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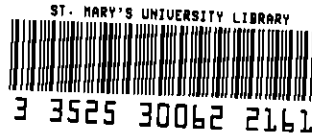
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Director of Planning

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STATE OF THE CITY

SAN ANTONIO

November, 1972

Prepared by the San Antonio City Planning
Department, Community Renewal Program Division

This publication is one of a series of six reports published by the San Antonio Community Renewal Program during its first year, 1972. The other five reports are:

San Antonio Historic Survey 1972

Urban Design Mechanisms Study

District Analysis: First Year Summary Report

Development of the Central City District

Economic Analysis

Each of the above reports is briefly summarized in this State of the City report.

The CRP gratefully acknowledges the cooperation and assistance of City departments, public and private agencies, and individuals in providing data and information without which this report could not have been compiled. Such contributing agencies and individuals are listed separately at the end of the section(s) for which they provided data.

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I. INTRODUCTION



CRP ANNUAL PROCESS

With the advent of Revenue Sharing, a strong mandate will be placed upon local government to continually perform city-wide Needs Assessment; Priorities Establishment; and Program Planning, Implementation, and Budgeting. Having the capability to put together this type of organized effort will make possible several additional million dollars per year to a city the size of San Antonio through a federal Community Development Block Grant.

The San Antonio Community Renewal Program (CRP), a Division of the City Planning Department, has begun the establishment of the above mentioned process. This report is the first of an envisioned annual reporting system that will require a total of three years to reach planned capability and utility with the following publications:

State of The City 72 -- This year's document represents the first time such a comprehensive needs/programming approach has been attempted in San Antonio. It depicts conditions as they are, based on available statistics and information. It is admittedly shallow in some respects, but subsequent annual reports will contain more sophisticated, in-depth information.

State of The City 73 -- This document will be completed in April, 1973, in order to be phased into the yearly budget cycle (the same timing will be used for all subsequent years). It will build onward from the 1972 report with a package of recommended programs (from all sources) including preliminary budgetary requirements.

State of The City 74 -- This report envisions the use of a partially completed urban information system (utilizing existing automated City files). It will permit iteration of previous State of The City processes with greater precision plus the introduction of program and process evaluation.

Subsequent Year Documents -- Future reports will continue giving a better annual depiction (within a constantly changing environment) of citizen needs across categories, program inventory and gaps, a

INTRODUCTION

package of recommended new or altered programs with budgets, and evaluation of past programs.

It must be emphasized that this "State of The City" process is an advisory function only, and not a new executive function. Its purpose is to aid executive decisionmaking and management by creating a more comprehensive approach to the solution of the City's needs and problems. To our knowledge, it has never been attempted before in San Antonio, and has probably been utilized in few other cities. When the process is fully operational in three years, management and officials will be better able to: (1) Understand interrelationships between problem areas, (2) Assign funds to high priority needs, and (3) Evaluate progress toward the solution of problems.

The following short discussion examines in greater detail this first year report, State of The City 72.

STATE OF THE CITY 72

This report provides a clear, complete picture of San Antonio in 1972 and depicts its unique social, economic and physical components and how they come together into a total urban system. The City is presented as it exists today, with all of its flaws and problems, all of its successes and assets. Figure I-1 depicts the "Statistical San Antonio," but it is obvious that the medians and averages indicated therein do not clearly represent the heterogeneity of the people, neighborhoods, development and facilities. These are shown in detail in the following chapters.

The CRP has prepared this document as the basic information phase of its three-year program to achieve its goal--establishing a system of (1) Needs Assessment, (2) Resource Identification, and (3) Recommended Program Packaging for the City's annual budget process. As such, this document does not contain a list of recommendations for management and elected officials. Even without recommendations, though, many local priorities are implied by the severity of conditions indicated in various sections of this report.

<u>POPULATION</u>	<u>Total</u>	<u>Per Cent*</u>	<u>Average or Median</u>
San Antonio Standard Metropolitan Statistical Area (Bexar and Guadalupe Counties).....	864,014		
Total Population City of San Antonio.....	654,153		
Anglo Population.....	262,779	40.2%	
Black Population.....	50,041	7.6%	
Mexican-American Population.....	341,333	52.1%	
Total Female Population.....	343,927	52.5%	
Total Male Population.....	310,226	47.4%	
Persons Under 18 Years of Age.....	251,001	38.4%	
Median Age of Population.....			24.8 years
<u>HOUSING</u>			
Average Number of Persons per Household.....			3.38
Total Dwelling Units.....	203,226		
Single Family Units.....	158,860	77.9%	
Multiple Family Units.....	44,377	21.8%	
Owner Occupied Units.....	118,922	58.5%	
Renter Occupied Units.....	71,770	35.3%	
Units Lacking Plumbing.....	12,328	6.1%	
Median Housing Value, Owner Occupied.....			\$11,400.00
<u>ECONOMY</u>			
Median Rent Per Month.....			\$ 68.00
Median Family Income.....			\$ 7,734.00
Persons Below 1969 Poverty Level (\$3,734)....	140,757	21.8%	
Families Below 1969 Poverty Level (\$3,734)...	27,277	17.5%	
Average Unemployment for 1971.....			4.7%
Unemployment for August 1972 (est.).....		4.9%	
<u>EDUCATION</u>			
Median School Years Completed.....			10.8
Per Cent High School Graduates.....		42.7%	
Total Number of Public School Age Children....	202,353		
Minority Percentage of School Age Children.....		57.0%	
<u>HEALTH</u>			
	<u>Rate per 1,000</u>	<u>Rate per 1,000</u>	<u>Rate per 100,000</u>
	<u>Population</u>	<u>Live Births</u>	<u>Population</u>
Birth Rate.....	22.7		
Death Rate.....	7.2		
Infant Mortality Rate.....		19.2	
Venereal Disease Rate.....	2.95		
New Active Tuberculosis Rate..	.28		
<u>LAW ENFORCEMENT</u>			
Total Number of Crimes.....			3,506.8
Violent Crimes.....			412.6
Property Crimes.....			3,094.2
Juvenile Arrests.....	6.5		

*Totals do not add to 100% due to 15% sample data

SOURCES: Compiled by CRP, August, 1972, from:
 U. S. Census of Population and Housing; 1970, Texas Employment Commission,
 Texas Education Agency, San Antonio Metropolitan Health District, San Antonio
 Police Department.

Figure I-1

STATISTICAL SAN ANTONIO



STATE OF THE CITY



INTRODUCTION

The data presented here has been compiled by the CRP to meet the needs of the CRP itself; other local, county and federal agencies; and especially private groups and private citizens. This data will provide a basis for the CRP to study San Antonio's present and future needs and priorities, recommend action to resolve specific and general problems, and monitor the kinds and rates of change within each component of the City and within the City as a whole. The data will be continuously updated and will be a vital source of information to governmental decisionmakers, providing them with a solid basis for initiating and maintaining those programs necessary to solve existing urban problems and prevent future problems. Private citizens and local groups will also be able to use this data and updated data in the future to determine socio-economic and physical influences, problems, and assets within their own neighborhoods, or throughout the City. *Thus, the information as it is presented in this report, and as it it will be updated, is intended to serve many needs and be the basis for a wide range of decisions and actions.*

One of the important methods for maintaining this type of information display will be the proposed Municipal Information Center (MIC) presently being developed in the City. Like the CRP, this Center is funded under a partial grant from the U. S. Department of Housing and Urban Development. The CRP will work in close cooperation with the Center's management to create a visible, open forum for official and citizen alike. Its potential for increasing community awareness about local government is substantial.

This report is structured to provide first a picture of the City as a whole and then a picture of various aspects of the City. Section II, Community Analysis, addresses itself to a combination of significant socio-economic and physical factors, which come together to show a general picture of the present City--where and to what extent problem areas and urban blight occur, and where assets and positive aspects of the City exist.

The succeeding sections (III through XIII) deal with discrete aspects of San Antonio such as Education, Health, Law Enforcement, etc. Each of these sections presents a detailed (but often diagrammatic) picture of its own particular category. The information depicted is only a portion of all the information the CRP has obtained in each category through the generous cooperation of many City operated departments and related agencies. To show all the information in an overview such as this is impossible. If more detailed information is desired on

INTRODUCTION

any item, the CRP will either be able to furnish it or guide an individual to it.

The Appendix contains a short report on the CRP Data Management section, relating its first year activities, plans for the second year, and some general data management recommendations for the City. Also in the Appendix are brief abstracts of the following CRP-sponsored reports that are being published as separately-bound documents:

- San Antonio Historic Survey by O'Neill, Perez, Lance and Larcade, Architects.
- Urban Design Mechanisms Study by Skidmore, Owings and Merrill, Architects and Engineers.
- District Analysis: First Year Summary Report by the San Antonio Planning Department/Comprehensive Planning Division.
- Development of the Central City District by the San Antonio Planning Department/Comprehensive Planning Division.

In addition, an Economic Analysis document has been prepared by Planning Department staff. The highlights of this report are abstracted in Section VI, Economy, of the State of The City 72 report.

Throughout this State of The City 72, maps illustrating particular information have been included. Each map shows the outline of the 1970 census tracts, the San Antonio freeway system, and major streets. The base map in Figure I-2 identifies the census tracts and major streets. Thus, in order to determine in what tract information is displayed on subsequent maps, this base map should be consulted.

In conclusion, the CRP staff believes that this document will be useful to San Antonio's people and organizations in the evaluation of future public and private actions affecting their lives and interests.

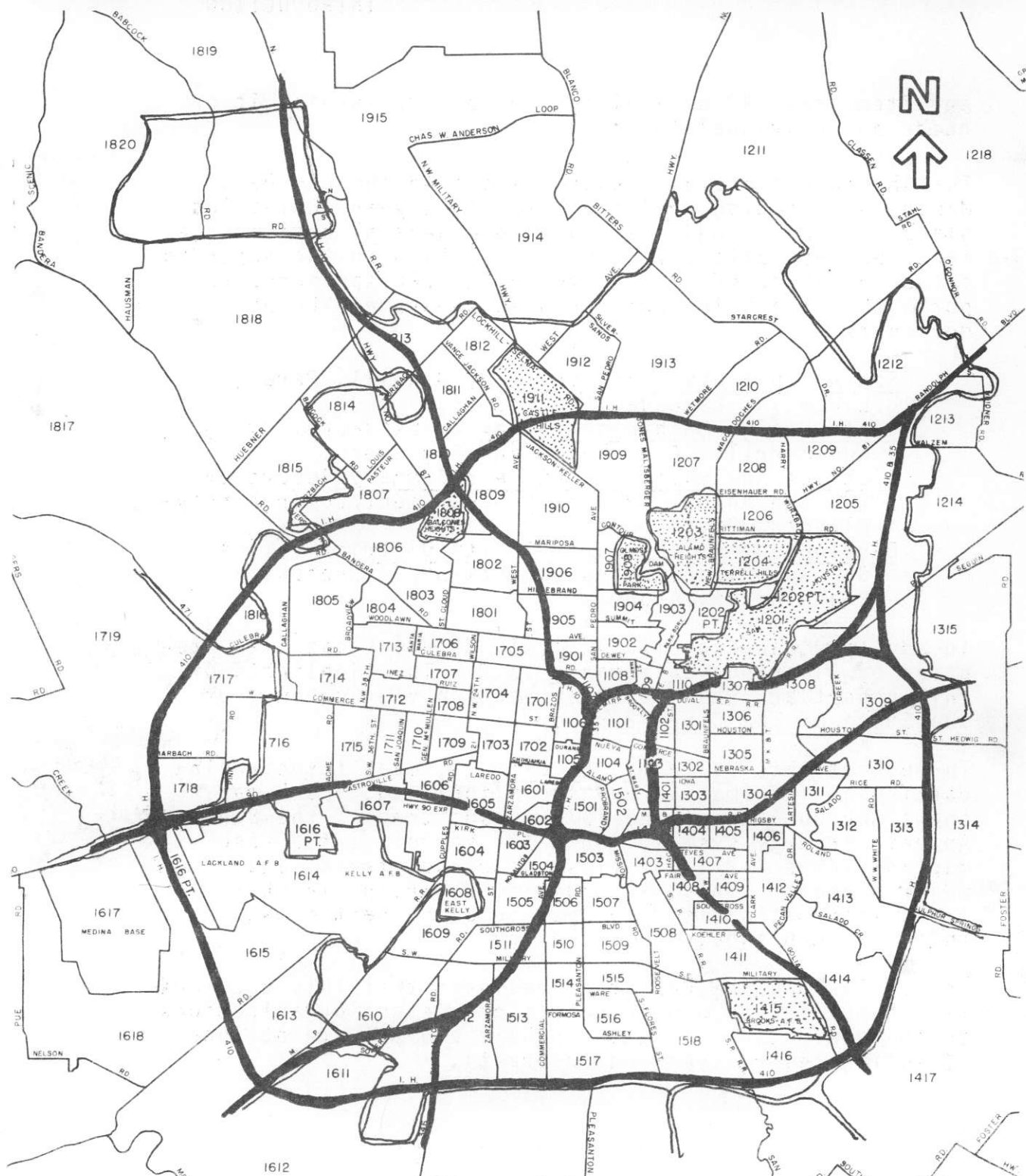


Figure I-2

BASE MAP

 FREEWAY SYSTEM  CITY LIMITS  CENSUS TRACTS



STATE OF THE CITY



0 1 2 3 4 MILES

II.
**COMMUNITY
ANALYSIS**

12
SAN ANTONIO

A. OVERVIEW

1. SCOPE

This section presents a current picture of the City of San Antonio's physical, social and economic condition. It is a neighborhood-by-neighborhood analysis of the entire City. Much of the information used in this analysis was derived from the Community Renewal Program's first year work in the categories of: Accessibility, Parks, Public Utilities, Education, Community Services, Health, Law Enforcement, Fire Protection, Housing and Economics.

2. GOAL

To produce a summary report which City officials can use to help them in their decisions regarding the City's redevelopment needs and in the setting of priorities for further growth and development.

3. FIRST YEAR OBJECTIVE

To integrate diverse types of information in such a manner as to permit an understanding of census tract and neighborhood conditions.

B. COMMUNITY ANALYSIS STATE ^{OF} THE CITY

1. CONDITION

Environmental Matrices, one for each quadrant of the City, (Figures II-3, 5, 7 and 9) were created so that a picture could be developed of the City's overall condition. On the basis of the significance and the availability of data, twenty-seven environmental factors were selected as indicators of the "State of the City." A glossary of terms of these factors as they were used in the analysis can be found in part C of this section. Census tracts were used as the basic unit of analysis.

COMMUNITY ANALYSIS

Through a system of weights applied to the twenty-seven factors, each census tract was given a condition rating. As a result, four categories of condition for the entire City were defined:

- a. Type 1. Very good condition, has no significant environmental deficiencies.
- b. Type 2. Good condition, has small amounts of adverse environmental conditions.
- c. Type 3. Fair condition, contains many adverse conditions, some of which are severe.
- d. Type 4. Poor condition, has the greatest number of environmental deficiencies.

The following maps (Figures II-1, 2, 4, 6, and 8) present, in a pictorial manner, the above categorization of the City resulting from the Environmental Matrices. Figure II-1 indicates conditions in the entire City, whereas the others represent the City's quadrants at a larger, more detailed scale.

Based on an examination of the matrices and maps, the following analyses of the City and its quadrants were developed.

COMMUNITY ANALYSIS

CITY

A total of 127 census tracts was considered in the Community Analysis component. A picture of the City as a whole was developed on the basis of the four neighborhood types. There is a significant predominance of Type 1 and 2 neighborhoods with 47% and 27% of the tracts falling into these categories, respectively. Type 3 neighborhoods represent 18% of the tracts, and 8% fall into the Type 4 classification. It should be noted here, as indicated by Figure II-1, that a Type 4 classification was given to some neighborhoods that did not encompass whole census tracts. Although 74% of the City is determined to be in very good to good condition, the location of the fair-to-poor neighborhoods is significant. Using census tracts as a base, the greatest concentration of Types 3 and 4 is on the West Side and Southwest Side of the City. The East Side is characterized by Type 3 and Type 4 neighborhoods. The North Side is overwhelmingly Type 1 and Type 2, with the Southeast containing a considerable number of Types 1 and 2 as well.

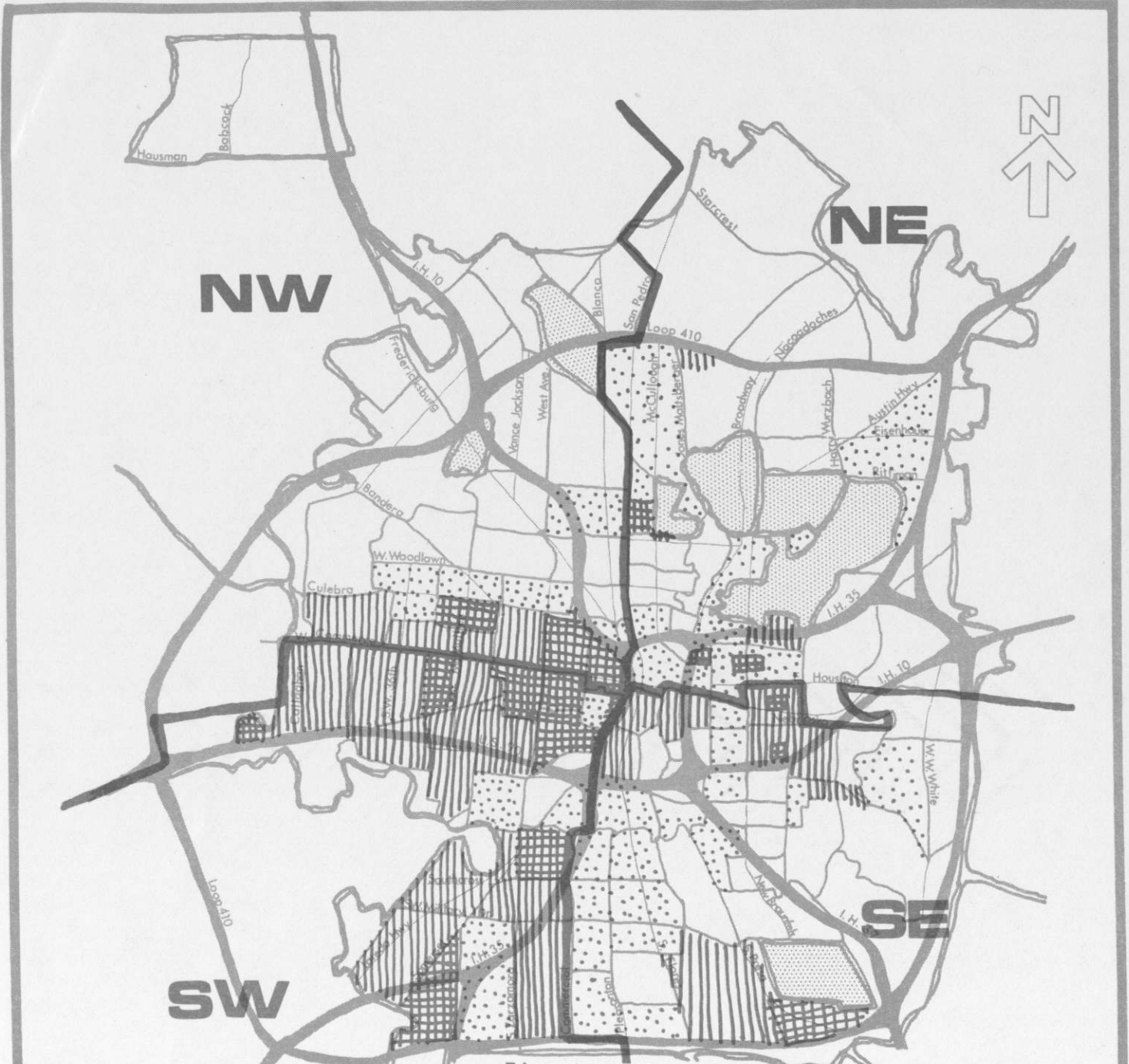






Figure II-1

NEIGHBORHOOD ANALYSIS

BY CENSUS TRACT

-  Type 1
-  Type 2
-  Type 3
-  Type 4



STATE OF THE CITY



0 1 2 3 4 MILES

Source: CRP, Planning Dept., SABA, Aug., 1972

COMMUNITY ANALYSIS

NORTHWEST QUADRANT

The Northwest Quadrant is bounded on the south by W. Commerce Street, on the east by San Pedro Avenue and on the north and west by the city limits. Type 1 neighborhoods comprise approximately 64% of the area. Type 2 and Type 3 constitute 15% and 12% respectively. Type 4 neighborhoods cover 9% of the area. Almost 80% of the quadrant is considered to be in very good to good condition, with approximately 20% of it in the fair to poor range. High median owner value, low unemployment, low density and few vacant structures slated for demolition are all factors that indicate the high level of condition in the area. The greatest problems in the quadrant exist in the likelihood of flooding, lack of adequate parkland and reported hepatitis cases, the latter being twice the City average.



NW QUADRANT

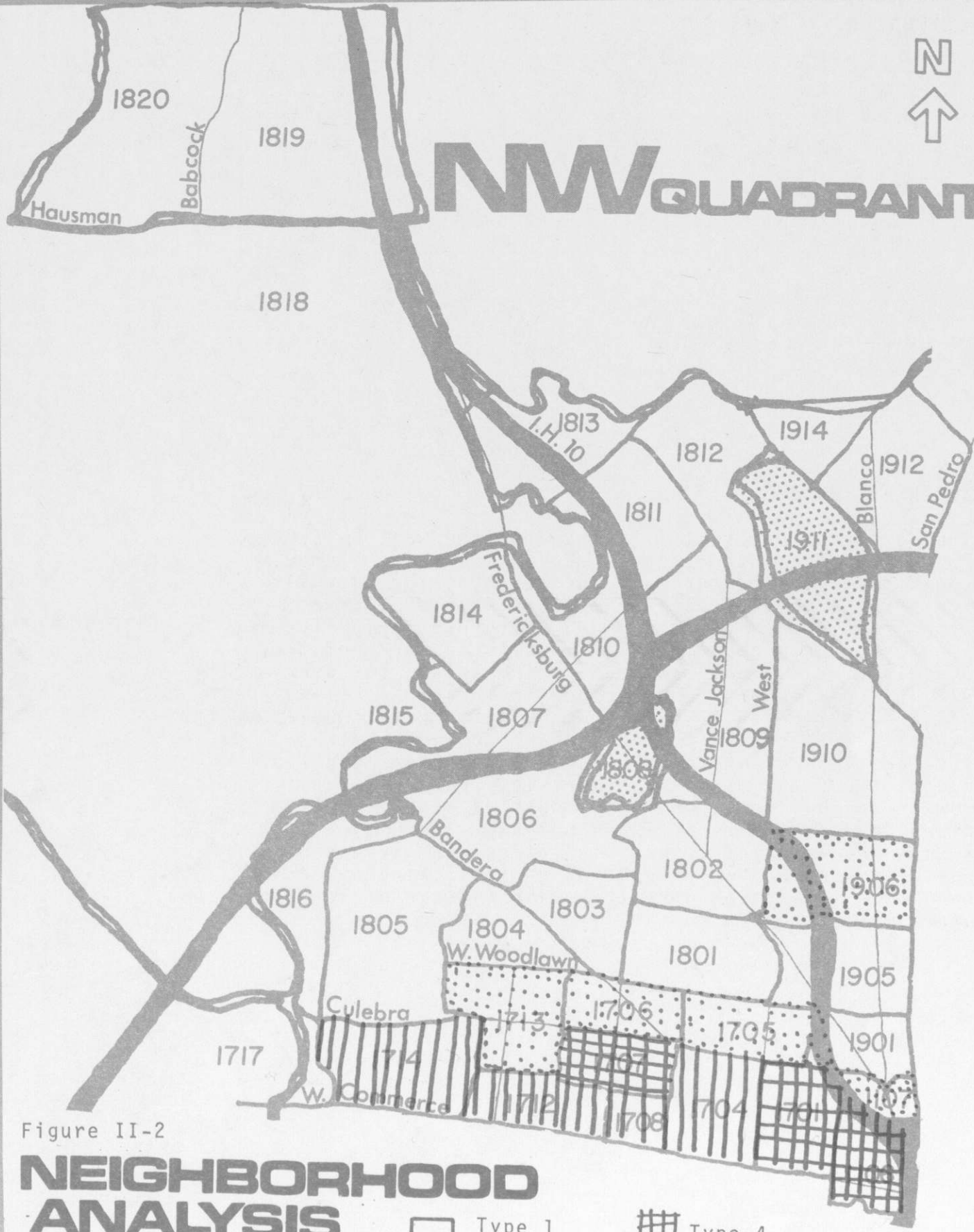






Figure II-2

NEIGHBORHOOD ANALYSIS BY CENSUS TRACT

-  Type 1
-  Type 2
-  Type 3
-  Type 4

SAN ANTONIO
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STATE OF THE CITY

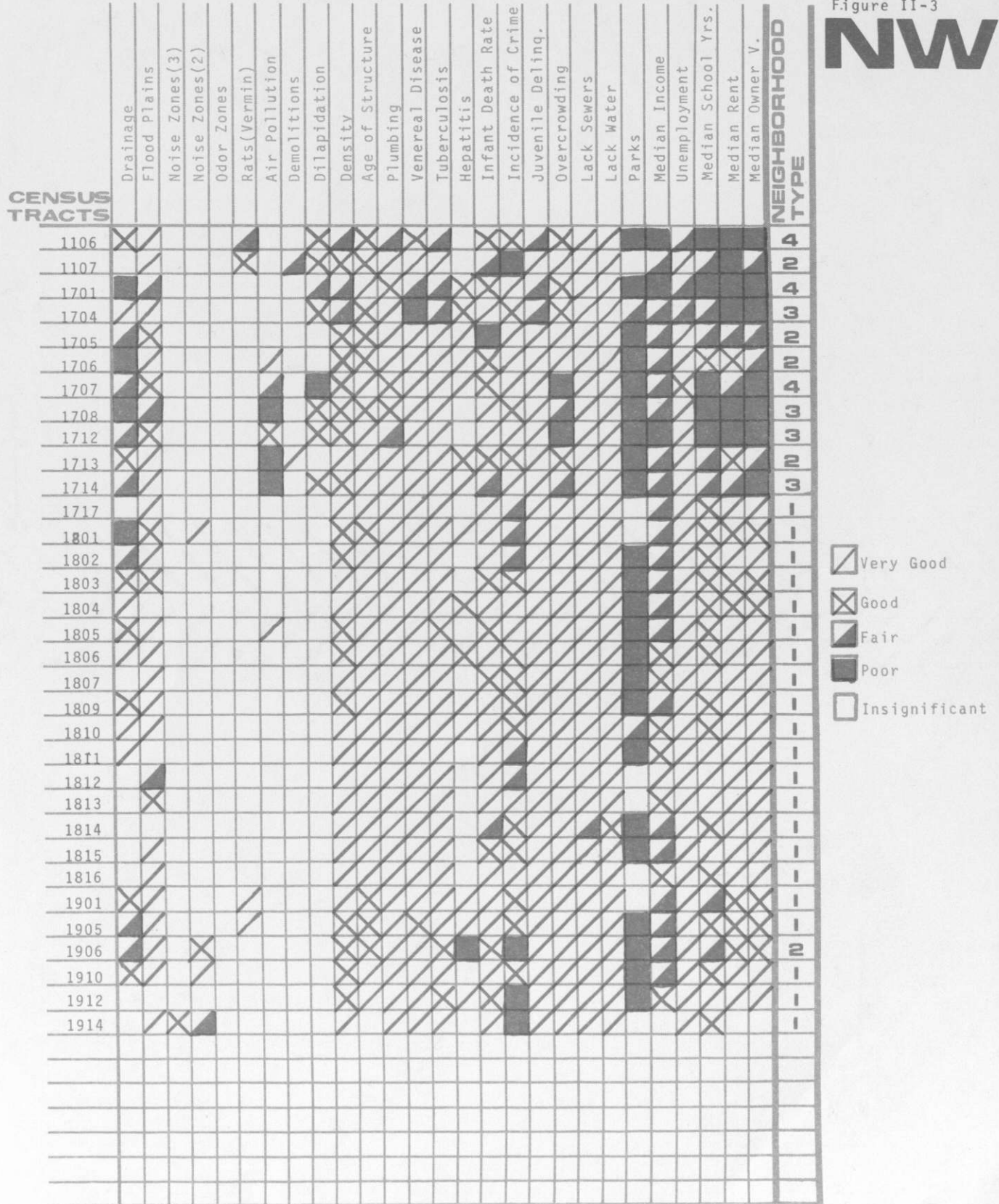
1801 Census Tract No.



ENVIRONMENTAL FACTORS

Figure II-3

NW



Source: CRP, 1972



COMMUNITY ANALYSIS

NORTHEAST QUADRANT

The Northeast Quadrant is bounded on the west by San Pedro Avenue, on the south by E. Commerce and E. Houston Streets and on the east and north by the city limits. Type 1 neighborhoods comprise 60% of the area. Type 2 and Type 3 cover 36% and 4% respectively. Type 4 neighborhoods cover only a very minimal area of the quadrant. A very good to good rating exists for over 97% of the area and is evidenced in the high ratings of such environmental factors as: median rent, median school years completed, and median income. Factors such as overcrowding of housing units, juvenile delinquency cases and the infant mortality rate are very low in the quadrant, and the amount of significant dilapidation of structures is one-half the City average. A high incidence of crime, high noise zone levels and a significant number of housing units lacking sewer and water facilities were the major factors presenting problems in the area.



NE QUADRANT

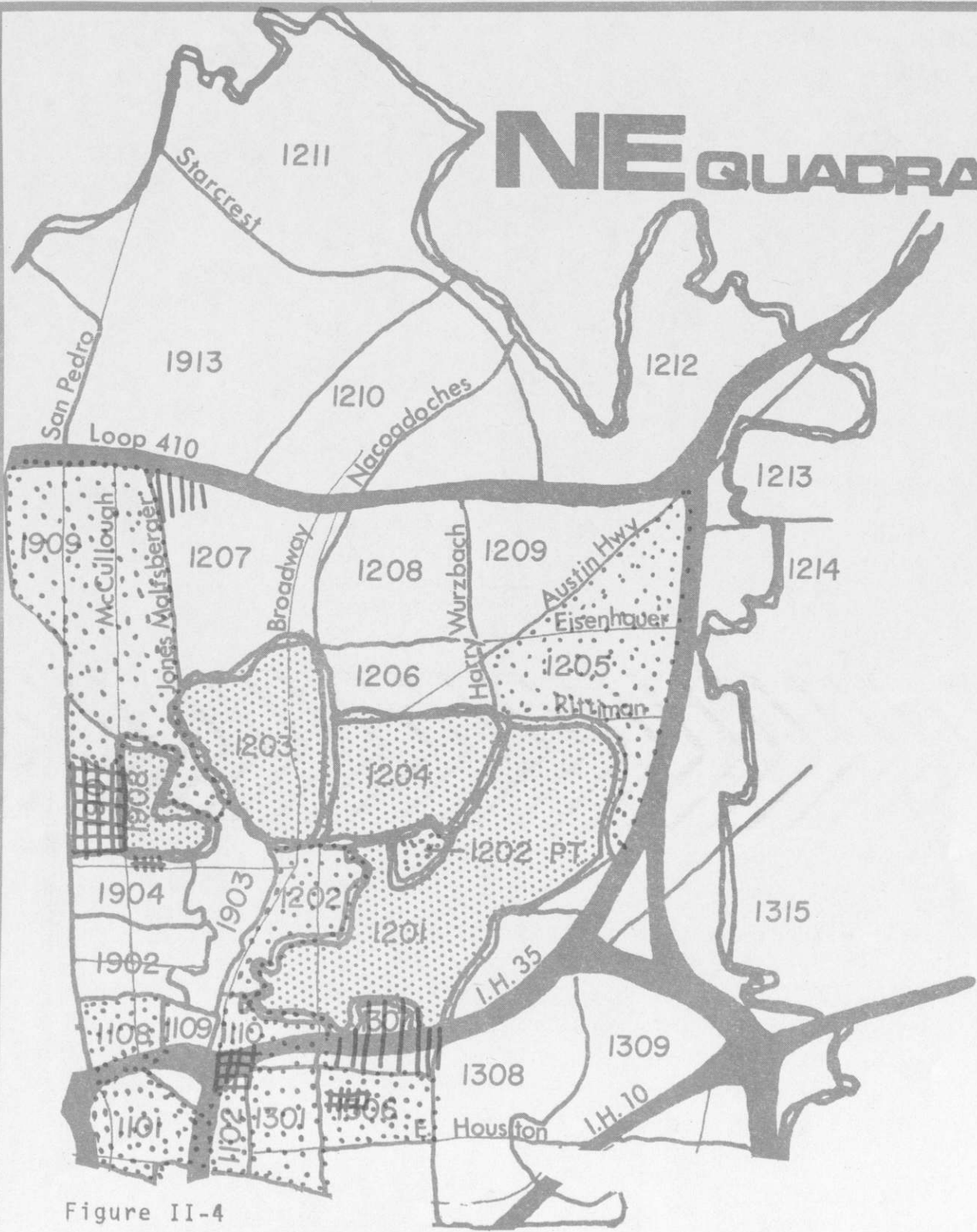


Figure II-4

NEIGHBORHOOD ANALYSIS BY CENSUS TRACT

- 1308 Census Tract No.
- Type 1
- Type 2
- ||| Type 3
- Type 4



STATE OF THE CITY



ENVIRONMENTAL FACTORS

Figure II-5

NE

CENSUS TRACTS	Drainage	Flood Plains	Noise Zones (3)	Noise Zones (2)	Odor Zones	Rats (Vermin)	Air Pollution	Demolitions	Dilapidation	Density	Age of Structure	Plumbing	Venereal Disease	Tuberculosis	Hepatitis	Infant Death Rate	Incidence of Crime	Juvenile Delinq.	Overcrowding	Lack Sewers	Lack Water	Parks	Median Income	Unemployment	Median School Yrs.	Median Rent	Median Owner V.	NEIGHBORHOOD TYPE
1101	X	X																										N
1102	X																											N
1108																												N
1109	X	X																										J
1110	X																											N
1202	X																											N
1205	X	X																										N
1206	X																											J
1207	X																											J
1208	X																											J
1209	X	X																										J
1210	X																											J
1211	X																											J
1212																												J
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1214																												J
1215																												J
1301	X																											N
1306	X																											N
1307	X																											3
1308	X																											J
1309	X																											J
1902	X																											J
1903	X																											J
1904	X																											J
1907	X																											N
1909	X																											N
1913	X																											J

- Very Good
- Good
- Fair
- Poor
- Insignificant

Source: CRP, 1972



STATE OF THE CITY



COMMUNITY ANALYSIS





SOUTHWEST QUADRANT

The Southwest Quadrant is bounded on the north by W. Commerce Street, on the east by Commercial Street and Interstate Highway 35 and on the south and west by the city limits. Type 1 and Type 2 neighborhoods cover 19% and 16% of the area, respectively. Type 3 and Type 4 comprise 42% and 23%, respectively. The area in general contains fewer very good to good neighborhood types (35%) and more fair to poor neighborhood types (65%) than any other quadrant of the City. The area as a whole had very few units without sewer and water connections and only a very small portion of the area is in a flood plain. However, the drainage problem is the greatest of all the quadrants. As indicated by the large number of Type 3 and Type 4 neighborhoods, the condition of many environmental factors present problems for the area: high density, significant numbers of venereal disease and tuberculosis cases, high juvenile delinquency rate, overcrowding, high unemployment, considerable dilapidation of structures and very inadequate parkland. The Southwest Quadrant also has the lowest median income, median rent, median owner value and median school years completed of any quadrant in the City.

