PHASE ONE

Regional

OPEN SPACE PLANNING

OF THE

ALAMO AREA COUNCIL OF GOVERNMENTS

SEPTEMBER 1971.

ABSTRACT

TITLE	:	Regional Open Space Planning
AUTHOR	:	Alamo Area Council of Governments
SUBJECT	:	Open Space Concept Regional Green Open Spaces County-Community Green Open Space Development
DATE	:	July 1971
LOCAL PLANNING AGENCY	:	Alamo Area Council of Governments
SOURCE OF COPIES	:	Alamo Area Council of Governments Three Americas Building Suite 400 San Antonio, Texas 78205 For reference: HUD Regional Office Library Region VI Ft. Worth, Texas HUD Area Office 410 S. Main San Antonio, Texas
HUD PROJECT NO.	:	CPA - TX - 06 - 59 - 1001
SERIES NO.	:	Open Space 1
NUMBER OF PAGES	:	82

ABSTRACT : Presents and applies the concept of open spaces to a 9 county region and locates areas that constitute the minimum requirements for regional green open spaces.

Derivision of regional open space classifications, inventory of existing regional, county and community green open space areas, development of a regional open space framework, development of characteristics of regional green open space areas and demand projections upon regional open space areas indicate a need of 4161 acres for the year 1980 and an additional 1073 acres by the year 2000. Projected increases in acreages stresses the need for close cooperation of governmental entities from local to state agencies.

Since no one agency exists with powers and authority for planning, developing and maintaining the regional acreages, cooperation among the various levels of government is a necessity.

Preparation of this report was financed in part through urban planning grants from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

Table of Contents

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Open Space Planner and Project Coordinator : Alan Dean Abe

Additional Staff Contributors:

Mel Goodwin, AIP

Tina Boesz, Statistician

Rupert Trevino, Planning Aide

Shirley Traeger, Secretary

OPEN SPACE PLANNING

ALAMO AREA COUNCIL OF GOVERNMENTS
SUITE 400 - - 3 AMERICAS BUILDING
SAN ANTONIO, TEXAS 78205
AREA CODE 512-225-5201

THE OPEN SPACE CONCEPT SUMMARY

"The planning of open spaces and open space systems is the first step in comprehensive planning. The planning for open space and an open space system, providing for specific open space uses, both single and multi-purpose, and including land reserves, will provide a base and control for planning and other uses. In the survey of existing conditions and in the planning for growth and development, the open space approach is the practical, rational means for the efficient use of land resources, and in sound planning of their future use."

Bureau of Land Management
"Where Not To Build"

DEFINITION & CLASSIFICATIONS

Open space in its simplest form is a mass of land or water with its surface open to the sky. It "...serves specific needs, and performs specific functions within a total land area at both small and large scales".[1] The Alamo Area Council of Governments Open Space Committee adopted the following definition of open space for use in this report.

> "The term 'open space land' means any undeveloped or predominantly undeveloped land in this regional area which has value for:
> a) park and recreation purposes
> b) conservation of land and other natural resources
> c) historic or scenic purposes."

Open space classifications are many and quite confusing due to the large numbers of categories and nomers. An excellent text written for the Bureau of Land Management on the subject of open space by the late Sam Zisman, entitled Where Not To Build; this publication served as the primary source of information for the following classifications of open space.

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[1] Where Not To Build: A Guide for Open Space Planning, Technical Bulletin No. 1, Bureau of Land Management, U.S. Dept. of Interior, Bureau of Land Management, April 1968; Official Agency Report.

The structure of open space is organized upon three primary categories:

1. Utility Open Spaces
2. Green Open Spaces
3. Corridor Open Spaces

Utility Open Spaces are those concerned with "...their use as a basic land resource." These include such areas as aquifers, recharge areas, flood plains, agricultural lands and wildlife refuge areas."[2]

Green Open Spaces encompass areas such as parks, greenbelts, historical sites, scenic areas and natural areas. Green Open Spaces are significant in their use as natural sites in relation to the urban environment.

Corridor Open Spaces "...are the spaces, land and water, used for rights-of-ways of movement, transportation..."[3] etc. This concept is presented in a previous publication, Environmental Analysis, Alamo Area Council of Governments, which serves as a primer to this report.

The primary categories of open space can then be expanded into more specific classifications as follows:

Utility Open Space

1. Resource Production
   a. agriculture
   b. grazing
   c. mining
   d. water supply

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[2]Ibid.

[3]Ibid.

2. Urban Utility Open Space

    a. waste disposal

    b. sewage treatment areas

3. Flood Control and Drainage

    a. floodplains

    b. watersheds

4. Reserves and Preserves

    a. water-marsh (fish and wildlife)

    b. forest-woods (fish and wildlife)

Green Open Space

1. Protected Areas

    a. historical-cultural

    b. geological feature

    c. ecological

    d. aesthetic

2. Natural Parks Area

    a. State parks

    b. regional parks

3. Urban Park Areas

    a. zoos

    b. botanical gardens

    c. nature trails-riding areas

    d. special open air facilities

4. Recreation Areas

    a. recreation lands

    b. recreation areas

    c. urban recreation areas

5. Urban Development Open Spaces

    a. planned greenbelts and wedges

    b. greenways and buffers

    c. plazas, malls and squares

    d. building setbacks

Corridor Open Spaces

1. Rights-of-Ways

    a. highways

    b. rivers

    c. railroads

    d. utility lines

    e. air lanes

2. Landing Spaces

    a. parking spaces

    b. cloverleafs, interchanges

3. Scenic and Environmental Corridors

The functions of open space can best be illustrated by examining the functions of the open space framework. The framework, or skeleton as some call it:

> "Provides for a logical determination of the best uses of land beginning with its natural characteristics,...and its use as a primary resource."
>
> "Provides the essential means of physical order of continuity in planning by providing an overall control in the use of land."
>
> "Establishes the best and most advantageous siting for building development to create, maintain and increase site values."[4]

It is from these classifications and designations of land and water areas that a framework is established inventorying and overlaying the various factors. One set of factors, the elements of the environment, was inventoried and applied in producing the environmental corridors in the publication Environmental Analysis. The remaining factors relate to the specific category of open space investigated, in this report, Green Open Spaces are inventoried.

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[4] Ibid.

OPEN SPACE FRAMEWORK

Objective: To produce an organized and functional system in which to categorize lands into appropriate, functional open space classifications, starting with the regional scale and working to more detailed scales, i.e., county, community, etc.

Framework largely determined by:

1. Natural elements - water courses
   - recharge areas
   - aquifers

2. Man-made elements - highways
   - established communities

Definitions: Fixed element - "...inflexible, having a set position, are inflexible in planning arrangement."[5] An example in the AACOG region of a fixed element is the Guadalupe River. May be natural or man-made.

Free element - "...those elements which can be positioned at least partially."[6] Thus, free open space elements can be used to strengthen and complement fixed elements in establishing an Open Space Framework. Example, agriculture lands.

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[5] Ibid.

[6] Ibid.

Elements Index

Edwards and Recharge Area

Interstate Highways

Other State and Federal Highways

Rivers

Established Communities

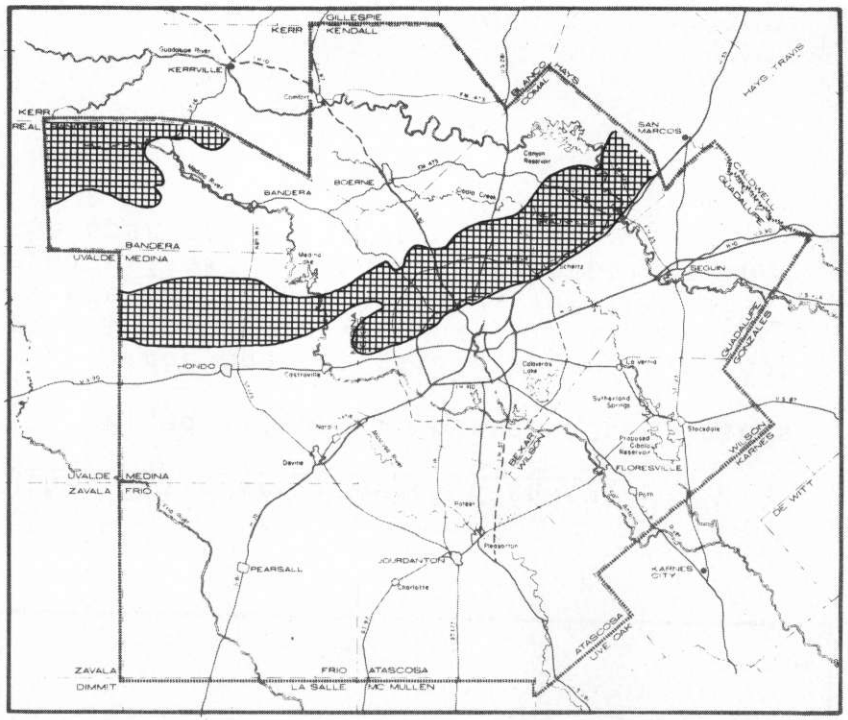
Flood Plains

Agricultural Lands with the Least Restrictions

Multiple use lands are distributed throughout the remaining portions of the AACOG region. In the AACOG region, an intense competition for lands for the most part has not occurred, and thus, enabling a variety of different uses on one land or water area. An example would be the use together of grazing and mining. Care must be taken though, to insure that the simultaneous uses of lands are compatible, and/or complementary.

