRICT 9

JOHN G. CLAMP, DISTRICT 10

SAN ANTONIO RIVER AUTHORITY

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MICHAEL W. LACKEY, P.E., BEXAR

NÁZIRITE RUBÉN PÉREZ, BEXAR

H.B. "TRIP" RUCKMAN III, KARNES

ADAIR R. SUTHERLAND, GOLIAD

THOMAS G. WEAVER, BEXAR

ACKNOWLEDGMENTS

BEXAR COUNTY

JOE A. ACEVES, P.E., EXECUTIVE DIRECTOR INFRASTRUCTURE SERVICES
BETTY BUECHE, FACILITIES DIVISION MANAGER
JERRY SMITH, PARKS MANAGER

CITY OF SAN ANTONIO

LORI HOUSTON, ECONOMIC DEVELOPMENT MANAGER
PATRICK HOWARD, ASST. DIR., PLANNING & DEVELOPMENT SERVICES
MICHAEL TAYLOR, SENIOR MANAGEMENT ANALYST
SHANNON PETERSON WASIELEWSKI, HISTORIC PRESERVATION OFFICER
KAY HINDES, CITY ARCHAEOLOGIST
JONATHAN LANE, SENIOR MANAGEMENT ANALYST
XAVIER URRUTIA, DIRECTOR, PARKS & RECREATION
KRISTINE EGAN, SENIOR GIS ANALYST

SAN ANTONIO RIVER AUTHORITY

SUZANNE B. SCOTT, GENERAL MANAGER
BRIAN MAST, INTERGOVERNMENTAL RELATIONS SPECIALIST
KAREN BISHOP, EXECUTIVE SERVICES SUPERVISOR

NATIONAL PARK SERVICE

SCOTT BENTLEY, SUPERINTENDENT
AL REMLEY, CHIEF OF INTERPRETATION

LOS COMPADRES

SUSAN CHANDOHA, EXECUTIVE DIRECTOR

ARCHDIOCESE OF SAN ANTONIO

REVEREND DAVID GARCIA, DIRECTOR, OLD SPANISH MISSIONS

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FOREWORD

Since the 1950s Bexar County has grown, stretching its original borders and, beyond the confines of the San Antonio River, its birthplace. During that time, efforts to manage the River during flood events and allowing for controlled flow throughout the year resulted in a complete change in its characteristics. It shifted from gentle sloped banks to concrete channels moving water efficiently throughout the City of San Antonio.

In the meantime, the neighborhoods bordering the River turned their backs to it, its role as the area's historic beginnings all but forgotten. At the turn of this century, that role was reversed. In the late 1990s, the Bexar County Commissioners Court, the City of San Antonio and the San Antonio River Authority began an unprecedented cooperative effort to restore all 13 miles of the San Antonio River to its rightful place in history.

The northern segment of River Improvements was completed in 2009. Attention was then turned to the southern segment—the Mission Reach. Not only was this part of the river dramatically altered by channelization, it ignored the Missions—the very fact of San Antonio's existence.

Commissioners Court unanimously moved to allocate over \$207 million and staff to work with its partners and the National Park Service to return the river to its beginnings with full scale renovations for planning, design and construction efforts to restore and revitalize the Mission Reach.

In its vision for the Mission Reach, the Court has mandated that a Coordinated Management Plan be developed and implemented for the partners to establish operational, maintenance, security and economic development opportunities.

The Coordinated Management Plan will:

1. Protect the community's investment in the redeveloped River.
2. Maximize the return on investment and promote economic development.
3. Establish a coordinated framework among agencies for essential functions.
4. Ensure seamless, integrated management of the river and related areas.
5. Promote National Park Service boundary study and land management plan.

The Court's leadership in this effort ensures that the Mission Reach's success goes beyond construction. Its history, cultural legacy and educational and recreational opportunities signal the commitment for a long-term management program that will serve generations to come.

The major tenets of the Court's efforts to protect, promote and coordinate all facets of the Mission Reach project result in a concerted management program. These tenets bestow the Mission Reach as our foundation and legacy.

***RIVER SOUTH AREA
COORDINATED MANAGEMENT
PLAN***

OVERVIEW

RIVER SOUTH AREA COORDINATED MANAGEMENT PLAN

OVERVIEW

INTRODUCTION

The River South Area Coordinated Management Plan is the culmination of a collaborative effort among the leadership of Bexar County Commissioners Court, the San Antonio River Authority (hereinafter "SARA"), the City Council of San Antonio and the National Park Service (hereinafter "NPS").

With the successful and timely completion of the Museum Reach section of the San Antonio River Improvements Project, attention was then focused on the southern portion—the Mission Reach—an 8-mile stretch of the San Antonio River commencing downtown and moving southward to the San Antonio city limits.

Commissioners Court seized the opportunity to ensure that this phase of the River improvements would also be completed in a timely manner. By working through its partnership with SARA, the City and the U.S. Army Corps of Engineers, Bexar County became the lead in a local funding plan. The Commissioners Court committed monies from the Bexar County Venue/Visitor Tax and the Bexar County Flood Tax fund for the construction project including recreational and other amenities along the River to meet the community's full vision for the Mission Reach. This, coupled with the City's efforts for neighborhood revitalization, and SARA's commitment to operate and maintain the completed River improvements, make this a true investment in San Antonio's future.

Bexar County, and this area in particular, is grounded by its cultural legacy. The Spanish colonial resources of San Antonio are focal points of the River South area. Through an unprecedented collaborative partnership these tangible assets of our city and nation

will be protected, made accessible, and commemorated in perpetuity as an inheritance for future generations. This awareness and pride in our heritage brings the fourth partner, the National Park Service, to the table. The community is committed to increasing the boundary of San Antonio Missions National Historical Park to that envisioned since the 1930s. A proposal has been presented to the United States Congress by local leaders to increase the boundary of the existing park lands designated as a national park along the San Antonio River. The proposal is to establish these parcels as a comprehensive Spanish colonial site, the largest in the world. This initiative is tightly timed for completion to meet the National Park Service centennial anniversary in 2016 and the potential designation as World Heritage Site.

River South is a confluence of opportunities whose time has come. This Coordinated Management Plan is a program providing an outline and schedule of activities to ensure implementation and continued success of the projects and activities for generations to come.

The natural characteristics of the San Antonio River were so amenable to domestic pursuits that Spanish Franciscans in the early 1700s settled along the banks. The characteristics of the River resulted in, and left behind, the legacy of the largest concentration of Spanish colonial missions in the United States. The River South Area is the home of the oldest continuously functioning Spanish colonial dam and Acequia in America. The oldest priority water rights in the State of Texas also originate from mission agricultural use within the River South Area and continue to influence land use in and around the missions.

The River has made San Antonio home to the largest collection of authentic Spanish colonial resources in the United States. These resources impart who we are as individuals, families, a community, and as a nation. Within the River South Area the Missions are sacred places where people experience the spirit of our cultural roots. The material evidence of a significant piece of our nation's most determining time, people, customs, and places can be easily found throughout the area. The River and the Spanish colonial resources

along its banks have meaning for every American, but are particularly significant to the people of South Texas as our own legacy.

Since the 1800s, the San Antonio River has experienced flooding problems due to its geographic location, increasing population, and its related infrastructure improvements that lead to increasing rainfall runoff. In 1921 a sudden, hard rainfall over the Olmos Basin and San Antonio River resulted in over 9 feet of water downstream on Houston Street, causing flooding that killed 50 people and millions of dollars in damages (see Figure 1).

RIVER IMPROVEMENT HISTORY



Figure 1 – 1921 Flood Damage

In response, the community made historic decisions to implement flood control measures, the first of which was construction of Olmos Dam in 1925. The following decades saw improvements to the downtown segment of the River, including the work of a contingent of visionaries who saw the River as a benefit. The improvements to the downtown section—the River Walk—were inspired by Robert H.H. Hugman. A second devastating flood in 1946 prompted a comprehensive flood study by the Corps of Engineers completed in 1951. This study recommended the channelization or straightening of

31 miles of the River and its tributaries better known as the San Antonio Channel Improvement Project (SACIP). This project was authorized by Congress for implementation by the Corps of Engineers in 1954.

In 1975, the National Park Service completed a suitability and feasibility study for a proposed San Antonio Missions National Historical Park along the San Antonio River. The study found that "the San Antonio River served as the lifestream of the mission system." The study noted that little remained of the River's natural, untouched state since the Corps of Engineers channelization project, and that it could never be returned to its authentic historical appearance. However, the study went on to say that the River was the "single most important element influencing the initial location of the missions" and "the disastrous effects of channelization could be softened by a large-scale program of relandscaping." In 1978, the United States Congress created San Antonio Missions National Historical Park. The River was excluded primarily because of the significant costs associated with a larger-scale restoration project.

Since that time, SARA has agreed to serve as the local agency and sponsor with the Corps to oversee river improvements programs. SARA has partnered with the City of San Antonio and Bexar County to plan, implement and maintain projects included in the SACIP.

Since the completion of the channelization of the River south of downtown in the 1970s, the community has benefited from the flood protection provided by channelization, and continued to desire a solution that would maintain the flood protection, but allow for the River to be more than just a drainage ditch. In the 1990s, improved engineering techniques allowed for the possibility for the River to be restored to a more naturalized setting without jeopardizing flood protection. The creation of the community-based vision for improvements to the River emerged and in 2001 the partners' scope of work transitioned from the San Antonio Channel Improvement Project flood control focus to the broader San Antonio River Improvements Project (SARIP). The SARIP has evolved today into a \$358.3 million investment by Bexar County, the City of San Antonio,

the Corps of Engineers, the San Antonio River Authority and the San Antonio River Foundation in flood control, amenities, ecosystem restoration and recreational improvements for the San Antonio River. SARA serves as project manager for all sections of SARIP and as local sponsor with the Corps of Engineers specifically for the Mission Reach.

The northern section—Museum Reach—cost \$72 million. Project contributions came from the City (\$52.3million), Bexar County (\$13.1 million), San Antonio Water System (SAWS; \$200,000 for utility line relocation) and through private donations collected by the San Antonio River Foundation (\$6.5 million). This improvement doubled the length of the existing River Walk extending the once undeveloped section of the river north of downtown.

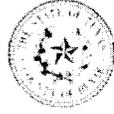
Ecosystem Restoration is the primary focus for improvements on the 8-mile Mission Reach segment. It will replicate the original flow of the river while maintaining flood control, reducing erosion, re-introducing native vegetation and creating an environment more suitable for recreation and wildlife.

Also four key passages, or portals, will allow direct access to each of the Missions from the River's edge. These "Mission Portals" will provide critical links for recreation and enjoyment of both the River and Missions.

Funding for the \$245.7 million Mission Reach project is provided by Bexar County (\$176.6 million), the City of San Antonio (\$6.5 million) and the Corps of Engineers (\$51.9 million). Bexar County has provided \$74 million to ensure optimum scheduling in advance of Corps payments. Other funds include private donations by the San Antonio River Foundation (\$4.7 million), and SAWS utility relocation funding of \$6 million. The Mission Reach project is underway and being constructed in three phases, with scheduled completion in 2013.

