SG/cla
12-03-09
P- 1

Master Plan Amendment
Dignowity Hill Neighborhood Plan

AN ORDINANCE 2009-12-03-0991

ADOPTING THE DIGNOWITY HILL NEIGHBORHOOD PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY SHERMAN STREET ON THE NORTH, NORTH NEW BRAUNFELS AVENUE AND ST. JAMES STREET ON THE EAST, CENTER STREET, EAST HOUSTON STREET, EAST CROCKET STREET, AND EAST COMMERCE STREET ON THE SOUTH, AND INTERSTATE HIGHWAY 37, HOEFGEN AVENUE, CHESTNUT, LIVE OAK, AND AUSTIN STREETS ON THE WEST.

WHEREAS, the Downtown Neighborhood Plan was first adopted by City Council on May 13, 1999 as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Arena District/ Eastside Community Plan was first adopted by City Council on December 4, 2003 as a component of the City Master Plan; and

WHEREAS, the Dignowity Hill Neighborhood Plan includes approximately one square mile and 4,498 residents and is bounded by Sherman Street on the north, North New Braunfels Avenue and St. James Street on the east, Center Street, East Houston Street, East Crockett Street and East Commerce Street on the south, and Interstate Highway 37, Hoefgen Avenue, Chestnut, Live Oak, and Austin Streets on the west; and

WHEREAS, the planning process was initiated in June 2009, a Planning Team established, and six Community Meetings were held; and

WHEREAS, the San Antonio Planning Commission reviewed the Dignowity Hill Neighborhood Plan on October 28, 2009, and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on October 28, 2009, and the Planning Commission recommended that the City Council adopt the Dignowity Hill Neighborhood Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; **NOW THEREFORE;**

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

SECTION 1. The Dignowity Hill Neighborhood Plan is hereby adopted as a component of the Master Plan of the City of San Antonio for an area of approximately one square mile bounded by Sherman Street on the north, North New Braunfels Avenue and St. James Street on the east, Center Street, East Houston Street, East Crockett Street and East Commerce Street on the south, and Interstate Highway 37, Hoefgen Avenue, Chestnut, Live Oak, and Austin Streets on the west.

A copy of the plan is attached hereto and incorporated herein by reference for all purposes as **Attachment I**.

SECTION 2. The Dignowity Hill Neighborhood Plan shall supersede: 1) the Land Use Plan (Sections D and E, p. 9 and 11) and text that reference the Dignowity Hill area in the East Neighborhood Plan (p. 24-25) of the Downtown Neighborhood Plan, adopted by City Council on May 13, 1999, and 2) the Proposed General Land Use Plan (p. 36) of the Arena District/ Eastside Community Plan adopted by City Council on December 4, 2003.

SECTION 3. This ordinance shall take effect on December 13, 2009.

PASSED AND APPROVED this 3rd day of December, 2009.

MAYOR
for JULIÁN CASTRO

ATTEST: _____
City Clerk

APPROVED AS TO FORM: _____
City Attorney
for

SG/cla
12/03/09
P-1

DIGNOWITY HILL NEIGHBORHOOD PLAN

Prepared in Coordination with the Residents and Property Owners of the Dignowity Hill Neighborhood in Partnership with the City of San Antonio Planning and Development Services Department and the Dignowity Hill Neighborhood Association

December 3, 2009

ATTACHMENT I

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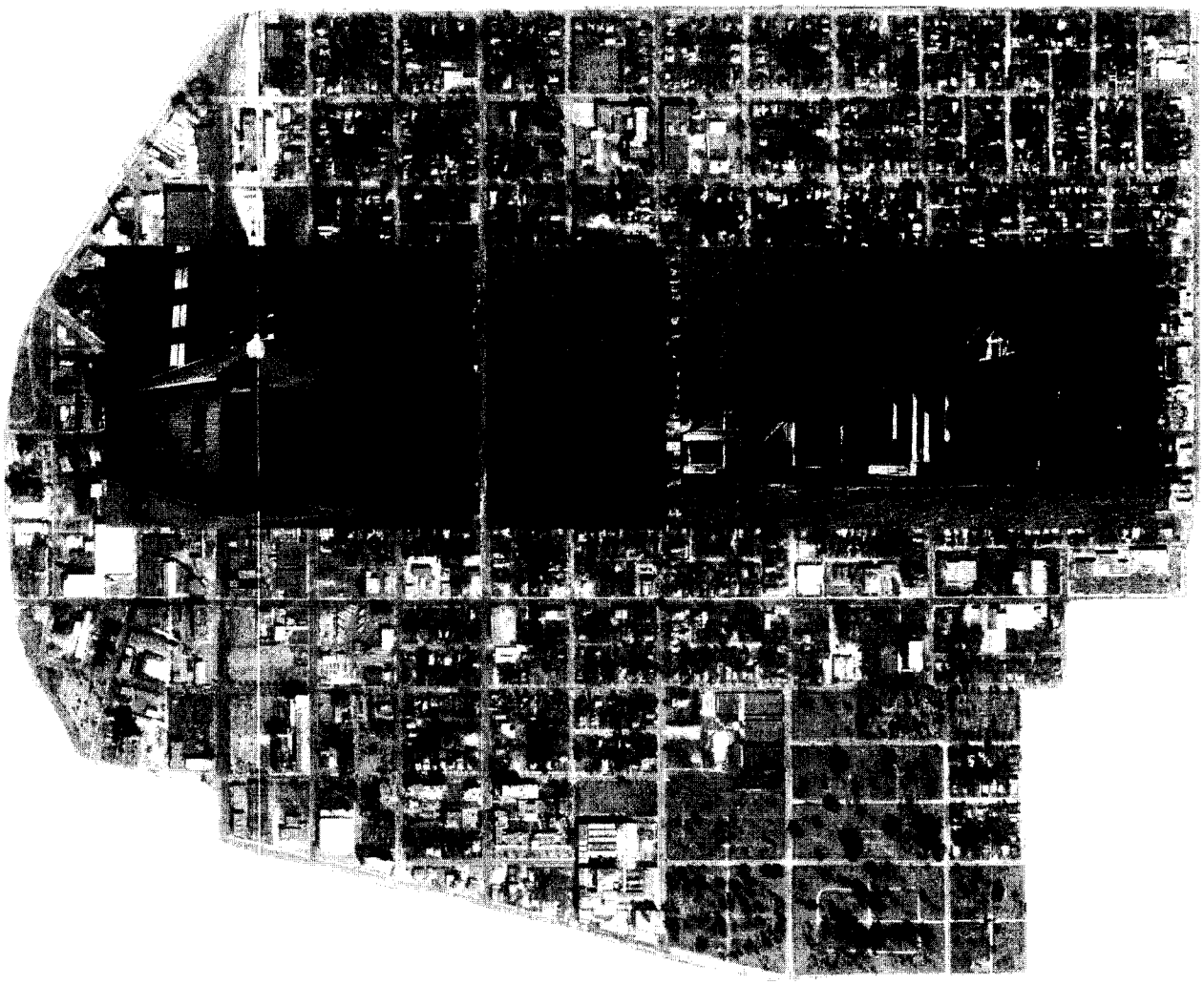
PART I: BACKGROUND



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The Dignowity Hill Neighborhood Plan and the Eastside Reinvestment Plan includes two separate documents in one. The Dignowity Hill Neighborhood Plan is a long range plan over the next fifteen to twenty years. The Eastside Reinvestment Plan builds on the goals of the Dignowity Hill Neighborhood Plan with a shorter time span of specific reinvestment strategies over the next five years.

The Dignowity Hill Neighborhood Plan identifies the preferred future development of the neighborhood and ideas for neighborhood improvement. After plan adoption, the future land use plan will be utilized by the City when evaluating zoning decisions. The neighborhood plan is used for policy recommendations of priority projects. A list of capital improvement projects are located in Appendix 2-D. Additionally as a component of the City's Comprehensive Master Plan, plans should be consulted in reviewing projects for capital projects, bonds, and consideration of new programs.

The Eastside Reinvestment Plan will become part of the update to the Strategic Plan for Community Development adopted by City Council in September 2008. The Eastside Reinvestment Plan sets comprehensive neighborhood development goals including strategies for targeted reinvestments in physical and social elements.

The planning process was a collaborative effort with the Dignowity Hill Neighborhood Association and many different neighborhood stakeholders that takes into consideration the neighborhood's goals, current infrastructure, best planning practices, input from government agencies and the City's Master Plan policies.

PUBLIC INVOLVEMENT

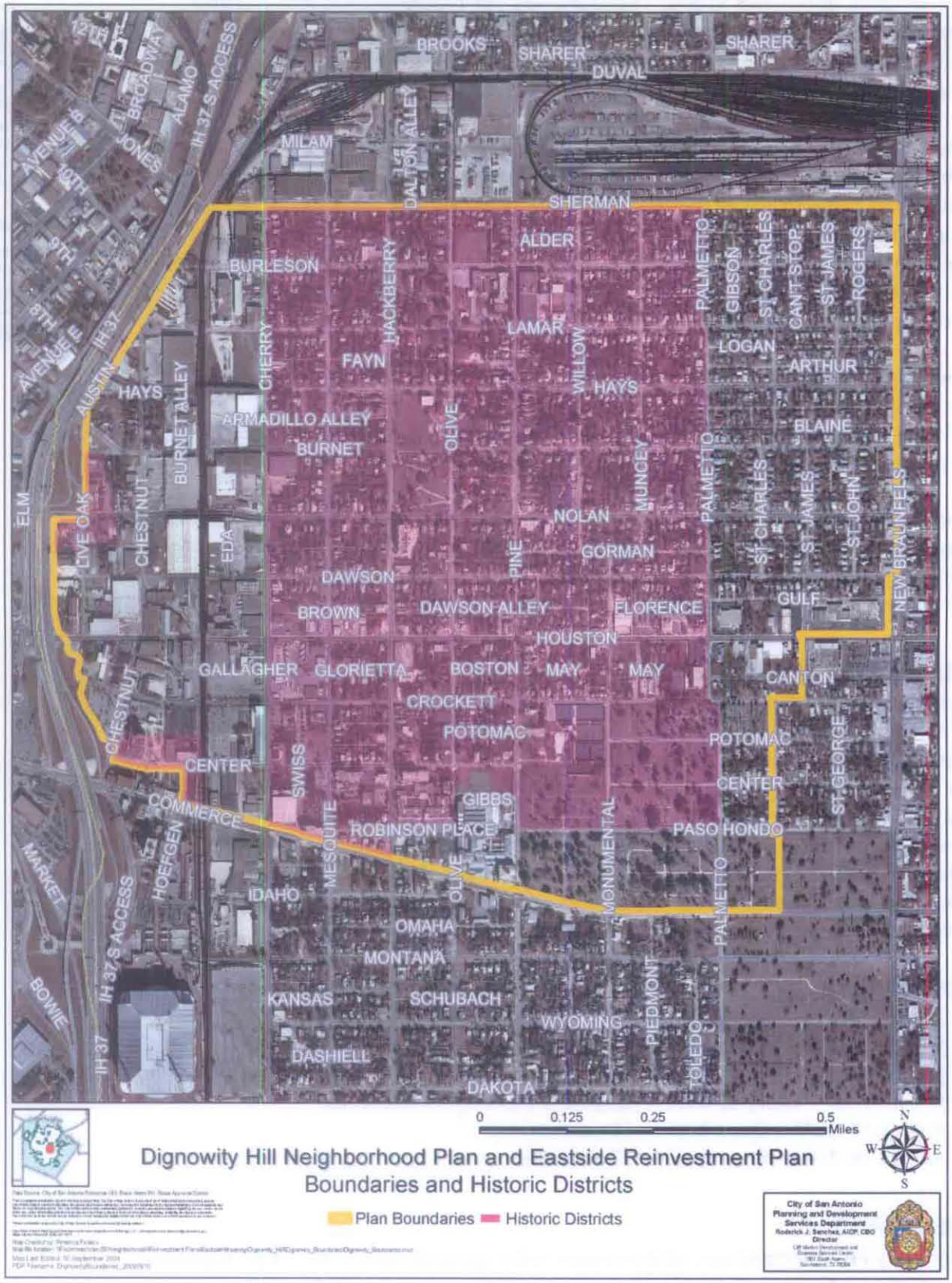
Both the neighborhood plan and the reinvestment plan were developed over a series of six public meetings from June 2009 to August 2009. Well over 190 people attended one or more of the public meetings to provide input to the plan. Meeting notices for the initial meeting were sent to all property owners within the planning boundaries. For subsequent meetings, notices were sent to those that had attended a meeting previously or had requested to be sent notices. Additionally, business owners and business property owners were invited to the Business and Development meeting. For the final Open House meeting, all property owners and those who attended previous meetings were invited.

The following is a list of meetings and the number of participants at each meeting:

1. June 15, 2009 – Strengths, Weaknesses, Opportunities, and Threats, 113 attendees
2. June 29, 2009 – Develop Goals and Objectives, 64 attendees
3. July 16, 2009 – Future Land Use, 38 attendees
4. July 27, 2009 – Business and Development Meeting, 59 attendees
5. August 10, 2009 – Draft Review, 32 attendees
6. August 29, 2009 – Open House, 37 attendees

GEOGRAPHY

Dignowity Hill is located east of downtown and is generally bound by: IH-37, Chestnut, Live Oak, and Austin to the west; Sherman and Nolan to the north; North New Braunfels and St. James to the east; Houston, Center, Crockett, and Commerce to the south. The planning area consists of approximately 640 acres with a population of approximately 4,498 residents (Nielsen Company Claritas 2008 PopFacts). (See Map 1)


BROOKS
SHARER
SHARER
DUVAL
MILAM
DALTON ALLEY
SHERMAN
ALDER
BURLESON
HACKBERRY
LAMAR
FAYN
WILLOW
HAYS
HAYS
ARMADILLO ALLEY
BURNET
OLIVE
MUNCEY
NOLAN
GORMAN
PINE
DAWSON
BROWN
DAWSON ALLEY
FLORENCE
HOUSTON
GALLAGHER
GLORIETTA
BOSTON
MAY
MAY
CROCKETT
POTOMAC
POTOMAC
CENTER
CENTER
COMMERCE
GIBBS
ROBINSON PLACE
PASO HONDO
IDAHO
OMAHA
MONTANA
KANSAS
SCHUBACH
WYOMING
DASHIELL
DAKOTA
PALMETTO
GIBSON
ST CHARLES
CANT STOP
ST JAMES
ROGERS
LOGAN
ARTHUR
BLAINE
ST JOHN
GULF
CANTON
ST GEORGE
NEW BRAUNFELS
MONUMENTAL
PIEDMONT
TOLEDO
SWISS
MESQUITE
HOEFGEN
CHERRY
CHESTNUT
EDA
BURNET ALLEY
AUSTIN
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Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Boundaries and Historic Districts
Plan Boundaries
Historic Districts
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

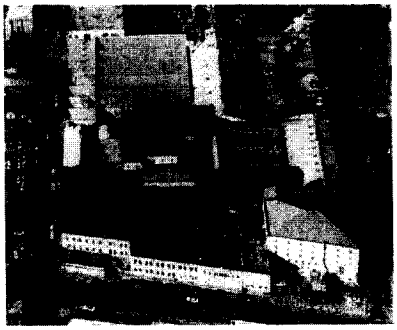
Map 1

BEGINNING OF DIGNOWITY HILL

Dignowity Hill has an immense history containing many notable persons and places. The Dignowity Hill Neighborhood started with Dr. Anthony Michael Dignowity, who immigrated to the United States from Czechoslovakia in 1832 and moved to San Antonio in 1846. Dr. Dignowity was a physician, writer, and public official, who supported human rights and anti-slavery beliefs. In 1854, seeking a safe and desirable location to build his home. Dr Dignowity chose a site on a hill elevated 80 feet above the Alamo, and named his estate "Harmony House", now home to Dignowity Park. It became fashionable among the very affluent to build homes on one-block sites on the hill which became known as Dignowity Hill. Dignowity Hill became the first exclusive, upper class residential neighborhood in San Antonio and was home to several prominent San Antonio families such as the Friedrichs, Elmendorfs, Lockwoods, and Otts.

Exclusivity of Dignowity Hill spanned less than 50 years. The Southern Pacific Railroad laid tracks on the northern and western perimeter of the area by 1877, thereby attracting the encroachment of industry and smaller houses. City services became readily available to the east side by 1903, and a trolley line was installed to service the area. By 1930, most of the original homeowners had moved from the hill and their houses were either destroyed or became apartment houses. Only a few of the original estates are still standing including: 509 Burleson, 805 Nolan, 732 N Olive, 720 Olive and 821 Pine. Most of the current neighborhood is composed of Folk Victorian and bungalow houses from the late nineteenth and early twentieth centuries.

FRIEDRICH REFRIGERATION BUILDING, 1617 E. COMMERCE



The Friedrich Building was an industrial manufacturing facility that encompasses two city blocks. It is comprised of multiple buildings constructed between 1923 and 1955 as the Friedrich Refrigeration Company, manufacturer of commercial refrigeration and room air conditioning equipment. The company was founded by Edward Friedrich in 1883 as a business that manufactured furnishings primarily for bars. Facilities within the complex included an office/showroom, a glazing/finishing shop, a planing mill/shipping department, lumber shed, and a porcelain plant/metal shop among others. With the company's success and growth, a larger facility was built at 4200 IH-35 North in 1971. The plant on Commerce was closed in 1990. The building is listed in the National Register of Historic Places, and now houses a variety of commercial office spaces.

EDWARD FRIEDRICH HOUSE, 805 NOLAN

Edward Friedrich, founder of Friedrich Refrigeration Company, lived nearby in the Dignowity Hill neighborhood. Friedrich's 1906 Queen Anne style home stands at 805 Nolan St. Friedrich apprenticed as a woodworker and cabinetmaker under his father Wenzel Friedrich. He attended St. Mary's High School but quit at age fourteen to clerk in a dry goods store. At age twenty-three, Friedrich opened his own business.

MERCHANT'S ICE AND COLD STORAGE, 1305 E. HOUSTON

The Merchant's Ice and Cold Storage complex was constructed between 1909 and 1957. It was originally designed for ice production and later expanded into cold storage facilities. The complex ceased operations in 1999, but the large facility is a reminder of the area's industrial history.

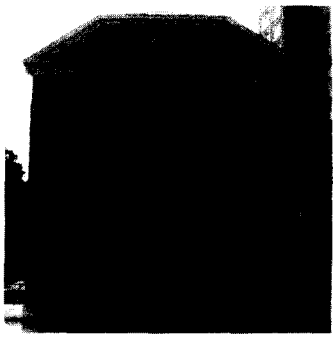
EMIL ELMENDORF HOUSE, 509 BURLESON

One example of the distinctive design of the Dignowity Hill area is the Emil Elmendorf house on Burleson Street. Designed by prominent architect Alfred Giles, it is one of the few remaining Victorian raised-cottages and is gracefully integrated into the sloping hill of the site. It has a raised main floor and is constructed of random-coursed ashlar limestone with porches across the front and the rear. Giles designs are also seen in the historic King William Neighborhood and in many South Texas courthouses.

ELLIS ALLEY

Ellis Alley, one of the first sections of the city to be settled by African-Americans after the Civil War, is the neighborhood. Ellis Alley is bounded by Interstate-37, Crockett St., Walnut St., and North Center St.. African-Americans began building small homes in the mid-19th century. The oldest remaining structure in the area is 225 Ellis Alley, which was built in 1885. According to a history of Ellis Alley written by Debs McCray for the San Antonio Conservation Society, the 1905 city directory showed that 15 houses were located on Ellis Alley, all occupied by African Americans, 10 of which were homeowners. What remains of residential Ellis Alley are three wood frame cottages, which are representative of the housing stock during this time period.

BEACON LIGHT LODGE, 220 CHESTNUT



The Beacon Light Lodge constructed a two-story building on Ellis Alley in 1912. The Lodge moved to its Chestnut Street location in 1917. Businesses that at various times occupied the first floor of the Lodge include: Carter and Sutton Mortuary (1918-1922), Sutton Funeral Parlor (1937-1941), Keep-U-Neat Tailors (1924), Dykes Barber Shop and Cole Beauty Parlor (1929) and San Antonio Association for

the Blind (1940). Though the first floor became vacant over the years, the Beacon Light Lodge members continued to use the building until 1976.

HISTORIC CEMETERIES

One of the most significant "living" records of geographical and social change during 19th century San Antonio is the Old San Antonio City Cemeteries Historic District, which is part of the National Register of Historic Places. The District encompasses over 100 acres. In 1852, city officials decided to utilize city-owned land near the area known as Powder House Hill for cemeteries. The hill was part of San Antonio's original land grant and was named for buildings constructed there by the Spanish Military to store gun powder. City Council designated 20 acres for the new cemetery. The City sold one-half of the area at public auction and reserved one-quarter for free burials, and the rest was sold off at different times to private ethnic, religious, and fraternal groups. The District eventually included 31 individual cemeteries, 24 primarily Anglo-American cemeteries, and seven primarily African-American cemeteries. The Parks and Recreation Department assumed responsibility for the City cemeteries in 1901. The last public City Cemetery (#7) was created in November 1904 and was designated as a pauper's cemetery. Many San Antonians responsible for the City's early development are buried in the East Side Cemetery complex.

EAST COMMERCE STREET

The eastern extension of Commerce Street, formerly known as the Alameda, was constructed to connect the fort at the Alamo to Powder House Hill. Commerce Street became the main route for funeral processions. The streetcar line that ran this route in the late 1800s and early 1900s became known as the "cemetery line."

ST. PAUL'S SQUARE AND SUNSET DEPOT

St. Paul's Methodist Episcopal Church, 508 Center, was established in 1866 and is the oldest African-American church in San Antonio. The Church is the namesake for nearby St. Paul's Square. In 1877, the Galveston, Harrisburg, and San Antonio railroad established the Southern Pacific Depot along the edge of Dignowity Hill. The depot is often called "Sunset Station" for the famous "Sunset Limited" train route across the south from California to Florida. Many Germans and eastern Europeans migrated to this area after the opening of the depot. In addition, many African-Americans who worked on the railways settled in housing along the tracks. With the arrival of the new station, the surrounding area, known as St. Paul's Square, became a busy commercial district. Most of the buildings in the area were constructed between 1900 and 1920. The structures housed hotels, saloons, night clubs, retail stores, and boarding houses, which were utilized by visitors coming in on the trains.

ST. PETER CLAVER/ HEALY MURPHY LEARNING CENTER, 618 LIVE OAK

Mother Margaret Mary Healy Murphy, devoted to compassion and service, moved to San Antonio in 1887 after the end of the Civil War. Dedicated to education, she bought property at the corner of Live Oak and Nolan for $2,800 to build a school for African-Americans. She opened St. Peter Claver School at this site on September 17, 1888 and dedicated an adjoining church on September 18, 1888. It was the first private school in Texas dedicated to serving African-American children. Under Sister Mary Boniface, the school refocused its vision and changed its name to the Healy Murphy Learning Center (HMLC). Now an alternative high school and day care center, HMLC serves dropouts, pregnant girls, and other students who do not succeed in conventional school environments. No longer a religious school, HMLC is chartered by the state of Texas and includes vocational and traditional academic training.

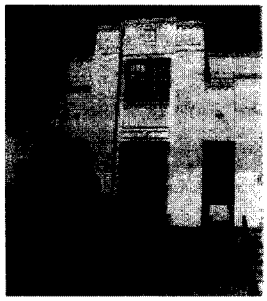
CHILDRESS MEMORIAL CHURCH, 901 NORTH PINE

The Childress Memorial Church of God in Christ was originally built in 1908 by W. N. Hagy as Sunset Baptist Church and later renamed Calvary Baptist Church. The church was Hagy's first project following being elected president of the State Builders Association. The building's design includes soaring two stories high stained glass windows. The church housed several different congregations over the years. The current congregation, Childress Memorial Church of God in Christ, moved into the church in July 1962, under the leadership of Bishop T.D. Iglehart. In 1997, Bishop Samuel Edward Iglehart became pastor of the church.

MYRA DAVIS HEMMINGS RESOURCE CENTER (MDHRC), 328 NORTH PINE

In 1918, a YWCA branch was opened at 328 N. Pine Street. Until 1970, the center served as an important meeting place for African- Americans from all parts of the city. The building deteriorated and remained vacant until 1981 when the Delta Alumni Chapter of Delta Sigma Theta, Inc. purchased the building. The group acquired the property on July 27, 1981 and eventually secured $300,000 in Community Development Grants for restoration of the building. The building was formally dedicated on September 7, 1986 as the Myra Davis Hemmings Resource Center (MDHRC). The MDHRC is named after longtime San Antonio resident Myra Davis Hemmings who taught English and drama at Douglas and Phyllis Wheatley Schools. Together with her husband John W. Hemmings, she founded the San Antonio Negro Little Theater Company in 1931.

ELLA AUSTIN COMMUNITY CENTER, 1023 NORTH PINE

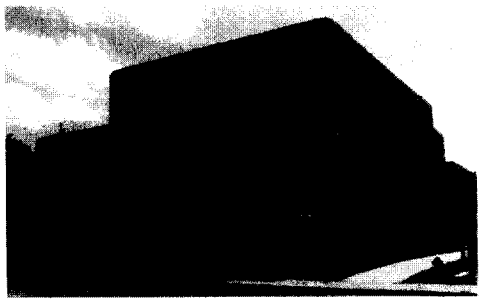


In 1897, Ella Austin, a revered African American Sunday school teacher, founded an orphanage home located at 1920 Burnet Street. The orphanage cared for homeless children until 1940. In the late 1950s the Ella Austin Community Center opened in Ella Austin's honor on 1023 North Pine in the former Ralph Waldo Emerson Junior High School. The Center on Pine Street is dedicated to providing services for early child development, parenting classes, youth and family services, Artists-in-the-Making, assistance to individuals and families in crisis, homebound meals, senior nutrition, senior activities, and volunteer income tax assistance programs.

HAYS STREET BRIDGE

Looking down Hays Street from Dignowity Hill one can glimpse the trusses of the iron Hays Street Bridge. The bridge originally carried narrow gauge trains across the wild swamps of the Atchafalaya River in Louisiana. The parts of the Whipple-style Bridge were moved to San Antonio between 1908 and 1910. The bridge is actually two different iron truss bridges linked together, a "whipple" and a "phoenix" style. Only five other Whipple-style bridges exist in Texas. In 1982, the city closed the bridge. In that same year, the City of San Antonio named the bridge a historically significant landmark. The bridge is currently being restored in order to create a pedestrian and bike path linking Dignowity Hill to downtown San Antonio.

CARVER CULTURAL CENTER, 215 HACKBERRY



From 1905 to 1929, a Colored Library Association organized by eastside civic leaders provided library services for the African American community with help from the Carnegie Library Board. The library was originally housed in a wood frame structure. In 1929 the old building was demolished and a new, larger library structure was built. The new building was renamed the Carver Library and Auditorium. The auditorium was not only used as a library, but as a community center. Graduations, dances, fashion shows, and music performances all took place here. Performers such as Etta James, Redd Foxx, Gatemouth Brown, Duke Ellington, Charlie "Bird" Parker, Count Basie, Ella Fitzgerald, Lionel Hampton, Paul Robeson, Louis Armstrong, Dizzy Gillespie, Benny Carter, Cab Calloway, Billy Eckstein and many others regularly played at the Carver

In the late 1960s, the property was abandoned and fell into disrepair. The United Citizens Project Planning and Operating Committee (UCPPOC) led by Nova Hill organized to save the Carver from demolition in 1973. The City renovated the building and reopened it in 1976. The center transformed into a multi-cultural visual and performing arts center with an emphasis on African-American culture. Over the

years, several renovations and expansions have occurred. The complex added the Carver Academy, the Little Carver Civic Center housed in the historic Porter Memorial Church, and the Carver School of Visual and Performing Arts. In 2006, the Carver Community Cultural Center was listed in the National Register of Historic Places. Today, the Carver Community Cultural Center provides educational, social, and cultural services on the east side and the San Antonio metropolitan area. The center continues to welcome quality talent each year as a part of the performance season.

CONCLUSION

Dignowity Hill has tremendous history leading back to the 1840s. Many memorable people and cultural institutions have left lasting imprints on the neighborhood and city. The above descriptions of places and people represent a small part of those lasting imprints.

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National Register Nomination: Friedrich Complex (2002) Texas Historical Commission.

National Register Nomination: Merchants Ice and Cold Storage Company (2002) Texas Historical Commission.

Webb, Barbara. *Dignowity Hill.* City of San Antonio Office of Historic Preservation Files.

Friedrich Refrigeration Building and Merchant's Ice and Cold Storage provided courtesy of John Miller of Plan B Development.

The area profile examines the current demographics character of the area as well as discusses the areas known strengths and weaknesses. The area profile provides a basis of measurement for defining where the community is now. Demographic data is derived from Block Group data provided by the Nielsen Company Claritas 2008 Pop-Facts dataset of projections, which are based on 2000 Census data.

LOCATION

One of the greatest opportunities for the Dignowity Hill neighborhood is its prime location. Dignowity Hill is approximately one square mile or six hundred and forty acres located just east of downtown San Antonio. Dignowity Hill Park, the heart and approximate center of the neighborhood, is less than a one mile walk or bike ride from some of San Antonio's most famous tourist attractions such as the Alamo, the Riverwalk, and Sunset Station. Other nearby attractions within approximately two miles include the Alamodome, the Institute of Texan Cultures, Hemisfair Park and the AT&T Center. (See Map 2)

TRANSPORTATION NETWORKS

Dignowity Hill is traversed by several of San Antonio's well known major thoroughfares with direct access to downtown and the interstate. Houston, Commerce, and Nolan provide east west connections to and from downtown. North New Braunfels is a north-south road that connects to Fort Sam Houston and IH-35 to the north and IH-10 to the south. Pine and Hackberry also provide north-south connections. IH-37 is the western boundary of the area. Major VIA bus lines run along Commerce, Houston, Nolan, Hays, and North New Braunfels connecting the area to other parts of the city. Additionally, a Union Pacific rail line is located west of Cherry Street and north of Sherman. An Amtrack line provides interstate transportation by rail with a depot just outside the boundaries of Dignowity Hill at Sunset Station. The recent Quiet Zone has quieted some of the train horns in the neighborhood and have created some one way streets at the railroad.The street changes have caused some streets like Lamar to act as a residential collector providing east-west access to and from downtown. Hays Street Bridge is currently under construction for a multiuse path for bicyclists and pedestrians. Several designated bicycle routes run through Dignowity Hill connecting to the Hays Street Bridge. (See Map 3)

COMMUNITY FACILITIES

There are five designated city parks in Dignowity Hill. These parks include: Dignowity Park, Lockwood Park, Euretria Fairchild Park, Healy-Murphy Park, and the Historic City Cemeteries. The Ella Austin Center and the Carver Cultural Center offer services provided by the Department of Community Initiatives. Additionally, the Salvation Army and the Catholic Worker House provide services to the poor and a hot meal. The Healy-Murphy Learning Center, the Carver Academy, Bowden Elementary School, and the Pickett Center provide educational services to young students. Just outside the boundaries of Dignowity Hill is St. Philip's College offering continued education, technical training, and associate degrees. (See Map 4)

POPULATION AND AGE

The projected 2008 population for the Dignowity Hill neighborhood is approximately 4,498 persons or approximately seven persons per acre. This density is slightly higher than that of San Antonio overall. The age distributions in San Antonio and Dignowity Hill vary between a plus or minus 4% difference. There does not appear to be any significant difference between Dignowity Hill and San Antonio in age distribution. The average age is 35 and 36, respectively. Map 5 shows that younger persons are located in the eastern part of Dignowity Hill while older persons are concentrated within the central historic area and the area west of Cherry Street.

TABLE 1
POPULATION AND AGE DISTRIBUTION

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Under 18	364,050	28%	1,328	30%
18 to 34	321,138	25%	1,033	23%
34 to 64	472,045	37%	1,506	33%
65 and Over	133,160	10%	631	14%
Total Population	1,290,393		4,498	
Persons per Acre	4		7	
Median Age	34		33	
Average Age	35		36	

GENDER

Dignowity Hill is the inverse of the San Antonio gender distribution with a slightly greater percentage of males to females. There does not appear to be any clear advantage or disadvantage in gender distribution between San Antonio and Dignowity Hill.

TABLE 2
GENDER DISTRIBUTION

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Male	625,863	49%	2,312	51%
Female	664,530	51%	2,186	49%

RACE AND ETHNICITY

Similar to the demographics of San Antonio overall, Dignowity Hill has a slightly higher percentage of Latinos with 75% compared to San Antonio's overall percentage of approximately 62%. Additionally as the area was historically settled by African-Americans, it is not surprising to see that African-Americans continue to represent a higher percentage of the population in Dignowity Hill making up approximately 17% of its total population compared to San Antonio's overall percentage of 6%. After African-Americans and Latinos, there are very few other races and ethnicities in Dignowity

Hill. Whites represent approximately 7% and other races and ethnicities represent about 1%. Less than 1% are reported to be Asian.

TABLE 3
RACE AND ETHNIC DISTRIBUTION

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Hispanic or Latino	796,216	62%	3,392	75%
Black or African American	80,111	6%	767	17%
White	367,136	28%	293	7%
Other	18,421	1%	32	1%
Native American	3,897	0%	10	0%
Asian	23,757	2%	4	0%
Native Hawaiian and Other Pacific Islander	854	0%	0	0%

HOUSING

One of the greatest weaknesses is that there are a large percentage of vacant properties in the Dignowity Hill neighborhood. A little less than one in five housing units in the neighborhood are vacant. This is more than twice the city's overall vacancy rate. The percentage of renter occupied and owner occupied housing units are fairly even in Dignowity Hill. There appears to be a significant difference between San Antonio and Dignowity Hill in homeownership and vacancy. (See Map 6)

TABLE 4
HOUSING UNITS AND OCCUPANCY

Variable	City of San Antonio		Dignowity Hill	
	Total	Percent	Total	Percent
Total Housing Units	494,014		1,686	
Vacant	33,937	7%	301	18%
Renter Occupied	188,254	38%	676	40%
Owner Occupied	271,823	55%	709	42%

The Housing Rehabilitation and Homestead Map (Map 7) illustrates households that receive a homestead exemption from Bexar County Appraisal District (BCAD). This may also be an indication of the percent of homeowners in Dignowity Hill. According to 2008 BCAD data, 92% of residential parcels in Dignowity Hill are single family residential. Approximately 47% of residential parcels receive a homestead exemption. From 2002 to 2008, seven houses in Dignowity Hill have benefited from housing rehabilitation programs provided by the City of San Antonio Housing and Neighborhood Services Department. The programs include a total rehabilitation of the housing and or lead based paint abatement both for rental and owner occupied housing.

