

# Vision, Issues & Opportunities

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After the initial round of meetings with each of the neighborhoods, followed by the design charrette, the City of Alamo Heights Community Development staff and volunteer design professionals reviewed the opportunities and issues brought up by the community to formulate a Vision, along with a series of corresponding Action Steps.

### The Vision

The collective vision of Alamo Heights, as expressed in the Vision Statement, was gathered through a community process. The vision represents the broad range of thoughts and ideas from a diverse group of citizens who make up the collective community.

The Vision Statement contains four primary objectives, which form the basis of the Comprehensive Plan.

- Natural beauty and lush landscapes will continue to be the hallmark of Alamo Heights.

- Alamo Heights will have a vibrant, accessible town center that will serve as a community gathering place.
- High standards of design excellence will promote architectural diversity, and choices that harmonize with the existing character.
- “Excellence in all things” will be a valued principle contributing to the quality of life now and for future generations.

These are over-arching ideas about what is currently important to the citizens and what the city wants to become in the future. They are a statement of objectives that will form the basis for future decisions. All of the action items in the Comprehensive Plan should be able to be linked back to, and support, one of these statements.

### Issues and Concerns

Alamo Heights is a small urban town located in the middle of a much larger metropolitan community. Located minutes from downtown San Antonio and the airport, it is both convenient and accessible.



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It enjoys an enviable reputation throughout the state as a desirable place to live. Beautiful homes, excellent schools, and a sense of community add to its allure. Many issues identified through the community process stem from this reputation and desirability. Some issues derive from what is perceived as inadequate regulations and others from a history of deferred maintenance. The primary issues raised in the community meetings that citizens would like to have addressed are listed below.

## Primary Community Issues

- Developer speculation, impact on land values, over-building lots.
- The proliferation of “McMansions.”
- Design and compatibility of new construction in Multi-family districts.
- No identifiable City Center, social gathering place, sense of downtown.
- Lack of sidewalks and adequate street lighting.
- Old infrastructure.

## Opportunities

As the community addresses issues that are of primary concern to its citizens, opportunities will be created. Many of the visions and the issues are interrelated. Striving to be the best community possible by setting high standards of excellence based on the history of Alamo Heights creates a synergy and a sense of purpose. A comprehensive approach to resolving conflicts and issues, based on a shared vision, provides opportunities for enhancing the quality of life within Alamo Heights. For example, solving the flooding issue on Broadway and creating a sense of place for the downtown is an opportunity.

Strengthening the local retail base with technical assistance, creating an appealing and desirable town center and promoting mixed-use options through the development codes creates an opportunity to increase the retail square footage. Ultimately, additional retail sales would generate more sales tax revenue for the City.

Opportunities also exist to create rain gardens and bio-swales and, at the same time, reduce the storm water run-off. Improvements of walking routes and bike routes could increase connectivity, while reducing the number of vehicles on the road. Projects and plans that benefit multiple issues and create opportunities for improving the quality of life in Alamo Heights should be a priority.