SW QUADRANT



Figure II-6
NEIGHBORHOOD ANALYSIS
 BY CENSUS TRACT

-  Type 1
-  Type 2
-  Type 3
-  Type 4

1610 Census Tract No.

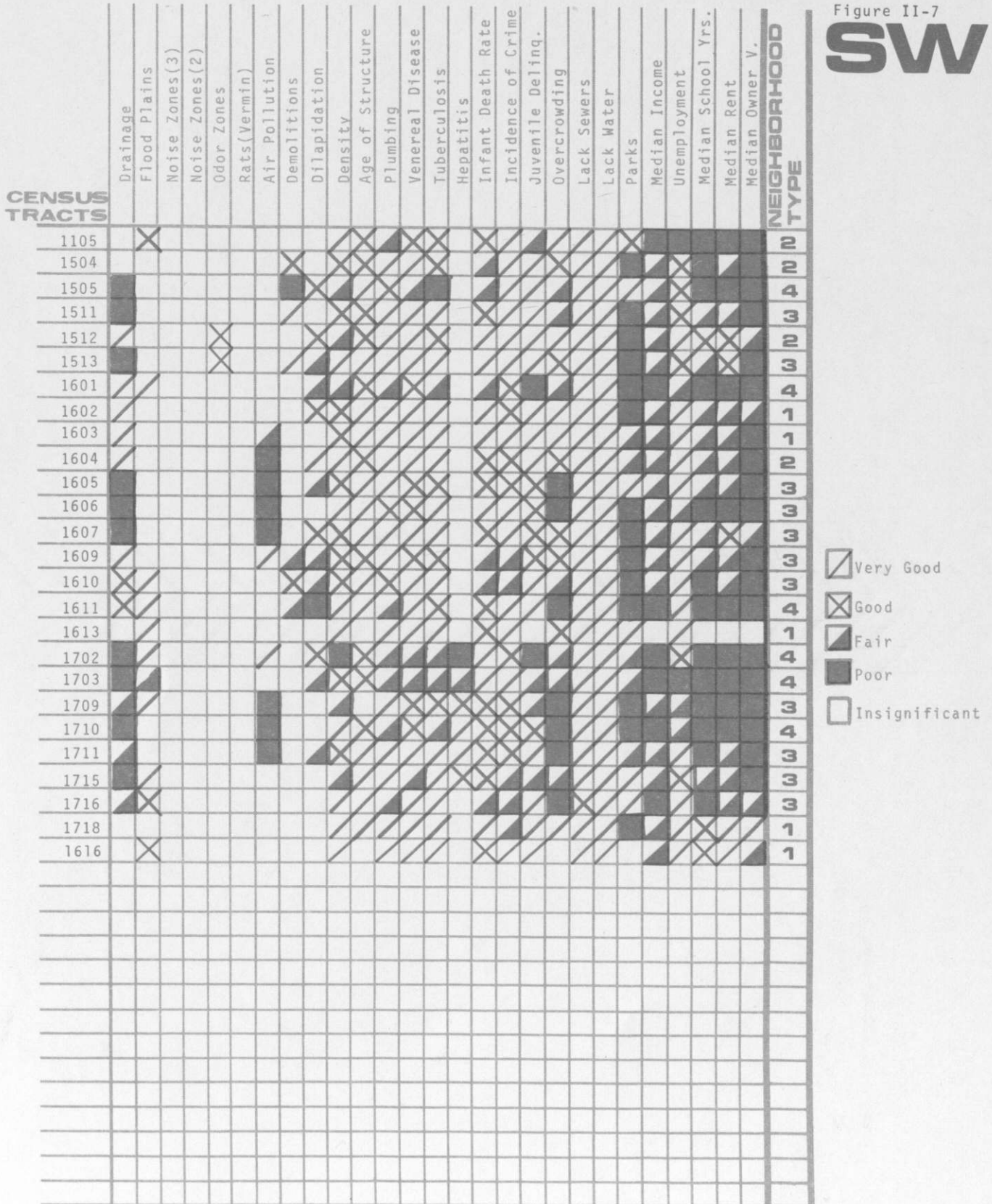


STATE OF THE CITY



ENVIRONMENTAL FACTORS

Figure II-7
SW



- Very Good
- Good
- Fair
- Poor
- Insignificant

Source: CRP, 1972



STATE OF THE CITY



COMMUNITY ANALYSIS

SOUTHEAST QUADRANT

The Southeast Quadrant of the City is an area bounded on the north by E. Commerce and E. Houston Streets, the west by Commercial Street and Interstate Highway 35 and on the south and east by the city limits. The quadrant is composed of a considerable number of Type 1 and Type 2 neighborhoods which cover 43% and 37% of the area, respectively. Eighteen percent of the area is Type 3, while only 2% could be classified as Type 4. It is apparent, then, that over 80% of the quadrant is considered to be in very good to good condition. Some environmental factors which best exhibited this were: a low incidence of crime, few hepatitis cases, few drainage problems and adequate parkland. Several factors, however, did present significant problems for the area: odor zones, high incidence of vermin, many proposed demolitions and a high infant mortality rate.

SE QUADRANT



Figure II-8

NEIGHBORHOOD ANALYSIS BY CENSUS TRACT

-  Type 1
-  Type 2
-  Type 3
-  Type 4

1508 Census Tract No.

ENVIRONMENTAL FACTORS

Figure II-9

SE

CENSUS TRACTS	Drainage	Flood Plains	Noise Zones(3)	Noise Zones(2)	Odor Zones	Rats(Vermin)	Air Pollution	Demolitions	Dilapidation	Density	Age of Structure	Plumbing	Veneral Disease	Tuberculosis	Hepatitis	Infant Death Rate	Incidence of Crime	Juvenile Delinq.	Overcrowding	Lack Sewers	Lack Water	Parks	Median Income	Unemployment	Median School Yrs.	Median Rent	Median Owner V.	NEIGHBORHOOD TYPE
1103																												3
1104																												3
1302																												2
1303																												2
1304																												3
1305																												3
1310																												1
1311																												1
1312																												2
1313																												1
1314																												1
1401																												1
1402																												1
1403																												2
1404																												2
1405																												1
1406																												2
1407																												1
1408																												2
1409																												1
1410																												1
1411																												1
1412																												1
1413																												1
1414																												1
1416																												4
1501																												3
1502																												1
1503																												2
1506																												2
1507																												2
1508																												1
1509																												2
1510																												2
1514																												2
1515																												2
1516																												1
1517																												2
1518																												3

-  Very Good
-  Good
-  Fair
-  Poor
-  Insignificant

Source: CRP, 1972



STATE OF THE CITY



COMMUNITY ANALYSIS

2. EXISTING PROGRAMS

Using the maps (Figures II-1, 2, 4, 6 and 8) as a basis, it is important to note the programs underway or in the planning stages which are attempting to improve areas which contain environmental deficiencies. The following list indicates the kind of efforts being made by federal and local officials to examine and alleviate selected problems.

- a. Housing and Urban Development (HUD), San Antonio Development Agency's (SADA) Neighborhood Development Program and Redevelopment Feasibility Study Areas. (See Figure II-10.)
- b. Economic Development Administration (EDA) Study Area. (See Figure II-10.)
- c. Approved HUD Annual Arrangements, Fiscal Year 1972. (See Figures II-11 and 12.)
- d. Requested HUD Annual Arrangements, Fiscal Year 1973. (See Figures II-12, 13a and 13b.)
- e. City of San Antonio 1970 Bond Program. (See Figures II-14 and 15.)

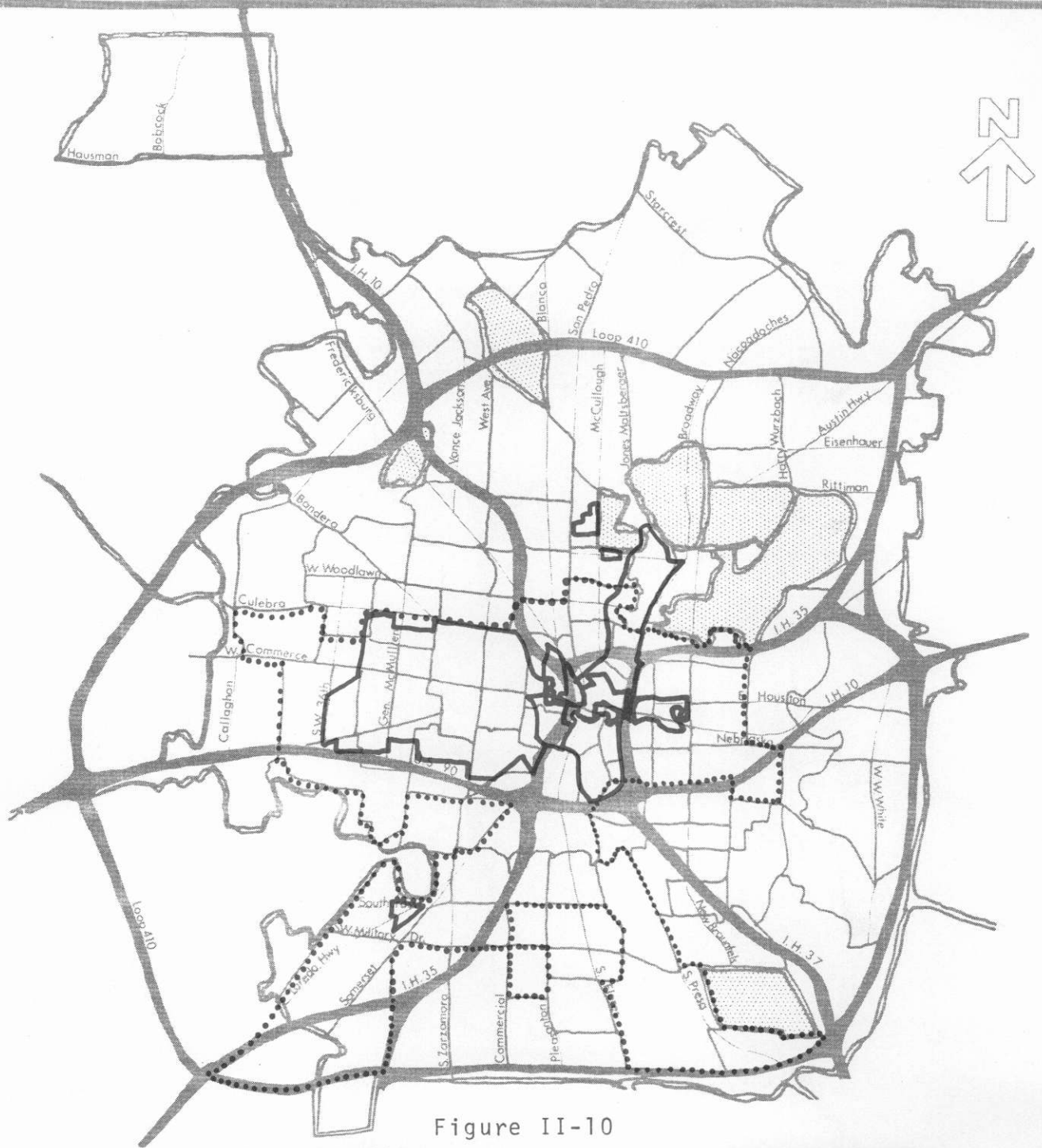


Figure II-10

HUD/EDA STUDY AREAS



HUD Study Areas

EDA Study Areas



STATE OF THE CITY

0 1 2 3 4 MILES



Source: EDA and SADA, June, 1972



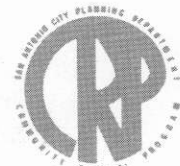
Figure II-11
HUD APPROVED
ANNUAL ARRANGEMENTS
FISCAL YEAR 1972

- SADA Project Area
- Model Cities Area
- Water Main Replacement Area
- Park Area
- Sanitary Sewers

SAN ANTONIO
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STATE OF THE CITY

0 1 2 3 4 MILES



Source: CRP, July, 1972

DEPARTMENT/PROJECT	Fiscal Year 1972		Fiscal Year 1973	
	REQUESTED	RECEIVED	REQUESTED	RECEIVED*
CITY WATER BOARD Water Main Replacements	\$ 1,700,000	\$ 204,800	\$ 1,700,000	
HOUSING & INSPECTIONS DEPT. Demolition of Unsound Housing Structures			204,000	
MODEL CITIES Comprehensive Program	9,590,000	10,298,197	9,590,000	
PARKS & RECREATION DEPT. Parks	1,369,000	1,620,004	2,779,961	
PLANNING DEPARTMENT CRP & Comprehensive Planning Assistance	278,000	260,000	581,000	
PUBLIC WORKS DEPARTMENT Sanitary Sewers Storm Sewers	1,547,000	404,361	2,101,327	
SAN ANTONIO DEVELOPMENT AGENCY Renewal Projects	38,841,080	29,161,661	36,300,000	
**SAN ANTONIO HOUSING AUTHORITY Public Housing Modernization	38,109,850	-0-	10,473,000	
URSULINE DISTRICT Planning Department			175,000	
URSULINE ACADEMY PROJECT San Antonio River Authority Southwest Craft Center San Antonio Conservation Society			14,300,000	
URSULINE ACADEMY - HISTORIC PRESERVATION Parks & Recreation Dept.			136,000	
APACHE CREEK OPEN SPACE Parks & Recreation Dept.			2,600,000	
TOTAL	\$91,434,930	\$41,949,023	\$80,940,288	

* Proposed Projects presently being reviewed by HUD.

** 2,249 new units have been requested by SAHA but only authorization is needed at this time.

Source: Planning Department/CRP and Intergovernmental Services Dept.,
September, 1972

Figure II-12

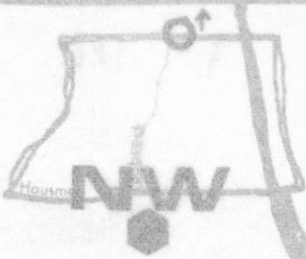
ANNUAL ARRANGEMENTS

FY 72-73 HUD ASSISTANCE



STATE OF THE CITY





1 Community Park
6 Neighborhood Parks

2 Neighborhood Parks

5 Neighborhood Parks

4 Neighborhood Parks

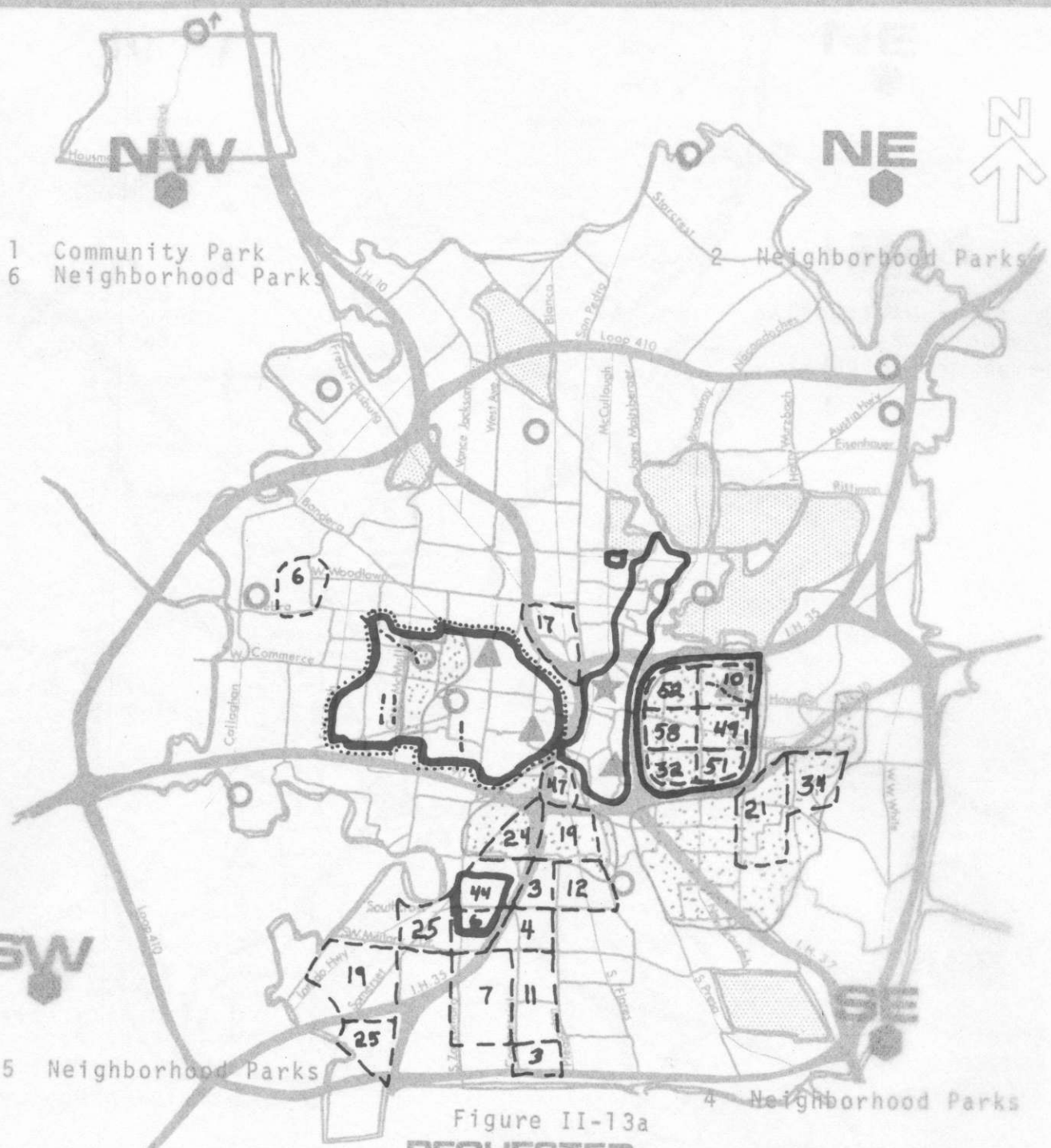


Figure II-13a

Figure II-13b

REQUESTED ANNUAL ARRANGEMENTS FISCAL YEAR 1973

- S.A.D.A. Project Areas
- Storm Sewers
- Model Cities Boundary
- Structural Demolition Areas and Number of Demolitions
- Ursuline Projects
- Public Housing Modernization
- Water Main Replacement Areas
- Proposed Parks
- Parks Not Located

SAN ANTONIO



STATE OF THE CITY



Source: City Planning Dept.
Intergovernmental Services Dept., 1972



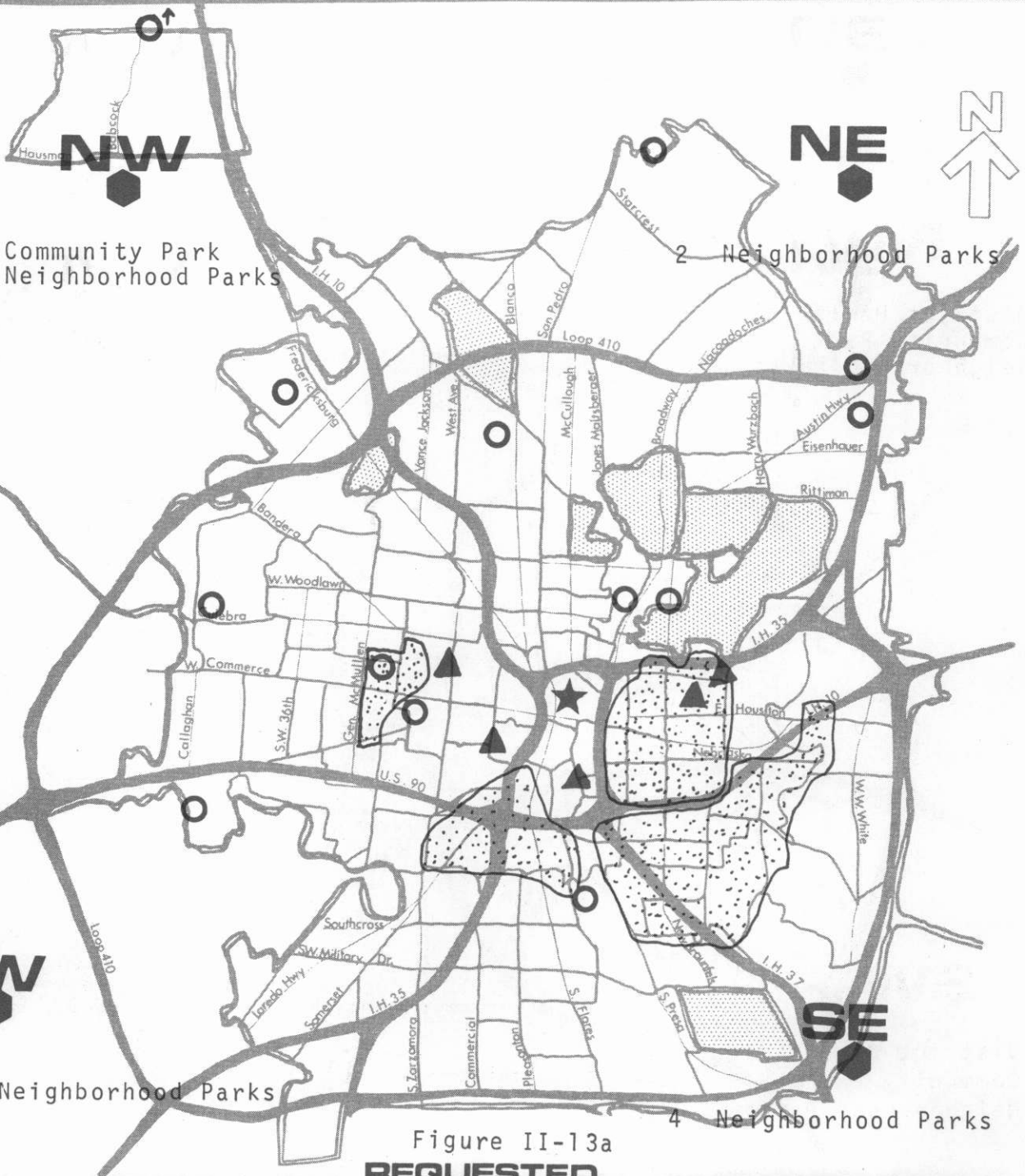


Figure II-13a
REQUESTED ANNUAL ARRANGEMENTS
FISCAL YEAR 1973

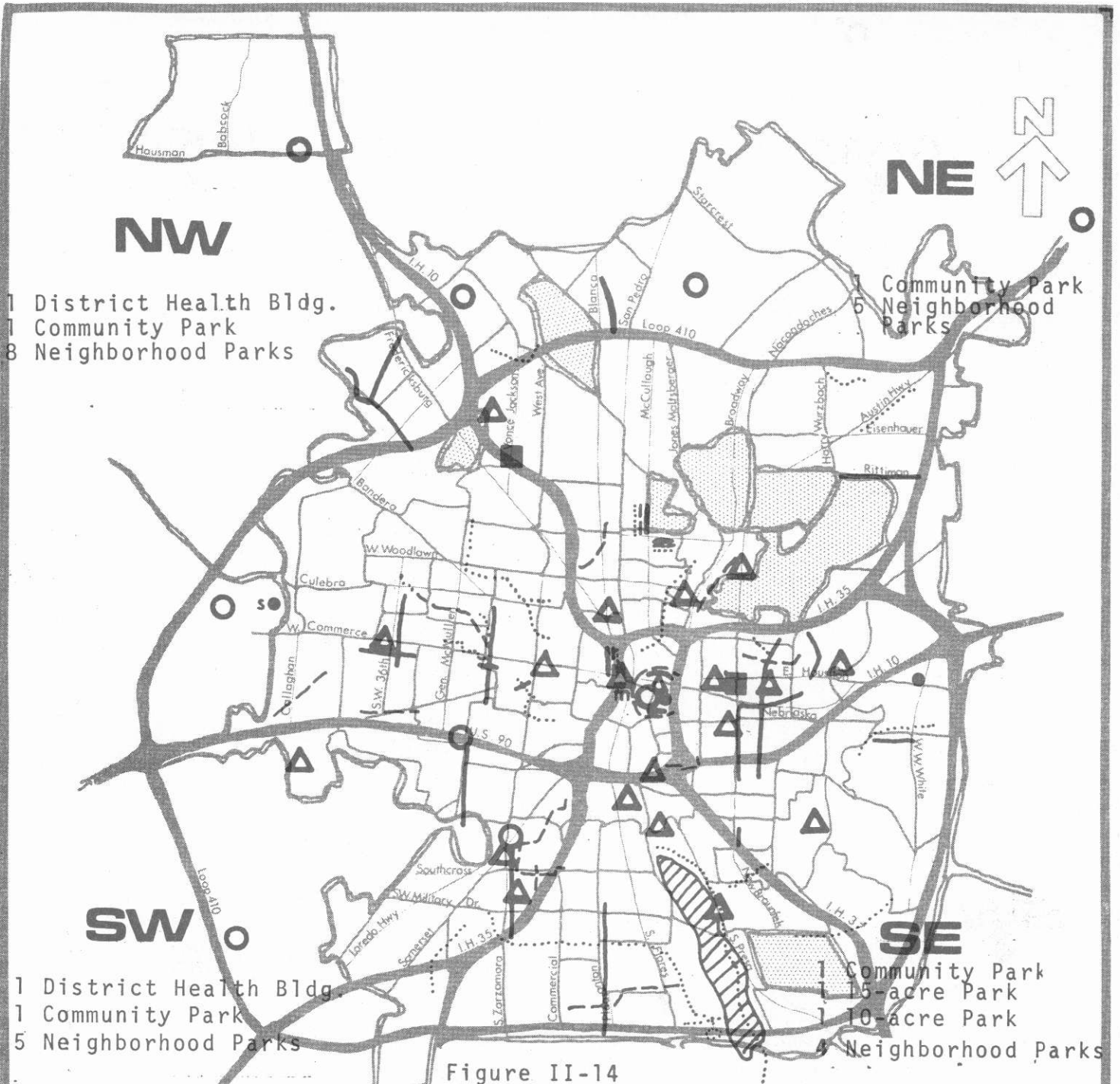
- ★ Ursuline Projects
- ▲ Public Housing Modernization
- ◻ Water Main Replacement Areas
- Proposed Parks
- ◆ Parks Not Located

SAN ANTONIO
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STATE OF THE CITY



Source: City Planning Dept.
 Intergovernmental Services Dept., 1972



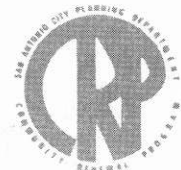
1970 BOND PROGRAM

- Police Facility
- Fire Facility
- Sewer Improvement
- Road Improvement
- - - Drainage Improvement
- m Farmers Market
- s Service Center
- ▨ Mission Parkway
- ▲ Parks
- Library
- NW** City Quadrant facilities not located



STATE OF THE CITY

0 1 2 3 4 MILES



Source: 1970 Bond Program

Municipal bond programs are used by cities basically to finance non-recurring expenditures. City residents vote on the programs to determine which items they feel the City should undertake. In 1970, 12 projects or programs were presented to the citizens of San Antonio for consideration. All were approved with the exception of one--airport improvement. The following list indicates the programs and dollar amounts approved by the voters in 1970 for the current five-year bond program:

<u>Programs or projects</u>	<u>Cost of Projects</u>
DRAINAGE	\$ 18,529,000
STREETS	22,981,000
SEWERS	6,137,000
HEALTH	1,555,000
LIBRARY	400,000
FIRE	2,512,000
POLICE	1,588,000
NORTHWEST SERVICE CENTER	350,000
LAND	850,000
PARKS	6,492,000
FARMERS MARKET	<u>922,000</u>
TOTAL COST OF PROJECTS	<u>\$ 62,316,000</u>

Figure II-15

1970 BOND PROGRAM



STATE OF THE CITY



Source: 1970 Bond Program

C. GLOSSARY OF TERMS

ENVIRONMENTAL MATRICES

The following do not represent true definitions but, rather, the manner in which the terms were used in this analysis.

<u>Age of Structures:</u>	Refers to percentage of housing units built before 1949.
<u>Air Pollution:</u>	Indicates the degree or amount of suspended particulate matter at or above the federal guidelines of 80 micrograms per cubic meter.
<u>Demolitions:</u>	Refers to the scheduled razing of vacant structures determined hazardous to health.
<u>Density:</u>	Shows the number of persons per developed acre.
<u>Dilapidation:</u>	Indicates the number of structures in early stages of decay.
<u>Drainage:</u>	Refers to the overall ability of an acre of land to handle rain runoff.
<u>Flood Plains:</u>	Refers to areas with a 1 in 100 probability of flooding in one year as defined by the U.S. Army Corps of Engineers.
<u>Hepatitis:</u>	Indicates the number of cases reported to the health district.
<u>Frequency of Crime:</u>	Refers to a five-year average of offenses occurring City-wide.
<u>Infant Death Rate:</u>	Indicates the number of deaths of children under one year old per 1,000 live births.
<u>Juvenile Delinquency:</u>	Refers to the place of residence of juvenile offenders in misdemeanor cases during 1971.

Median Income: Indicates that amount which divides the distribution of family income into two equal groups, one having incomes above the median, the other having incomes below the median (\$7,734 for San Antonio).

Median Owner Value: Refers to the value of owner-occupied housing units which divides the distribution into two equal groups (\$11,400 for San Antonio).

Median Rent: Indicates that monthly contract rent which divides the distribution into two equal parts (\$68.00 for San Antonio).

Median School Years: Refers to that level of educational achievement which divides the distribution into two equal parts (10.8 years for San Antonio).

Noise Zone (3): Shows that area surrounding various airfields at which the decibel level is greatest and resident complaints are numerous.

Noise Zone (2): Shows that area surrounding various airfields in which the factors found in noise zone (3) are less pronounced.

NOISY AREAS

Overcrowding: Refers to the number of housing units with 1.01 or more persons per room.

Parks: Refers to areas in which the standard of ten acres of parkland per 1,000 people is not met.

Plumbing, Lack of: Indicates those housing units that are without some or all of the following: hot and cold piped water, flush toilet, and a bathtub or shower inside the structure and for the sole use of the occupants of that unit.

COMMUNITY ANALYSIS

<u>Public Sewers:</u>	Indicates those housing units that are not connected to public or neighborhood sewer systems.
<u>Public Water Supply:</u>	Indicates those housing units without a common source of running water for six or more units which includes either a common well or a public water system.
<u>Rats:</u>	Refers to those areas of the City having a high incidence of vermin.
<u>Tuberculosis:</u>	Refers to occurrences of new and active cases of tubercular infection, a communicable disease.
<u>Unemployment:</u>	Shows the percentage of civilians 16 years old and over who are in the labor force, currently without work and seeking employment.
<u>Venereal Disease:</u>	Refers to occurrences of new cases of both gonorrhoea and syphilis.

D. INFORMATION SOURCES

In addition to the information sources cited in each of the functional areas comprising the Community Analysis section, the following sources were used:

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

Federal Aviation Administration, Southwest Region,
Houston Airports, District Office
City of Los Angeles Community Analysis Bureau
Tobin Research, San Antonio
San Antonio Development Agency
San Antonio Planning Department, Comprehensive
Planning Division

United States Air Force: Kelly Air Force Base,
 Randolph Air Force Base
 William A. Howard, Assistant Professor of
 Geography, University of Denver
 Louis R. LaPerriere, Executive Director, Denver
 Urban Resources Development Agency

2. PUBLICATIONS

Analysis of Environmental Quality in the Greater
 Watts and East/Northeast Model Neighborhoods
 Using Color Infrared Aerial Photography,
 Program Development Division, City of Los
 Angeles Community Analysis Bureau, 1971
City Planning and Aerial Information, Melville
 C. Branch, Harvard University Press, 1971
A Practical Method for the Collection and Analy-
 sis of Housing and Urban Environment Data:
 An Application of Color Infrared Photography,
 Study Development and Programs Division,
 City of Los Angeles Community Analysis
 Bureau, 1970
The State of the Tenth Council District 1971,
 Program Development Division, City of Los
 Angeles Community Analysis Bureau, 1971

III.

ACCESSIBILITY

72

SAN ANTONIO

SUMMARY

Personal mobility in San Antonio is a necessity for daily living. Any deficiencies in San Antonio's transportation system, then, detract from the overall quality of life that can be enjoyed by the City's citizens.

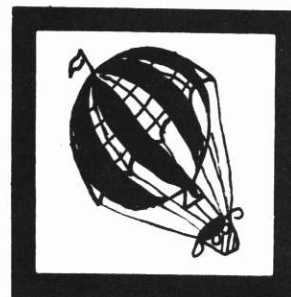
Approximately 30% of the developed land of the City is devoted to streets and expressways, but these have deficiencies. Examples of such deficiencies are deficient street capacities and inadequate street widths. There is also a great need for channelization, at-grade railroad crossing improvements, and signal installation at some intersections.

Many funding programs and research and demonstration grants are available for transportation systems. San Antonio is participating in eleven such programs.

Utilizing an UMTA (Urban Mass Transit Authority) grant, the San Antonio Transit System is undergoing a real change as it begins to examine possible methods for improving service to help counter passenger decline and deficit operations.

The San Antonio International Airport is presently engaged in a study of its facilities and services, formulating recommendations and plans for improved services, expansion and/or relocation.

Two modes of transportation in San Antonio are not under the jurisdiction of any local governmental body; these are: Amtrak, the only rail passenger company serving the city; and five taxicab companies. Amtrak has experienced a 20% increase in passenger totals for the summer months of 1972 over the same period of time in 1971. The taxicab companies, however, are still experiencing a decline in number of patrons.



A. OVERVIEW

1. SCOPE

This component deals with the human facets of physical mobility within the City of San Antonio. The Community Renewal Program's analysis of accessibility encompasses the following elements within the City's total transportation system: air transport, automobile traffic, street conditions, traffic safety, public transit, rail travel and taxi service. First year analysis concentrated on a visual portrayal of all transportation modes of the City in their present condition.

2. GOAL

To provide the tools to analyze transportation plans and facilities with respect to their effect upon socio-economic, historical, cultural and environmental characteristics.

3. FIRST YEAR OBJECTIVE

To portray major transportation modes in a way that allows for analysis of the effect of transportation upon neighborhoods.

B. ACCESSIBILITY STATE OF THE CITY

1. CONDITION

- a. Streets. San Antonio presently has 105.9 miles of expressway and 2,421.5 miles of streets, 2,343.5 miles of which are paved and 36 miles of which are classified as unimproved or unpaved. Some streets and expressways are deficient in their peak hour capacity (morning and evening rush hours. (See Figures III-1 and III-2.)



Figure III-1
PEAK HOUR
STREET DEFICIENCIES
DOWNTOWN



STATE OF THE CITY

Source: SABCUTS Transportation Plan, 1964-1985





Figure III-2

PEAK HOUR STREET DEFICIENCIES

SAN ANTONIO
72 STATE OF THE CITY

0 1 2 3 4 MILES



Source: SABCUTS Transportation Plan 1964-1985

On September 26, 1970, the citizens of San Antonio voted on a Bond Program for the City, allocating various amounts of money to be spent on specific projects; \$2,981,000 was allocated for street projects. These projects all dealt with street widening with the exception of three projects in which the San Antonio Development Agency is engaged. (See Figure III-3.)

In order to help alleviate a growing traffic problem in two areas of the City, the North Side and the Central Business District, three major projects are presently being considered: the North Expressway, the North West Transportation Corridors, and the Downtown Inner-Loop. The funding of the North Expressway is still an unanswered question. A special bill to change the funding source of the expressway is presently being reviewed by the U.S. House of Representatives. The North West Transportation Corridors are presently being studied by the San Antonio-Bexar County Urban Transportation Study (SABCUTS) group for neighborhood impact. The corridors being studied were approved by City Council. The status of the Downtown Inner-Loop is undetermined. A revision of plans has been requested by City Council. (See Figures III-4 and III-5.)

- b. Traffic Safety. Between January 1 and July 1, 1972, San Antonio has had 49 traffic deaths as compared to 97 traffic deaths during all of 1970.

TRAFFIC DEATHS IN SAN ANTONIO SINCE 1960

<u>Year</u>	<u>No. of Deaths</u>	<u>Year</u>	<u>No. of Deaths</u>
1960	64	1966	96
1961	56	1967	109
1962	70	1968	136
1963	74	1969	108
1964	63	1970	99
1965	101	1971	92

(Source: Accident Prevention Bureau, San Antonio Police Department, May, 1972.)

Those intersections where traffic accidents occurred most often are shown in Figures III-6 and III-7.



Figure III-3
STREET IMPROVEMENTS
 1970 BOND PROGRAM

* Projects in which SADA is engaged

SAN ANTONIO **72** STATE OF THE CITY

THE ANTONIO CITY PLANNING DEPARTMENT
 URBANITY ORIGINAL PROGRAM

0 1 2 3 4 MILES

Source: 1970 Bond Program



Figure III-4

PROPOSED EXPRESSWAYS



Proposed route for the North Expressway



Proposed corridors for the North West Transportation Corridor (Bandera Expressway)

SAN ANTONIO
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STATE OF THE CITY

0 1 2 3 4 MILES



Source: San Antonio Planning Department, May, 1972



Figure III-5
**PRELIMINARY PLAN:
 PROPOSED INNER LOOP**

Source: Marmon, Mok & Green Inc. - Pfennig & Assoc. Inc.,
 June, 1972



STATE OF THE CITY





Figure III-6
**1971
 ACCIDENT
 LOCATIONS**

- ★ Over 20 accidents
- ☆ 16-20 accidents
- 10-15 accidents

SAN ANTONIO
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0 1 2 3 4 MILES



Source: San Antonio Department of Traffic and Transportation, July, 1972

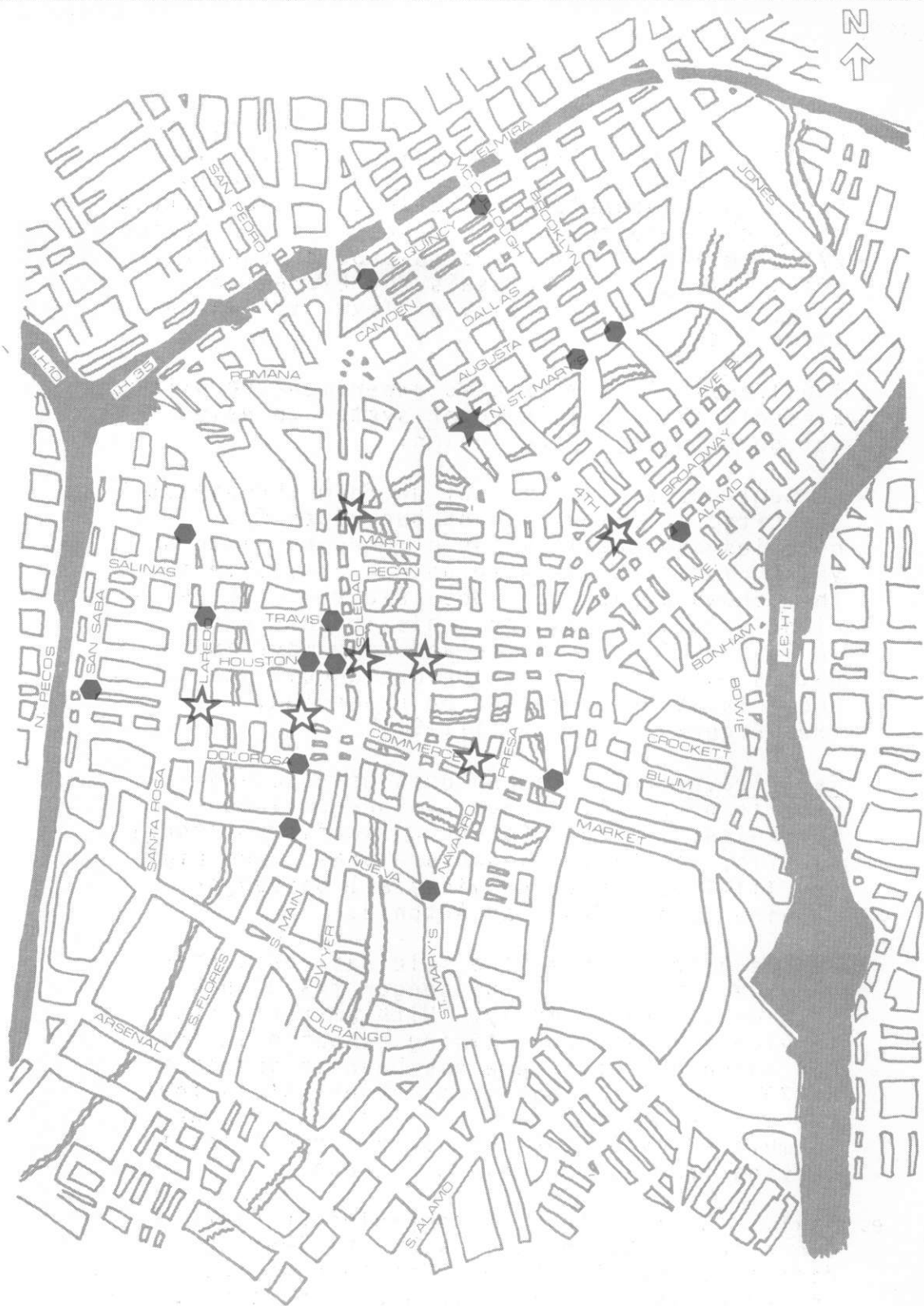


Figure III-7

1971 ACCIDENT LOCATIONS DOWNTOWN

★ Over 20 Accidents
 ★ 15 - 20 Accidents
 ● 10 - 15 Accidents



STATE OF THE CITY



Source: San Antonio Dept. of Traffic & Transportation, July, 1972

ACCESSIBILITY

- c. Public Transit. Public Transportation in San Antonio is presently undergoing many changes. For the first time, the San Antonio Transit System will operate at a deficit. A consultant study has recommended increases over the basic 273.67 miles of bus lines to provide 330.37 miles, along with proposals for express bus service to the University of Texas at San Antonio site.

