



Sylvan Hills Neighborhood Meeting Community Input for Development of Comprehensive Plan

Hopes & Dreams for the Future of Alamo Heights

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Christ Lutheran Church

Participants

Lisa Adickes	La Unah Cuffy	Jennifer Jones	Louise L. Oppenheimer
Vasilios Airaliatis	Steven M. Dikcis	Ryan Jones	Julie Parke
Stephen Atchison	John Ferguson	Glo Kehl	Grace Parshall
Tony Athens	Daniel Flemming	Debbie Maltz	John Parshall
Tricia Boone	Richard Garison	Dolores Martin	Madison Smith
Lori Chenoweth	Marlissa Hendrix	Marilyn Mol	Ruby Westerman
Maria C. Cruz	Susan Harwell	William Moll	Kelly Wiegrefe
	Trey Jacobson	Tom Neckar	Nathan Wiegrefe

Facilitator

Mary Flanagan
Management Solutions Group, LLC
www.msgsanantonio.com



ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"> • Trees! • Trees • Keep the trees • Big trees • Trees • La Jara - Trees walking • Traditional neighborhood layout • Beautiful housing styles – not all the same • Historic homes • City charm • Character • Old Mobil station • Varied architecture – not cookie cutter • Small community • Small town feel • Sense of community • Small town attitude and interaction • Excellent fire & police protection • Infrastructure • Safety • Like no parking on streets 2 – 5 am • Transparency • Excellent schools • One school district w/ high school center • VIA bus service • Convenience 	<ul style="list-style-type: none"> • Old tear down houses • Insertion of suburban type buildings! • Lack of pedestrian friendly major streets • No side walks • Kids skate boarding • Fast traffic • Cut thru traffic esp. that speeds • High school traffic • Traffic volume & speeders • Traffic too fast & lawless • Traffic volume and speed • Noise & traffic • High school students parking on neighborhood streets • Trash surrounding high school homes • New street signs • Broadway – quality grade – C- • City going into debt • Expensive city manager • Water flow • Too many banks

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> ● Encourage medium/ high density along Broadway & Austin Hwy ● Land use – less density ● Less development ● Less development ● Better multi-family development ● Less condos ● Less McMansions ● Residential emphasis home value ● Limit demolitions ● No high rise over 4 stories ● No high rises ● No high rises ● Not tall or too dense ● Limit bldg height ● More mixed-use ● Side walk cafes in mixed-use situations ● Mixed-use development ● Multi-use in commercial zones ● A vibrant edge to Broadway. Concentrate, a Center ● Green space ● Save green space ● Parking ● More school parking 	<ul style="list-style-type: none"> ● Keep individual character ● Keep unique neighborhoods ● Keep character of homes ● Maintain character & individuality of city ● Architect design specs for new construction ● Smaller floor to area ratio ● No McMansions ● Limit intrusion of two-story buildings in one-story neighborhoods ● No houses too big for the lot – scale issue ● Limit house size ● Multi-family development & density regulations ● No more tear downs of good housing stock ● Better control of demolitions ● Limit demo – incentives for renovation ● No tearing down houses & leaving a vacant lot (need timeframe for building home) ● Home improvement process ● No demolitions period – only renovations ● “Life cycle” housing opportunities at every stage ● Affordable housing ● Diversity ● Multi-level income residents ● Underground utilities 	<ul style="list-style-type: none"> ● Pedestrian passage between S. Vanderhoven & Primrose ● Commercial districts & corridors – more pedestrian friendly ● Pedestrian friendly ● Walkable community w/ shops/ cafes ● Bike lanes ● A “Walking” business district ● Pedestrian rights ● Pedestrian & bicycle friendly ● Pedestrian friendly ● Make downtown AH a pedestrian friendly village ● Nice hotel ● Farmers market/ event ● Incentivize higher quality retail & restaurant users ● Broadway & Austin Hwy corridors as TIF\$ ● Focus on Broadway corridor ● No big box stores ● Sidewalk cafes, large signs, dress shops ● How many chains do we need to promote? Small businesses ● No big box stores – Fewer “strip” centers ● Limited to existing size ● Downtown & business areas are fine now ● Better drainage ● Street friendly sidewalks & lighting ● Mixed use with cafes on first floor, small unique shops ● Shorter billboards ● Underground utilities on Broadway from Hildebrand to Austin Hwy ● Centralize parking. Limit lots & street parking ● Landscaping with parking areas ● Encourage village gathering spots ● Focal point of city – Center ● More public art