Housing in Dignowity Hill is very affordable. Approximately 85% of owner-occupied housing is valued at less than $80,000. Approximately 95% are under $100,000. The median housing value is about half of San Antonio's overall median housing value.

TABLE 5
OWNER-OCCUPIED HOUSING VALUE

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Less than $40,000	20,581	8%	172	24%
$40,000 - $79,999	81,163	30%	433	61%
$80,000 - $99,999	37,771	14%	70	10%
$100,000 - $149,999	68,473	25%	16	2%
$150,000 - $199,999	28,856	11%	4	1%
$200,000 - $299,999	22,578	8%	11	2%
$300,000 or More	12,401	5%	3	0%
Total Population	271,823		709	
Median Value	$113,988		$56,818	

INCOME AND POVERTY

Reported incomes in the Dignowity Hill neighborhood are very low compared to San Antonio overall. The per capita income is approximately $9,480 which is less than half of the city's per capita income of $20,517. Approximately 40% of families in Dignowity Hill are living below poverty. The highest concentration of families living below poverty are in the central historic district. This area also has both a higher median age and higher population. This may indicate elderly households on fixed incomes. (See Map 5)

TABLE 6
HOUSEHOLD INCOME AND POVERTY

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Total Households	460,077		1,385	
Less than $25,000	130,386	28%	840	61%
$25,000 - $49,999	137,927	30%	335	24%
$50,000 - $99,999	131,811	29%	193	14%
$100,000 - $149,999	40,024	9%	16	1%
$150,000 - $249,999	14,266	3%	1	0%
$250,000 or More	5,662	1%	0	0%
Median Household Income	$46,511		$20,226	
Per Capita Income	$20,517		$9,480	
Total Families	318,205		888	
Families Below Poverty	41,991	13%	359	40%

EDUCATIONAL ATTAINMENT

Educational attainment levels also appear to be less than that of San Antonio overall in Dignowity Hill. Approximately 50% of the population over age twenty-five have not graduated high school or attained a graduate equivalent degree. Those with a high school diploma or equivalent are roughly the same as San Antonio overall. Those with a degree after high school are a smaller percent than San Antonio overall.

TABLE 7
EDUCATIONAL ATTAINMENT

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Population Age 25+	793,988		2,738	
Less than 9th Grade	89,407	11%	717	26%
Some High School, No Diploma	92,173	12%	647	24%
High School Graduate or Equivalent	187,409	24%	751	27%
Some College, No Degree	190,244	24%	389	14%
Associate Degree	48,461	6%	92	3%
Bachelor's Degree	118,118	15%	98	4%
Master's Degree	45,487	6%	29	1%
Professional School Degree	16,384	2%	0	0%
Doctorate Degree	6,306	1%	15	1%

EMPLOYMENT

One of the largest challenges that has emerged in the demographic analysis is that approximately 53% of residents in Dignowity Hill are reportedly not in the labor force. This coupled with a higher unemployment rate means that there is relatively a small percent of individuals in the area that are employed.

TABLE 8
EMPLOYMENT

Variable	City of San Antonio		Dignowity Hill	
	Population	Percent	Population	Percent
Population Age 16+	964,543		3,311	
Not In Labor Force	347,561	36%	1,766	53%
Employed	581,885	60%	1,299	39%
Unemployed	35,097	4%	246	7%

ECONOMIC INCENTIVES

Four economic incentive areas are located in Dignowity Hill. All of Dignowity Hill is eligible to participate in the Community Development Block Grant (CDBG) program and Enterprise Zone program. Commercial areas west of Cherry and along Hackberry, Commerce, and North New Braunfels are within the Tax Increment Revitalization Zone #11 also known as the Inner City TIRZ. TIRZ act as economic stimuli to surrounding areas through tax increment financing (TIF). By leveraging private invest-

ment for certain types of development within a targeted area, TIF can be used to finance new and/or enhanced public improvements and infrastructure. The Inner City TIRZ was created in 2000. It is currently set to expire in 2014. Additionally, there is currently a Neighborhood Commercial Revitalization (NCR) area designated around the St. Paul Square area along Commerce Street. The NCR Program works with local organizations to promote the revitalization of neighborhood commercial districts by attracting consumers, private sector investment and employment opportunities to targeted commercial corridors. (See Map 8)

MARKET VALUE ANALYSIS

In the market value analysis of the city (See Map 8), the majority of Dignowity Hill was designated H. The remainder of the area did not have sufficient information to conduct the analysis. The H designation indicates that the area included some of the lowest housing values in all of the city. It also had some the highest foreclosure rates and vacant parcels. The area overall is also characterized as having very low construction activity. This area also reported some of the highest rate of code complaints. (See Map 9)

CRIME

The types of crime in Dignowity Hill are similar to those happening all over San Antonio. The majority of crimes are vehicle burglaries and habitat burglaries. Throughout the city, these two crimes make up more than half of all offenses. Looking at the table of the number of offenses per 1,000 people, the Dignowity Hill area appears to have a higher likelihood of individuals being affected by crime. The overall likelihood though that a crime will occur for the city and Dignowity Hill are pretty low. In the crimes map, most crimes appear to be located near or around Houston and North New Braunfels. In relation to the Eastside Substation service area, it does not appear that a majority of crimes are happening in the Dignowity Hill neighborhood. (See Map 10)

TABLE 9

OFFENSES PER 1,000 PEOPLE, JANUARY TO JULY 2009

Offenses	City Wide*	Dignowity Hill
Burglary Vehicle	13	20
Burglary Habitat	6	13
Theft Vehicle	3	8
Burglary Building	2	5
Robbery Individual	1	5
Aggravated Assault	0	1
Deadly Conduct	0	1
Robbery Business	0	1
Aggravated Family Violence	0	0
Murder	0	0
Total Offenses	26	55
Total Population	1,290,393	4,498

* Offenses are through July 24, 2009

CONCLUSION

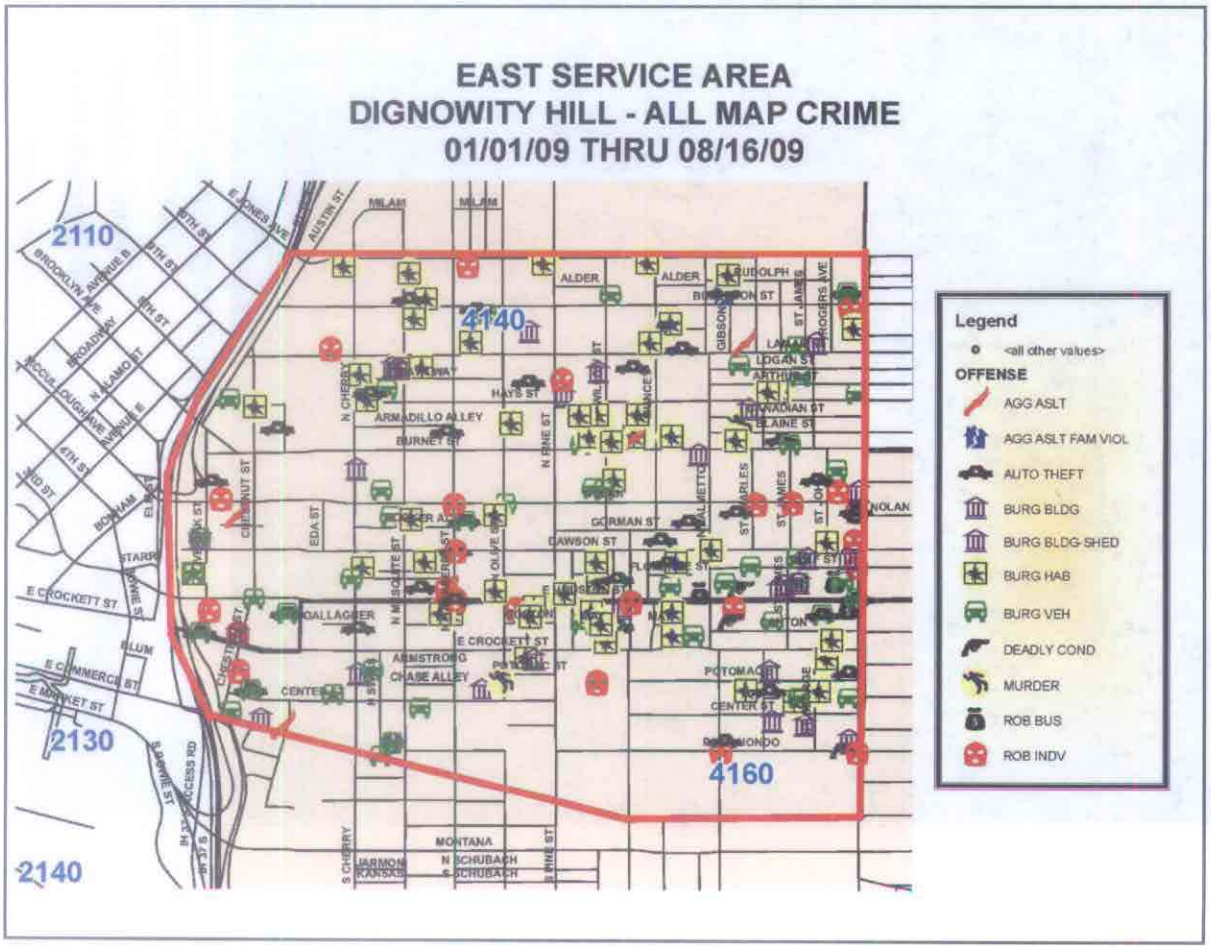
Dignowity Hill is an evolving neighborhood that in recent years has been overlooked by development. As there is a greater consumer demand for urban living, Dignowity Hill sits in a prime location near downtown and cultural landmarks. There is plenty of opportunity to capitalize on the strenghts of the neighborhood and diminish the weaknesses that have plagued the area in the past.

TABLE 10

OFFENSES FROM JANUARY TO JULY 2009

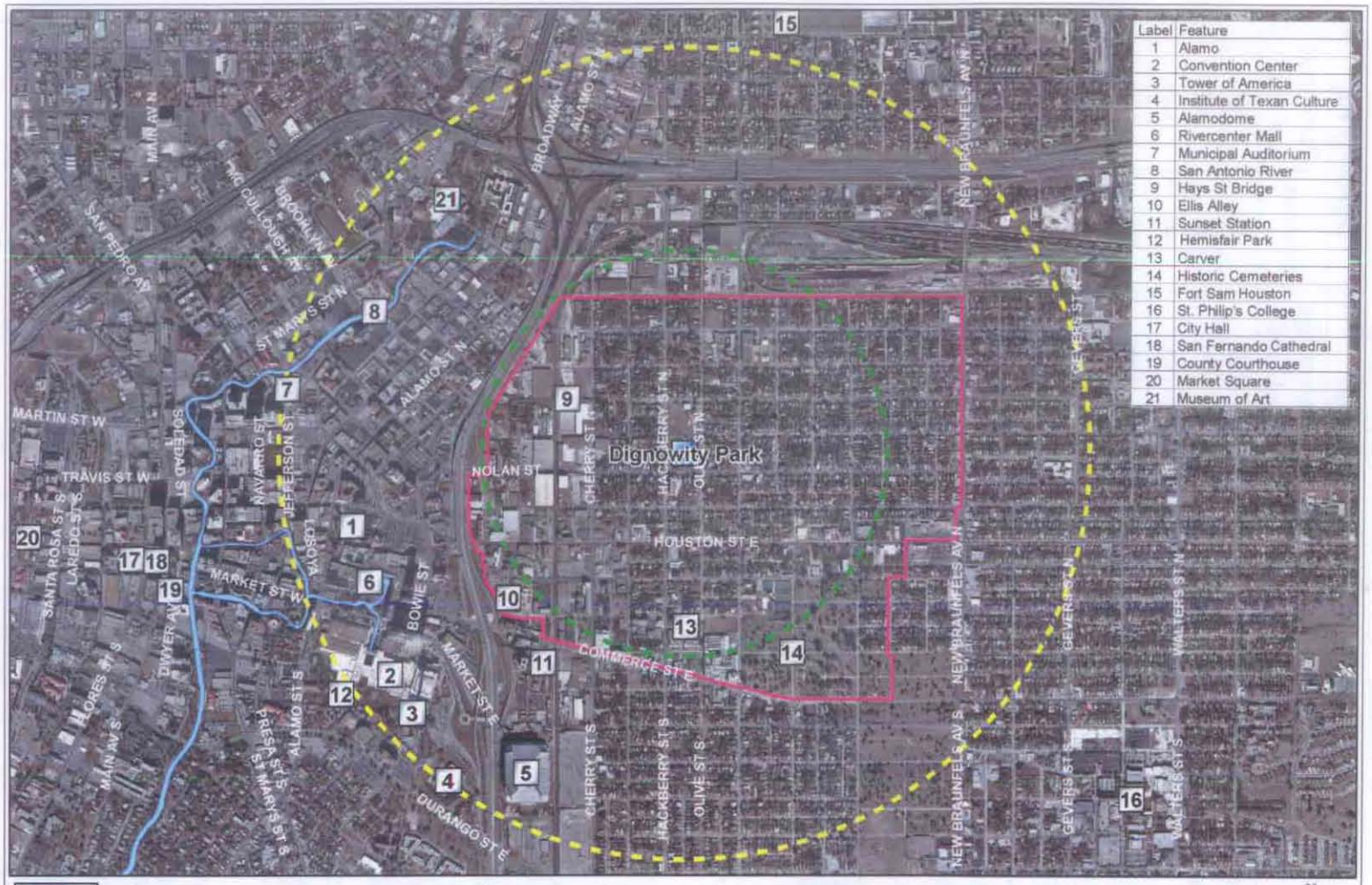
Offense	City Wide*		Eastside		Dignowity Hill	
	Incidents	Percentage of Total	Incidents	Percentage of Total	Incidents	Percentage of Total
Burglary Vehicle	16,717	50%	977	32%	88	36%
Burglary Habitat	7,461	22%	850	28%	59	24%
Theft Vehicle	3,596	11%	397	13%	35	14%
Burglary Building	2,736	8%	366	12%	24	10%
Robbery Individual	1,211	4%	172	6%	24	10%
Aggravated Assault	600	2%	106	3%	5	2%
Deadly Conduct	619	2%	126	4%	4	2%
Robbery Business	410	1%	64	2%	4	2%
Aggravated Family Violence	184	1%	27	1%	2	1%
Murder	11	0%	1	0%	2	1%
Total Offenses	33,545		3,086		247	

* Offenses are through July 24, 2009



Map 10

Map 2



Label	Feature
1	Alamo
2	Convention Center
3	Tower of America
4	Institute of Texan Culture
5	Alamodome
6	Rivercenter Mall
7	Municipal Auditorium
8	San Antonio River
9	Hays St Bridge
10	Ellis Alley
11	Sunset Station
12	Hemisfair Park
13	Carver
14	Historic Cemeteries
15	Fort Sam Houston
16	St. Philip's College
17	City Hall
18	San Fernando Cathedral
19	County Courthouse
20	Market Square
21	Museum of Art

Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Proximity to Points of Interest

Points of Interest
Dignowity Park
0.5 Mile Radius
1.0 Mile Radius

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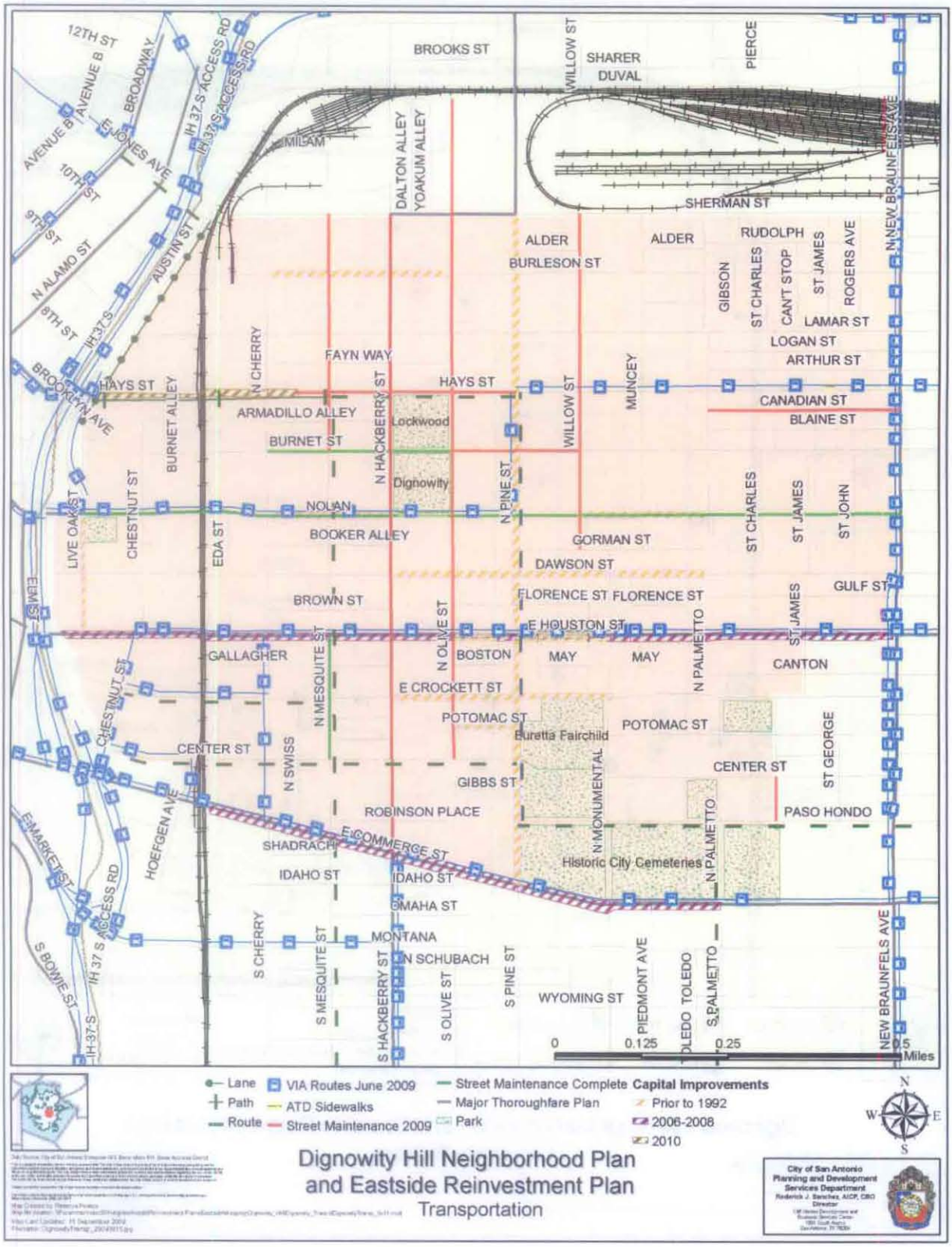
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director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BROOKS ST
WILLOW ST
SHARER
DUVAL
PIERCE
E JONES AVE
10TH ST
9TH ST
N ALAMO ST
AUSTIN ST
8TH ST
IH 37 S
BROOKLYN AVE
E MILAM
DALTON ALLEY
YOAKUM ALLEY
SHERMAN ST
N NEW BRAUNFELS AVE
ALDER
BURLESON ST
RUDOLPH
GIBSON
ST CHARLES
CAN'T STOP
ST JAMES
ROGERS AVE
LAMAR ST
LOGAN ST
ARTHUR ST
N CHERRY
FAYN WAY
HAYS ST
BURNET ALLEY
ARMADILLO ALLEY
Lockwood
BURNET ST
N HACKBERRY ST
MUNCEY
CANADIAN ST
BLAINE ST
Dignowity
N PINE ST
CHESTNUT ST
LIVE OAK ST
NOLAN
BOOKER ALLEY
EDA ST
GORMAN ST
DAWSON ST
ST JOHN
GULF ST
BROWN ST
FLORENCE ST
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N OLIVE ST
GALLAGHER
N MESQUITE ST
BOSTON
MAY
N PALMETTO
CANTON
E CROCKETT ST
POTOMAC ST
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CENTER ST
N SWISS
GIBBS ST
N MONUMENTAL
ST GEORGE
ROBINSON PLACE
PASO HONDO
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SHADRACH
E COMMERCE ST
Historic City Cemeteries
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OMAHA ST
MONTANA
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Miles
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Path
Route
VIA Routes June 2009
ATD Sidewalks
Street Maintenance 2009
Street Maintenance Complete
Major Thoroughfare Plan
Park
Capital Improvements
Prior to 1992
2006-2008
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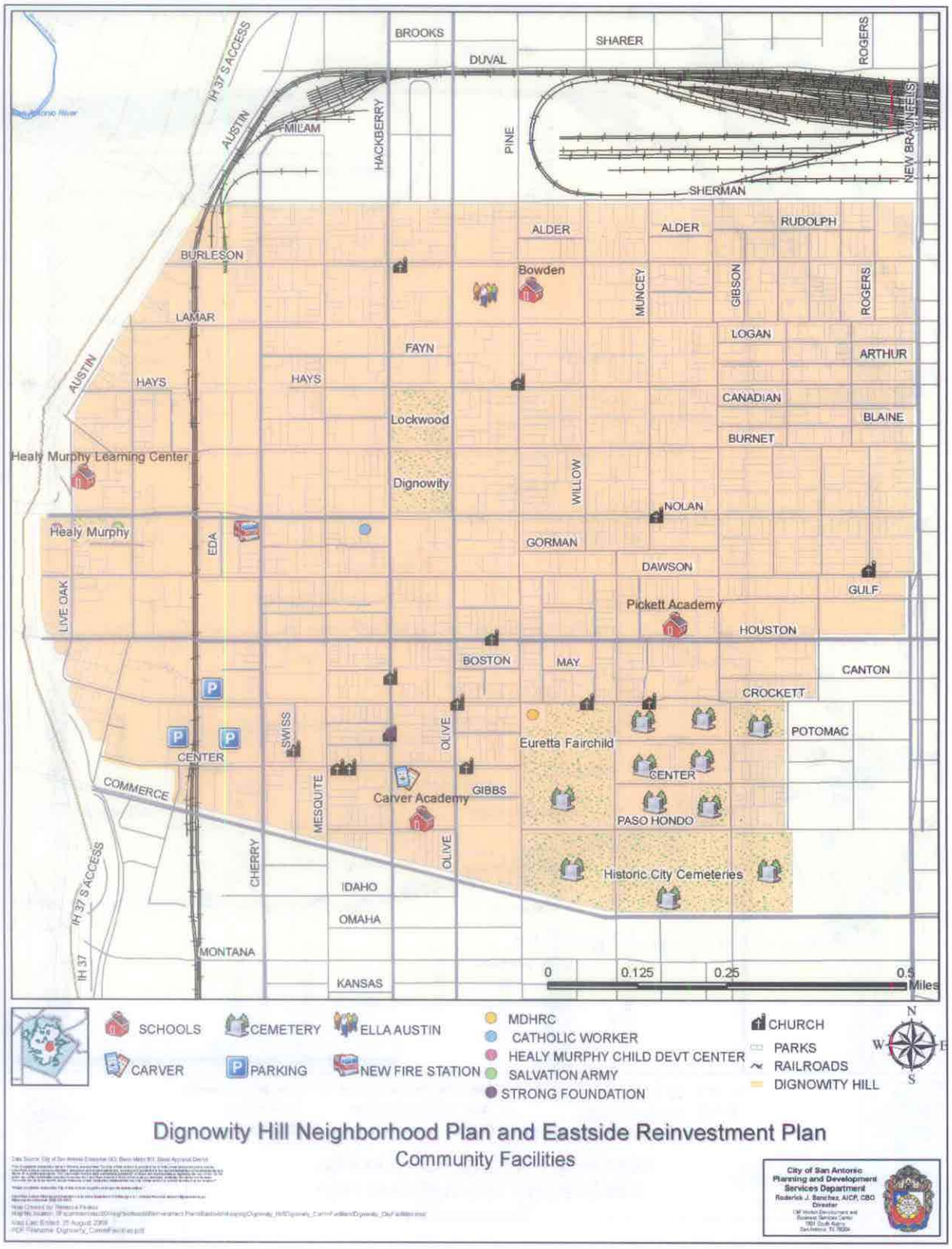
Dignowity Hill Neighborhood Plan
and Eastside Reinvestment Plan
Transportation
City of San Antonio
Planning and Development
Services Department

Map 3


BROOKS
DUVAL
SHARER
ROGERS
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MILAM
HACKBERRY
PINE
NEW BRAUNFELS
SHERMAN
ALDER
ALDER
RUDOLPH
BURLESON
Bowden
MUNCEY
GIBSON
ROGERS
LAMAR
LOGAN
FAYN
ARTHUR
AUSTIN
HAYS
HAYS
CANADIAN
Lockwood
BLAINE
BURNET
Healy Murphy Learning Center
Dignowity
WILLOW
NOLAN
Healy Murphy
EDA
GORMAN
DAWSON
GULF
LIVE OAK
Pickett Academy
HOUSTON
BOSTON
MAY
CANTON
CROCKETT
SWISS
OLIVE
POTOMAC
Euretta Fairchild
CENTER
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COMMERCE
MESQUITE
Carver Academy
GIBBS
PASO HONDO
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Historic City Cemeteries
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SCHOOLS
CEMETERY
ELLA AUSTIN
CARVER
PARKING
NEW FIRE STATION
MDHRC
CATHOLIC WORKER
HEALY MURPHY CHILD DEVT CENTER
SALVATION ARMY
STRONG FOUNDATION
CHURCH
PARKS
RAILROADS
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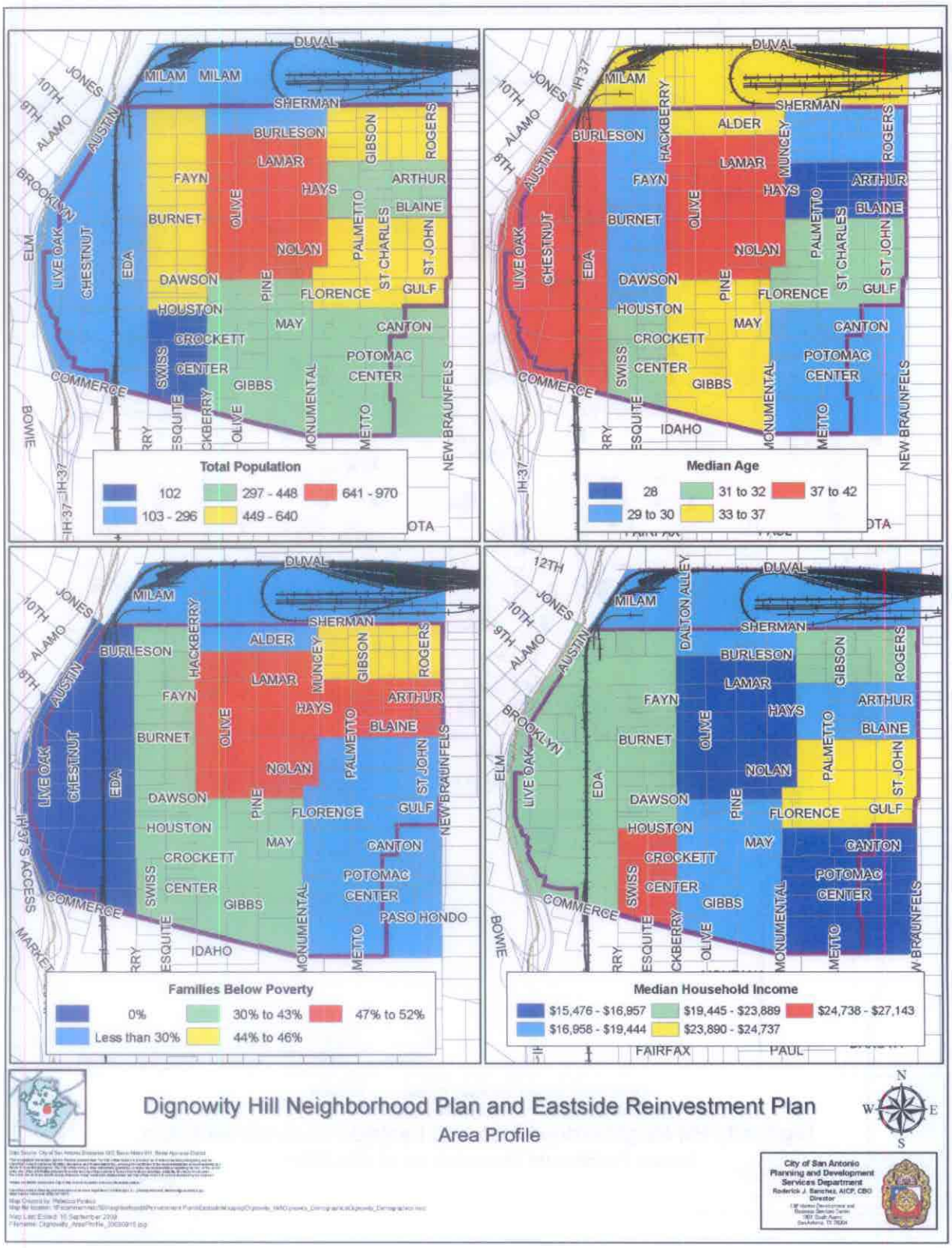
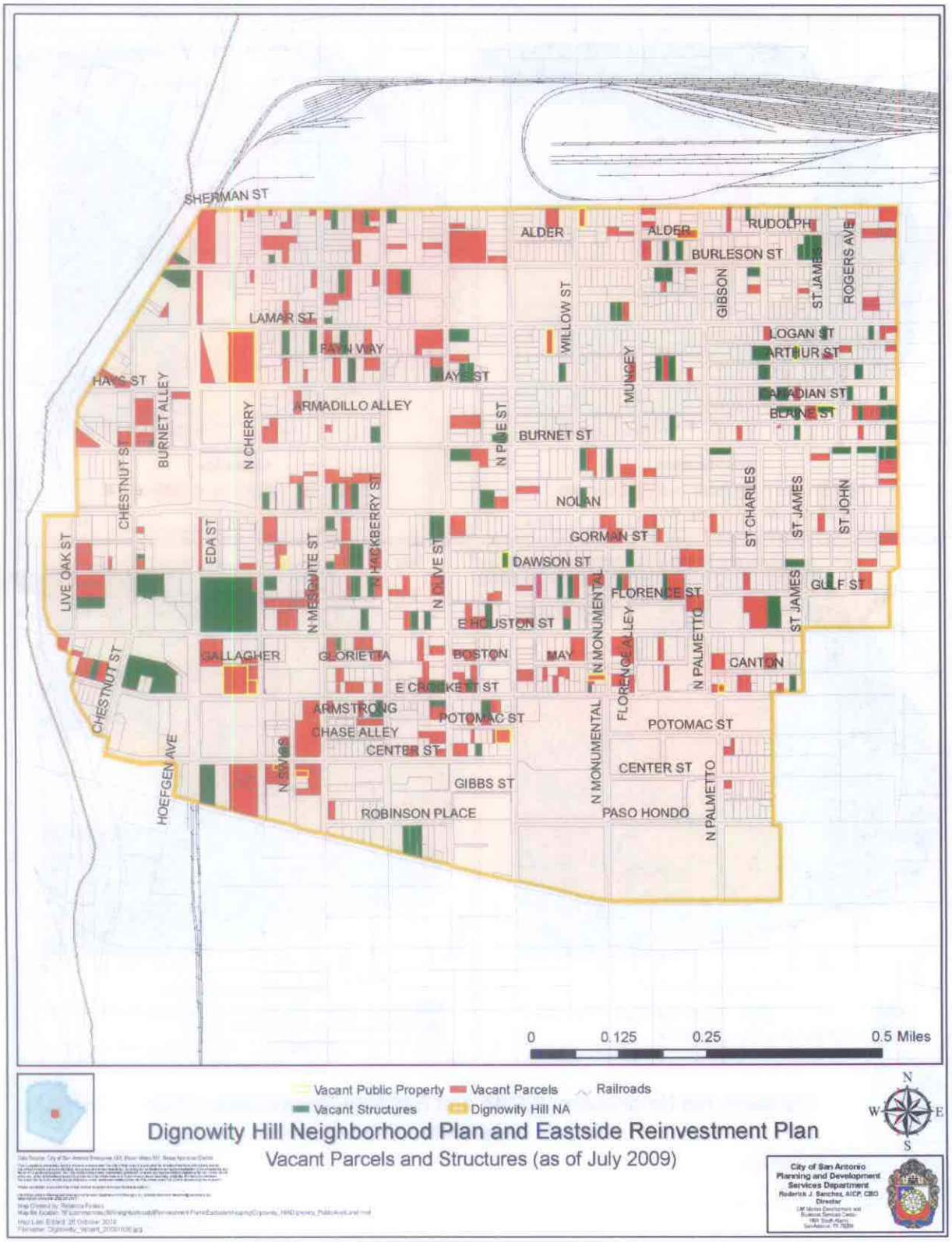
Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Community Facilities
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

Map 4


Total Population
102
103 - 296
297 - 448
449 - 640
641 - 970
Median Age
28
29 to 30
31 to 32
33 to 37
37 to 42
Families Below Poverty
0%
Less than 30%
30% to 43%
44% to 46%
47% to 52%
Median Household Income
$15,476 - $16,957
$16,958 - $19,444
$19,445 - $23,889
$23,890 - $24,737
$24,738 - $27,143
Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Area Profile
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