The Transit System is also experimenting with a needle-type fuel injector system to help cut down on engine pollution.

Present bus service is not uniform throughout the City. A comparison of bus route frequencies and the location of persons sixteen years old and older with no car available to them shows areas where possible route deficiencies exist; however, this is only one indicator of bus service and many more indicators must be analyzed before a complete and accurate picture can be presented. (See Figures III-8 and III-9.)





- d. Rail Travel. The San Antonio metropolitan area is presently served by four railroad companies: Amtrak, Southern Pacific, Missouri Pacific, and Missouri-Kansas-Texas. (See Figure III-10.) Amtrak provides all passenger service to and from San Antonio.

Before Amtrak became the sole rail passenger service company, rail passenger travel had been declining steadily. With Amtrak's new service and mass advertising campaign in the San Antonio area, there has been an increase of 20% over last year's passenger totals for the summer months. A general plan has been formulated by Amtrak for daily rapid transit service from San Antonio to Laredo.

- e. Taxi. The five taxicab companies presently operating in San Antonio are experiencing difficulties. In the past fifteen years, according to a local taxicab company owner, the demand for taxi service has dwindled 50% and the reliability and number of persons desiring to be taxicab drivers has decreased significantly.



Figure III-8
**WEEKDAY
 BUS ROUTES**

-  0-28 Bus Runs per day
-  29-49 Bus Runs per day
-  50-100 Bus Runs per day
-  over 100 Bus Runs per day

SAN ANTONIO
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0 1 2 3 4 MILES



Source: San Antonio Transit System, April, 1972

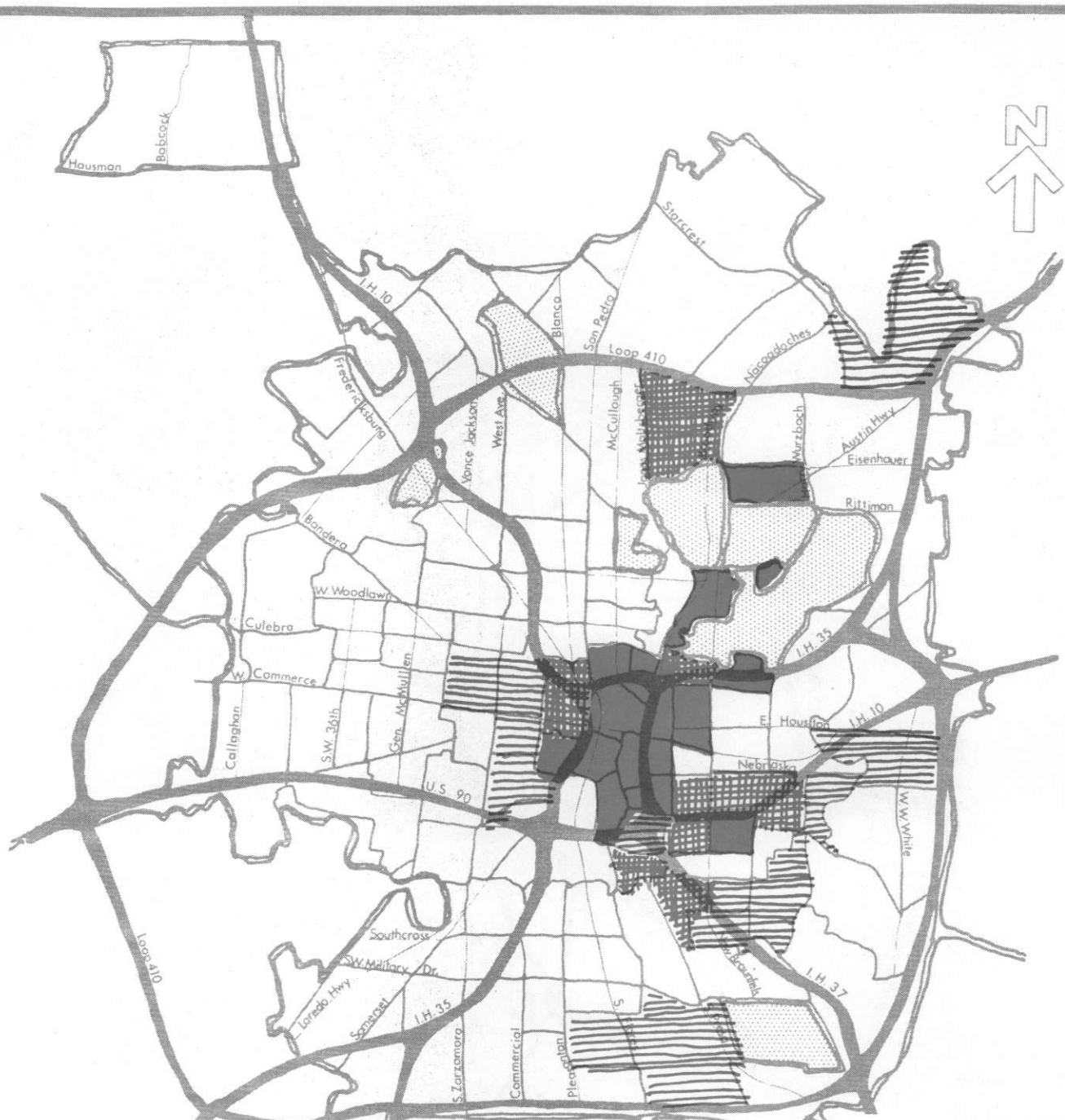
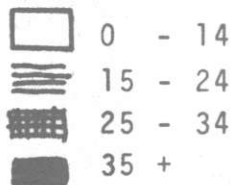


Figure III-9

PERCENT OF PERSONS 16 AND OVER WITH NO CAR AVAILABLE

BY CENSUS TRACT



SAN ANTONIO
72

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0 1 2 3 4 MILES

Source: U.S. Census of Population and Housing: 1970



Figure III-10

RAILROAD LINES & SIDINGS

- Missouri-Kansas Texas
- Southern Pacific (also A1TRAK)
- Missouri Pacific



STATE OF THE CITY



0 1 2 3 4 MILES

Source: Southern Pacific Railroad Co., May, 1972

- f. Air Travel. San Antonio International Airport is the largest civilian airport serving the San Antonio area. A consultant study, by Quinton-Budlong and Associates of Los Angeles, is presently looking into alternatives for expanded service and future needs.
2. CITY COMPARED TO STATE AND NATION
- a. Vehicle Accident. Figure III-11 shows a comparison of San Antonio to cities of comparable population. As indicated by this figure, San Antonio's vehicle accident death rate is slightly above the combined average of the cities considered.
- b. Bus Fare. According to the Short Range Urban Transit Study by Wilbur Smith and Associates (1972), the 25-cent adult base fare charged by the San Antonio Transit System is the lowest of any U.S. city of comparable size.
3. EXISTING PROGRAMS
- a. Federally Sponsored Projects
- 1) Interstate Highways: Ninety percent of the cost for right-of-way, design and construction is reimbursed to the state by the federal government. The state is the agent for the actual design, construction and right-of-way purchases.
- PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO
Interstate Highway 37
Interstate Highway 10 By-Pass
- 2) Federal Aid to Primary and Secondary Highways: Fifty percent of the total construction cost is reimbursed to the state by the federal government. The state is the general administering agency. Right-of-way costs are shared on a 50%-50% basis by the state and the local government.
- PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO
Interstate Highway 410 Widening
Northwest Transportation Corridor
(North West Expressway)

	1970	1969	*1970 RATES	
			POP.	REG.
All Cities	1380	1522	14.2	3.0
Phoenix	90	103	15.5	2.9
San Diego	77	83	11.1	2.6
San Francisco	93	109	13.0	2.8
Denver	80	99	15.5	2.3
Jacksonville	132	138	25.0	5.8
Indianapolis	65	76	8.7	1.8
New Orleans	113	108	19.0	4.3
Boston	53	77	8.3	2.6
Kansas City, Mo.	89	102	17.6	3.9
St. Louis	104	125	16.7	3.5
Columbus	87	90	16.1	3.3
Pittsburg	61	47	11.7	2.7
Memphis	101	108	16.2	4.0
San Antonio	97	106	14.8	3.2
Seattle	56	68	10.6	1.6
Milwaukee	82	83	11.4	2.6

*Explanation of 1970 Rates:

The POP. death rate is the number of deaths per 100,000 population. The REG. death rate is the number of deaths per 100,000 vehicle miles of registered vehicles.

Figure III-11

VEHICLE ACCIDENT DEATH RATES

Comparison of San Antonio to Cities in the Same
Population Range (500,000-750,000)



STATE OF THE CITY



Source: 1971 Accident Facts, National Safety Council

- 3) Military Access Roads: These roads must be designated by the Department of Defense. They are funded through the Department of Defense and any other affected federal agency. The federal government, through the Defense Highway Fund, reimburses the state for all costs.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

Kelly Road-Quintana Road
Crossing (RR)

- 4) Federal Aid to Urban Streets:

- a) TOPICS (Traffic Operation Program to Increase Capacity and Safety) - A program for traffic engineering improvements. The program is funded 50% by the state and 50% by the federal government, with the local government participating in a 50 - 50 fund match with the state on utilities, drainage, curbs, and sidewalks.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

Commerce and Montana Streets
(one-way)
Durango Street Bridge
W. Commerce Street widening from
San Joaquin Street to Shore Avenue
Fredricksburg Road channelization
from Interstate Highway 410 to
Hamilton Street
Improvement of various interchanges
Channelization of Culebra Road to
Callaghan Road
Railroad Grade Crossing Protection
(51 locations)

- b) Urban Systems Improvements - This program allows for any type of construction or purchase of right-of-way to improve urban streets. It has the same funding basis as TOPICS.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

General McMullen Street Improvements
Fredricksburg Road- Interstate Highway
410 to Lakeridge

PROJECTS IN PLANNING STAGES

Rittiman Road - Harry Wurzbach
Road to Interstate Highway 10
San Pedro Avenue - Oblate Avenue
to Basse Road

ACCESSIBILITY

Zarzamora Street - Nogalitos
Street to Interstate Highway 35.

- 5) Urban Transportation Planning: A program to plan for transportation needs of an urban area. Seventy-five percent of the cost is paid by the federal government, and the remaining 25% is paid by the state. The local share is in in-kind services (professional services).

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

SABCUTS - This program has been in existence since 1962. It is the only major transportation planning entity presently operating in San Antonio. It deals with all facets of transportation by studying existing conditions and forecasting future needs. The transportation forecasts are presently being updated to the year 1990.

- 6) The Highway Beautification Act: There are three programs that are included in this act:
- a) The Removal of Unsightly Billboards - This program is funded 75% by the federal government and 25% by the state. State funds must be appropriated by the state legislature. The local government participates mainly as an advisor.
 - b) Junkyard Removal - This program is funded 75% by the federal government and 25% by the state. State funds must be appropriated by the state legislature. The local government participates mainly as an advisor.
 - c) Roadside Improvement - This program is 100% federally funded, however, presently there is no money available.

b. State Projects.

- 1) State Highway Department Projects: The State Highway Department's activities are in the constructing, maintaining and operating of state roads. This department is also participating in federal highway projects, and, under special circumstances, will assist special circumstances, will assist a local government in its arterial street program in the manner deemed necessary; for example, the state may help in the construction costs of a particular project.

- 2) Farm-to-Market Roads: The state has the sole administrative and financial responsibility for the Farm-to-Market Roads except for the purchasing and clearing of the right-of-way, which is paid by the county.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO
Blanco Road - Interstate Highway 410
North to West Avenue

- 3) Multiple use of Highway Right-of-Way: This program is for the use of right-of-way property for parking and/or recreational facilities. The federal government sets the design requirements and relinquishes its legal right to the property. The state and city pay for their designated parts of the total project.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO
Durango Boulevard - Market Street
parking lot

c. County Projects.

- 1) County Road District Bonds: These bonds are capital improvement bonds that are obtained through special bond elections. The bonds are the funding source for County participation in transportation planning and implementation.

d. City Programs by Department.

- 1) Traffic and Transportation Department: This department's responsibilities are in the placing, designing, constructing and maintaining of traffic control devices; and the geometric design, regulation and location of arterial street lights. The department assists the City Planning Department in the review of subdivision plats, the reviewing of commercial buildings for adequate access and parking facilities, and the review of the design of projects in the 1970 City of San Antonio Bond Program. The department is also charged by the City to participate in a railroad relocation study being conducted by SABCUTS.

The department has received a grant from the Office of the Governor (Texas Traffic Safety Administration) to photograph every street in San Antonio with a specially designed camera, in order to obtain a driver's view of the

street. It is hoped that from these pictures a complete and current file can be obtained on traffic signals, signs and possible street conditions in San Antonio.

- 2) Public Works Department: The Public Works Department's responsibilities are the constructing, maintaining and curbing city streets, and reviewing the platting of all new streets. The department also administers those programs outlined in the 1970 City of San Antonio Bond Program.
- 3) Police Department, Accident Prevention Bureau: The Accident Prevention Bureau conducts a school safety program. The program consists of educating school children regarding safety in walking and safety in riding their bicycles. The program also establishes school speed zones and adult guards at school crossings in conjunction with the City's Traffic and Transportation Department.
- 4) Model Cities Department:
 - a) Collector Street Projects - These projects include the reconstruction of streets where storm drainage facilities are needed, and sidewalks and curbing when necessary.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

San Felipe Street
Trinity Street
N. Hamilton Street
San Jacinto Street
Poplar Street

- b) Apache Creek Projects - This project has combination funding from Model Cities, San Antonio Development Agency and the U.S. Army Corps of Engineers. The project consists of the construction of a pilot channel, a dam, various bridges and purchase of right-of-way for the area along both sides of Apache Creek from Trinity Street northwesterly to the area of Martin Street and General McMullen Drive, a distance of approximately 2.8 miles.
- e. Other Agencies.
 - 1) San Antonio Development Agency (SADA). The San Antonio Development Agency participates in the engineering and constructing of streets in NDP's (Neighborhood Development Pro-

jects). SADA is also responsible for the drainage, utilities, curbs, sidewalks and driveway approaches where necessary.

PROJECTS PRESENTLY UNDERWAY IN SAN ANTONIO

1. SAINT AGNES AREA

Poplar Street
Delgado Street
Navidad Street
Sabinas Street
Rivas Street
Trinity Street

2. CASSIANO PARK AREA

This area includes all the streets within the area bounded by Navidad, Colima, Trinity, and Vera Cruz Streets.

C. BASIC INDICATORS

The following chart presents the basic indicators used in researching the current status of accessibility in San Antonio, and predicts the future data needs for each indicator.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. <u>STREETS</u>		
a. STREET CONDITION AND CAPACITY To identify the current status of streets in San Antonio as they affect mobility.	Information is not kept in comprehensive form. Need more information.	Develop more resources, possibly using the photologging project.
b. LOCATION OF NEW ROADS To identify those areas where growth is expected.	Information available from State Highway Department, San Antonio Department of Public Works, San Antonio Department of Planning.	Need to obtain information on a continuous basis or by computer mapping.
c. ACCIDENT STATISTICS To identify those areas of the City with possible physical design deficiencies.	Information available from the Traffic and Transportation Department, City of San Antonio.	Update as required.

ACCESSIBILITY

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
<u>2. AIR TRAVEL</u>		
a. NOISE ZONES. To gauge the environmental impact of air travel upon the city.	Information available from the Federal Aviation Administration and the United States Air Force.	Obtain information as available.
b. SPATIAL ESTIMATES FOR NEW AND/OR ADDITIONAL LAND USAGE FOR AIR TRAVEL. To gauge estimates of land needs and the environmental impact of future air travel on the city.	Information will be available from an airport study presently being conducted by Quinton-Budlong of Los Angeles.	Obtain information as available.
<u>3. RAILROADS</u>		
a. LOCATION OF RAILROAD LINES AND SIDINGS. To identify land usage of railroad tracks in the city.	Information available from the railroad companies and photo interpretation.	Update as required.
b. RIGHT-OF-WAY FOR RAILROAD TRACKS. To gauge the environmental impact of railroads upon neighborhoods.	Information available from the railroad companies, and photo interpretation.	Obtain information as available.
<u>4. BUSES</u>		
a. PASSENGER LOADS. To gauge usage of individual bus routes.	Information available from the San Antonio Transit Authority.	Need to obtain the information.
b. FREQUENCY OF ROUTES. To gauge bus routes coverage of the city.	Basic information available from the San Antonio Transit Authority.	Update as required.

ACCESSIBILITY

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
c. LOCATION OF LOW INCOME FAMILIES BY CENSUS BLOCK STATISTICS. To relate bus coverage and usage to low income areas.	Information available from the 1970 U.S. Census, 3rd Count.	Compare and update as required.
d. LOCATION OF MAJOR EMPLOYMENT CENTERS IN RELATION TO BUS SERVICE. To relate bus coverage and usage to major employment centers.	Information available from the economic component of the CRP.	Compare and update as required.
e. ETHNIC BREAK-DOWN BY CENSUS IN RELATION TO BUS SERVICE. To gauge bus route frequency and usage in minority sections of the city.	Information available from 1970 U.S. Census, 3rd Count.	Compare and update as required.
f. PERCENTAGE OF PERSONS 16 YEARS OF AGE AND OLDER WITH NO CAR AVAILABLE. To assess public transit with respect to those most in need of it.	Information available from 1970 U.S. Census, 4th Count.	Update as required.
5. <u>TAXI.</u>		
a. MAJOR AREAS OF TAXI SERVICE IN THE CITY. To identify those areas of the city with the most taxi service.	Information available from the Yellow Cab Company-San Antonio, Texas.	Update as required.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

City of San Antonio:

Department of Aviation, Office of the Director
Planning Department, Comprehensive Planning Division
Police Department, Accident Prevention Bureau
Public Works Department, Engineering Division
Department of Traffic and Transportation,
Planning and Design Division
San Antonio Transit System, Administration
U.S. Department of Transportation: Federal Aviation
Administration, Southwest Region, Houston Air-
ports District Office
San Antonio Development Agency, Planning
San Antonio Chamber of Commerce, Transportation
Department
U.S. Air Force: Kelly Air Force Base, Randolph
Air Force Base
Missouri-Pacific Railroad, San Antonio, Texas
Yellow Cab Company, San Antonio, Texas

2. PUBLICATIONS

Accident Facts, National Safety Council, Statistics
Division, 1971
Proposal for City of San Antonio Airport Master
Plan, Quinton-Budlong/Planning Engineering,
Architecture, 1971
Short-Range Urban Transit Study, Wilbur Smith and
Associates, San Antonio Transit System, 1972
SABCUTS - San Antonio-Bexar County Urban Transpor-
tation Study, Reports 1, 2, 4, 5, 6B, and 7.
U.S. Census of Population and Housing, 1970, U.S.
Department of Commerce, Bureau of the Census

**IV.
COMMUNITY
GOALS**



SUMMARY

Effective planning programs are based upon the basic goals and objectives of the governmental unit they serve. Since San Antonio presently has no structured goals or goals program, the CRP is studying City goals being developed by various public and private organizations. In its second year, the CRP will compare San Antonio's characteristics to national standards and direct its activities toward accomplishing the City-wide goals being established by such groups as the AACOG Bexar County goal-setting task forces and Central City and District Analysis teams.



A. INTRODUCTION

The City of San Antonio currently has no structured goals or goals program. Consequently, during the first year the CRP had no broad-based, management-directed mechanism for developing "in-house" goals.

B. GENERAL GOALS

Recognizing that a successful planning program has its foundation in the basic goals and objectives of the governmental unit and the citizens comprising that unit, the CRP envisioned the developing of general "in-house" goals that relate to environmental quality and the Community Planning and Management (CPM) process. This was achieved by collecting and studying existing and developing goals programs or statements of government jurisdictions, private organizations, and public agencies. Examples of those collected and investigated follow:

1. ALAMO AREA COUNCIL OF GOVERNMENTS

The Alamo Area Council of Governments (AACOG) Regional Goals Program is currently developing Bexar County Goals Committee Task Forces. Four task forces, in the areas of Housing, Health, Economic Development and Education, are presently operable. Within the next year additional task forces in the areas of Natural Resources, Recreation and Open Space, Public Protection, General Government, and Transportation will be appointed. Inclusive in these goals-setting task forces for Bexar County are all of the functional category program elements of the CRP annual update. An informal relationship between the existing and functional AACOG Bexar County goals-setting task forces and the CRP has been established by the CRP staff, who have been assigned to observer roles at task force meetings. This will assure a feedback mechanism to developing goals which will enhance and guide CRP/CPM processes.

COMMUNITY GOALS

2. COMMUNITY RENEWAL PROGRAM (CRP) DISTRICT ANALYSIS
District Analysis is a cooperative venture between the Community Renewal Program and the citizens of San Antonio. Its goal is to establish a continuing district analysis effort that will eventually provide needs assessment and program recommendations for all areas of the City at a neighborhood or district level and will be continually updated.

3. COMMUNITY PLANNING AND MANAGEMENT (CPM) POLICY DEVELOPMENT

Simultaneously with the needs assessment and program recommendations developed in the CRP second year, the City's Intergovernmental Services Department (ISD) will be preparing policy recommendations regarding program selection and fund allocation for City Management.

4. MAYOR'S CENTRAL CITY DEVELOPMENT COUNCIL

The Mayor's Central City Development Council has formally adopted the goal statements of the existing "Regional Center '85 Plan" as its operating objectives. The goals address themselves to the needs for: "Jobs Downtown, Services for the Region, Residential Neighborhoods, Historical Preservation, Intensification of Use, Functional Arrangement, Accessibility, and Quality Design." These far-reaching and comprehensive goals will be integrated into the formulation of a prototype planning process with recommendations for the implementation and evaluation mechanisms of the District Analysis.

5. SAN ANTONIO BOND PROGRAM 1970

Though there were no general goal statements accompanying the development of the Bond Program, it is apparent that there was an aggregate of needs being addressed and several implicit goals were adhered to in the formulation of the 1970 Bond Program. These will be articulated and related in the CRP goals program.

6. SAN ANTONIO COMMUNITY WELFARE COUNCIL

The Community Welfare Council (CWC) serves as a central information and referral service organization for some 200 public and private welfare-oriented agencies in the City. Through its new Delegate Assembly, it seeks to achieve the goal of total community involvement. Full consideration will be given to these goals primarily concerned with the areas of social programs such as health services, recreation programs, and community centers.

7. SAN ANTONIO CHAMBER OF COMMERCE

Through its recent goals program, "Action Plan '77", the Chamber of Commerce is also concerned with the City's development and has well-defined goals that will be considered.

C. CRP GOALS

CRP "in-house" goals and objectives have been developed by CRP for the categorical work elements (Housing, Education, Health, Accessibility, etc.) as presented in the other sections of this State of the City '72 report. The Goal for each functional category stresses the need for a system of informed decisionmaking focusing on certain attainable norms and standards. This focus point will be realized by comparing neighborhood or census tract data to City-wide norms and mean values as developed in the coming year. Through this comparative analysis, a comprehensive statement of San Antonio's community deficiencies will be developed.

An outgrowth of this comprehensive comparative statement will be categorical statements of norms. For example, if there is a priority need for pre-school programs in a specific neighborhood for minorities, and the population data and projections show a minority increase in that neighborhood of 200 pre-school age children per year, and the existing pre-school programs allow for only 100 children per year, then the gap for that target population to reach the norm is 100 units per year. The resultant baseline or benchmark will serve City Management through the policy recommendations, formulated by Intergovernmental Services, as a tool for action program development and other resource allocation decisionmaking.

D. SUMMARY

The CRP will concurrently undertake three major inter-related goals activities to assure a viable mechanism for enhancement and guidance of the CRP/CPM processes:

COMMUNITY GOALS

1. Informal relationship with the AACOG Bexar County goals-setting Task Forces.
2. Utilization of CRP "in-house" functional category goals including Central City Development and District Analysis goals developed as part of the second-year program activities.
3. Development, in the second CRP year, of norms and standards through comparative analysis of neighborhood or census tract characteristics in accordance with District citizen participation.

v.

**COMMUNITY
RESOURCES/
SERVICES**



SUMMARY

San Antonio has a heritage of historic and present-day community resources, which are reflected in the wide-spread interest in historic preservation, the annual celebrations of City history, and the numerous museums and private collections in the City. Contemporary community resources are found in the private or church-sponsored community centers which offer programs designed around the needs and desires of their neighborhoods and constituencies. The City sponsors a library system and a year-round recreation program which are city-wide in scope, while various private organizations offer education and entertainment in the fine and performing arts.



A. OVERVIEW

1. SCOPE

This category includes community centers, museums, recreation centers, libraries and other cultural resources of historic interest such as Mission San Jose. Also included by reference is the San Antonio Historic Survey of the City, prepared for the CRP by the architectural firm of O'Neill, Perez, Lance and Larcade, which is submitted as a separate document. These resources were chosen and combined into one category because of the similarity of their importance in the cultural development of the community and in consideration of their city funding and citizen use.

2. GOAL

To establish a continuing review process for community services and resources that permits an analysis of their relationships to the physical and socio-economic characteristics of the City.

3. FIRST YEAR OBJECTIVE

To survey and portray graphically the location and characteristics of libraries, museums, community centers, recreation centers and additional cultural resources to permit an analysis of their relationship to positive and negative environmental factors.

B. COMMUNITY SERVICES / RESOURCES STATE OF THE CITY

1. CONDITION

- a. Recreation Centers. All of the Parks and Recreation Department's year-round Recreation Centers were built before

COMMUNITY SERVICES/ RESOURCES

1963 and are located south of Woodlawn Lake on the West Side and south of Fort Sam Houston on the East Side. In the summer, nearly 26,000 children utilize these centers.

- b. Libraries. The San Antonio Library System now has eight branch libraries--one completed in 1972 and three within the last four years, plus a new Main Library established in 1968.
- c. Community Centers. Throughout the City are many active community centers that provide nearby neighborhoods with varied services--such as public health clinics or Head Start Programs.

The map in Figure V-1a and b gives a locational overview of the cultural resources of the City, and gives indication of their accessibility to the people. This figure shows the public and private libraries, year-round recreation centers operated by the City, and the community centers which are coordinated with the Community Welfare Council as service-oriented agencies.

- d. Museums. Most of the City's museums are located in the north and central parts of town. (See Figure V-2)
- e. Historical Resources. As part of CRP first year activities, a comprehensive survey/analysis of the historical resources of the City has been completed.

2. EXISTING PROGRAMS

a. Community Centers.

- 1) The programs offered by community centers of the City are as varied and individual as the centers in which they operate. Essentially, these centers try to respond to the needs and wants of their immediate neighborhoods in such matters as provision of day-care centers, and counseling services.
- 2) Many centers also host other agencies which deploy their own staff for decentralized services; for example, Planned Parenthood offers family planning clinics at several centers.

b. Libraries. (New Programs)

- 1) Books by Mail Service--books are loaned directly to borrowers through the mail.



Figure V-1a

COMMUNITY SERVICES/ RESOURCES

- ▲ Library
- Community Center



STATE OF THE CITY



0 1 2 3 4 MILES

Source: CRP, August, 1972

0 1 2 3 4 MILES



Figure V-2

MUSEUMS

- | | |
|-------------------------------------|-------------------------------|
| ① The Alamo | ⑦ O Henry House |
| ② Buckhorn Hall of Horns | ⑧ Witte Confluence Museum |
| ③ Hertzberg Circus Collection | ⑨ Witte Memorial Museum |
| ④ La Villita-Old San Antonio Museum | ⑩ Spanish Governor's Palace |
| ⑤ McNay Art Institute | ⑪ Steves Homestead |
| ⑥ Navarro House | ⑫ Texas Institute of Cultures |

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STATE OF THE CITY

Source: CRP, August, 1972



COMMUNITY SERVICES/
RESOURCES

- 2) Six Mobile Libraries or "Bookmobiles"
- 3) Sheet music selection open to borrowers
- c. Recreation Centers. The City's recreation centers include both the winter programs at the Centers and the summer programs in public schools.
 - 1) Regular swimming classes are offered at eleven pools, and those for handicapped swimmers are offered at six pools.
 - 2) Dance, crafts, cookouts and athletics are offered at all centers and schools in the summer.
 - 3) Five mobile recreation units equipped with various play apparatus serve at various churches and Community Centers for periods of one and one-half weeks.
 - 4) Family entertainment is also available in the form of movies shown on summer nights at the Centers.
- d. Mexican Cultural Institute - created in special agreement between National University of Mexico and the City.

C. BASIC INDICATORS

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. LOCATIONAL MAPPING: a. Museums b. Libraries c. Recreation Centers d. Community Centers Indicates the service area and accessibility of the resource.	Information available from Community Welfare Council, Parks and Recreation Department, and Library System.	Update as required.
2. AGE OF CULTURAL RESOURCE. Indicates the length of time a resource has been offered to the community.	Information obtainable from above resources.	Update as required.
3. PROGRAM MONITORING Indicates gaps between services/resources offered and cultural opportunities.	Information from above resources.	Develop more resources.

COMMUNITY SERVICES/
RESOURCES

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
4. HISTORICAL RESOURCES, INVENTORY UPDATE. Provides awareness of historical heritage to be incorporated in future planning.	Basic study prepared by O'Neill, Perez, Lance and Larcade, Architects.	Update as required. Develop mechanism for dissemination.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

San Antonio Department of Parks and Recreation
San Antonio Public Library
Community Welfare Council
Witte Museum

2. PUBLICATIONS

Directory of Community Services, Community Welfare Council, 1970
San Antonio Public Library: Annual Report, 1971
The Library System, San Antonio Planning Department, 1971
Library Master Plan, San Antonio Planning Department, 1961

VI.

ECONOMY

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SAN ANTONIO

SUMMARY

Comparing the local economy to national norms reveals the good points and also indicates those areas that are in need of improvement. According to the Bureau of the Census (1970), the Median Family Income of San Antonio was \$7,734 while that for the United States as a whole was \$9,433. According to the same source San Antonio had 17.5% of its total families below the poverty level while the comparable value for the United States was only 12.3%. On the good side, unemployment for the month of February, 1972, for San Antonio was only 3.6% while that of the United States was 5.7%. It should be noted that of the total number of unemployed persons in San Antonio during the same general time period 10.9% were Black; 47.2% were Spanish speaking; and 41.9% were Anglo.

At a glance then, it can be said that the problem areas evident in the local economy are of a sufficient magnitude to warrant serious concern and concomitant program recommendations for their improvement.

A beginning has been made by ongoing programs such as that of the Economic Re-development Administration toward bettering the economic health of San Antonio.



A. OVERVIEW

1. SCOPE

The economic data presented herein will be limited to a scenario of the economy of the San Antonio Region. Statistics will be presented so that the overall economic health of the local economy can be seen.

A more comprehensive economic analysis report has been prepared and is available as a separate publication including data similar to that found in an economic base report. The title of this report is Economic Analysis. It was prepared under the auspices of the Community Renewal Program. However, the data included in this State of the City 1972 Report includes facts on employment, unemployment, population trends, and a structural analysis of the City's economy.

2. GOAL

To maintain updated information on the City's economy and to recommend programs that will improve the economic situation of the City and its residents.

3. FIRST YEAR OBJECTIVE

To develop a broad overview of segments of the local economy.

B. ECONOMY STATE OF THE CITY

1. CONDITION

- a. Unemployment. As a percentage of the labor force, unemployment has fluctuated from a low of 3.0% in 1969 to a high of 6.1% in 1965. The rate for 1971 was 4.7%. In terms of partial norms, the local unemployment rates have been lower than the national

ECONOMY

average for 5 out of the last 10 years.

(Source: Texas Employment Commission Data 1961-1972)

- 1) The Spanish Surname citizens as a group constitute 44.5% of the Standard Metropolitan Statistical Area Population, but when total unemployment is broken down by ethnic group, the Spanish Surname percentage is somewhat higher (46-48%) than their percentage share of the population.
- 2) The Black citizens as a group make up 6.9% of the population while their percentage of total unemployment has varied from 11-14%.
- 3) The Anglo citizens as a group constitute 46% of the population, while their share of total unemployment has varied from 40-42%.

(Source: Texas Employment Commission Data, 1972)

b. Employment.

- 1) The San Antonio area has a labor force that has been growing at a rate of some 9300 persons annually.
- 2) Total employment for the San Antonio area has grown at the same general trend rate.
- 3) Employment projections to 1990 for the San Antonio area show decreasing employment in mining and agriculture and increasing employment in all other employment categories, with large increases coming in retail and manufacturing categories. The largest increases will be medical and professional services, where employment is expected to jump to 62,174 by 1990 from 27,620 in 1970.

(Source: Texas Employment Commission Data, 1972, and San Antonio Planning Department)

- ### c. Income.
- Median family income for the San Antonio area has increased from \$4,766 in 1960 to \$7,981 in 1970. In constant 1960 dollars, the 1970 figure is reduced to \$6,036.

(Source: U. S. Census of Population and Housing: 1970)

- d. Population. Population projections show San Antonio reaching a population of one million by 1990. Bexar County will reach one million by 1985.

(Source: San Antonio Planning Department, 1972)

2. CITY COMPARED TO STATE AND NATION

- a. Per Capita Personal Income. Figure VI-1 shows a historical view of Per Capita Personal Income for San Antonio and the United States. As can be seen, San Antonio has never equaled nor exceeded the National norm.
- b. Poverty Level. Figure VI-2 charts the percentage of families below the poverty level in 1970. San Antonio, San Antonio Standard Metropolitan Statistical Area, and Texas all exceed the national percentage of families falling below the official poverty level of \$3,743 per year.
- c. Median Family Income.

<u>U. S.</u>	<u>Texas</u>	<u>San Antonio</u>
\$9,433	\$8,490	\$7,734

(Source: Bureau of the Census, 1969)

- d. Unemployment.

<u>U. S.</u>	<u>Texas</u>	<u>San Antonio</u>
5.7%	3.7%	3.6%

(Source: Texas Employment Commission, February, 1972)

3. EXISTING PROGRAMS

- a. National Economic Development Association. NEDA aids Spanish-speaking entrepreneurs in starting new businesses or expanding existing ones.
- b. United Businessmen of San Antonio. The objective of UBSA is to provide loan packaging assistance and loan guarantees to minority businessmen.
- c. San Antonio Chamber of Commerce. The purpose of this organization is the creation of more and better jobs.