Open Space Framework.....Map I

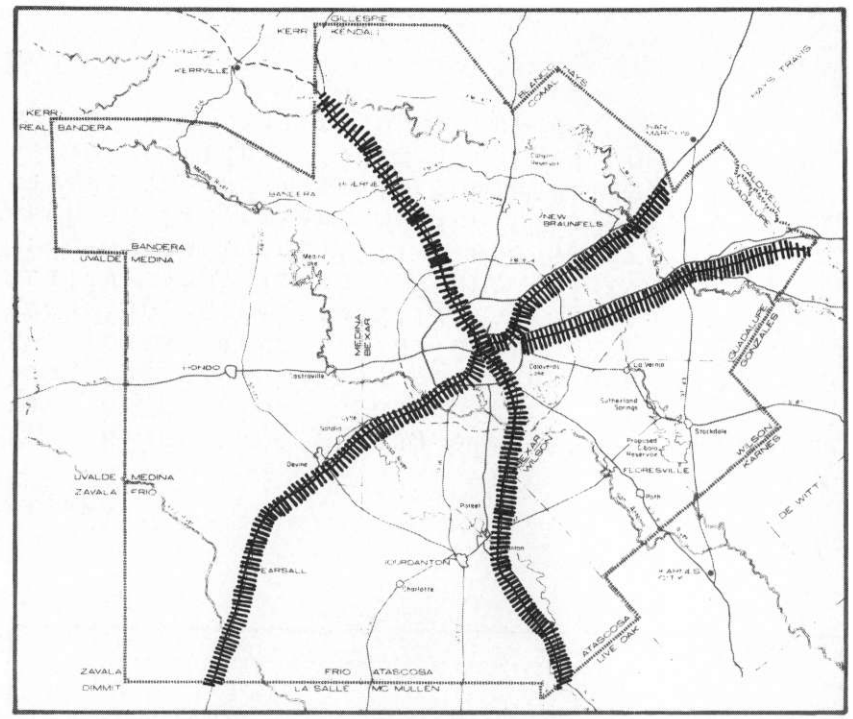
Additional elements are discussed in the AACOG publication Environmental Analysis.



Edwards Recharge Area

Fixed element, utility open space

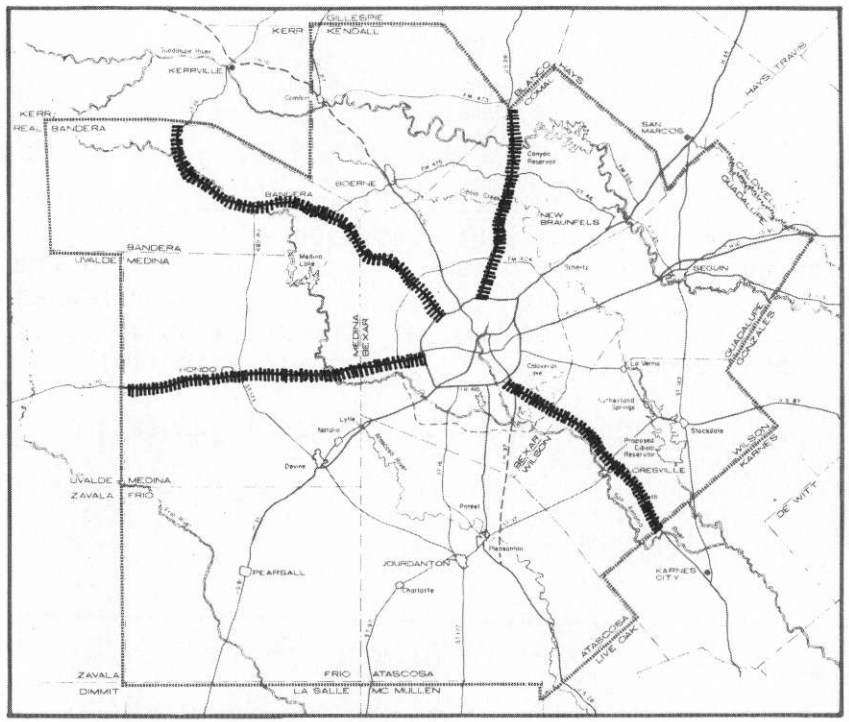
This area classified as a utility open space is of prime importance to the region, in that it serves as a primary source of water for the majority of the people. Due to is physical characteristics, it is necessary that this area be protected from harmful development.

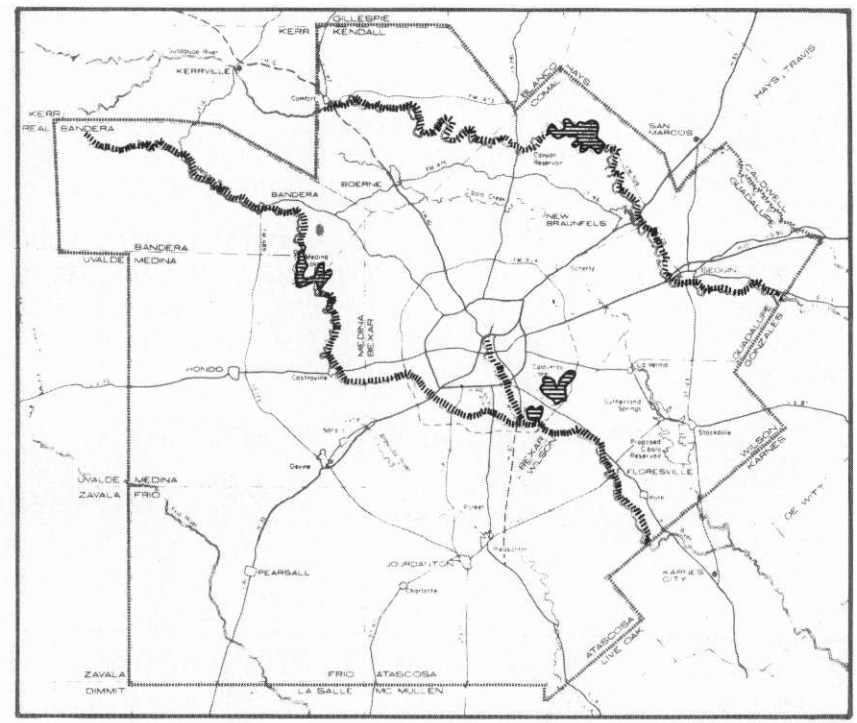


Interstate Highways

Fixed elements, corridor open space

The interstate highways serve as basic elements in the open space framework, as they provide excellent linkages between areas, as well as serving as organizing or reference elements elements in the open space system.





