



neighborhood

Profile and Priorities

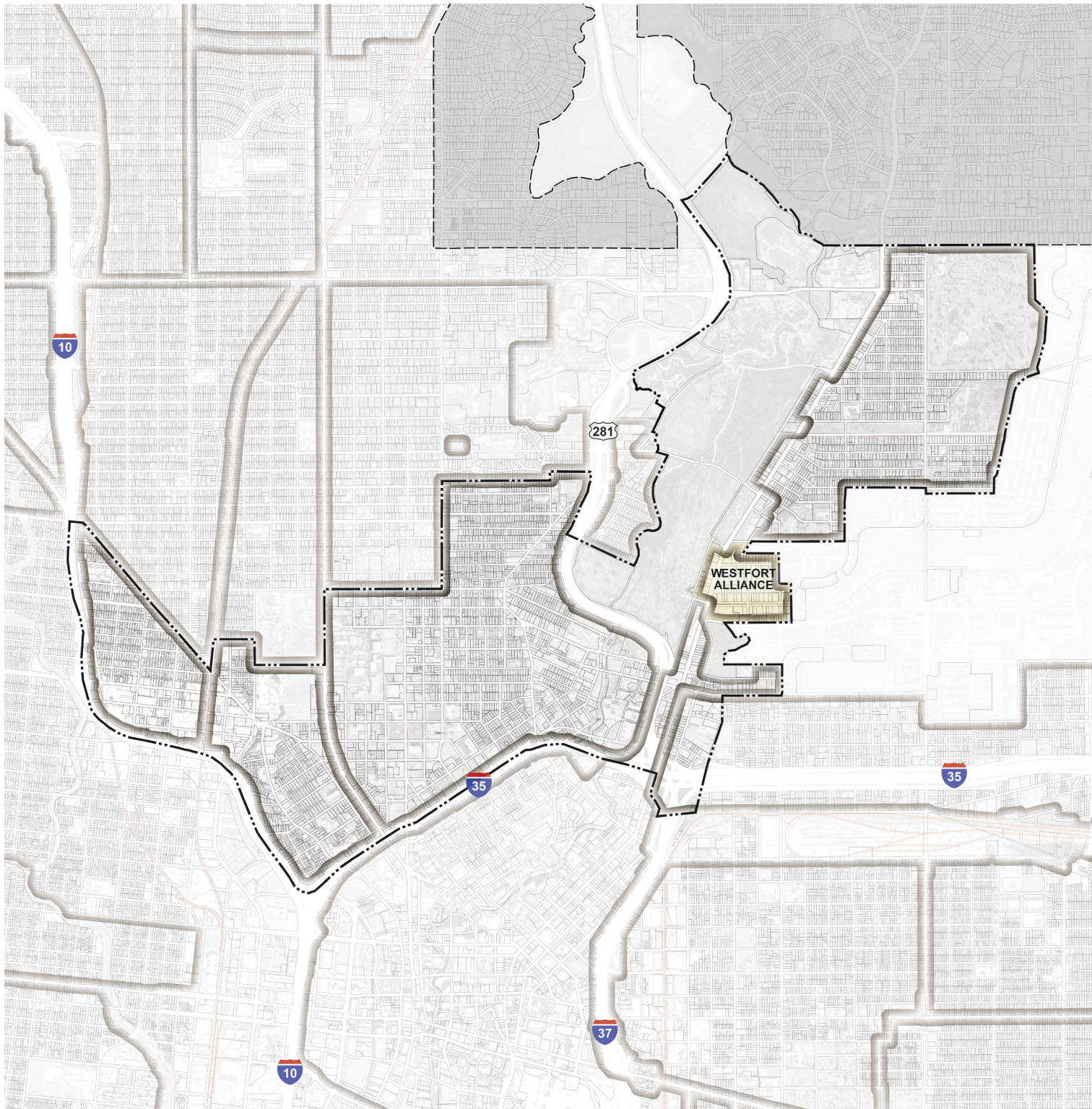
MIDTOWN AREA REGIONAL CENTER PLAN:
WESTFORT ALLIANCE

Acknowledgements

Special Thanks to every Midtown resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Midtown planning process and to the following area residents, neighborhood association board members, and previously adopted plan advisory team members who met with the Planning Department specifically to aid in the creation of this document:

Joe Bravo | Rosilmo Alcarraz | Chuck Stallcup

Letitia Riley | Marguerite McCormick

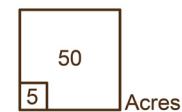


SA Midtown
Regional
TOMORROW Center Area

NEIGHBORHOOD LOCATION

LEGEND

- Midtown Regional Center Area Boundary
- City Boundary
- Parcels
- Neighborhood



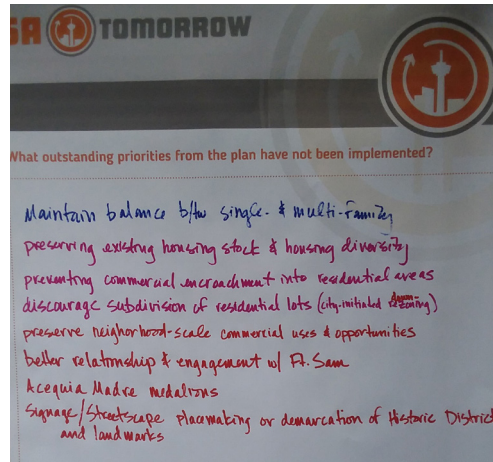
Neighborhood Profile and Priorities



What is the Neighborhood Profile and Priorities?

San Antonio is a city of neighborhoods, each with its own unique history, qualities and character. Many neighborhoods throughout the City have developed Neighborhood Plans that reflect local values and priorities. These plans, adopted by the City, have guided local investments and improvements for many years and helped strengthen the relationship between residents and the City.

The City is currently in the process of creating Sub-Area Plans to implement the SA Tomorrow Comprehensive Plan. These Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. The Sub-Area Plans are intended to increase equity citywide, by ensuring that all of San Antonio's neighborhoods have a base level of policy guidance, as many neighborhoods within the City lack an existing Neighborhood Plan or a registered neighborhood organization. In this way, each Sub-Area Plan will integrate key elements of existing Neighborhood Plans for those neighborhoods that have a plan, while promoting citywide policy consistency and providing key



recommendations and strategies for those neighborhoods currently lacking that direction.

The Neighborhood Profile and Priorities section of the Sub-Area Plans provides special attention to prior neighborhood planning efforts and recognizes the community groups and individuals who were instrumental in their creation. They summarize specific opportunities, challenges, recommendations and priorities from each participating neighborhood, in an effort to more efficiently direct public and private investment within the City to help these neighborhoods achieve their short-term goals and long-term visions.

How was it developed?

At the outset of the planning process, City of San Antonio planning staff reviewed existing Neighborhood Plans that had a shared geography with the Midtown Plan. Each relevant plan was summarized so that staff would have a sound understanding of neighborhood issues and priorities from the time that each plan was created.

The Neighborhood Profiles and Priorities were created using input from neighborhood residents throughout the Midtown planning process. The Planning Department used input from small group conversations, stakeholder interviews, community meetings, planning team meetings and facilitated conversations in neighborhood association meetings.

Planning staff revisited the Neighborhood Plans to identify major projects, programs or other efforts that had been achieved, and those that have yet to be implemented, so they could be reprioritized in this effort. City planning staff met with members of each original neighborhood plan advisory team and current neighborhood association boards (listed on the Acknowledgements page of this document) to help create this Neighborhood Profiles and Priorities document and provide lasting direction in partnership with each neighborhood.

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



Westfort Alliance neighborhood includes a remarkable diversity of housing types in a small area, including single family detached homes, townhomes, duplexes and other house-like plexes, and garden apartments. Architectural styles include pre- and post-World War II modern, Classical Revival, Queen Anne, Craftsman Bungalow, and Cottage Style. The development pattern is of the streetcar era. The neighborhood also includes very new townhomes, and two multifamily apartments built in the latter half of the last century. The neighborhood's position between the Broadway Cultural Corridor, Alamo Colleges' new administrative building, and Ft. Sam Houston creates unique qualities and challenges. There is an approved historic district, and an established neighborhood conservation district. The Westfort Alliance Neighborhood Plan, completed in 1997, and updated in 2003, includes detailed descriptions of the area, and many recommendations.

Strengths



Development patterns date to the streetcar era, with a relatively complete sidewalk network and mature tree canopy.



Given its size, the neighborhood has extraordinarily diverse housing types.



The neighborhood is not only close to regional amenities like the Broadway Cultural Corridor and Brackenridge Park, but also includes neighborhood serving businesses such as a tavern, laundromat, restaurant, pharmacy and discount store.



See the Westfort Alliance Neighborhood Plan (2003 and 1997), and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the Westfort Alliance neighborhood.

Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

- There are historical architecture and historical development patterns that can be conserved and reflected in new development.
- There are placemaking, historical interpretation, and place identification opportunities
- Communication between the neighborhood, City, and Fort Sam Houston can continue to be improved, regarding ongoing traffic issues, special event traffic issues, and commuter, freight, and Fort traffic.
- See the Westfort Alliance Neighborhood Plan (2003 and 1997), and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the Westfort Alliance neighborhood.