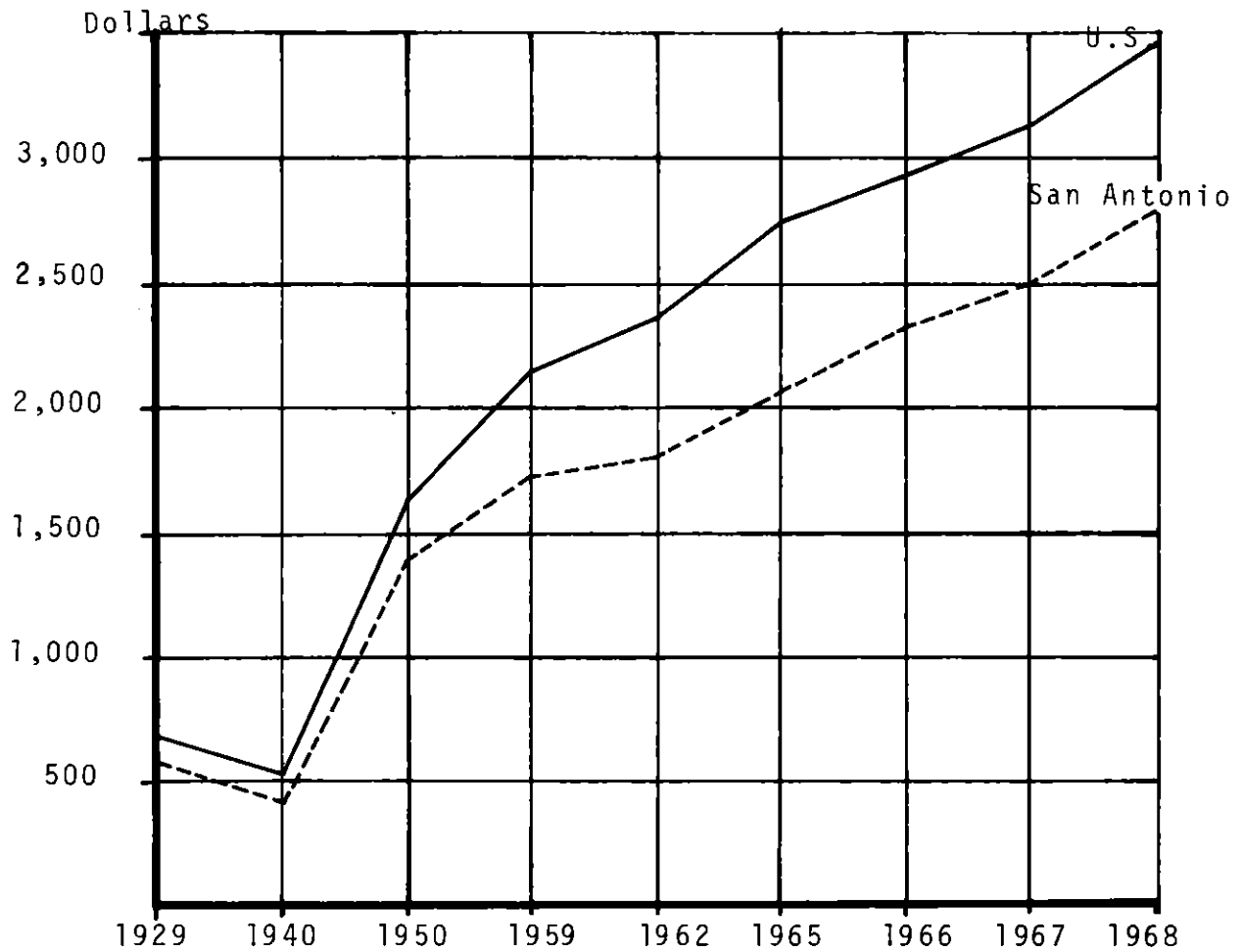


Figure VI-1

PER CAPITA PERSONAL INCOME



STATE OF THE CITY



Source: Survey of Current Business, May 1970

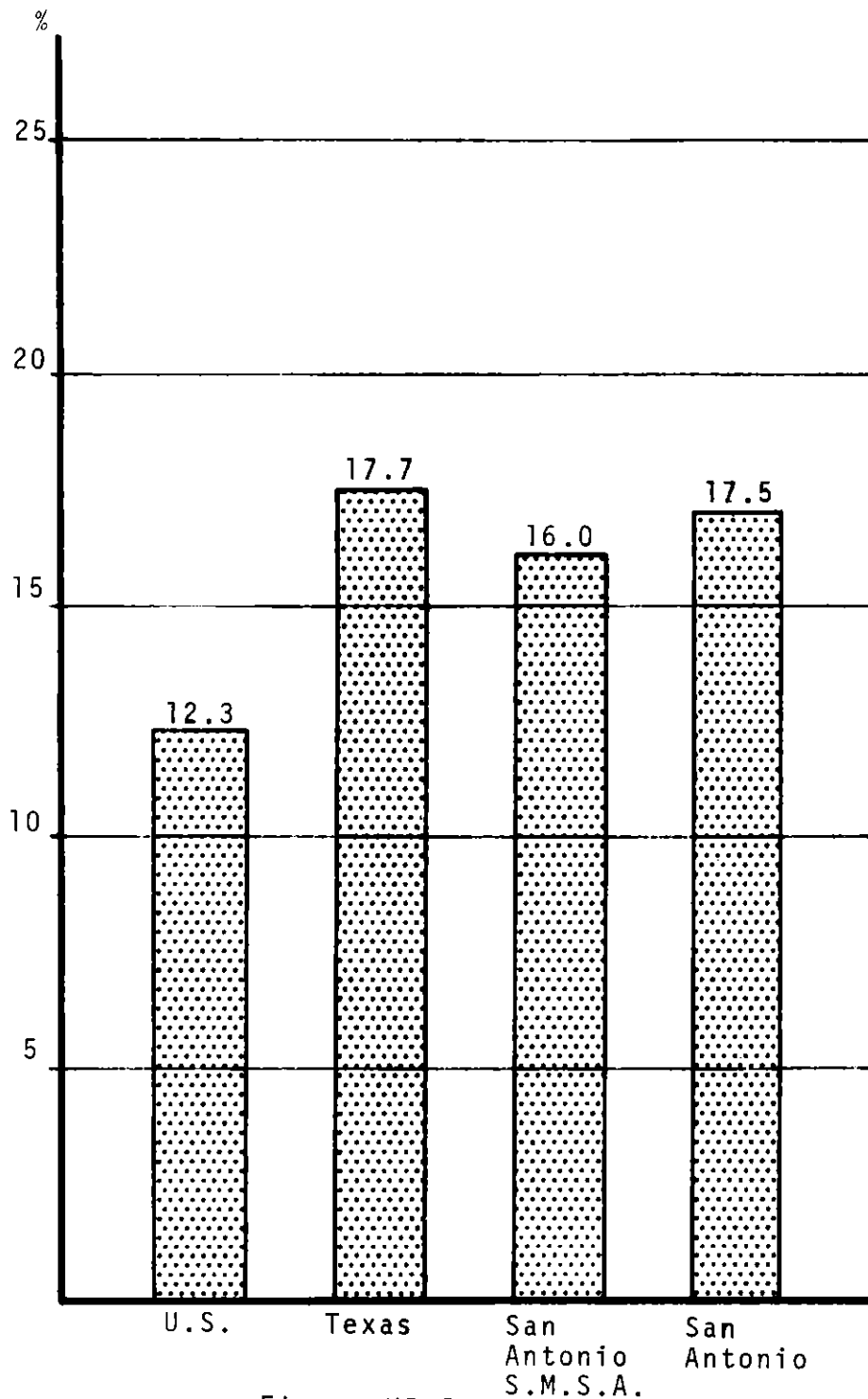


Figure VI-2

% OF FAMILIES BELOW POVERTY LEVEL 1970

Source: U. S. Census of Population and Housing: 1970
State of the Cities, National Urban Coalition, 1972

SAN ANTONIO
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STATE OF THE CITY



- d. Mexican-American Unity Council. The objective of this organization is to aid the Mexican-American community in areas of education, manpower development, economic development, and housing.
- e. Model Cities. The aim of Model Cities is to serve as coordinator and catalyst for concentrating technical inputs in a large low-income area.
- f. Office of Economic Development Planning. This office will link the City of San Antonio with every on-going effort--local, state and federal--in the field of economic development. In addition, the office oversees the Overall Economic Development Program needed to qualify San Antonio for an EDA Special Impact Area.
- g. Economic Opportunities Development Corporation. EODC mobilizes the community's public and private resources in a concerted attack on poverty, provides services for the poor to help themselves, and involves the poor in planning and implementing programs.

C. BASIC INDICATORS

The first-year economic work program was basically one of a historical review nature. Because of this the selection of basic indicators and recommendations for monitoring techniques to continually update them was a task reserved for the second-year work program in economic analysis. However, *a priori* knowledge would seem to indicate that the following items are logical candidates for examination.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. EMPLOYMENT	Data available from Texas Employment Commission.	Monthly update.
2. UNEMPLOYMENT	Data available from Texas Employment Commission.	Monthly update.
3. POPULATION	Original research.	Yearly revision.
4. INCOME	Estimate available from several sources.	Yearly update.

ECONOMY

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
5. MANUFACTURING HOURS WORKED	Data available from Bureau of Labor Statistics.	Monthly update.
6. HOUSING STARTS	Data available from Department of Housing and Inspections.	Research needed to test predic- tive value.
7. ELECTRIC METER CONNECTIONS	Data available from City Public Service Board.	Research needed to test predic- tive value.
8. KILOWATT CONSUMPTION	Data available from City Public Service Board.	Research needed to test predic- tive value.
9. BUILDING PERMITS	Data available from Department of Housing and Inspections.	Research needed to test predic- tive value.
10. COMPOSITE INDICATOR OF BUSINESS ACTIVITY	Data available from Texas Business Review.	Research needed to test predic- tive value.
11. VACANCY RATES	Data available from private studies.	Research needed to test predic- tive value.
12. BANK DEBITS	Data available from Federal Reserve Bank.	Research needed to test predic- tive value.
13. RETAIL SALES	Data available from Survey of Current Business.	Research needed to test predic- tive value.
14. MILITARY STATISTICS	Data available from Chamber of Commerce.	Research needed to test predic- tive value.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

Bureau of Labor Statistics, Economic Analysis
Texas Employment Commission, Research Department
San Antonio Chamber of Commerce, Research Department
St. Mary's University, Department of Economics
Model Cities, Economic Coordination
City Planning Department, Staff
J. Welton Grundy, Consumer Consultant, Office for Consumer
Services, Department of HUD
Alamo Area Council of Governments, Economics Staff

2. PUBLICATIONS

Metropolitan Area Statistics, U. S. Department of Commerce,
Bureau of the Census, 1972
U. S. Census of Population and Housing: 1970, U. S. Department
of Commerce, Bureau of the Census
The State of the Cities, Report of the Commission on the Cities
in the 1970's, National Urban Coalition, Praeger Publishers,
1972
Texas Business Review, Bureau of Business Research, University
of Texas, 1955-1972
Survey of Current Business, Office of Business Economics,
Department of Commerce, Yearly Publication
Federal Reserve Bank Monthly Review, Monthly Publication (5)
Economic Base of American Cities, Center for Urban and Regional
Research, University of Washington, Seattle, Washington, 1969
Economic Opportunities Development Corporation Annual Report
1971-72, E.O.D.C. of San Antonio and Bexar County

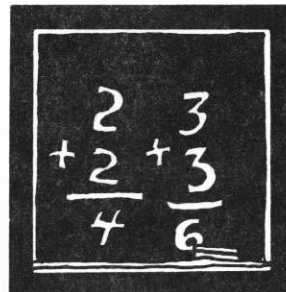
VII.

EDUCATION

12
SAN ANTONIO

SUMMARY

There are 13 school districts responsible for educating the children of San Antonio. In the geographic areas of the City where the majority of the students are from minority groups, the teacher/student ratio, expenditure per child, and median school years completed are all below City averages. The San Antonio classroom teacher's approximate salary is \$125.00 below the average for Texas and \$1,065 below the U.S. average per year. All 13 school districts work to maximize the utilization of resources by availing themselves of extra grant monies aimed at program enrichment and enhancement. School districts are promoting inter-district coordination through their participation in the Bexar County Federation of School Boards.



A. OVERVIEW

1. SCOPE

Education is linked to all areas of human development and has been selected for study to show what opportunities there are for education services in San Antonio. Each school district operates as an independent special district funded in part through the State of Texas. However, the education all students of San Antonio receive is a cooperative effort by all thirteen (13) school districts. The scope of education includes pre-school, primary and secondary school; institutions of higher learning; adult education; and community awareness/communications. The first-year CRP concentration has been on public primary and secondary schools, adult education, and the conceptual development of a Community Awareness/Communications Center.

Only public school districts offering full curricular programs are discussed in this report. Therefore, the Bexar County Independent School District, although responsible for Adult Education Coordination, is not included within the context of this report. Private, parochial schools and military school districts have been excluded because of data and time limitations, but will be included in the second-year CRP work program.

2. GOAL

To develop and test processes required to keep education information current and to integrate data into an analytical system that will aid in producing priorities and program recommendations based on available resources.

3. FIRST YEAR OBJECTIVE

To provide basic indicators to evaluate and assess educational services so that management may make decisions based on knowledge of interrelationships among various problem categories.

B. EDUCATION STATE ^{OF} THE CITY

1. CONDITION

a. School Districts. There are twelve school districts which serve the educational needs of 198,177 students in the San Antonio area (excluding the Bexar County Independent School District, as it has no geographic service area boundaries). (See Figure VII-1.)

b. Higher Education. There are nine universities, colleges, and junior colleges offering higher educational opportunities in San Antonio. These nine institutions of higher learning are listed below and graphically located on Figure VII-1.

- 1) Incarnate Word College
- 2) National University of Mexico
- 3) Our Lady of The Lake College
- 4) San Antonio College
- 5) St. Mary's University
- 6) St. Philip's College
- 7) Trinity University
- 8) University of Texas Medical School
- 9) University of Texas at San Antonio

c. Median School Years. The census tracts containing the highest percentage of persons who have completed a higher number of school years are concentrated in the northern half of the City.

The central portion of the City has a concentration of persons with a fewer number of school years completed. (See Figure VII-2.)

d. Student Population. School districts vary in total number of students, ethnic distribution of students, teacher/student ratio, and expenditures per child. (See Figure VII-3.)

e. Student Population and Ethnic Distribution. The San Antonio student population is 51% Spanish Surname, 41.2% White, 7.4% Negro, 0.4% Other (Oriental and American Indian). (See Figure VII-3.)

f. Ethnic Distribution and Teacher/Student Ratio. The Edgewood, Harlandale, San Antonio and South San Antonio School Districts have a student population which is more than 50% Spanish Surname, with a below average teacher/student ratio. (See Figure VII-3.)

1. Incarnate Word College
2. National University of Mexico
3. Our Lady of the Lake College
4. San Antonio College
5. St. Mary's University
6. St. Philip's College
7. Trinity University
8. University of Texas Medical School
9. University of Texas at San Antonio

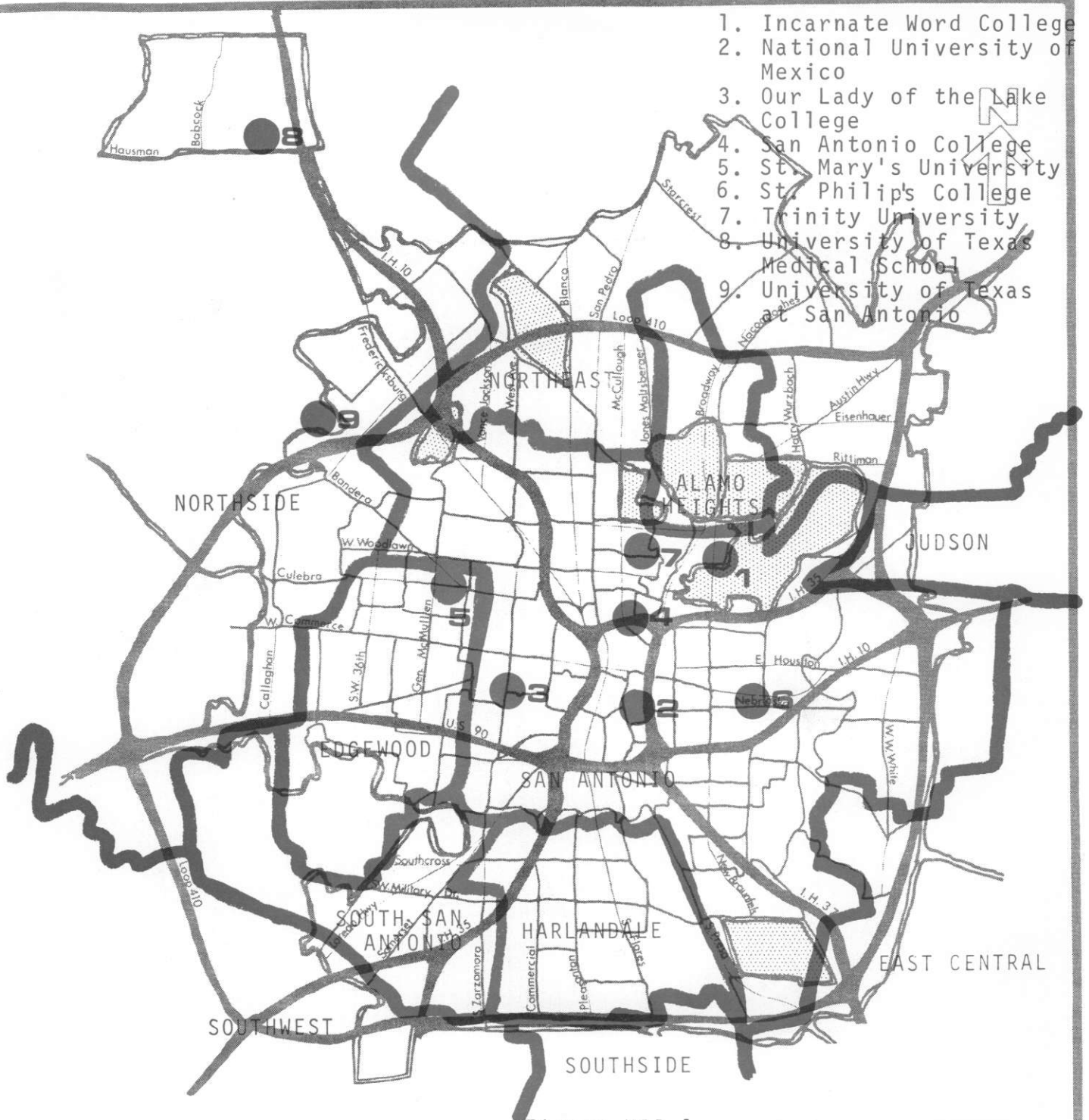


Figure VII-1

SCHOOL DISTRICTS/COLLEGES

SOMERSET
SAN ANTONIO

72 STATE OF THE CITY

0 1 2 3 4 MILES



Source: CRP, September, 1972

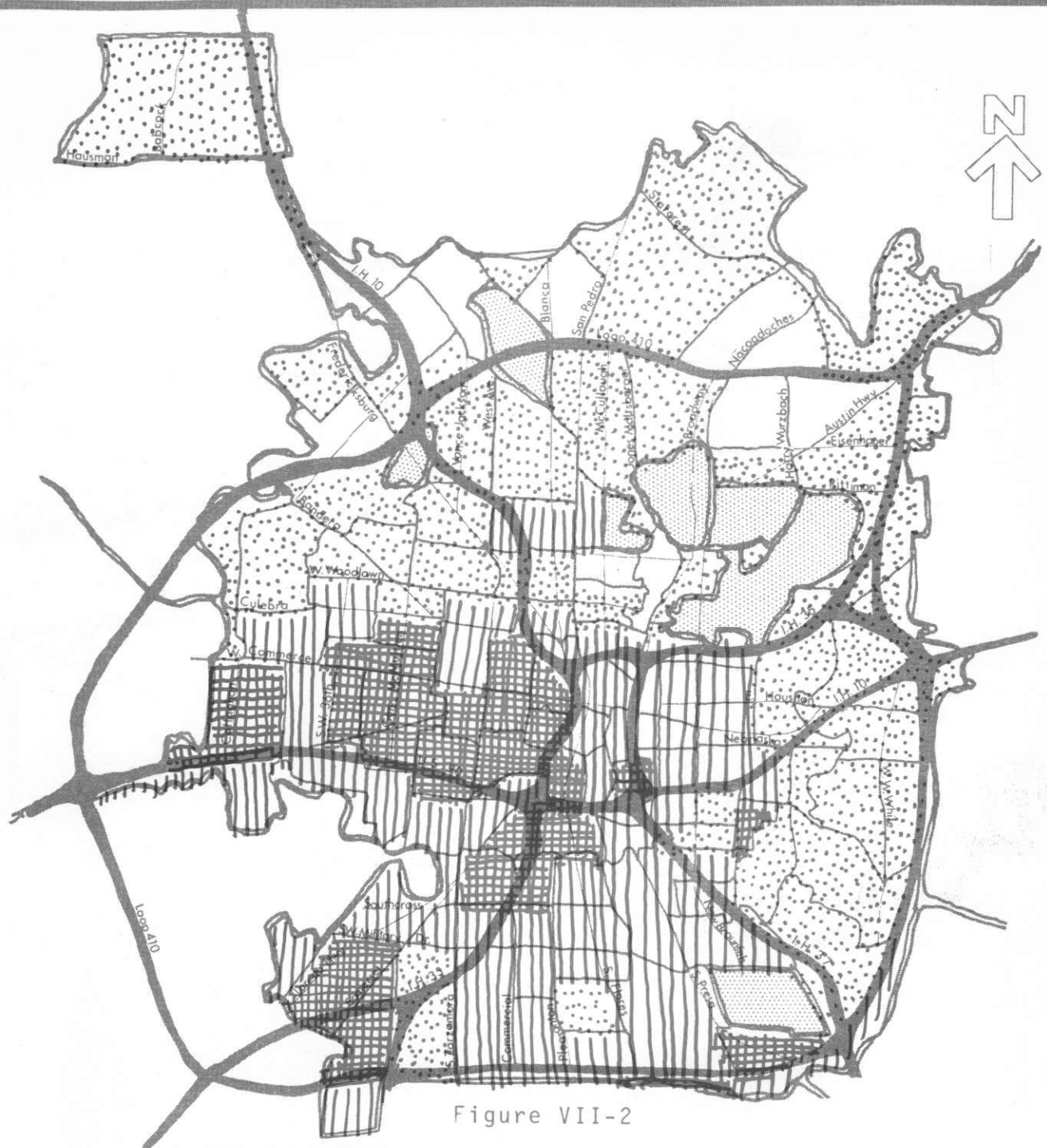
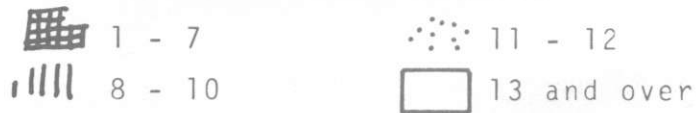


Figure VII-2

MEDIAN SCHOOL YEARS COMPLETED BY CENSUS TRACT



SAN ANTONIO
72

STATE OF THE CITY



0 1 2 3 4 MILES

Source: U.S. Census of Population and Housing: 1970

<u>School District</u>	<u>Total No. of Students</u>	<u>% White</u>	<u>% Spanish Surname</u>	<u>% Negro</u>	<u>% Other</u>
Alamo Heights	5,027	80.8	18.1	.8	.3
East Central	3,412	70.5	23.2	6.3	0
Edgewood	23,013	3.5	90.4	6.0	0
Harlandale	18,415	30.8	68.8	.2	.1
Judson	4,473	83.3	12.7	2.9	1.2
Northeast	28,402	88.7	10.2	.5	.6
Northside	23,700	72.8	23.0	3.5	.7
San Antonio	74,955	21.4	62.9	15.5	.2
Somerset	962	56.7	43.3	0	0
South San Antonio	10,135	33.8	63.2	2.7	.1
Southside	2,326	25.3	73.5	1.0	.1
Southwest	3,357	59.2	39.0	1.5	.3
TOTAL	198,177	41.2 %	51.0 %	7.4 %	.4 %

Source: Texas Education Agency, Research Division, 1972

<u>School District</u>	<u>Average Teacher/Student Ratio</u>	<u>Expenditure Per Child</u>
Alamo Heights	1/17	\$706
East Central	1/24	424
Edgewood	1/27	380
Harlandale	1/26	434
Judson	1/23	461
Northeast	1/23	537
Northside	1/26	454
San Antonio	1/24	504
Somerset	1/16	445
South San Antonio	1/26	443
Southside	1/23	447
Southwest	1/23	390
AVERAGE	1/23	\$468

Source: Texas Education Agency, Research Division, 1970 and Research and Planning Council, January, 1972.

Figure VII-3

STUDENT POPULATION

1970 ENROLLMENT



STATE OF THE CITY



EDUCATION

- g. Ethnic Breakdown and Expenditure Per Child. The Edgewood, Harlandale, South San Antonio and Southside School Districts with over 50% Spanish-Surname have a below average expenditure per child. (See Figure VII-3.)
- h. Teacher/Student Ratio and Expenditure Per Child. The East Central, Edgewood, Harlandale, Northside and South San Antonio School Districts have low teacher/student ratios and below average expenditures per child. (See Figure VII-3.)
- i. Funding. The amount of money spent by each school district varies. Local, State, and Federal funds allotted to each school district vary also, as indicated below.

1970 SCHOOL FUNDING

<u>School District</u>	<u>Local Funds</u>	<u>State Funds</u>	<u>Federal Funds</u>	<u>Total Funds</u>
San Antonio	\$13,651,577	\$19,573,722	\$6,769,853	\$39,995,152
Northeast	7,346,544	7,297,202	1,589,952	16,233,698
Edgewood	1,000,627	5,710,012	2,756,484	9,467,123
Northside	3,210,801	5,253,856	2,210,599	10,675,256
Harlandale	1,686,703	4,829,153	385,472	6,901,328
South San Antonio	963,840	2,191,833	632,742	3,788,415
Alamo Heights	2,400,333	1,332,277	244,288	3,976,898
Southwest	182,166	840,220	301,614	1,324,000
East Central	418,545	863,036	212,251	1,493,832
Judson	448,356	831,804	351,622	1,631,782
Southside	212,585	650,820	137,893	1,001,298
Somerset	74,160	227,373	32,664	334,197

(Source: Research and Planning Council, January, 1972)

2. CITY COMPARED TO STATE AND NATION

a. Median School Years Completed.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
12.1	11.6	10.8

(Source: Pocket Data Book, U.S.A. 1971, U.S. Department of Commerce, Bureau of Census, 1971)

b. Average Teacher/Student Ratio.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
1/22	1/22	1/24

(Source: Department of Health Education, and Welfare, Office of Education, 1970)

c. Average Per Pupil Expenditure.

	<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
Total	\$858	\$636	\$469 (1970)
Rank		#42	

(Source: Research and Planning Council, 1972; Pocket Data Book, U.S.A. 1971, U.S. Department of Commerce, Bureau of Census, 1971)

d. Average Salary of Classroom Teachers.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
\$9,265	\$8,325	\$8,200 (approx.)

(Source: National Education Association 1971; San Antonio Teacher Council, 1972)

3. EXISTING PROGRAMS

Each school district has programs which are funded separately from the general curriculum. These programs have been divided into three categories to facilitate comparison. They are: (1) Cultural Enrichment Programs - geared to create a school environment wherein each child can maximize his learning experience; (2) Academic Enrichment Programs - designed to support regular academic curriculum through utilization of innovative methods; and (3) Physically and Mentally Handicapped Programs - directed towards handicapped students to assist them in reaching their fullest potential in the school environment. The following is a listing of Special Programs by school district, type and number:

EDUCATION

<u>District</u>	<u>Cultural Enrichment</u>	<u>Academic Enrichment</u>	<u>Physical/Mental Handicapped</u>
1. Bexar County	0	3	0
2. Alamo Heights	1	3	5
3. East Central	2	3	3
4. Edgewood	8	13	12
5. Harlandale	4	4	9
6. Judson	1	5	8
7. Northeast	0	3	14
8. Northside	2	7	15
9. San Antonio	4	6	12
10. Somerset	0	1	0
11. South San Antonio	6	5	9
12. Southside	2	2	4
13. Southwest	3	6	4

C. BASIC INDICATORS

The following is a chart presenting the basic indicators used in portraying the current status of education data and future data needs for each indicator.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. PROPOSED NUMBER OF NEW SCHOOL SITES Shows change of population trends in City.	Information available from School Districts, Education Service Center Region 20 (ESC-20).	Update as required.
2. NON-PUBLIC SCHOOLS, NUMBER AND TYPE Reflects education needs being met by non-public sector.	Information available from individual schools.	Develop more resources and update information.
3. ETHNIC BREAKDOWN Shows changes in population trends by ethnic background.	Information available from Texas Education Agency (TEA).	Update as required.

EDUCATION

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
4. TEACHER/STUDENT RATIO Depicts a potential variance in quality of education students receive.	Information available from TEA.	Update as required.
5. PER PUPIL EXPENDITURE Shows a potential variance in quality of education students receive. Depicts financial condition of district.	Information available from Planning and Research Council, TEA.	Update as required.
6. MEDIAN SCHOOL YEARS COMPLETED Depicts educational achievement.	Information available from Bureau of Census.	Develop more resources and update information.
7. AVERAGE DAILY ATTENDANCE VS. ENROLLMENT BY DISTRICT Used as a basis for funding allocations to school districts.	Information available from TEA and school districts.	Update as required.
8. NUMBER AND LOCATION OF COLLEGES AND UNIVERSITIES Shows needs for higher education being met in city and distribution and facilities.	Information available from individual colleges, universities	Update as required.
9. COLLEGE, UNIVERSITY ENROLLMENT BY FACILITY Shows distribution of student population.	Information available from individual colleges, universities.	Initial survey, update as required.
10. SPECIAL PROGRAMS/ NUMBER AND TYPE Shows how individual needs of each school district are being met.	Information available from school districts.	Update as required.
11. ACCESSIBILITY OF ENVIRONMENTAL INFORMATION TO COMMUNITY Enhances communication/participation.	No formal communication mechanism now exists.	Plan for implementation of a Community Awareness/ Information Resource Center.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

Alamo Area Council of Governments, Economic and Social Planning Department
 Education Service Center Region 20, Office of Information
 Arthur M. Gochman, Attorney-at-Law
 Model Neighborhood Area, Evaluation Center
 San Antonio Planning Department, Comprehensive Planning Division
 Superintendent's Office of the following Independent School Districts: Alamo Heights, Bexar County, East Central, Edgewood, Harlandale, Judson, Northeast, Northside, San Antonio, Somerset, South San Antonio, Southside, Southwest
 Texas Education Agency, Research Division
 Trinity University, Graduate Department of Urban Studies, Department of Sociology

2. PUBLICATIONS

1970-71 Average Daily Attendance Reports for Bexar County, Texas Education Agency, Research Division, 1972
The Challenge and the Chance, Office of the Governor, State of Texas, 1968
Civic Newsletter, Research and Planning Council, 1969
Demetrio P. Rodriguez, et al. versus San Antonio Independent School District, et al., Western States District Court for the Western District of Texas, San Antonio Division: Civil Action No. 68-175-SA
Descriptive Statistical Survey on 7,957 Referrals to the Bexar County Juvenile Probation Department, Bexar County Juvenile Probation Department, 1970
1970-71 Graduates of Senior High Schools by Bexar County Districts, Texas Education Agency, Research Division, 1972
Mexican-American Education Study, U.S. Commission on Civil Rights, 1970
Pocket Data Book, U.S.A. 1971, U.S. Department of Commerce, Bureau of Census, 1971
Reporter, Research and Planning Council, 1971
School District Totals-Household Relationship and Family Type-Second Count Census, Texas Education Agency, Research Division, 1972
School District Totals-Housing Data-Census Counts One + Two, Texas Education Agency, Research Division, 1972

The State of the Cities, Commission on the Cities
in the 70's, National Urban Coalition
Table of Equivalent-Census Tracts within Bexar
County by School District, Texas Education
Agency, Research Division, 1972
Title VI Compliance Report Giving Enrollment by
Grade, by Campus, by Ethnic Group, Texas Edu-
cation Agency, Research Division, 1972
U.S. Census of Population & Housing, 1970, U.S.
Department of Commerce, Bureau of Census, 1972

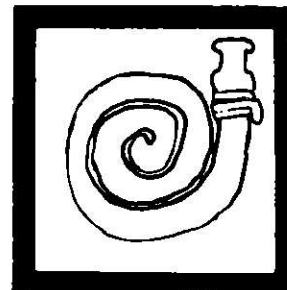
VIII.
**FIRE
PROTECTION**



SUMMARY

The first year's analysis of fire protection reveals that the San Antonio Fire Department has accomplished the job of minimizing fire losses in an excellent manner. This is widened by the fact that San Antonio has the lowest fire insurance key rate (.09) of the four largest Texas cities. This outstanding record has been accomplished by:

- 1) Arranging the Department along functional lines (i.e., fire prevention, fire investigation, and administration), which contributes to a smoothly operating organization.
- 2) Locating fire stations so that appropriate fire companies can respond to a fire within three minutes despite the fact that the incidence of fire is not evenly distributed throughout the City.
- 3) Specialized fire companies according to their type of equipment (i.e., engine company, truck company, and snorkel company) and locating them so that all parts of the City are adequately protected.



A. OVERVIEW

1. SCOPE

Fire Protection is a system of services which is developed and maintained to effectively minimize financial loss and personal injury due to fire. The services which the San Antonio Fire Department provide include: fire inspection, fire fighting, and fire investigation.

The Community Renewal Program (CRP) is concerned with the analysis of the adequacy and effectiveness of San Antonio's fire protection system and will examine: fire equipment and communications, fire company response, fire prevention, fire incidence, fire loss, and fire insurance protection.

2. GOAL

To provide and maintain current information on the San Antonio Fire Department's fire protection capabilities in order to assist decisionmakers, through a municipal information system, in evaluating and improving the overall fire protection system.

3. FIRST YEAR OBJECTIVE

To assess the status of the existing fire protection facilities and programs, selecting basic indicators for monitoring the fire protection service.

B. FIRE PROTECTION STATE OF THE CITY

1. CONDITION

Traditionally the San Antonio Fire Department has provided the citizens of the City with effective fire protection. Through the Fire Department's efforts of fire prevention, fire fighting and fire investigation, the loss of property and life due to fires has been minimized.

- a. Organization. The San Antonio Fire Department is composed of three bureaus.
 - 1) Fire Prevention: inspects structures to aid in the elimination of fire hazards.
 - 2) Administration: operates all fire fighting companies and facilities.
 - 3) Investigation: investigates the causes of fires.

- b. Distribution. San Antonio fire stations are located so that the appropriate fire fighting companies can respond to a fire within three minutes. Figure VIII-1 shows the locations of San Antonio's fire stations.

- c. Types of fire fighting companies. Each fire fighting company focuses upon a specific type of specialized equipment.
 - 1) Engine Company
 - a) operates the pumper truck
 - b) provides the basic fire fighting personnel
 - c) delivers the necessary water

 - 2) Truck Company
 - a) operates the ladder truck
 - b) provides specialized personnel trained in fighting commercial fires
 - c) allows access to tall structures

 - 3) Snorkel Company
 - a) operates the snorkel truck
 - b) delivers personnel specialized in fighting fires in tall structures
 - c) delivers large volumes of water

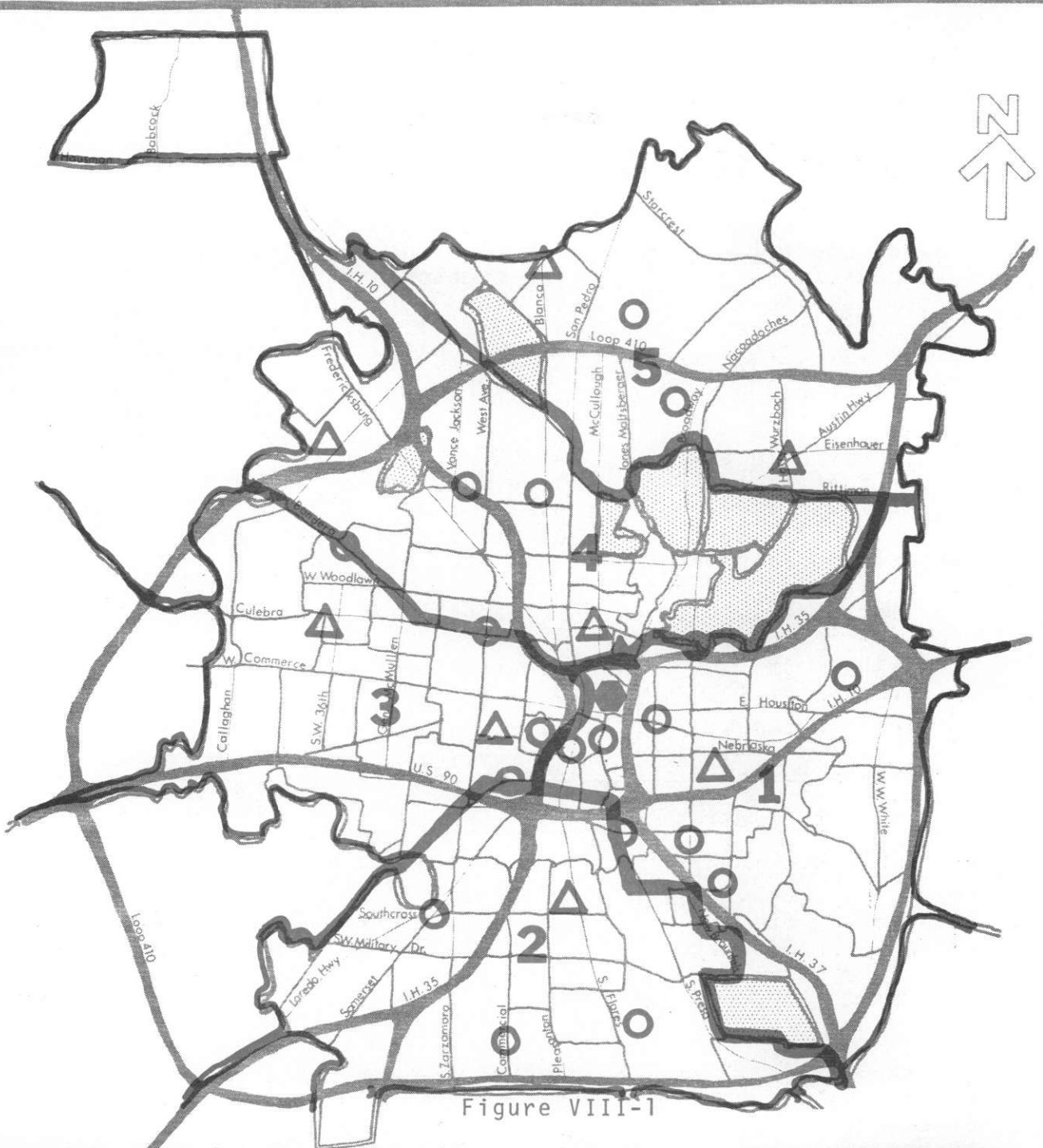


Figure VIII-1

FIRE STATIONS AND DISTRICTS

- 1 Pumper company
- ▲ 2 Pumper company
- △ 1 Pumper & ladder company
- ◆ 1 Pumper, Snorkel & ladder company
- 2 District number



STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Fire Department, January, 1971

FIRE PROTECTION

- d. Alarm Response. Frequency of alarm response of fire fighting companies is dependent on several factors. Among these are: condition of structures, amounts of open space, manner in which land is used, and false alarms. Although the yearly alarm responses of individual fire companies vary, from 1968 to 1971 the total alarm responses in the City increased from 14,271 to 17,037(Figure VIII-2).