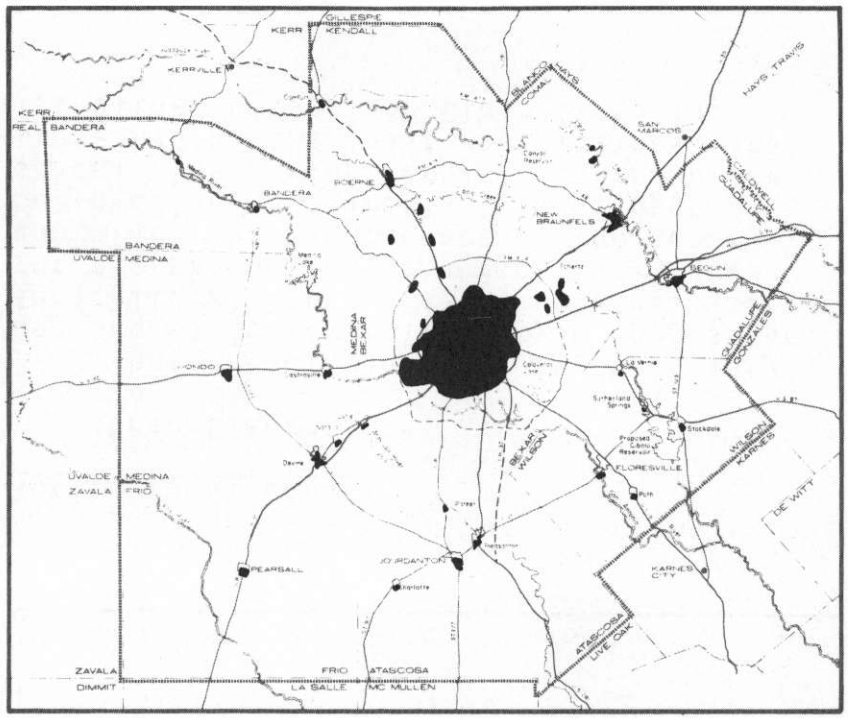
Other State and Federal Highways

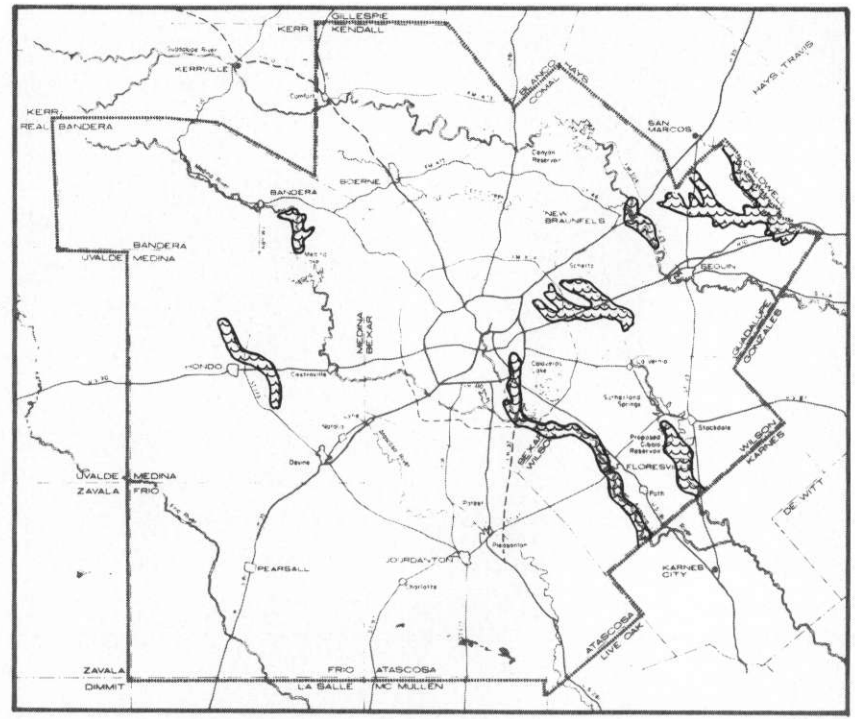
Fixed Elements, Corridor Open Spaces

Since the interstate highways do not pass through every county, it is necessary to use additional highways for the necessary linkages and reference points in the open space system.

Rivers

Rivers are strong elements in the form of corridor open spaces. Areas along the rivers have been designated by the Texas Parks and Wildlife Department as being recreationally and/or ecologically significant. There exists many recreational facilities and water bodies such as Canyon and Medina Lake on the rivers in addition to communities. Rivers serve additionally as linkages, green open spaces and utility open spaces.





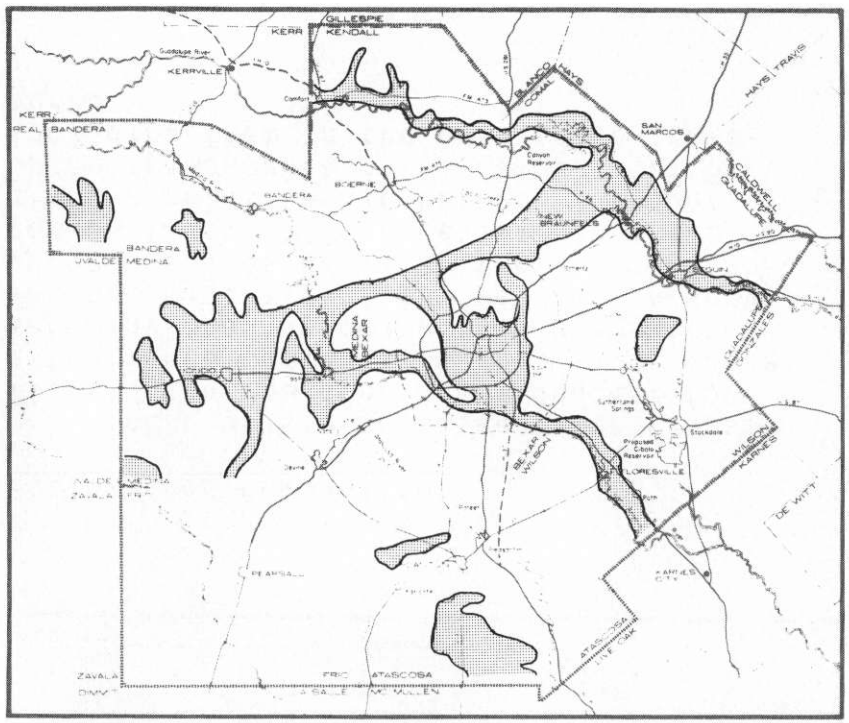
Established Communities

There exists no category or classification in the open space concept for established communities, but since there are many open spaces within communities and the majority of the population served by open spaces dwell in these established communities, it is necessary to establish a basic relationship between the open space framework and the communities by including them in the open space framework.

Flood Plains

Free Element

These lands, classified as Utility Open Spaces, should be unavailable for building unless proper protective measures are taken. By restricting certain developments in flood plains, a good measure or standard of safety for peoples' lives and property can be maintained.



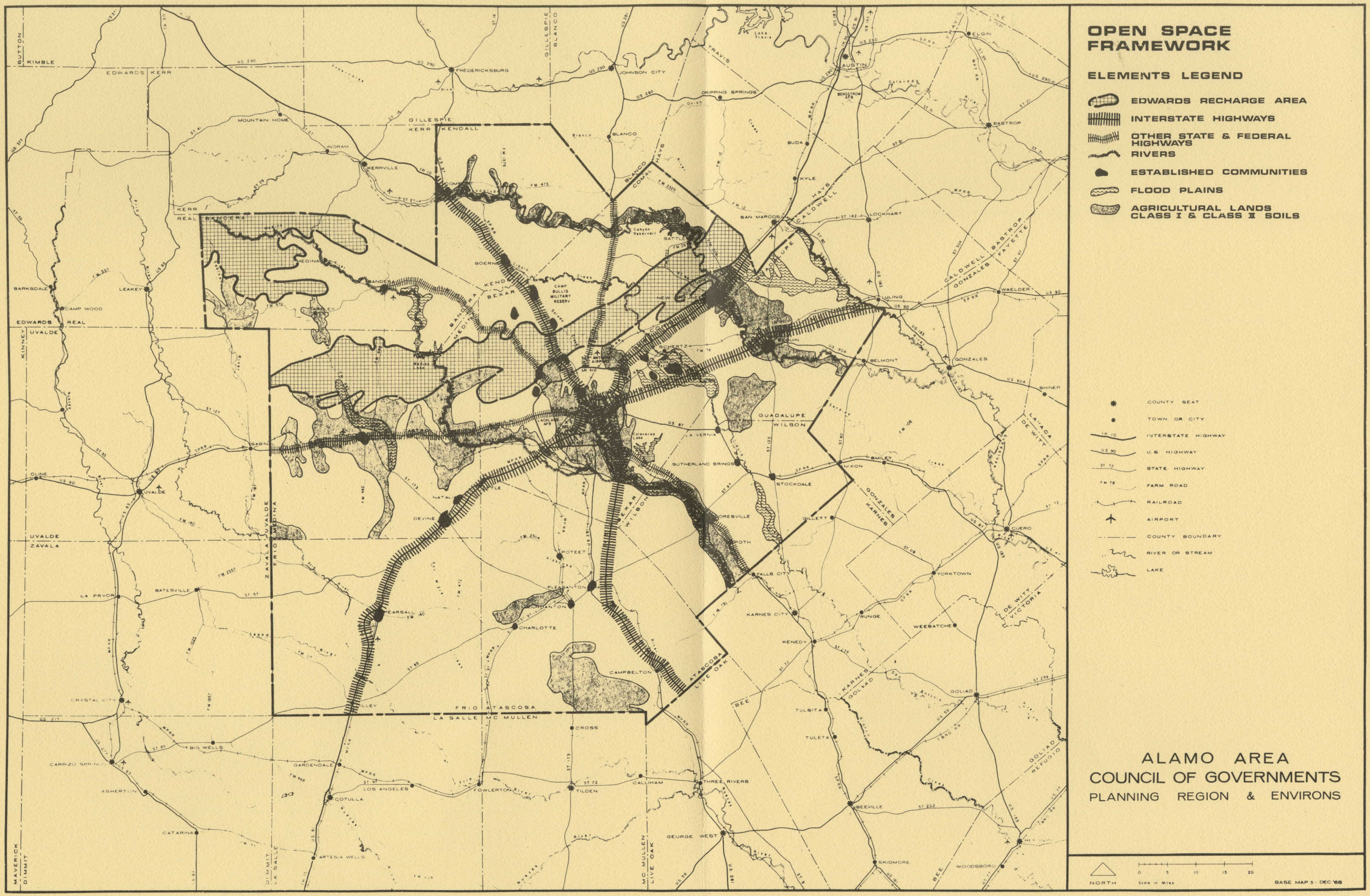
Agricultural Lands

Free Element

These developed lands by their very use are basically utility type open space. Agricultural lands are not only necessary for the production of agricultural products and the maintenance of the economy, but provide a desirable type of open space. The agricultural lands shown are those having the least restrictions, that is, either Class I or Class II soils.