Mission Reach (and SARIP) Project Budget

Table 1 - Mission Reach (and SARIP) Budget

	Total in Millions (Sept 2010)	 Funded Committed		 San Antonio Water System	 RIVER	 U.S. Army Corps of Engineers Fort Worth District Funded to Date
MISSION REACH	\$245.7	\$176.6	\$6.5	\$6.0	\$4.7	\$51.9
All other SARIP Segments	\$112.6	\$31.1	\$72.2	\$0.2	\$6.5	\$2.6
TOTAL SARIP BUDGET	\$358.3	\$207.7	\$78.7	\$6.2	\$11.2	\$54.5

The Bexar County funding commitment to the Mission Reach includes \$74 million to offset an existing federal funding shortfall and keep the construction on an optimal schedule. The total federal funding obligation to the Mission Reach for the Corps of Engineers is \$124.9 million of which only \$51.9 million has been funded. Bexar County will be eligible for reimbursement of the local funding advance should additional future federal funding be appropriated by Congress.

The Mission Reach remains a federal project with the Corps responsible for reviewing and approving project design and construction. The Corps is also responsible for determining the final reimbursement amount above the local cost share.

The 1933 Comprehensive Plan for San Antonio recommended connecting the historic Spanish Missions. The importance of preserving the San Antonio River and linking the Missions became a key local effort in 1953 by the San Antonio Conservation Society and Archdiocese of San Antonio. They commissioned Robert H.H. Hugman to prepare a study to beautify the historic Spanish Missions of San Antonio. "It was decided that this goal could be best achieved by connecting all the missions with a landscaped parkway." In 1959, a plan was presented by nationally renowned planning consultant, Sam Zisman, which proposed developing a scenic park roadway. The program was reinvigorated in 1962 with the Mission Parkway Master Plan.

In 1964, the City of San Antonio passed a bond to begin purchasing lands for a route linking the Missions, and the National Park Service (NPS) was asked to make further studies of the proposed Mission Parkway. The NPS submitted recommendations in "A proposal for a parkway to memorialize the historical significance of the Missions of San Antonio." The NPS found that the Missions are:

- "the noblest and most enduring visible monument of the Spanish occupation..."
- "an historical resource of great and unique value."
- "that the Spanish phase of Texas history is significant – to the State, to the Southwest, to the Nation."
- "are the best surviving remains of Spanish occupation."

Also, it stated that the "shortage of open space is already critical along Mission Road and round the missions. The roadsides along portions of Mission Road can only be described as ugly... ."

Fortunately, the San Antonio River has been kept relatively clean. However, river channelization has essentially ruined the natural character of the river making it nothing more than a drainage channel... ."

The NPS made the following notable recommendations:

- "every attempt should be made to keep the water clean and the banks litter free."
- "Remove the utility lines... ."
- "The natural beauty (of the San Antonio River) has been destroyed... but consideration should be given... to preserving the natural character of the river."

The NPS study recommended that a local commission create and administer the development of a Mission Parkway. It also encouraged the City of San Antonio to "acquire land before the total destruction of its historic values occurred from development."

In 1966, the City of San Antonio issued another bond and received a grant from the Department of Housing and Urban Development (HUD) to begin work on the Mission Parkway concept. In 1972, the San Antonio Chamber of Commerce developed a 5-year plan to complete the parkway and establish an environment for preserving the historic Missions of San Antonio. In 1973, the City of San Antonio completed a plan titled "The Missions of San Antonio" that resulted in the City's Historic Preservation Programs and the Missions Historic Park.

In 1978, the United States Congress created San Antonio Missions National Historical Park as four units along the Mission Parkway. In 1991, the City of San Antonio passed a "Mission Trails" resolution to pursue implementing recommendations from previous studies to link the Missions. In 1993, the City of San Antonio conducted another Planning Study to find appropriate multimodal ways to link the Missions and other features including the San Antonio River and approved the recommendations in Ordinance No. 78775. Since 1993, over \$17 million has been spent on the development of the Mission Trails, and large areas of the connections are complete. In 2010, the City of San Antonio and Mission Trails Committee continue to work to complete the multimodal links between the Missions as the restoration of the San Antonio River continues.

RIVER SOUTH AREA

The River South Area Coordinated Management Plan promotes recognition of the River South Area's historical and cultural significance, programs for neighborhood and economic revitalization, eco-system restoration and community connectivity.

BOUNDARY

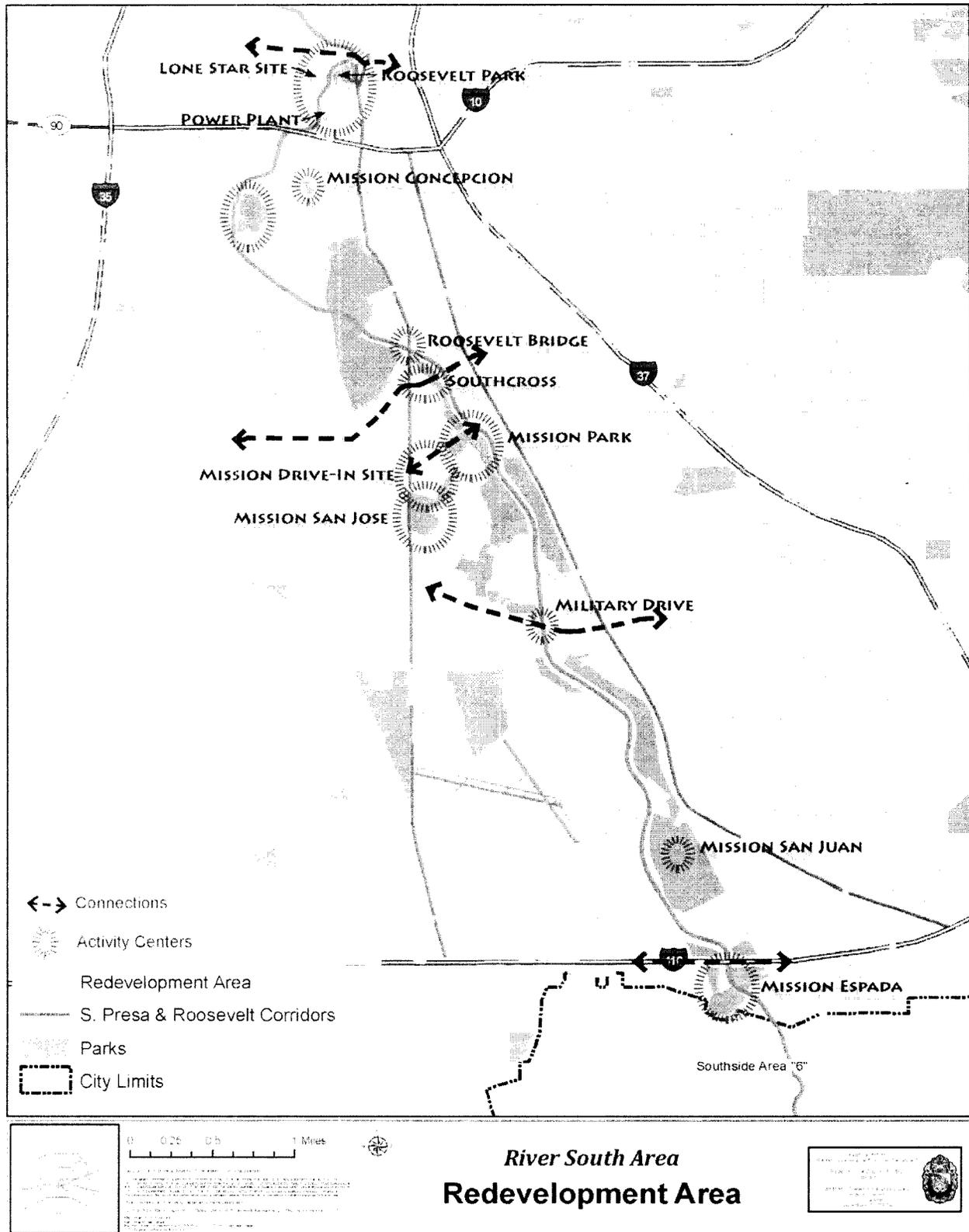
The planning area boundaries begin at Lone Star Boulevard on the north, following south ½ block east of Roosevelt to Eads Avenue, east to ½ block east of S. Presa to Graf Road, then S. Villamain Road to the San Antonio city limits following up ½ block west of Espada Road to Ashley Road, thence north along the fence line of Stinson Airport and following northward along Mission Road to Terrell Road proceeding west to S. Flores, to IH10 east to King Roger and north to Lone Star Boulevard (see map on page 10).

AREA DESCRIPTION

Just south of downtown, River South is convenient to four highways—IH 10, IH 37, Loop 410 and IH 35. It is served by several parks, a golf course and Stinson Airport. Texas A&M campus and Palo Alto Community College are within commuting distance to residents.

The San Antonio River along this area has withstood a combination of flood control efforts by the Corps and concerted attempts to provide River access at southernmost points near the Missions.

Neighborhoods in this area are close-knit, with many homesteads passing from generation to generation. The strong commitment to place and family is demonstrated by families working to revitalize their generational neighborhoods and upgrade longstanding business corridors.



Map 1 – River South Redevelopment Area

LAND USE

The northern section of the Plan area includes a mix of residential and commercial uses. South of Riverside Golf Course, the existing uses are generally more commercial with vacant parcels found throughout (see map on page 12).

The parcels in the southern portion of River South are commercial or rural acreage. Much of the property is occupied by Stinson Airport or salvage yards and contractors' facilities.

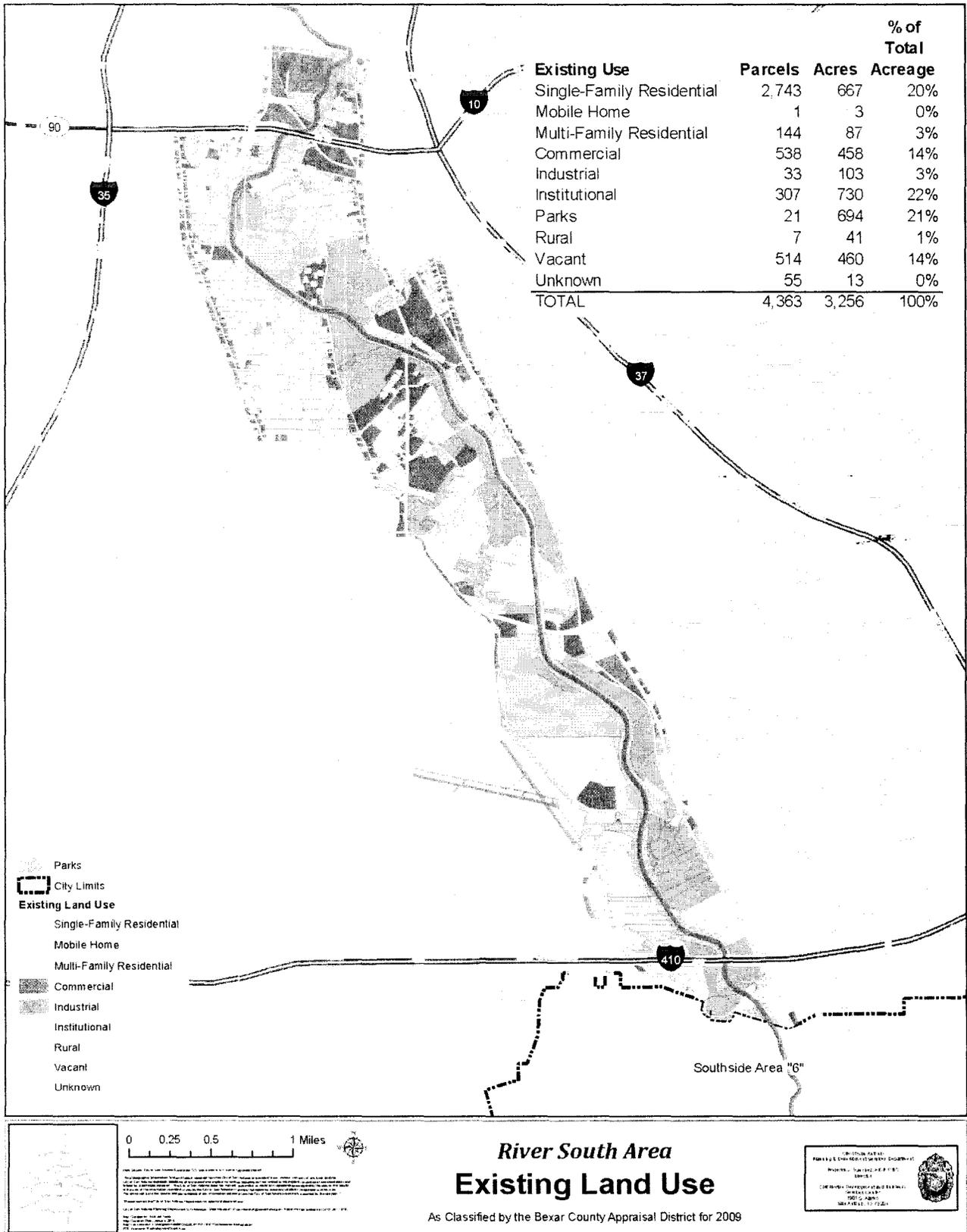
The size of parcels increases and the density of development decreases going from north to south. The existing pattern of uses exhibits a lack of consistency, a high potential for conflict between uses and a high percentage of vacant parcels.