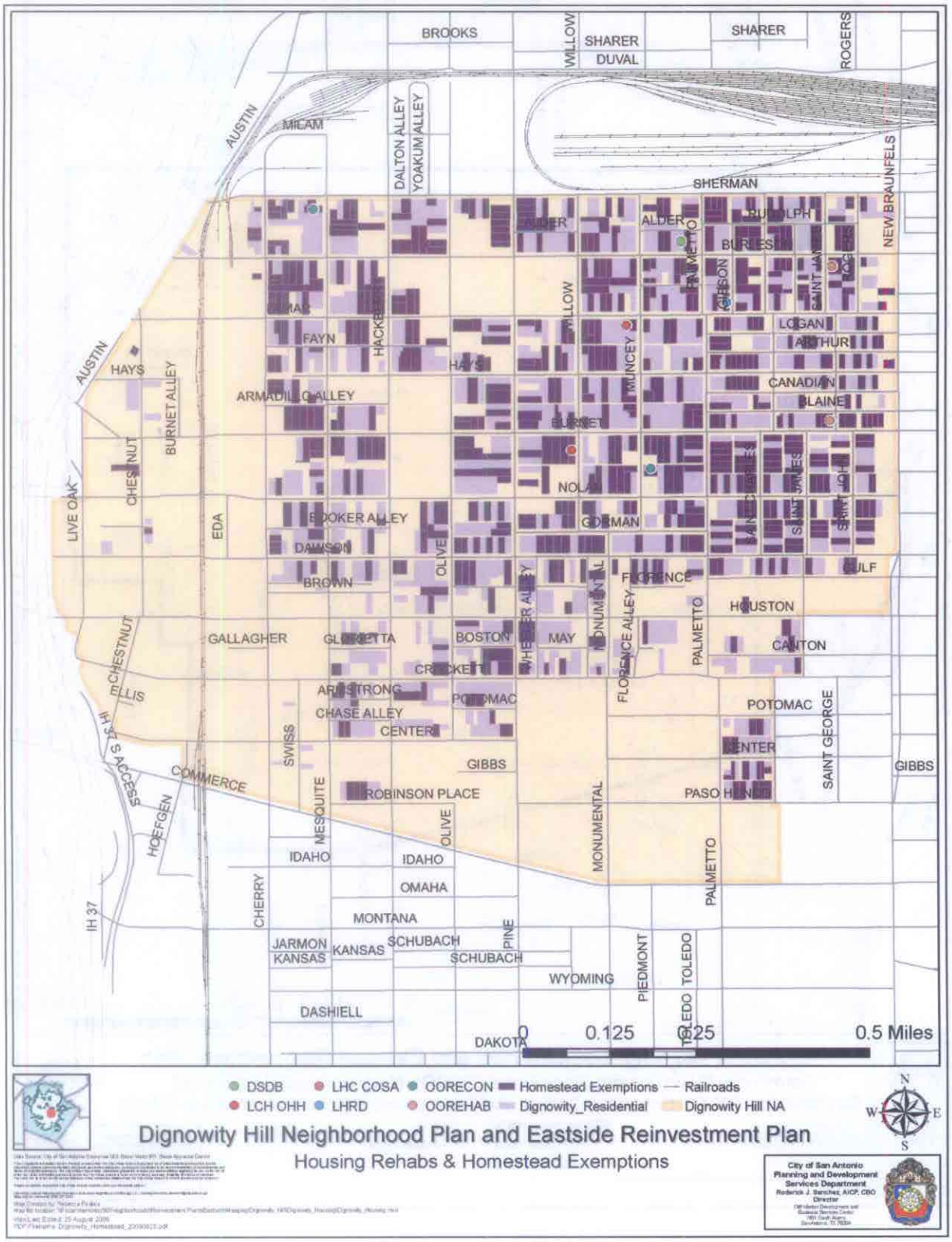
Map 5



Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan

Vacant Parcels and Structures (as of July 2009)

Map 6


BROOKS
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BURLESON
PALMETTO
GIBSON
SAINT LAWRENCE
LOGAN
ARTHUR
CANADIAN
BLAINE
FAYN
HACKBERRY
HAYS
HAYS
MUNCEY
ARMADILLO ALLEY
BURNET
BURNET ALLEY
CHESTNUT
LIVE OAK
NOLAN
SAINT JAMES
SAINT JOHN
EDA
BOOKER ALLEY
GOEMAN
DAWSON
OLIVE
BROWN
FLORENCE
GULF
HOUSTON
GALLAGHER
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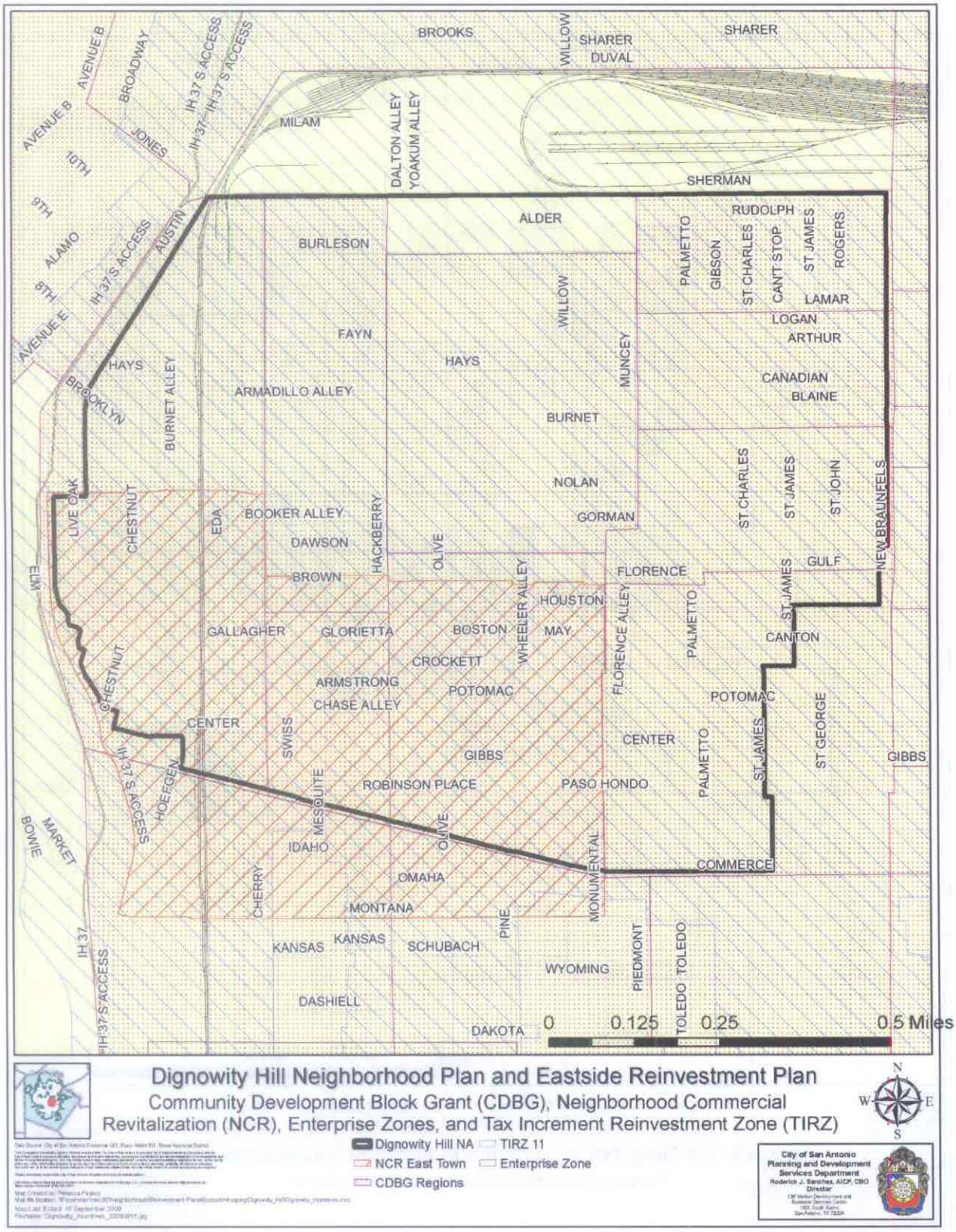
Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Housing Rehabs & Homestead Exemptions
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

Map 7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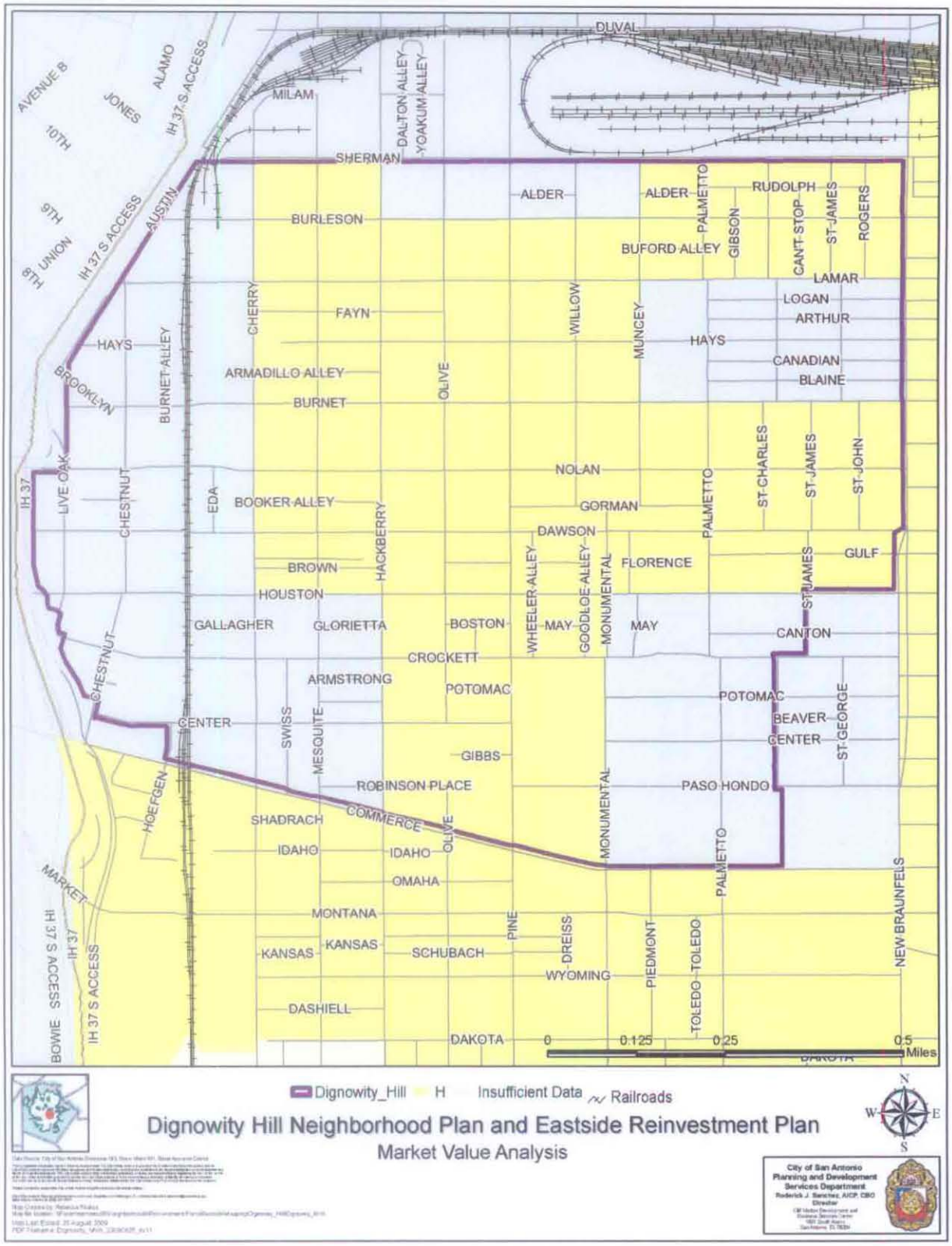
Map 8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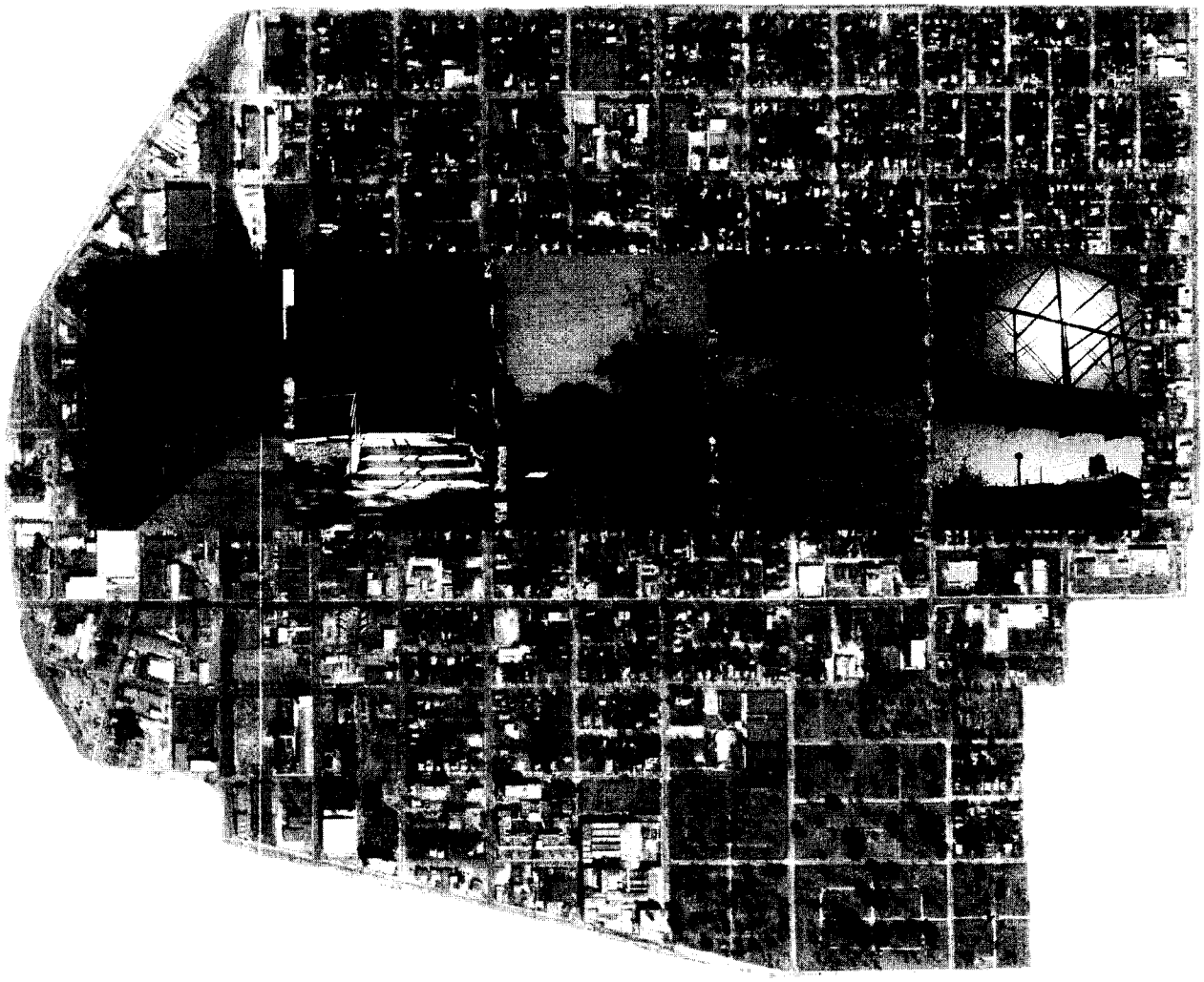
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

Map 9

PART II: DIGNOWITY HILL NEIGHBORHOOD PLAN



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Goals At A Glance 36
Future Land Use 38
Community Facilities and Public Health 45
Crime and Public Safety 50
Housing and Economic Development 54
Transportation, Infrastructure, and Drainage 63
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NEIGHBORHOOD PLAN PURPOSE

The Dignowity Hill Neighborhood Plan is a document created by a diverse group of stakeholders that is designed to serve as a guide for neighborhood action and future growth and development of the planning area. Participants include residents, business owners, property owners, and interested community development partners.

The plan's key role is to communicate the desires of the neighborhood with City Council as well as with City boards, commissions, committees and staff. The plan fulfills this function by virtue of the fact that once it is adopted it becomes a part of the City of San Antonio Comprehensive Master Plan and as such it plays a significant role in guiding the decision-making that staff goes through regarding topics such as rezoning and proposed projects or programs. Since the plan provides a ready made listing of the improvements and steps that the residents of the area want, City staff and other agencies use the plan to prioritize capital improvement projects and the mechanisms used in funding those projects. This allows staff to maintain a sense of what is occurring in the area and to provide services in a more focused, targeted fashion.

ADOPTION PROCESS

The Dignowity Hill Neighborhood Plan was presented to the Planning Commission for a public hearing and recommendation, and to the City Council for consideration and adoption. Once adopted, the Dignowity Hill Neighborhood Plan becomes a component of the City's Comprehensive Plan. The Dignowity Hill Neighborhood Plan supersedes the Land Use Plan (Sections D and E, p. 9 and 11) and text that reference the Dignowity Hill area in the East Neighborhood Plan (p. 24-25) of the Downtown Neighborhood Plan, adopted by City Council on May 13, 1999. The Dignowity Hill Neighborhood Plan also supercedes the Proposed General Land Use Plan (p. 36) of the Arena District/ Eastside Community Plan adopted by City Council on December 4, 2003.

COMMUNITY FACILITIES AND PUBLIC HEALTH

Maintain and enhance the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood

Goal 1: Establish attractive community facilities and increase usage by neighborhood residents and visitors

Goal 2: Enhance the historic character of the neighborhood

Goal 3: Promote health and wellness and provide opportunities to educate residents about healthy living

CRIME AND PUBLIC SAFETY

Improve the wellbeing of the community by eliminating criminal activity through improved public safety measures to ensure that all community members especially children are able to work and play without fear in a safe environment

Goal 4: Create a safe environment that is inviting to residents and visitors by working as a community with the City to abolish drug trafficking, burglary, prostitution, loitering, and any other crimes

Goal 5: Enhance public safety by participating in beautification efforts

Goal 6: Encourage responsible pet ownership

Goal 7: Stress neighborhood responsibility

HOUSING AND ECONOMIC DEVELOPMENT

Coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure

Goal 8: Increase homeownership through infill development and housing rehabilitation

Goal 9: Well maintained and diverse housing stock

Goal 10: Preserve the unique historic character of Dignowity Hill

Goal 11: Institute sustainable green building standards and environmental design for homes and businesses

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

Goal 13: City government that is more responsive to the needs of the neighborhood

TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE

Work with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists

Goal 14: Create safe connections for walking and bicycling between residences, parks, and cultural activities

Goal 15: Create a pedestrian safe and friendly environment

Goal 16: Improve safety and mobility along neighborhood streets and to downtown

Goal 17: Beautify the area to add upon and reflect the character of the area

Goal 18: Ensure streets and sidewalks are free from debris and clutter in order to create a welcoming environment for tourists and neighbors

Goal 19: Reduce flooding in the neighborhood through maintenance of the drainage system

TAKING ACTION

Work toward achieving the goals and objectives that are laid out in the Dignowity Hill Neighborhood Plan

Goal 20: Achieve the plan's goals and objectives through organizing available resources

Goal 21: Provide outreach to increase the Plan Action Team membership, and to establish partnerships that will aid in implementation

Goal 22: Ensure reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress

The Future Land Use Plan is used when determining appropriate uses and future development patterns for the planning area. The Future Land Use Plan does not constitute zoning. It generally identifies appropriate land uses for designated areas. Within each land use, several corresponding zoning categories may be appropriate. Zoning refers to the regulation of land uses, including the size, shape and permitted uses of lots and structures. If a zoning change request is not consistent with the Future Land Use Plan, then a plan amendment application must also be submitted concurrently with the zoning change request. Zoning changes are determined by a public hearing with consideration of many factors, and are ultimately decided by City Council. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries in accordance with Chapter 213 of the Local Government Code.

The Future Land Use Plan was formulated through a combination of public input, staff analysis of existing land uses in the area, and best planning practices. The location of different land uses is based on existing uses, community discussions, the Unified Development Code (UDC) and policies from the City's Master Plan. The Planning and Development Services Department will reference the Future Land Use Plan as a guide for developing staff recommendations on individual zoning change requests.

The existing land use map was a starting point for determining the Future Land Use Plan. The Existing Land Use Map (Map 10) shows that the planning area is predominantly occupied by single-family houses. Commercial properties are located along the major roadways: Commerce, New Braunfels, and Houston. Industrial and warehousing land uses are located between IH-37 and Cherry Street with heavier concentrations around the railroad right-of-way. Additionally, there are a large number of vacant or underutilized properties throughout the planning area.

The Zoning Map (Map 11) was also examined. The Zoning Map indicates uses and development standards that are currently permitted. The Zoning Map indicates that Downtown (D) zoning is permitted in the industrial and commercial area west of Cherry Street to IH-37. Intense commercial uses are also permitted along North New Braunfels and parts of East Houston. In between these two uses, residential zoning has been prescribed.

FUTURE LAND USE VISION

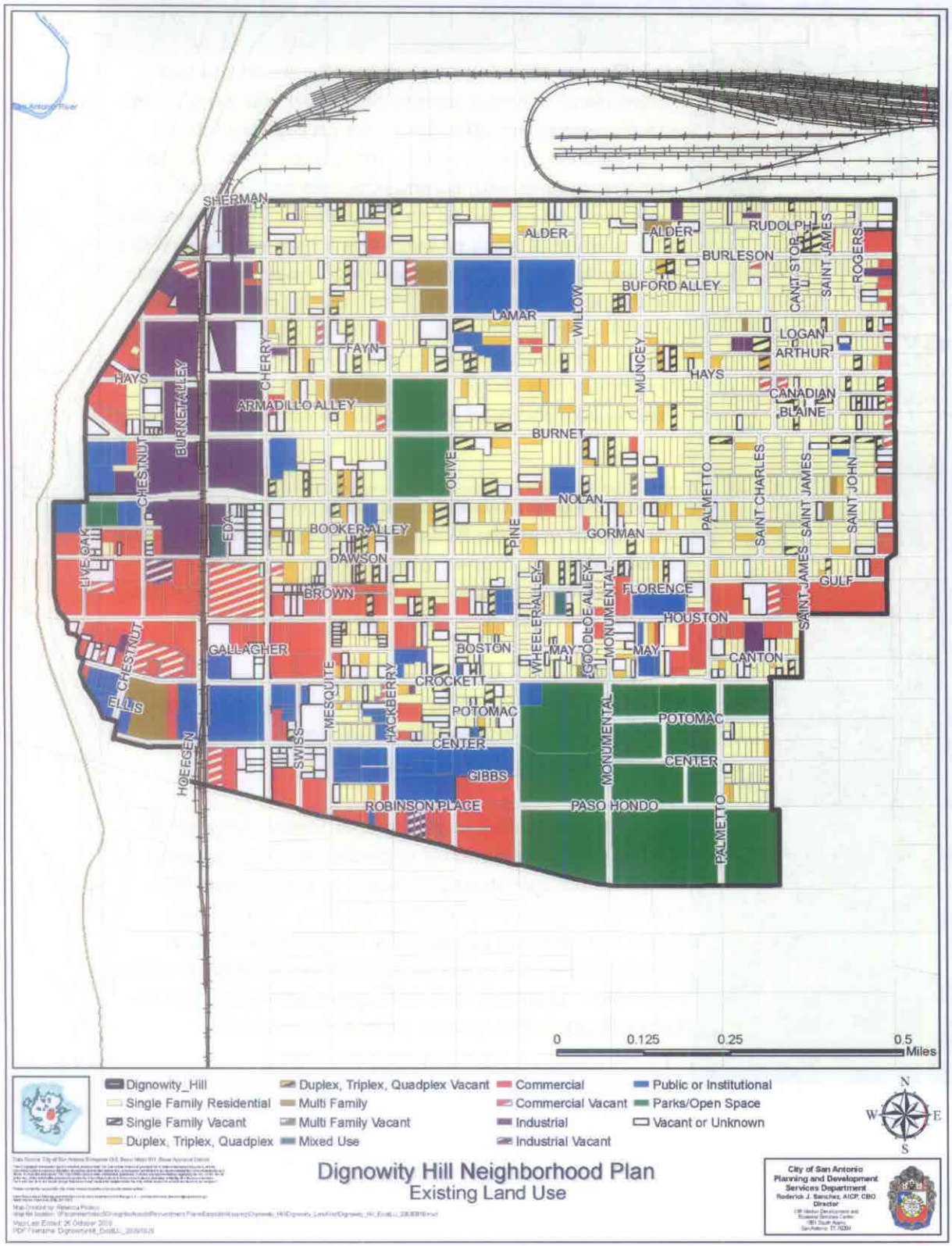
- For the area between IH-37 and Cherry Street, transition industrial and warehousing uses into a high density mixed use district with uses similar to those found in downtown San Antonio.
- To encourage walkable neighborhood friendly and convenient retail and services to residents, neighborhood commercial uses are allowed on the corners of residential streets where pre-existing commercial structures exist less than 3,000 square feet or as identified in the Future Land Use Plan map
- Low density residential uses east of Cherry Street are preferred and encouraged to remain especially those within the Dignowity Hill Historic District.
- Infill housing that matches the existing housing character is also encouraged.
- The current mix of density within the low density residential uses is recommended to remain where it was originally constructed as a duplex, triplex, or fourplex. Though, new construction of duplexes, triplexes, and fourplexes are not recommended within the low density residential area.

- Non-contributing intense commercial uses along North New Braunfels and East Houston should be transitioned to low to medium intensity commercial and residential mixed uses that encourage a walkable pedestrian-oriented environment.
- Transit-oriented development (TOD) is recommended within a quarter mile of proposed TOD centers. Proposed TOD centers may include major transit stops or stations and are recommended at Sunset Station, the intersection of Houston Street and the Union Pacific Railroad, Houston Street and North New Braunfels Avenue, at Hays Street and North New Braunfels Avenue, and surrounding area of Ellis Alley. The possible TOD parcels have been identified in the Future Land Use map.

LAND USE CLASSIFICATION	DESCRIPTION
LOW DENSITY RESIDENTIAL **Pale Yellow** **Related Zoning Districts:** **R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6**	Low Density Residential Development includes Single Family Residential Development on individual lots. The Dignowity Hill Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size. The neighborhood has varying densities included within the low density residential land use area. In recognition of these existing multifamily uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. It is also recommended that structures built as multifamily housing continue its multifamily use, even when located within the low density residential areas. If a structure was built as a single-family use and was later converted into a multifamily structure, it is recommended that the structure return to a single-family use. This form of development should be located away from major arterials, and may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.

LAND USE CLASSIFICATION	DESCRIPTION
HIGH DENSITY RESIDENTIAL **Orange** **Related Zoning Districts:** **R-3, R-4, R-6, PUD, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33 & MF-40**	High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.
NEIGHBORHOOD COMMERCIAL **Pink** **Related Zoning Districts:** **NC, O-1, & C-1**	Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include a convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores.
LOW DENSITY MIXED USE **Light Brown** **Related Zoning Districts:** **R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF-25, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, & O-1**	Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

LAND USE CLASSIFICATION	DESCRIPTION
HIGH DENSITY MIXED USE **Dark Brown** **Related Zoning Districts:** **R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, NC, C-1, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, O-1 & O-1.5**	High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.
PUBLIC / INSTITUTIONAL **Blue** **Related Zoning Districts:** **Varies**	Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. The ideal location for these services include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of neighborhood residents.
PARKS / OPEN SPACE **Green** **Related Zoning Districts:** **G, RP, & varies**	Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks and cemeteries.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Planning and Development
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Roderick J. Sanchez, AICP, CBO
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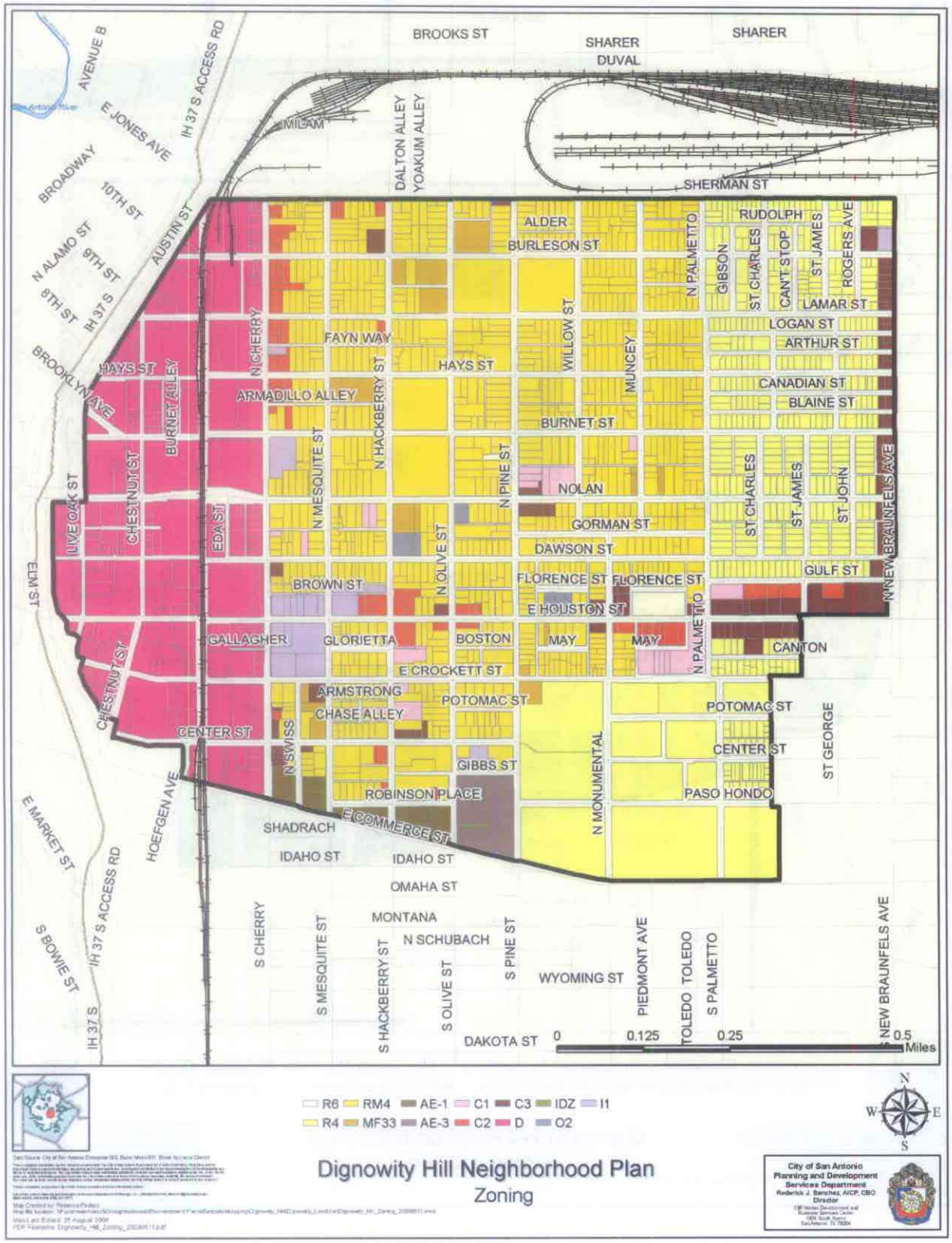
Map 11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Services Department
Roderick J. Sanchez, AICP, CBO
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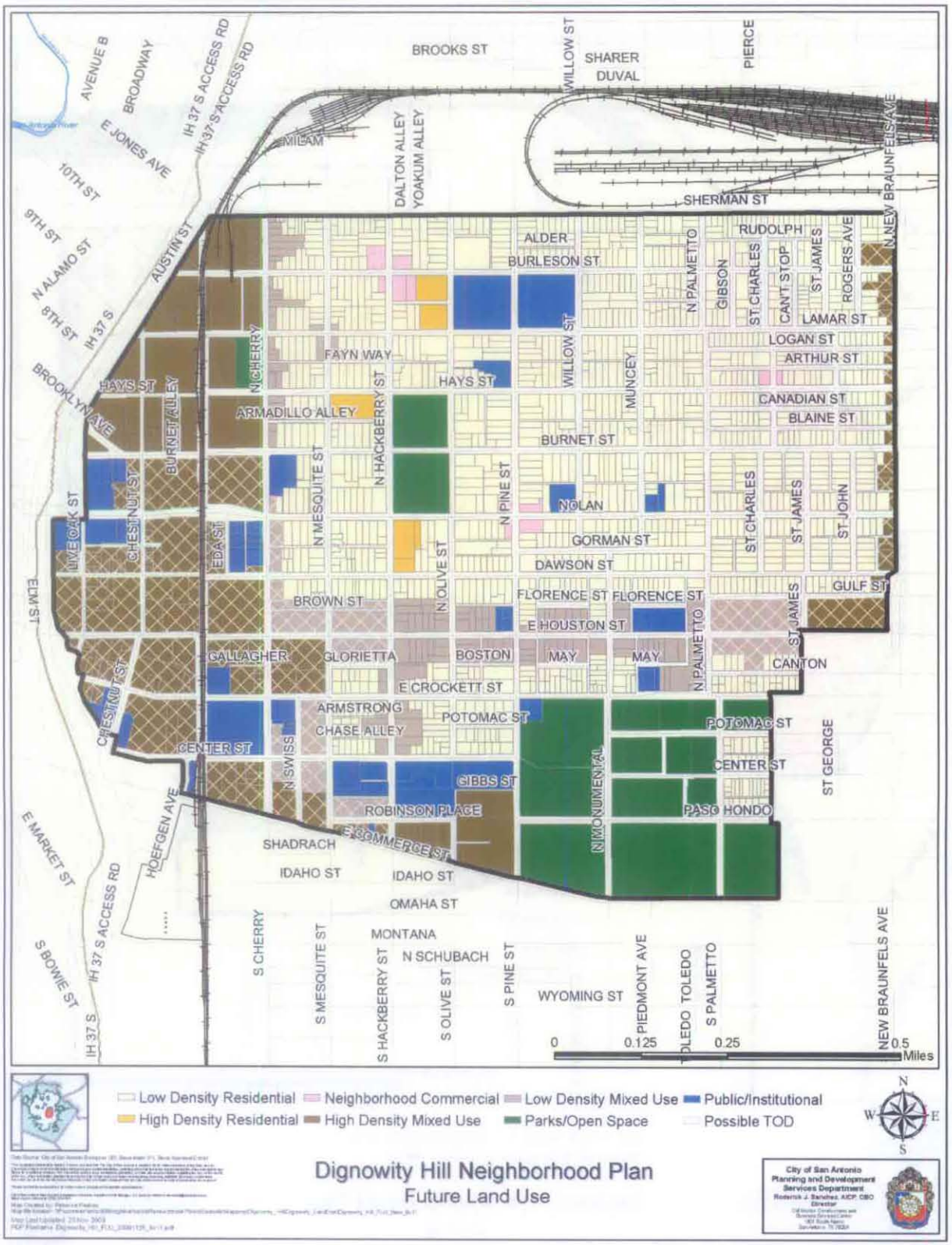
Map 12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Dignowity Hill Neighborhood Plan
Future Land Use
City of San Antonio
Planning and Development
Services Department
Director

Map 13

OVERALL GOAL

Maintain and enhance the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood

Goal 1: Establish attractive community facilities and increase usage by neighborhood residents and visitors

Objective 1.1: Encourage more usage of parks

Action Steps:

1.1.1. Organize Friends of the Dignowity Hill Parks group that will:

- Dignowity Hill Neighborhood Association and/or the Plan Action Team to take the lead in organizing the group
- Assist in neighborhood park maintenance
- Advocate for parks improvements
- Host fundraising events the benefit the parks

1.1.2. Promote the use of parkland for festivals and community activities such as:

- Walking/running/bicycling groups;
- Community fairs;
- Fiesta events;
- Barbeque cook-off challenge;
- Blues festival in Dignowity Park;
- Christmas Tree in the park;
- Hold a kite flying festival; etc.