Challenges

- The neighborhood is in the midst of several regionally significant recreational and employment destinations, between a major travel corridor (Broadway) and Ft. Sam Houston, and additional development is occurring relatively quickly. This creates tangible traffic impacts, feelings of discomfort about the pace of change, and feelings that the neighborhood is penned in with little relief from development pressure and associated traffic impacts.
- Neighborhood character preservation, parking, traffic congestion, cut through traffic, commercial loading, and housing affordability are all challenges.
- The neighborhood and City have not yet found acceptable solutions when there are special events on Broadway, that allow neighborhood residents and emergency responders to have clear routes to enter and exit the neighborhood, and to guide other travelers who accidentally enter the neighborhood to a point of exit.
- There are standing water, mud accumulation, streetscape, and vehicle speed issues that make walking to, along, and across Broadway feel uncomfortable.
- See the Westfort Alliance Neighborhood Plan (2003 and 1997), and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the Westfort Alliance neighborhood.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS

The 2003 update to the Westfort Alliance Neighborhood Plan recommended that the existing mix of single family and multifamily uses continue in neighborhood residential areas east of Broadway. The future land use map for the neighborhood residential areas reflected existing residential uses and densities at the time of the plan, indicating that existing single family residential uses should continue as they were at the time.

The neighborhood plan also called for neighborhood serving commercial uses adjacent to the east side of Broadway from Brahan Boulevard north through Post Avenue. The plan specified that uses and development here should be pedestrian oriented, with parking in the rear and

windows facing the street at ground level. Despite being named "Neighborhood Commercial," the plan indicated that "residential uses can be in the same building with retail and office uses" and that "this includes live-work units, small apartment buildings, residential above retail, and townhouses,"

Adjacent to the east side of Broadway, south of Brahan Boulevard, and on the west side of Broadway, the plan recommended a concentrated blend of residential, retail, service, office, entertainment, leisure, and other uses to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. The plan specified that development should

include urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. The plan indicated support for a mix of uses and densities that would support shared structured parking and high quality transit service, however it also recommended creation of a special zoning district or overlay district with urban design standards to maintain a scale compatible with the neighborhood.

The Westfort Alliance Neighborhood Plan was amended in 2011 by the Midtown Brackenridge TIRZ Plan, with recommendations primarily for parts of Westfort Alliance that are adjacent to Broadway.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- The neighborhood conservation district was created to ensure new development in the neighborhood is consistent with existing development patterns.
- The Westfort Historic District was created to preserve historic structures and character.
- Walkability has been improved between neighborhood residential areas and Broadway Street.
- Recently, the neighborhood association worked with the City

of San Antonio Transportation and Capital Improvements Department to implement interim improvements to traffic signals, signage and other traffic control. Benefits include improving the flow of traffic out from Cunningham Street onto Broadway Street, and limiting traffic from the Ft. Sam Houston Gate from using neighborhood streets to access Broadway Street.




- Westfort Alliance's diverse housing stock has been maintained, with a remarkable mix of housing types persisting.

- Commercial uses have not encroached into neighborhood residential areas; however there are diverse neighborhood-serving commercial uses adjacent to Broadway Street, including some that have creatively repurposed commercial buildings with historic character.
- Broadway Street reconstruction with pedestrian improvements was funded by the 2017 Capital Improvements Bond.

Neighborhood Priorities



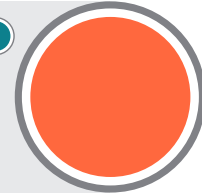
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-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Balanced Housing



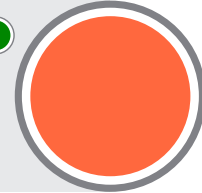
- Maintain the existing balance between single family and multifamily uses in the neighborhood. Preserve the existing housing stock and diverse housing choices.



Broadway Street Character and Uses



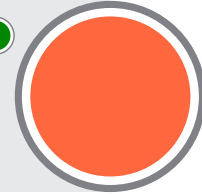
- Preserve neighborhood scale and neighborhood-serving commercial use opportunities adjacent to the east side of Broadway.



Cunningham Street



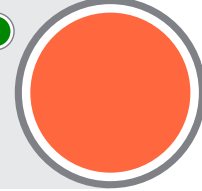
- Consider adding a dedicated vehicle lane to Cunningham Street for Ft. Sam Houston traffic, to prevent congestion on Cunningham.



Organizing with Ft. Sam Houston



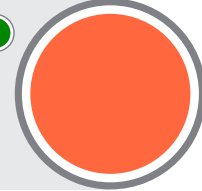
- Improve the neighborhood association's working relationship with Ft. Sam Houston.