Map I

Regional Open Space Framework


OPEN SPACE FRAMEWORK
ELEMENTS LEGEND
EDWARDS RECHARGE AREA
INTERSTATE HIGHWAYS
OTHER STATE & FEDERAL HIGHWAYS
RIVERS
ESTABLISHED COMMUNITIES
FLOOD PLAINS
AGRICULTURAL LANDS CLASS I & CLASS II SOILS
COUNTY SEAT
TOWN OR CITY
INTERSTATE HIGHWAY
U.S. HIGHWAY
STATE HIGHWAY
FARM ROAD
RAILROAD
AIRPORT
COUNTY BOUNDARY
RIVER OR STREAM
LAKE
ALAMO AREA
COUNCIL OF GOVERNMENTS
PLANNING REGION & ENVIRONS
NORTH
Scale in Miles
0 5 10 15 20
BASE MAP 3 - DEC '68
FREDERICKSBURG
JOHNSON CITY
AUSTIN
DRIPPING SPRINGS
KERRVILLE
MOUNTAIN HOME
INGRAM
BLANCO
BUDA
KYLE
SAN MARCOS
LOCKHART
BASTROP
ELGIN
LULING
WAELDER
GONZALES
SHINER
BELMONT
SCHERTZ
LA VERNIA
SUTHERLAND SPRINGS
STOCKDALE
NIXON
SMILEY
GILLETT
CUERO
YORKTOWN
FALLS CITY
KARNES CITY
RUNGE
WEESATCHE
KENEDY
GOLIAD
TULSITA
TULETA
BEEVILLE
SKIDMORE
WOODSBORO
GEORGE WEST
THREE RIVERS
CALLIHAM
TILDEN
CROSS
CAMPBELTON
CHARLOTTE
PLEASANTON
POTEET
PEARSALL
DEVINE
COTULLA
LOS ANGELES
FOWLERTON
GARDENDALE
ARTESIA WELLS
CATARINA
ASHERTON
CARRIZO SPRINGS
BIG WELLS
CRYSTAL CITY
BATESVILLE
LA PRYOR
UVALDE
CLINE
SABINAL
BARKSDALE
CAMP WOOD
LEAKEY
BANDERA
BOERNE
CAMP BULLIS MILITARY RESERV
EDWARDS
KERR
KIMBLE
SUTTON
GILLESPIE
KENDALL
REAL
BANDERA
MEDINA
BEXAR
COMAL
HAYS
TRAVIS
CALDWELL
BASTROP
FAYETTE
GUADALUPE
WILSON
GONZALES
KARNES
DE WITT
LAVACA
VICTORIA
GOLIAD
REFUGIO
BEE
ATASCOSA
LIVE OAK
MC MULLEN
FRIO
LA SALLE
DIMMIT
MAVERICK
ZAVALA
KINNEY
UVALDE

THE OPEN SPACE CONCEPT APPLIED

REGIONAL GREEN OPEN SPACES

The Open Space Program at the Alamo Area Council of Governments is to investigate and delineate areas of existing open spaces, the problems and alternatives for solutions.

Having been briefly introduced to the various classifications and functions of open space, the concept can now be applied to our regional area. Since the concept of open spaces covers such a broad spectrum of activities as evidenced by the many classifications, the material presented hereafter will illustrate the evolvement of one section of open space, the Green Open Spaces. Corridor Open Spaces were presented in a previous AACOG publication entitled Environmental Analysis. The basics of the Utility Open Spaces are covered in the Green Open Space Phase, but a future in-depth study will deal with the total Utility Open Space category.

GREEN OPEN SPACE PLANNING
GOALS & OBJECTIVES

I. GOALS

To insure to the people of the region the protection of the natural resources and the opportunity to enjoy open spaces through regional planning. Through the listed means:

a. Protect the Edwards Aquifer.

b. Assure the availability and/or accessibility of land in its natural or semi-natural state to the people of urban areas.

c. Maintain prime agricultural lands for agricultural production.

d. Preserve and/or conserve unique natural, historical, geological and ecological sites.

e. Provide outdoor recreational opportunities.

II. INVENTORY

a. Identification of existing open spaces throughout the region.

b. Enumeration of available economic and technical assistance.

III. EVALUATION

a. Evaluate surveys to determine requirements for green open spaces to include in the evaluation:

1. Number of acres/person.
2. Use preference.

b. Establish criteria and standards for regional areas of open space.

IV. RECOMMENDATION FOR OPEN SPACE DEVELOPMENT

a. Presentation of optimum open space plan.

b. Opportunity for citizen participation.

c. Recommendations to governmental agencies.

These are Goals and Objectives of Phase One as approved by the Open Space Committee, October 26, 1970.

SUMMARY
GREEN OPEN SPACE INDEX

The Green Open Space Index is a computerized listing of areas that have either been inventoried by the 1970 Parks and Wildlife Inventory of Outdoor Recreation Areas available to the general public, by Environmental Analysis, or recognized and designated with the appropriate listing by the Texas State Historical Survey Committee.

The following pages list, by county, the type of open space activity and the number of facilities containing this activity. The listing is in summarized form, and those desiring a more in-depth listing of information, acreages, names of areas etc. may obtain a copy of the Green Open Space Index when published at a later date.

Key To Abbreviations

HBM-AOM - Historical Building Medallion-Aluminum Official Marker
PSAM - Private State Approved Marker
1936CM-TWFIM - 1936 Centennial Marker-Texas War for Independence Marker
CIM-CGM - Confederate Information Marker-Confederate Grave Marker
1936CGM-TWFIGM - 1936 Confederate Grave Markers-Texas War for Independence Grave Markers

Summary - Green Open Spaces Index

County	Open Space Type	Number of Facilities
Atascosa	City Park	3
	Fishing area	3
	Games and sports area	1
	Historical (other)	3
	HBM-AOM	3
	PSAM	1
	1936CM-TWFIM	1
	Playgrounds	1
	Sport shooting	1
	Swimming	3
Bandera	Church camp	1
	Dude ranch	9
	Fishing	6
	Games and sports	1
	Golf course	1
	CIM-CGM	1
	HBM-AOM	13
	Horseback riding	10
	PSAM	1
	1936CM-TWFIM	2
	Picnic grounds	1
	Resorts	1

County	Open Space Type	Number of Facilities
Bexar	Campground	1
	City parks	74
	County parks	5
	Dude ranch	1
	Fishing	1
	Golf course	7
	Horseback riding	5
	Picnic grounds	8
	Sport shooting	5
	HBM-AOM	71
	1936CM-TWFIM	12
	CIM-CGM	12
	PSAM	6
	1936CGM-TWFIGM	15
	Architecturally significant	237
Comal	Boy Scout camp	1
	Corp. of Engineer Park	7
	Campground	4
	Camping	2
	Church Camp	1
	City park	1
	County park	2
	Dude ranch	1
	Games and sports	1
	Historical (other)	15
	CIM-CGM	3
	HBM-AOM	15
	Horseback riding	2
	1936CM-TWFIM	6
	Resort	3
	Summer camp	1
	Swimming	1
	Vacation farm	1
Guadalupe	Boating	3
	Campground	7
	City parks	3
	Fishing	3
	Golf course	1
	Historical (other)	22
	CIM-CGM	3
	HBM-AOM	12
	1936CGM-TWFIGM	16
	1936CM-TWFIM	3
	Picnic grounds	2
	Resort	1