2. CITY COMPARED TO STATE AND NATION

Due to the fact that fire insurance regulations and records in Texas differ from those of the rest of the nation, meaningful data could not be obtained to compare the San Antonio Fire Department nationally. However, the San Antonio Fire Department compares very favorably with similar departments in other major Texas cities.

The following chart compares the key rates and net insurance losses for the four largest cities in Texas.

<u>City</u>	<u>Population</u>	<u>Key Rate*</u>	<u>FIRE INSURANCE STATISTICS</u> <u>FOUR LARGEST CITIES IN TEXAS</u>	
			<u>Net Losses 1971</u>	<u>5 Yr. Net Losses</u>
Houston	1,232,802	.22	\$4,280,685	\$23,623,055
Dallas	844,401	.13	5,301,766	21,288,880
San Antonio	654,153	.09	1,469,944	6,038,453
Ft. Worth	393,476	.13	2,181,477	10,435,207

(Source: State Board of Insurance of Texas, March 1, 1972)

- * "The Key Rate of a city or town is a figure which represents, as accurately as possible, the aggregate deficiencies in the fire protection together with such unfavorable physical conditions as tend to increase the chances of large sweeping fires, or to impede or restrict the work of fire fighting. It may, therefore be termed a means of classifying the various cities and towns from a fire protection and fire hazard standpoint.", Key Rate Schedule for Grading Cities and Towns of Texas with Reference to Their Fire Defenses and Physical Conditions State Board of Insurance of Texas, 1964.

STATION	1968	1969	1970	1971
1 Eng.	226	259	212	214
Tk.	230	241	129	208
Snrk.	339	283	157	134
	<u>745</u>	<u>783</u>	<u>498</u>	<u>556</u>
2 Eng.	278	327	369	405
3 Eng.	479	508	479	450
14 Eng.	316	328	310	354
4	334	387	358	344
	<u>650</u>	<u>715</u>	<u>668</u>	<u>698</u>
5 Eng.	407	458	400	482
6 Eng.	400	453	443	459
Tk.	539	577	178	187
	<u>939</u>	<u>1030</u>	<u>621</u>	<u>646</u>
7 Eng.	310	323	402	366
8 Eng.	851	1024	979	923
Tk.	149	124	474	486
	<u>1000</u>	<u>1148</u>	<u>1453</u>	<u>1409</u>
9 Eng.	421	528	421	407
Tk.	362	378	331	360
	<u>783</u>	<u>906</u>	<u>752</u>	<u>767</u>
10 Eng.	555	597	652	554
11 Eng.	656	692	741	755
12 Eng.	398	344	363	325
13 Eng.	332	367	345	313
16 Eng.	623	750	699	727
17 Eng.	372	405	415	444
18 Eng.	238	304	284	411
19 Eng.	513	444	478	495
20 Eng.	253	287	313	362
21 Eng.	408	523	511	582
Tk.	300	654	345	357
	<u>708</u>	<u>1277</u>	<u>856</u>	<u>939</u>
22 Eng.	186	226	223	236
23 Eng.	197	224	162	149
24 Eng.	302	385	385	535
Tk.	149	142	141	199
	<u>451</u>	<u>527</u>	<u>526</u>	<u>734</u>
25 Eng.	531	413	347	670
15 Eng.	823	757	888	821
26	<u>823</u>	<u>529</u>	<u>840</u>	<u>768</u>
		<u>1286</u>	<u>1728</u>	<u>1589</u>
27 Eng.	363	353	426	455
28 Eng.	402	536	451	441
Tk.	228	231	197	175
	<u>630</u>	<u>767</u>	<u>648</u>	<u>616</u>
29 Eng.	315	308	350	390
30 Eng.	203	254	290	353
31 Eng.	193	264	279	244
Tk.	90	86	34	62
	<u>283</u>	<u>354</u>	<u>313</u>	<u>306</u>
32 Eng.		* 2-70	152	294
Tk.		* 2-70	117	141
			<u>269</u>	<u>435</u>
TOTAL	14,271	16,273	16,070	17,037

Figure VIII-2

**SAN ANTONIO
FIRE DEPARTMENT
ALARM
RESPONSE
BY COMPANY**

*Date Activated

(Responses include all companies' responses to calls, real or false.)

SAN ANTONIO



STATE OF THE CITY



Source: San Antonio Fire Department, June, 1972

FIRE PROTECTION

3. EXISTING PROGRAMS

The San Antonio Fire Department has a variety of programs to prevent and more effectively combat fires within the city. The following programs are designed to improve the department's functions.

Bureau

Program

a. Fire Prevention

Inspection of all commercial structures for potentially hazardous conditions.

Regulation and certification of items potentially dangerous to the public.

Public education in fire prevention procedures.

b. Fire Administration

Fire Fighters' training schools

Plans for expansion of fire fighting facilities contingent upon annexation

Equipment evaluation and modernization

Modernization of Communications

c. Investigation

Crime prevention laboratory

Arson investigation

C. BASIC INDICATORS

The following chart lists the basic indicators used for research in this category. Information concerning the current status of data and future data needs is included.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. FIRE LOCATION To indicate areas which need fire prevention.	Information is available from the Fire Department, but is not compiled on regular basis.	Develop more resources and a monitoring system.
2. LAND USE To identify changing needs for fire protection.	Information is available from CPSB and the City Planning Department.	Develop a system of acquiring and monitoring information.
3. STRUCTURAL CONDITION To identify deteriorating areas which may need additional fire protection.	Information is not available, but is being compiled by the City Tax Assessor and the San Antonio Development Agency.	Develop more resources for monitoring information.
4. ALARM RESPONSE BY FIRE COMPANY To identify demands on Fire Protection facilities	Information is available from the Fire Department, but is not compiled or analyzed.	Develop more resources and a system to monitor the data on regular basis.

D. INFORMATION SOURCES

1. AGENCIES/ DEPARTMENTS/INDIVIDUALS

San Antonio Fire Department, Administration Bureau,
Investigation Bureau, Prevention Bureau.
San Antonio Planning Department, Comprehensive Plan-
ning Division

2. PUBLICATIONS

Fire Protection for Metropolitan San Antonio, Com-
prehensive Planning Division, City of San Antonio
Planning Department.

A List of Cities and Towns in Texas Key Rate Sched-
ule, State Board of Insurance of Texas, March
1, 1972.

Key Rate Schedule for Grading Cities and Towns of
Texas with Reference to Their Fire Defenses and
Physical Conditions, State Board of Insurance
of Texas, Austin, 1964.

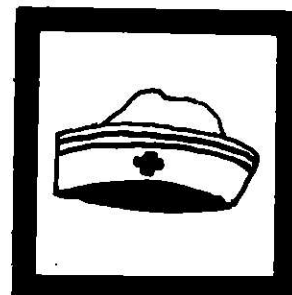
IX.
HEALTH

72
SAN ANTONIO

SUMMARY

An indicator of the present and future wellbeing of the community is its infant mortality rate. The City's overall infant mortality rate of 19.2 deaths per 1,000 live births is lower than the national rate of 21.4. By ethnic breakdown, the City statistics are less encouraging. The infant mortality rate for the Black population of San Antonio is 25.5 deaths per 1,000 live births. But for the Mexican-American population, it is 18.8 deaths per 1,000 live births. Another indication of City health conditions is the geographical distribution of communicable diseases. For new active cases of tuberculosis, the near West Side has a rate that is two times higher than the City's rate; while on the East Side the tubercular rate is generally equal to the City rate. However, the East Side's venereal disease rate is twice that of the City's overall rate.

Quality health care has become a matter of public concern. Though there is a total of eleven general hospitals (including two for military personnel) in the City, the Bexar County Hospital District using the two hospitals of the District is legally responsible for care of an estimated 240,000 medically indigent persons. One facility is located in the northwest section of the City and the other in the west central area of San Antonio. The care of medically indigent is supplemented by the programs of public neighborhood clinics. The majority of these clinics is clustered on the West Side of the City. However, two new "full-service" clinics, one to be on the East Side, the other on the South Side, are now planned. In addition, an East Side public health branch of the San Antonio Metropolitan Health District has just been built.



A. OVERVIEW

1. SCOPE

Within the context of the CRP's assessment of community services, as they reflect socio-economic satisfaction and needs, is the category of City health. This category focuses upon three areas:

- a. The environmental aspects that affect the health of the City's people, including problems with air pollution and noise abatement.
- b. The present health condition of the people as expressed in the vital statistics and communicable disease rates of the City.
- c. The state of public and private health facilities that serve the City.

The category of health services and health conditions has been selected for study this year because good health is essential to individual realization of human potential in educational, occupational/professional, family life, and recreational activities. Later in the Program, a survey of the environmental aspects of health will be made to monitor problems such as noise and air pollution. Consideration of City health is also a matter of concern because of the increasing costs of health care both to individuals and to society. Therefore, knowledge of health conditions and methods to prevent health deterioration is important to decision-makers.

2. GOAL

To develop and test the processes required to keep City health information current, plus integrate them into an analytical system that will aid in producing priority and program recommendations based on available resources.

3. FIRST YEAR OBJECTIVE

To collect data useful as indices of the health condition of citizens and the health services in the City with respect to socio-economic needs, and assemble that data so that management can understand those needs and their interrelationships with other community services.

B. HEALTH STATE OF THE CITY

1. CONDITION

In the estimate of the Bexar County Hospital District, there are some 240,000 medically indigent citizens in the County - the majority living in the City and unable to meet the costs of private health care without Medicare or Medicaid. Yet the City has some of the finest public, private and military medical facilities in the Southwest.

A study conducted by the Texas Hospital Association for the Health Coordinating Committee of AACOG projects that hospital occupancy rate could drop to 55% of capacity by 1982 because of overbuilding, not because of decreasing need. But, there is only one physician to every 10,000 people in the Model Cities area, while there is one to about every 900 in the County as a whole.

The following information about the health facilities of the City and the health condition of its citizens is important for continuing study and monitoring:

a. Hospitals. In San Antonio there are:

1) Eleven civilian, general medical and surgical hospitals:

- a) Baptist Memorial Hospital
- b) Bexar County Hospital
- c) Lutheran General Hospital
- d) Nix Memorial Hospital
- e) Northeast Baptist Hospital
- f) Park North General Hospital
- g) Robert B. Green Memorial Hospital
- h) St. Benedict's Hospital
- i) Santa Rosa Medical Center
- j) Southeast Baptist Hospital
- k) Southwest Texas Methodist Hospital

2) Two military medical institutions:

- a) Brooke Army Medical Center
- b) Wilford Hall USAF Medical Center

3) San Antonio Osteopathic Hospital

4) Twin Park Eye and Ear Hospital

5) San Antonio State Chest Hospital

6) San Antonio State Hospital

7) Three new hospitals under construction:

- a) Veterans Administration Hospital
- b) San Antonio Community Hospital
- c) Metropolitan General Hospital

Figure IX-1 indicates facility capacity for patient care.

b. Bexar County Hospital District is a legal entity charged by law with the responsibility of care for the medically indigent and includes:

- 1) Robert B. Green Memorial Hospital, an outpatient and obstetrical facility, providing ambulatory care services on a 24-hour basis, extensive clinic services, and emergency services for the severely ill.
- 2) Bexar County Teaching Hospital, an inpatient care facility also providing complete emergency room services.

The approximate physical location of hospitals and clinics noted in Figure IX-2 shows the two public hospitals of the Hospital District, the private hospitals and the public and private clinics of the City. Locational mapping of facilities gives an indication of their accessibility to citizens. As an example, a greater number of public clinic services are immediately available to citizens on the West Side.

c. Public Clinics:

- 1) Are operated by the San Antonio Metropolitan Health District and the Roman Catholic Archdiocese of San Antonio, and operate from more than thirty-five different locations, varying from five days to one day a week.
- 2) Offer five major programs: Well-Child, Maternity Clinics, Immunization, Adult Health Conferences and Dental Clinics. Not all programs are offered at each location--but some, such as immunization, are offered at least once a month at nearly all clinics.
- 3) Are staffed by Public Health Nurses who are also responsible for home visits to persons on Medicare. One half of the home visit case load is now composed of chronic (not communicable) disease patients.

Hospital	Public or Military	Private	Bed Capacity	Per Diem Cost Including Ancillary (approximate)	Major (24 Hour) Emergency Room	Out- Patient Clinic
Baptist Memorial		Non- Profit	688	\$81	No	Yes
Northeast Baptist		Non- Profit	190	\$88	No	No
Southeast Baptist		Non- Profit	189	\$88	No	No
Bexar County	Public		420	\$88	Yes	Yes
Brooke General	Military		900	Not applicable	No	Yes
Park North		Profit	100	Not available	No	No
R.B. Green Memorial	Public		57	\$88	Yes	Yes
Lutheran General		Non- Profit	200	\$64	No	No
Nix General		Profit	200	Not available	No	No
Santa Rosa		Non- Profit	996	\$90	Yes	Yes
S.A. Osteopathic		Profit	47	\$94	No	No
S.A. State Hospital	Public		2,302	Not applicable	No	Yes
S.A. State Chest Hospital	Public		611	\$28	No	Yes
S.W. Texas Methodist		Non- Profit	316	\$83	No	No
Twin Park Eye & Ear		Profit	10	\$35	No	No
Wilford Hall	Military		1,000	Not applicable	No	Yes

Total Number of Beds: 8,226
Average per Diem Cost, including Ancillary: \$75

Figure IX-1

HOSPITAL SERVICES

Source: AACOG; Journal of the American Hospital Association,

SAN ANTONIO
72

August, 1972

STATE OF THE CITY



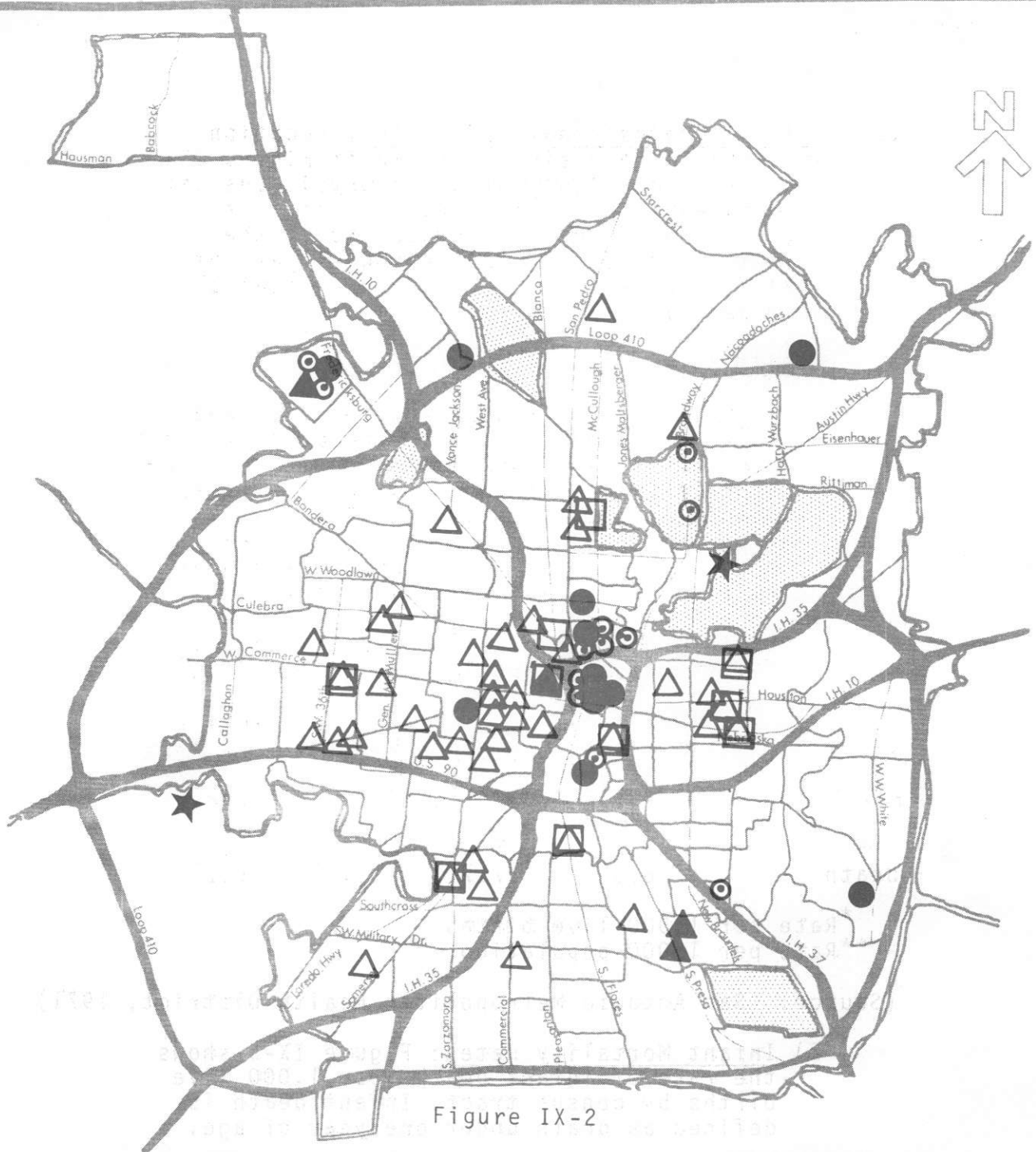


Figure IX-2

HOSPITALS/CLINICS

(APPROXIMATE LOCATIONS)

- | | | | |
|---|---------------------------|---|-------------------|
| △ | Public Clinic | ▲ | Public Hospital |
| ⊙ | Private Clinic | ● | Private Hospital |
| □ | Planned Parenthood Center | ★ | Military Hospital |



STATE OF THE CITY



0 1 2 3 4 MILES

Source: CRP, August, 1972

d. Medical Professional Facilities: Location of medical professionals shown in Figure IX-3 is expressed as the number of physicians per 10,000 people by census tract. Note that high concentrations of physicians in the downtown area and in the northwest part of town reflect the location of large medical service buildings there.

e. Health conditions:

1) Birth and Death Rates: Figure IX-4a and b shows the overall birth and death rates per 1,000 census population as they occur when greater than the City rates. Tracts having double or triple the City rates are indicated. A somewhat higher death rate downtown is due to the large number of elderly living in its vicinity.

Birth and Death rates for 1971 by ethnic distribution are as follows:

<u>Rates</u>	<u>Mexican-American</u>	<u>Anglo</u>	<u>Black</u>	<u>Overall City Rate</u>
Birth	34.5**	13.1**	23.9**	22.7**
Infant Mortality	18.8*	18.5*	25.5*	19.2*
Death	6.3**	7.7**	9.9**	7.2**

*Rate per 1,000 live births

**Rate per 1,000 population

(Source: San Antonio Metropolitan Health District, 1971)

2) Infant Mortality Rates: Figure IX-5 shows the rate of infant deaths per 1,000 live births by census tract. Infant death is defined as death under one year of age.

3) Communicable Disease: The rates by census tract are shown for the following diseases in Figures IX-6, IX-7 and IX-8.

a) Venereal disease rates - Tracts with two and three times the City rate are shown for both gonorrhea and syphilis, representing cases per 1,000 population and including both clinically treated cases and those reported as treated by private physicians. (See Figure IX-6.)

b) Tuberculosis rates - Tracts with rates

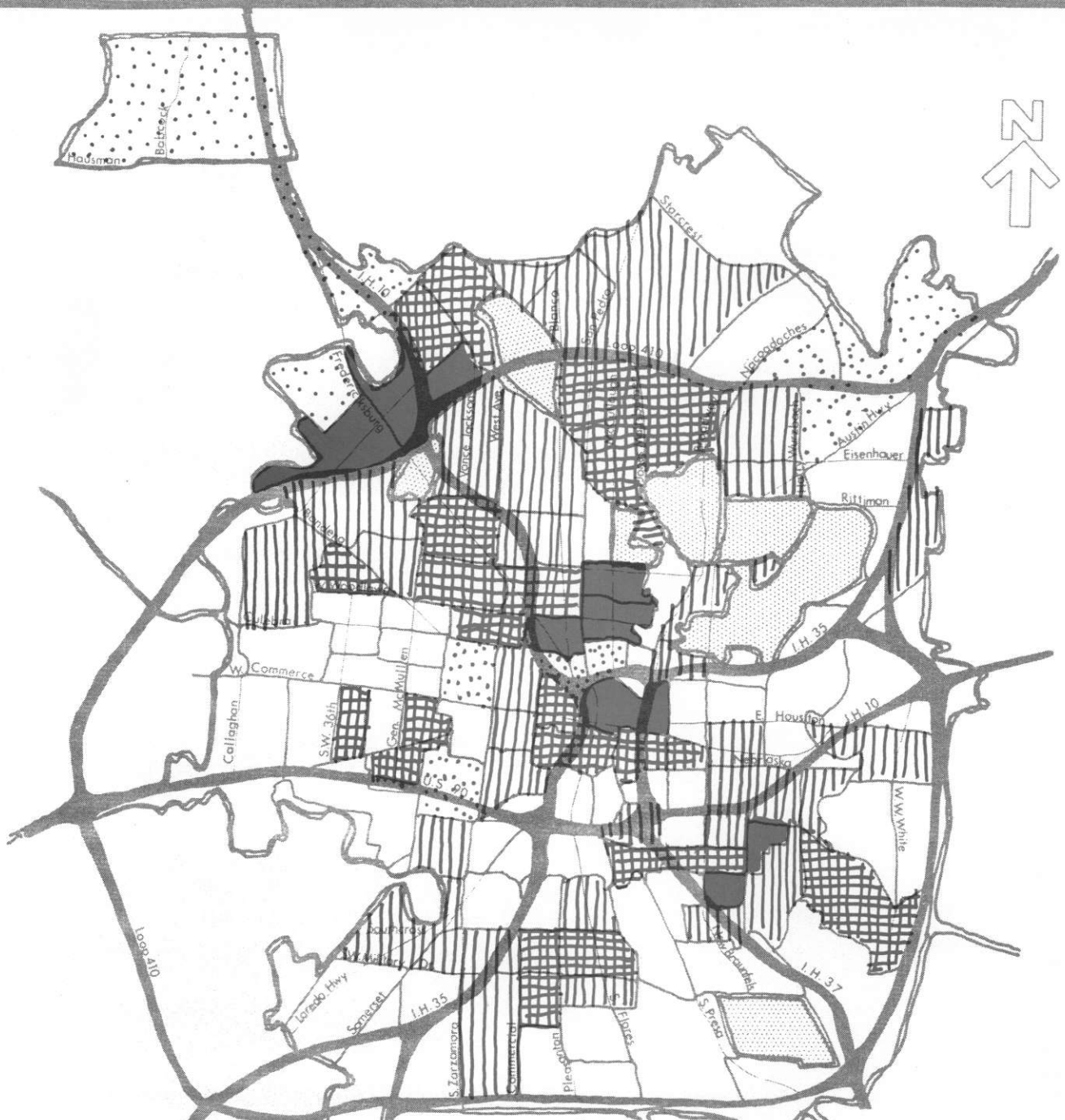



Figure IX-3

PHYSICIANS PER 10,000 CENSUS POPULATION BY CENSUS TRACT

- | | | | |
|---|---------------------------------|---|---------|
|  | Census tract with no physicians |  | 4 - 14 |
|  | Less than 1 |  | Over 14 |
|  | 1 - 4 | | |

SAN ANTONIO
72

STATE OF THE CITY

0 1 2 3 4 MILES

Source: CRP, September, 1971





Figure IX-4b

BIRTH RATE

BY CENSUS TRACT

City Rate = 22.7/1,000 Census population

- 7.2 22.7 or less
- 7.3 22.8 34.5.3
- 14.4 45.4 21.5 68.0
- 21.6 or more



STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Metropolitan Health District, 1971

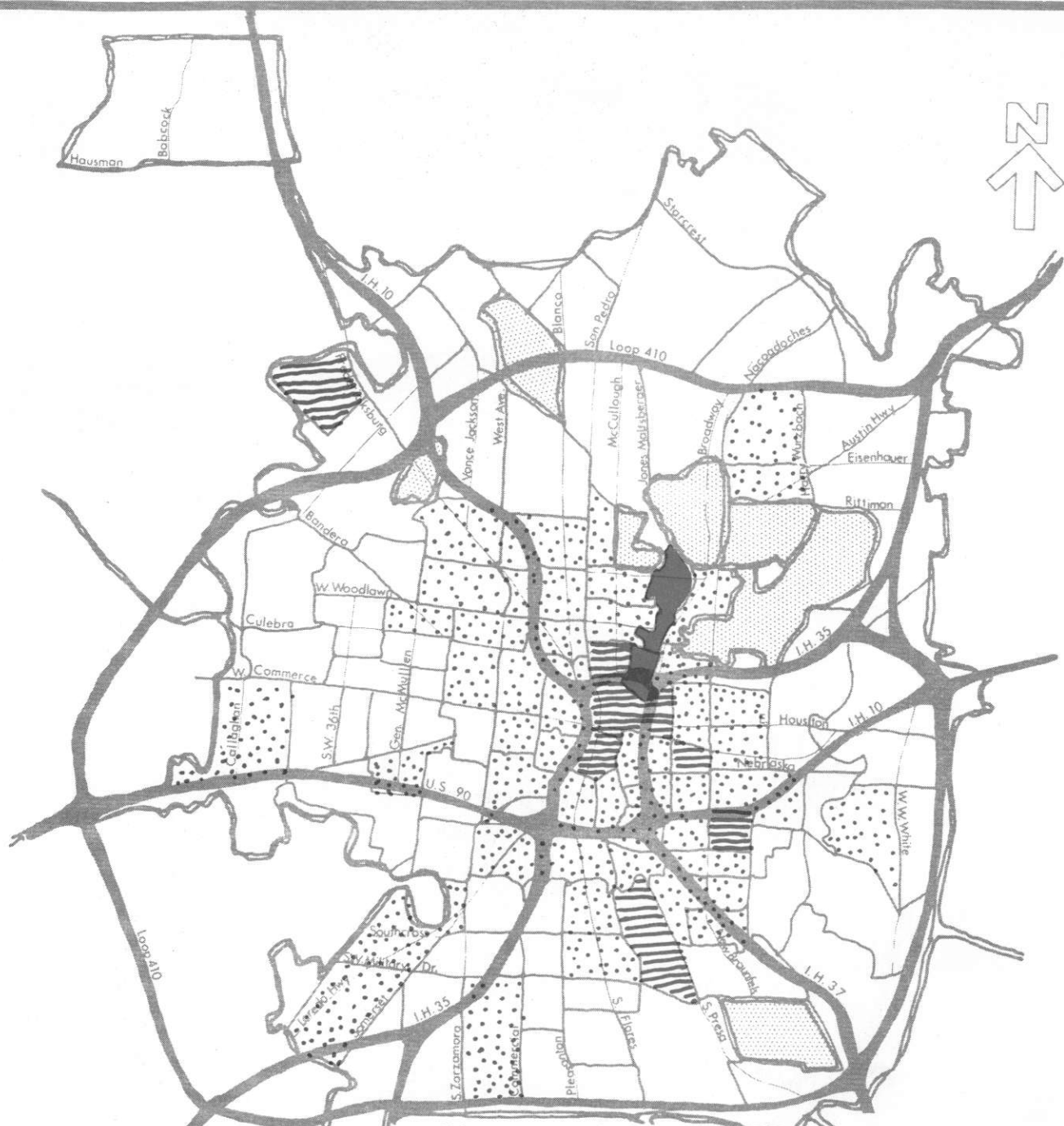





Figure IX-4a

DEATH RATE BY CENSUS TRACT

City Rate= 7.2/1,000 Census population

-  7.2 or less
-  7.3 - 14.3
-  14.4 - 21.5
-  21.6 or more



STATE OF THE CITY

0 1 2 3 4 MILES



Source: San Antonio Metropolitan Health District, 1971

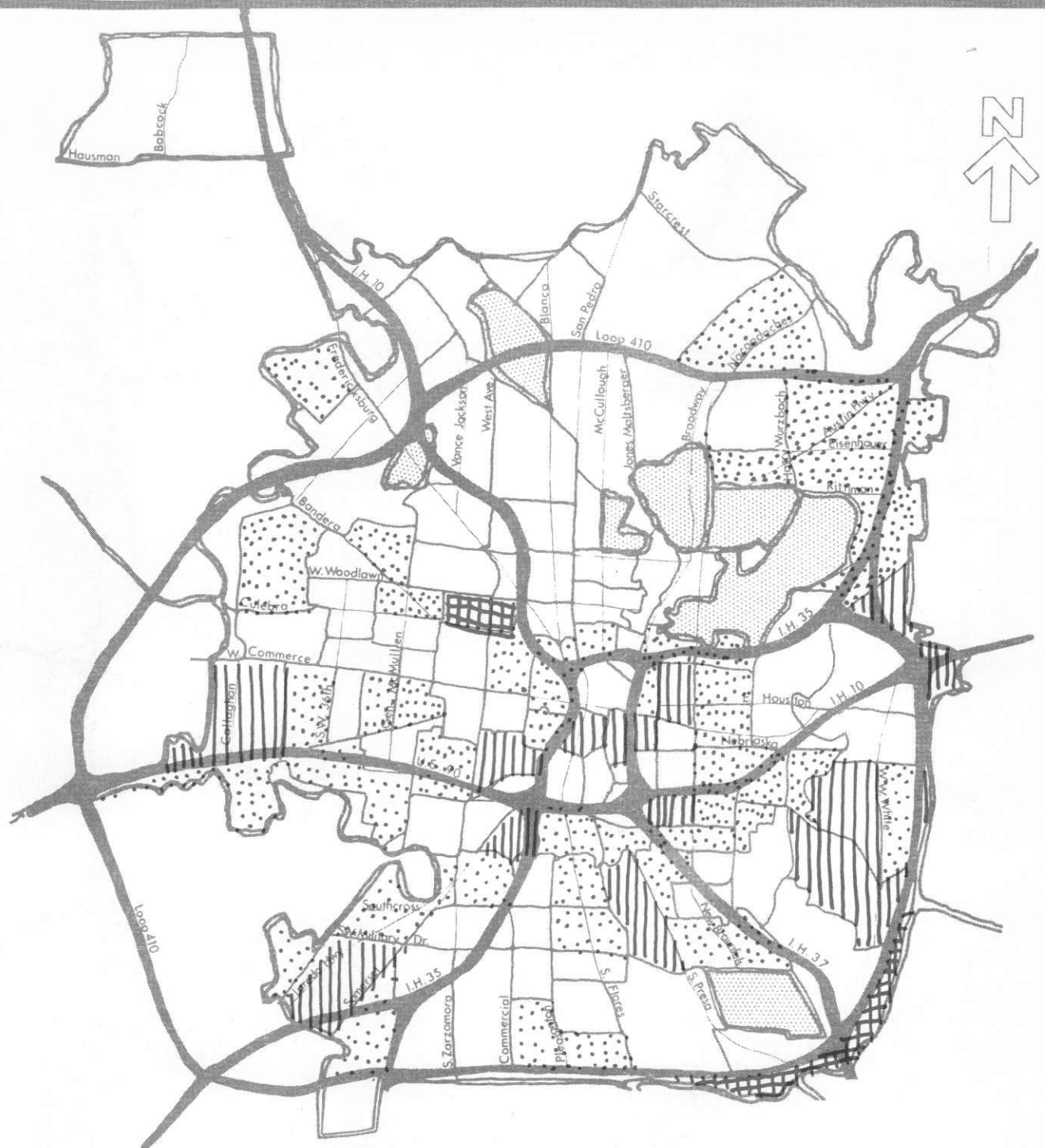


Figure IX-5

INFANT MORTALITY RATE BY CENSUS TRACT

City Rate = 19.2/1,000 Live Births

- | | | | |
|---|--------------|--|-------------|
| □ | 19.2 or less | | 38.4 - 57.5 |
| ⋯ | 19.3 - 38.3 | | 57.5 + |



STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Metropolitan Health District, 1971

