



Cottage District Neighborhood Meeting Community Input for Development of Comprehensive Plan

Hopes & Dreams for the Future of Alamo Heights

November 17, 2008
Alamo Heights City Hall

Participants

Anne Ahlschwede
Tony Bruton
Gregg Chislett
Ruth Chislett
Jay Collins
Brian Davis
Peggy Dial
Joe Donnelly

Paul Fagan
Melissa Fleming
Pam Gilbert
Freda Hur
Charles John
Missy Kauffman
Bill Kiel
Pam Morsi - kiel

Marsha Krassner
Jerry Lammers
Dorothy McGarraugh
Robert McGarraugh
Susanne McGarraugh
Nancy Myers
Tom Myers
May O'Neal

Ronnie Peake
Edward S. Petersen
Sarah Reveley
Stephen Shearer
Kirstin Silberschlag
Sally Anne Smith
Tom Tredici
Charles E. Walker

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"> • City Council listens! • Commercial w/in walking distance • Already have good parks • The cottage style houses • A city of neighborhoods • Greenery • Unique & varied nature of homes • Feeling of safety • Good emergency services • Architectural diversity • Quiet neighborhood • Nice trees • Community charm • Keep schools small & personal • Can walk to shopping • Trees • Older house preservation • Save character & scale of city • Keep multi-family properties to a minimum • Homes close to shopping and restaurants • New street signs • Green areas • Police response • Diversity in housing styles & gardens • Unique architecture – no cookie cutter houses/ retail • Debt free • Baseball fields & pool area • Uniqueness • Ability to walk in neighborhood at any time • Small neighborhoods • Nice trees • Safety 	<ul style="list-style-type: none"> • Traffic congestion & speeding • Over built lots • Traffic in front of high school in the AM • Tuxedo “pass thru” traffic • Poor walkability on major streets • Port a potties not out of sight • Dog noise • Inconsistency in stop signs: 2-way vs. 4-way • No space for joggers • Need to recycle (mulch) brush • We do not honor our setback rules! • Lack of flowers or plants in commercial area • Limit parking on street at baseball fields • Long red lights. Short green lights • Need more uniformity of architecture • Lack of pedestrian friendly routes • Houses turning into rent houses! • Traffic light at Broadway & North side of HS. Should operate only during school hours. • Bumpy roads • La Jara is a Boulevard. But the stop signs are on La Jara, not the feeder streets • New houses too large for neighborhood • Poor traffic flow at Jones Maltsberger & 281 • McMansions • No side walks • Poor sidewalks and lack of pedestrian crossings • Cars parked on street at night • Can’t walk my kid to school on a side walk • Out of character new homes • Excess traffic between Broadway & New Braunfels thru Bluebonnet Hills • Dog poop in my yard!

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> ● Update multi-family codes for height, parking and density ● Consistent zoning. Multi-family not on same block as single ● Mixed use development ● More mixed use development in commercial district ● Leave space/ area allocation same as are today ● Encourage local businesses (limit chains & big box stores) ● Playgrounds for children near multi-family areas ● Less multi-family ● Continuity in design ● Keep trees! ● Variety of types of places to live (home, apt., condo) ● More mixed-use development along Broadway/ Austin Hwy w/ local (NOT chain stores) ● Size, scale, & population density limits ● Attract more small professional offices ● “Family doctor” w/in city limits ● Renovate Austin Highway Broadway intersection ● Protect residential/ commercial interface ● Control multi housing & commercial ● Limited multi-family ● Green spaces ● Pedestrian friendly commercial district ● Walkable mixed use in downtown Alamo Heights ● Less Multi-family ● Less Multi-family ● Progressive environmental plan ● Limit mixed use to Broadway & Austin Highway ● Farmers Market with good variety of foods, crafts, vegetables ● Only two story buildings ● Limit new apartments to multi use development 	<ul style="list-style-type: none"> ● No grand fathering of lots not yet built on ● Housing stock needs to evolve with needs for modern families ● New buildings with good architecture can be better than old buildings ● Tree preservation ● Keep architecture unique – limit multi-family ● Make sure that scale of SF homes are in keeping with neighborhood; less concrete & more natural materials ● Multi-family minimal density ● Remove out-dated apts or remodel them ● Residential conservation district ● Keep cottages in cottage district ● Protect character of our community ● Incentives for building single story houses ● Homes should fit size of lot ● Max house size based on lot size ● Limit height & multi-family use ● Uniformity of design/architecture ● Less check box type standards ● Preservation of cottage style houses ● Small houses on small lots ● Keep styling of neighborhood intact ● Stop the demolitions ● Comprehensive neighborhood development ● Enforce some type of restriction on residential bldg size ● Ample parking for any and all structures on the property ● Allow for demolitions ● Architect & realtors aware of historical homes ● Require new development to match present character. Old town charm ● Promote native landscapes. Native plants ● Preserve cottage district ● Encourage maintaining single story homes ● Reward for maintaining my property vs. more property tax ● Preservation of current neighborhoods ● Preserve current style & character ● Keep houses in proportion to lots ● Preserve OR create new character 	<ul style="list-style-type: none"> ● Keep Alamo Heights interesting! ● Better pedestrian access ● Diversity of restaurants ● Add street furniture & landscaping along Broadway ● No fast food business ● Pedestrian friendly commercial area w/ town center ● Sidewalk cafes ● Shops/ sidewalks ● Pocket parks w/ bike racks ● Walker friendly ● A pedestrian community ● Cross-city paths (connect nature trails w/ paths on streets) ● Sidewalks & bike trails ● Have a bi-weekly (Sat) Farmer’s/Craft mkt ● Walk space on Broadway/ Austin Hwy ● Awareness of Ft. Sam expansion ● People attract people! ● Trolley down Broadway & Austin Hwy ● Shaded parking ● Develop a city center ● Walkways, bridges across Broadway ● Signage on building front only. Not on roofs or sidewalks ● Limit height of commercial buildings ● Fix flooding problem for “downtown” ● Median w/ trees on Broadway? ● Limit the height of commercial buildings ● Walkability - side walk cafes ● Pedestrian friendly shopping along Broadway ● Make commercial district bicycle and pedestrian friendly ● Encourage “shop local” movement & pedestrian friendly (e.g. Pearl St., Boulder CO) ● Usable sidewalks all comm. areas ● Facilitate success of local businesses ● Control mixing of commercial w/ residential ● Alamo Heights micro brewery! ● Keep it as it – unique & unpretentious ● Pedestrian friendly commercial area w/ sidewalk cafes