County	Open Space Type	Number of Facilities
Frio	City Park	1
	HBM-AOM	3
	1936CGM-TWFIGM	2
	1936CM-TWFIM	4
	Picnic grounds	1
	Swimming	1
Kendall	Campground	2
	City park	2
	Church camp	1
	Girl Scout Camp	1
	YMCA Camp	1
	Historical (other)	1
	CIM-CGM	2
	HBM-AOM	6
	1936CM-TWFIM	1
	Natural attraction	1
	Resort	1
	Summer camp	2
	Swimming	1
Medina	Campground	2
	City Park	2
	Golf	1
	Historical (other)	22
	HBM-AOM	7
	1936CM-TWFIM	6
	Picnic ground	1
	Resort	2
Wilson	City Park	3
	Fishing	2
	Historical (other)	3
	CIM-CGM	1
	HBM-AOM	11
	PSAM	2
	1936CM-TWFIM	3
	Sport shooting	1

GREEN OPEN SPACES-REGIONAL SUMMARY

Type of Activity	Number of Facilities
City Parks	89
Fishing Area	15
Games and Sports Areas	3
Historical (other)	66
HBM-AOM	141
PSAM	10
1936CM-TWFIM	38
Playgrounds	33
Sport Shooting	7
Swimming	8
Church Camp	3
Dude ranches	11
Golf Courses	10
CIM-CGM	22
Horseback Riding	17
Picnic Grounds	13
Resorts	8
Campgrounds	16
County Parks	7
Boy Scout Camp	1
Corp. of Engineer Park	7
Summer Camp	3
Camping	2
Vacation Farm	1
Girl Scout Camp	1
YWCA Camp	1
Natural Attraction	1
Architecturally Significant	237
Boating	3

STANDARDS & CRITERIA

Standards many times are accepted and applied, on the assumption that the standards presented are inflexible and the ultimate decree for acreages, activities and facilities of Green Open Space Areas. For this reason, the standards as applied to this region must reflect the needs of the areas to be served as well as national trends for recreational preferences.

The standards and criteria presented hereafter are designed to represent the needs of regionally scaled areas. They should not be fitted directly to smaller scaled areas, but used as guidelines for the evolution of standards to fit the various sized green open space areas.

ACTIVITY PREFERENCES

Many resources were researched in developing characteristics of Regional Green Open Space Areas. From the Bureau of Outdoor Recreation's publication Outdoor Recreational Trends, the following were observations and forecasts for the growth and popularity of summertime recreational activities nationwide.

Activities in order of preference

1. Walking for pleasure
2. Swimming
3. Driving for pleasure
4. Playing outdoor games and sports
5. Bicycling
6. Sightseeing
7. Picnicking
8. Fishing
9. Attending outdoor sports events
10. Boating
11. Nature Walks
12. Camping
13. Horseback Riding
14. Water Skiing
15. Hiking
16. Attending Outdoor Concerts

The major summertime activities that have grown fastest since 1960 are listed below. Beside the activity is the percentage that it has grown.

1. Cycling--105%
2. Playing Outdoor games and sports--96%
3. Walking--82%
4. Attending outdoor concerts and plays--70%
5. Camping--62%
6. Picnicking--62%
7. Sightseeing--59%
8. Hiking--47%

It is evident that areas to accommodate these activities for the most part are not the neighborhood parks, but larger and more undeveloped, natural park areas. This is not to say that neighborhood parks are obsolete, but a definite need is expressed for more areas like Northeast Preserve of the San Antonio Parks Department. This can be further strengthened by looking at the activities which are expected to expand the fastest between now and 1980 and the year 2000.

Present to 1980

1. Water skiing--121%
2. Camping--78%
3. Hiking--78%
4. Swimming--72%
5. Playing outdoor games and sports--70%
6. Attending outdoor concerts and plays--70%
7. Attending outdoor games and sports--43%

Three activities requiring large expanses of land, camping, hiking, and walking are included in the above activities. Two of the activities are once again included in the activities for the year 2000, these being camping and hiking.

Present to the year 2000

1. Water skiing--363%
2. Camping--238%
3. Hiking--218%
4. Playing outdoor games and sports--216%
5. Boating--215%
6. Swimming--207%
7. Attending outdoor concerts and plays--206%
8. Sightseeing--156%

As evidenced by the use preferences for the coming years, water-oriented activities, boating, skiing and swimming are becoming very popular as an outdoor recreation activity. As these activities increase, related activities like picnicking, camping, hiking and walking will also increase. These related activities may not increase to the extent of the major activities, but the rise will be significant.

An important fact to remember when dealing with projections of increases of activities is that the activity with the greatest increase will not necessarily have the most participants. What the increases or percentages indicate are the number of participants expected in relation to the number now participating. An example would be water skiing with an increase of 363% by the year 2000, meaning 3 and 1/2 times the number of persons are expected to participate in the sport than are now water skiing.

In Texas, the preferences of activities varied from those nationally. Driving for pleasure is the top form of recreation in Texas, which comes as no surprise if one takes into consideration the expanse of wide open spaces and the many unique natural and aesthetic areas located in close proximity to urban areas. The top 16 activity preferences are listed below, with the national preference ranking listed beside.

Texas Activity Preference Ranking[7]		National Preference Ranking
1.	Driving for pleasure	3
2.	Swimming	2
3.	Playing outdoor games and sports	4
4.	Walking for pleasure	1
5.	Fishing	8
6.	Hunting	No listing
7.	Bicycling	5
8.	Sightseeing	6
9.	Attending outdoor sports events	9
10.	Picnics	7
11.	Nature walks	11
12.	Boating	10
13.	Horseback riding	13
14.	Camping	12
15.	Golf	No listing
16.	Hiking	15

Water skiing and attending outdoor concerts, which had national rankings of 14 and 16 respectfully, were not included in the top 16 Texas rankings.

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[7] Texas Statewide Comprehensive Outdoor Recreation Plan, Texas Parks and Wildlife Department, Austin, Texas, 1965.

The cost of using the facilities within the region is equally important as the preferences of activities. With recreational opportunities expanding, the cost to recreate is also expanding. The diversification of recreational activities is demanding special equipment, the new activities of water skiing, sky diving, golf, archery and snow skiing all require a special type of equipment.

In the Alamo Area Council of Governments region, 3733 developed acres of land for recreation are available for public use without the charge of a fee. In addition to this developed land, there still remains 1687 acres to be developed, owned by public agencies. 1208 acres are developed that charge an average of $1.11 per visit, and 723 developed acres that charge an average of $18.03 per visit, these areas being the dude ranches and resorts. The amount of money spent per year by the residents of the region is $32.03 per person.

Having investigated activity preferences, acreages of recreational facilities, costs, and future demands for facilities, the potentials for these facilities must now be researched. The United States Soil Conservation Service within each county has appraised the potential of the following outdoor recreational activities:

1. Vacation cabins, cottages and homesites
2. Camping
3. Picnic and sports areas
4. Fishing waters
5. Golf courses
6. Hunting
7. Natural, scenic and historic sites
8. Riding stables
9. Shooting preserves
10. Vacation farms and cabins
11. Water sports areas

The potential appraisals are based more heavily on the natural resource potential although it does include in its considerations the size and distribution of people, age groups, occupations and income levels. The results of these appraisals will aid in determining the characteristics of the Regional Green Open Spaces as well as the general location of the facilities.

Summary of Appraisals for Outdoor Recreation Potential

United States Soil Conservation Service

Key to Potential Ratings

L = low potential
M = medium potential
H = high potential

I. Vacation Cabins, Cottages and Homesites

County	Score	Potential Rating
Atascosa	61	M
Bandera	114	H
Bexar	94	M+
Comal	103	H
Frio	53	M-
Guadalupe	103	H
Kendall	113	H
Medina	93	M+
Wilson	107	H

II. Camping

	Pack Trip		Vacation Site		Transient	
	Score	Potential Rating	Score	Potential Rating	Score	Potential Rating
Atascosa	--	--	--	--	56	M
Bandera	77	H	94	H	53	M
Bexar	--	--	67	M	73	H
Comal	93	H	99	H+	81	H
Frio	21	L	42	M-	28	L+
Guadalupe	--	--	66	M	--	--
Kendall	--	--	88	H	68	H
Medina	--	--	82	H-	--	--
Wilson	45	M	77	M+	64	H-

III. Picnic and Sports Areas

	Games		Bicycling		Picnicking	
	Score	Potential Rating	Score	Potential Rating	Score	Potential Rating
Atascosa	76	M+	66	M	75	M
Bandera	96	H	89	H	112	H
Bexar	94	H	87	H	102	H
Comal	99	H	92	H	106	H
Frio	28	L	28	L	33	L
Guadalupe	90	H	--	--	--	--
Kendall	103	H	87	H	109	H
Medina	--	--	--	--	82	M
Wilson	72	M	71	M+	77	M

IV. Fishing Waters

County	Score	Potential Rating
Atascosa	49	M
Bandera	85	H
Bexar	83	H
Comal	79	H
Frio	36	M-
Guadalupe	75	H
Kendall	68	M+
Medina	58	M
Wilson	72	H-