ZONING

Current zoning districts generally allow for a higher-intensity of commercial and industrial uses than what is allowed for proximity to single-family residential uses and the smaller sized lots in existence.

This intensity of land uses has been in effect for most of the 20th century. Alternatively, commercial projects have changed to meet consumer tastes. Larger scale buildings and warehouse style chain stores with a regional appeal have replaced the traditional mom and pop neighborhood stores. The larger establishments tend to locate on arterials with greater traffic capacity and attraction. In contrast, smaller volume main roadway commercial activity includes budget motels, bars, auto repair shops and used automobile sales lots. Add to this, noise, crime and code violations that concentrations of these activities can produce, and neighbors nearby want change.

As a result, the City has instituted a comprehensive rezoning effort. It is intended to reduce the intensity of commercial uses currently allowed and provide for new uses appropriate to the area. Existing, legally established uses will be grandfathered and considered legally nonconforming. This will allow for a transition to less intense uses over time and thus attract visitors and appeal to neighbors.

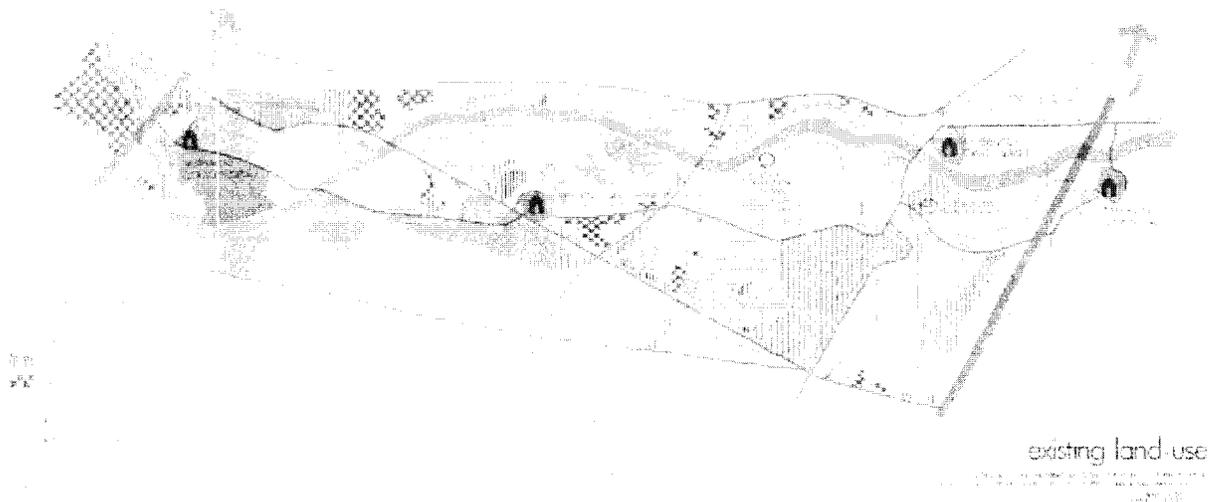


Map 2 - River South existing land use

DEMOGRAPHICS

River South is an older established area of San Antonio. Demographic data compiled by the City of San Antonio. Analysis reveals challenges due to a declining population, lower educational levels, median income and higher poverty levels when compared to overall City data. Trend analysis is also useful to track an area's growth, stability, or decline and changes in population. This data, coupled with anticipated 2010 Census data, will provide opportunities for River South to position itself for funding resources.

Before looking at current data, it is interesting to note the information provided in the National Park Service's 1975 boundary study. That report discusses a slight downturn in population from the decade earlier and the marked difference in population density north and south of Loop 410. There was clearly an urban v. rural delineation at that time with a 2:1 ratio of density per acre. During that era, one-third of the population was under the age of 18, with just under 20% over the age of 62.



Map 3 - 1975 Land Use - River South

The 1975 Demographic report also notes that the majority of residents were employed in craftsman, operatives, laborers, health care and construction with a much higher average than the City of San Antonio overall (see map 3 above). Median income was also

lower than the San Antonio average at that time, trailing by an average of 30-45%. Another statistic telling for the area is the amount of population below the poverty level: 30% rivaled San Antonio's average of 17.5%.

Currently of great concern in the River South neighborhoods, as in all parts of San Antonio, is the crime rate. While the City's Burglary Department tracks overall San Antonio numbers at 32/1000 in River South to 37/1000 in the City, vehicle theft is slightly higher in River South at 6.26/1000 compared to San Antonio at 5.08/1000. Robbery is 4.37/1000 in River South compared to San Antonio at 2.11/1000. Prostitution is disproportionately higher with a 4.59/1000 rate in River South and the City reports at .31/1000. Murder is also much higher with .44/1000 occurrences in River South as opposed to overall San Antonio numbers at .08/1000. This alone has caused many neighborhood areas to rally and work for expanded team efforts with schools, churches, civic organizations and the City for revitalization to strengthen its viability and discourage criminal activity.

1975 housing characteristics in the area showed a slight shift from owner to rental units. The average rental units in the City is 35%, while the River South area rated higher at 45%. Median home value was less than the City average by \$3500.00.

Between 1990 and 2008 the population within this area decreased slightly (-1%) while San Antonio increased by 37%. Residents within the corridor are 5% of the City's total population (approximately 66,000) and density averages 4.92 persons per acre. Median age is 32.7 years, slightly younger than San Antonio's average of 34 years. Almost 43% of the population 25 years and older in this area has not completed high school. (The City averages 20%.) However, the gap narrows a bit with 31.4% having a diploma compared with the City average of 28%. Trends for some college and associates degrees are encouraging with 16% and 3.8% respectively in River South and the City data at 21% and 6.8%.

Of course, educational attainment ties with income potential and discretionary spending. This area earns nearly \$11,000 less than the City average--\$30,630 v. \$41,593. Six percent of families Citywide live below the poverty level while this area has a 5% overall level or 21.2% of total population.

Housing data shows that most residential structures account for 23% of the land use. They were built during the post WWII era and have a current median value of \$54,843 compared to the City of San Antonio average of \$113,988. Other major land uses in the area include parks 21%, institutional 22%, and commercial and vacant land both at 14%.

It is interesting to note that of the two eras, not much has changed. Population shifts, income and housing data seem to indicate a stable residential area growing older and slowly taking advantage of educational opportunities.

POLICY GUIDELINES

In 1982, the National Park Service (NPS) published a General Management Plan (GMP) for San Antonio Missions National Historical Park (Missions). The GMP stated, "Beyond the existing authorized park boundary are lands which are closely associated with the purposes for which the park was established. Some of these lands, such as the Labores of San Juan and Espada, contain significant cultural resources directly related to the missions and still retain their historical integrity. Other lands may have little historic value, but the current or potential uses of these lands threaten the integrity of the park resources and the quality of the visitor's experience." In 1994, the NPS produced an updated Missions Land Protection Plan that state: "The historic resources within the San Antonio Missions National Historical Park that have survived the past 250 years need to be properly protected lest they be lost to adverse and incompatible modern development. This can only be done through the combined efforts of the National Park Service, State and local governments, the Archdiocese, and the public, including the local communities." Little has been done by the NPS to acquire interest in the lands within the

current park boundary or to add park lands that are significant, but reside outside the park's boundary despite having minor boundary adjustment authority. To ensure the preservation and protection of the Missions, and investment being made by the citizens of Bexar County in the Mission Reach of the San Antonio River, it is vital that the NPS acquire the culturally significant lands associated with the Missions both inside and outside the existing boundary. Acquisition of the Mission lands will prevent further loss and ensure the protection of the river restoration efforts.

Over the years many grassroots efforts have taken hold in the neighborhoods. Neighborhood planning and general City planning efforts for guiding positive change in specific areas have been enacted chiefly by the residents in those areas. The City of San Antonio has been instrumental in shepherding these efforts into City Council adopted policies that direct opportunities for such initiatives. The residents of River South have been and will continue to be active participants in seeing those changes occur in the next few years.

The City Council adopted its **MASTER PLAN POLICIES** for San Antonio in 1997. It is intended to provide a framework to guide the development and implementation of policies to promote an equitable distribution of benefits and amenities to all its citizens. Specifically it addresses goals for "safe, sustainable neighborhoods which offer economic opportunities, high quality education, adequate and affordable shelter, health care and recreational amenities." Also, the Plan promotes a "vibrant economic climate" and "responsible protection of the City's historical, cultural and natural resources." Although the Plan did not specifically address geographic areas, these principles are used over and over again in all endeavors related to San Antonio.