1.1.3. Publicize the activities held at community centers and park facilities

1.1.4. Outreach to different organizations in order to promote the use of the centers and facilities

1.1.5. Provide more activities for the community to utilize Fairchild Park and Pool

1.1.6. Start an outdoor movie-night at Lockwood and Dignowity Parks

1.1.7. Re-route the San Antonio Rock and Roll Marathon and or the Susan G. Komen Race for the Cure to include the use of Dignowity Park and or the Hays Street Bridge

1.1.8. Install a historic marker or information kiosk for the Historic Cemeteries at Paso Hondo and Monumental

1.1.9. Resurface the tennis courts and improve lighting at Fairchild Park

Fairchild swimming pool (top) and tennis courts (bottom).

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Parks and Recreation, San Antonio Parks Foundation
Proposed Funding Sources: Minimal/Volunteer

Objective 1.2: Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors

Action Steps:

1.2.1. Provide additional lighting around public buildings and parking lots

1.2.2. Advocate for the construction of a parking facility for the Carver Community Cultural Center

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Community Initiative Department, COSA Capital Improvements Management Services, COSA Parks and Recreation Department, Carver Development Board
Proposed Funding Sources: Minimal/Volunteer

Objective 1.3: Add more landscaping to existing parks

Open space at Lockwood Park.

Action Steps:

1.3.1. Survey each park to determine the areas needing additional landscaping

1.3.2. Collaborate with COSA Parks and Recreation Department to plant additional landscaping

1.3.3. Utilize native plants for landscaping

1.3.4. Develop a community garden by working with the Dignowity Hill Neighborhood Association, Green Spaces Alliance and COSA Parks and Recreation Department

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, COSA Parks and Recreation, San Antonio Parks Foundation, COSA Office of Environmental Policy, Green Spaces Alliance
Proposed Funding Sources: Minimal/Volunteer

Objective 1.4: Enhance current park facilities

Action Steps:

1.4.1. Increase lighting at each park

1.4.2. Install water fountains, trash cans, and restrooms

1.4.3. Repair basketball hoops at basketball courts

1.4.4. Establish a park under the Hays Street Bridge at Cherry Street

1.4.5. Build a community center at Lockwood Park

1.4.6. Build a skate park at Fairchild or Healy Murphy Park

1.4.7. Close Burnet Street between Lockwood Park and Dignowity Park to create one large central park

Burnet Street between Lockwood and Dignowity Parks.

1.4.8. Install covered picnic tables and barbeque pits in Fairchild and Lockwood Parks

1.4.9. Construct a gazebo or pavilion in Dignowity Park

- Apply for the a grant from the R.A. Bloch Foundation to construct a cancer survivors pavilion

1.4.10. Create a plan with community input to redevelop Healy-Murphy Park

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Parks and Recreation, San Antonio Parks Foundation, COSA Capital Improvements Management Services
Proposed Funding Sources: General fund, Grants, Bond funds

Objective 1.5: Provide walking paths in Lockwood and Dignowity Parks

Action Steps:

1.5.1. Survey parks to determine the best placement for walking paths

1.5.2. Provide landscaping along walking paths

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Parks and Recreation, San Antonio Parks

Foundation, COSA Capital Improvements Management Services
Proposed Funding Sources: Minimal/Volunteer, Grant, Bond funds

Goal 2: Enhance the historic character of the neighborhood

Objective 2.1: Encourage the visitation of historic sites

Action Steps:

2.1.1. Collaborate with the Office of Cultural Affairs and the Office of Historic Preservation to develop a Dignowity Hill tour guide

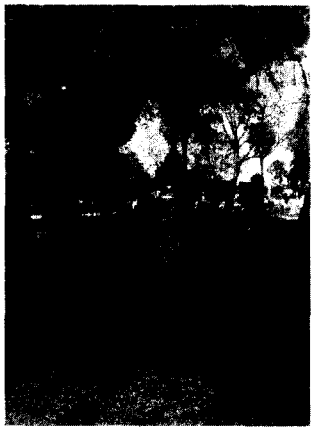
2.1.2. Establish a historic cemeteries tour

- Create a historic cemeteries map that locates points of interest

2.1.3. Implement the Eastside Cemeteries Plan

2.1.4. Provide way-finding signs for the following:

- St. Paul Square
- Ellis Alley
- Dignowity Historic District
- Hays Street Bridge
- Old Spanish Trail



Historic cemeteries in Dignowity Hill

Timeline: Immediate
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Office of Cultural Affairs, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Goal 3: Promote health and wellness and provide opportunities to educate residents about healthy living

Objective 3.1: Provide educational information at neighborhood association and community meetings

Action Steps

3.1.1. Encourage community organizations to host health and wellness informational booths or health screenings at neighborhood/community events such as National Night Out

3.1.2. Include wellness facts or an essay within each neighborhood association newsletter

3.1.3. Organize an annual community-wide physical fitness educational event and include a 5K run/walk

3.1.4. Request that the Susan G. Komen Race for the Cure and the YMCA Walk for the Cure be rerouted to pass by the Dignowity Park and/or the Hays Street Bridge

3.1.4. Organize sporting events and teams for youths, adults, and seniors in the neighborhood to compete against other teams in the area

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, SAISD, Carver Academy, Carver Community Cultural Center, Metro Health, Susan G. Koman Race for the Cure, YMCA
Proposed Funding Sources: Minimal/Volunteer

Objective 3.2: Focus on youth programs to create a culture of wellness

Action Steps

3.2.1. Create a youth center aimed at promoting physical activity and addressing concerns of the youth in the neighborhood

3.2.2. Establish a youth mentorship program to provide positive role models for neighborhood youth

3.2.3. Ensure that area schools are implementing policies and curriculum that promote public health

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, SAISD, Carver Academy, Carver Community Cultural Center, Metro Health, PTAs, churches, businesses, community organizations
Proposed Funding Sources: Minimal/Volunteer

OVERALL GOAL

Improve the wellbeing of the community by eliminating criminal activity through improved public safety measures to ensure that all community members especially children are able to work and play without fear in a safe environment

Goal 4: Create a safe environment that is inviting to residents and visitors by working as a community with the City to abolish drug trafficking, burglary, prostitution, loitering, and any other crimes

Objective 4.1: Reduce criminal activity in the neighborhood

Action Steps:

4.1.1. Track crimes in the neighborhood to see what types of crimes are most prevalent and why the City is unable to prevent them

4.1.2. Request stronger city ordinances to curb crime

4.1.3. Participate in community policing efforts such as Cellular on Patrol and Citizens Police Academy

4.1.4. Report all crimes to the San Antonio Police Department by calling 311 or (210) 207-SAPD (210-207-7273), all calls are anonymous; Some crimes may also be reported online at http://www.sanantonio.gov/SAPD/

4.1.5. Encourage crime prevention through environmental design

Timeline: Short and ongoing
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Police Department, COSA Parks & Recreation Department
Funding Sources: Minimal/Volunteer

Objective 4.2: Increase law enforcement and police presence

Action Steps:

4.2.1. Request increased police presence to include:

- Park Police
- Police storefront
- Dedicated traffic control during large events at the Alamodome and the AT&T Center

Timeline: Short to Long
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Police Department, COSA Parks & Recreation Department
Funding Sources: Minimal/Volunteer

4.2.2. Request hot spot policing to:

- Identify crime hotspots especially in areas where people loiter such as along Houston, Hackberry, and Nolan
- Utilize undercover Police Officers to investigate crime in hot spots
- Establish a satellite police station in hot spots
- Request more lighting and or video surveillance in crime hot spots to deter criminal activity

Timeline: Short to ongoing
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Police Department, COSA Parks & Recreation Department, COSA Code Compliance
Funding Sources: Bond or grant program

4.2.3. Work with the City to institute Police Bike Patrol which will:

- Provide a strong presence in Dignowity Hill area
- Designate hours of Bike Patrolling

Timeline: Short to Long
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Police Department
Funding Sources: Unknown

Objective 4.3: Eliminate consumption of alcoholic beverages on public streets and in public parks

Action Steps:

4.3.1. Work with the City to prohibit the consumption of alcoholic beverages in Dignowity Hill area similar to provisions for Downtown and the King William area

4.3.2. Prevent the purchase of one alcoholic beverage at a time at convenience stores

Timeline: Short to Long
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Police Department, COSA Parks and Recreation, State Representative
Funding Source: General fund monies

Goal 5: Enhance public safety by participating in beautification efforts

Objective 5.1: Collaborate with the City to increase public safety through code enforcement, graffiti abatement and property maintenance

Action Steps:

5.1.1. Participate in and promote anti-graffiti programs such as:

- Community Graffiti Volunteer Program
- Annual Graffiti Wipeout
- Mini-Graffiti Wipeout
- Adopt-A-Spot

Participants in the annual Graffiti Wipeout

San Antonio neighbors participating in a neighborhood cleanup

5.1.2. Request a Neighborhood Sweeps

5.1.3. Report a graffiti act in progress by calling (210) 207-SAPD or report a graffiti act that has already been committed by calling 311

5.1.4. Plan a mural or public art display that is representative of the cultural identity of the neighborhood to cover a wall plagued by graffiti

5.1.5. Plant trees or other natural barrier to prevent graffiti

5.1.6. Improve and rehabilitate properties including commercial and vacant properties

- Work to stop illegal dumping of refuse material
- Call 311 to participate in the Dial a Trailer Program
- Report dumping as it is occurring by calling 311 or (210) 207-SAPD
- Contact absentee landlords who allow properties to become unkempt
- Participate in the Neighborhood Blue Card Program with Housing and Neighborhood Services Department to notify property owners that his/her property is unkempt
- Collaborate with neighbors to assist absentee, disabled, or elderly property owners to maintain their properties

5.1.7. Encourage strict enforcement of City codes and code compliance efforts

Timeline: Short to ongoing
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Housing and Neighborhood Services, COSA Planning and Development Services
Funding Sources: Minimal/Volunteer

Goal 6: Encourage responsible pet ownership

Objective 6.1: Promote proper animal care practices and reduce the number of stray animals

Action Steps:

6.1.1. Provide community education regarding responsible animal care

6.1.2. Request increased Animal Care Services

6.1.3. Invite responsible pet owners advocacy groups to present to neighborhood events or meetings

6.1.4. Invite mobile spay and neuter units to provide free or low cost services in the neighborhood

6.1.5. Publicize animal control programs

Timeline: Short to Long
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Animal Care Services, Alamo Area Partners for Animal Welfare (AAPAW), Spay-Neuter Assistance Program (SNAP), Own Up San Antonio, Animal Defense League, Humane Society
Funding Sources: Minimal/Volunteer

Goal 7: Stress neighborhood responsibility

Objective 7.1: Encourage residents to take responsibility for their neighborhood

Action Steps:

7.1.1. Promote participation in the Dignowity Hill Neighborhood Association and Plan Action Team

7.1.2. Advocate for neighbors to take care of or look out for each others property

7.1.3. Develop activities to foster residents' responsibility for the neighborhood wellbeing

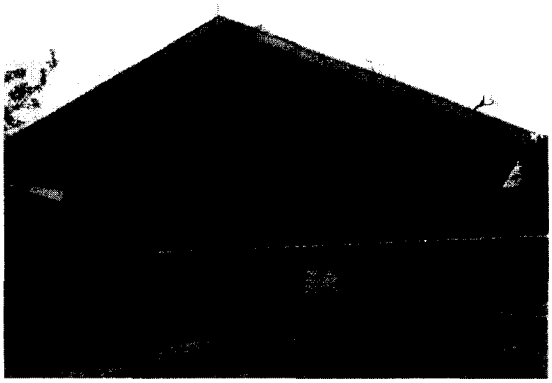
Timeline: Short to Long
Lead Partners: Dignowity Hill Neighborhood Association
Proposed Partnerships: Neighborhood Resource Center
Funding Sources: Minimal/Volunteer

OVERALL GOAL

Coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure

Goal 8: Increase homeownership through infill development and housing rehabilitation

Objective 8.1: Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing



Action Steps:

8.1.1. Encourage the sell of vacant lots or properties in disrepair to developers to renovate and sell to homeowners not renters

8.1.2. Start a "rehabarama" program to focus revitalization and infill development on key one to two blocks

8.1.2. Create a website to market properties for sale

8.1.3. Meet with absentee land/property owners to sell or renovate housing

8.1.4. Coordinate with Code Compliance and the Office of Historic Preservation to address unsafe properties through demolition or renovation

8.1.5. Utilize available incentives or grants to encourage housing rehabilitation over demolition

8.1.6. Work with University of Texas at San Antonio School of Architecture to development infill housing designs with cost estimates that are in character with the neighborhood

- Make designs available to property owners and developers to build actual designs
- For areas within the Historic District, work with the Office of Historic Preservation to ensure that the designs are in line with the Historic District guidelines

8.1.7. Collaborate with St. Philip's College to construct a minimum of one house per year

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Objective 8.2: Convert renters to owners

Action Steps:

8.2.1. Promote rent to own programs

8.2.2. Renovate and sell rental property to convert properties into owner occupied housing

8.2.3. Target non-diligent rental property owners and fine for non-compliance with City codes through Code Enforcement on an escalating scale for repeat infractions

Sign found in Dignowity Hill with options to buy and renovate.

8.2.4. Evict renters that do not maintain property or do illegal activities in rental properties in accordance with lease agreements

- Maintain and share a list of evicted renters as proposed by the BRAC Growth Management Plan

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, SAHA
Proposed Funding Sources: Minimal/Volunteer

Goal 9: Well maintained and diverse housing stock

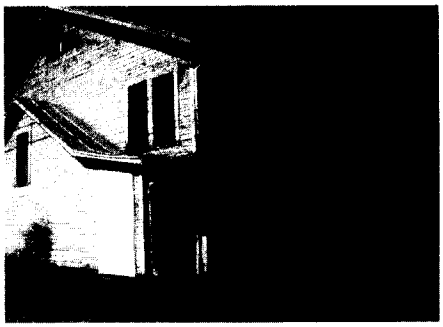
Objective 9.1: Improve housing for mid-range level consumers that are cost efficient to allow the renovation of historic structures that are in disrepair

Action Steps:

9.1.1. Provide housing restoration assistance to subsidize rehabilitation

9.1.2. Allow and encourage a mix of housing types inclusive of granny flats and accessory dwelling structures (see also the Future Land Use Plan)

9.1.3. Recommend that any future high density housing be a first class property that contributes to the attractiveness of the neighborhood



Large garage apartments like this one in Dignowity Hill provide additional living space.

9.1.4. Meet with responsible home builders and developers to encourage the development of quality constructed infill housing and or restoration of housing in disrepair

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Housing and Neighborhood Services, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Objective 9.2: Assist elderly and disabled persons to maintain and repair housing

Action Steps:

9.2.1. Provide grants for elderly and disabled persons to repair their housing

9.2.2. Create a reverse mortgage type program that provides a grant/loan to elderly and disabled residents to repair their housing that retains ownership with current homeowner

Timeline: Immediate and ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Housing and Neighborhood Services, San Antonio Housing Trust, COSA Office of Historic Preservation, San Antonio Conservation Society, financial institutions
Proposed Funding Sources: Minimal/Volunteer

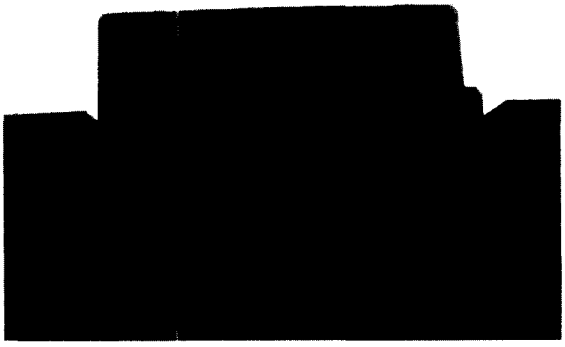
Objective 9.3: Recognize historic preservation and housing and building restoration as a first priority over demolition

Action Steps:

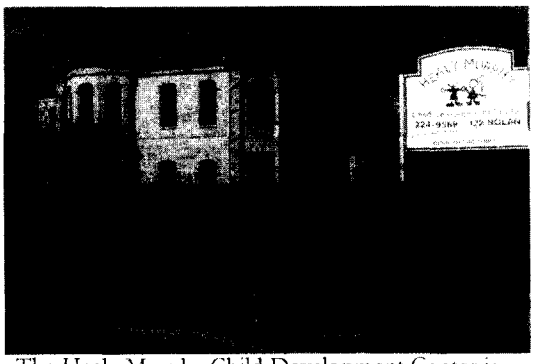
9.3.1. Only allow demolition if there is a serious threat to public health, safety or welfare not caused intentionally or through neglect

9.3.2. Enforce all applicable codes and ordinances to discourage/punish illegal or unpermitted demolitions

9.3.3. Discourage any demolition requested in order to create a parking lot



Carver Cultural Center is an example of adaptive reuse of a former library.



The Healy Murphy Child Development Center is another example of adaptive reuse of a historic home.

9.3.4. Immediate care and attention should be taken for known structures that house illegal activity

9.3.5. Notify the City of all code compliance issues and/or illegal activity by calling 311

9.3.6. Encourage adaptive reuse of structures rather than demolition

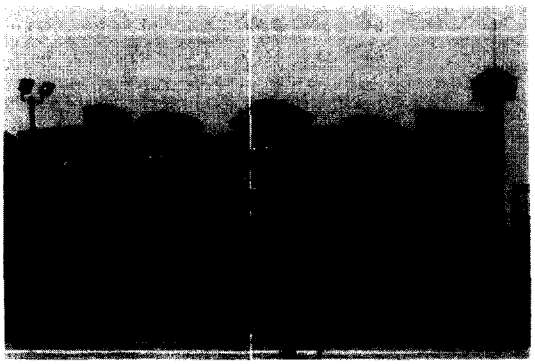
9.3.7. Meet with the Office of Historic Preservation staff prior to any demolition or demolition permit request

9.3.8. Property owners must ensure that all demolitions are completed with a permit

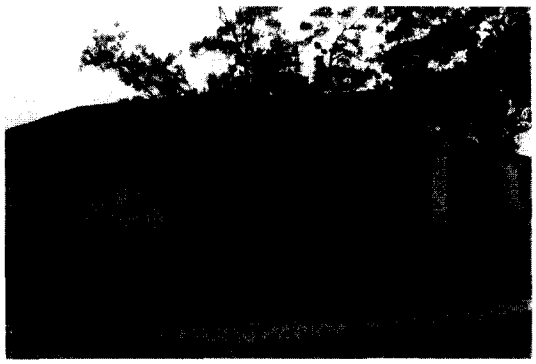
- An order to demolish a structure by Code Compliance or COSA Housing and Neighborhood Services does not constitute a demolition permit

Timeline: Immediate and ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Office of Historic Preservation, COSA Housing and Neighborhood Services, San Antonio Conservation Society
Proposed Funding Sources: Minimal/Volunteer

Objective 9.4: Enhance and maintain public housing so that it contributes to the beauty of the neighborhood



SAHA property for elderly recently updated on Nolan.



Another SAHA property at Lamar and Olive that has proposed to install additional landscaping.

Action Steps:

9.4.1. Improve public housing with landscaping and attractive curb appeal

9.4.2. Recommend also allowing mixed use with retail and commercial uses within public housing developments

Timeline: Short to Mid
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, San Antonio Housing Authority, COSA Housing and Neighborhood Services
Proposed Funding Sources: Minimal/Volunteer, HOPE (HUD Funding)

Goal 10: Preserve the unique historic character of Dignowity Hill

Objective 10.1: Develop a distinct historic preservation strategy for Dignowity Hill

Two examples of the unique character of historic homes restored in Dignowity Hill.

Action Steps:

10.1.1. Establish design guidelines for the neighborhood with community input

10.1.2. Update the 1994-1995 Dignowity Hill Historic District Inventory

- Include a list of all endangered housing

10.1.3. Involve the Dignowity Hill Neighborhood Association in all decisions especially those in the historic districts

Timeline: Short and ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Goal 11: Institute sustainable green building standards and environmental design for homes and businesses

Objective 11.1: Encourage green homes and green buildings

Action Steps:

11.1.1. Reuse building materials whenever possible

11.1.2. Restore building materials as a first option and provide incentives for restoration

11.1.3. For City initiated demolitions, require that all building materials be reused in the neighborhood or recycled

11.1.4. Develop a Green Parade of Homes Tour for sustainable home restoration in Dignowity Hill

11.1.5. Collaborate with the Office of Environmental Policy to improve household and business energy efficiency and water conservation

Timeline: Short and ongoing

Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Housing and Neighborhood Services, COSA Office of Environmental Policy, San Antonio Water Systems
Proposed Funding Sources: Minimal/Volunteer

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

Objective 12.1: Establish and promote shopping within the Dignowity Hill neighborhood

Action Steps:

12.1.1. Create/collaborate with a community development corporation to promote small businesses in the Dignowity Hill neighborhood

12.1.2. Encourage new small businesses to develop in Dignowity Hill such as small retail stores and restaurants

12.1.3. Create a marketing plan to promote shopping in the neighborhood

12.1.4. Refurbish the historic commercial establishments using available incentives

12.1.5. Establish shopping centers that are pedestrian friendly

12.1.6. Encourage neighborhood commercial stores at Nolan and Pine

12.1.7. Develop an improved grocery store

12.1.8. Encourage the establishment of an open air market or a weekly farmers market

Currently vacant neighborhood commercial property

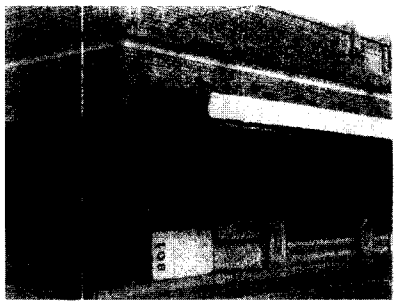
12.1.9. Start monthly event to promote art and businesses along Commerce or Houston closing streets to vehicles and allowing people to walk and enjoy the outdoor space

12.1.10. Develop branding for the neighborhood with signage and lighting that utilizes neon lights to tie-in with the neon lights under IH-37

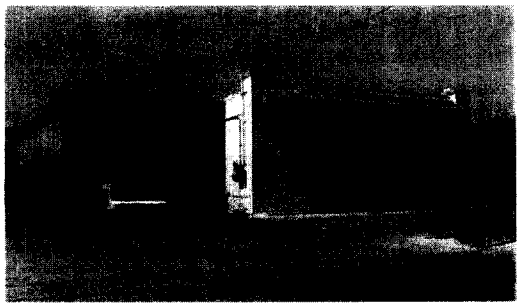
12.1.11. Recommend that businesses install motion sensor lighting around buildings to deter crime and reduce energy consumption

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, COSA Economic Development Department, COSA Convention and Visitors Bureau, San Antonio for Growth on the Eastside, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Objective 12.2: Redevelop commercial businesses along North New Braunfels Avenue



Boarded commercial property off of North New Braunfels Avenue



Project Facelift provided a matching grant to improve the facade of the Daisy Tours building.

Action Steps:

12.2.1. Reinstate the New Braunfels Neighborhood Commercial Revitalization (NCR) Program

12.2.2. Participate in Project Facelift grants to improve business façades to have more curb appeal to passing consumers

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: San Antonio for Growth on the Eastside, Dignowity Hill Neighborhood Association, business owners, COSA Housing and Neighborhood Services, COSA Office of Historic Preservation
Proposed Funding Sources: Minimal/Volunteer

Objective 12.3: Capitalize on the Riverwalk expansion

Action Steps:

12.3.1. Construct bicycle and walking paths to connect Dignowity Hill to the Riverwalk expansion utilizing the Hays Street Bridge to Brooklyn

- Add lighting under IH-37 at Brooklyn

12.3.2. Establish a trolley or streetcar service to downtown along Commerce

12.3.3. Establish Police Bicycle Patrol similar to downtown Police Bicycle Patrol in dense commercial and residential areas

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: San Antonio for Growth on the Eastside, Dignowity Hill Neighborhood Association, business owners, VIA Metro, COSA San Antonio Police Department, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

Objective 12.4: Open the flow of people from the north side to the east side

Action Steps:

12.4.1. Reopen New Braunfels to Fort Sam Houston

Timeline: Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, business owners, COSA Office of Military Affairs, Fort Sam Houston
Proposed Funding Sources: Minimal/Volunteer

Objective 12.5: Discourage development of any new pawn shops and non-bank check cashing businesses

Action Steps:

12.5.1. Encourage residents to open bank accounts instead of using check cashing services

12.5.2. Partner with local banks and federal credit unions to sponsor financial literacy programs at schools and community centers

Timeline: Short to Long
Lead Partners: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, City Council District 2, COSA Planning and Development Services, San Antonio ISD, financial institutions, St. Philip's College, COSA Department of Community Initiatives
Funding Sources: Minimal/Volunteer

Objective 12.6. Encourage investment and adaptive reuse of former industrial or warehouse structures

Action Steps:

12.6.1. Continue investment efforts to redevelop the Friedrich Refrigeration Building and the Merchant's Ice and Cold Storage complex

- Develop mixed use office, retail, and residential space
- Garner support and work with City leaders and neighborhood advocates

12.6.2. Promote flex space use of former industrial or warehouse buildings that may accommodate a range of products and tenants

12.6.3 Utilize available incentives or grants for restoration and reuse of warehouse buildings

12.6.4. Support the establishment of incubator space and office space for target development industries (health care, communications, intelligence, security and technology)

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, COSA Economic Development Department, San Antonio for Growth on the Eastside, COSA Office of Historic Preservation, COSA Office of Military Affairs
Proposed Funding Sources: Minimal/Volunteer

Goal 13: City government that is more responsive to the needs of the neighborhood

Objective 13.1: Create a local government with smaller council districts that can better address neighborhood concerns

Action Steps:

13.1.1. Provide local government meetings in neighborhoods so that residents and business owners are able to express their concerns directly to City Council in the convenience of their own neighborhood rather than going to the City Council Chambers

Timeline: Long
Lead Partner: Plan Action Team
Proposed Partnerships: City Council District 2 Office, City Council
Proposed Funding Sources: Minimal/Volunteer

OVERALL GOAL:

Work with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists

Goal 14: Create safe connections for walking and bicycling between residences, parks, and cultural activities

Objective 14.1: Construct walking and bicycling paths

Action Steps:

14.1.1. Form a committee made up of community members and stakeholders to implement the goals and objectives of this chapter

14.1.2. Study and survey the neighborhood to determine where walking and bicycling paths would be most utilized

14.1.3. Request the implementation of a bicycle network to provide designated safe routes for bicyclists to include signage and striping as recommended by American Association of State Highway and Transportation Officials (AASHTO)

14.1.4. Install landscaping along walking and bicycling paths to provide shade and to enhance the appearance of the area

14.1.5. Provide access to the San Antonio River Museum Reach by utilizing the Hays Street Bridge and Brooklyn for a bicycle/pedestrian network

14.1.6. Provide a bicycle friendly connection to the Salado Creek Greenway

14.1.7. Participate in the MPO's Walkable Community Workshop

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works Traffic Operations Division, COSA Office of Environmental Policy, San Antonio-Bexar County MPO, COSA City Council District 2 Office, COSA Parks and Recreation
Proposed Funding Sources: Minimal/Volunteer

Goal 15: Create a pedestrian safe and friendly environment

Objective 15.1: Provide additional streetlights where necessary for pedestrian safety

Action Steps:

15.1.1. Contact Planning and Development Services Department or call 311 regarding steps to take in order to install additional streetlights at:

- Lamar from Cherry to Hackberry
- Mesquite between Lamar and Burleson
- Nolan and Mesquite
- Pine Street from Burnet to Sherman

- Cherry Street
- Hays Street
- Sherman Street

Timeline: Short
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Planning and Development Services, COSA Public Works, CPS Energy
Proposed Funding Sources: Minimal/Volunteer

Objective 15.2: Add, improve, and/or replace street pavement, sidewalks, and curbs to allow and encourage the safe movement of pedestrians, disabled persons, and bicyclists

Action Steps:

15.2.1. Review the Capital Improvements 5-year plan in order to prioritize plan infrastructure recommendations

15.2.2. Survey streets, sidewalks, and curbs to find out which areas need to be repaired

15.2.3. Emphasize the complete streets guidelines from San Antonio Bexar Metropolitan Planning Organization

15.2.4. Invite Public Works and Capital Improvements Management Services to neighborhood meetings to educate neighbors on current and future infrastructure plans and include the plans in neighborhood newsletters

15.2.5. Request repair or replacement of existing streets when necessary by contacting Public Works Department by calling 311

15.2.6. Monitor projects to ensure sidewalks and bicycle facilities, as required by the Unified Development Code, are installed on all new street construction and street rehabilitation projects

15.2.7. When roadways are improved request that driveway skirts be improved in order to lessen the elevation difference and slope from the street to the driveway

15.2.8. Ensure that all upgrades to the street infrastructure is in keeping with the historic character of the neighborhood

- Collaborate with the Office of Historic Preservation to develop design standards for the historic district
- Include streets trees and landscaping in design standards

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works Neighborhood Traffic Engineering Division, San Antonio-Bexar County MPO, COSA Office of Historic Preservation
Proposed Funding Sources: Bond, General fund, federal grants, Advanced Transportation District funds, and/or Volunteer

15.2.9. Make sure all sidewalks are free of utility obstructions and wheelchair

accessible curb cuts are placed at every intersection

- Request all sidewalks have a minimum width of 5 feet
- Acquire right of way for movement of utility poles where needed

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works Disability Access Office, CPS Energy
Proposed Funding Sources: Bond, General fund, federal grants, advanced transportation district funds

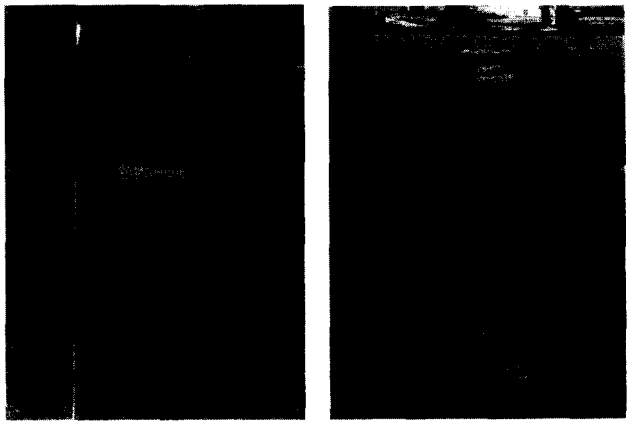
15.2.10. Request street improvements for the following:

- Cherry and Mesquite from Houston to Center
- Lamar, Hays, Burnet, and Nolan from Pine to New Braunfels
- Pine from Commerce to the railroad tracks

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works Neighborhood Traffic Engineering Division, San Antonio-Bexar County MPO
Proposed Funding Sources: Bond, General fund, federal grants, Advanced Transportation District funds, and/or Volunteer

15.2.11. Request sidewalk improvements for the following:

- Nolan between Cherry and Hackberry
- Hays from Muncey to Pine
- Sherman from Muncey to Pine
- Burleson from Pine to Olive
- Muncey from Sherman to Hays
- Pine from Lamar to Hays
- Monumental from Dawson to Crockett
- Dawson from Monumental to Palmetto
- Palmetto from Dawson to Crockett
- Mesquite from Lamar to Nolan
- Burnet from Hackberry to Cherry
- St. Charles from Rudolph to Dawson
- Can't Stop from Lamar to Dawson
- Willow from Lamar to Burleson



Broken sidewalks along Mesquite that need to be replaced.

15.2.12. Request that the sidewalks on Hackberry be widened for pedestrians with a landscape buffer

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works, San Antonio-Bexar County MPO, COSA Disability Access Office
Proposed Funding Sources: Bond, General fund, federal grants, Advanced Transportation District funds, and/or Volunteer

Objective 15.3: Provide improved access for pedestrians and motorists crossing railroad tracks

Action Steps:

15.3.1. Improve the railroad crossings at Houston, Commerce, Lamar and Burnet

15.3.2. Request Union Pacific relocate freight trains

15.3.3. Request additional lighting be placed along railroad tracks for public safety

Railroad crossing at Commerce.

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Union Pacific, COSA Public Works
Proposed Funding Sources: Bond, General fund, federal grants, Advanced Transportation District funds

Objective 15.4: Encourage additional bicycle facilities in compliance with AASHTO guidelines and promote bicycling to allow for easy and safe access within the community

Action Steps:

15.4.1. Work with the City of San Antonio, San Antonio – Bexar County Metropolitan Planning Organization (MPO), and the Bicycle Mobility Advisory Committee (BMAC) to designate new bicycle facilities in the community and on the Bicycle Master Plan

- Designate a bicycle lane network through Dignowity Hill neighborhood to connect to the Hays Street Bridge such as along Hays Street and Hackberry Street by 2015
- Designate a bicycle lane along Houston Street and New Braunfels to indicate the Old Spanish Trail
- Designate a bicycle lane along Commerce to connect the east and west side through downtown to Our Lady of the Lake University
- Designate a bicycle lane along Brooklyn to connect the Hays Street bicycle lane and path to the San Antonio River Museum Reach

15.4.2. Educate residents and businesses to increase bicycle usage in the area and notify elected officials and local government agencies about the desire for bicycle facilities

- Identify potential areas for bicycle parking such as at community facilities, neighborhood businesses, Sunset Station, and Ellis Alley
- Based of the list of potential bicycle parking sites, send a request to the Office of Environmental Policy or the MPO
- Ask the MPO to send letters to specific businesses about installing bicycle racks

15.4.3. Organize bicycle events to raise awareness about neighborhood amenities to include rides to:

- Downtown
- Salado Creek Linear Creekway
- Hays Street Bridge

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Office of Environmental Policy, COSA Public Works, COSA Parks and Recreation, and San Antonio-Bexar County MPO, San Antonio Wheelmen, and other area bicycle groups
Proposed Funding Sources: Bond, federal grants, Advanced Transportation District, General fund

Goal 16: Improve safety and mobility along neighborhood streets and to downtown

Objective 16.1: Ensure that bus and eighteen wheeler truck traffic follow City Code Chapter 19, Section 292

City Code Chapter 19, Section 292, states:

- All highways within the city are designated as truck routes;
- Any truck over 18,000 lbs. gross vehicle weight are prohibited from using any street within the city not designated as a truck route; and
- If the point of origin or destination, for commercial purposes only, is off the truck route, then the truck may proceed by the shortest possible route, consisting primarily of city arterial streets (defined for this purpose as those streets marked for two or more lanes in each direction) to or from the nearest truck route.