VI. Golf Courses

	Std. & Par 3		Mini & Driving Ranges	
County	Score	Potential Rating	Score	Potential Rating
Atascosa	73	M	71	H-
Bandera	79	M+	69	M+
Bexar	86	H	80	H
Comal	60	M	44	M
Frio	35	L	24	L
Guadalupe	77	M+	--	--
Kendall	90	H	66	M
Medina	90	H	80	H
Wilson	74	M	60	M

VII. Hunting Areas

	Small Game		Big Game		Waterfowl	
County	Score	Potential Rating	Score	Potential Rating	Score	Potential Rating
Atascosa	102	H	89	H	--	--
Bandera	120	H	119	H	68	M
Bexar						
Comal	136	H	126	H	75	M
Frio	121	H	99	H	44	L+
Guadalupe	102	H	86	H-	80	M
Kendall	87	M	110	H	45	L+
Medina	123	H	106	H	--	--
Wilson	86	M	70	M	69	M

VII. Areas of Natural, Scenic and Historic Interest

County	Natural Score	Natural Potential Rating	Scenic Score	Scenic Potential Rating	Historic Score	Historic Potential Rating
Atascosa	51	M-	61	M	42	L
Bandera	111	H	109	H	63	M
Bexar	93	M	93	M	94	H
Comal	119	H	123	H	77	H
Frio	38	L	47	L+	46	M
Guadalupe	102	H-	102	H-	75	H
Kendall	92	M	99	M+	49	M
Medina	96	M+	99	M+	53	M
Wilson	75	M	88	M	89	H

VIII. Riding Stables

County	Score	Potential Rating
Atascosa	55	M
Bandera	95	H
Bexar	85	H-
Comal	80	H-
Frio	33	L
Guadalupe	77	M+
Kendall	89	H
Medina	--	--
Wilson	74	M

IX. Shooting Preserves

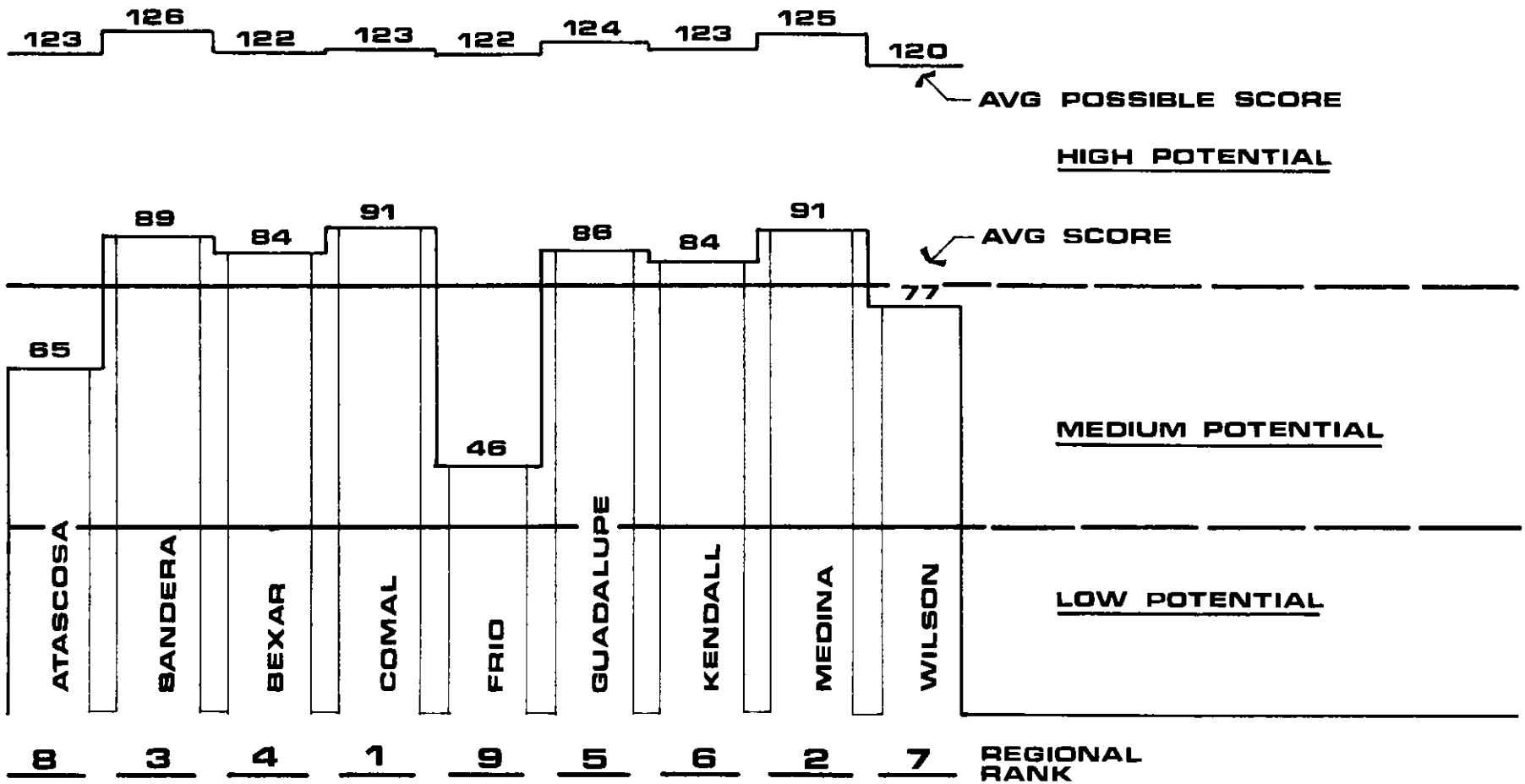
County	Score	Potential Rating
Atascosa	70	L
Bandera	84	H-
Bexar	87	H
Comal	85	H-
Frio	83	H-
Guadalupe	77	M+
Kendall	93	H
Medina	--	--
Wilson	80	M+

X. Vacation Farms and Ranches

County	Farms Score	Farms Potential Rating	Ranches Score	Ranches Potential Rating
Atascosa	48	L+	34	L
Bandera	--	--	103	H
Bexar	45	L	59	M
Comal	57	M	78	M
Frio	51	M-	54	M
Guadalupe	76	M	--	--
Kendall	94	M+	--	--
Medina	--	--	--	--
Wilson	84	M	62	M

XI. Water Sports Area

County	Score	Potential Rating
Atascosa	--	--
Bandera	93	H-
Bexar	90	M+
Comal	85	M
Frio	30	L
Guadalupe	99	H
Kendall	50	M-
Medina	--	--
Wilson	95	H-



OUTDOOR RECREATION POTENTIAL
REGIONAL SUMMARY

REGIONAL GREEN OPEN SPACE CLASSIFICATIONS

Using the general categories for Green Open Spaces and the preceding criteria as basic guidelines, characteristics were derived for Regional Green Open Spaces. A sub-committee of the Open Space Committee reviewed the information and presented the characteristics to the General Open Space Committee, which adopted the following characteristics and point values for Regional Green Open Spaces. The three Green Open Space Classifications that were developed for the regional scale are:

1. Regional Natural Areas
2. Regional Recreation Areas
3. Regional Park Areas

Regional Natural Areas are those which must be protected, and have a minimum of development on the site. The size of the area has no minimum designation. The characteristics and point values are as follows:

Characteristics	Point Value
Geological, ecological, aesthetic, or unique natural area	3
Controlled ingress and egress	3
Limited development (10% or less)	3
All weather roads (major circulation)	2
Convenience facilities	2
Sense of isolation	2
Nature trails	1
Interpretive service	1
Camping (confined-small scale)	1
Picnicking (confined-small scale)	1
Water body	1

The Regional Natural Area must possess a minimum of 15 points on a 20 point scale--including all of the 3 point characteristics.

Regional Recreation Areas and Regional Parks have three basic requirements:

1. 100 acre minimum site size
2. Driving distance of not more than one hour to one and one half hours, and not more than 70 miles from the City Hall of San Antonio.
3. Using a service radius of thirty miles from the community of major population within the member county, the area must lie within this radius and serve more than two member counties.

Regional Recreation Areas are a blend of urban and state recreation sites, including areas and activities at one location that have been forecasted to be the most popular in the coming years. The Regional Recreation Area offers facilities that most urban parks would have difficulty in developing and maintaining, such as marinas, boat launches, cabins, and large scale camping and picnicking areas, but the Recreation Area is smaller in scale and more accessible in terms of numbers and distance than State recreation areas. The characteristics and point values are:

Characteristics	Point Values
Convenience facilities	3
Water oriented	3
All weather roads	3
Camping areas	2
Picnicking areas	2
Park supervision	2
Boat Launches	1
Marina	1
Outdoor sports area	1
Golf course	1
Nature trail	1
Bridal trail	1
Cycling trail	1
Cabins and shelters	1
Group pavilions	1
Little water fluctuation	1

Regional Recreation Area must possess a minimum of 17 points on a 25 point scale--including all 3 point characteristics and one 2 point characteristic.