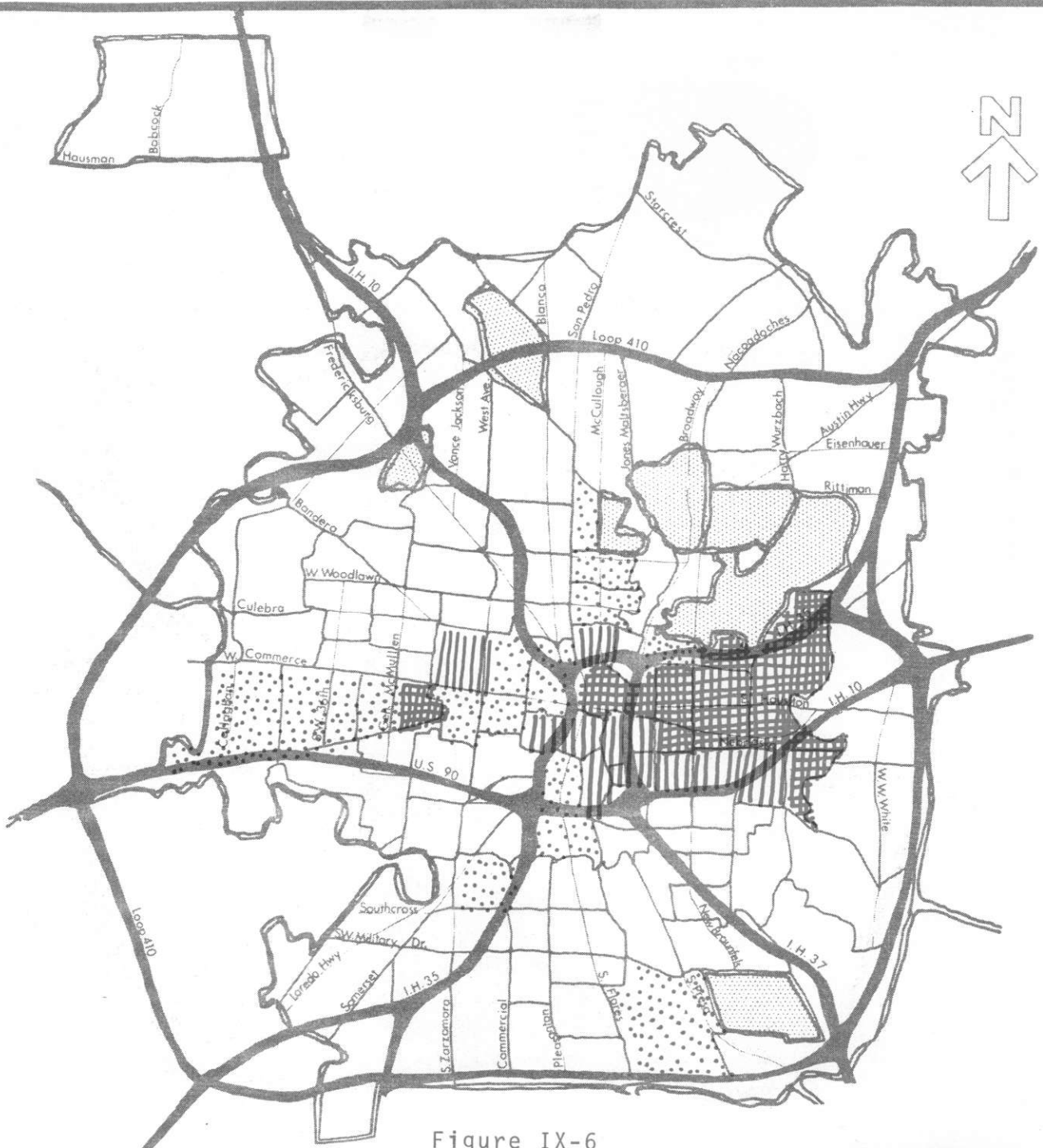


Figure IX-6

VENEREAL DISEASE RATE BY CENSUS TRACT

City rate: 2.95/1,000 population

□ 2.95 or less	5.90 - 8.84
⋯ 2.96 - 5.89	==== 8.85 or more



STATE OF THE CITY

0 1 2 3 4 MILES



Source: San Antonio Metropolitan Health District, 1971

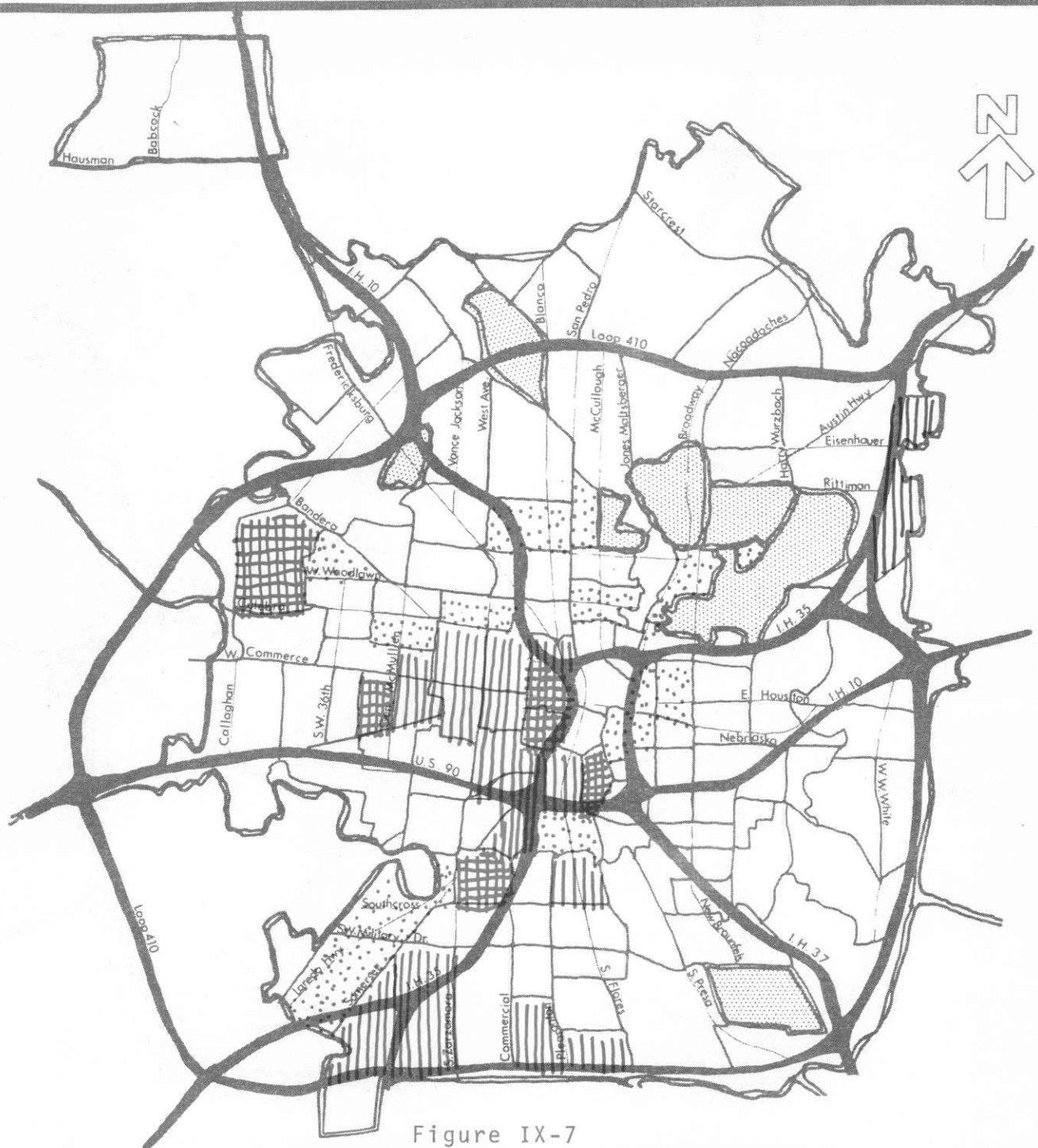


Figure IX-7

TUBERCULOSIS^{*} RATE BY CENSUS TRACT

City Rate = 2.85/10,000 Census population

□ 2.85 or less
 ●●● 2.86 - 5.70

|||| 5.71 - 8.55
 ▒▒▒ 8.56 or more

San Antonio ^{*}New active cases
72 STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Metropolitan Health District, 1971

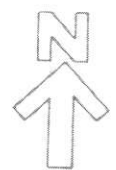
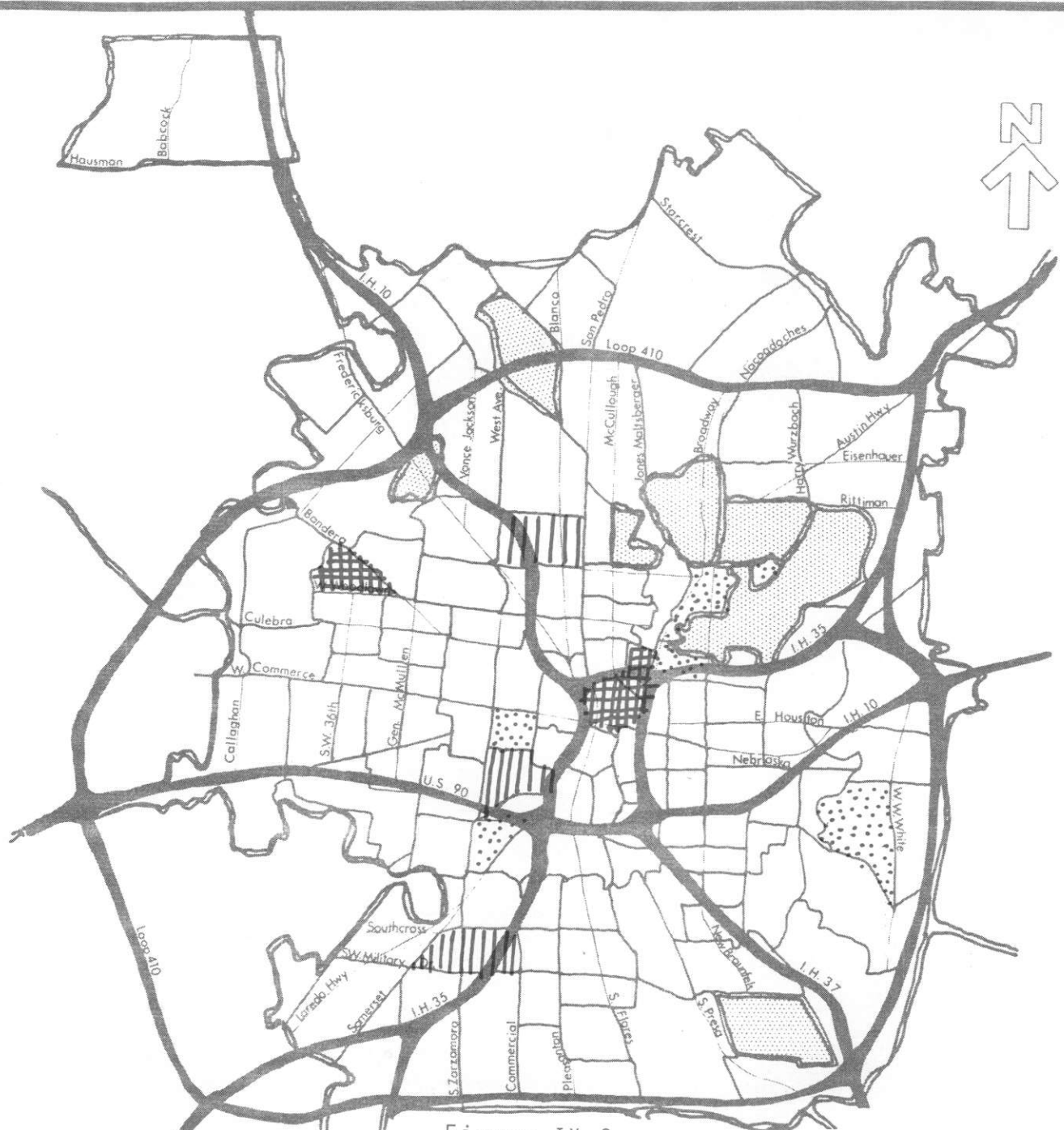


Figure IX-8

INFECTIOUS HEPATITIS RATE BY CENSUS TRACT

City Rate: 3.13/10,000 Census population

□	3.13-6.25		9.39-12.51
•••	6.26-9.38	▤	12.52+



STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Metropolitan Health District, 1971

HEALTH

twice and triple the City rate are shown as cases per 10,000 population. (See Figure IX-7.)

- c) Infectious hepatitis rates - Tracts with two and three times the City rate are shown as cases per 10,000 population. (See Figure IX-8.)

2. CITY COMPARED TO STATE AND NATION

a. Birth Rate/1,000 Population.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
17.3	20.6	22.7

b. Death Rate/1,000 Population.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
9.4	8.3	7.2

c. Infant Mortality Rate/1,000 Live Births.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
19.8	21.4	19.2

d. Number of Physicians/10,000 population.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
14.8	12.2	14.1

e. Number of Hospital Beds (General Medical and Surgical)/1,000 Population.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
5.0	5.1	5.0

(Sources: National Center for Health Statistics, U.S. Dept. of Health, Education & Welfare: Pocket Data Book: U.S.A. 1971, U.S. Department of Commerce, San Antonio Metropolitan Health District, 1971.)

3. EXISTING PROGRAMS

The following programs are of a more comprehensive nature and are, therefore, useful to a management system for monitoring the status of health in the City. In addition, there are a vast number of health education and health service programs within the City which often have only a single objective but which are not included here.

a. Public Health.

1) Bexar County Hospital District

- a) Out-patient clinics: adult, pediatric and mental health.
- b) School of Paramedical Training.
- c) Office Economic Opportunity Family Health Clinics.
Provide comprehensive health services to a limited, medically indigent population; has a limited educational/research goal.
- d) Five Year Plan for Hospital District Citizens Advisory Council for Long Range Planning; proposes consolidation of health care activities of the San Antonio Metropolitan Health District and the Hospital District; also proposes a centralized computer system for all county services.

2) San Antonio Metropolitan Health District

- a) Clinics: cancer, chest, crippled children, dental, heart, immunization, maternity and child health.
- b) Environmental Health: air pollution, and noise control.
- c) Vital Statistics: birth, mortality and morbidity figures.

3) AACOG: Comprehensive Health Planning Services

- a) Monitors and reviews grant procedure to health services and for research.

4) U. S. Army

- a) Project MAST-helicopter ambulance services for the county.

b. Private Health.

1) Bexar County Medical Society - Health Maintenance Organization

- a) Comprehensive, prepaid care to families able to pay.

- b) Pilot program only
- 2) San Antonio Planned Parenthood - eleven family planning clinics.

C. BASIC INDICATORS

In the chart that follows, indicators from the health field are presented plus information pertaining to their current status and their future data needs and gaps. The indices at the beginning of the list are the more traditional ones used in health; for example, vital statistics constitute one of the major health indicators in the U. S. These traditional indicators relate only to the negative aspects of mortality and disease--saying nothing about the positive concepts of good health. Today there is a new interest in the total quality of life rather than merely the absence of disease and infirmity. Health indices should reflect this total concept and also show the interrelationships among health problems and socio-economic conditions. The last five indices (#7-11) of the list, while more difficult to supply with data, show this more comprehensive and positive approach.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. LOCATIONAL MAPPING OF HEALTH FACILITIES -Hospitals -Clinics -Medical-professional buildings (i.e., physicians) -Pharmacies -Ambulance service Plotting indicates the accessibility and to a lesser degree the service area of a facility.	Information available primarily from ACOG, Hospital District, Metropolitan Health District, Telephone Directory.	Update as necessary. More research required.
2. PLOTTING PATIENT ORIGIN STUDIES Gives indication of the service area of a facility.	Not available.	Requires exhaustive and comprehensive study.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
3. NUMBER OF HOSPITAL BEDS, AVERAGE PER DIEM COSTS, CLINIC ACTIVITY, EMERGENCY ROOM SERVICE Gives indication of capacity for patient care.	Information available from ACOG, American Hospital Association, Hospital District.	Update as necessary and develop more resources.
4. MONITORING SPECIAL PROGRAMS OF HOSPITAL DISTRICT (e.g., School of Paramedical Training)	Information from the Hospital District.	Update as necessary.
5. BIRTH & DEATH RATES, INFANT MORTALITY RATES Gives indication of health conditions of community.	Information available from Metropolitan Health District.	Update as necessary.
6. COMMUNICABLE DISEASE RATES Gives indication of community health conditions.	Information available from Metropolitan Health District.	Update as necessary.
7. COMPARATIVE DISEASE RATES BY SOCIO-ECONOMIC CATEGORY Relates social problems as factors of disease.	Necessary to initiate development of resources.	Research needed to test predictive value.
8. LIFE EXPECTANCY BY SOCIO-ECONOMIC CHARACTERISTICS Indicates health effects of poverty and socio-economic deprivation.	Relevant data in City Water Board Computer Storage.	Initiate efforts to maximize the use of stored data.
9. RATES OF NARCOTIC AND ALCOHOL ADDICTION Gives indication of community mental and social health.	Necessary to develop resources with appropriate agencies.	Develop methodology to extract data.

HEALTH

<u>Indicators</u>	<u>Status</u>	<u>Research Required</u>
10. SUICIDE AND HOMICIDE RATES Reflective of community mental health.	Information from mental health agencies and Police Department.	Develop methodology to extract data.
11. MONITORING OF ENVIRONMENTAL FACTORS (i.e., air and noise pollution).	Information available from Metropolitan Health District.	Develop methodology to extract data.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

Alamo Area Council of Governments, Comprehensive Health Planning
Bexar County Medical Society
Chamber of Commerce, Research Department
Community Welfare Council
San Antonio Planned Parenthood Center
San Antonio Metropolitan Health District
Health Program Coordinator, Nursing Services Division,
Statistical Services
Texas Hospital Association
Trinity University, Graduate Program in Hospital Administration,
Trinity Data Base
Mr. Robert Donovan, Hospital Administration Program, Trinity University

Dr. Ralph A. Forrester, Professor & Director of Ambulatory Care & Community Medicine, Bexar County Hospital District
Mr. James Scoggins, Director of Planning, Bexar County Hospital District

2. PUBLICATIONS

American Journal of Public Health, August, 1972
Data Handbook: U.S.A. 1971, U. S. Department of Commerce, 1971
Delineation of the Geographic Service Areas of an Urban General Hospital, Gary Randall Leslie, Thesis-Graduate Program in Hospital Administration, Trinity University, 1971
Directory of Community Services, Community Welfare Council, 1970

2. PUBLICATIONS

- Eastside Health Services: An Overview, Alamo Area Council of Governments, April, 1972
- Emergency Medical Service System Proposal, Alamo Area Council of Governments, 1972
- Five-Year Plan for the Bexar County Hospital District, Citizens Advisory Council for Long Range Planning of the Bexar County Hospital District, June, 1972
- Health Facilities, San Antonio Planning Department, 1970
- Health Services Delivery Systems for San Antonio Model Neighborhood Area, Alamo Area Council of Governments, August, 1970
- Journal of the American Hospital Association, August, 1972
- San Antonio Express/News, April-August, 1972
- Vital Statistics 1967-1971, San Antonio Metropolitan Health District, 1972

**X.
HOUSING**

12
SAN ANTONIO

SUMMARY

Standard housing for low and moderate income families is the single largest need for housing in San Antonio. Twenty per cent of San Antonio's households fall below the federal poverty level of \$3,743 for a non-farm family of four, and approximately 40,000 housing units or 20% of all housing units in the City are substandard. The overcrowding factor (more than 1.01 persons per room) for the City indicates that 16.2% of the dwelling units are overcrowded.

Several programs throughout the City have attempted to deal with the housing problem. The Department of Housing and Inspections maintains a check on the homeowner's compliance with City codes. The San Antonio Housing Authority provides housing for many low-income residents, and the U.S. Department of Housing and Urban Development, through such activities as its rent subsidy and public housing programs, has attempted to aid in the housing of low and moderate income individuals and families.

Within the local governmental structure, the Office of Housing Planning Services has been developed. This office is specifically concerned with the analysis of housing needs in the City and the use of various programs and techniques to meet them.



A. OVERVIEW

1. SCOPE

The category of housing as defined in this report is concerned with the physical adequacy and condition of the existing housing supply. It is necessary to look at such items as code enforcement, overcrowding, tenancy, vacancy and distribution of housing in order to develop a comprehensive picture of housing conditions and needs in San Antonio.

2. GOAL

To develop a continuing system of information on housing necessary for informed decisionmaking regarding housing needs and to recommend housing programs for the consideration of management.

3. FIRST YEAR OBJECTIVE

To compile and examine existing information on housing and determine major indicators of condition and supply.

B. HOUSING STATE OF THE CITY

1. CONDITION

Estimates by the City's Department of Housing and Inspections indicate that 20% of all housing units in the City are dilapidated and that the average yearly deterioration rate is 7%. In order to study San Antonio's housing problem in detail, it is necessary to select possible indicators of housing condition from the most recent information available and make comparisons with previously collected data where possible. Therefore, a number of housing factors were selected from the 1970 Census of Population and Housing.

- a. Housing Units. There are 203,226 housing units in San Antonio. The 1960 figure was 172,972.
- b. Owner Occupied. 58.5% of all housing units are owner occupied. (See Figure X-1.)
- c. Renter Occupied. 35.3% of all housing units are renter occupied. (See Figure X-1.)
- d. Vacancy Rate. At the time of the 1970 Census, the vacancy rate was 6.2%. More recent figures from the HUD Area Office show that the vacancy rate as of March, 1972, was 3.1%.
- e. Housing Value. The median housing value is \$11,400. This represents an increase of \$2,400 over the 1960 median. (See Figure X-2.)
- f. Median Rent. The median monthly rent in San Antonio is \$68. (See Figure X-3.)
- g. Overcrowding. The City has 16.2% of its units classified as overcrowded (1.01 or more persons per room). (See Figure X-4.)
- h. Age of Structure. 25.7% of all housing units were built before 1940.
- i. Plumbing Facilities. 6% of all units lack some or all plumbing facilities. (See Figure X-5.)
- j. Households Below Poverty Level. 20.7% of San Antonio's households fall below the federally defined poverty level of \$3,743 for a non-farm family of four. A household is defined as all persons, related or unrelated, who occupy a single housing unit. (See Figure x-6.)
- k. Federally Subsidized Housing. There were 15,407 housing units assisted by federal monies in San Antonio as of July, 1972. (See Figure X-7, X-8, X-9, X-10, X-11.)

FEDERALLY SUBSIDIZED HOUSING IN SAN ANTONIO

	<u>Units</u>
1) Public Housing	6234
2) Public Housing--Leasing Program	165
3) Section 202-Elderly and/or handicapped	250
4) Section 236 Rental Program	1691

HOUSING

FEDERALLY SUBSIDIZED HOUSING IN SAN ANTONIO (cont'd)

	<u>Units</u>
5) Section 221(d)(3)-Rent Supplement	973
6) Section 221(d)(3) Below Market Interest Rate-Rent Supplement	1404
7) Section 235-Home Ownership Program	4690

1. Demolitions. Under the Model Cities Demolition Project, 495 vacant, unsafe structures have been demolished in the Model Cities area. The City of San Antonio has applied for a city-wide demolition grant in its 1973 HUD Annual Arrangements request. The request is for funds to cover the demolition of 500 unsound housing structures. Up until this time, demolitions of this type, by the City, have been very limited.

2. CITY COMPARED TO STATE AND NATION

According to the 1970 U.S. Census of Population and Housing, the City of San Antonio had a total of 203,226 housing units. Some interesting comparisons with state and national figures can be made using 1970 Census material.

a. Occupied Housing Units.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
92.4%	89.8%	93.8%

b. Owner Occupied Units.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
58.9%	67.3%	58.5%

c. Renter Occupied Units.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
34.8%	22.4%	35.3%

d. Lacking Some or All Plumbing Facilities.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
7%	not available	6%

HOUSING

e. Overcrowded Units (% of occupied units).

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
8.2%	10.5%	16.2%

f. Median Owner Value.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
\$17,000	\$12,000	\$11,400

g. Median Contract Rent per Month.

<u>U.S.</u>	<u>Texas</u>	<u>San Antonio</u>
\$90	\$76	\$68

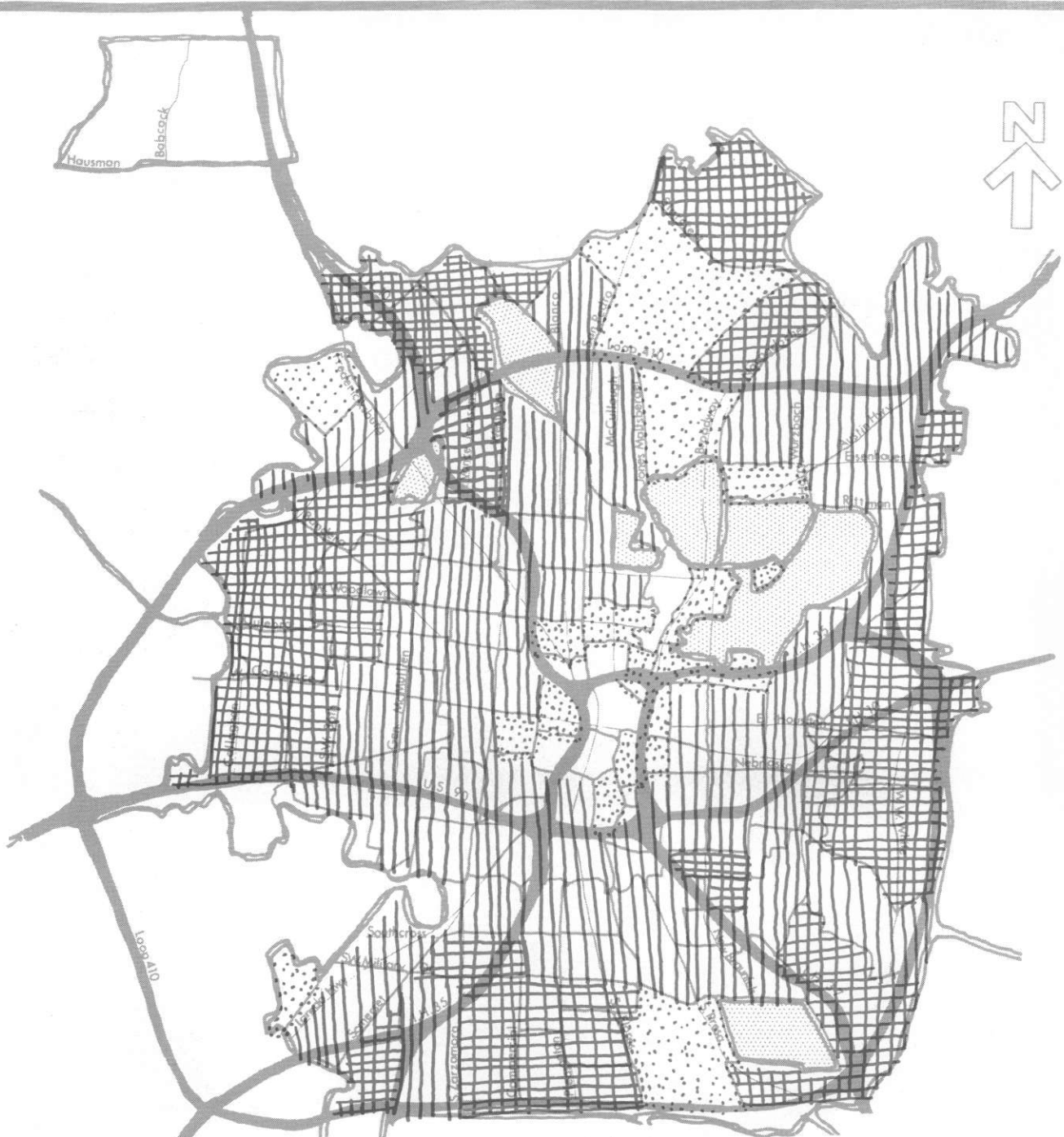


Figure X-1

**OWNER OR RENTER
OCCUPIED HOUSING UNITS*
BY CENSUS TRACT**

OWNER

- 0 - 24%
- 25 - 49%
- 50 - 74%
- 75 - 100%

RENTER

- 75 - 100%
- 50 - 74%
- 25 - 49%
- 0 - 24%

*Based on occupied units only.



CITY TOTAL: 62.4% 37.6%
STATE OF THE CITY



0 1 2 3 4 MILES

Source: U. S. Census of Housing and Population: 1970

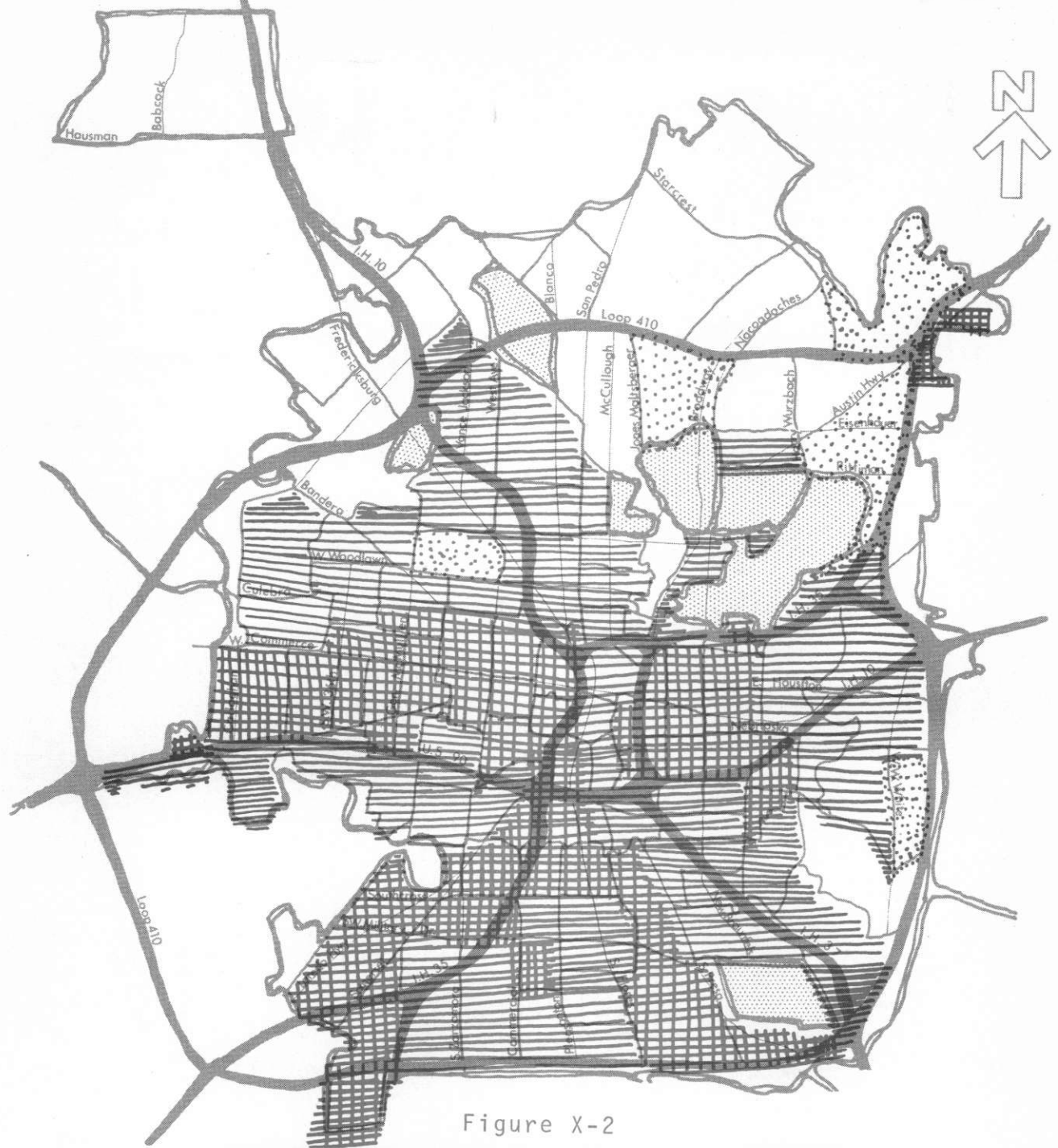




Figure X-2

MEDIAN VALUE OF OWNER-OCCUPIED HOUSING

BY CENSUS TRACT

City-Wide
Median:
\$11,400

-  Over \$19,000
-  \$15,000 - \$18,999
-  \$9,000 - \$14,999
-  \$5,000 - \$8,999



STATE OF THE CITY



0 1 2 3 4 MILES

Source: U. S. Census of Population and Housing: 1970

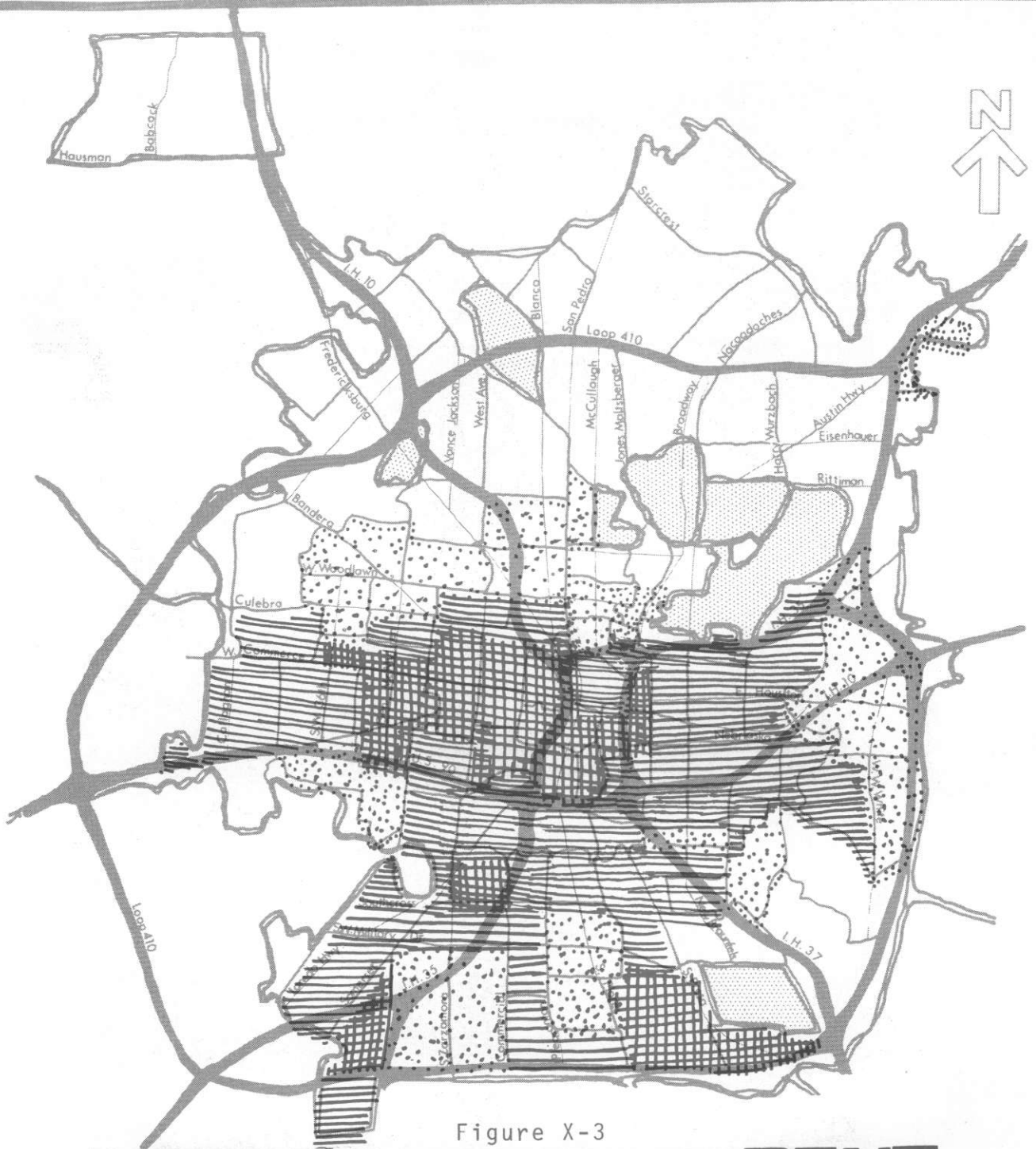


Figure X-3

MEDIAN MONTHLY RENT BY CENSUS TRACT

-  Over \$100/Mo.
-  \$70 - \$99
-  \$50 - \$69
-  \$30 - \$49

City-Wide Median: \$68/Mo.