The **SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN**, adopted in 1999 and updated in 2003, covers the northern portion of River South to SW Military Drive. Plan elements cover neighborhood and community development, community facilities, transportation and quality of life. Emphasis is on infill development, housing stock and improving the quality of commercial corridors, including S. Flores and S. Presa

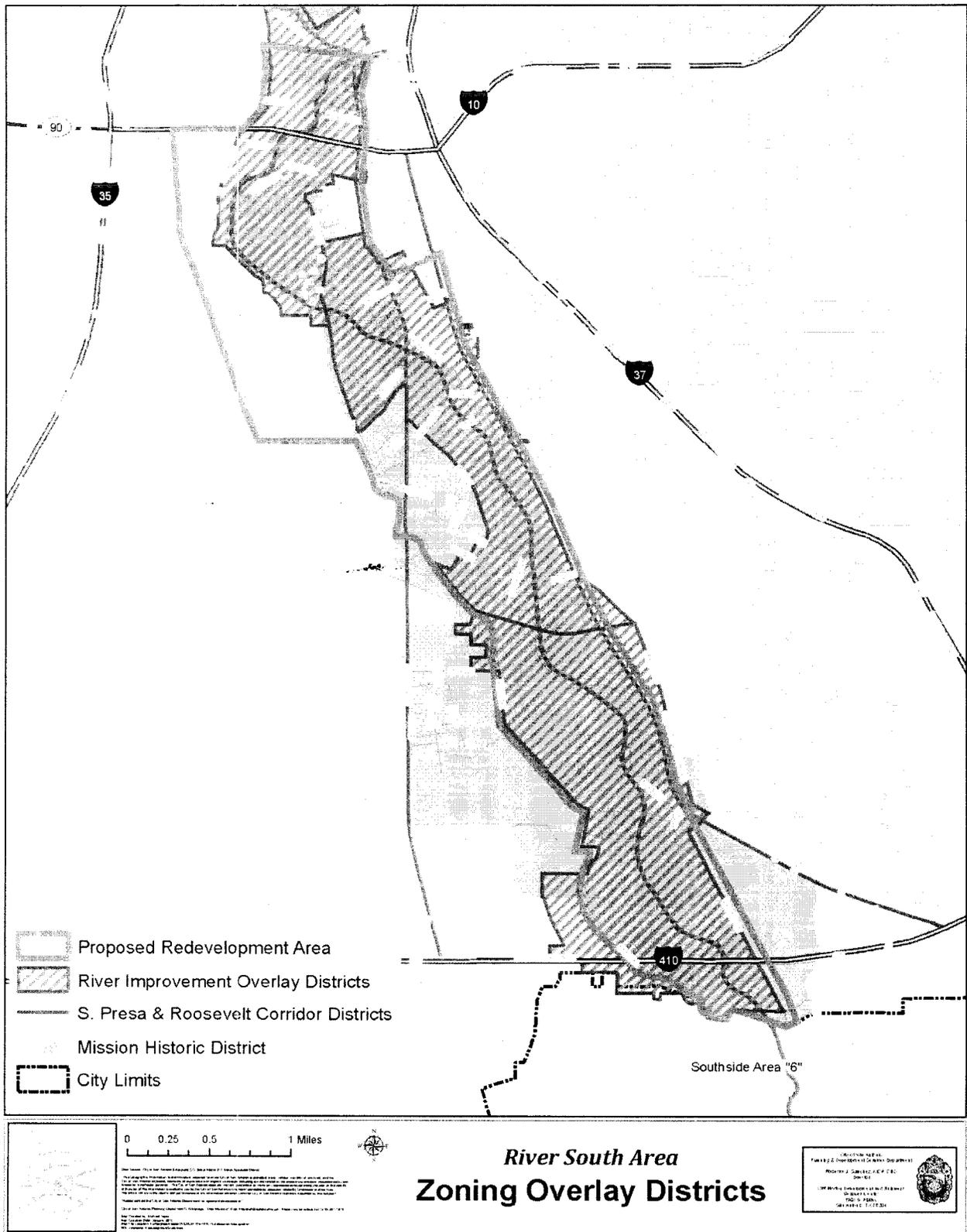
streets, Roosevelt Avenue and SW Military Drive. A chief goal for the Plan is to “enhance and improve the Missions, parks and the San Antonio River” through strategies aimed at zoning, safety, accessibility and restoration.

In 2009, the City Council adopted the **STINSON AIRPORT VICINITY LAND USE PLAN**. The Plan area is south of Military Drive, IH 37 on the east, Loop 410 on the south and Pleasanton Road, Gladnell Avenue and Loleta Street on the west. The Plan calls for “additional measures to ensure compatible land uses adjacent to the Stinson Airport.” The Plan is also specific regarding opportunities for neighborhoods, economic development, and cultural and environmental resources “to promote future sustainability.”

The **ROOSEVELT CORRIDOR REINVESTMENT PLAN**, adopted in 2009, includes four registered neighborhood associations in River South—Roosevelt Park, Riverside South, Mission San Jose and East Pyron/Symphony Lane. The goal of the Plan is to encourage reinvestment in the Roosevelt corridor. Seven strategy areas have been identified:

- Leverage River Improvements and Mission Drive-In redevelopment
- Invest in drainage, street and sidewalk infrastructure
- Phase out high intensity commercial and industrial zoning
- Adopt unifying design standards for new construction
- Launch community-based initiatives to improve quality of life
- Link existing business and property owners with funding sources
- Create investment opportunities.

These reinvestment strategies are a set of specific actions based on infrastructure priorities, short- and long-term reinvestment priorities identified by a community planning team.



Map 4 - River South Zoning Overlay Districts

ZONING INITIATIVES in River South include the **MISSION HISTORIC DISTRICT** designed to protect the four southernmost Missions—Concepcion, San Jose, San Juan Capistrano, and Espada, their acequias and fields, and secondarily the significant preserved historic and prehistoric sites in the area.

In August of 2009, City Council adopted the first ever strategic plan for historic preservation. The *Strategic Historic Preservation Plan* objectives include promoting historic preservation as an economic development tool to help revitalize neighborhoods and commercial districts, enhance tourism, and manage change. Since the adoption of the plan, specific recommendations have been implemented to encourage development. For example, the local tax incentive has been enhanced to encourage investors to rehabilitate structures because now the tax incentive remains with the property and could be used to help sell the property after it has been rehabilitated.

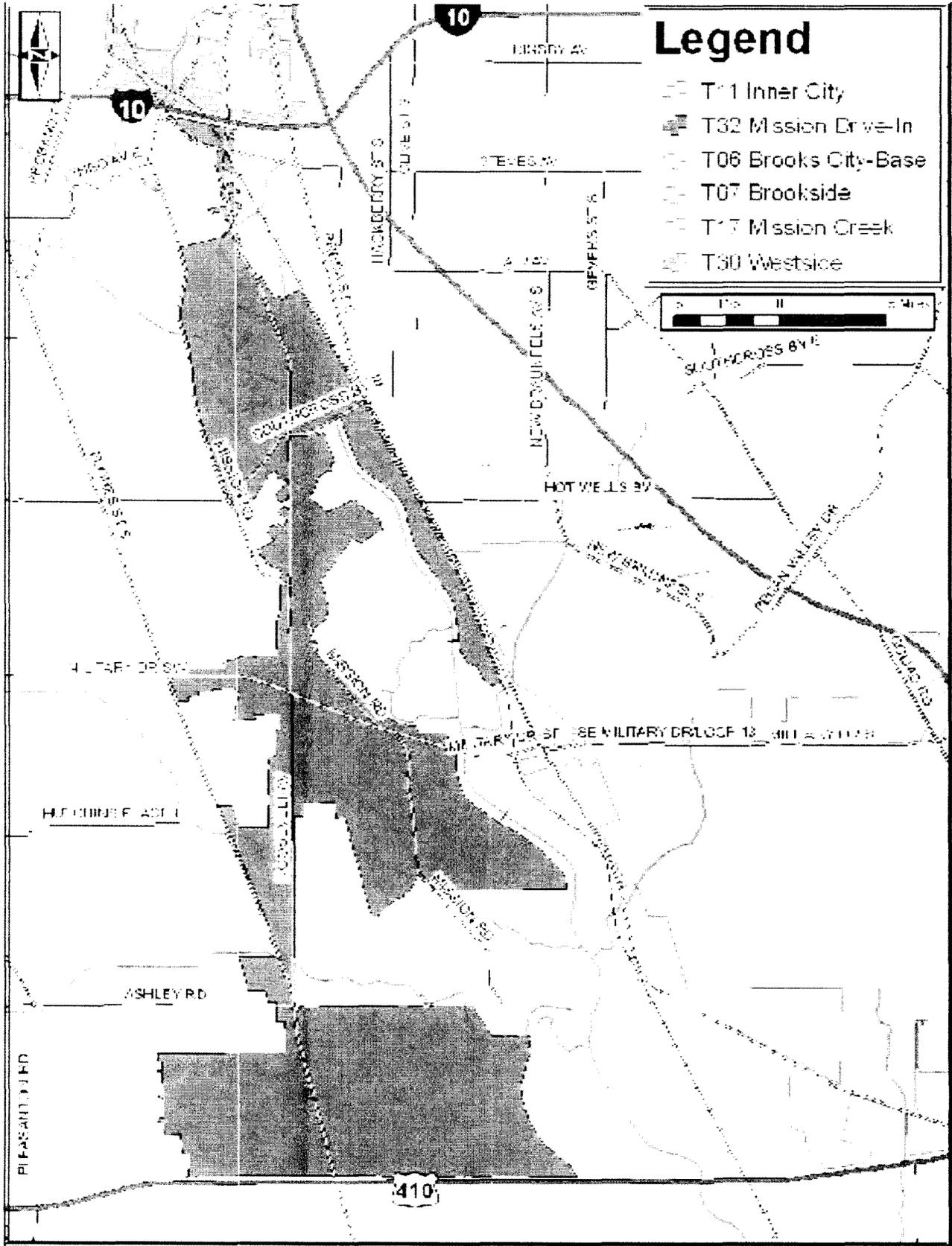
The United States Congress established the **SAN ANTONIO MISSIONS NATIONAL HISTORIC PARK** in 1978. Today, the NPS maintains four Spanish colonial Missions, portions of farms and ranches, two national historic landmarks, seven acequias and adjacent irrigation canals and numerous associated historic features. The Park site has recently been nominated as a World Heritage site. The Park System has seen a dramatic increase in visitors to over 1.5 million in 2009. The Bexar County Commissioners Court is leading current efforts to gain Congressional approval to conduct a Boundary Study to identify lands suitable for inclusion of historically significant Spanish colonial resources. Also, the Commissioners Court requested the NPS to re-evaluate the proposals for a National Mission Parkway stretching from Mission Concepcion to Mission Espada. The Service will develop a Land Protection Plan to identify land areas, historic and cultural resources and the means to acquire them, as part of the boundary study.

The **RIVER IMPROVEMENT OVERLAY (RIO) DISTRICTS** are established to provide regulatory protections to preserve and enhance the San Antonio River and its improvements through design standards and guidelines for properties located near the River. The districts cover

six geographic areas. River South lies in a portion of RIO-4 and all of RIO 5 and 6. Design objectives for these areas are to enhance the historic elements while maintaining the residential and rural character of the specific districts. Each of these districts encourages mixed-used developments, riverbank restoration, neighborhood services and family recreation. In 2010 a joint effort of City Council members whose districts encompass this area requested the RIO District guidelines be reevaluated to strengthen design requirements (see map 4 on page 18).

Mission viewsheds will be studied at Council request to protect the new corridor of the individual Missions.

The **SOUTH PRESA CORRIDOR** is the most recent area approved by City Council for study. On March 28, 2010, staff was assigned to undertake land use and other background studies necessary to recommend to Council 1) a corridor overlay district along both sides of S. Presa between IH10 to the north and SE Loop 410 to the south, and 2) implement a comprehensive rezoning of the properties generally located within those boundaries.



Map 5 - River South - TIRZ's

TAX INCREMENT REINVESTMENT ZONES (TIRZ) is a defined area in which Tax Increment Financing can be used by local governments to publicly finance needed residential and commercial public improvements and enhanced infrastructure within the zone. According to Chapter 311 of the Texas Tax Code, to be designated, areas must be economically distressed, unproductive, underdeveloped, or blighted and impair the City's growth because of those factors. There are six TIRZ areas in River South: Inner City, Mission Drive-In, Brooks City Base, Brookside, Mission Creek and Westside (see map 5 on page 21).