Action Steps:

16.1.1. Document companies that frequently violate City Code Chapter 19 making note of the company name, date, time, and vehicle number or license plate

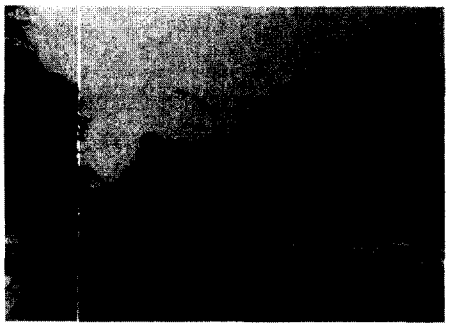
16.1.2. Plan Action Team or the neighborhood association contact companies that frequently violate the City Code

An eighteen wheeler maneuvers through the small residential streets of Dignowity Hill.

16.1.3. Plan Action Team or the neighborhood association may also contact the SAPD SAFFE Officer to assist in notifying the company

Timeline: Short and Ongoing
Lead Partner: Plan Action Team and Dignowity Hill Neighborhood Association
Proposed Partnerships: COSA Public Works, Private tour bus companies, local businesses, SAPD, SAFFE Officers
Proposed Funding Sources: Minimal/Volunteer

Objective 16.2: Invest in traffic calming and safety measures along Pine Street and other neighborhood streets as warranted to allow for the safe and efficient movement of pedestrians, disabled persons, bicyclists, and motorists



Florida Street redesigned as a one way street with on-street parking on one side of the street and a bicycle lane.

Example of a roundabout in Portland, Oregon.

Action Steps:

16.2.1. Initiate a traffic study of Pine Street that will recommend the most appropriate traffic calming devices to be installed

- Measure/investigate the level of cut through traffic along Pine Street
- Focus also on school zone safety near Bowden Elementary

16.2.2. Request traffic calming devices on Pine Street as recommended by the traffic study

16.2.3. Invite the Public Works Department to present the traffic calming toolbox to neighborhood association meetings so that the public is aware of all the tools available to address traffic calming and which are most appropriate

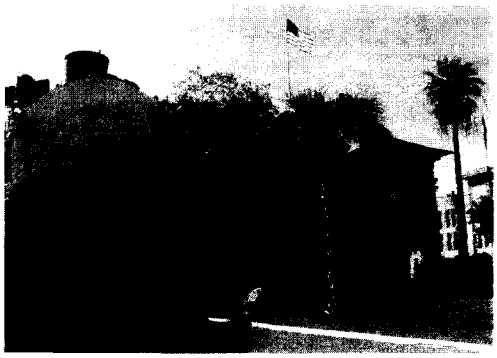
16.2.4. Request other traffic studies as warranted for future proposed traffic calming devices by calling 311

Timeline: Short and Long
Lead Partner: Plan Action Team
Proposed Partnerships: Neighborhood association, COSA Public Works Neighborhood Traffic Engineering, COSA Capital Improvements Management Services
Proposed Funding Sources: Bond, Public/Private funding, Grant, Minimal/Volunteer

Objective 16.3: Provide mass transit options such as streetcars and commuter rail networks to create an eastside multimodal facility

Action Steps:

16.3.1. Convert the Sunset Station Depot into a multi-modal venue for inner city travel and as a commuter train depot with connections to Fort Sam Houston and Austin

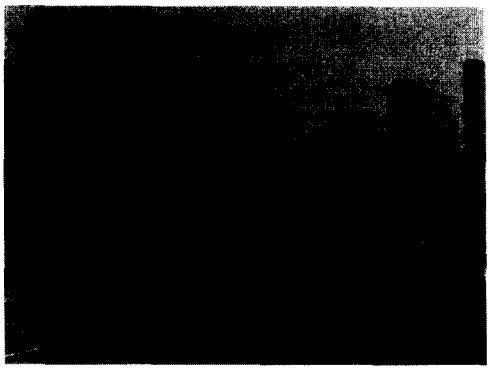


Sunset Station Depot

16.3.2. Reinstate the historic Commerce Street trolley line to connect downtown and the eastside

16.3.3. Work with the Austin-San Antonio Rail Board to promote Eastside multimodal capability

16.3.4. Meet with Amtrak personnel to bring Amtrak commuter rail to Sunset Station



Modern streetcar in Portland, Oregon.

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Neighborhood association, Union Pacific Railroad, VIA Metropolitan Transit, Bexar County, Embrace BRAC, Office of Military Affairs, San Antonio-Bexar County MPO, SAGE
Proposed Funding Sources: Minimal/Volunteer

Objective 16.4: Reduce congestion

Action Step:

16.4.1. Request Public Works to conduct a traffic study to improve the flow of traffic at the Nolan underpass during Alamodome events

Timeline: Short and mid
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works Neighborhood Traffic Engineering
Proposed Funding Sources: Minimal/Volunteer

Objective 16.5: Provide safe travel between Dignowity Hill and downtown

Action Steps:

16.5.1. Request VIA to create a street trolley or streetcar route from Dignowity Hill to downtown along Commerce

Timeline: Short and mid

Lead Partner: Plan Action Team
Proposed Partnerships: VIA Metropolitan Transit, Dignowity Hill Neighborhood Association, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

16.5.2. Install a public art display using neon lights under IH-37 at Nolan and Brooklyn similar to the artwork at Commerce and IH-37 to encourage safe pedestrian and cyclist usage to downtown

- Collaborate with TxDOT, COSA Office of Cultural Affairs, and COSA Public Works

Timeline: Short and mid
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works, TxDOT, COSA Office of Cultural Affairs
Proposed Funding Sources: Minimal/Volunteer

Goal 17: Beautify the area to add upon and reflect the character of the area

Objective 17.1: Increase the amount of landscaped and buffered sidewalks to provide charming aesthetics

Action Steps:

17.1.1. Request that when Public Works is replacing or constructing new sidewalks, they place a safe zone between the street and sidewalk, i.e. landscape buffer

- Apply to participate in the Tree Planting Program sponsored by the Parks and Recreation Department, Planning and Development Services, or similar program
- Include street trees and landscaping in street design standards
- Ensure that all landscaping meets clear vision requirements and does not create a visual obstruction

17.1.2. Enhance the appearance of streets with landscaped sidewalks, bicycle lanes, and wheelchair accessible sidewalks

17.1.3. Advocate for programs to assist property owners with maintaining or installing sidewalks

Timeline: Short to Mid
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, COSA Public Works, COSA Planning and Development Services, COSA Office of Environmental Policy, City Council District 2 Office
Proposed Funding Sources: Minimal/Volunteer, Tree Mitigation Fund

Objective 17.2: Create a sense of place through public art and signage for entry points, civic centers, and gateways into the neighborhood

Action Steps:

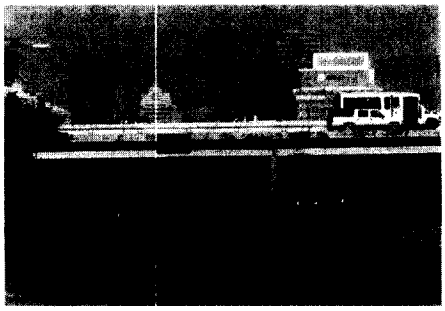
17.2.1. Establish a neighborhood branding committee

17.2.2. Install historic district street signs to identify the historic district

17.2.3. Improve New Braunfels Street over the train tracks in order to create a gateway into the neighborhood

17.2.4. Improve the aesthetics of Houston Street as a gateway corridor to downtown and the AT&T Center as well as a symbol of the Old Spanish Trail

17.2.5. Create a gateway along Nolan from IH-37 to Cherry



Underpass at IH-37 and Nolan

Barren walls of the railroad underpass along Nolan.

17.2.6. Request way-finding signage be placed in the neighborhood in order to direct tourists and neighbors to cultural activities, such as the Old Spanish Trail

- All traffic signs must conform to the Manual on Uniform Traffic Control Devices (MUTCD)
- Signs on private property must be approved by the Planning and Development Services Department prior to installation

17.2.7. Install public art throughout the neighborhood especially within any roundabouts utilizing a central theme to brand the neighborhood

Timeline: Short to Mid
Lead Partner: Plan Action Team
Proposed Partnerships: Neighborhood association, COSA Public Works, COSA Office of Cultural Affairs, COSA Office of Historic Preservation, COSA Planning and Development Services Department
Proposed Funding Sources: Neighborhood fundraiser, Grant

Objective 17.3: Redesign bus shelters to capture the character of the area and deter vandalism of shelters

Action Steps:

17.3.1. Study bus routes to find out which ones are used or needed most often and request that bus shelters with the highest ridership become more attractive

17.3.2. Participate in the Adopt-a-Bus-Shelter Program

Bus shelter within Dignowity Hill.

- Use appropriate materials on shelters proven to deter vandalism
- Coordinate with neighbors, business owners, and community organizations who have shelters outside their front door to care for the shelter and keep clean

17.3.3. Create special designed bus shelters, which reflect the neighborhood character, for those shelters where two bus routes intersect

- Partner with VIA, Office of Cultural Affairs, and the Office of Historic Preservation
- Ensure that the design not only addresses aesthetics but also function to provide a respite from the elements

17.3.4. Construct a covered bus terminal with benches at Ellis Alley with bicycle storage and newsstand

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, private property owners, VIA, COSA Office of Cultural Affairs
Proposed Funding Sources: Minimal/Volunteer, VIA

Goal 18: Ensure streets and sidewalks are free from debris and clutter in order to create a welcoming environment for tourists and neighbors

Objective 18.1: Promote clean streets

Action Steps:

18.1.1. Encourage restaurant and shop owners to keep sidewalks clean from debris and clutter

18.1.2. Partner with COSA to keep streets cleaned or implement a neighborhood improvements district (NID) similar to the Downtown PID Maintenance Amigos

Timeline: Short to Long
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, property owners, business owners, City Council District 2 Office
Proposed Funding Sources: Minimal/Volunteer, PID funds

Goal 19: Reduce flooding in the neighborhood through maintenance of drainage system

Objective 19.1: Monitor current drainage projects and problems

Action Steps:

19.1.1. Initiate and continue communication with COSA Public Works and the City Councilperson to ensure the timely start and completion of programmed Stormwater Maintenance Projects

19.1.2. Identify areas experiencing drainage problems and areas in need of drainage improvements that are not included in COSA's proposed drainage projects for the area

- Petition City Councilperson for the funding of these projects

19.1.3. Request drainage improvements:

- North of Sherman and Pine at the railroad tracks
- At Lamar and the railroad tracks

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

Objective 19.2: Ensure regular maintenance is conducted on current drainage system

Action Steps:

19.2.1. Notify COSA Public Works Storm Water Operations concerning problems by calling 311

Timeline: Immediate and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

OVERALL GOAL

Work toward achieving the goals and objectives that are laid out in the Dignowity Hill Neighborhood Plan

Goal 20: Achieve the plan's goals and objectives through organizing available resources

Objective 20.1: Organize a core group of dedicated stakeholders into a Plan Action Team that meets on a regular basis

Action Steps:

20.1.1. Form a Plan Action Team from existing Planning Team members, neighborhood association members, and stakeholders who are interested in pursuing the goals and objectives of the plan

20.1.2. Establish a charter or bylaws with basic rules of operation, regular meeting schedule, and/or a board

Timeline: Immediate
Lead Partner: Dignowity Hill Planning Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, residents, business owners, property owners, community organizations, COSA Planning and Development Services Department, and City Council District 2 Office
Proposed Funding Sources: Minimal/Volunteer

Goal 21: Provide outreach to increase the Plan Action Team membership, and to establish partnerships that will aid in implementation

Objective 21.1: Promote interest and participation in the plan implementation

Action Steps:

21.1.1. Recruit additional members through an annual open house meeting to discuss the plan implementation progress and priorities

21.1.2. Solicit potential new members at neighborhood association meetings

21.1.3. Participate in National Night Out to educate community about the plan implementation and recruit new members

Timeline: Short and Ongoing
Lead Partner: Dignowity Hill Planning Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, residents, business owners, property owners, community organizations, COSA Planning and Development Services Department, and City Council District 2 Office
Proposed Funding Sources: Minimal/Volunteer

Goal 22: Ensure reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress

Objective 22.1: Prioritize action steps for implementation

Action Steps:

22.1.1. Establish a rational process for prioritizing goals and objectives based on any or all of the following components: time, cost, value to community, etc.

22.1.2. Provide prioritized proposed capital improvement projects for the Annual Improvement Project Report (AIPR)

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, residents, business owners, property owners, community organizations, City Council District 2 Office, TxDOT, San Antonio-Bexar County MPO, and various COSA departments
Proposed Funding Sources: Minimal/Volunteer

Objective 22.2: Monitor and evaluate implementation and progress toward achieving the plan's goals and objectives

Action Steps:

22.2.1. Utilize the indicators list to track progress toward reaching plan goals and objectives

22.2.2. Establish tracking and data collection methods as per the means of verification listed

22.2.3. Set dates for collecting and evaluating data

22.2.4. Evaluate whether indicators are effective tools to measure progress toward achieving goals and objectives

22.2.5. Identify additional indicators or measurement techniques if indicators are not effective tools. In time, the Plan Action Team may want to create and/or track additional indicators

Timeline: Short and Ongoing
Lead Partner: Plan Action Team
Proposed Partnerships: Dignowity Hill Neighborhood Association, business owners, property owners, community organizations, and City Council District Office
Proposed Funding Sources: Minimal/Volunteer

PART II: APPENDICES

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The following list is a quick reference of some of the organizations referenced in this plan. General City Information can also be obtained at www.sanntonio.gov.

211 is a free, easy-to-remember phone number connecting callers with health and human services in their community. 211 provides general information and referral service for the following counties in Texas: Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, and Wilson. Information and referral is available 24 hours a day, 7 days a week throughout the year.

City Customer Service: 311

CITY OF SAN ANTONIO

Animal Care Services
4710 State Hwy 151
(210) 207-4PET or (210) 207-4738
www.sanantonio.gov/animalcare/

Capital Improvements Management Services (CIMS)
(210) 207-1011
www.sanantonio.gov/cims/

City Council
103 Main Plaza
(210) 207-7040
www.sanantonio.gov/council/

City Council District 2 Office
(210) 207-7278
www.sanantonio.gov/council/D2/index.asp

Code Compliance
1400 S Flores
(210) 207-8200
www.sanantonio.gov/codecomp/

Community Initiatives
115 Plaza de Armas, Ste. 210
(210) 207-8198
www.sanantonio.gov/comminit/

Disability Access Office
311
www.sanantonio.gov/ada/index.asp

Economic Development
100 W Houston St
(210) 207-8080
www.sanantonio.gov/edd

Emergency Operations Center
8130 Inner Circle
(210) 206-8580
www.sanantonio.gov/emergency/em_main.asp

Fire Department
(210) 207-8492
www.sanantonio.gov/safd/

Household Hazardous Waste Facility
7030 Culebra Rd
(210) 207-6440
www.sanantonio.gov/swmd/EMD/HHW.asp

Housing and Neighborhood Services
1400 S Flores
(210) 207-7881
www.sanantonio.gov/nad/

Library
600 Soledad
(210) 207-2500
www.sanantonio.gov/Library/

Neighborhood Planning and Urban Design
1901 S Alamo
(210) 207-7873
www.sanantonio.gov/planning/neighborhoods.asp

Neighborhood Traffic Engineering Division
311
www.sanantonio.gov/publicworks/trafeng/neighborhood.asp

Office of Cultural Affairs (OCA)
318 W Houston
(210) 222-ARTS
www.sahearts.com/

Office of Environmental Policy (OEP)
(210) 207-1721
http://www.sanantonio.gov/oep/

Office of Historic Preservation (OHP)
1901 S Alamo
(210) 215-9274
www.sanantonio.gov/historic

Parks and Recreation
(210) 207-8297
www.sanantonio.gov/sapar

Planning and Development Services
1901 S Alamo
(210) 207-1111
www.sanantonio.gov/dsd

Police
Non-Emergency (210) 207-7273
Emergency 911
www.sanantonio.gov/SAPD/

Public Works
311
www.sanantonio.gov/publicworks

Regional Planning Section
1901 S Alamo
(210) 207-7873
www.sanantonio.gov/planning/Comprehensive.asp

San Antonio Metropolitan Health District
Metro Health
332 W Commerce
(210) 207-8780
www.sanantonio.gov/health/

Small Business First Point
(210) 207-3900

Solid Waste Management
1940 Grandstand
(210) 207-6400
www.sanantonio.gov/swmd

Traffic Operations Division
311
www.sanantonio.gov/publicworks/trafeng/TrafficOpsDiv.asp

ALL OTHER AGENCIES

ACCION Texas
2014 S Hackberry St
(210) 226-3664 or (888) 215-2373
www.acciontexas.org

Alamo Area Council of Governments (AACOG)
8700 Tesoro Dr, Ste. 700
(210) 362-5200
www.aacog.com

Alamo Area Partners for Animal Welfare (AAPAW)
info@aapaw.org
www.aapaw.org

Animal Defense League
11300 Nacodoches Rd
(210) 655-1481
www.adltexas.org

Greater San Antonio Builders Association
3625 Paesanos Parkway
(210) 696-3800
www.sabuilders.com

Green Spaces Alliance
4901 Broadway
(210) 222-8430
www.greenspacesalliance.org

Humane Society SPCA of Bexar County
4804 Fredericksburg Rd
(210) 226-7461
www.humanesocietyspca.org

Keep San Antonio Beautiful, Inc,
1940 Grandstand
(210) 207-6460
www.keepsabeautiful.org

Merced Housing Texas
212 W Laurel
(210) 281-0234
www.mercedhousingtexas.org

Neighborhood Housing Services of San Antonio
847 Steves Ave.
(210) 533-6673
www.nhsofsa.org

Neighborhood Resource Center
(210) 735-0586
www.nrc-sa.org

Own Up San Antonio
www.ownupsa.com

San Antonio-Bexar County Metropolitan Planning Organization (MPO)
825 S St. Mary's
(210) 227-8651 or (800) 735-2989
www.sametroplan.org

San Antonio Conservation Society
107 King William St
(210) 224-6163
www.saconservation.org

San Antonio for Growth on the Eastside (SAGE)
1149 East Commerce, Suite 210
(210) 248-9178
www.sagesanantonio.org

San Antonio Housing Authority
818 S Flores
(210) 477-6262
www.saha.org

San Antonio Housing Trust
2515 Blanco Rd
(210) 735-2772
www.sahousingtrust.org

San Antonio Independent School District (SAISD)
141 Lavaca
(210) 299-5500
www.saisd.net

San Antonio Parks Foundation
314 E Commerce, Ste. 720
(210) 212-8423
www.saparksfoundation.org

South Texas Women's Business Center
100 W Houston St., Ste. 1900
(210) 207-0112
www.stwbc.com

Spay-Neuter Assistance Program (SNAP)
(210) 673-7722
www.snapus.org

St. Philip's College
1801 Martin Luther King
(210) 486-2000
www.accd.edu/spc/

Texas Department of Transportation (TxDOT)
4615 NW Loop 410
(210) 615-1110
www.txdot.gov

United Way
700 S Alamo
(210) 352-7000
www.unitedwaysatx.org

San Antonio Small Business Development Center
501 W Durango
(210) 458-2020
http://sasbdc.txsbdc.org/

VIA Metropolitan Transit
800 W Myrtle
(210) 362-2000
www.viainfo.net

AASHTO – American Association of State Highway and Transportation Officials

Accessory Building – A building subordinate to the use of the primary building located on the same lot, such as a detached garage, storage or out-building.

ADA – Americans with Disabilities Act

Adaptive Reuse – The development of a new use for an older building or for a building originally designed for a specific purpose.

Alley – A road primarily used to access the rear of residences and businesses - not designed for general traffic.

Arterial Street – A route used primarily for the movement of traffic, which may be both local and non-local in nature. Several classifications include:

- Primary Arterial – A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.
- Secondary Arterial – A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, medium intensity activity centers.

At-Grade Crossing – The general area where two or more roadways, railways, and/or pathways join or cross. For example, an at-grade railroad crossing has a street going across the railroad tracks.

Bicycle Facility– Any facility that provides for bicycle accommodation. May include: improved shoulder; bicycle trail; multi-use path; bicycle route; bicycle lane; and bicycle parking.

- Improved Shoulders– Unsigned striped outer edge of a roadway that may be used by cyclists to separate from automotive traffic.
- Bicycle Trail – A bicycle facility designed to accommodate bike travel off-road typically found in parks or other types of access easements.
- Multi-use Path – An access route, usually scenic, for the exclusive use of bicycles and pedestrians, physically separated from motorized vehicular traffic by an open space or barrier and either within the right-of-way or within an independent right-of-way.
- Bicycle Route – A signed designated route on roadways recommended for bicycle traffic due to low traffic volumes, minimized conflict points, lane width, etc.
- Bicycle Lane – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.
- Bicycle Parking – A bicycle rack or bicycle locker used to store bicycles when not in use.

Board of Adjustment (BOA) - Composed of 11 members and 6 alternates appointed by City Council for 2-year terms. Hears and rules on exemptions to Unified Development Code (UDC) requirements. Appeals to BOA decisions are made to district court. Meets the 1st and 3rd Monday of each month at 1:00 PM at the Development and Business Services Center, Board Room, 1st Floor, 1901 South Alamo.

Buffer – A strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible, or to shield or block noise, lights or other nuisances. This can include fences and beams as well as shrubbery and trees.

Building Coverage – The percentage of the lot area covered by the building area.

Bus Stop Bulb – A portion of the sidewalk that extends out to the lane of traffic at a bus stop providing wider sidewalk space and more room for waiting bus passengers and street furniture. This provides a minimum loss of on-street parking by allowing buses to pick up and drop off passengers while stopped in the traffic lane next to the bulb. Buses do not have to re-enter the flow of traffic, thus saving valuable transit time.

Bus Only Lanes – Curb lane segments on high-volume arterials that are dedicated exclusively to buses and other high-occupancy vehicles in order to help the speed and reliability of buses.

Bus Pullout/Turnout – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.

Bus Zone Landing Pad – A paved area between the sidewalk and the curb for bus riders to board and disembark without having to step in the grass or mud in the planting strip. Especially useful for riders in wheelchairs or with strollers.

Census Tract – Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Collector Street – A street that carries traffic from minor streets to the major system of arterial streets and highways.

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Charette – Is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

COSA – City of San Antonio

Crosswalk – The marked or unmarked portion of the roadway designated for pedestrians to cross the street.

Curb Bulb – An extension of the curb line into the roadway. This improves pedestrian crossings by providing better visibility between motorists and pedestrians, shortening the crossing distance, and reducing the time that pedestrians are in the street. They also prevent vehicles from parking in a crosswalk and may encourage motorists to drive more slowly. Intersections may have full or half-corner curb bulbs. Also know as flares.

Curb Cut – An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

Curb Radius – Refers to the degree of curvature of the curb at a corner. Other conditions being equal, a large curb radius allows right-turning vehicles to turn more quickly than a small curb radius. A reduced curb radius shortens the pedestrian crossing distance, improves visibility between pedestrians and motorists, reduces the speed at which motorists can turn, and may add parking spaces to the street.

Curb Ramp – The area of the sidewalk, usually at the intersection, that allows easy access/transition for wheelchairs, strollers, and other wheeled equipment, between the sidewalk and the street.

Density – the number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Duplex – A building used exclusively for residential purposes containing two dwelling units.

Dwelling – A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling Unit – A building or portion or a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Effective Sidewalk Width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.

Egress – An exit.

Eminent Domain – The authority of a government to take, or authorize the taking of, private property for public use. The Fifth Amendment to the U.S. Constitution requires just compensation for any taking and prohibits the taking of private property for private use unless declared blighted.

Expressway – A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.

Façade – the exterior wall of a building exposed to public view.

Full Street Closure – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be built to allow passage of pedestrians, bicycles and wheel chairs.

Grade-separated crossing – An interchange between roadways, railways, or pathways that provides for the movement of traffic on different levels.

Granny Flat – an additional separate dwelling unit on a property that is considered secondary or accessory to the primary residence on the parcel typically with its own entrance, kitchen, bathroom and living area. May be in the form of one of the following types: a garage apartment, an apartment above or below the primary residence, or a detached guesthouse typically in the rear of the primary structure.

Green Building - Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier in and outdoor environments.

Greenspace - Wooded and grassy areas that provide sites for recreation and enjoyment

of nature, often located in the midst of urban areas that are otherwise occupied by buildings and paved areas.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Household – Consists of all the people who occupy a housing unit.

Housing Unit – (as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

HOV – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

Infill Development – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

Kiosk – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studies.

Local Access Street – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Mixed-Use Development - Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

Node – A center of activity or development, often located at a major intersection.

Off-street parking – Publicly or privately owned parking outside the street right-of-way.

Open Space – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and

recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay Zoning – Is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

Pedestrian Friendly – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

Pedestrian Refuge Island – A defined area in the center of the street that protects pedestrians from moving traffic and provides a safe place to wait to cross the street. They allow the pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

Pedestrian Scale Lighting – Overhead street lighting that is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

Planning Commission – Responsible for reviewing and approving applications for the subdivision and development of land and recommends amendments and additions to the City's Master Plan. Has nine members appointed by City Council for two-year terms. Meets the 2nd and 4th Wednesday of each month at 2:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

Planting Strip – The street right-of-way area lying between the constructed curb and the sidewalk.

Residential Parking Zone – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

Right-of-way (ROW) – 1) A strip of land platted, dedicated, condemned,, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device.

Roundabout – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

School Zone – An established reduced speed area around a school.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Shoulder – The paved or unpaved area between the roadway edge and the property line.

Single-family Detached Dwelling – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

Street Furniture – Accessories and amenities placed on sidewalks for the convenience

and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.

Streetscape – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

Street Tree – A tree planted within the public right-of-way. Street trees can create comfortable, pedestrian-scale spaces, provide shade, reduce heat and absorb pollutants.

Tax Increment Financing (TIF) – TIF is a financing tool used to attract development or redevelopment to areas that are currently not benefiting from private-sector investment. The area in which TIF is being used is known as a Tax Increment Reinvestment Zone (TIRZ). For more information, visit http://www.sanantonio.gov/nad/devdiv/tif/tif.asp

Townhome/Townhouse – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

Traffic Calming – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

Traffic Circle – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. Similar to a roundabout but at a smaller scale.

Transit Oriented Development (TOD) – Retail services and other uses clustered in a "town center" and a range of housing densities are offered providing an alternative to typical suburban growth patterns typically located 0.25 mile radius around a transit stop that is designed to emphasize a pedestrian environment where it is convenient for residents and employees to travel by transit, bicycle or foot.

Uncontrolled Intersection – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.

Walkable Community - A community that is pedestrian oriented, where connectivity between housing, retail, schools and community facilities is prioritized to ensure accessibility by walking or bicycling.

Weatherization - Improvements to energy efficiency of a structure, especially by reducing air flow into or out of the structure. Typical weatherization measures include: adding insulation, caulking and weatherstripping; replacing incandescent light bulbs with compact fluorescent light bulbs (CFLs); replacing inefficient appliances; and shading or window screening windows.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Commission - Tasked with making recommendations to City Council on zoning change requests and boundaries of zoning districts. Composed of eleven members appointed by City Council with one from each council district and the Mayor which serve overlapping two-year terms. Meets the 1st and 3rd Tuesday of each month at 1:00 PM at the Development and Business Services Center, Board Room, 1st Floor, 1901 South Alamo.

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

APPENDIX 2-C: STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT)

The purpose of the first community meeting held on June 15, 2009 was to engage the community stakeholders in a discussion about the Strengths, Weaknesses, Opportunities, and Threats (SWOTs) in the community. At the meeting, participants were divided into groups to identify the issues and concerns within the planning area. Input gathered at the community meeting was used as a starting point in creating the plan goals, objectives, and action steps to address the weaknesses and threats as well as to highlight and develop the strengths and opportunities.

Strengths are characteristics or elements within the planning area that make the area standout when compared to other areas in the city.

Weaknesses include problems found within the community that are harmful to the health and well-being of the community.

Opportunities are conditions, both existing and proposed, beyond the neighborhood boundaries that could improve the neighborhood and impact the area in a positive manner

Threats may be internal but are generally external issues or actions that could influence the neighborhood in a negative manner and jeopardize the future success of the community.

HOUSING AND ECONOMIC DEVELOPMENT

Strengths/Opportunities	Weaknesses/Threats
GENERAL S- Proximity to Carver center Alamo/ Downtown/AT&T S- View and closeness to Downtown S- Good Public Service S- Near museum vicinity S- Art benches on Commerce Street S- Strong community base/good people S- Good attraction for BRAC S- Neighborhood Association S- Community/People care for each other S- Affordable property S- History S- Diversity S- Artists: Live/Work S- Historic Rail Yard O- Close to downtown – able to expand downtown to the eastside through a clean up effort O- Possibility to build a community garden at Olive and Burleson O- Old Spanish Trail O- Easy access to expressway	GENERAL W- Noise W- Trash/debris in alleys W- Construction debris left behind near St. James and Lamar W- Code Compliance enforcement especially at Palmetto and Hays W- Graffiti ▪ Along Pine from Sherman to Alder ▪ At the intersection of Nolan and Pine ▪ At the intersection of Mesquite and Lamar W- Trashy/unsecured house are used as crack houses W- Absentee Landlords T- Lack of code compliance enforcement from City T- Dumping in empty lots T- Tagging T- Demolition of historic Ellis Alley T- HEB area bound by Houston, New Braunfels, Canton, and St. James

O- Historic Opportunity O- Recommend revitalization at the Intersection of Hackberry and Armadillo Alley HOUSING S- Diversity of small homes S- Homes with Character - Small town feel/ history/ S- Architecture of houses SCHOOLS S- Bowden Elementary has a parenting program through the United Way S- Bowden Elementary has a strong PTA S- Bowden Elementary is has achieved recognized status by the TEA ECONOMIC DEVELOPMENT S- Neighborhood owned businesses S- Merchant Cold Storage Trade School bound by Dawson, Cherry, Houston, and Chestnut S- Diverse businesses/small family owned businesses S- Development & Businesses on Commerce Street S- Near Museum vicinity O- Good attraction for BRAC O- Convert remaining residential amongst commercial uses on Houston between Hackberry and Mesquite to commercial or multifamily use O- If clean up cemeteries, able to be a tourist attraction O- Restoration of New Braunfels, concentrating on reviving businesses O- Opportunity for infill development on vacant lots O- Tourism O- Push cart derby O- Rezone commercial Property at the intersection of Houston and Monumental O- Development/educational opportunities at warehouses such as trades O- Mixed-Use Zoning, IDZ at the intersection of Montana and Pine	HOUSING W- Home Maintenance Costs - financial assistance needed T- Vacant homes for 2-3 years, especially on Olive/Sherman & Sherman/Hackberry T- Public housing - get rid of public housing between Hays, Hackberry, Armadillo Alley, and Mesquite T- Homeless at intersection of Mesquite and Nolan and in Dignowity Park

TRANSPORTATION AND INFRASTRUCTURE

Strenghts/Opportunities	Weaknesses/Threats
GENERAL S- Distinct small streets S- Hays Street Bridge S- Bike trail S- Nolan underpass S- New Braunfels overpass S- Lots of bus routes S- Quiet Zone from Cherry to end of Dignowity O- Houston and New Braunfels part of the Old Spanish Trail O- Reroute charter/commercial buses straight to highway O- Direct trucks to stay only on Sherman and not the residential streets O- Nolan as a gateway to downtown because of railroad underpass O- Old Spanish Trail on Houston and New Braunfels ROADWAYS O- Houston a major corridor used to access AT&T Center O- Paving alleys (i.e. Dawson, Dalton, Yoakum, Dawson) O- Repair Gorham Street O- Gorman Street between Pine & Palmetto streets needs repaved curbs O- Restriping of main roads O- Give alleys back to homeowners LIGHTING S- Lights on Burnet from Hackberry to railroad tracks SIDEWALK O- Sidewalks along Sherman Street	GENERAL W- Houston unattractive to visitors (needs lighting) W- Big trucks and charter/commercial buses traveling on residential streets especially Burleson and Nolan W- Damage on Cherry and Mesquite from Houston to Center due to commercial bus route W- Private commercial buses use Pine between New Braunfels and Hays W- Lamar, Hays, Burnet, and Nolan have poor street conditions with big holes between Pine and New Braunfels W- Railroad crossing at Houston damaged and difficult to cross – recommend under/over-pass W- Sherman Street is barricaded and blocked W- No curbing, sidewalks, and bad lighting along Mesquite Street W- Carver parking W- Railroad tracks and horn W- Not enough bike lanes on streets T- Railroad noise – recommend extending the quiet zone to end of West Dignowity ROADWAYS W- Speed Bumps W- Street property damage W- Street repairs need at Burnet and railroad tracks TRAFFIC W- Traffic on Center T- Nolan underpass LIGHTING W- Too many lights on Burnet from Hackberry to railroad tracks W- Lighting W- Poor lighting: on Pine from Burnet to Sherman; at Nolan and Mesquite; at Lamar and Mesquite DRAINAGE W- Bad drainage along Pine Street & Lamar Street T- Drainage/flooding especially at Sherman and Pine