72 STATE OF THE CITY

0 1 2 3 4 MILES



Source: U. S. Census of Population and Housing: 1970

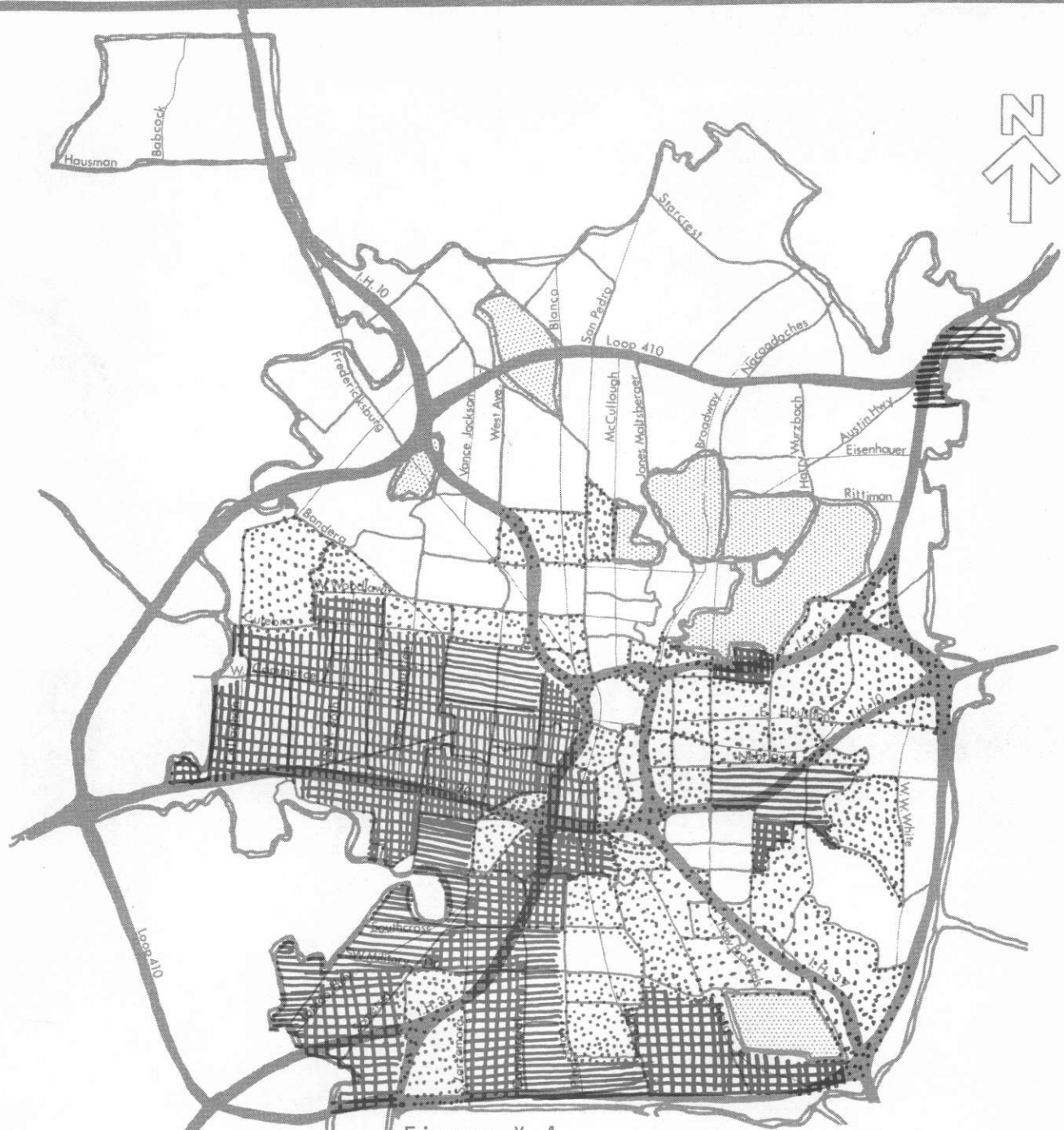



Figure X-4
% OVERCROWDING*
BY CENSUS TRACT

	0 - 9%
	10 - 19%
	20 - 24%
	25 - 50%

*1.01 or more persons per room

City-Wide Median: 16.2%

72 STATE OF THE CITY



0 1 2 3 4 MILES

Source: U.S. Census of Housing and Population; 1970

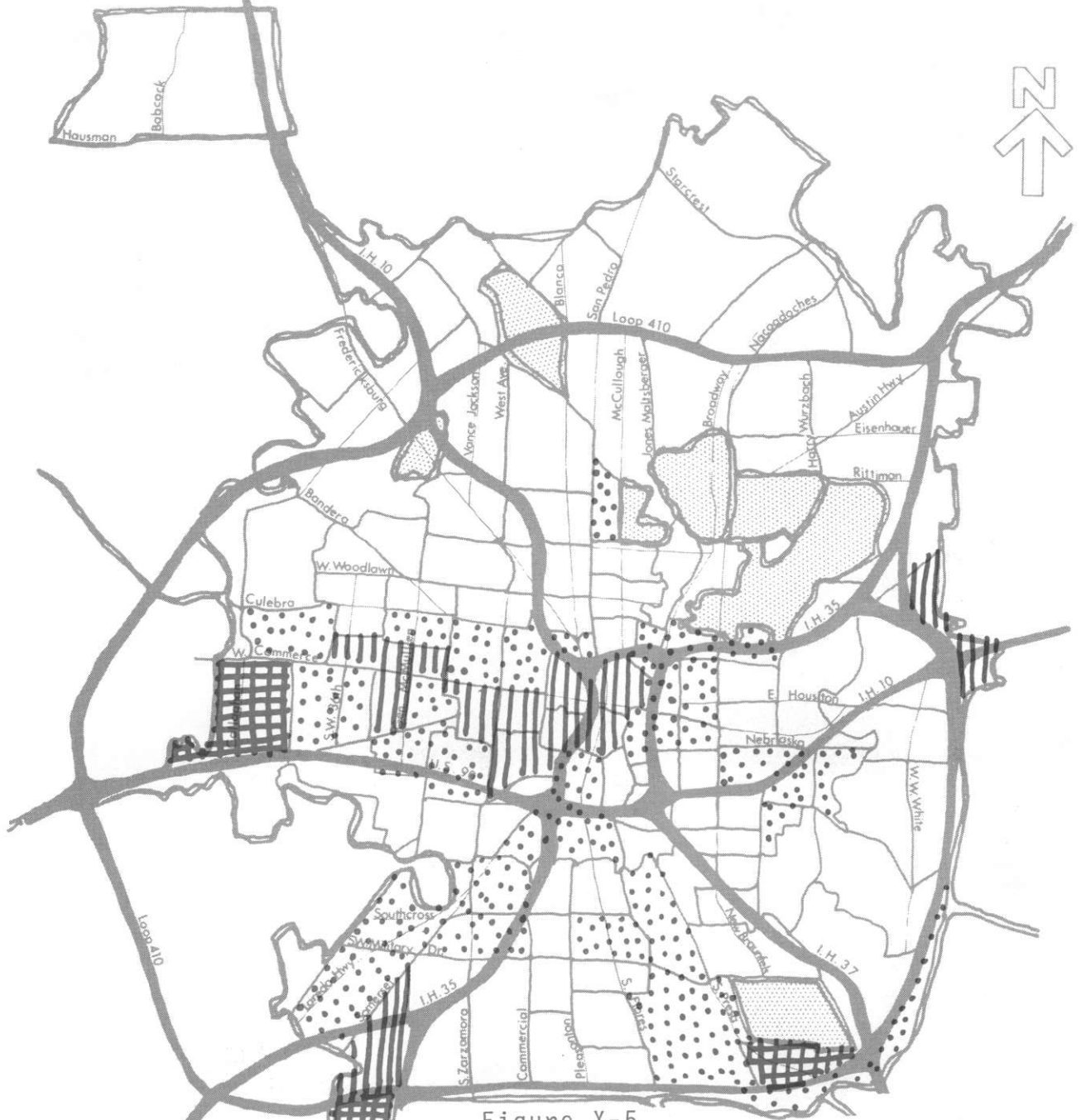


Figure X-5

LACK OF PLUMBING FACILITIES BY CENSUS TRACT

DWELLING UNITS LACKING SOME OR ALL PLUMBING FACILITIES:

City-wide	6%		20 - 39%
	0 - 5%		40 - 50%
	6 - 19%		



STATE OF THE CITY

0 1 2 3 4 MILES



Source: U.S. Census of Population and Housing: 1970

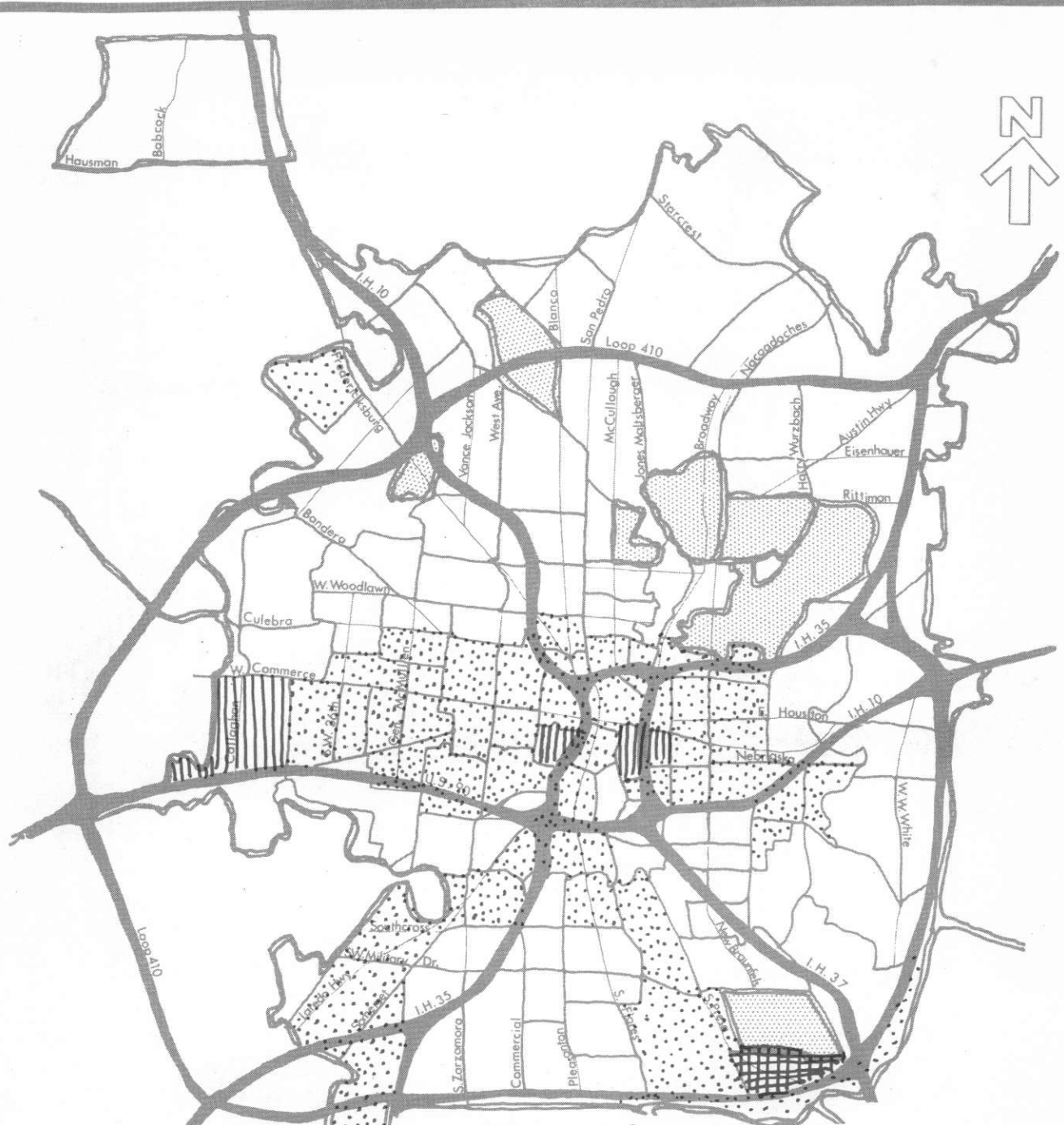


Figure X-6
**% OF HOUSEHOLDS
 BELOW POVERTY LEVEL***
BY CENSUS TRACT

- 0 - 24%
- 25 - 49%
- |||| 50 - 74%
- ▒▒▒ 75 - 100%

* Federal Poverty Level -
 \$3,743 for non-farm
 family of 4.

City-Wide: 20.7%



STATE OF THE CITY



0 1 2 3 4 MILES

Source: U.S. Census of Population and Housing: 1970

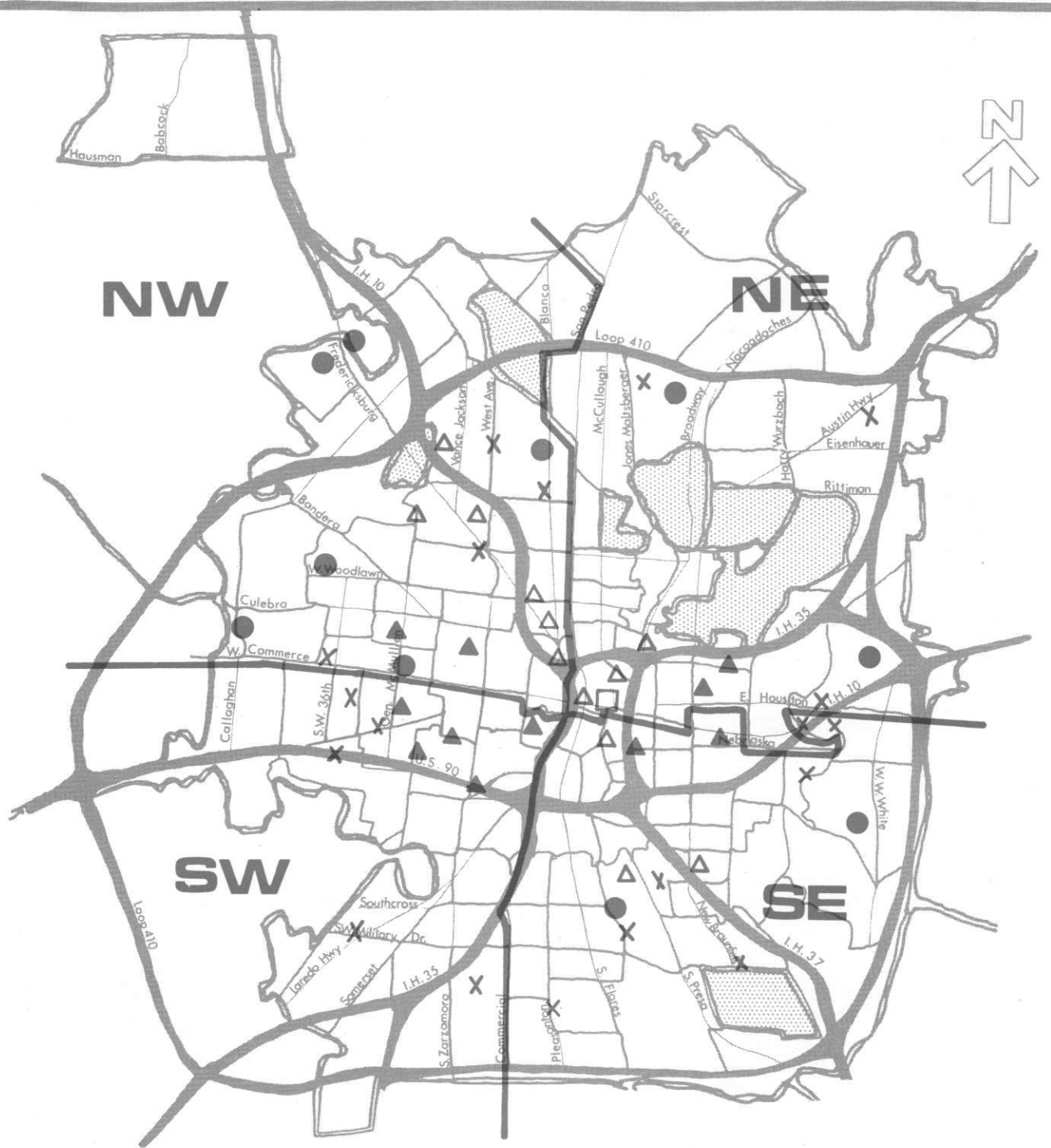


Figure X-7

FEDERALLY SUBSIDIZED HOUSING

- | | |
|-----------------------|---|
| ▲ Public Family | X Section 221 (d)(3) |
| △ Public Elderly | Section 235--not available |
| ● Section 236 | Public Housing (SAHA)-Leasing Program--not available. |
| □ Section 202 Elderly | |



STATE OF THE CITY

0 1 2 3 4 MILES



Source: Intergovernmental Services Dept., March, 1972



NW QUADRANT

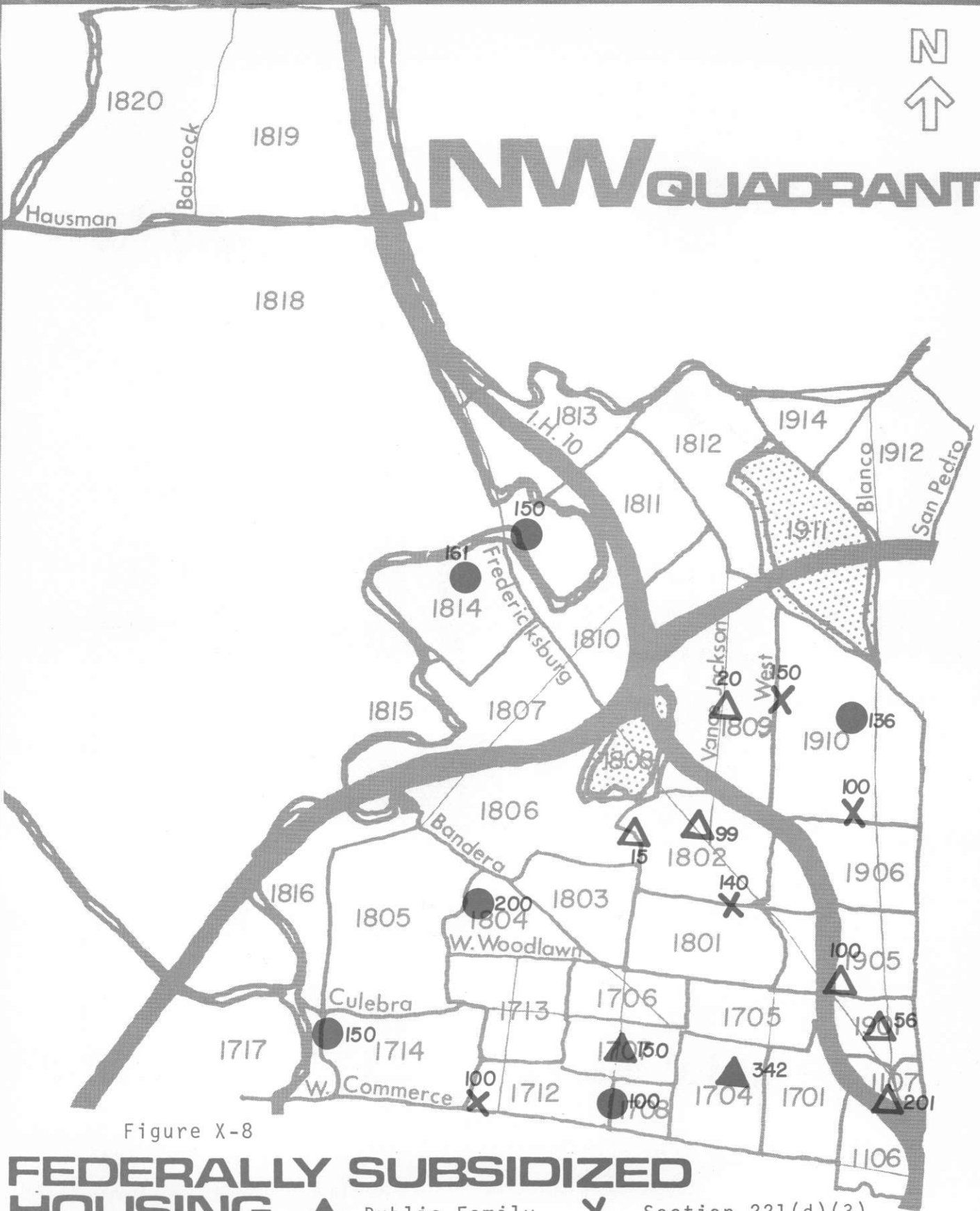


Figure X-8

FEDERALLY SUBSIDIZED HOUSING

- Public Family
- Public Elderly
- Section 236
- Section 221(d)(3)

200 No. of Units

1801 Census Tract No.



STATE OF THE CITY





NE QUADRANT

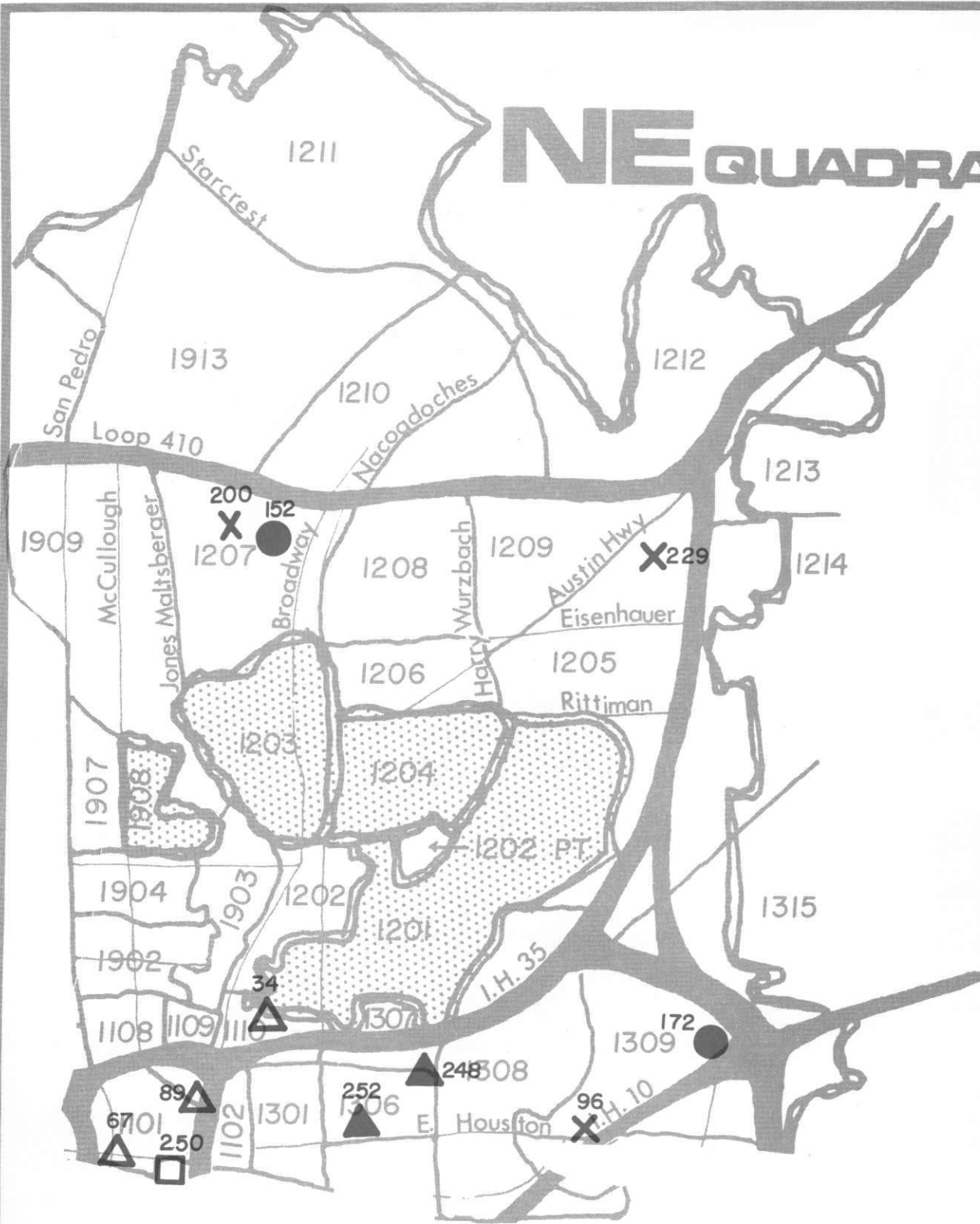


Figure X-9

FEDERALLY SUBSIDIZED HOUSING

1308 Census Tract No.

- ▲ Public Family
- △ Public Elderly
- Section 236
- ✕ Section 221(d)(3)
- 96 No. of Units
- Section 202 Elderly



STATE OF THE CITY



SW QUADRANT

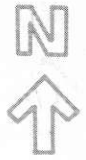


Figure X-10

FEDERALLY SUBSIDIZED HOUSING

- ▲ Public Family
- ✕ Section 221(d)(3)
- 500 No. of Units

1610 Census Tract No.



STATE OF THE CITY



SE QUADRANT

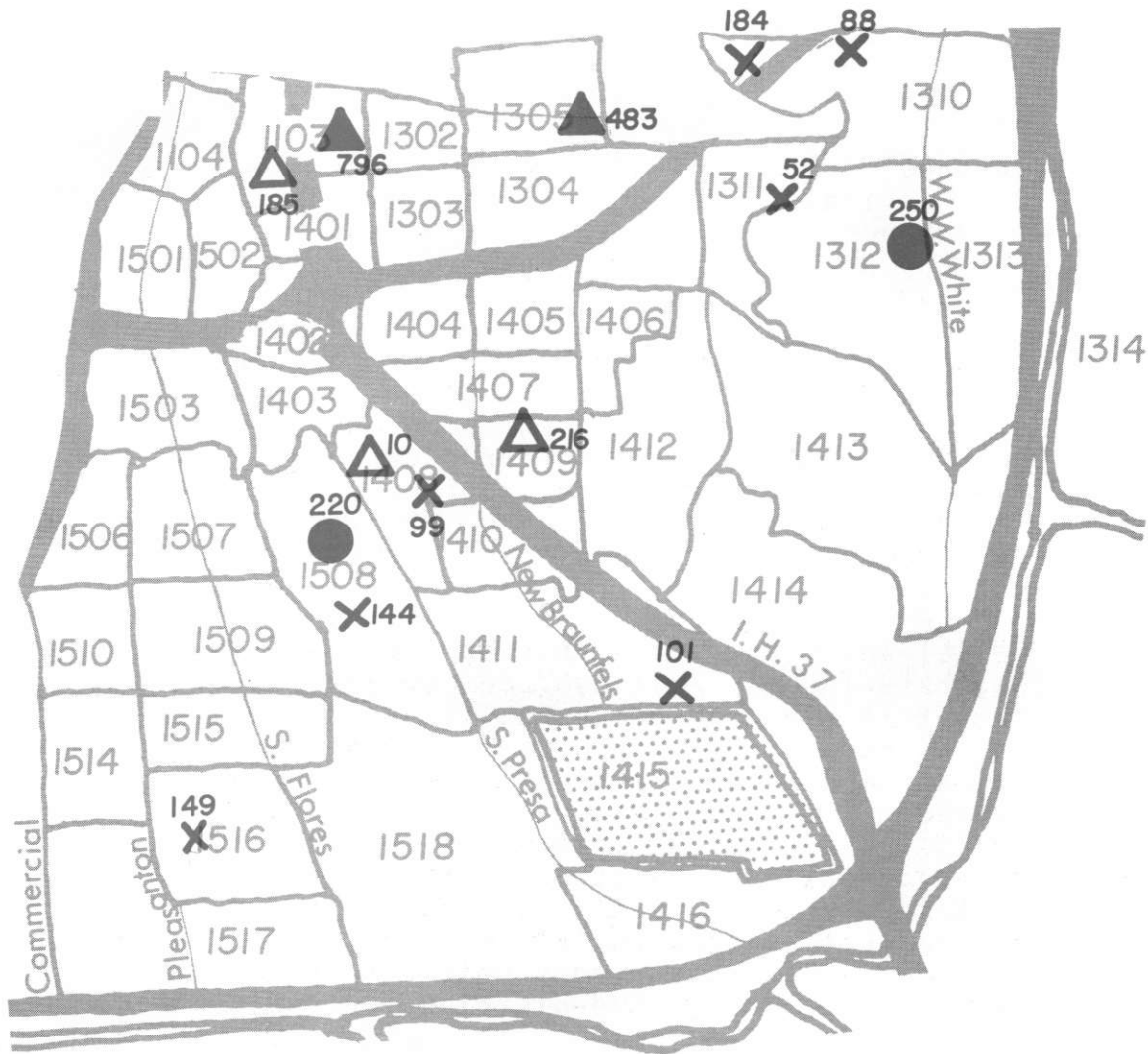


Figure X-11

FEDERALLY SUBSIDIZED HOUSING

- ▲ Public Family
- △ Public Elderly
- Section 236
- ✕ Section 221(d)(3)
- 220 No. of Units
- 1508 Census Tract No.



STATE OF THE CITY



HOUSING

3. EXISTING PROGRAMS

a. Federally Subsidized Housing.

- 1) Interest Supplement on Home Mortgages (Section 235) designed to enable lower income families to buy homes or memberships in a cooperative housing project. This program is carried out through private developers.
- 2) Interest supplements on Rental and Cooperative Housing Mortgages (Section 236)-designed to reduce costs on certain rental and cooperative housing projects designed for occupancy by low-income families. The program, which provides 1% interest rate reduction, may be carried out by non-profit, limited dividend or cooperative entities.
- 3) Rental and Cooperative Housing For Low-And Moderate-Income Families (Section 221)(d)(3)-- a mortgage insurance program to provide rental and cooperative housing within the means of low-and moderate-income families and individuals. Another section of this program, Section 221 (d)(3) Below Market Interest Rate, provides an additional 3% reduction on the prevailing market rate of interest. Participating agencies may be public agencies (other than local housing authorities), private nonprofit corporations, cooperatives or limited-distribution corporations.

b. Public Housing.

- 1) Low-Rent Public Housing--designed to help public agencies provide decent, safe and sanitary housing for low-income families at rents they can afford. The local operating agency is the San Antonio Housing Authority (SAHA).
- 2) Low-Rent Public Housing-Leasing--provides low-rent public housing for low-income families through the use of private housing accommodations. The local operating agency is, again, SAHA.

- c. Demolition of Unsound Structures. Model Cities Demolition Project--a program to demolish vacant, unsafe structures within the Model Cities area.
- d. Model Cities Housing Center. Provides housing assistance for Model Cities residents.
- e. Community Housing Development Corporation. A non-profit organization providing housing assistance, City-wide, to persons unable to qualify under existing federal programs.

C. BASIC INDICATORS

The following chart presents the basic indicators used in research for this category and information pertaining to the current status of data and future data needs for each indicator:

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. OCCUPANCY-OWNER/RENTER Indicates the degree of transiency in an area.	Information available from U. S. Census.	Update as required.
2. VACANCY RATE Indicates amount and type of housing available.	Information available from DHUD Area Office.	Develop more resources and update information.
3. OVERCROWDING Indicates overusage which usually increases the rate of deterioration of housing units.	Information available from U. S. Census.	Update as required.
4. HOUSEHOLDS BELOW POVERTY LEVEL Indicates some degree of need for lower cost housing when reviewed with such things as overcrowding.	Information available from U.S. Census.	Update as required.

HOUSING

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
5. CODE ENFORCEMENT Indicates extend of enforcement of minimum housing code	Information available from S.A. Department of Housing and Inspections.	Develop more resources and information and update as required.
6. STRUCTURAL CONDITION Indicates extend of physical housing problems.	Information available from S.A. Department of Housing and Inspections, and on a limited basis, SADA.	Develop more resources and information and update as required.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

City of San Antonio:

Department of Housing and Inspections, Minimum Housing Division

Intergovernmental Services Department, Division of Housing Planning Services

San Antonio Housing Authority: Elderly Housing Division, Leased Housing Division, New Development Division

Alamo Area Council of Governments, Housing Division

U.S. Department of Housing and Urban Development: Evaluation Division, Multifamily Division

2. PUBLICATIONS

Texas Housing Report, Office of the Governor of Texas and Texas Department of Community Affairs, 1972

Housing Code Enforcement, San Antonio Department of Housing and Inspections, 1967

U.S. Census of Population and Housing: 1970, 4th Count, U.S. Department of Commerce, Bureau of the Census, 1970

The State of the Tenth Council District 1971, Program Development Division, City of Los Angeles Community Analysis Bureau, 1971

XI.

LAW

ENFORCEMENT



SUMMARY

Using available data, research revealed that San Antonio ranked above state and national norms on the Index of Crime (number of crimes per 100,000 population). The crime rate increased 107% from 1960 to 1970, while the population increased 26% in the San Antonio Standard Metropolitan Statistical Area (SMSA). In comparison with state and national increases for the same 10-year period: Texas crime rate increased 177%, while population increased 17%; United States crime rate increased 144%, while population increased 13%.

The highest incidence of crime was reported in the western part of the City. As evidenced by the "Existing Programs" portion of this section, a diverse number of organizations and agencies are working cooperatively with the local law enforcement agencies to better the quality of law enforcement in San Antonio.



A. OVERVIEW

1. SCOPE

Law Enforcement is the category through which personal safety and protection of the citizens of San Antonio can be measured and compared by geographical area within the City.

2. GOAL

To develop and test processes required to keep the information concerning law enforcement current, to assure personal safety, and to integrate the data into a system designed to assist in establishing priorities based on these resources.

3. FIRST YEAR OBJECTIVE

To provide a means of assessing law enforcement needs by selecting basic indicators to depict problem areas.

B. LAW ENFORCEMENT STATE OF THE CITY

1. CONDITION

- a. Crime Concentration. The geographic areas with higher incidence of Part I and Part II Crimes are concentrated in the western half of the City.

Part I crimes include Criminal Homicide, Rape, Robbery, Assault, Burglary, Larceny-Theft, and Auto Theft.

Part II crimes include other Assaults, Arson, Forgery and Counterfeiting, Fraud, Embezzlement, Stolen Property,

LAW ENFORCEMENT

Vandalism, Weapons, Prostitution and Commercialized Vice, Sex Offenses, Narcotic Drug Laws, Gambling, Offenses Against Family and Children, Driving Under Influence, Liquor Laws, Drunkenness, Disorderly Conduct, Vagrancy, All Other Offenses (except Traffic).
(See Figure XI-1.)

- b. Index of Crime Rate/Number of Total Crimes. The Index of Crime Rate for the San Antonio SMSA dropped from 3,487.3 in 1968 to 3,458.9 in 1969 and rose again to 3,506.8 in 1970. (Index of Crime Rate is for total number of offenses per 100,000 population) (See Figure XI-2.)
- c. Violent Crime Rate. The Violent Crime Rate rose from 363.1 in 1968 to 412.8 in 1969 and remained the same to 1970. (See Figure XI-2.)
- d. Property Crime Rate. The Property Crime Rate decreased from 3,124.3 in 1968 to 3,046.1 in 1969 and rose in 1970 to 3,094.2. (See Figure XI-2)
- e. Crime Rates/Population Rates. The San Antonio Population Increase was 26% from 1960 to 1970 compared to an increase of 107% in the Crime Rate. Reported crimes per 100,000 population increased at a rate 4.4 times faster than the Population from 1960 to 1970 in San Antonio. (See Figure XI-3.)
- f. Juvenile Referrals. There are more Juvenile Referrals made from the urban center of San Antonio than on the outer fringes. The central western area has the largest number of referrals. (A Juvenile Referral is a youngster between 10 and 18 years of age (10 and 17 years of age for males) who has violated the law and is referred to the Bexar County Juvenile Probation Department by a law enforcement agency in Bexar County.) (See Figure XI-4)

2. CITY COMPARED TO STATE AND NATION

The San Antonio SMSA has a higher Crime Rate compared to the state and national figures over the past 10 years; however, the City Crime Rate has shown less increase in proportion to the City Population Increase when compared to state and national statistics.

a. Index of Crime Rate (per 100,000 population) 1970

	<u>U.S.</u>	<u>Texas</u>	<u>San Antonio SMSA</u>
Total Crimes	2,740.0	2,705.8	3,506.8
Violent Crimes	360.0	361.5	412.6
Property Crimes	2,380.0	2,344.3	3,094.2

(Source: Crime in the U.S., FBI Uniform Crime Reports, 1970)

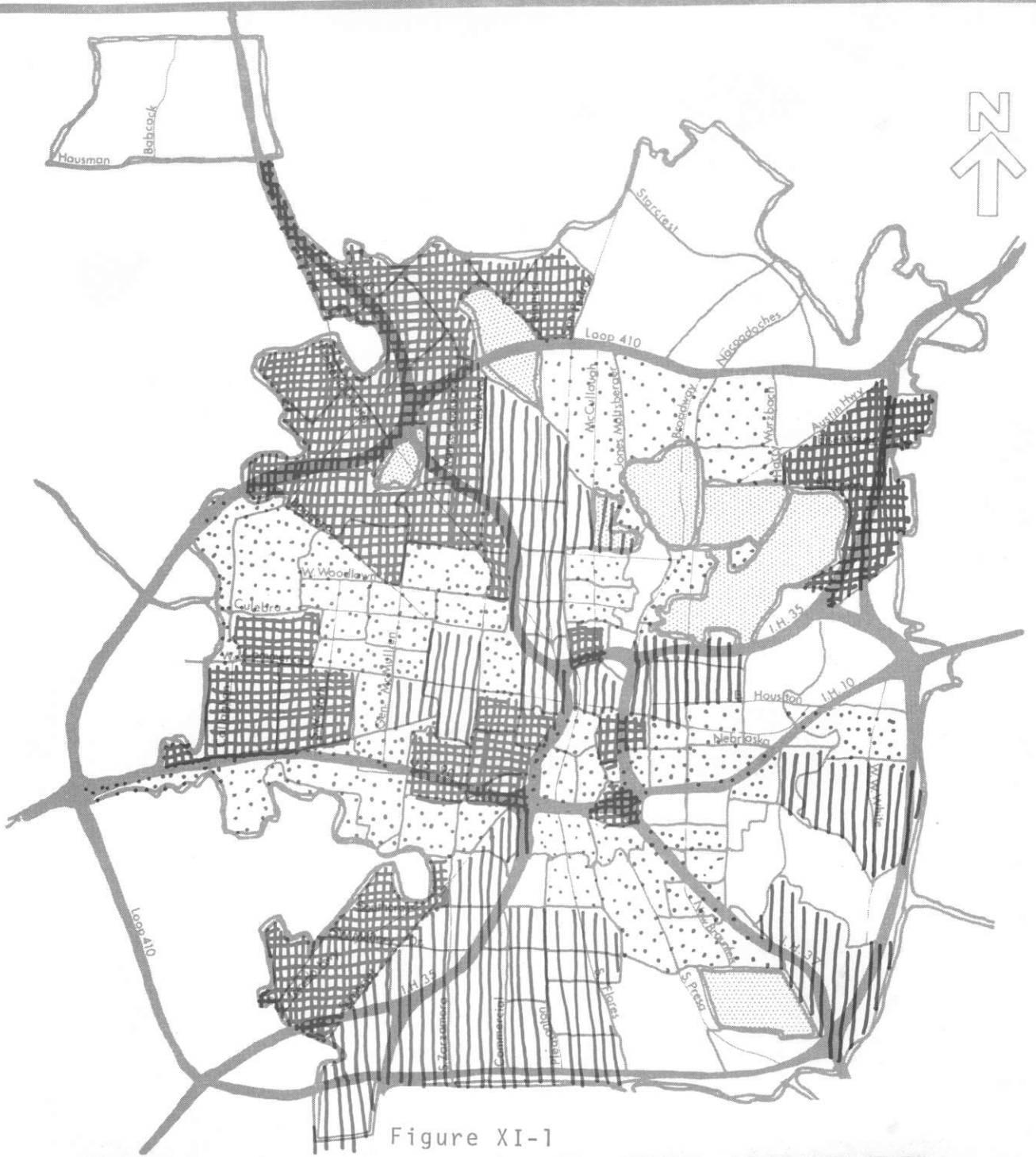


Figure XI-1

1970 INCIDENCE OF CRIME

PART I AND PART II OFFENSES*

BY CENSUS TRACT

0-1,999	3,000-3,999
2,000-2,999	4,000 +

* Information from Police Sector data transferred to Census tracts using overlays.

72 STATE OF THE CITY



0 1 2 3 4 MILES

Source: Annual Report 1970, San Antonio Police Dept., 1971

	<u>Total Index of Crime Rate</u>	<u>Index of Violent Crime Rate</u>	<u>Index of Property Crime Rate</u>
1970	3,506.8	412.6	3,094.2
1969	3,458.9	412.8	3,046.1
1968	3,487.3	363.1	3,124.3

The Crime Index Rate employs seven (7) crime classifications to establish an index to measure trends and distribution of crime in the United States. It is measured per 100,000 population and deals with the following two categories of crime, which represent the most common local crime problems:

Violent Crime murder, forcible rape,
robbery, aggravated assault

Property Crime burglary, larceny \$50 and
over, auto theft

Figure XI-2

1970 INDEX OF CRIME RATE SAN ANTONIO SMSA



STATE OF THE CITY



(Source: FBI Uniform Crime Reports, Crime in the U.S., 1968-1970.)