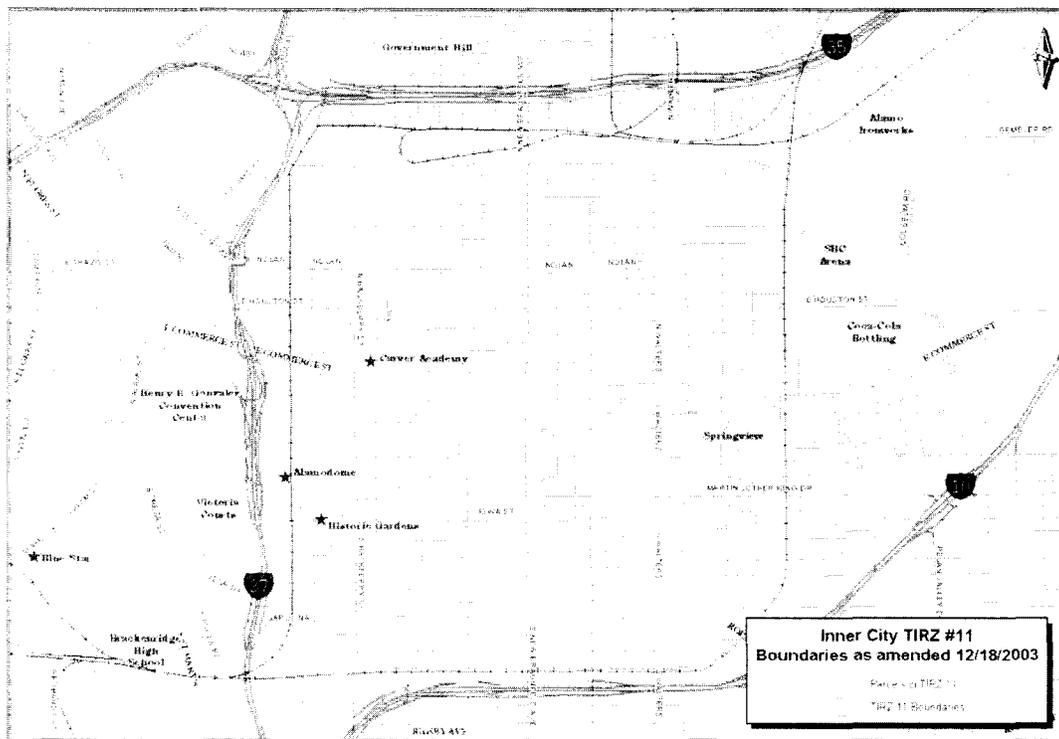


Figure 2 - Inner City TIRZ

INNER CITY TIRZ #11 is a City-initiated project, designated in 2000. A portion of its southernmost boundary is in River South. Proposed developments include land acquisition, streets and drainage, utilities, sidewalks and other amenities.

MISSION DRIVE-IN TIRZ #32 is a City-initiated project, designated in 2008. All of TIRZ #32 is in River South. Proposed developments include a public library on Roosevelt Avenue, over 900 single family and apartment units and one million square feet of commercial, retail and office space.



Figure 3 - Mission Drive Inn TIRZ

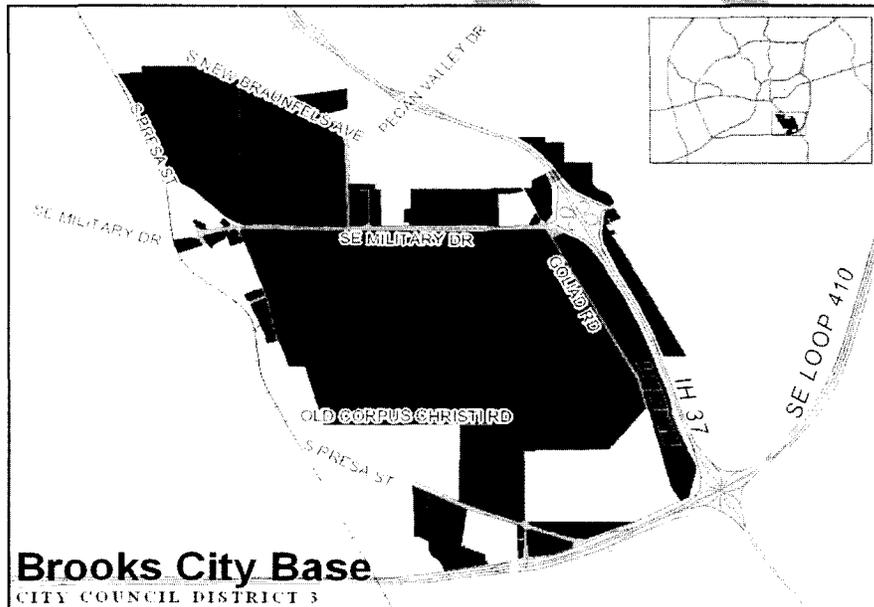


Figure 4 - Brooks City-Base TIRZ

BROOKS CITY-BASE TIRZ #16 is being developed by the Brooks Development Authority. Designated in 2004, 225 acres are expected to be developed for commercial activity including relocation of Southeast Baptist Hospital and 140 acres of park land and multi-family development.

BROOKSIDE TIRZ #7 is a developer (Bridle Bit Corporation) initiated project covering 86.8 acres for 371 single family units. This TIRZ is in the southwest portion of River South.



Figure 5 - Brookside TIRZ

MISSION CREEK TIRZ #17 is being developed by HLH Development, LP. The 101.6 acre site was designated in 2004 for an SAISD school, 448 single family homes, a recreational park and a one acre portion dedicated to the city. This area lies west and north of Texas A&M Engineering Service on S. Presa.



Figure 6 - Mission Creek TIRZ

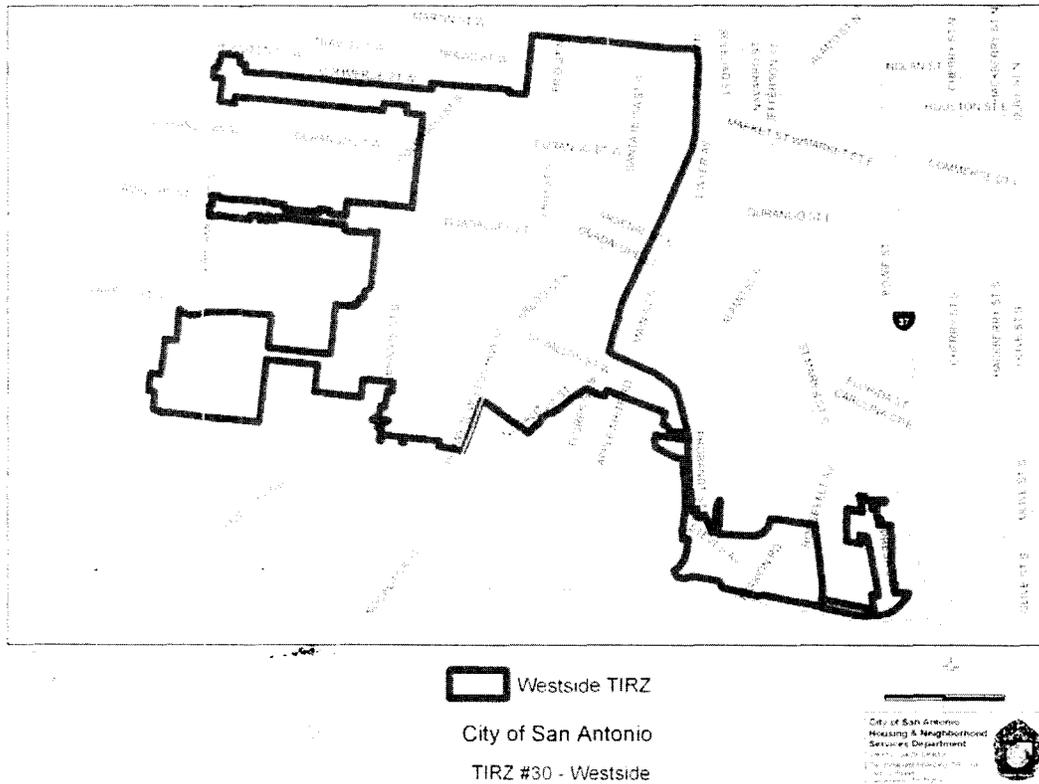


Figure 7 - Westside TIRZ

THE WESTSIDE TIRZ #30 was designated in 2008. The southernmost border of this TIRZ lies in River South near Clay and Probandt streets.

Most notable among the City of San Antonio policies and guidelines is the enactment of the **INNER CITY REINVESTMENT/INFILL POLICY** in February, 2010. This program is designed to facilitate reinvestment and development in the inner city. It allows for fees to be waived in the City's core target area. Greater incentives for economic development assistance will be provided in the target areas. A process for aligning other funding sources to support inner city revitalization is being developed and a specialized team to assist development is being created.

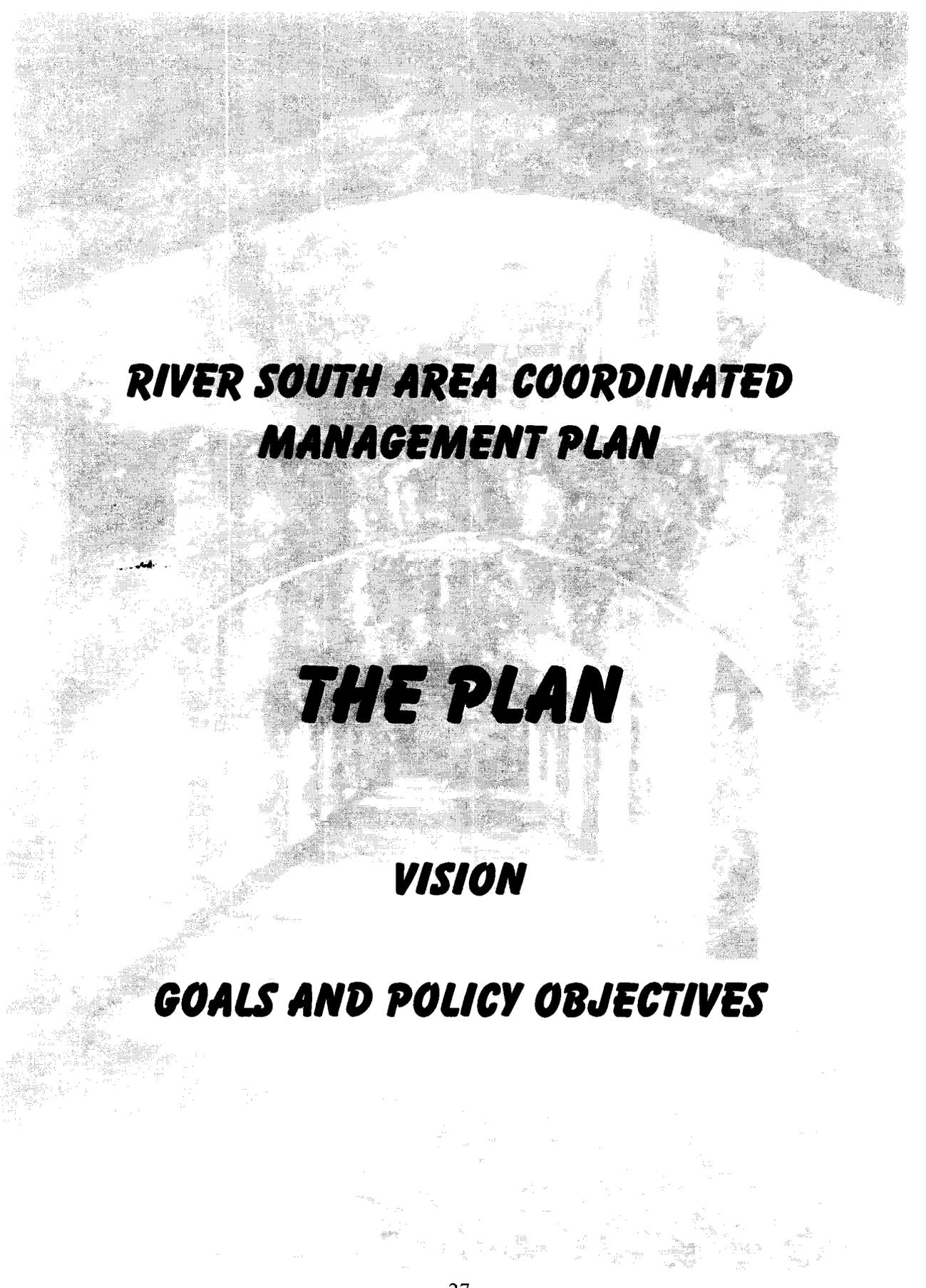
COOPERATIVE AGREEMENTS have been made over the years among the San Antonio River Authority, Bexar County and the City of San Antonio. These partnerships have evolved from the original intent of

the Bexar Regional Watershed Management Program (BRWMP) to address flooding issues throughout the county in a coordinated manner. Through these agreements, projects for awareness and public education, technological improvements, and efficient use of manpower and resources were implemented.