Regional Park Areas contain characteristics of both recreation areas and natural areas. The Regional Park Area provides more activities, as they must possess a minimum of 21 points on a 33 point scale--including four of six 3 point characteristics, two of three 2 point characteristics and five of nine 1 point characteristics.

Characteristics	Point Value
Special interest area	3
Convenience facilities	3
Water oriented	3
All weather roads	3
Unique natural, geological, ecological or aesthetic area	3
Controlled access	3
Camping area	2
Picnic grounds	2
Park supervision	2
Water oriented activities	1
Outdoor sports area	1
Golf course	1
Nature trail	1
Bridal path	1
Cycling trails	1
Cabins or shelters	1
Group pavilions	1
Interpretive service	1

The three approaches to space standards recognized by the National Recreation and Park Association are:

1. Population ratio method
2. Percentage of area
3. User characteristics or Demand projection

Using the population ratio method, expressing acres/population, the standard usually applies "...to any public area within or immediately adjacent to population centers and does not include parks of regional or state significance."[7]

For further comparison and illustration of this technique, results have been calculated for the region by counties. It is of importance, to be aware of surpluses and deficits of green open space acreages below the regional scale, so proper relationships between the two can be formed.

County	Park Acreage * (developed)	Existing ac./1000 population
Atascosa	86	4.68
Bandera	22	2.68
Bexar	2740	3.30
Comal	200[1].	8.50
Frio	4	.37
Guadalupe	97	2.93
Kendall	13	1.92
Medina	0	0
Wilson	9	.72

*-acreages include areas that do not charge an admission fee

1.-Corp of Engineer Parks not included in Park Acreage

[7]National Park Recreation and Open Space Standards, A Publication of the National Recreation and Park Association, Edited by Robert D. Buechner, Senior Associate (1700 Pennsylvania Avenue, N.W. Washington, D.C. 20006).

The most commonly applied acreage standard for the population ratio method of forecasting acreage needs is 10 acres/1000 population. Some governmental entities have established for themselves a higher figure, commonly 14 acres/1000 and some lower, 7.5 acres/1000 population. A comparison of acreage standards to existing acreages in all counties shows a deficit.

County	Existing Ac.	Ac. 7.5/1000	Ac. 10/1000	Ac. 14/1000
Atascosa	86	140	184	257
Bandera	22	32	59	97
Bexar	2740	6312	8306	11,629
Comal	200	207	236	330
Frio	4	82	108	151
Guadalupe	97	256	330	462
Kendall	13	52	68	95
Medina	0	135	191	268
Wilson	9	95	125	175

The area percentage method has as its most common standard ten per cent of the total land area of a city in recreation and open space lands. "...the percentage of area has little applicability to older cities, except in renewal areas, but can be useful in evaluating and comparing design in new towns or planned unit developments."[8]

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[8] Ibid.

Demand projections or user characteristics method of determining space needs has "...shown signs of providing more realistic estimates of needs at regional and state level."[9] This technique will be the primary determinant in forecasting Regional Green Open Spaces.

In utilizing the demand projection technique, the following illustrates the basic steps in the procedure for arriving at acreage forecasts.

1. Population of persons over the age of 12 years calculated for the region.
2. Population then multiplied by activity rates to equal total activity days.
3. Activity days divided by 3 to equal peak month (summer).
4. Peak month divided by 4 to equal peak week.
5. Peak week divided by 4 to equal peak day (weekend day).
6. Peak day divided by 4 (average family size for the region) to equal number of units required for activity.
7. Units required multiplied by acreage required per unit to equal total acreage required for activity.

The following results were obtained:

Population over the age of 12 years in 1970 equaled 706,098.

Activity	Activity Rate	Total Activity Days
Picnicking	1.39	981,475
Camping	.48	338,927
Hiking	.21	148,280
Horseback Riding	.52	367,170
Nature Walks	1.08	762,585

[9] Ibid.

Activity	One month Peak	One week Peak	One day Peak
Picnicking	327,158	81,789	20,447
Camping	112,976	28,244	7,060
Hiking	49,427	12,357	3,089
Horseback Riding	367,170	122,390	7,649
Nature Walks	254,195	63,549	15,887

Activity	Units Required	No. of Facilities per acre	Acreage Required
Picnicking	5111.8	10	510.90
Camping	1765	3	587.88
Hiking	.34 acres/user day		1049.81
Horseback Riding	3.88 user days/acre		1970.60
Nature Walks	33 user days/acre		480.90

TOTAL ACREAGE REQUIRED FOR REGIONAL GREEN OPEN SPACES 1970=4600.09 ACRES

Preliminary projections using the demand projection technique have been made for the years 1980 and 2000. At a minimum, the acreages will increase as follows.

Activity	Increase from 1970 to 1980	1980 to 2000
Picnicking	110.54	118.22
Camping	126.40	136.80
Hiking	225.71	244.63
Horseback Riding	423.35	458.35
Nature Walks	103.34	112.82
Totals	989.34	1072.82

TOTAL ACREAGE REQUIRED FOR REGIONAL GREEN OPEN SPACES 1980=5589.43 ACRES

REGIONAL GREEN OPEN SPACE ALTERNATIVES

Through the demand projections, an acreage figure of 5584 acres is called for development into Regional Green Open Space Areas to meet 1980 requirements. There presently exists 1423 developed acres of land that are in tracts of 100 acres or more. Three areas located in Bexar County, two in Comal County and one in Guadalupe County can be considered at this time to possess regional characteristics. Subtracting the latter acreage figure from the demand projection estimate, 4161 acres remain.

Private enterprise can be expected to supply the acreage, 2393 acres, for horseback riding, leaving 1768 acres of Regional Green Open Space Lands that should be acquired and developed.

The following areas are suggested to develop in order to satisfy the Regional Green Open Space Demand. The acreages stated are minimums and all efforts should try to acquire additional lands.

Kendall County

Amount of land required---100 acres

Location---adjacent to or in close proximity to existing undeveloped city park.

Alternative Functions: Trail stop for regional historic-scenic trail.

Overflow area for Bexar County.

County Park.

City Park.

Regional impact area, particular type dependent upon development, suggested use Regional Park.

Bandera County

Amount of Land required---200 acres

Location---Medina Lake vicinity

Alternative Functions: Entry and stop for trail system.

Recreational, Natural and Historical Area

County Park

Supplemental of San Antonio

Medina County

Amount of land required---100 acres

Location---Castroville vicinity

Alternative Functions: Southern entry to regional trail system.
Texas Hill Country Trail.
Start-Medina County historical
County park.

Atascosa County

Amount of land required---100 acres

Location---Accessible to Poteet, Pleasanton and Jourdanton

Alternative Functions: County Park

Wilson County

Amount of land---350 acres

Location---Proposed Cibilo Reservoir

Alternative Functions: Regional Park Area
County Park

Guadalupe County

Amount of land---100 acres

Location---Addition to Max Starcke Park

Alternative Functions: County wide influence
Regional Park

Bexar County

Amount of land required---815 acres

Locations--- 1. 200 acres - Bandera Road Park-presently undeveloped

Northeast Preserve type development

2. 245 acres - Southside Lions East

Recreation area addition to Southside Lions Field

3. 270 acres - Calaveras and Braunig Lakes

Regional recreation areas - water based.

4. 100 acres - Cibilo Creek flood plain

Regional recreation area on Bexar-Guadalupe County line.

Map II

Regional Green Open Space Alternatives

OPEN SPACE FRAMEWORK

ELEMENTS LEGEND

- EDWARDS RECHARGE AREA
- INTERSTATE HIGHWAYS
- OTHER STATE & FEDERAL HIGHWAYS
- RIVERS
- ESTABLISHED COMMUNITIES
- FLOOD PLAINS
- AGRICULTURAL LANDS CLASS I & CLASS II SOILS
- PROPOSED DEVELOPMENT
- EXISTING DEVELOPMENT
- EXISTING AREA WITH PROPOSED ADDITIONAL DEVELOPMENT

- COUNTY SEAT
- TOWN OR CITY
- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- FARM ROAD
- RAILROAD
- AIRPORT
- COUNTY BOUNDARY
- RIVER OR STREAM
- LAKE

EX. 490 ACRE DEV. CORP. OF ENGINEERS PARKS

DEV. 100 ACRES

EX. 213 ACRE DEV. NORTHEAST PRESERVE

DEV. 200 ACRES

DEV. 100 ACRES

EX. 200 ACRE DEV. LAREDA PARK

DEV. 100 ACRES

EX. 100 ACRE DEV. STARCKE PARK

DEV. 100 ACRES

EX. 300 ACRE DEV. HACKENBRIDGE PARK

EX. 348 ACRE DEV. SOUTH SIDE LIONS PARK

DEV. 245 ACRES

DEV. 100 ACRES

DEV. 270 ACRES

DEV. 350 ACRES

DEV. 100 ACRES

ALAMO AREA
COUNCIL OF GOVERNMENTS
PLANNING REGION & ENVIRONS

NORTH

0 5 10 15 20
Scale in Miles

BASE MAP 3 - DEC '68

COUNTY-COMMUNITY GREEN OPEN SPACE DEVELOPMENT

Current local plans must definitely be an integral portion of the Regional Green Open Space System, as they are vital in maintaining the balance of the total open space system. Local entities provide the much needed small scale areas in close proximity to the urban environment.