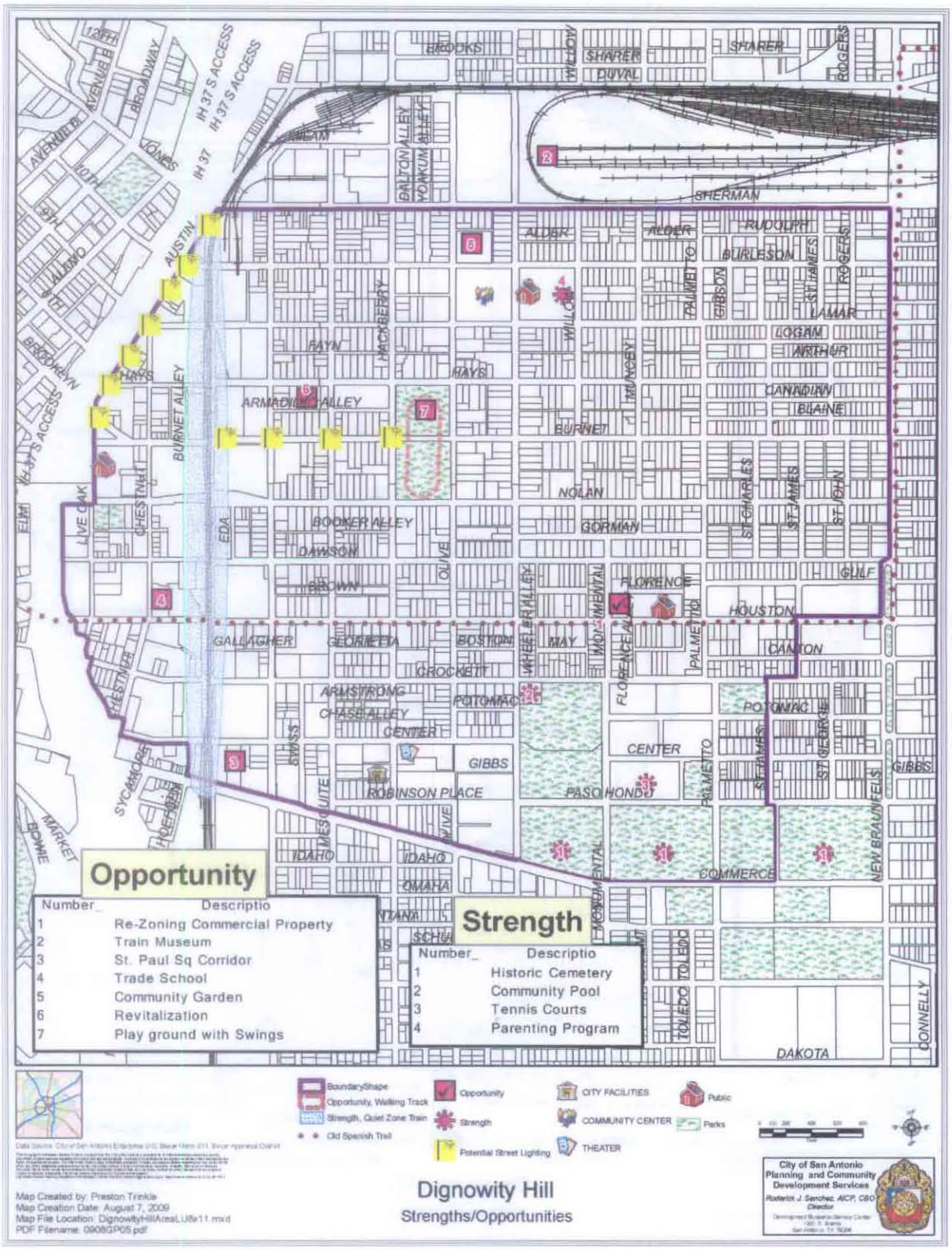
	SIDEWALKS W- Poor sidewalks on Nolan between Cheery and Hackberry W- No sidewalks/Poor conditioned areas adjacent to schools ▪ Hays from Muncey to Pine ▪ Sherman from Muncey to Pine ▪ Burleson from Pine to Olive ▪ Muncey from Sherman to Hays ▪ Pine from Lamar to Hays ▪ In area of bound by Dawson, Palmetto, May, and Monumental W- Sidewalks need improvement at Mesquite from Lamar to Nolan, Burnet from Hackberry to Cherry, St. Charles from Rudolph to Dawson, Can't Stop from Lamar to Dawson

COMMUNITY FACILITIES AND PUBLIC HEALTH

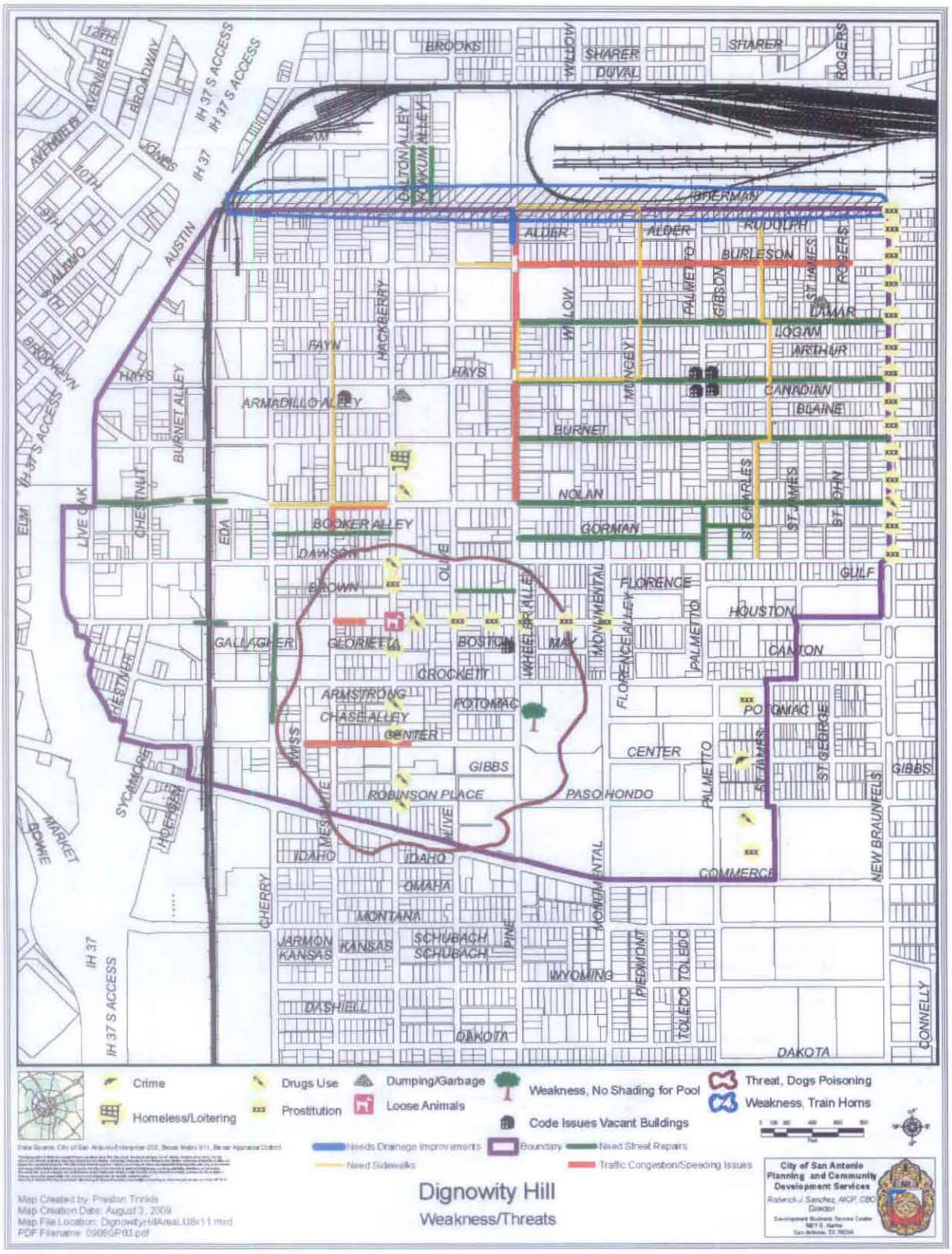
Strenghts/Opportunities	Weaknesses/Threats
GENERAL S- Lockwood recreational park and Dignowity Park S- Community pool and tennis courts at Euretta Fairchild Community Center S- Good Parks S- Delta House at Crockett and Pine S- St. Paul's Square S- Carver Centers S- Cemeteries S- Dulling House Clinic S- Healy Murphy School S- Church/Community Center at the intersection of Hackberry and Burnet S- Ella Austin Centers S- Bowden School S- Historic Dulnig-Schneider House O- Lockwood Park could install a playground with swings for young children to play O- Improving Healy Murphy Park including upgrading the basketball court and improve empty house O- Library O- Community gardens at Lockwood and Dignowity Parks O- Walking trail: throughout Dignowity Park and Lockwood Park O- Community center at Lockwood Park able to host regular events	GENERAL W- No shading over community pool at Euretta Fairchild Community Center W- Trash in Lockwood park W- Uneven pavement around parks W- Not enough public activities in parks W- No organized activities in parks such as tennis W- Not enough access for public use T- City Plan to sell St. Paul Square. It is the last vestige of African American history built dating back to post-Emancipation.

CRIME AND PUBLIC SAFETY

Strenghts/Opportunities	Weaknesses/Threats
GENERAL O- Downtown drinking law may be expanded to Dignowity Hill to remove some of the public drinking O- Healy Murphy Center-improve the court and Dulling house for community policing O- Better lighting O- Lighting along railroad tracks POLICE S- Good relationship with the police FIRE O- Proposed new fire station at Cherry and Nolan	GENERAL W- Prostitution on New Braunfels from Dawson to Sherman, and on Houston from Monumental to Mesquite W- Hackberry also known as crackberry from Brown to Robinson Place W- Drug abuse in Dignowity Park W- Drugs/Prostitution ▪ At the intersection of Hackberry and Crockett ▪ At the intersection of Hackberry and Houston ▪ At the intersection of Hackberry and Dawson ▪ In the park-North Boundary(NB): Crockett; East Boundary (EB): St. James; South Boundary (SB): Potomac; West Boundary (WB): Palmetto ▪ In the park- NB: Paso Hondo; EB: St. James; SB: Commerce; WB: Palmetto ▪ New Braunfels from Logan to Houston ▪ B/c of gas station at the intersection of New Braunfels and Nolan ▪ Houston from St. James to Monumental W- Prostitution, Drugs, and Loitering bound by Brown Alley, Olive, Glorietta, and Mesquite; and at Bluebonnet, Dawson, and St. John W- Crime bounded by Potomac, St. James, Paso Hondo, and Palmetto T- Vagrants T- Drug abuse and prostitution at corner of Nolan and New Braunfels T- Undesirable strangers loitering on Nolan between Hackberry and Eda POLICE W- Need more police and undercover police W- Police response W- Needs police substation/storefront ANIMAL CONTROL W- Loose animals at Hackberry and Houston T- Poisoning animals between Dawson, Pine, Commerce, and Cherry T- Irresponsible dog owners T- Animal control SPEEDING & TRAFFIC W- Speeding ▪ Hays from New Braunfels to Pine ▪ Nolan from New Braunfels to Pine ▪ Palmetto from Hays to Nolan ▪ Pine from Hays to Nolan W- Speeding at Pine, Burnet from Hackberry to Cherry, and Nolan from Hackberry to Mesquite W- Traffic law enforcement T- Speeding on Pine between Nolan and Hays – need stop sign


Opportunity
Number_ Descriptio
1 Re-Zoning Commercial Property
2 Train Museum
3 St. Paul Sq Corridor
4 Trade School
5 Community Garden
6 Revitalization
7 Play ground with Swings
Strength
Number_ Descriptio
1 Historic Cemetery
2 Community Pool
3 Tennis Courts
4 Parenting Program
BoundaryShape
Opportunity, Walking Track
Strength, Quiet Zone Train
Old Spanish Trail
Opportunity
Strength
Potential Street Lighting
CITY FACILITIES
COMMUNITY CENTER
THEATER
Public
Parks
City of San Antonio
Planning and Community
Development Services
Roderick J. Sanchez, AICP, CBO
Director
Map Created by: Preston Trinkle
Map Creation Date: August 7, 2009
Map File Location: DignowityHillAreaLU8x11.mxd
PDF Filename: 0908GP05.pdf
Dignowity Hill
Strengths/Opportunities

Map 14

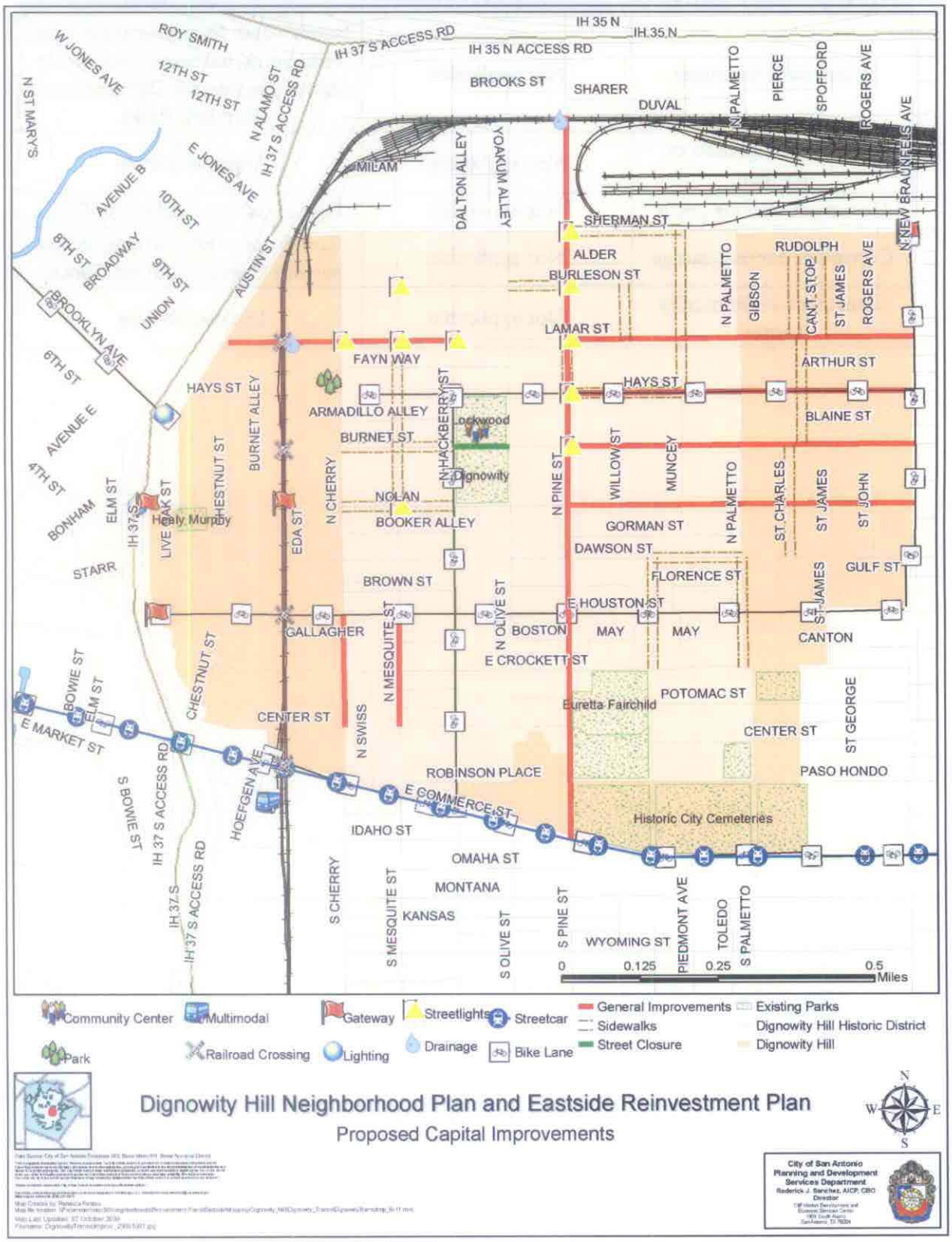

Crime
Homeless/Loitering
Drugs Use
Prostitution
Dumping/Garbage
Loose Animals
Weakness, No Shading for Pool
Code Issues Vacant Buildings
Threat, Dogs Poisoning
Weakness, Train Horns
Needs Drainage Improvements
Need Sidewalks
Boundary
Need Street Repairs
Traffic Congestion/Speeding Issues
Map Created by: Preston Trinkle
Map Creation Date: August 3, 2009
Map File Location: Dignowity-HiArea-U8x11.mxd
PDF Filename: 0906UP03.pdf
Dignowity Hill
Weakness/Threats
City of San Antonio
Planning and Community
Development Services
Roderick J. Sanchez, AICP, CBO
Director
BROOKS
SHARER
DUVAL
ROGERS
IH 37 S ACCESS
IH 37
AUSTIN
BROADWAY
AVENUE B
AVENUE C
JONES
ALAMO
BROOKLYN
HAYS
BURNET ALLEY
CHESTNUT
LIVE OAK
ELM
EDA
DULTON ALLEY
KAKUM ALLEY
BIERMAN
ALDER
RUDOLPH
BURLESON
ST JAMES
LAMAR
LOGAN
ARTHUR
CANADIAN
BLAINE
BURNET
NOLAN
GORMAN
ST CHARLES
ST JOHN
GULF
HOUSTON
CANTON
HACKBERRY
WILLOW
MUNGER
PALMETTO
GIBBS
FAYN
ARMADILLO ALLEY
BOOKER ALLEY
DAWSON
BROWN
OLIVE
FLORENCE
GALLAGHER
GEORGETTA
BOSTON
WHEELER ALLEY
MONUMENTAL
FLORENCE ALLEY
CROCKETT
ARMSTRONG
CHASE ALLEY
CENTER
POTOMAC
ST GEORGE
WISS
MESQUITE
ROBINSON PLACE
PASO HONDO
NEW BRAUNFELS
SYCAMORE
HOEFGEN
MARKET
BOWIE
IDAHO
OMAHA
COMMERCE
CHERRY
MONTANA
JARMON
KANSAS
SCHUBACH
PINE
WYOMING
PIEDMONT
TOLEDO
DASHIELL
DAKOTA
CONNELLY

Map 15

IMPROVEMENT	ROADWAY	SCOPE
Install streetlights	Lamar	From Cherry to Hackberry
	Mesquite	Between Lamar and Burleson
	Nolan	At Mesquite
	Pine	From Burnet to Sherman
	Cherry Street	To be determined
	Hays Street	
	Sherman Street	
Wheelchair accessible curb cuts and sidewalks	Various	To be determined
General street improvements	Cherry Street	From Houston to Center
	Mesquite	
	Lamar	From Chestnut to Hackberry; From Pine to New Braunfels
	Hays Street	From Pine to New Braunfels
	Burnet	
	Nolan	
	Pine	From Commerce to the railroad tracks
Repair/Install sidewalks	Monumental	From Dawson to Crockett
	Dawson	From Monumental to Palmetto
	Palmetto	From Dawson to Crockett
	Nolan	From Cherry to Hackberry
	Hays Street	From Muncey to Pine
	Sherman Street	From Muncey to Pine
	Burleson	From Pine to Olive
	Muncey	From Sherman to Hays
	Pine	From Lamar to Hays
	Mesquite	From Lamar to Nolan
	Burnet	From Hackberry to Cherry
	St. Charles	From Rudolph to Dawson
	Can't Stop	From Lamar to Rudolph
	Willow	From Lamar to Burleson
Widen and landscape sidewalk	Hackberry	To be determined
Improve railroad crossing	Houston	At railroad crossing
	Commerce	
	Lamar	
	Burnet	
Install lighting	Railroad tracks	To be determined

IMPROVEMENT	ROADWAY	SCOPE
Designate bicycle lanes	Houston	From IH-37 to New Braunfels
	New Braunfels	From Houston to Sherman
	Hays	From Hackberry to New Braunfels
	Hackberry	From Hays to Commerce
	Commerce	From New Braunfels to Frio
	Brooklyn	From IH-37 to San Antonio River
Institute traffic calming devices	Pine	From Commerce to railroad
Street closure	Burnet	From Hackberry to Olive
Install neon lights under IH-37	Nolan	Under IH-37
	Brooklyn	
Create a gateway	New Braunfels	Over the railroad yard
	Houston	From IH-37 to AT&T Center
	Nolan	At IH-37 and at railroad underpass
Install historic district street signs	Dignowity Hill Historic District	See Boundary map
Install a historic marker or information kiosk for the Eastside Cemeteries	Paso Hondo	At Monumental
Install way-finding signage for visitors	St. Paul Square	To be determined
	Ellis Alley	
	Dignowity Hill Historic District	
	Hays Street Bridge	
	Old Spanish Trail	
Designate the Old Spanish Trail with signage	Houston	From IH-37 to New Braunfels
	New Braunfels	From Houston to Sherman
Establish a multimodal station/depot	Not applicable	At Sunset Station
Institute a streetcar/street trolley	Commerce	East-West; Connecting Dignowity Hill to Our Lady of the Lake University
Improve drainage	Pine	North of Sherman at the railroad crossing
	Lamar	At railroad crossing
Establish new park	Not applicable	Under the Hays Street Bridge at Cherry Street
Improve Fairchild Tennis Courts	Not applicable	Resurface the tennis courts and install/repair lighting

IMPROVEMENT	ROADWAY	SCOPE
Install park amenities	Not applicable	Install water fountains, trash cans, restrooms, barbeque pits, picnic table at Lockwood, Dignowity, and Fairchild Parks
Construct a gazebo or pavilion	Not applicable	Dignowity Park
Construct walking paths	Not applicable	Dignowity and Lockwood Parks
Construct parking garage	Not applicable	Construct a new parking facility for the Carver Cultural Center
Construct a community center	Not applicable	Lockwood Park


Dignowity Hill Neighborhood Plan and Eastside Reinvestment Plan
Proposed Capital Improvements
Community Center
Multimodal
Gateway
Streetlights
Streetcar
Park
Railroad Crossing
Lighting
Drainage
Bike Lane
General Improvements
Sidewalks
Street Closure
Existing Parks
Dignowity Hill Historic District
Dignowity Hill
0 0.125 0.25 0.5 Miles
IH 35 N
IH 35 N ACCESS RD
IH 37 S ACCESS RD
ROY SMITH
W JONES AVE
12TH ST
N ST MARY'S
N ALAMO ST
E JONES AVE
AVENUE B
10TH ST
8TH ST
BROADWAY
9TH ST
UNION
AUSTIN ST
BROOKLYN AVE
6TH ST
AVENUE E
4TH ST
BONHAM
ELM ST
STARR
BROOKS ST
SHARER
DUVAL
N PALMETTO
PIERCE
SPOFFORD
ROGERS AVE
NEW BRAUNFELS AVE
MILAM
DALTON ALLEY
YOAKUM ALLEY
SHERMAN ST
ALDER
BURLESON ST
RUDOLPH
GIBSON
CANT STOP
ST JAMES
LAMAR ST
ARTHUR ST
FAYN WAY
HAYS ST
ARMADILLO ALLEY
BURNET ST
BLAINE ST
N HACKBERRY ST
N PINE ST
WILLOW ST
MUNCEY
ST CHARLES
ST JOHN
NOLAN
BOOKER ALLEY
GORMAN ST
DAWSON ST
FLORENCE ST
GULF ST
BROWN ST
E HOUSTON ST
GALLAGHER
N MESQUITE ST
N OLIVE ST
BOSTON
MAY
CANTON
E CROCKETT ST
POTOMAC ST
ST GEORGE
CENTER ST
N SWISS
Euretta Fairchild
PASO HONDO
E MARKET ST
BOWIE ST
CHESTNUT ST
S BOWIE ST
HOEFGEN AVE
ROBINSON PLACE
E COMMERCE ST
Historic City Cemeteries
IDAHO ST
OMAHA ST
MONTANA
KANSAS
S CHERRY
S MESQUITE ST
S OLIVE ST
S PINE ST
WYOMING ST
PIEDMONT AVE
TOLEDO
S PALMETTO
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

Map 16

COMMUNITY FACILITIES AND PUBLIC HEALTH				
1.1: Encourage more usage of parks	Organize Friends of Dignowity Hill Parks	Friends of Dignowity Hill Parks established	Immediate	Plan Action Team records
	Number of events scheduled in parks annually	Minimum of one event scheduled in each park annually	Immediate and ongoing	Parks and Recreation records
	Number of people attending events held in Dignowity Hill parks	Minimum of 100 people attending parks events annually		Plan Action Team records
	Historic marker or information kiosk	1 historic marker or information kiosk indicating the historic cemeteries	Immediate to long	
1.2: Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors	Percent of community facilities without adequate lighting at night	100% of community facilities have adequate lighting at night	Immediate and ongoing	Plan Action Team records
	Parking facility for events at the Carver Cultural Center	1 parking facility constructed to serve the Carver Cultural Center	Immediate to long	Carver Cultural Center records
1.3: Add more landscaping to existing parks	Number of parks recommended for additional landscaping	Less than 1 park in need of additional landscaping	Short to long	Parks and Recreation records
	Community garden	A minimum of 1 community garden established and maintained		Plan Action Team records
1.4: Enhance current park facilities	Percent of parks without adequate lighting at night	100% of parks have adequate lighting at night	Immediate and ongoing	Parks and Recreation records
	Number of parks recommended to install additional water fountains, trash cans, and restrooms	Less than 1 park in need of additional amenities		Plan Action Team records
	Number of basketball hoops in disrepair longer than three months	Less than two basketball hoops are in disrepair longer than three months		
	New park under Hays Street Bridge at Cherry Street	1 new park	Immediate to long	Parks and Recreation records
	New community center at Lockwood Park	1 new community center	Mid to long	Capital Improvements Management Services
	Skate park at Fairchild or Healy-Murphy Park	1 skate park in Dignowity Hill	Mid to long	Parks and Recreation records

1.4: Enhance current park facilities (cont.)	Burnet Street closure between Hackberry and Olive to connect the two parks	Closure of Burnet Street between Hackberry and Olive	Short to long	Capital Improvements Management Services
	Number of covered picnic tables and barbeque pits in Fairchild and Lockwood Park	A minimum of 6 covered picnic tables and barbeque pits in Fairchild and Lockwood Park	Short to long	Parks and Recreation records
	Gazebo or pavilion in Dignowity Park	1 gazebo or pavilion constructed in Dignowity Park	Short to long	
	Plan with community input for the redevelopment of Healy-Murphy Park	1 redevelopment plan with public input for Healy-Murphy Park	Immediate to mid	
1.5: Provide walking paths in Lockwood and Dignowity Park	Miles of walking paths	Minimum of 1.0 miles of walking paths	Short to long	Parks and Recreation records
2.1: Encourage the visitation of historic sites	Dignowity Hill tour guide	1 Dignowity Hill tour guide	Immediate to mid	Office of Cultural Affairs or Office of Historic Preservation records
	Historic cemeteries tour guide	1 Historic cemeteries tour guide		
	Number of way finding signs installed to direct visitors to local sites	A minimum of five way finding signs installed		Plan Action Team records
3.1: Provide educational information at neighborhood association and community meetings	Number of wellness essays or facts presented in the neighborhood association newsletter	A minimum of 2 wellness essays or facts annually	Short and ongoing	Dignowity Hill Neighborhood Association records
	Number of physical fitness events taking place in Dignowity Hill	A minimum of 1 physical fitness event annually		Plan Action Team records
3.2: Focus on youth programs to create a culture of wellness	Number of youth activities and programs aimed at promoting public health	A minimum of 4 youth activities or programs annually	Short and ongoing	Plan Action Team records
CRIME AND PUBLIC SAFETY				
4.1: Reduce criminal activity in the neighborhood	Number of violent and nonviolent crimes being committed	Substantial decrease in the number of violent and nonviolent crimes being committed in the neighborhood	Short and ongoing	SAPD data
	Active Cellular on Patrol participants	A minimum of one organized group participating in the Cellular on Patrol program		

4.2: Increase law enforcement and police presence	Establishment of Police Bike Patrol in Dignowity Hill	1 Police Bike Patrol unit in Dignowity Hill	Short to long	SAPD data
4.3: Eliminate consumption of alcoholic beverages on public streets and in public parks	Adoption of City ordinance to prohibit consumption of alcoholic beverages	City ordinance adopted to prohibit consumption of alcoholic beverages in Dignowity Hill	Short to long	City of San Antonio Code of Ordinances
5.1: Collaborate with the City to increase public safety through code enforcement, graffiti abatement and property maintenance	Number of participants in anti-graffiti programs annually	A minimum of 20 anti-graffiti participants annually	Short and ongoing	Housing and Neighborhood Services records
	Number of code compliance complaints left unresolved	No more than 5% of code compliance complaints are left unresolved annually		
6.1: Promote proper animal care practices and reduce the number of stray animals	Number of free or low cost spay and neuter programs offered annually in Dignowity Hill	A minimum of one annual event offering free or low cost spay and neuter programs in Dignowity Hill	Short to long	Plan Action Team records
7.1: Encourage residents to take responsibility for their neighborhood	Number of neighborhood association members	Increase membership by a minimum of 5% annually	Short to long	Dignowity Hill Neighborhood Association records
HOUSING AND ECONOMIC DEVELOPMENT				
8.1: Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing	Number of new structures being constructed and number of structures being reoccupied	A minimum of ten new structures or reoccupied structures annually	Short to long	Plan Action Team records
	Number of "rehabarama" programs	A minimum of 1 rehabarama executed in Dignowity Hill		
	Number of property owners utilizing available incentives and grants	A minimum of 10 property owners qualifying for available incentives and grants annually		
8.2: Convert renters to owners	Percentage of owner-occupied housing	Greater than 50% of residents are home owners	Short to long	Bexar County Appraisal District data
9.1: Improve housing for mid-range level consumers that are cost efficient to allow the renovation of historic structures that are in disrepair	Number of housing rehabilitations that are accomplished through subsidies for renovation	A minimum of 10 houses annually receive some sort of rehabilitation subsidy annually for renovations annually	Short to long	Plan Action Team records
9.2: Assist elderly and disabled to maintain and repair housing	Number of elderly property owners utilizing available incentives and grants for home repair and maintenance	A minimum of 5 elderly property owners utilizing a grant or incentive to repair or maintain their housing annually	Immediate and ongoing	Plan Action Team records

9.3 Recognize historic preservation and housing and building restoration as a first priority over demolition	Number of demolitions that did not pose a serious threat to public health, safety, or welfare	No structures are demolished that do not pose a serious threat to public health, safety, or welfare	Immediate and ongoing	Office of Historic Preservation records
9.4: Enhance and maintain public housing so that it contributes to the beauty of the neighborhood	Number of public housing developments that do not contribute to the beauty of the neighborhood	100% of public housing developments contribute to the beauty of the neighborhood	Short to mid	Plan Action Team records
10.1: Develop a distinct historic preservation strategy for Dignowity Hill	Established design guidelines for Dignowity Hill Historic District developed with neighborhood input	1 approved design guidelines for Dignowity Hill Historic District	Short to mid	Office of Historic Preservation records
	Update the Dignowity Hill Historic District Inventory and create a list of endangered structures	Update the Dignowity Hill Historic District Inventory and list of endangered structures no less than every 10 years	Short and ongoing	
11.1: Encourage green homes and green building	Percentage of structures utilizing green or weatherization technology in Dignowity Hill	More than half of structures in Dignowity Hill utilize green or weatherization technology	Short and ongoing	Office of Environmental Policy
12.1: Establish and promote shopping within the Dignowity Hill neighborhood	Number of new small businesses establishing in Dignowity Hill	A minimum of 10 new businesses established annually	Short to long	Plan Action Team records
12.2: Redevelop commercial businesses along North New Braunfels Avenue	Number of participants in Project Facelift	A minimum of 2 businesses a year participating in Project Facelift	Short to long	Neighborhood Commercial Revitalization records
12.3: Capitalize on the Riverwalk expansion	Bicycle connectivity to the Riverwalk	A minimum of 1 bicycle lane along Brooklyn to the Riverwalk	Short to long	Office of Environmental Policy data
12.4: Open the flow of people from the north side to the east side	Entrance to Fort Sam Houston on New Braunfels	Access to Fort Sam Houston on New Braunfels	Long	Office of Military Affairs records
12.5: Discourage development of any new pawn shops and non-bank check cashing businesses	Number of new pawn-shops or non-bank check cashing businesses in Dignowity Hill	No new pawnshops or non-bank check cashing businesses establish	Short to long	Planning and Development Services records

12.6. Encourage investment and adaptive reuse of former industrial or warehouse structures	Warehouse/ Industrial space occupancy rate	Less than 20% of former industrial sites are vacant	Short to long	Real estate records
	Square footage of office, flex, and incubator space	500,000 sqaure feet of office, flex, and incubator space within Dignowity Hill	Long	Real estate records
13.1: Create a local government with smaller council districts that can better address neighborhood concerns	Number of local government meetings held to reach Dignowity Hill residents specifically	A minimum of one annual local government meeting held to reach Dignowity Hill residents annually	Long	City of San Antonio records
TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE				
14.1: Construct walking and bicycling paths	Construct a bicycle/ pedestrian network to connect Dignowity Hill to the Riverwalk utilizing the Hays Street Bridge and Brooklyn	A minimum of one bicycle lane and sidewalks/path along Brooklyn from the Hays Street Bridge to the Riverwalk	Short to long	Office of Environmental Policy records
	Bicycle connectivity to Salado Creek Greenway	A minimum of one designated bicycle route, land or path to the Salado Creek Greenway from Dignowity Hill		
15.1: Provide additional streetlights where necessary for pedestrian safety	Number of additional streetlights installed as recommended in the neighborhood plan	A minimum of 5 streetlights installed as recommended by the neighborhood plan	Short	Plan Action Team records
15.2: Add, improve, and/or replace street pavement, sidewalks, and curbs to allow and encourage the safe movement of pedestrians, disabled persons, and bicyclists	Street design standards adopted for the Dignowity Hill Historic District	Adopted street design standards for the Dignowity Hill Historic District	Short to long	Plan Action Team records
	Percent of sidewalks that are ADA compliant	100% of all sidewalks in Dignowity Hill are ADA compliant		
	Percent of street improvements implemented as recommended by the neighborhood plan	100% of all street improvements are implemented as recommended by the neighborhood plan		
15.3: Provide improved access for pedestrians and motorists crossing railroad tracks	Number of railroad crossings in disrepair for longer than 5 months	Less than 1 railroad crossing is in disrepair longer than 5 months annually	Short to long	Plan Action Team records