San Antonio Missions National Historical Park (Missions) is managed through a series of cooperative agreements with multiple agencies and organizations. Much of the land within the boundaries of the Missions is owned by entities other than the National Park Service. The Missions currently are managed in partnership with:

- Bexar County
- City of San Antonio (Parks, Police, Fire & Airport)
- San Antonio River Authority
- Archdiocese of San Antonio
- San Antonio Conservation Society
- Los Compadres de San Antonio Missions National Historical Park
- Texas Parks and Wildlife Department
- Bexar County Sheriff's Department

In 2004, the BRWMP local agency partners entered into an **INTERLOCAL AGREEMENT** to implement the San Antonio River Improvements Project (SARIP). The purpose of such an agreement is to "provide for one or more agencies to contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefits of the parties to the agreement" (V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act). This Interlocal Agreement outlined each entity's responsibilities for funding, permitting, design, environmental restoration, construction, and maintenance. The Project includes the River redevelopment program from the Museum Reach southward to the Mission Reach segment. SARA serves as the SARIP project manager and administrator. As the implementation of the SARIP has continued, the Interlocal Agreement has been amended and recently was renamed as a Cooperative Agreement and included Bexar County's additional flood control and visitor tax funding to ensure the timely completion of the Mission Reach.



**RIVER SOUTH AREA COORDINATED
MANAGEMENT PLAN**

THE PLAN

VISION

GOALS AND POLICY OBJECTIVES

THE PLAN

VISION

River South is an 8-mile stretch of the San Antonio River, adjacent neighborhoods and home to four of the San Antonio Missions. The investment of time, funding and improvements at both the street and River levels is key to this area realizing its full potential as an attractive, viable corridor.

River South:

- Connects to the restored Mission Reach segment of the San Antonio River Improvements Projects.
- Builds on existing neighborhoods, area history and cultural identity.
- Provides incentives to facilitate reinvestment and development in the Plan area for commercial and housing opportunities.
- Creates a renewed sense of place attracting area residents and visitors to a variety of recreational, historical, environmental and commercial entities.

GOALS AND OBJECTIVES

The River South Coordinated Management Plan outlines three specific goals and related policy objectives necessary for implementation. These goals relate to historic and natural resource restoration, accessibility, recreation, safety, economic development, land use and neighborhoods.

Each of these goals and policy objectives provide the foundation for the Plan's purpose to:

1. Maximize the return on investment and promote economic development
2. Protect the community's investment in the San Antonio River
3. Promote the National Parks Service boundary study and land management plan
4. Establish a coordinated framework among agencies for essential functions.

Following the Goals and Objectives section are recommendations and action steps that will provide a long-term program for revitalization and continued participation by all partners.

GOAL 1. RETURN

San Antonio's earliest settlers immediately recognized the wealth of natural resources necessary for establishing a thriving community. Springs, creeks, farmland, and a temperate climate all were factors for San Antonio's strong position as the leading city for commerce and growth well into the 20th century.

These natural resources have contributed to the City's cultural heritage and growth. The blending of prairie land, plateau and plains contributes to a landscape crisscrossed with streams and creeks of available clean water. Edwards Aquifer spring water has been utilized by the earliest settlers during 17,000 BC to people of current time. Economic development and growth patterns have evolved over time. What has remained constant is the community's proud commitment to the past, and a growing awareness for dedicated protection of these unique attributes as a legacy as well as a key to maintaining the City's future economic vitality and quality of life.

POLICY OBJECTIVES:

- A. Preserve and enhance the City's historic resources.
- B. Build on San Antonio's unique history for worldwide recognition.
- C. Protect the community investment in the redeveloped River through ecosystem restoration and flood damage reduction.
- D. Promote the National Park Service boundary study and land management plan.
- E. Provide points of access to the River and Missions along the parkway.

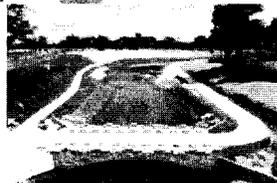


Figure 8 – San Antonio Missions and River South

GOAL 2. RESTORE

Refocusing the community's attention to the River South area provides challenges to restore the ecosystem and the recognition of the roots of San Antonio's heritage. River South links the history, the Missions and the life-blood of the City then and now—the San Antonio River itself.

Investments in River South through the Mission Reach project provide for an ecosystem restoration project that will be a premier environmental, recreational and educational gem. The 8-mile stretch of the San Antonio and surrounding area reaches from Lone Star Boulevard south to Mission Espada. The project will be complete in 2013 and will provide the following amenities:

- Over 15 miles of trails
- Over 200 picnic tables and benches
- Six foot bridges for pedestrian access
- Four pavilions
- Eight street connections and four Mission portals
- Planting of 100 native grasses, trees, shrubs and wildflower species including 20,000 young trees and shrubs

These features will greatly improve the quality of life for River South area residents as well as attract new residents and activities.

POLICY OBJECTIVES:

- A. Restore the unique, rare and significant habitat features of the River South natural environment.
- B. Create user-friendly spaces compatible with the unique natural habitat such as trails, bikeways and other recreational possibilities.

- C. Plan, locate and maintain infrastructure to facilitate and maintain safe, healthy and sustainable environments for human activity.
- D. Encourage the ecological management of floodplains and promote their use as open space including greenways, wildlife habitat and pedestrian friendly linkage corridors.
- E. Provide support to the National Park Service in its development and subsequent congressional approval for a boundary study and land protection plan for its Spanish Colonial Heritage Program to expand the current Missions National Parks boundaries and to promote the role the restored River has in re-establishing the ecological connections that are essential to fully interpreting the historic life and operation of the Spanish Colonial Missions.

GOAL 3. REVITALIZE

Opportunities abound in River South for residential, commercial and mixed-use projects. New developments and community improvement efforts will benefit from the programs specifically targeted for the corridor.

Although this area now has locational advantages and amenities it is hampered by existing conditions of land underutilized and pockets of neglect.

Rebuilding neighborhoods to ensure their vitality and viability are chief objectives of the Concept Plan. San Antonio acknowledges that its growth and attraction is dependent on the quality experienced in its neighborhoods. This basic premise is a catalyst for promoting future development, economic prosperity and prudent land use. Existing neighborhoods are protected and improved through

implementation and enforcement of ordinances coupled with joint community participation of residents and businesses.

POLICY OBJECTIVES:

- A. Encourage economic diversity and job creation which are compatible with San Antonio's natural and cultural resources.
- B. Promote a business-government relationship that addresses the needs of commercial interests to operate in a positive and mutually beneficial environment.
- C. Create an environment of entrepreneurship, productivity and innovation in River South that promote business start-ups and business growth.
- D. Preserve and revitalize existing housing and promote targeted infill for new housing neighborhood improvements.
- E. Implement adopted policies, ordinances and neighborhood plans aimed at offering a diversity of housing choices and a balance of land uses designed to retain and attract both commercial and residential opportunities.

These goals and the objectives that support them are the foundation of this management plan. The action steps that follow largely will be implemented by the major parties of the plan – Bexar County, the City of San Antonio, and the San Antonio River Authority; by the National Park Service, River South's new major party; and by other agencies and entities directly related to the Plan's initiatives, such as the Texas Department of Transportation, the San Antonio Water System, CPS Energy, TIRZ boards, and others. Initiatives emanating from these parties and entities will be funded as part of the parties'

and entities' normal course of business and may be incorporated into future cooperative agreements as described below. Thus, this Plan does not encompass a budget for implementation.

DRAFT

***RIVER SOUTH AREA COORDINATED
MANAGEMENT PLAN***

THE PLAN

RECOMMENDATIONS

ACTION STEPS

RECOMMENDATIONS AND ACTION STEPS

The River South Coordinated Management Plan identifies three specific goals and 15 policy objectives intended to protect, promote and coordinate its multi-jurisdictional aspects. Each of these goals and policy objectives is tied to recommendations and subsequent implementation requirements. They will ensure this area serves as a catalyst for becoming a place where people from all of San Antonio will enjoy the experiences created. All who come will share its legacy as one of the earliest settlements of the nation with visitors from the Americas and beyond.

Revitalization, as a result of the efforts to return to River South and restore it to its greatest potential, should encourage diversity in choices for housing, commerce and compatible land uses. River South will regain its sense of identity and share its treasures of history and heritage with all who visit and those who decide to stay.

Key to implementation of the planning effort is the successful realization of two primary purposes of the Plan:

1. Establish coordinated framework among agencies for essential functions.
2. Ensure seamless, integrated management of the River and related areas.

PROCESS

ISSUE: Establish a coordinated agency framework.

TASK: Prepare an Agreement(s) among major parties with opportunities for adjunct agencies and affiliated parties to participate as needed. These partnerships will facilitate a long-term management program designed to:

1. Ensure protection of the investment through long term maintenance and operation of the River South and Mission corridor.
2. Revitalize the surrounding areas through community heritage-based economic development.
3. Expand the NPS's role in the promotion and preservation of the largest collection of Spanish colonial resources in America.
4. Coordinate, identifying and appropriating new funding sources where such are determined necessary.
5. Create a timeline and budget to implement action items.

GOVERNANCE STRUCTURE

The River South Area Coordinated Management Plan contains recommendations and action steps for land use, infrastructure, economic and cultural development action in the Mission Reach area. It also proposes a process to link these elements into a synergistic implementation plan. That process centers upon establishing a coordinated agency framework. The primary task is preparation of an agreement among the major partners with opportunities for adjunct agencies and affiliated parties to participate as needed.

The foundation of the Plan's agreement incorporates a governance structure modeled after the San Antonio River Improvements Project (SARIP). It will be redefined to establish necessary program roles and requirements to implement the Plan's Vision for River South Redevelopment Area and the Mission Reach.