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> ● Dog poop receptacles ● Make streets family friendly – sidewalks, speed limits ● Sidewalks on both sides for major streets ● Get rid of Broadway angle parking. Replace w/ sidewalks ● Running paths ● Bike lanes on Broadway ● Make it easier to cross Broadway ● Kids can walk to school ● Unique bus shelters ● Bike lanes ● Comprehensive walk/ bike path plan: AH Blvd, La Jara, Devine, Tuxedo, Nature Trails ● A pedestrian community ● Rail system to SA downtown ● All neighborhoods have sidewalks ● Make Broadway 4 lanes (not 6) to leave room for bicycles ● Change speed limits in congested residential areas ● Bicycle trails ● Keep bushes trimmed back from streets for safety ● Parking plan for HS ● Control thru traffic ● Sidewalks on residential streets ● Free bikes to ride from one store to another ● Policies & infrastructure that encourages more walking & bicycling ● Comprehensive stop sign plan ● Pedestrians first. . . but not at the cost of feasibility ● Light rail to downtown SA and north ● Links to downtown SA (light rail?) ● Mini street car loop (Broadway & Patterson) ● Sidewalks in place & in repair ● Sidewalks – bike paths 	<ul style="list-style-type: none"> ● More green space ● Community gardens & dog poop stations near nature trails ● Community sponsored music – chamber music ● Keep flood basin natural i.e., NO more ball fields or parking lots ● Community garden ● More walking trails ● Create series of pocket parks ● Preservation of cultural and natural resources ● Leave parks & walking area as natural spaces ● Community vegetable gardens! ● More green space ● Improve existing green space ● Take back Olmos Basin Park! Safety? ● Complete trail system across the city ● No more poop in my yard! (pet stations?) ● Maintaining spirit of place as identified by the people ● More parks throughout the city ● Make Mobil, Fire Station, City Hall – Information Center ● More green space – improve nature trails ● Dog park & pet stations ● More usable green space ● Poop stations along Viesca & La Jara ● Community gardens ● Link wild-scapes to SA River Project & UIW Headwater Coalition ● Designate more green space ● Ordinance to preserve historic icons ● Aaugh – no skunks, raccoons, coyotes, possums! ● Resident ownership of beautifying community ● Bring the Olmos Park into AH ● Walking paths 12 ft. wide with crushed granite base ● More green space (e.g. Ogden spaces should stay green) ● Dog park in flood plain area ● 25 MPH everywhere ● Keep parks safe & garbage free (Olmos, BB fields) 	<ul style="list-style-type: none"> ● Buried power lines ● Fix creek flooding & build hike/bike train along side ● Be a regional leader in sustainability ● Bury power lines ● No bright lights ● Retain current municipal offices as they are now ● Public drinking fountains? ● CIED monies – bury all overhead lines ● Build new fire station, police station & city hall ● Dark sky lighting. Dim baseball field lighting ● More attention to environmentally sustainable approaches to city services ● All building partially using solar energy panels ● Equalize water pressure so my faucets, etc. quit wearing out ● Low taxes ● Buried utilities ● Neighborhood lighting ● Fix drainage ● Increase walking/ biking opportunity. Consider one way Tuxedo w/ walking trail ● Dark sky lighting ● Solar rooftops ● Bury power & cable lines ● A City that is a national leader in sustainability ● Copy successes of others ● Buried electric lines ● Improve/ update water & sewage and fix the streets ● Dark sky lights – same color ● Energy and water conservation economic incentives for residents ● Bury utility lines ● Fix streets with \$\$ you already have

KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Work on relationships with surrounding municipalities & entities
- Try to create multi-family environments that sustain long term residency
- Respect individual neighborhoods in AH
- AHISD is our greatest asset
- Affordability of housing is important. Need to have housing stock available to young families as well as older families
- Business district has stayed alive. Important to sustain it
- Expansion at Ft. Sam will impact AH
- Must keep AH fiscally responsible