15.4: Encourage additional bicycle facilities in compliance with AASHTO guidelines and promote bicycling to allow for easy and safe access within the community	Bicycle network designated to connect to the Hays Street Bridge	Designated bicycle network to the Hays Street Bridge	Short and ongoing	Plan Action Team records, Office of Environmental Policy records
	Bicycle lanes designated along the Old Spanish Trail	2 designated bicycle lanes along Houston and New Braunfels		
	Bicycle lane designated on Commerce	1 designated bicycle lane on Commerce		
	Number of new bicycle parking sites available	A minimum of 3 new sites designated with bicycle parking		
	Number of bicycle rides organized to pass through Dignowity Hill	A minimum of 3 bicycle rides through Dignowity Hill annually	Short and ongoing	Plan Action Team records, Office of Environmental Policy records
16.1: Ensure that bus and eighteen wheeler truck traffic follow City Code Chapter 19, Section 292	Number of trucking or bus companies that frequently violate Chapter 19, Sec. 292	No trucking or bus companies frequently violating Chapter 19, Sec. 292	Short and ongoing	Plan Action Team records
16.2: Invest in traffic calming and safety measures along Pine Street and other neighborhood streets as warranted to allow for the safe and efficient movement of pedestrians, disabled persons, bicyclists, and motorists	Traffic study of Pine Street with recommendations for traffic calming	1 completed traffic study that indicates what if any traffic calming devices are recommended	Short to long	Plan Action Team records
	Installation of traffic calming devices as recommended by study	Completion of installation of traffic calming devices		
16.3: Provide mass transit options such as streetcars and commuter rail networks to create an eastside multimodal facility	Establish a multimodal facility at Sunset Station Depot	Eastside multimodal facility at Sunset Station	Short to long	Plan Action Team records
	Reinstate the Commerce Street trolley line	Commerce Street trolley connects residents on eastside to downtown		VIA records
16.4: Reduce congestion	Conduct a study of the Nolan underpass to reduce traffic after Alamodome events	Study with recommendations to reduce traffic after Alamodome events	Short to mid	Public Works records
16.5: Provide safe travel between Dignowity Hill and downtown	Reinstate the Commerce Street trolley line	Commerce Street trolley connects residents on eastside to downtown	Short to mid	VIA records
	Install public art displays using neon lights under IH-37 at Nolan and Brooklyn	Public art displays using neon lights under IH-37 installed under Nolan and Brooklyn		Plan Action Team records

17.1: Increase the amount of landscaped and buffered sidewalks to allow easy access and to provide charming aesthetics	Percentage of new sidewalks installed with a landscape buffer or planting strip	A minimum of 50% of new sidewalks are installed with a landscape buffer or planting strip	Short to mid	Plan Action Team records
17.2: Create a sense of place through public art for entry points, civic centers, and gateways into the neighborhood	Creation of a neighborhood branding committee	1 neighborhood branding committee	Short to mid	Plan Action Team records, Dignowity Hill Neighborhood Association records
17.2 (cont.)	Number of streets within the Dignowity Hill Historic District with the historic district street signs	All streets within the Dignowity Hill Historic District are designated with historic street district signs	Short to mid	Public Works records, Office of Historic Preservation records
	Installation of neighborhood gateways at New Braunfels, Nolan, and Houston	A minimum of 3 clearly identifiable gateways identifying the neighborhood		Plan Action Team records
	Installation of way-finding signage to significant cultural or heritage sites	All significant cultural or heritage sites are easily found through the installing of way-finding signs		Plan Action Team records
	Percentage of properties within a quarter mile of a public art display	100% of properties are within a quarter mile of a public art display		Plan Action Team records, Office of Cultural Affairs
17.3: Redesign bus shelters to capture the character of the area and deter vandalism of shelters	Percentage of bus shelters that are part of the Adopt-a-Bus-Shelter program	A minimum of 50% of bus shelters within Dignowity Hill are adopted by community members	Short to long	VIA records
	Installation of special designed bus shelters	Special designed bus shelters installed		
18.1: Promote clean streets	Establishment of a Dignowity Hill neighborhood improvements districts	Dignowity Hill neighborhood improvements district created	Short to long	Plan Action Team records
19.1: Monitor current drainage projects and problems	Drainage improvements at Pine and the railroad tracks	Drainage improvements completed at Pine and the railroad tracks	Immediate to mid	Plan Action Team records
	Drainage improvements at Lamar and the railroad tracks	Drainage improvements completed at Lamar and the railroad tracks		
19.2: Ensure regular maintenance is conducted on current drainage system	Number of responses to calls reporting drainage system failures	All reports of drainage system failures are addressed immediately	Immediate and ongoing	311 Customer Service

TAKING ACTION				
20.1: Organize a core group of dedicated stakeholders into a Plan Action Team that meets on a regular basis	Establishment of a Plan Action Team	1 Plan Action Team created	Immediate	Plan Action Team records
21.1: Promote interest and participation in the plan implementation	Number of Plan Action Team members	A minimum of twenty at large Plan Action Team members	Short and ongoing	Plan Action Team records
22.1: Prioritize action steps for implementation	Prioritize capital improvement projects annually for the Annual Improvements Project Report (AIPR)	5 prioritized capital improvements projects updated annually	Short and ongoing	Planning and Development Services records
22.2: Monitor and evaluate implementation and progress toward achieving the plan's goals and objectives	Percentage of indicators showing no progress toward completion	A minimum of 25% of indicators are making progress toward completion annually	Short and ongoing	Plan Action Team records

RESOLUTION NO. 09-10-32

RECOMMENDING THE DIGNOWITY HILL NEIGHBORHOOD PLAN, AN AREA BOUNDED BY SHERMAN STREET ON THE NORTH, NORTH NEW BRAUNFELS AVENUE AND ST. JAMES STREET ON THE EAST, CENTER STREET, EAST HOUSTON STREET, EAST CROCKET STREET, AND EAST COMMERCE STREET ON THE SOUTH, AND INTERSTATE HIGHWAY 37, HOEFGEN AVENUE, CHESTNUT, LIVE OAK, AND AUSTIN STREET ON THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Dignowity Hill Neighborhood Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on October 28, 2009.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The Dignowity Hill Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28 day of October 2009.

Approved:

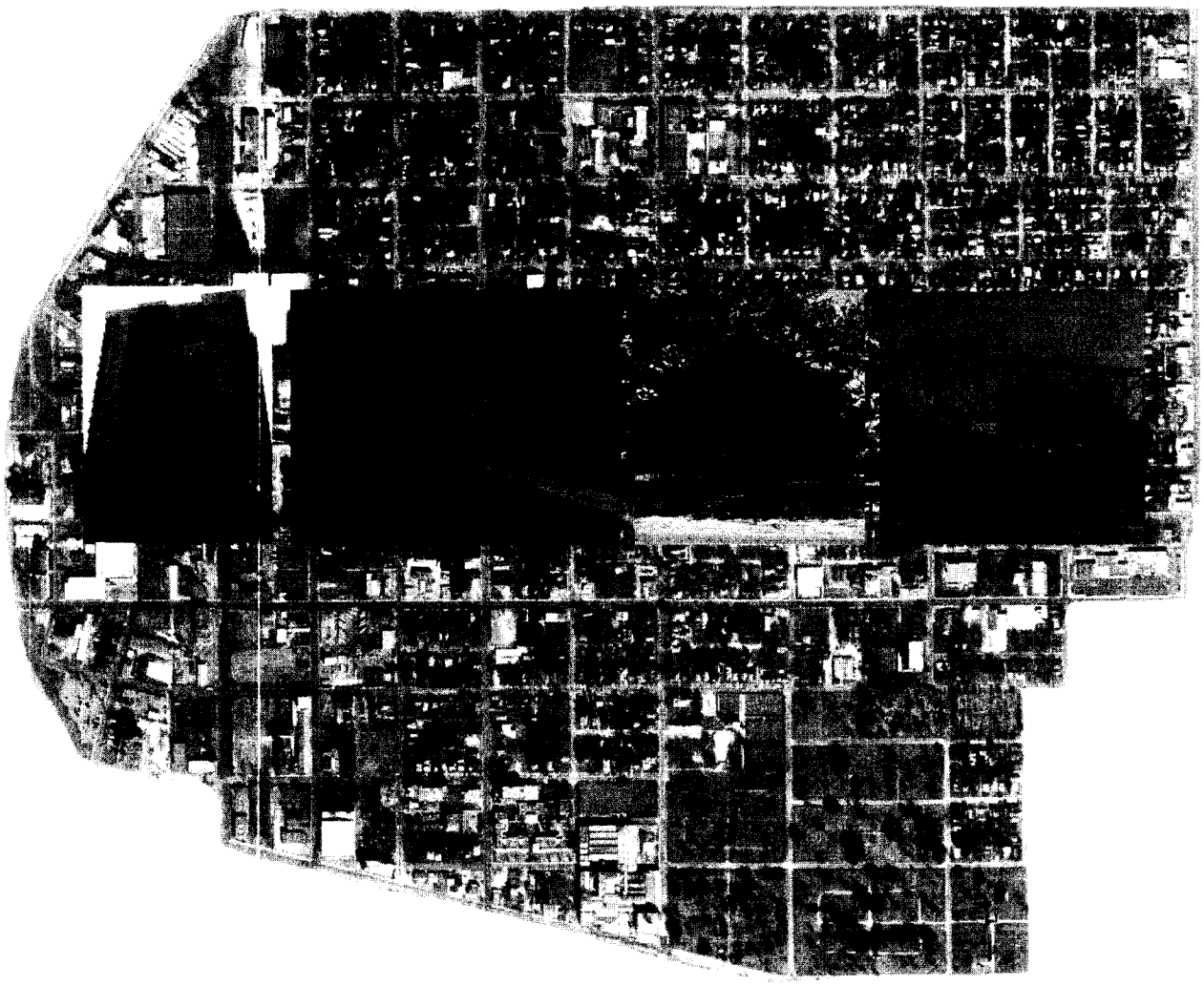
Cecilia G. Garcia, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

RESERVED

PART III:
EASTSIDE REINVESTMENT PLAN



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REINVESTMENT PLAN PURPOSE

The City of San Antonio adopted the Strategic Plan for Community Development on September 4, 2008. The Strategic Plan laid out the framework for developing a reinvestment plan. The Eastside Reinvestment Plan sets comprehensive community development goals including strategies for targeted reinvestments in physical and social elements. The Eastside Reinvestment Plan also includes an action element that identifies lead partners and funding mechanisms. The reinvestment plan implements the goals and objectives of the Dignowity Hill Neighborhood Plan in addition to taking into consideration goals and recommendations from other plans listed in the related plans section.

Additionally, the Eastside Reinvestment Plan relies on the San Antonio Infill and Reinvestment Policy (I&RP). The I&RP's intent is to coordinate public initiatives to stimulate private investment in walkable urban communities. The goals of the I&RP are: to increase development on vacant lots; increase redevelopment on underutilized buildings and sites; increase rehabilitation, upgrade, adaptive reuse of existing buildings; improve maintenance of existing buildings and sites; and increase business recruitment and assistance. The I&RP will be implemented through comprehensive and coordinated reinvestment in public and private partnerships to address the challenges to infill development and establish sustainable design and development standards.

ADOPTION PROCESS

The Eastside Reinvestment Plan was presented to the Community Development Advisory Committee on September 8, 2009 for its recommendation to become part of the update to the Strategic Plan for Community Development. City Council will be presented the update to the Strategic Plan for Community Development with inclusion of the three reinvestment plans for adoption.

Various plans have been adopted for the Eastside Reinvestment Plan area. The Downtown Neighborhood Plan and the Arena District/ Eastside Community Plan were adopted in 1999 and 2003, respectively. Both of these plans are to be superseded by the adoption of the Dignowity Hill Neighborhood Plan. As previously stated, the Eastside Reinvestment Plan will become part of the update to the Strategic Plan for Community Development and relies on the Infill and Reinvestment Policy. Additionally, the Saint Paul Gateway District Development Plan, the Base Realignment and Closure (BRAC) Growth Management Plan, and the Strategic Historic Preservation Plan provide some strategies that overlap with the goals of this plan and the Dignowity Hill Neighborhood Plan. Below is a brief summary of these overlapping areas of these plans. To see a full summary of these related plans see Appendix 3-A.

DIGNOWITY HILL NEIGHBORHOOD PLAN

The Dignowity Hill Neighborhood Plan was developed concurrently with the Eastside Reinvestment Plan. The planning meetings discussed themes for both the reinvestment plan and the neighborhood plan simultaneously. The Dignowity Hill Neighborhood Plan sets out the goals and objectives for reinvestment of the Dignowity Hill neighborhood. The Dignowity Hill Neighborhood Plan is divided into six plan chapters: Future Land Use; Community Facilities and Public Health; Crime and Public Safety; Housing and Economic Development; Transportation, Infrastructure, and Drainage; and Taking Action.

The Eastside Reinvestment Plan takes the goals and objectives of the Dignowity Hill Neighborhood Plan one step further by prioritizing actions for reinvestment. The neighborhood plan besides providing the basis for the reinvestment plan also provides a future land use plan that designates what the preferred type of development is desired and where. Mixed use development is desired west of Cherry and along Houston, Commerce, and North New Braunfels. The interior of the neighborhood is desired to remain predominantly residential in preservation of the historic character of the neighborhood. Some commercial uses are recommended to remain where they have historically existed at the corner of residential streets. To review the full document contact the Planning and Development Services Department.

SAINT PAUL GATEWAY DISTRICT DEVELOPMENT PLAN

The Saint Paul Gateway District Development Plan is the product of the Urban Land Institute (ULI) Advisory Services Program commissioned by the City of San Antonio in November 2004. The report was a product of a panel of experts that addressed a series of specific planning and development issues in the area directly east of downtown. The Saint Paul Gateway District boundaries are: IH-37 to the west, Montana Street to the south, and Monumental Street to the east. The area's northern boundary zig zags along Nolan Street, Brown Alley, Dawson Alley, and Florence Street.

The plan identified four development strategies: reconnecting with the city; humanizing the corridor; investing in the district; and establishing a new focus and a new identity. To review the full development plan, visit http://www.sanantonio.gov/planning/pdf/neighborhoods/SanAntonioTX04v7.pdf or contact the Planning and Development Services Department.

The Saint Paul Gateway District Development Plan recommended several improvements to Dignowity Hill some of which have been addressed and others that have not been implemented. One of the most prominent is to create a gateway along East Commerce Street. Another goal was to rehabilitate the Hays Street Bridge which is currently under construction. To humanize the corridor the plan called for converting Commerce to a two way street on both sides of the highway. This recommendation has not yet been implemented. Live/work units, mixed use, and urban design details are encouraged. This goal can be seen in the implementation of the East Commerce Arts and Entertainment District. The plan wished to focus on residential revitalization for mixed-incomes and the need for reinvestment in the area. The new focus being mixed-use development and retaining the single-family residential uses within the historic district. The Saint Paul Gateway District Development Plan vision is still relevant today and in need of further implementation of the plan's recommendations.

BASE REALIGNMENT AND CLOSURE (BRAC) GROWTH MANAGEMENT PLAN

The Base Realignment and Closure (BRAC) Growth Management Plan prepared by the City of San Antonio Office of Military Affairs was released in September 2008. The complete document is available through the Office of Military Affairs at http://www.sanantonio.gov/oma/gmp.asp.

The BRAC Growth Management Plan provides a recommendation on a comprehensive intervention program in order to resolve any issues in association with base expansion at Fort Sam Houston. The plan also sets out to double the economic impact of BRAC, support revitalization of the near-downtown East Side neighborhoods, and reduce adverse related energy and environmental impacts. The plan provides policy recommendations and neighborhood interventions.

The overall vision in the BRAC Growth Management Plan for the eastside neighborhoods is to encourage rehabilitation of housing within the existing neighborhoods and to nurture and encourage business development to provide residents with necessary services. The plan stresses the need for organizations and government to assist individuals to access funds to remodel, restore, maintain and purchase these homes. The plan recommends a lot-by-lot, house-by-house, building-by-building approach as one of the most critical factors in fueling and sustaining revitalization efforts in order to motivate and inspire the existing population, challenge the older landlords, and encourage newcomers.

STRATEGIC HISTORIC PRESERVATION PLAN

The Strategic Historic Preservation Plan creates a long-term vision and achievable strategies for improving the San Antonio's historic preservation program. The plan was adopted by City Council on August 20, 2009. The plan seeks to build on past successes by acknowledging the role of historic preservation in shaping the City's urban form and character, in contributing to the City's overall economic development, and in sustaining a high quality of life for all San Antonio residents, businesses, and visitors. The full plan may be viewed through the Office of Historic Preservation website at http://www.sanantonio.gov/Historic/Index.asp?res=1152&ver=true.

The strategies presented in the plan are organized according to six categories: City Planning, City Zoning, Economic Development, Historic Resources, Incentives, and Education and Advocacy. The Strategic Historic Preservation Plan recommends implementing many of the ideas that are included in both the Dignowity Hill Neighborhood Plan and the Eastside Reinvestment Plan. The Strategic Historic Preservation Plan recommends reinvestment plans, rehabaramas, and unique design standards for historic districts. It is envisioned that the reinvestment plan will champion the goals and objectives of the Strategic Historic Preservation Plan specifically for Dignowity Hill.

The crucial piece of the reinvestment plan is defining the priority reinvestment actions that will have the greatest impact both in the short term as well as in the long term for the neighborhood. Through the planning process, eight reinvestment strategies emerged. The strategies are ranked with the highest priority being listed first. Although these strategies are ranked by the community stakeholders, it is important to note that all of these strategies are interrelated and dependent upon one another. An integrated approach to reinvestment is essential. Any type of investment to housing or businesses will not be successful without infrastructure improvements and crime prevention. The long term vision for reinvestment in the Dignowity Hill neighborhood will be realized through strategic incremental investment of both private and public funds.

The following reinvestment priority actions emerged:

1. Implementation cooperation
2. Infill development and housing rehabilitation
3. Safe environment
4. Transportation networks and complete streets
5. Economic development
6. Enhance community facilities
7. Preserve and promote the historic character
8. Showcase environmental sustainability

1. IMPLEMENTATION COORDINATION

The first step and highest priority is to develop a core group of individuals representative of residents, property owners, business owners, governmental and non-governmental agencies to undertake the implementation of the reinvestment plan. The first priority action begins the outreach process to publicize the plan and locate potential partners that will implement the actions in the plan.

The following are steps to be taken to implement the reinvestment priority actions:

1.1. Host a kick-off event to the reinvestment plan

Priority Level: High
Time Frame: 2009
Proposed Partners: COSA Planning and Development Services, Dignowity Hill Neighborhood Association, COSA Office of Environmental Policy, COSA Housing Neighborhood Services, COSA Animal Care Services, City Council District 2 Office, COSA Office of Military Affairs, CPS Energy, etc.
Potential Funding Source: Grants, General fund

1.2. Organize one group with partners from both the public and private sector to implement the reinvestment plan

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Planning and Development Services, San Antonio Housing Authority, COSA Office of Historic Preservation, San Antonio for Growth on

the Eastside, COSA Office of Military Affairs, local businesses, residents, property owners, and other nonprofits
Potential Funding Source: Minimal/Volunteer

1.3. Utilize the interdepartmental oversight/single point of contact

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Planning and Development Services, COSA Housing and Neighborhood Services, San Antonio for Growth on the Eastside
Potential Funding Source: Minimal/Volunteer

1.4. Establish a land bank for development

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Planning and Development Services, Dignowity Hill Neighborhood Association, COSA Economic Development
Potential Funding Source: General fund, Grant

1.5. Monitor and measure the progress of the plan implementation

Priority Level: High
Time Frame: 2011 - Ongoing
Proposed Partners: Dignowity Hill Neighborhood Association, Dignowity Hill Plan Action Team, and other partners
Potential Funding Source: Minimal/Volunteer

2. INFILL DEVELOPMENT AND HOUSING REHABILITATION

One of the key issues for the Dignowity Hill neighborhood is the number of houses in disrepair and the amount of vacant lots scattered throughout the planning area. In order to improve the fabric and cohesion of the neighborhood, an infill strategy to build new housing or commercial businesses on vacant lots is recommended in addition to rehabilitating or renovating housing in disrepair. Rebuilding the neighborhood will bring new life and energy into the area.

Infill housing must provide housing choices to appeal to all income ranges and household sizes. It is important that densities within the neighborhood range from single family houses to multifamily apartments. A mix of incomes in the neighborhood is also desired so that the current diversity and affordability is maintained in future years.

For areas within the historic district, it is important that any reconstruction or new construction take into consideration the historic character of the neighborhood. Prior to any work in the historic district, it is recommended that the property owner or representative meet with the staff of the Office of Historic Preservation to ensure that the historic character is taken into account.

Example of Dignowity Hill housing stock

The following are steps to be taken to promote infill housing and housing rehabilitation:

2.1. Provide housing restoration assistance to subsidize rehabilitation

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Housing Neighborhood Services, COSA Office of Historic Preservation, Merced Housing, San Antonio Housing Trust, Conservation Society
Potential Funding Source: Community Development Block Grant, Historic Tax Credits, available grants, and loans

2.2. Implement a "rehabarama" program for one to two blocks

Priority Level: High
Time Frame: 2011
Proposed Partners: COSA Housing Neighborhood Services, COSA Office of Historic Preservation, San Antonio Builders Association
Potential Funding Source: Community Development Block Grant and available grants

2.3. Create a website to market properties for sale

Priority Level: Medium
Time Frame: 2010
Proposed Partners: Dignowity Hill Plan Action Team, Dignowity Hill Neighborhood Association, San Antonio Board of Realtors
Potential Funding Source: Minimal/Volunteer

2.4. Meet with absentee land/property owners to sell or renovate housing

2.5. Meet with responsible home builders and developers to encourage the development of quality constructed infill housing and or restoration of older housing in disrepair

Priority Level: Medium
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association and Dignowity Hill Plan Action Team
Potential Funding Source: Minimal/Volunteer

2.6. Work with UTSA School of Architecture to develop infill housing designs with cost estimates

- For areas within a historic district, ensure that designs are approved by the Historic Design and Review Commission
- Designs must also comply with all applicable building codes of the Unified Development Code and the International Residential Code

2.7. Make UTSA designs available for property owners to build on vacant parcels

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: UTSA School of Architecture, Dignowity Hill Neighborhood Association. Dignowity Hill Plan Action Team, Community Development Advisory Committee - Pilot Projects Subcommittee, COSA Office of Historic Preservation, COSA Planning and Development Services
Potential Funding Source: Minimal/Volunteer

2.8. Coordinate with St. Philip's College to build one house per semester

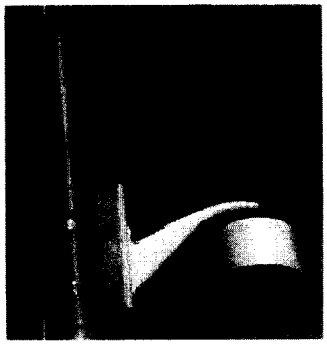
Priority Level: High
Time Frame: 2010 - Ongoing
Proposed Partners: St. Philip's College, COSA Housing and Neighborhood Services, COSA Office of Historic Preservation, COSA Planning and Development Services, Dignowity Hill Neighborhood Association and Dignowity Hill Plan Action Team
Potential Funding Source: Grants, Loans, Private funds

3. SAFE ENVIRONMENT

Neighborhood stakeholders have been concerned with crime, vandalism, and stray animals that deter investment in the neighborhood. Crime such as substance abuse and prostitution has been reported along the major thoroughfares in the area. Community stakeholders have expressed the need to address crime in the neighborhood as one of the first priorities for the reinvestment plan. Stray animals will also preclude residents and visitors from feeling safe walking or bicycling through the neighborhood.

To address the concerns for public safety, the following are some recommended actions:

3.1. Install more lighting and or video surveillance in crime hot spots to deter criminal activity



Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, SAPD, City Council District 2 Office, local business owners
Potential Funding Source: Grant

3.2. Institute Police Bike Patrol

Priority Level: High
Time Frame: 2011
Proposed Partners: Dignowity Hill Neighborhood Association, SAPD, City Council District 2 Office, COSA Parks and Recreation
Potential Funding Source: Grant

3.3. Prohibit the consumption of alcoholic beverages on public streets and in pubic parks similar to provisions for Downtown and the King William area

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Planning and Development Services
Potential Funding Source: General Fund

3.4. Plant trees or other natural barrier to prevent graffiti

3.5. Participate in and promote anti-graffiti programs

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Housing and Neighborhood Services, COSA Office of Environmental Policy, COSA Parks and Recreation
Potential Funding Source: Minimal/Volunteer

3.6. Provide education regarding responsible animal care

3.7. Increase Animal Care Services

3.8. Invite mobile spay and neuter units to provide free or low cost services in the neighborhood

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Animal Care Services, AAPAW, SNAP
Potential Funding Source: Minimal/Volunteer , Grant, General Fund

4. TRANSPORTATION NETWORKS AND COMPLETE STREETS

Transportation networks connect people and places. The neighborhood streets must be a safe and pleasant place for community members to interact and enjoy. Complete streets require design standards that take into consideration all possible users. The complete streets policies ensure that streets and roads work for drivers, transit riders,

pedestrians, and bicyclists, as well as for older people, children, and people with disabilities. The reinvestment strategy is to design complete streets in Dignowity Hill with consideration of the character of the neighborhood. The desired economic development and infill housing depend on reliable transportation networks with complete streets that can be utilized by all residents and visitors.

The following are the recommended actions for enhancing the streetscape:

4.1. Install additional streetlights

4.2. Request street improvements for the following:

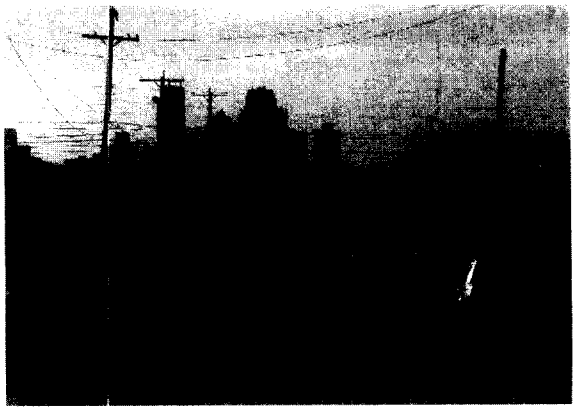
- Cherry and Mesquite from Houston to Center;
- Lamar, Hays, Burnet, and Nolan from Pine to New Braunfels; and
- Pine from Commerce to the railroad

4.3. Repair/Install sidewalks on:

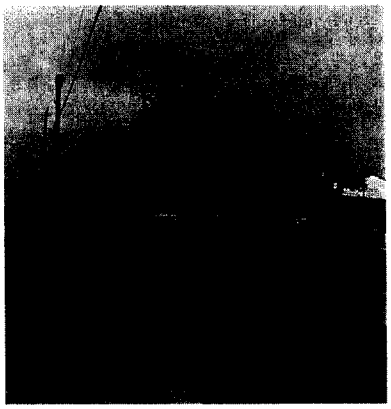
- Nolan,
- Hays,
- Sherman,
- Burleson,
- Muncey,
- Pine,
- Mesquite,
- Burnet,
- St. Charles,
- Can't Stop, and
- Willow

4.4. Widen sidewalks with a landscape buffer on Hackberry for pedestrians

4.5. Create safe zones between the street and sidewalk, i.e. landscape buffer, and include street trees in street design standards



Hays Street looking west.



Sidewalks with a landscape buffer in Houston

Priority Level: High to Medium
Time Frame: 2010 and ongoing
Proposed Partners: COSA Public Works, COSA Capital Improvements Management Services, COSA Planning and Development Services
Potential Funding Source: General Fund, Bond, Advanced Transportation District Funds, Grants

4.6. Improve the railroad crossings at Houston, Commerce, Lamar and Burnet

4.7. Add lighting along railroad tracks for public safety

Priority Level: Medium
Time Frame: 2011
Proposed Partners: Union Pacific Railroad, COSA Public Works
Potential Funding Source: Grants, General Fund, Bond

4.8. Designate a bicycle lane along Hays Street, Hackberry, Houston, and Commerce

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Office of Environmental Policy, COSA Public Works, COSA Capital Improvements Management Services, San Antonio-Bexar County MPO, Alamo Area Council of Governments, TxDOT
Potential Funding Source: General Fund, Bond, Advanced Transportation District Funds, Grants

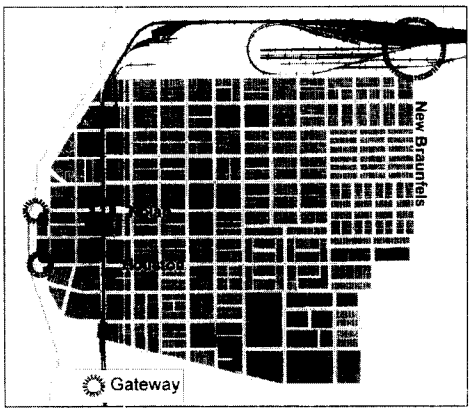
4.9. Conduct a traffic study on Pine from Commerce to the railroad tracks and install traffic calming devices as recommended by the study

Priority Level: Medium
Time Frame: 2012
Proposed Partners: COSA Public Works, COSA Capital Improvements Management Services
Potential Funding Source: General Fund, Bond, Advanced Transportation District Funds, Grants

4.10. Install a public art display using neon lights under IH-37 at Nolan and at Brooklyn

Priority Level: High
Time Frame: 2011
Proposed Partners: COSA Office of Cultural Affairs, TxDOT, Dignowity Hill Neighborhood Association
Potential Funding Source: Bond, Grant, Private funds

4.11. Improve the aesthetics of Houston Street and New Braunfels Street over the train tracks as gateway corridors and symbols of the Old Spanish Trail



Recommended Dignowity Hill gateways to be enhanced.

Priority Level: High
Time Frame: 2010 to 2011
Proposed Partners: COSA Office of Environmental Policy, COSA Public Works, COSA Capital Improvements Management Services, COSA Parks and Recreation, COSA Office of Cultural Affairs, Old Spanish Trail Centennial, Dignowity Hill Neighborhood Association, COSA Office of Military Affairs
Potential Funding Source: General Fund, Bond, Tree Mitigation Fund, EECGB, Grants

4.12. Install historic district street signs to identify the historic district

Priority Level: High
Time Frame: 2011
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Public Works, COSA Office of Historic Preservation, San Antonio Conservation Society
Potential Funding Source: General Fund, Bond, Grants

4.13. Install way-finding signage in the neighborhood in order to direct tourists and neighbors to cultural points of interest, such as the Old Spanish Trail, Hays Street Bridge, and the historic cemeteries

Priority Level: High
Time Frame: 2011
Proposed Partners: COSA Public Works, COSA Office of Cultural Affairs, COSA Convention and Visitors Bureau, Dignowity Hill Neighborhood Association, COSA Planning and Development Services, San Antonio for Growth on the Eastside, COSA Office of Historic Preservation, COSA Office of Military Affairs, COSA Housing and Neighborhood Services
Potential Funding Source: General Fund, Bond, Grants

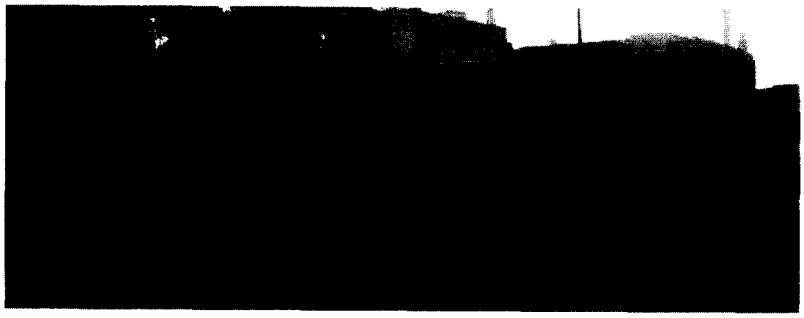
4.14. Install public art throughout the neighborhood especially within any roundabouts utilizing a central theme to brand the neighborhood

Priority Level: Low
Time Frame: 2011 to 2015
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Cultural Affairs, COSA Public Works, Dignowity Hill Neighborhood Association, COSA Office of Military Affairs
Potential Funding Source: Grants

4.15. Redesign and install bus shelters to be public art and symbolic of the neighborhood and culture of Dignowity Hill

Priority Level: High to Medium
Time Frame: 2012
Proposed Partners: COSA Office of Cultural Affairs, VIA Metropolitan Transit, COSA Office of Historic Preservation, Dignowity Hill Neighborhood Association
Potential Funding Source: Grants, Private funds

4.16. Construct a covered bus terminal with benches at Ellis Alley with bicycle parking and newsstand



Bus stop at Ellis Alley.

Priority Level: Low
Time Frame: 2014
Proposed Partners: VIA Metropolitan Transit, San Antonio-Bexar County MPO, COSA Office of Environmental Policy
Potential Funding Source: Private Funds, Grants

4.17. Implement a neighborhood improvements district (NID) similar to the Downtown PID Maintenance Amigos to maintain the neighborhood appearance

Priority Level: High
Time Frame: 2011
Proposed Partners: COSA Housing and Neighborhood Services, , Dignowity Hill Neighborhood Association, San Antonio for Growth on the Eastside
Potential Funding Source: General Fund

4.18. Improve drainage at Pine and the railroad tracks and at Lamar and the railroad tracks

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Public Works, COSA Capital Improvements Management Services
Potential Funding Source: General Fund, Bond

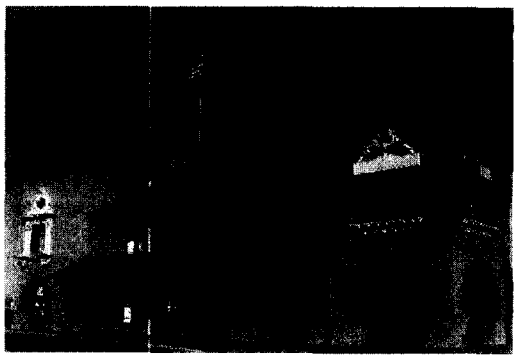
4.19. Restore the historic streetcar route along Commerce Street

Priority Level: Low
Time Frame: 2014
Proposed Partners: VIA Metropolitan Transit
Potential Funding Source: General Fund, Bond, Advanced Transportation District Funds, Grants

4.20. Establish a multimodal depot at Sunset Station with connections to Austin and Fort Sam Houston and other multimodal depots

Priority Level: Medium
Time Frame: 2014
Proposed Partners: Union Pacific Railroad, San Antonio-Bexar County MPO,

VIA Metropolitan Transit, COSA Office of Military Affairs, Austin-San Antonio Rail Board
Potential Funding Source: Bond, Advanced Transportation District Funds, Grants, Private Funds



Depot at Sunset Station.

Amtrak train on railroad tracks at Commerce looking north.

5. ECONOMIC DEVELOPMENT

Dignowity Hill in its limelight had a thriving economy with many neighborhood businesses. As the neighborhood transitioned, many of the neighborhood businesses vanished and now lie vacant. The neighborhood wants to see that the traditional neighborhood character of small neighborhood stores on the corner of residential streets and restaurants be restored. A walkable neighborhood is encouraged with a mix of residential and commercial properties.