Key components of the governance structure include:

- a. Committee of Eight: This committee will focus on coordinating policy issues of the participating government agencies and will consist of the following:
 - Two Commissioner's Court Appointments
 - Two City Council Appointments
 - Two SARA Board Appointments

- Two Congressional Appointments to represent the NPS interests
- Ex officio representation by co-chairs of SAROC.

b. Management Committee: This committee, which is a modification of the SARIP's Executive Committee, will expand its scope from managing the SARIP construction project to maximizing the broader programmatic and operational benefits of the Mission Reach/River South project. Each agency listed below will designate two administrative-level staff with decision-making authority to sit on the Management Committee:

- Bexar County: Executive Director of Infrastructure Services and/or designee
- City of San Antonio: City Manager and/or designee
- San Antonio River Authority: General Manager and/or designee
- NPS: Superintendent and/or designee

c. San Antonio River Oversight Committee: This committee will remain at 22 members and will continue to serve as an advisory committee. It will create a River South Subcommittee similar to the Park Segment Subcommittee. The River South Subcommittee's membership will include San Antonio River Oversight Committee (SAROC) organizations that represent River South interests and will add non-SAROC members that represent:

- Business within the River South Area
- Neighborhood Plans
- San Antonio River Foundation
- School Districts
- TIRZ Boards
- Others

d. River South Subcommittee: This new subcommittee's focus will be to provide reviews and advice to Bexar County, the City of San Antonio, SARA and the National Park Service, and specifically to:

- Review RIO (River Improvement Overlay), UDC, and other City ordinances that affect the River
- Oversee process by which Plan assessments and deliverables, identified under Action Items/Responsible Parties below, are completed.

e. Technical Resource Committee: Plan implementation may require targeted or issue-specific agreements with other governmental partners such as SAWS, CPS and TxDOT. To coordinate interagency agreements and the work emanating from them, the San Antonio River Authority, in its capacity as Project Manager, will form a multi-agency Technical Resource Committee as a subcommittee of the SARIP Management Committee. Agency representation will be determined by each involved government partner and may vary depending upon the matter at hand. The Technical Resource Committee will make recommendations on policy issues and other coordination matters to the Management Committee, depending on the topic, issues may also be presented to the ROC subcommittee for input and to the Committee of 8 for recommended action by the respective governmental bodies.

ACTION ITEMS/RESPONSIBLE PARTIES

The recommendations and action steps below will provide a long-term program for revitalization and continued participation by all partners and will be overseen and implemented through the governance structure described above.

Operational Agreement (Targeted Approval: January 2011)

- a. Establish an intergovernmental operational partnership that builds on existing SARIP agreements between the County, City and SARA and adding the NPS for its role.

b. Designate SARA as the local governmental coordinating agency, as part of its established Operation and Maintenance duties, to provide administrative and coordination support to meet the goals and objectives of the River South Plan.

c. Detail the roles and responsibilities of each of the governmental entities (City, County, SARA and NPS) in the implementation of the River South Plan. Include provisions in the agreement that will allow development and implementation of intergovernmental agreements, as necessary, with other entities.

Assessments and Action Plans (Targeted Completion: within 18 months of Plan approval by Bexar County Commissioners Court, the City of San Antonio, and the SARA Board of Directors)

Assess and/or develop the following:

- River Maintenance Expectations and Standards
- River Recreational Plan and Implementation Strategy
- Security Needs Assessment
- Neighborhood Needs Assessment
- Infrastructure Needs Assessment
- Educational Plan
- Events Marketing Plan.

The general role, responsibilities, and timeline for Plan implementation will be identified in more detail through the Operational Agreement and are outlined below:

- i. Protection, maintenance and operation for River South Maintenance/ecosystem and user environment— SARA
Operation of recreational amenities—SARA
Marketing and Public Education—SARA

Security—City, County and NPS
Ordinance Review/Coordination—City, SARA,
County and NPS
Missions access—NPS, City, SARA

ii. Revitalize through community economic
development

Infrastructure:

Streets—City
Drainage—City
Asylum Creek—Brooks Development Authority
Asylum Creek, S. Presa Corridor—State
Hospital
Sidewalks—City
Lighting and power transmission—CPS Energy
Railroad crossings—Union Pacific Railroad
Recycled water and utility lines—SAWS
Transportation—City, TXDOT
Transit—VIA

Economic Development:

Employment and jobs creation—City, County
Compatible infill business—City

Development regulations/Zoning—City,
County

Development incentives—City, County

Neighborhood Revitalization:

Housing—City, County
Connection to River, Parks, History and
Recreation—SARA, City, County and NPS

Access to and through River South Corridor:

Roads and Parkway—City, SARA, NPS and
County

Trails—SARA, City, County and NPS

River—SARA
Public Transit—VIA

Identification of targeted roles of Community Non-Profit Organizations and Private Sector Organizations – SARA, City, County and NPS

- iii. Spanish Colonial Resource Protection, Preservation & Education

Historic Resource Preservation—NPS
Colonial and Texas Republic Assets
Cultural and Natural Landscapes
Aesthetics and Ambience

- iv. Prepare Funding Source Development Program—City, County, SARA, NPS

- v. Develop operation timelines and budgets for activities determined—County, City, SARA

River South Governance Structure

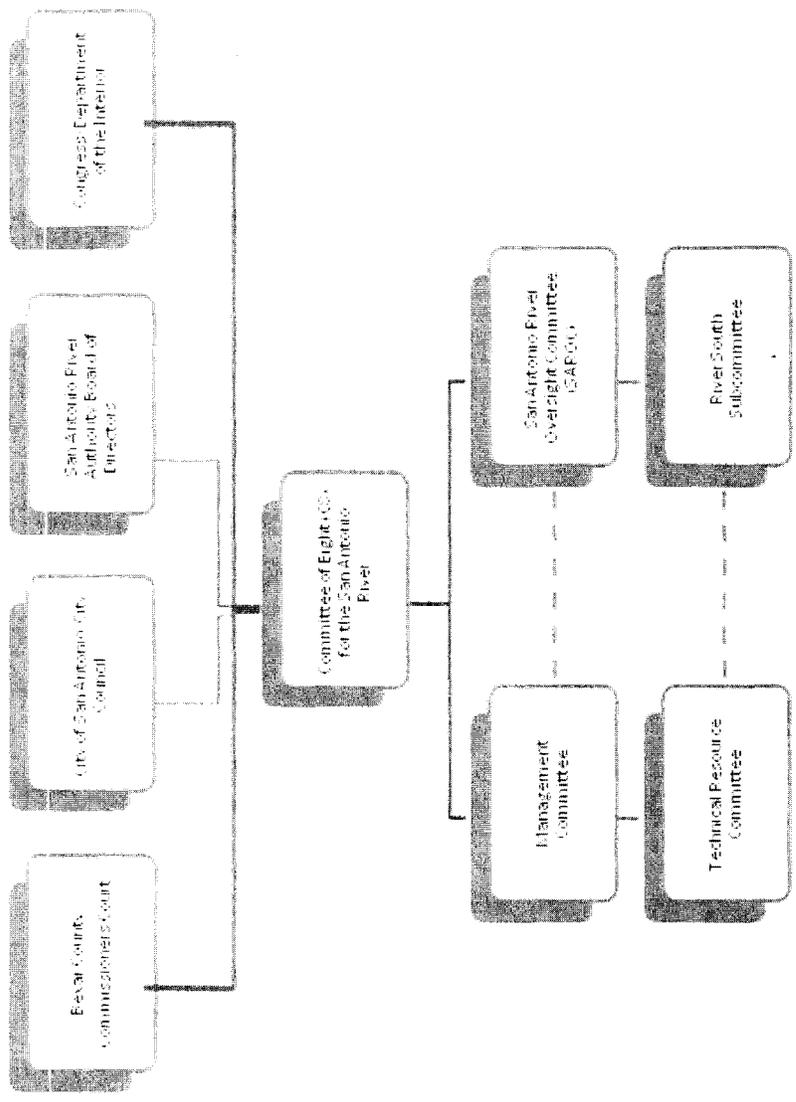


Table 2 - River South Governance Structure

Recommendations for River South Subcommittee Representation

Recommended from Current River Oversight Committee Organization Representation
Archdiocese of SA
King William Association
Los Compadres
Mission Reach Subcommittee
River Corridor Committee
Roosevelt NA
SA Conservation Society
SA Parks Foundation
SAROC Co-chair
SA Tourism Council
San Juan/Espada Neighborhood
San Jose Neighborhood
South SA Chamber of Commerce
Recommended Additional Organization Representation
Harlandale ISD
Mission Drive-In TIRZ
River South Area Small Business
River South Area Economic Development
SAISD
San Antonio River Foundation
South Central Alliance of Neighborhoods
S. Presa Corridor (citizen representative)

Table 3 - River South Subcommittee

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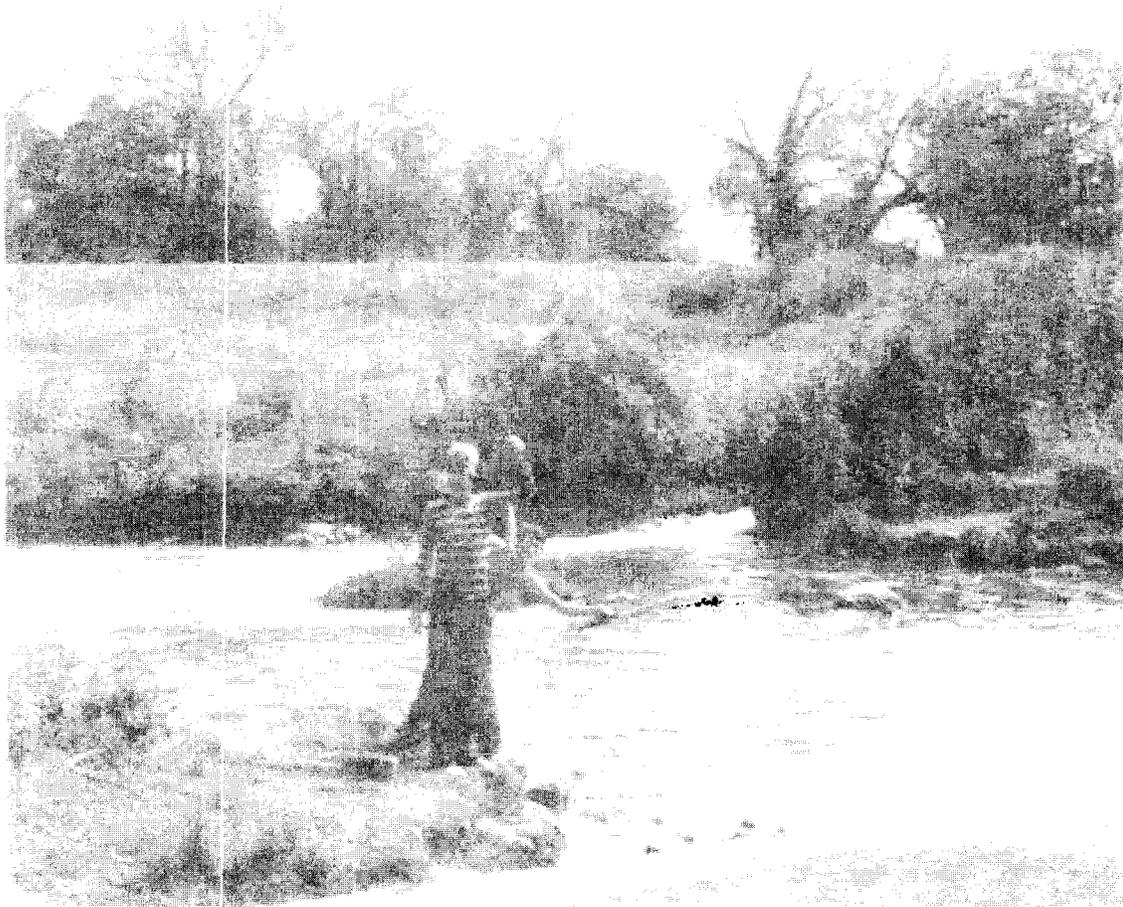
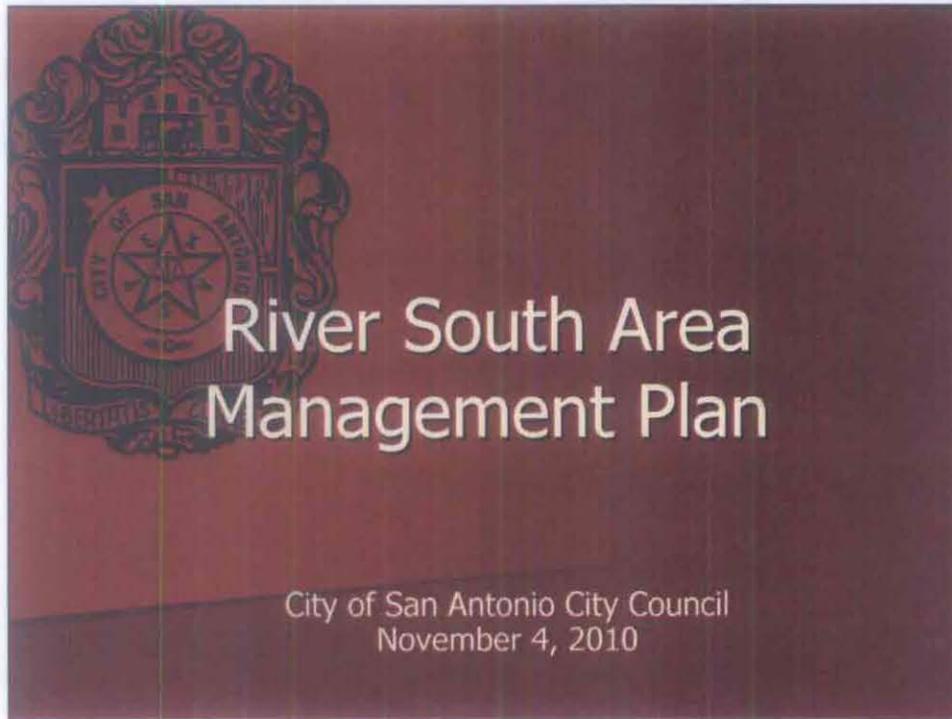