In Bexar County, the San Antonio Parks Department has initiated a forward thinking program of providing large scale area in a natural state to urban dwellers. Northeast Preserve, a project of this nature, is felt to have a definite impact on the Regional Green Open Space System.

Landa Park in Comal County and Starcke Park in Guadalupe County are two examples of areas that serve many functions. They both serve as attractions within the region, as well as providing the citizens of their respective counties and towns with recreational activities.

The following projects for the development and acquisition of green open space areas are those expressed by the various members of the Alamo Area Council of Governments. In November and December of 1970, questionnaires entitled Open Space Inventory-Green Open Spaces were sent to AACOG members, and it was asked that they be completed and returned, so the plans of the members could be included into the Regional Green Open Space Plan. The responses of members having projects are as follows:

Boerne

Acquire 12 and 1/2 acres as an addition to existing 125 acre tract.

Develop this 137 and 1/2 acres completely.

Devin

Neighborhood service center - 1 and 1/2 acres.

3 to 5 acres picnic area near golf course, developer agrees to give to city.

Greyforest

Green Belt development of one-half mile extra-territorial jurisdiction.

Leon Valley

Preservation of historical properties, the Onion Property, an old stage coach stop.

Seguin

Develop recreational facilities adjacent to Max Starcke Park.

Develop Riverside Park.

Development of neighborhood parks.

Reconstruction of Walnut Branch into usable open space lands.

Universal City

Develop in cooperation with Shertz, the Cibolo Creek area which lies north of SP tracks and FM 78 into recreational area.

Development of "Gravel Pit" into usable recreational site.

San Antonio

Development of outdoor recreational facilities at existing parks-Normoyle Playfield, Monterrey Park, Pittman-Sullivan Park, dressing room facilities at 5 city pools, Pablo's Grove Picnic Area, swimming pool filters, McFarlin Tennis center.

Acquisition and basic development of open space park land.

Municipal golf course development.

Mission Parkway development.

RECOMMENDATIONS

In the preceding pages, the concept of open space was presented in a summarized form, types, standards and characteristics of green open spaces derived for the regional scale, and totally compiled, a Regional Green Open Space formulated. The inclusion of these general sections reveals the basic needs that must be fulfilled in open space planning and development.

One is able to find many sources describing types, shapes and sizes of open spaces. Each of these sources in turn seems to have its own definitions, terms and framework construction. Herein a problem is born, in that planning agencies within a region must recognize the same outline, that is, categories of open space, terms, definitions and framework structure. By utilizing similar outlines, areas of differing scale can then be assembled and fitted into an open space program.

In order for a green open space program to function properly, standards, types and characteristics of open space must be defined. Through the establishment of standards, characteristics, and types of open spaces, coordination of functions of areas can be executed, thereby eliminating needless duplication and competition of activities.

The Regional Green Open Space Plan provides necessary guidelines and methodologies of producing a green open space plan of a smaller scale in the same region. A Regional Green Open Space Plan serves as a starting point for coordination of activities, areas and planning within a region. Through the plan, a basic outline for open space planning is established and information gathered that can be utilized by other planning agencies.

To meet the basic needs in open space planning, the following recommendations are presented for guidance, utilization and discussion.

General Open Space Development Recommendation

-Communities and counties must engage in a more complete and planned program of open space planning, by recognizing and utilizing an open space classification system applicable to their particular locale.

Green Open Space Recommendations

-Regional green open spaces must be developed to fill the gap in functions between state and city-county green open spaces.

-An open space framework is essential in the establishment of an open space plan of any scale.

-Green open spaces should not constitute wholly the open space pregram, as emphasis must also be placed on utility and corridor open spaces.

-Green open spaces of differing scales must not compete or take the place of another, but should strengthen and reinforce the respective plans of which they are a part, the regional plan and the statewide comprehensive outdoor recreation plan.

-In establishing facilities and classifications, the characteristics of the facilities should indicate adequate research of criteria and standards of the activities of the facilities.

-The relationship and interaction of functions of city and county green open spaces should be more clearly defined, by developing and establishing a classification system with characterisitcs for facilities at the city and county level.

-Availability and or accessibility fo land in its natural or semi-natural state should be assured to the people of urban areas.

-Prime agricultural lands, those having the least restrictions, i.e., Class I or Class II soils, the Edwards Aquifer and recharge areas should be permanent elements of open space frameworks.

-Outdoor recreational opportunities should be developed to meet the needs of the many communities with the population of less than 2500 persons.

-Joint ventures between cities, counties, river authorities and other regional functioning agencies should be encouraged so as to provide facilities with regional impact.

-Programs of green open space planning must be established by all levels of government to forecast demand, revise master plans and policies and establish or aid in establishing green open space areas.

APPENDIX

Techniques of Acquisition

1. Fee Simple - purchase of land through negotiation.

   a) Advance acquisition - acquire land before actual need.

   b) Installment purchasing - buy land in installments, having control of all without having to pay for it all at one time.

   c) Purchase and lease back - negotiate and establish price; agreement made to lease back to original owner.

2. Condemnation - using power of eminent domain.

   Excess condemnation - acquire more than needed, scenic areas, etc. and lease back excess.

3. Less-than-Fee - use of different types of easements.

   a) Positive easement - specifically provides easement holder may have use of the property.

   b) Negative - allows the holder to limit in specific ways the use a landowner may use his property.

1. Appurtenant easement - easement adjacent to public land.
2. Gross easement - is not adjacent and does not benefit public land.

Lease - contract by which one party gives to another the possession of lands, buildings, and other property for specified time and fixed payment.

License - an affirmative action, document stating that formal permission is granted to do something.

Restrictive covenant - restricts action or use
- usually negative agreements

3. Avigation easement - applies to airports and military installations.

4. Flowage easements - may be affirmative or negative.

   a) affirmative - permits flooding of land (temporary or permanent)

   b) negative - prevents development in flood plain

5. Conservation easement - specifically prohibits development.
- public access may or may not be included.

6. Scenic easement - may be negative or affirmative.
   - prevents displacement of nature, dumping, building, billboards and others that would destroy natural scenery.

7. Wetland easement - protects fish and wildlife habitat.

Tax Concessions - Most are directed toward those already with land, to donate land to parks or keep area low in development.

1. Preferential accessment - Technique that encourages land owner to retain his property in a low density development, attempting to establish tax accessment for use of land as opposed to potential use.

2. Tax deferred - Alleviate tax pressures on land owners through postponement of taxes.
   - only when he develops is he taxed, (back taxes also)

3. Donations - Donation of land to public agency for public use.
   - tax deduction or tax credits.

4. Gifts & donations - Allowable as deduction to certain percent.

Types of Zoning

1. Large lot - zoned to require a certain size lot.
2. Cluster development - density control.
3. Conservation.
4. Agricultural.
5. Aesthetic.
6. Historical.
7. Flood Plain.

Other means of acquiring lands for open space.

1. Mandatory dedication - political subdivision requiring developer or subdivider to donate a certain amount of land to public use.

2. Plat fee accessment - areas, lots, house, etc. closer to open space areas taxed higher than those farther away.

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SELECTED BIBLIOGRAPHY

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RESOLUTION

WHEREAS, the _____, recognizes the need to assure its proper and orderly growth and to prevent development of undesirable human and physical conditions, and,

to make modern, and effective planning services available on a continuous basis to the community and the region, and,

to establish better methods of coordinating programs aimed at the development of green open spaces, parks and recreation areas, and,

to improve implementation of locally and regionally developed policies and plans, and,

WHEREAS, Open Space Planning is recognized to be of primary importance for the future growth, development and well being of the _____ and the Alamo Area Council of Governments Region,

NOW, THEREFORE, BE IT RESOLVED that the _____ adopts the principles, policies and recommendations of the Regional Green Open Space Plan of the Alamo Area Council of Governments for use in planning areas of Green Open Spaces.

Attest:

_____
Chief Executive

_____ _____
Secretary Date