Economic development depends on the sense of security and transportation networks. It is important to break down the barrier caused by IH-37 and the railroad tracks to feel a connection to downtown and Fort Sam Houston through gateway improvements discussed in Action Steps 4.10 and 4.11. Additionally, stronger crime prevention methods must be in place to encourage investment for economic development to take place. Mixed use corridors have been identified along Houston, Commerce, and New Braunfels. High density mixed use is desired between IH-37 and Cherry Street. The transition of the area between IH-37 and Cherry Street is key to bringing economic development to Dignowity Hill through transportation connections with downtown.

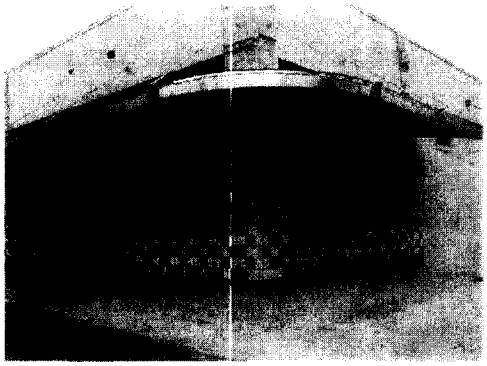
For economic development, it is recommended to:

5.1. Develop small businesses such as small retail stores and restaurants

5.2. Create a marketing plan to promote shopping in the neighborhood

5.3. Refurbish the historic commercial establishments using available incentives

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Plan Action Team, Dignowity Hill Neighborhood Association, COSA Economic Development, COSA Housing and Neighborhood Services, San Antonio for Growth on the Eastside, local business owners, National Development Council
Potential Funding Source: CDBG, Grants, Private funds



Refurbished commercial building at Pine and Nolan.

Former mixed use building at Mesquite and Lamar.

5.4. Establish an open air market or a weekly farmers market

5.5. Host a monthly event to promote art and businesses

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: COSA Economic Development, COSA Housing and Neighborhood Services, San Antonio for Growth on the Eastside, local business owners, National Development Council, United Way, COSA Office of Military Affairs
Potential Funding Source: United Way Neighborhood Grant, CDBG, Grants, Private funds

5.6. Develop branding for the neighborhood with signage and lighting

Priority Level: High to Medium
Time Frame: 2011
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Cultural Affairs, COSA Office of Historic Preservation, San Antonio for Growth on the Eastside, San Antonio Conservation Society, COSA Office of Military Affairs
Potential Funding Source: Grants

5.7. Reinstate the New Braunfels Neighborhood Commercial Revitalization (NCR) Program

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Housing and Neighborhood Services, San Antonio for Growth on the Eastside, local business owners
Potential Funding Source: Grant

5.8. Participate in Project Facelift grants to improve business façades to have more curb appeal to passing consumers

Priority Level: High
Time Frame: 2010 to 2015
Proposed Partners: COSA Housing and Neighborhood Services, San Antonio for Growth on the Eastside, local business owners
Potential Funding Source: Grant, Private funds

5.9. Target development industries to locate within Dignowity Hill include partnerships and technical training with local schools and colleges. Target development industries include:

- Health Care;
- Health Care Education;
- Communications;
- Intelligence;
- Security; and
- Technology

Priority Level: High
Time Frame: 2010 to 2015
Proposed Partners: COSA Economic Development, San Antonio for Growth on the Eastside, Embrace BRAC, COSA Office of Military Affairs
Potential Funding Source: Grant, Private funds

5.10. Encourage investment and adaptive reuse of former industrial or warehouse structures

- Promote flex space use that may accommodate a range of products and tenants
- Utilize available incentives or grants for restoration and reuse
- Support establishment of incubator space and office space for target development industries

Priority Level: High
Time Frame: 2010 and ongoing
Proposed Partners: Dignowity Hill Neighborhood Association, property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, COSA Economic Development Department, San Antonio for Growth on the Eastside, COSA Office of Historic Preservation, COSA Office of Military Affairs, City Council District 2 Office
Potential Funding Source: Grants, Private funds, Tax incentives

5.11. Continue investment efforts and support to redevelop the Friedrich Refrigeration Building and the Merchant's Ice and Cold Storage complex

Merchant's Ice and Cold Storage complex

Priority Level: High
Time Frame: 2010 to 2013
Proposed Partners: Property owners, COSA Planning and Development Services, COSA Housing and Neighborhood Services, COSA Economic Development Department, San Antonio for Growth on

the Eastside, COSA Office of Historic Preservation, COSA Office of Military Affairs, City Council District 2 Office, Dignowity Hill Neighborhood Association
Potential Funding Source: Grants, Private funds, Tax incentives

6. ENHANCE COMMUNITY FACILITIES

The current parks within the neighborhood are underutilized with few enhancements that make a park a destination place for leisure or physical fitness. The neighborhood would like to see organized activities in the parks as well as more enhancements to the parks to make them a more inviting place.

Dignowity Hill area parks and community facilities are seen as a way to bring community members together. The reinvestment plan depends on neighbors working together. For this reason, the parks and organized community events are seen as a way for neighbors to meet and interact in an informal setting. Additionally, highlighted events such as the Pushcart Derby bring good publicity and visitors to the neighborhood that will in turn affect economic development.

The following are action steps to enhance community facilities in Dignowity Hill:

6.1. Organize Friends of the Dignowity Hill Parks

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association
Potential Funding Source: Minimal/Volunteer

6.2. Promote the use of parkland for festivals and community activities

Priority Level: High to Medium
Time Frame: 2011
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation
Potential Funding Source: Minimal/Volunteer

6.3. Plant additional landscaping

Priority Level: Medium
Time Frame: 2011
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Office of Environmental Policy
Potential Funding Source: Grants, Tree Mitigation Fund, EECGB

6.4. Develop a community garden

Priority Level: Medium to Low
Time Frame: 2013
Proposed Partners: Dignowity Hill Neighborhood Association, Green Spaces Alliance
Potential Funding Source: Minimal/Volunteer, Grant

6.5. Increase park lighting

Priority Level: High to Medium
Time Frame: 2011
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, CPS Energy
Potential Funding Source: General Fund, Grants, Bonds

6.6. Install water fountains, trash cans, and restrooms

Priority Level: Medium to Low
Time Frame: 2014
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond, Grant, General Fund

6.7. Establish a park under the Hays Street Bridge on Cherry Street

Priority Level: Medium to Low
Time Frame: 2015
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond, Grants

6.8. Build a community center at Lockwood Park

Priority Level: Low
Time Frame: 2015
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond, Grants

6.9. Construct a skate park at Fairchild Park

Priority Level: Low
Time Frame: 2015
Proposed Partners: Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond

6.10. Close Burnet Street between Lockwood Park and Dignowity Park to create one large central park

Priority Level: Low
Time Frame: 2014
Proposed Partners: COSA Capital Improvements Management Services,

COSA Parks and Recreation, COSA Public Works
Potential Funding Source: General Fund, Bond, Advanced Transportation District Funds, Grants

6.11. Install covered picnic tables and barbeque pits in Fairchild and Lockwood Park

Priority Level: High to Medium
Time Frame: 2010-2013
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond, General Fund, Grants

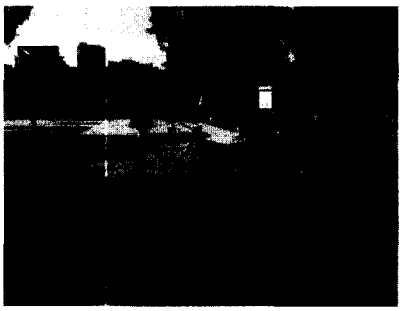
6.12. Construct a gazebo or pavilion in Dignowity Park

Priority Level: High to Medium
Time Frame: 2010-2013
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services, R.A. Bloch Cancer Foundation
Potential Funding Source: Grant, Bond

6.13. Construct landscaped walking paths in Dignowity and Lockwood Park

Priority Level: Medium
Time Frame: 2014
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services, Bexar Metro Health, San Antonio-Bexar County MPO, Steps to a Healthier San Antonio
Potential Funding Source: Bond, Grants

6.14. Develop a plan with public involvement for the future of Healy-Murphy Park



Basketball court at Healy-Murphy Park.

Currently vacant Dullnig House at Healy-Murphy Park.

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: Friends of Dignowity Hill Parks, Dignowity Hill Neighborhood Association, COSA Parks and Recreation, City Council

District 2 Office
Potential Funding Source: General Fund

6.15. Resurface the tennis courts and improve lighting at Fairchild Park

Priority Level: Medium
Time Frame: 2014
Proposed Partners: Dignowity Hill Neighborhood Association, San Antonio Parks Foundation, COSA Parks and Recreation, COSA Capital Improvements Management Services
Potential Funding Source: Bond, Grants, General Fund

7. PRESERVE AND PROMOTE THE HISTORIC CHARACTER

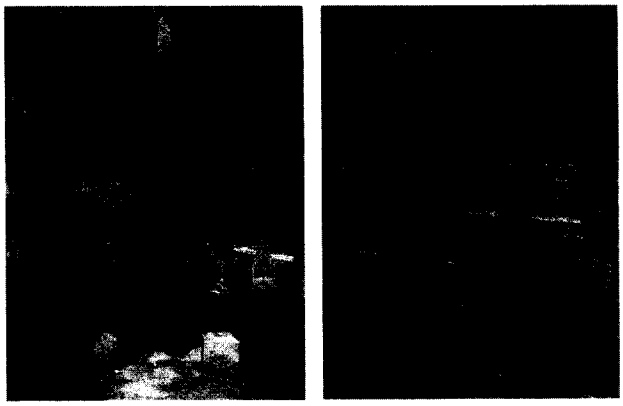
Being one of San Antonio's best kept secrets, Dignowity Hill provides a unique historic character as the first exclusive San Antonio neighborhood with grand estates close to downtown. In order to restore the prominence that it once had, Dignowity Hill needs to better highlight its historic gems and celebrate is uniqueness. In addition, one of the goals under economic development in the Strategic Historic Preservation Plan includes using historic preservation as a positive growth strategy for revitalization. Adaptive reuse of structures assists in retaining the historic character and uniqueness of the neighborhood. Preservation of the historic character and uniqueness of Dignowity Hill is an important reinvestment strategy.

The following is a list of actions to promote the historic character of Dignowity Hill:

7.1. Develop unique design standards for historic preservation for the Dignowity Hill Historic District

Priority Level: High
Time Frame: 2010 to 2011
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Historic Preservation
Potential Funding Source: General Fund

7.2. Establish a historic cemeteries tour



Eastside Cemeteries in Dignowity Hill is final resting place for many early San Antonians.

Priority Level: High to Medium
Time Frame: 2010

Proposed Partners: COSA Office of Cultural Affairs, COSA Office of Historic Preservation, COSA Parks and Recreation
Potential Funding Source: General Fund

7.3. Install a historic marker or information kiosk for the Historic Cemeteries at Paso Hondo and Monumental

Priority Level: High to Medium
Time Frame: 2012
Proposed Partners: COSA Office of Cultural Affairs, COSA Office of Historic Preservation
Potential Funding Source: Grant

7.4. Provide way-finding signs for the following:

- St. Paul Square
- Ellis Alley
- Dignowity Historic District
- Hays Street Bridge
- Old Spanish Trail

Priority Level: High
Time Frame: 2010
Proposed Partners: COSA Office of Cultural Affairs, COSA Office of Historic Preservation, COSA Public Works, COSA Convention and Visitors Bureau, COSA Planning and Development Services, San Antonio for Growth on the Eastside
Potential Funding Source: Grant, Bond

7.5. Collaborate with the Office of Cultural Affairs and the Office of Historic Preservation to develop a Dignowity Hill tour guide

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Cultural Affairs, COSA Office of Historic Preservation
Potential Funding Source: Grant

7.6. Determine and remove disincentives to preserving historic resources

- Review and update the Unified Development Code (UDC) to streamline the process and the Historic Design and Review Commission (HDRC)
- Review the fees schedule to recommend any fee waivers or financial incentives that be provided to incentivize historic preservation

Priority Level: High to Medium
Time Frame: 2011
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Historic Preservation, COSA Planning and Development Services Department
Potential Funding Source: General fund

7.7. Enhance and promote existing historic preservation incentives that encourage reinvestment in historic resources

Priority Level: High
Time Frame: 2010
Proposed Partners: Dignowity Hill Neighborhood Association, COSA Office of Historic Preservation, San Antonio for Growth on the Eastside
Potential Funding Source: General fund

8. SHOWCASE ENVIRONMENTAL SUSTAINABILITY

As the neighborhood is being enhanced with new businesses and new housing, it is desired that the neighborhood be used as a showcase for environmental sustainability. Restoring historic or existing homes does not require as much inputs from the environment as a brand new house. This is what has lead many to now view that "the greenest building is the one that is already built." Additionally, building on land that has already been developed with infrastructure is ideal for preserving untouched, undeveloped land or open space thus contributing to environmental preservation.

It is desired that the neighborhood become a showcase for emerging green building technology and preservation. Environmental sustainability also acts as an economic development tool through savings related to reduced annual energy costs. Dignowity Hill's proximity to downtown, major employers, and transportation networks makes it an ideal neighborhood for those who are concerned with reducing their imprint on the environment.

The following are recommendations for showcasing environmental sustainability:

8.1. Reuse building materials whenever possible

8.2. Restore building materials as a first option and provide incentives for restoration

8.3. For City initiated demolitions, require that all building materials are reused or sold to benefit housing rehabilitation in Dignowity Hill

8.4. Collaborate with the Office of Environmental Policy and CPS Energy to improve household and business energy efficiency

8.5 Plant trees to shade buildings to reduce energy use

Priority Level: High to Medium
Time Frame: 2010
Proposed Partners: COSA Office of Environmental Policy, COSA Housing and Neighborhood Services, COSA Office of Historic Preservation, Alamo Area Council of Governments, CPS Energy, COSA Parks and Recreation
Potential Funding Source: Weatherization Assistance Program (WAP), Grants, EECBG, Grants, Tree Mitigation

1. IMPLEMENTATION COORDINATION			
1.1 Host a kick-off event to the reinvestment plan	2009	PDSD, DHNA, HNS, ACS, SAPD, District 2, OMA, CPS Energy, etc.	Grants, General Fund
1.2 Organize one group with partners from both the public and private sector to implement the reinvestment plan	2010	DHNA, PDSD, SAHA, OHP, SAGE, OMA, local businesses, residents, property own ers, and other non-profits	Minimal/Volunteer
1.3 Utilize the interdepartmental oversight/ single point of contact	2010	DHNA, PDSD, HNS, SAGE	Minimal/Volunteer
1.4 Establish a land bank for development	2010	PDSD, DHNA, Economic Development	General Fund, grant
1.5 Monitor and measure the progress of plan implementation	2011 - on-going	Plan Action Team, DHNA, and other partners	Minimal/Volunteer
2. INFILL HOUSING AND HOUSING REHABILITATION			
2.1 Housing restoration assistance to subsidize rehabilitation	2010	HNS, OHP, Merced Housing, San Antonio Housing Trust, Conservation Society	CDBG, Historic Tax Credits, Grants, Loans
2.2 Implement a "rehabarama" program for one to two blocks	2011	OHP, HNS, San Antonio Builders Association, OMA	CDBG; Grant
2.3 Create a website to market properties for sale	2010	Plan Action Team, DHNA, San Antonio Board of Realtors, OMA	Minimal/Volunteer
2.4 Meet with absentee landlords/property owners to sell or renovate housing	2010	DHNA, Plan Action Team	Minimal/Volunteer
2.5 Meet with responsible home builders and developers to encourage the development of quality constructed infill housing or restoration of older housing in disrepair			
2.6 Work with UTSA School of Architecture to develop infill housing designs with cost estimates	2010	UTSA, Plan Action Team, DHNA, PDSD, OHP, CDAC	Minimal/Volunteer

2.7 Make UTSA designs available for property owners to build on vacant parcels	2010	UTSA, Plan Action Team	Minimal/Volunteer
2.8 Coordinate with St. Philip's College to build one house per semester	2010-ongoing	St. Philip's College, HNS, OHP, PDSD, DHNA, Plan Action Team	Grants, Loans, Private funds
3. SAFE ENVIRONMENT			
3.1 Install more lighting and or video surveillance in crime hot spots to deter criminal activity	2010	DHNA, SAPD, District 2, business owners, property owners	Grant
3.2 Institute Police Bike Patrol	2011	DHNA, SAPD, District 2, Parks & Recreation	Grant
3.3 Prohibit the consumption of alcoholic beverages on public streets and in pubic parks	2010	DHNA, PDSD	General Fund
3.4 Plant trees or other natural barriers to prevent graffiti	2010	DHNA, HNS, OEP, Parks & Recreation	Grants, EECGB, Tree Mitigation Fund
3.5 Participate in and promote anti-graffiti programs	2010		
3.6 Provide education regarding responsible animal care	2010	DHNA, ACS, AAPAW, SNAP	Grants, General Fund, Minimal/Volunteer
3.7 Increase Animal Care Services	2010	DHNA, ACS, AAPAW, SNAP	Grants, General Fund
3.8 Invite mobile spay and neuter units to provide free or low cost services in the neighborhood	2010 - as needed	DHNA, ACS, AAPAW, SNAP	Grants, Fundraising
4. TRANSPORTATION NETWORKS AND COMPLETE STREETS			
4.1 Install additional streetlights	2010 - ongoing	Public Works, CIMS, PDSD, CPS Energy	General Fund, ATD, Grant
4.2 Infrastructure improvements for the following: ▪ Cherry and Mesquite from Houston to Center; ▪ Lamar, Hays, Burnet, and Nolan from Pine to New Braunfels; ▪ Pine from Commerce to the railroad	2010 - ongoing	Public Works, CIMS	General Fund, Bond, ATD, Grant

4.3 Repair/Install sidewalks on Nolan, Hays, Sherman, Burleson, Muncy, Pine, Mesquite, St. Charles, Can't Stop, and Willow	2010 - ongoing	Public Works, CIMS, PDSD, MPO	General Fund, ATD, Grant
4.4 Widen sidewalks with landscape buffer on Hackberry for pedestrians			
4.5 Create safe zones between the street and sidewalks, i.e. landscape buffer and include street trees in street design	2011	OEP, Public Works, CIMS, Parks & Recreation, OCA, Old Spanish Trail Centennial, DHNA	General Fund, Bond, Tree Mitigation Fund, EECBG, Grants
4.6 Improve the railroad crossings at Houston, Commerce, Lamar, and Burnet	2011	Union Pacific Railroad, Public Works	Grants, General Fund, Bond
4.7 Add lighting along railroad tracks for public safety			
4.8 Designate a bicycle lane along Hays, Hackberry, Houston, and Commerce	2010-2012	OEP, Public Works, CIMS, MPO, AACOG, TxDOT	General Fund, ATD, Grants
4.9 Restore the historic streetcar route along Commerce Street	2014	VIA	General Fund, Bond, ATD, Grants
4.10 Install a public art display using neon lights under IH-37 at Brooklyn and Nolan	2011	OCA, TxDOT, DHNA	Grant, Bond, Private funds
4.11 Improve the aesthetics of Houston Street and North New Braunfels Street over the train tracks as gateway corridors and symbols of the Old Spanish Trail	2011	OEP, Public Works, CIMS, Parks & Recreation, OCA, Old Spanish Trail Centennial, DHNA, OMA	General Fund, Bond, Tree Mitigation Fund, EECBG, Grants
4.12 Install historic district street signs to identify the historic district	2011	DHNA, Public Works, OHP, San Antonio Conservation Society	Grant, Bond, General Fund
4.13 Install way-finding signage in the neighborhood in order to direct tourists and neighbors to cultural points of interest such as the Old Spanish Trail, Hays Street Bridge, and the historic cemeteries	2011	Public Works, OCA, Convention and Visitors Bureau, DHNA, PDSD, SAGE, OHP, OMA, HNS	General Fund, Bond, Grant

4.14 Install public art throughout the neighborhood especially within any roundabouts utilizing a central theme to brand the neighborhood	2011 - 2015	DHNA, OCA, Public Works, OMA	Grants
4.15 Redesign and install bus shelters to be public art and symbolic of the neighborhood and culture of Dignowity Hill	2012	OCA, VIA, OHP, DHNA	Grants, Private funds
4.16 Construct a covered bus terminal with benches at Ellis Alley with bicycle parking and newsstand	2014	VIA, MPO, OEP	Private funds, Grants
4.17 Implement a neighborhood improvements district (NID)	2011	DHNA, HNS	General Fund
4.18 Improve drainage at Pine and the railroad tracks and at Lamar and the railroad tracks	2011	Public Works, CIMS	General Fund, Bond
4.19 Conduct a traffic study on Pine from Commerce to the railroad tracks and install traffic calming devices as recommended	2012	Public Works, CIMS	General Fund, Bond, ATD, Grants
4.20 Establish a multimodal depot at Sunset Station with connections to Austin and Fort Sam Houston and other multimodal depots	2014	Union Pacific Railroad, MPO, VIA, OMA, Austin-San Antonio Rail Board	Bond, ATD, Grants, Private funds
5. ECONOMIC DEVELOPMENT			
5.1 Develop small businesses such as small retail stores and restaurants	2010	Plan Action Team, DHNA, Economic Development, HNS, SAGE, local business owners, National Development Council	CDBG, Grants, Private funds
5.2 Create a marketing plan to promote shopping in the neighborhood			
5.3 Refurbish the historic commercial establishments using available incentives			
5.4 Establish an open air market or a weekly farmers market	2010	Economic Development, HNS, SAGE, local business owners, National Development Council, United Way, OMA	United Way neighborhood grant, CDBG, Grants, Private funds
5.5 Host a monthly event to promote are and businesses			

5.6 Develop branding for the neighborhood with signage and lighting	2011	DHNA, OCA, OHP, SAGE, San Antonio Conservation Society, OMA	Grants
5.7 Reinstate the New Braunfels Neighborhood Commercial Revitalization (NCR) Program	2010	HNS, SAGE, Local business owners	Grant
5.8 Participate in Project Facelift grants to improve business façades to have more curb appeal to passing consumers	2010-2015	HNS, SAGE, Local business owners	Grant, Private funds
5.9 Target development industries to locate within Dignowity Hill include partnerships and technical training with local schools and colleges. Target development industries include: ▪ Health Care; ▪ Health Care Education; ▪ Communications; ▪ Intelligence; ▪ Security; and ▪ Technology	2010-2015	COSA Economic Development, San Antonio for Growth on the Eastside, Embrace BRAC, COSA Office of Military Affairs	Grants, Private funds
5.10. Encourage investment and adaptive reuse of former industrial or warehouse structures ▪ Promote flex space use that may accommodate a range of products and tenants ▪ Utilize available incentives or grants for restoration and reuse ▪ Support establishment of incubator space and office space for target development industries	2010 - ongoing	DHNA, property owners, PDSD, HNSD, Economic Development, SAGE, OHP, OMA, City Council District 2 Office	Grants, Private funds, Tax incentives
5.11. Continue investment efforts and support to redevelop the Friedrich Refrigeration Building and the Merchant's Ice and Cold Storage complex	2010 - 2013	Property owners, DSD, HNSD, Economic Development, SAGE, OHP, OMA, City Council District 2 Office, DHNA	Grants, Private funds, Tax incentives
6. ENHANCE COMMUNITY FACILITIES			
6.1 Organize Friends of the Dignowity Hill Parks	2010	DHNA	Minimal/Volunteer

6.2 Promote the use of parkland for festivals and community activities	2011	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation	Minimal/Volunteer
6.3 Plant additional landscaping	2011	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, OEP	Grants, Tree Mitigation Fund, EECGB
6.4 Develop a community garden	2013	DHNA, Green Spaces Alliance	Grant, Volunteer
6.5 Increase park lighting	2011	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CPS Energy, CIMS	General fund, Grants, Bonds
6.6 Install water fountains, trash cans, and restrooms in parks	2014	Friends of Dignowity Hill Parks, DHNA, Parks and Recreation, CIMS	Bond, Grant, General Fund
6.7 Establish a park under the Hays Street Bridge on Cherry Street	2015	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Bond, Grants
6.8 Build a community center at Lockwood Park	2015	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Bond, Grants
6.9 Construct a skate park at Fairchild Park	2015	DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Bond
6.10 Close Burnet between Dignowity and Lockwood Park in order to connect the two parks as one large park	2014	CIMS, Public Works, Parks and Recreation	Bond, Grant, General Fund
6.11 Install picnic tables and barbeque pits at Fairchild and Lockwood Park	2010 - 2013	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Bond, General Fund, Grants

6.12 Construct a gazebo or pavilion	2010 - 2013	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Grant, Bond
6.13 Construct landscaped walking paths in Dignowity and Lockwood Park	2014	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS, Bexar Metro Health, MPO, Steps to a Healthier San Antonio	Bond, Grants
6.15 Resurface the tennis courts and improve lighting at Fairchild Park	2014	Friends of Dignowity Hill Parks, DHNA, San Antonio Parks Foundation, Parks and Recreation, CIMS	Bond, Grants, General Fund
7. PRESERVE AND PROMOTE THE HISTORIC CHARACTER			
7.1 Develop unique design standards for historic preservation for the Dignowity Hill Historic District	2010-2011	DHNA, OHP	General Fund
7.2 Establish a historic cemeteries tour	2010	OCA, OHP, DHNA	General Fund
7.3 Install a historic marker or information kiosk for the Historic Cemeteries at Paso Hondo and Monumental	2012	OHP, OCA	Grant
7.4 Provide way finding signs for the following: ▪ St. Paul Square; ▪ Ellis Alley; ▪ Dignowity Hill Historic District; ▪ Hays Street Bridge; and ▪ Old Spanish Trail	2010	OCA, OHP, Public Works, Convention and Visitors Bureau, PDSD, SAGE	Grants, Bond, TIRZ
7.5 Develop a Dignowity Hill tour guide	2010	OHP, OCA, DHNA	Grant

7.6. Determine and remove disincentives to preserving historic resources ▪ Review and update the Unified Development Code (UDC) to streamline the process and the Historic Design and Review Commission (HDRC) ▪ Review the fees schedule to recommend any fee waivers or financial incentives that be provided to incentivize historic preservation	2011	Dignowity Hill Neighborhood Association, COSA Office of Historic Preservation, COSA Planning and Development Services Department	General Fund

ABBREVIATIONS

AACOG - Alamo Area Council of Governments
AAPAW - Alamo Area Partners for Animal Welfare
ACS - COSA Animal Care Services
ATD - Advanced Transportation District
CDBG - Community Development Block Grant
CIMS - COSA Capital Improvements Management Services
COSA - City of San Antonio
DHNA - Dignowity Hill Neighborhood Association
District 2 - City Council District 2 Office
HNS - COSA Housing and Neighborhood Services
MPO - San Antonio-Bexar County Metropolitan Planning Organization
OCA - COSA Office of Cultural Affairs
OEP - COSA Office of Environmental Policy
OHP - COSA Office of Historic Preservation
OMA - COSA Office of Military Affairs
PDSD - COSA Planning and Development Services
SAGE - San Antonio for Growth on the Eastside
SAPD - San Antonio Police Department
SNAP - Spay-Neuter Assistance Program
TxDOT - Texas Department of Transportation
VIA - VIA Metropolitan Transit

SAINT PAUL GATEWAY DISTRICT DEVELOPMENT PLAN

The following are excerpts taken from the Saint Paul Gateway District Development Plan that are related to the Eastside Reinvestment Plan.

Reconnecting with the City

The key to the revitalization efforts for the St. Paul Gateway District is its proximity to downtown and the potential to reconnect the district with downtown.

- Reconnect the St. Paul Gateway District with the CBD
- Tourism attractions in the district should be incorporated into a citywide system of attractions
- Create a "gateway" entry into the district along East Commerce Street
- Enhance public transportation to encourage east/west movement
- Rehabilitate the Hays Street Bridge

Humanizing the Corridor

Humanizing the corridor is to make attractive streetscapes that people want to visit and interact in. Streets need to be at the human scale of a pedestrian and support a sense of community by reflecting the physical, cultural and social context of the neighborhood.

- Convert East Commerce Street to accommodate two-way traffic
- Redesign East Commerce Street to enhance and support a pedestrian environment
- Incorporate urban design details that tell a unique "San Antonio story"
- Live/work model of ground-floor commercial space below upper-level residential units
- Encourage development of a mix of retail, residential, cultural, and institutional uses east of the Holiday Inn Express.
- Retain and strengthen the historic and current pattern of single-family homes as an important characteristic of the neighborhood
- Focus residential revitalization strategies on achieving a mixed-income community

Investing in the District

Investment in the district should be a committed and collaborative effort between city officials and community stakeholders.

- Develop an investment strategy
- Support coalitions among stakeholders, neighborhood associations, churches, businesses, and cultural interests.
- Reclassify areas currently zoned for light industry as mixed use
- Rezone the area to encourage more compatible land uses

Establishing a New Focus and a New Identity

The image for the area must be carefully crafted in order to support a new identity and focus for the district.

- Establish a mixed-use, high-density development corridor between IH-37 and the railroad tracks
- Utilize incentive zoning measures targeted at two key redevelopment areas

along the East Commerce corridor and in the mixed-use corridor
- Build upon the district's historic strength as a single-family residential neighborhood to help create a mixed-income community
- Establish an emerging industries center to better capture growing biomedical and information technology clusters from across the city.
- Build on the community's existing assets

BASE REALIGNMENT AND CLOSURE (BRAC) GROWTH MANAGEMENT PLAN

The following are excerpts from the BRAC Growth Management Plan that contribute the goals of the Eastside Reinvestment Plan.

Policy Recommendations

The plan calls for policy recommendations that will assist in the redevelopment efforts. The BRAC Growth Management Plan outlines the following policy recommendations:

- City of San Antonio take back lots and structures that are delinquent in taxes and sell them to people to restore or rehabilitate at a discounted rate
- Assist owners to list significant structures on a Local or National Historic Register
- Create funding for residents similar to the proposed Historic Homeowners Assistance Act where twenty percent of qualified rehabilitation expenditures are credited against a home-owner's federal income tax liability up to $40,000
- Assist residents with applications for the programs for which they already qualify

Neighborhood Intervention

The community redevelopment efforts should create a living and working environment that is attractive and able to retain a quality workforce. Housing must have the following characteristics: safe, attractive and reasonably priced; accessible to excellent schools and nearby amenities resources. The neighborhood must also present an attractive walkable alternative living area with a variety of housing choices.

- Improve existing homes
  - » Provide an opportunity for homeowners to participate on a voluntary basis
  - » Provide grants or contract assistance for property improvements
  - » Provide access to experts such as architects, plumbers, etc.
  - » Help with meeting building permit and code requirements
- Infill housing
  - » Provide an opportunity for prospective homeowners to participate on a voluntary basis
  - » Work through pre-qualified small business homebuilders
  - » Provide access to experts such as architects, plumbers, etc.
  - » Help with meeting building permit and code requirements
- Encourage multi-use properties to meet needs and provide amenities
  - » Locate such developments in areas that are compatible with the community character

- Provide incentives to ensure that the development achieves public goals
- Discourage the location of large regional shopping centers or other such traffic generators, in favor of commercial development scaled to the needs of the nearby markets in order to avoid burdening a limited capacity transportation network with the large numbers of trips that a regional shopping center or "Big Box" retail establishment would generate.

Transportation Improvements

Upgrade and design enhancements from Commerce north to the post.

- Open the existing Pine Street through the two western "panhandles" of the post
- Designate Sherman for through traffic away from Burnet and Burleson

Policing

The plan recommended at least 15 additional officers to:

- Cooperate with city officials on code enforcement personnel
- Work with other city, county and military officials on inter-agency information exchange and development and implementation of policies which deter crime and apprehend criminals
- Establish a program for cooperating with businesses in the area
- Cooperate with commercial businesses to put lighting and security cameras in businesses and other establishments

Target Development Industries (TDIs)

Target Development Industries to grow and locate in areas near the post. The TDIs include:

- Health Care
- Health Care Education
- Communications
- Intelligence
- Security
- Technology

STRATEGIC HISTORIC PRESERVATION PLAN

The Strategic Historic Preservation Plan is organized according to six categories: Planning, Zoning, Economic Development, Economic Development, Historic Resources, Incentives, and Education and Advocacy

Planning

The neighborhood and community planning process must continue to incorporate preservation elements into its plans. The planning process may go further by:

- Creating one set of goals and objectives that become the City's official vision and policies for historic preservation;
- Incorporating historic preservation elements in all citywide, district, and neighborhood planning initiatives;
- Promoting preservation as a "green" and sustainable planning and development approach; and

- Plan for the future of key historic areas of the City.

Zoning

There are recommendations to strengthen the Historic Design and Review Commission's (HDRC) procedures and the Unified Development Code (UDC) in relation to historic preservation. Consolidated and design guidelines may assist the HDRC, neighborhood groups, property owners, developers, and designers to make more effective decisions regarding improvements to historic buildings and new infill development in historic districts. The following are recommendations for improvement:

- Revise and consolidate all related rules and regulations within the UDC
- Consolidate and create standard design guidelines
- Ensure zoning in neighborhoods and commercial districts promotes the preservation of and reuse of historic resources.

Economic Development

Change the view on historic preservation as a negative to development into a positive growth strategy for revitalizing the historic fabric of the City from downtown to outlying neighborhoods and commercial districts. Historic preservation already plays a significant role in the City's vibrant tourism economy.

- Consider preservation actions as integral components of existing and potential business district and neighborhood revitalization programs through expanding the Neighborhood Commercial Revitalization Program and implementing reinvestment plans as part of neighborhood plans
- Create preservation initiatives that facilitate rehabilitation and adaptive use of historic resources, revitalization of neighborhoods and commercial districts, and creation of new jobs and small businesses

Rehabilitation Incentives

The two primary goals for rehabilitation incentive strategies are to increase the effectiveness of existing incentives and to create others that can facilitate historic preservation, economic development and neighborhood revitalization objectives. A menu of historic preservation incentives may be created to include direct financial assistance such as grants, administrative relief from zoning or building code requirements, or deferred City revenues such as waiver of building permit fees. Through reinvestment plans the City may be able to target a variety of incentives that focus on the revitalization of historic commercial districts and neighborhoods and preserving and reusing distressed and endangered properties.

- Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources
- Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers and investors
- Determine and remove disincentives and obstacles to preserving and reusing historic resources

Education and Advocacy

Public outreach and advocacy must be an integral part for historic preservation not only for preservation but also as a source of cultural enrichment for both San Antonio

citizens and visitors. Some of the proposed education and advocacy initiatives include:

- Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers
- Organize a rehabarama home showcase
- Provide workshops on sustainable preservation practices
- Develop walking tours and podcasts
- Develop historic district educational materials
- Establish a des gn assistance center