Figure 9 - Fishing along River Banks





Vision

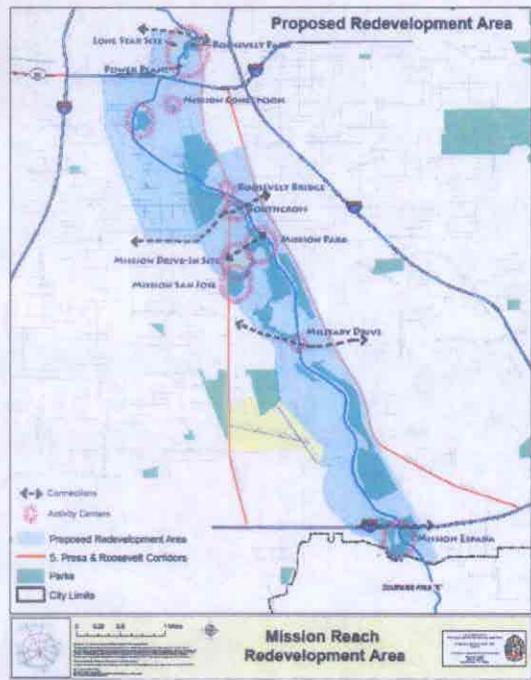
1. Protect the community's investment in the redeveloped River
2. Maximize the return on investment/promote economic development
3. Establish coordinated framework among agencies for essential functions
4. Ensure seamless, integrated management of the river and related areas
5. Promote National Park boundary study and land management plan.

"Protect, Promote, Coordinate"

Study Area

- Mission Reach
- Adopted Plans
- TIRZ
- Zoning Efforts

- ★ Inner City Reinvestment/Infill Policy
- ★ Tier 1 Target Area



Goal 1 - Return

Maximize the return on investment and promote economic development.

Policy Objectives:

1. Preserve and enhance the City's historic resources.
2. Build on San Antonio's unique history for worldwide recognition.
3. Protect the community investment in the redeveloped River through ecosystem restoration and flood damage reduction.
4. Promote the National Park Service boundary study and land management plan.
5. Provide points of access to the River and Missions along the parkway.

"Protect, Promote, Coordinate"

Goal 2 - Restore

Restore and focus on improving the quality of life for River South area residents as well as attract new residents and activities.

Policy Objectives:

6. Restore the unique, rare and significant habitat features of the River South natural environment.
7. Create user-friendly spaces compatible with the unique natural habitat such as trails, bikeways and other recreational possibilities.
8. Plan, locate and maintain infrastructure to facilitate and maintain safe, healthy and sustainable environments for human activity.

"Protect, Promote, Coordinate"

Goal 2 - Restore

Policy Objectives (continued):

9. Encourage the ecological management of floodplains and promote their use as open space including greenways, wildlife habitat and pedestrian friendly linkage corridors.
10. Provide support to the National Park Service in its development and subsequent congressional approval for a boundary study and land protection plan for its Spanish Colonial Heritage Program to expand the current Missions National Parks boundaries and to promote the role the restored River has in re-establishing the ecological connections that are essential to fully interpreting the historic life and operation of the Spanish Colonial Missions.

"Protect, Promote, Coordinate"

Goal 3 - Revitalize

Revitalize the River South area.

Policy Objectives:

11. Encourage economic diversity and job creation which are compatible with San Antonio's natural and cultural resources.
12. Promote a business-government relationship that addresses the needs of commercial interests to operate in a positive and mutually beneficial environment.

"Protect, Promote, Coordinate"

Goal 3 - Revitalize

Policy Objectives (continued):

13. Create an environment of entrepreneurship, productivity and innovation in River South that promote business start-ups and business growth.
14. Preserve and revitalize existing housing and promote targeted infill for new housing neighborhood improvements.
15. Implement adopted policies, ordinances and neighborhood plans aimed at offering a diversity of housing choices and a balance of land uses designed to retain and attract both commercial and residential opportunities.

"Protect, Promote, Coordinate"

Implementation

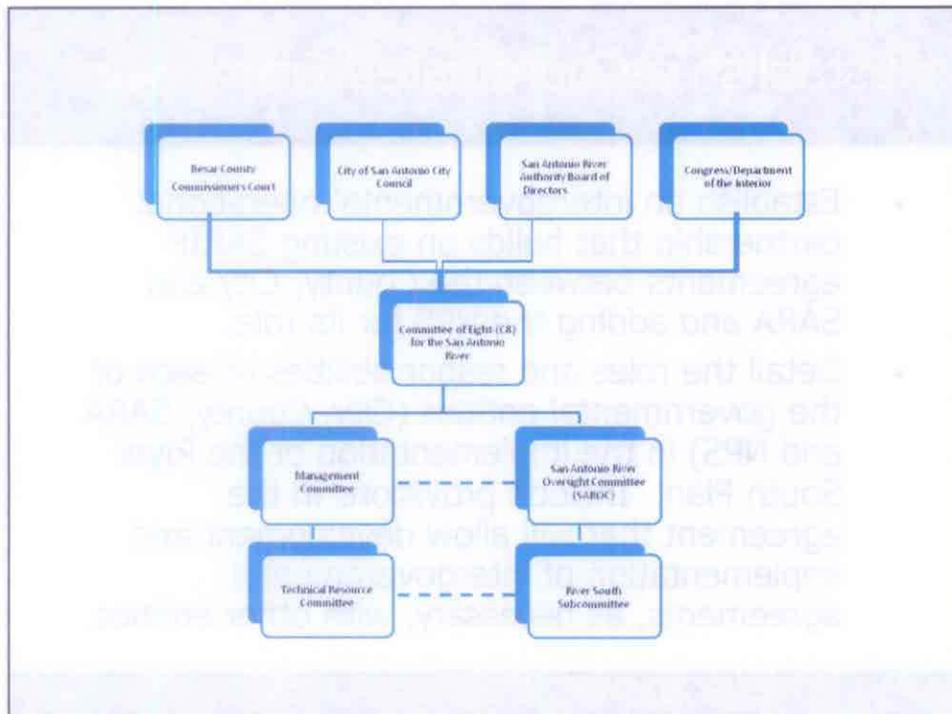
1. Establish coordinated framework among agencies for essential functions through various agreements; and
2. Ensure seamless, integrated management of the River and related areas through an enhanced Government Structure.

Establish a Coordinated Framework

- Establish an intergovernmental operational partnership that builds on existing SARIP agreements between the County, City and SARA and adding the NPS for its role.
- Detail the roles and responsibilities of each of the governmental entities (City, County, SARA and NPS) in the implementation of the River South Plan. Include provisions in the agreement that will allow development and implementation of intergovernmental agreements, as necessary, with other entities.

Governance Structure

- This Plan incorporates a governance structure modeled after the SARIP governance structure and redefines existing committee structures to accommodate the various needs of the River South area.
- Designates SARA as the local governmental coordinating Agency to provide administrative and coordination support to meet the goals and objectives of the River South Plan.



Governance Structure

- The San Antonio River Committee of Eight replaces the SARIP Committee of Six and adds federal representation:
 - Two elected officials from each of the following: Bexar County, City of San Antonio, and SARA.
 - Two Congressional Appointments to represent the NPS interests.
- Focus on coordinating policy issues of the participating government agencies.

Governance Structure

- The Management Committee, which is currently known as the SARIP Executive Committee, will expand its scope from the SARIP construction project to address the broader programmatic and operational goals of the River South area.
- Includes two members from the following: Bexar County, City of San Antonio, SARA, and NPS.
- The Technical Resource Committee will include the various staff involved in the project.

Governance Structure

- The San Antonio River Oversight Committee will remain at 22 members and continue to serve as an advisory committee and will create the River South Subcommittee.
- The River South Subcommittee's membership will include SAROC organizations that represent River South interests and will add non-SAROC members that represent: TIRZ Boards, Neighborhood Plans, and other key organizations.

River South Subcommittee

Recommended from Current River Oversight Committee Organization Representation	
1	Archdiocese of San Antonio
2	Los Compadres
3	Mission Reach Subcommittee
4	Roosevelt Neighborhood Association
5	San Antonio Conservation Society
6	San Antonio Parks Foundation
7	San Antonio River Oversight Committee Co-chair
8	San Antonio Tourism Council
9	San Juan/Espada Neighborhood
10	San Jose Neighborhood
11	South San Antonio Chamber of Commerce
Recommended from Additional Organization Representation	
12	Harlandale Park Neighborhood Association
13	Mission Drive-In TIRZ
14	River South Area Economic Development
15	River South Area Small Business
16	San Antonio River Foundation
17	South Central Alliance of Neighborhoods

Next Steps

- Formalize Governance Structure (December 2010)
- Operational Agreement (February/March 2011)
- Assessments and Action Plans (18 months)
 - River Maintenance Expectations and Standards
 - River Recreational Plan and Implementation Strategy
 - Security Needs Assessment
 - Economic Development Strategy
 - Neighborhood Needs Assessment
 - Infrastructure Needs Assessment
 - Educational Plan
 - Events Marketing Plan

Recommendation

- Staff recommends approval of the resolution of support.