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> ● Better pedestrian environment ● Safe & scenic pedestrian & bike routes ● All sidewalks ADA accessible ● Pedestrian/ bicycle routes ● Off street parking ● Bicycle friendly ● Consider trolleys to downtown! ● Pedestrian & bike friendly ● Better control of traffic ● Lower residential speed limit ● More police presence – stiffer penalties, more monitoring of traffic ● Limit high school traffic to surrounding streets w/o residential frontage ● High traffic fines ● Traffic lights coordinated for flow ● Free trolley for just city of AH ● Keep public transport. Keep VIA buses ● Light rail corridor down Broadway to downtown ● Trolleys ● Walking paths ● Mass transit stops with cover ● Bus stop shelters – have nice ones ● District parking strategy along Broadway (supports “vibrant”) ● Better parking plan for high school students – limit cars driven by students ● Fines for littering ● Clean it up ● Standardized signage ● Security cameras ● Underground utilities 	<ul style="list-style-type: none"> ● Proactive response to tree canopy deterioration ● Community garden is a super idea ● Trees on corridors ● No more parks – have wonderful ones now ● Link parks & “walking” streets (intentional system) ● Restore ponds at Broadway & Austin Hwy ● Green spaces ● Nature trails– connect to Olmos, Incarnate Word, Brackenridge park ● Walking, nature trails, sidewalks ● Better development of Olmos Park ● Get rid of perps in the park ● Pet stations ● Dog parks-able to walk w/o fear ● Children & dog parks – pet poop scoop stations ● Hike & bike trails/ tennis courts ● More bike paths ● Bike & walking paths ● community composting to encourage less waste ● Sidewalks in neighborhood ● No sidewalks! ● Sidewalks (not everyone who walks are adult!) ● Sidewalks everywhere ● Alamo Heights Blvd – change it – plant trees in center ● Restore Alamo Hts. Blvd to original waterway ● Enhance La Jara Parkway ● Underground utilities ● No public art ● A community amphitheater 	<ul style="list-style-type: none"> ● Low lighting city & home owners ● More light pollution fixtures – Less light! ● Unique/ distinctive subtle lighting ● Down lighting ● More lighting ● Low light solutions city & residential ● Light walking corridors only ● Soft lighting in residential areas ● Bury utilities ● Bury all utilities ● Underground utilities on commercial corridor ● Bury utilities ● Underground utilities along commercial corridors ● Fix streets and drainage ● Decrease the amount of water that flows down alley behind Oakview during rain ● Better drainage system ● Fix drainage on New Braunfels ● Fix drainage on Austin Hwy & Broadway ● Better drainage ● Fix New Braunfels ● Incentives for limiting water & energy use ● “Kick the can” program from SAWS ● Reclaim water ● Gray water system ● New water lines ● Recycle water ● Keep funding infrastructure ● New city facilities

KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Infrastructure is key (water, sewage, electricity, etc.)
- Sense of community unique to Alamo Heights
- Focus on potential of AH – must not be satisfied with mediocrity. Must commit to high quality in all we do
- We need to avoid a culture of “no” – look at the possibilities
- Maintain character of residential AND develop commercial with guidelines
- Keep sense of community – for everyone
- Remain fiscally responsible
- Plan to solve problems with the engagement of all neighbors
- Distinctive signage
- Stop lights on Broadway control cut thru traffic
- Pedestrian friendly neighborhood
- Need to understand traffic capacities