



# Commercial Corridor Meeting Community Input for Development of Comprehensive Plan

## *Hopes & Dreams for the Future of Alamo Heights*

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Central Market Community Room

### Participants

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### Facilitator

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## ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"><li>• Diversity</li><li>• Bus stop</li><li>• Off street parking at night</li><li>• Predominantly single family – good school district</li><li>• Trees &amp; older homes</li><li>• Excellent! Good fire &amp; police</li><li>• Sense of community vibrancy</li><li>• School district boundaries</li><li>• Human-scale commercial center (local businesses) &amp; bus stop!</li></ul>	<ul style="list-style-type: none"><li>• UIW &amp; St. Peter's do what they want!</li><li>• Property tax ?? Real value??</li><li>• Poor looking commercial/ retail buildings</li><li>• Broadway traffic</li><li>• Eliminate McMansions</li><li>• Out of scale residential development</li><li>• Commercial garbage trucks before dawn</li><li>• Open opportunity for mixed use</li><li>• Re-claim sidewalks &amp; alleys</li></ul>

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> <li>● No high rises</li> <li>● Focus on mixed use</li> <li>● 3 – 5 level mixed use</li> <li>● No new multi-family replacing single family homes</li> <li>● No more banks or financial institutions</li> <li>● Connect “grey area” between residential &amp; commercial with mixed use zone</li> <li>● Consistency of image</li> <li>● Tax incentives to encourage mixed-use (retail, office &amp; multi family)</li> <li>● Commercial traffic effect on residences</li> <li>● Wider sidewalks outside cafes. Apartments above</li> <li>● Encourage mix use development incentives for mix use</li> </ul>	<ul style="list-style-type: none"> <li>● Rezone to single family any multi family lots that are now single family</li> <li>● Term limits on land ownership</li> <li>● Do not over build on lot!</li> <li>● Balance mix of old &amp; new , embracing diverse style &amp; scale</li> <li>● Inventory housing stock for conservation</li> <li>● Compatibility of new housing with existing neighborhood</li> <li>● Allow homes large growth to meet requirements of modern families</li> <li>● Historic preservation</li> <li>● Preserving mixed residential. No more mini mansions</li> <li>● Preserve cottage community</li> <li>● Multi-family off street parking</li> <li>● Elimination of various dilapidated properties</li> <li>● Use common sense on new build plans</li> <li>● Make all new construction subject to ARB</li> <li>● No more 2 story garages</li> <li>● Incentives for preservation of old houses</li> </ul>	<ul style="list-style-type: none"> <li>● Incentives for redevelopment of Broadway. Walkable commercial district. Shop local program</li> <li>● Trolley</li> <li>● Buy local initiatives</li> <li>● More trash receptacles</li> <li>● Increase in tax revenue thru mix use to ensure sound fiscal budget</li> <li>● Narrow Broadway. Increase sidewalks. Enhance parking</li> <li>● Need entertainment venue (Like old Broadway Theater)</li> <li>● Trees &amp; sidewalks</li> <li>● All of the above</li> <li>● Much more pedestrian focused</li> <li>● Hope businesses look cleaner</li> <li>● Place for teenagers to go!</li> <li>● Trees &amp; sidewalks along Broadway &amp; Austin Highway</li> <li>● Reasonable standards</li> <li>● Beautify Broadway with more landscaping</li> </ul>

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

<b>Transportation</b>	<b>Natural &amp; Cultural Resources</b>	<b>Utilities &amp; Community Facilities</b>
<ul style="list-style-type: none"> <li>● Make head-in parking on Broadway only for compact cars, no SUVs</li> <li>● Sidewalks</li> <li>● Encourage county wide light rail</li> <li>● All streets have side walks and bike path</li> <li>● Hike &amp; bike paths</li> <li>● Slow it down. Crosswalks more visible</li> <li>● Safe cross walks</li> <li>● Fewer traffic lanes on Broadway. More sidewalks</li> <li>● Bike trails. Free bus or trolley</li> <li>● Central parking garage</li> <li>● Handicap assisting &amp; access poor (also for young mothers w/ strollers)</li> <li>● Narrow the streets. Widen sidewalks</li> <li>● Fewer cars at high school (no spillover into residential)</li> <li>● Can't get out of parking places</li> <li>● Reduce thru traffic on Broadway</li> <li>● Add more crosswalks on Broadway</li> <li>● Change all of Townsend to one way</li> <li>● Bike &amp; hike paths. Better access for walking to retail center</li> <li>● Free Broadway trolley-bus</li> <li>● More unique iconic public structures like our bus stop</li> <li>● Traffic calming element that increase green space in existing hard scape areas/ streets</li> <li>● Light synchronization</li> </ul>	<ul style="list-style-type: none"> <li>● Better use of Basin area</li> <li>● Close Austin Hwy &amp; make it a park/ green area</li> <li>● Children's park</li> <li>● Do not sell green space @ Broadway &amp; Austin Hwy to developers</li> <li>● All elements incorporated in traffic calming solutions for streets</li> <li>● Yes! Public art!</li> <li>● Organized art shows Broadway/ Austin Hwy</li> <li>● Change name of "Austin Hwy" to better name</li> <li>● Outlaw cell towers in AH</li> <li>● Make a park @ 110 Chichester</li> <li>● Improve park @ Austin Hwy &amp; Broadway</li> <li>● No permits w/out approved landscape plan</li> <li>● Narrow the streets. Widen the sidewalks</li> <li>● Fix park @ Austin Hwy &amp; Broadway</li> <li>● More "nature trails" (e.g. need improved one next to pool)</li> <li>● More small parks &amp; walking trails</li> <li>● All of the above</li> </ul>	<ul style="list-style-type: none"> <li>● Storm drainage on Broadway, Austin Hwy &amp; New Braunfels improved</li> <li>● Safe drainage – Broadway</li> <li>● New police station</li> <li>● Resolve flooding on Broadway</li> <li>● Underground utilities</li> <li>● increase in tree canopies &amp; pervious drainage area</li> <li>● Stop flooding into Broadway &amp; Austin Hwy businesses</li> <li>● Esplanades with trees</li> <li>● More lighting on Broadway. Dark areas.</li> <li>● Underground electric, etc.</li> <li>● Build new facilities</li> <li>● Fix drainage on N. New Braunfels</li> <li>● Underground electrical</li> <li>● Dark sky lighting</li> </ul>

## KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Maintain architectural integrity of neighborhood
- Commercial & UIW traffic on Residential streets (delivery trucks)
- Businesses need traffic! Must make it easy for our customers to get to us
- Need appealing balance to live, come, work & play
- Need to keep up with the impact of traffic on AH as growth/ development surrounds us
- Need to be proactive with surrounding development
- There is an inherent conflict/tension: residential low traffic desires vs. commercial traffic needs
- Want to create a sense that AH is a unique/different area
- Consistency of architectural elements for AH
- Increased emphasis on recycling – more receptacles
- Want AH to be seen as a destination for shopping
- Keep in mind that AH is very unique – Love it!
- Need to value local business
- Save the trees!