Resident Engagement



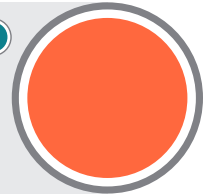
- Improve the neighborhood association's engagement with renters, business owners, and commercial and multifamily property owners.



Neighborhood Priorities

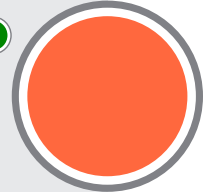
Parking Availability

- Prevent the encroachment of commercial uses and commercial parking into neighborhood residential areas. Prevent new development and uses on Broadway from making neighborhood residential street parking less convenient.



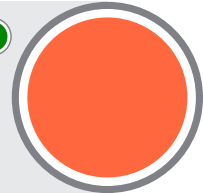
Discourage Subdivision

- Discourage subdivision of residential lots, potentially through downzoning, or by educating property owners on their option to place a deed restriction on their property to preserve its site configuration and natural features in the future.



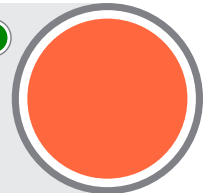
Nika and Pine Streets Residential Area

- On the block between Nika, Pine, and Josephine streets, support rezoning from the existing O-2 office zoning to residential zoning to support existing residential uses, and in some cases allow existing dwellings to be reused as duplexes or triplexes.



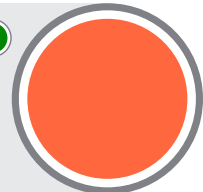
Historic District

- In the future, consider historic district expansion, or additional districts.

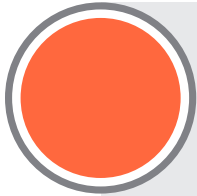


Neighborhood Conservation District

- Consider integrating the existing neighborhood conservation district regulations into the Westfort Historic District regulations, so that overall development patterns in the historic district remain consistent with existing development patterns. Modify the established neighborhood conservation district if needed to maintain neighborhood character.



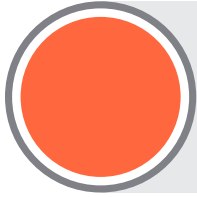
Neighborhood Priorities



Neighborhood Access



- Continue collaborating with the Transportation and Capital Improvements Department and Ft. Sam Houston to improve resident vehicular access to Broadway, maintain routes in and out of the neighborhood during Broadway special events, and prevent Ft. Sam Houston commuter and freight traffic from entering neighborhood streets.



Cumulative Traffic Impacts



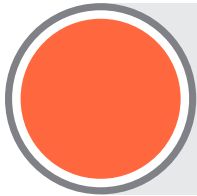
- Mitigate the cumulative traffic congestion impacts of redevelopment on Broadway. This includes sources of congestion from areas outside of the neighborhood, such as areas adjacent to Broadway, south of Josephine.



Drainage and Standing Water



- Correct standing water and mud deposits where neighborhood streets intersect Broadway. Broadway Street reconstruction should make it comfortable for children to walk across Broadway to access Hawthorne Elementary School, and for residents to walk across Broadway to access stores, services, and Brackenridge Park.



Organizing for Alley Management

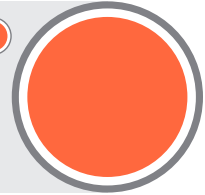


- Educate property owners on the requirements and value of managing vegetation in alleys. Educate property owners on the opportunities to vacate alleys into private ownership or take collective ownership of alleys for communal uses such as gardens or dog runs.

Neighborhood Priorities

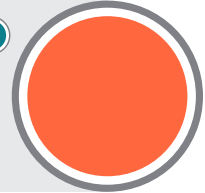
Gateways, Public Art, and Memorializing History

- Install signage identifying the neighborhood at entrances from Broadway Street. Decorate or landscape the concrete traffic barriers at Pine and Brahan. Install curb medallions marking the route of historic Acequia Madre.



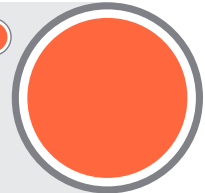
Neighborhood Association Leadership

- Increase resident involvement in the neighborhood association, including involvement in organizing and board roles.



Westfort Alliance Neighborhood Plan

- See the Westfort Alliance Neighborhood Plan (2003 and 1997), and multiple sections of the Midtown Regional Center Plan for additional information and policy recommendations related to the Westfort Alliance neighborhood.



Pedestrian Access

- Improve safe and comfortable opportunities for pedestrians to cross Broadway Street between Cunningham Avenue and Brackenridge Avenue.