% increase

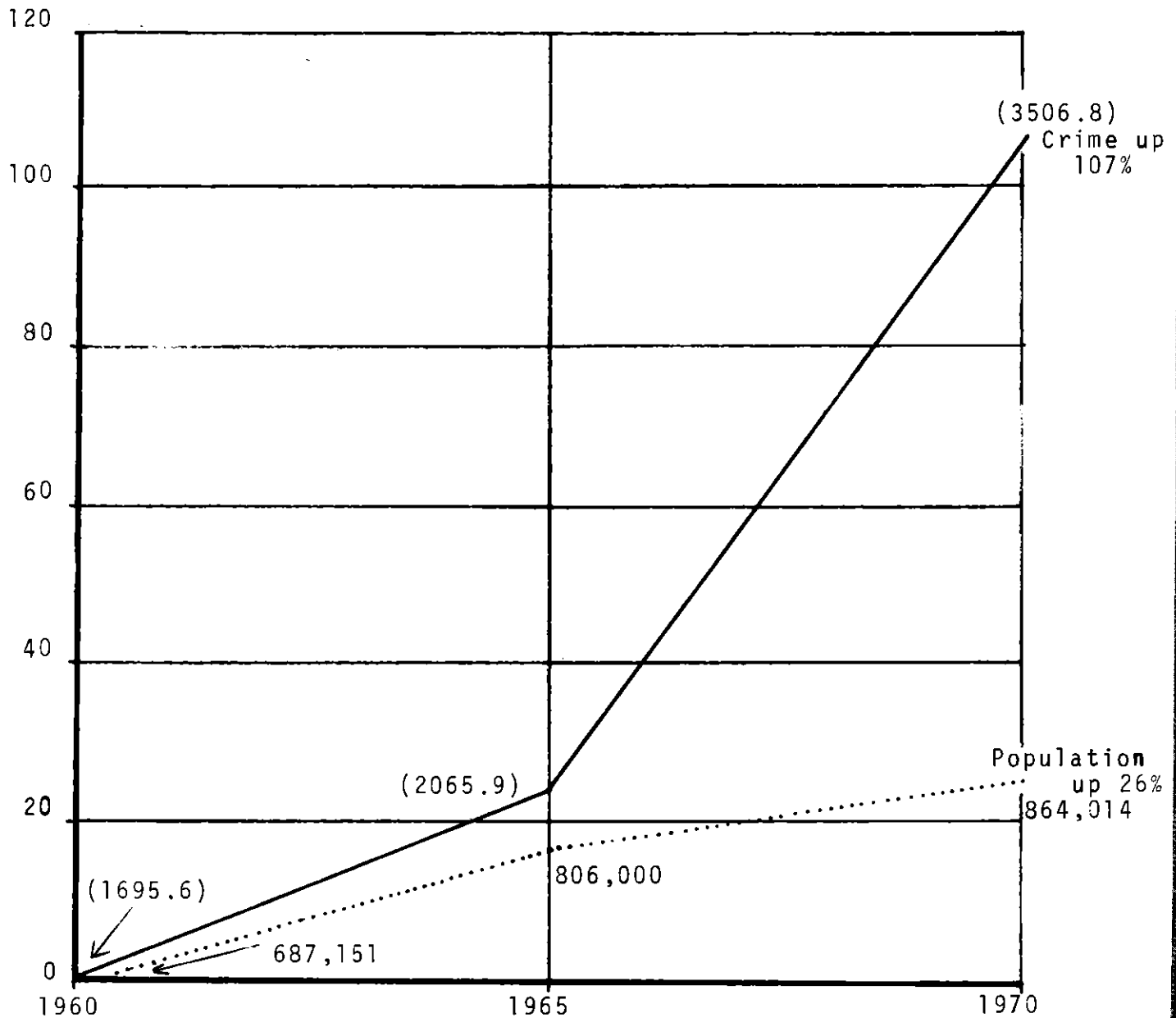


Figure XI-3

CRIME RATE INCREASE/ POPULATION INCREASE SAN ANTONIO SMSA 1960-1970

- Numbers in parentheses indicate the Crime Index Rate Increase (offenses per 100,000 population).
- Number out of parentheses indicate Population Increase.

Source: CRP Staff, August, 1972; Crime in the U.S., FBI Uniform Crime Report, 1970

SAN ANTONIO
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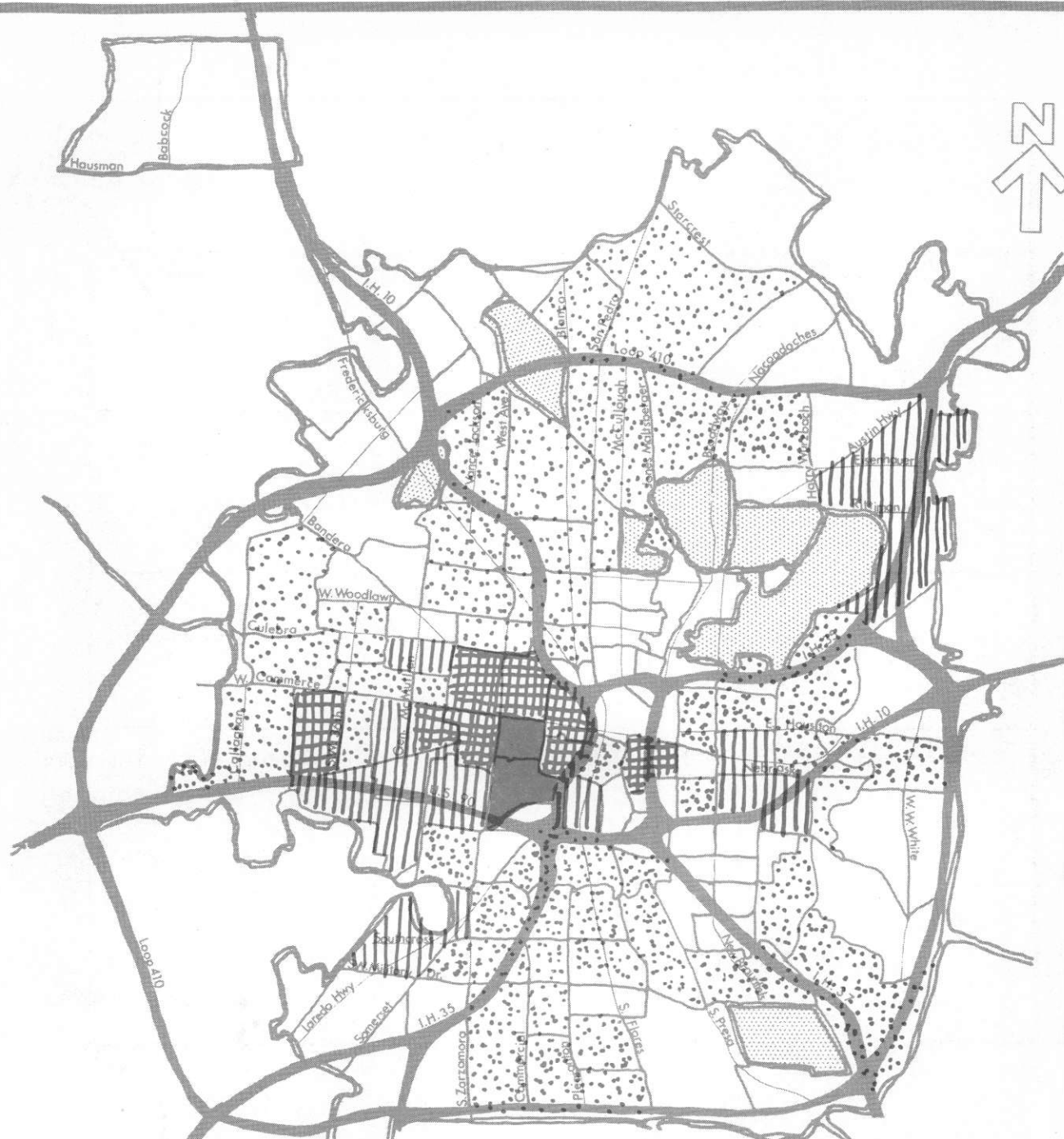


Figure XI-4

1971 REFERRALS OF JUVENILE DELINQUENTS BY CENSUS TRACT



STATE OF THE CITY



0 1 2 3 4 MILES

Source: Bexar County Juvenile Probation Dept., 1971

b. Crime Rate Increase/Population Increase 1960-1970

	<u>U.S.</u>	<u>Texas</u>	<u>San Antonio SMSA</u>
Crime Increase	+144%	+177%	+107%
Population Increase	+ 13%	+ 17%	+ 26%

(Source: Crime in the U.S., FBI Uniform Crime Reports, 1970)

3. EXISTING PROGRAMS

The programs listed below have been sponsored or funded by agencies to promote a better quality of law enforcement in San Antonio.

<u>a. Agency</u>	<u>Program</u>
1) Urban Coalition	Action groups for improving police/community relations
2) Texas State Criminal Justice Department	Police Department Training Program Crime Control Police Teletype Radio Communication Regional Crime Laboratory Crime Stop Community Relations in Model Neighborhood Regional Correctional Facility Night Magistrate Program Personal Bail Bond Program District Attorney Office Improvement Bexar County Criminal Justice Information System Administration Unit for District Courts Microfilming Program

	Probation Program La Vernia Ranch Education for the Pre- vention of Juvenile Shoplifters Drug Abuse Control Bexar County Criminal Justice Council
3) Northeast Independent School District	Character Education
4) Edgewood Independent School District	Character Education
5) San Antonio Independent School District	Help A Boy Camp
6) Texas Rehabilitation Commission	Counselor Program to Juvenile Probation Department

C. BASIC INDICATORS

Following are the basic indicators used in determining the current status of law enforcement data, and future data needs for each indicator.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. INCIDENCE OF PART I AND II CRIMES To show trends of crime as recorded by Police Department.	Information available from Police Department.	Information needs to be coordinated to census tracts.
2. JUVENILE REFERRALS Identifies where juvenile crime is concentrated; trends of crime can be compared.	Information available from Bexar County Juvenile Probation Department.	Update as required.
3. CRIME INDEX Shows status of San Antonio compared to state, U.S.	Information available from FBI report " <u>Crime in U.S.</u> "	Update as required.

- | | | |
|--|---|---|
| 4. CRIME BY ADDRESS OF OFFENDER
Indicates areas for intense resource allocation. | Information available from Police Department. | Develop method of recording information to update it. |
| 5. NUMBER OF ARRESTS, CONVICTIONS, ETC.
Indicates and measures effectiveness of law enforcement and court system. | Information available from Office of the City Attorney, Office of the District Attorney, San Antonio Police Department. | Develop formal linkage with Municipal Court, J.P. Court, County Court, and District Court to abstract information required. |

D. INFORMATION SOURCES

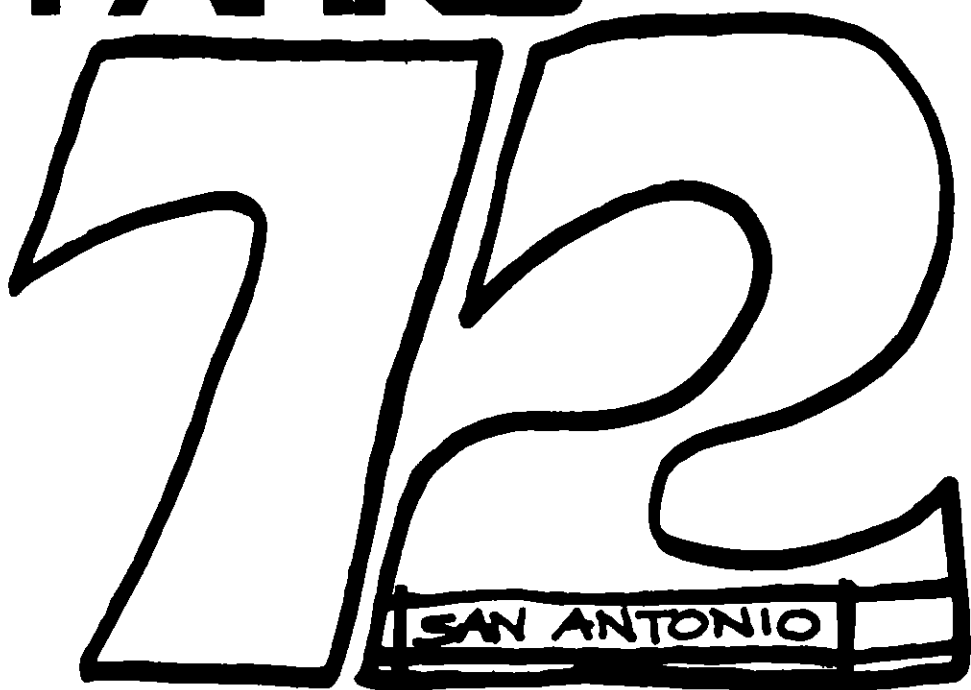
1. AGENCIES/DEPARTMENTS/INDIVIDUALS

Alamo Area Council of Governments, Criminal Justice Department
 Bexar County Criminal Justice Council
 Bexar County Juvenile Probation Department, Office of the Chief Probation Officer
 Federal Bureau of Investigation, San Antonio Office
 National Urban Coalition, San Antonio Office
 San Antonio Police Department, Planning Division

2. PUBLICATIONS

Annual Report, 1970, San Antonio Police Department, 1971
Crime in the U.S., 1960-1970, Federal Bureau of Investigation, Uniform Crime Reports, 1961-1971
Criminal Justice Plan for Texas, 1972, Office of the Governor, State of Texas
Goals for Texas, Office of the Governor, State of Texas, 1969
Multi-Year Comprehensive Law Enforcement Plan, 1972-1976, Alamo Area Council of Governments, 1971
Multi-Year Criminal Justice Plan, 1973-1977, Bexar County/City of San Antonio, 1972
The State of the Cities, Commission on the Cities in the 70's, National Urban Coalition, 1972
United States Census Pocket Data Book, U.S. Department of Commerce, Bureau of the Census, 1971

XII.
PARKS



SUMMARY

The national standard for parkland distribution is 10 acres of parks per 1,000 persons. San Antonio has 6.4 acres of parks per 1,000 persons. This gap in parkland is not felt evenly throughout the city because of the disproportionate distribution of parks, the southeastern quadrant of the city has the most acres of parkland--7.7 acres per 1,000 persons; the northwest quadrant has the least--0.2 acres per 1,000 persons. The southwest quadrant has 1.7 acres per 1,000 persons, while the northeast quadrant has 1.9 acres per 1,000 persons. Through the 1970 Bond Program, the Department of Housing and Urban Development (HUD) Annual Arrangements, and the Bureau of Outdoor Recreation (BOR), projects are being implemented that will tend to equalize some of these discrepancies.



A. OVERVIEW

1. SCOPE

The parks of a city are planned green areas that serve to help satisfy the social, environmental and aesthetic needs of the community. The CRP analysis will focus on the location, distribution, type, size, facilities and usage of parks maintained by the City of San Antonio's Parks and Recreation Department. First year analysis was limited to the location, distribution, type and size of the City's parks.

2. GOAL

To provide for needed parks and recreational facilities by determining needs, recommending programs and priorities and developing a management system that will result in implementation through input into the City budget process.

3. FIRST YEAR OBJECTIVE

To assess existing City-owned parkland, by quadrant, on the basis of the acreage of each type of park--Community, Preserve, Neighborhood, Area, Plaza and Undeveloped Parkland--and to compare the total City park acreage with the national standard, in order to make a preliminary determination of parkland needs.

B. PARKS STATE ^{OF} THE CITY

1. CONDITION

San Antonio presently has 4,423.4 acres of City-owned parkland with 82 parks. Where attendance records are kept, the figures show that many citizens and tourists utilize the facilities.

PARKS

SEASONAL VARIATION IN PARK ATTENDANCE IN 1972

	<u>February</u>	<u>June</u>
River Walk Attendance	130,800	216,350
All Other Park Attendance	270,513	322,732

(Source: San Antonio Parks Department, Park Rangers)

- a. Types of Parks. San Antonio presently has 234.9 acres of Neighborhood parks, 475.9 acres of Community parks, 1,830.2 acres of Area parks, 343.7 acres of Metropolitan parks, and 862.7 acres of Preserves. All other parkland is classified as Undeveloped. These types are defined as follows:
- 1) Neighborhood Park (NH): A small park with a service area of about one mile (Example: Olympia Park).
 - 2) Community Park (C): A larger park serving four or five neighborhoods, between 25,000 to 30,000 people (Example: Elmendorf Park).
 - 3) Area Park (A): A park of around 300 acres serving a population of 100,000 to 125,000 people (Example: San Pedro Park).
 - 4) Metropolitan Park (M): A large park with unique facilities that are used by the entire metropolitan area (Example: Brackenridge Park).
 - 5) Preserve (P): A minimum of 300 acres serving the entire metropolitan area (Example: Northeast Preserve).
 - 6) Plaza (Pl): A small plot of land dedicated to park space, usually commemorating a person, place or event of historical or cultural significance (Example: Main Plaza).
 - 7) Undeveloped (UD): Parkland not yet developed, but owned by the City (Example: Morrill Park).
- b. Distribution of Types of Parks (Figure XII-1).
- 1) Park Location and Acreage by Quadrant: To facilitate spatial identification, the City was divided into four quadrants, the east-west dividing line being San Pedro Avenue and Pleasanton Road and the north-south line being Commerce and Houston Streets.
 - 2) Neighborhood Parks: These are generally spread throughout the City, but there is a disproportionate number of parks with respect to population located in the southeastern quadrant of the City.

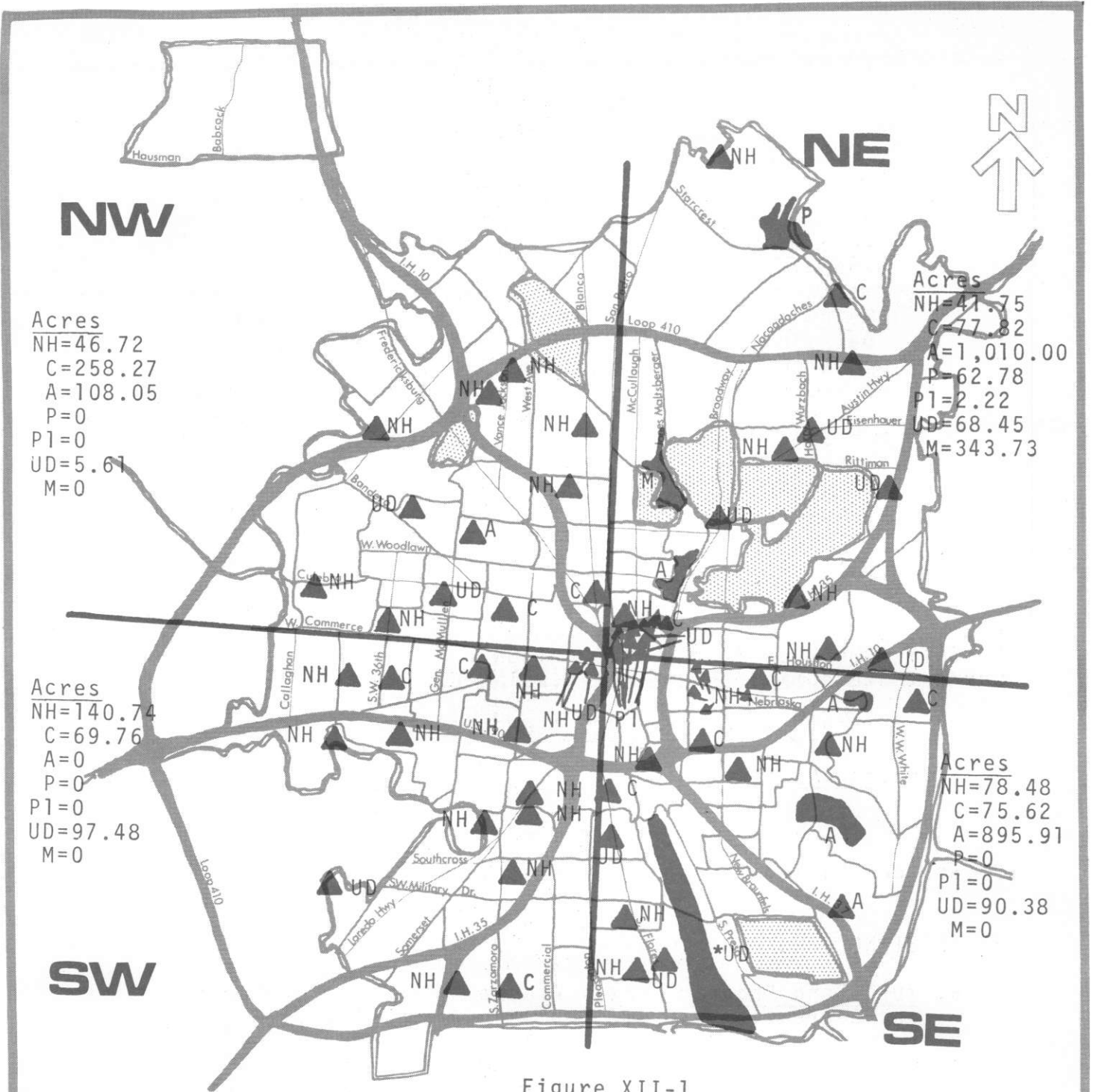


Figure XII-1

PARKS

- ▲▲ Park Location
- Larger Parks
- * Not entirely owned by the City
- NH=Neighborhood Park
- C=Community Park
- A=Area Park
- P=Preserve
- PI=Plaza
- UD=Undeveloped Park
- M=Metropolitan Park



STATE OF THE CITY



0 1 2 3 4 MILES

Source: San Antonio Parks and Recreation Dept., May, 1972

PARKS

- 3) Community Parks: There is a greater acreage of Community parks in the northwestern quadrant. However, the southeastern quadrant has a greater number of Community parks.
- 4) Area Parks: There are five Area parks in San Antonio and all but one, Woodlawn Lake, are located in the eastern half of the City.
- 5) Metropolitan Parks: There is only one Metropolitan park in San Antonio, Brackenridge Park. It is located in the northeastern quadrant of the City.
- 6) Preserves: There is one Preserve in San Antonio, the Northeast Preserve; but because of the lack of a major thoroughfare leading to it, those people in the central and western parts of the City find it inconvenient.
- 7) Undeveloped Park: The greatest amount of Undeveloped parkland is in the southwestern quadrant of the City, with the southeastern quadrant having the next largest amount.

2. CITY COMPARED TO STATE AND NATION

Current State figures are not available.

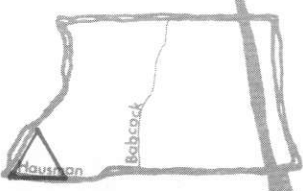
ACRES OF PARKS PER 1,000 PERSONS

<u>National Standard</u>	<u>San Antonio</u>
10/1,000	6.4/1,000

(Source: National Recreation Association, May, 1972)

3. EXISTING PROGRAMS

- a. 1970 Bond Program. Total Amount Allocated for Parks and Recreation, \$6,492,000. (See Figure XII-2.)
- b. U.S. Department of Housing and Urban Development (HUD), Annual Arrangements-Fiscal Year 1973. The requests the Department of Parks and Recreation have submitted were predominantly for acquisition and/or development of those parks and projects authorized in the 1970 Bond Program. (See Figure XII-3.)
- c. Bureau of Outdoor Recreation (BOR). The requests of the Department of Parks and Recreation are predominantly to help meet the cost of the parks and projects defined in the 1970 Bond Program. The grants are predominantly for park development. (See Figure XII-4.)



1 Community Park (35-50 Acres)
8 Neighborhood Parks (10-20 Acres)

NW

1 Community Park (35-50 Acres)
1 Neighborhood Park (5 acres)
4 Neighborhood Parks (10-20 Acres)

NE

SW

SE

1 Community Park (35-50 Acres)
1 Neighborhood Park (15 Acres)
4 Neighborhood Parks (10-20 Acres)

1 Community Park (35-50 Acres)
1 10-Acre Park
1 15-Acre Park
4 Neighborhood Parks (10-20 Acres)

Figure XII-2

1970 BOND PROGRAM PARKS

- Park Location
- ▬ Mission Parkway
- M Metropolitan Park
- △ New acquisition & development, not yet located in quadrant
- * Improvement only
- A Area Park
- UD Undeveloped Park
- NH Neighborhood Park
- C Community Park
- ** La Villita Improvement



STATE OF THE CITY



Source: 1970 Bond Program

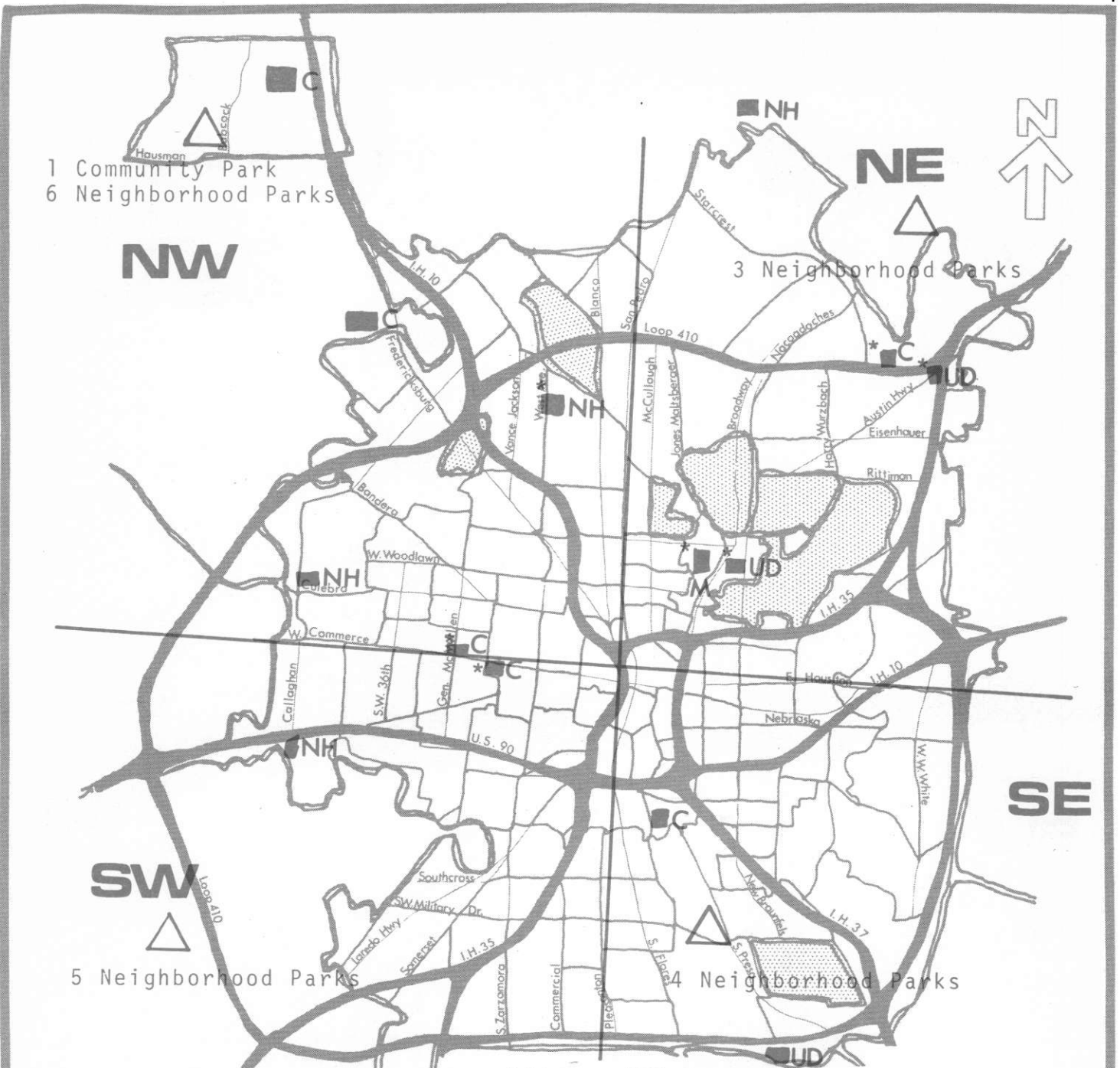


Figure XII-3

PROPOSED FY 73 ANNUAL ARRANGEMENTS PARKS

■ Parkland acquisition, improvement

* Improvement only

△ Parks not located
Per Quadrant

C Community Park

A Area Park

UD Undeveloped Park

NH Neighborhood Park

M Metropolitan Park

SAN ANTONIO
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0 1 2 3 4 MILES

Source: San Antonio Parks and Recreation Dept., May, 1972

C. BASIC INDICATORS

The following chart presents basic indicators used in researching the current status of parks in San Antonio, and predicts the future data needs for each indicator.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. LOCATION AND ACREAGE OF ALL PARKS To identify the current park status in San Antonio.	Information available from the Department of Parks and Recreation, City of San Antonio updated each year.	Update as required.
2. PARK FACILITIES To gauge strengths and needs of recreation; coordinated with all cultural and recreational facilities in the City defined by the community services component of the CRP.	Information available from Department of Parks and Recreation. Information not centralized.	Meet with Parks and Recreation Department officials and obtain information.
3. VACANT LAND RECORDS To better monitor planned location of new parks to better meet the needs of the City.	Information available from SABCUTS (San Antonio-Bexar County Urban Transportation Study, 1970). Need more information on current status; can possibly be obtained from aerial photos.	Develop an automated parcel-based updating system. May possibly be able to use the City/County Tax Reappraisal Program.
4. PARK ATTENDANCE RECORDS To judge usage and relevancy to population.	Information available from the Department of Parks and Recreation--Park Rangers. Need more accurate information.	Develop better method for obtaining information.
5. AGE BREAKDOWNS-- 0-18 and 62+ BY BLOCK To better plan NH parks and all parks' needs.	Information available from 1970 Census, 3rd Count.	Needs to be mapped at a scale that is comparable to other information.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
6. ACRES OF PARKS PER 1,000 PERSONS To compare San Antonio to the national standard.	Information avail- able from the Parks and Recreation De- partment.	Update as required.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

National Recreation Association, Statistics Department
 City of San Antonio-Parks and Recreation Department,
 Planning Division
 City of San Antonio-Planning Department, Comprehensive
 Planning Division

2. PUBLICATIONS

Parks Master Plan, Planning Department, San Antonio, 1964
United States Census of Population and Housing: 1970,
 U.S. Department of Commerce, Bureau of the Census

XIII.

**PUBLIC
UTILITIES**



SUMMARY

San Antonio is served by an extensive network of public utilities. This system includes: the City Public Service Board, which last year sold over 28.8 billion cubic feet of gas and over 5 billion kilowatt-hours of electricity; the City Water Board, which last year pumped more than 4.6 billion cubic feet of water; and the Public Works Department, which last year processed more than 36.8 million gallons of sewage, disposed of more than 246,000 tons of solid waste, and maintained over 158 miles of drainage facilities.

All of the public utilities foresee San Antonio growing at a significant rate. Consequently, they are anticipating an increase in demand for their services. To meet this expected demand, various planning and action programs are underway. For example, the City Public Service Board is expanding its electrical power system to meet an anticipated 11% yearly growth in electrical usage.

The City Water Board is in the midst of a capital improvement program; and the Public Works Department, using monies from revenue bonds and the 1970 Bond Program, is improving inadequate existing sewer and storm drainage facilities and providing new facilities where required.



A. OVERVIEW

1. SCOPE

A city's basic life support system is its public utilities--water, gas, electricity, waste disposal and storm drainage. The CRP is concerned with the capability of these systems to meet the needs of San Antonio along with their interrelationships with utility programs and other City needs.

2. GOAL

To provide decisionmakers with information relative to the city's present level of public utility services, future service needs and the steps necessary to meet these needs.

3. FIRST YEAR OBJECTIVE

To assess the status of existing public utilities and facilities.

B. PUBLIC UTILITIES STATE OF THE CITY

1. CONDITION

Historically, San Antonio's public utilities have been founded by private enterprise and later acquired by the City. In the past this was the case for the gas, electric, water and part of the sewer services. Presently, the City acquires additional water and sewer services through the annexation of new areas.

- a. Power Services. The City Public Service Board (CPSB) which last year sold over 28.8 billion cubic feet of gas and over 5 billion kilowatt-hours of electricity, is the source for all of the city's gas and electrical power. The CPSB has:

PUBLIC UTILITIES

- 1) two major gas supply lines
- 2) five electric generating plants
- 3) seven interconnection electrical lines with other major Texas cities

Figure XIII-1 shows the areas served by the CPSB and the sources of gas and electrical power.

- b. Water Services. The City Water Board (CWB), which last year pumped more than 4.6 billion cubic feet of water, is the largest of the 36 water companies located within San Antonio. Due to its size, it serves the majority of the City's residents.

Figure XIII-2 shows the approximate service areas of the water companies located in the San Antonio area.

- c. Sewer Services. Last year the City of San Antonio Sewer Division of the Public Works Department was named as the Regional Sewer Authority. Besides being the regional authority for the watersheds, which encompass the City, the division:

- 1) regulates sewage discharge for the area,
- 2) provides sewerage service to structures in the watershed,
- 3) operates the City's sewer system shown in Figure XIII-3,
- 4) governs septic systems for unsewered areas in the City shown in Figure XIII-4

- d. Solid Waste Disposal. The City's Public Works Department, working through its three service centers, carries out the following:

- 1) disposing of solid waste at the City's sanitary landfill sites,
- 2) picking up trash and garbage from all structures within the City,
- 3) operating sanitary landfill sites and trash and garbage pick-up areas shown in Figure XIII-5.

- e. Storm Drainage. The Drainage Division of the City's Public Works Department maintains over 158 miles of drainage facilities. In addition to maintaining storm sewers, the Division controls flood waters by means of:

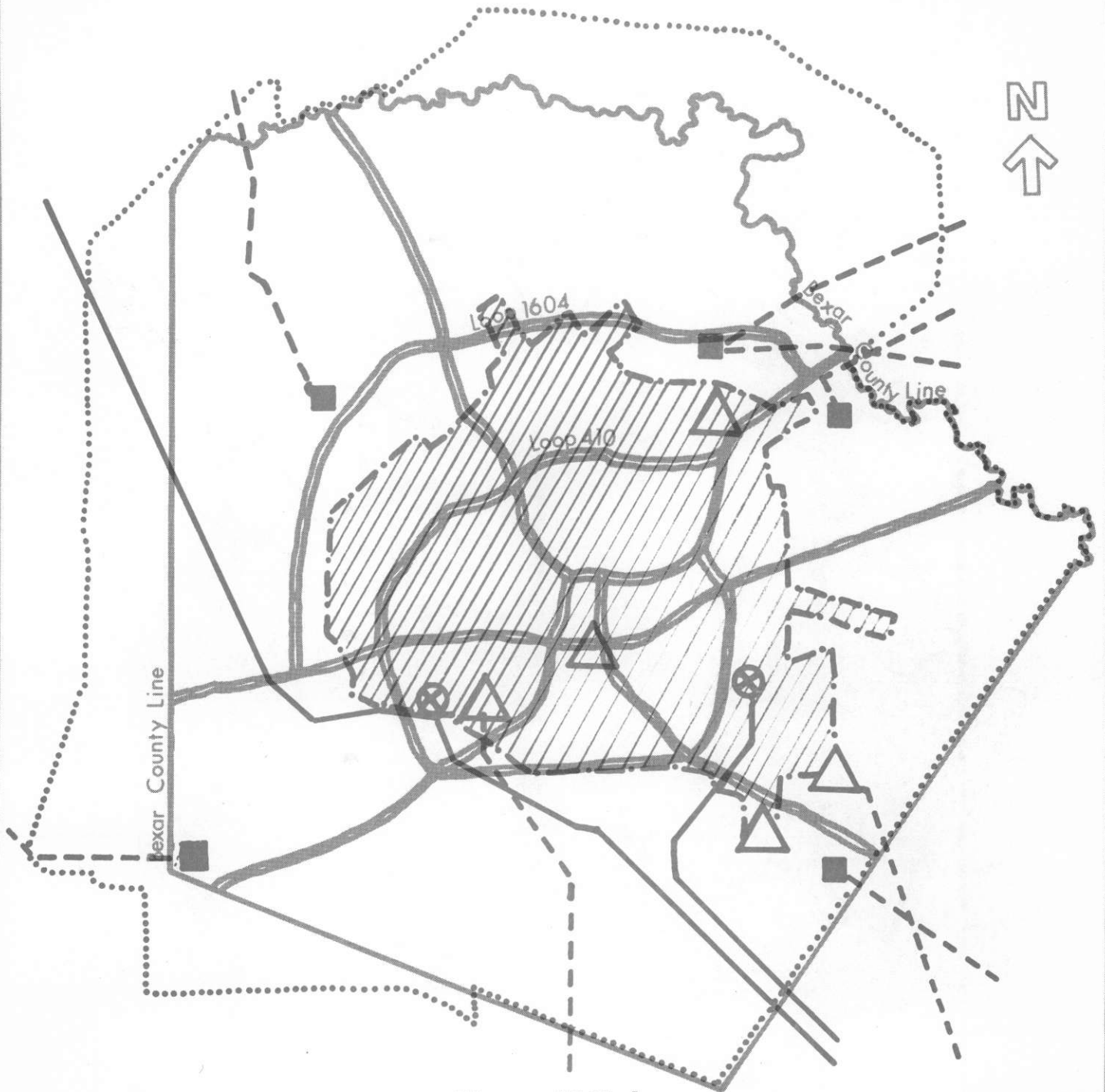


Figure XIII-1

CPSB SERVICE AREA/ SUPPLY SOURCES

- | | | | | | |
|---|------------------------------------|---|-------------|---|------------------|
|  | Electric Service Boundary |  | Gas Supply |  | Gas Supply Point |
|  | Gas Service Area |  | Transformer |  | Power Plant |
|  | Interconnecting Transmission lines | | | | |

Source: CPSB 30th Annual Report, January, 1972

SAN ANTONIO

72

STATE OF THE CITY

0 2 4 6 miles



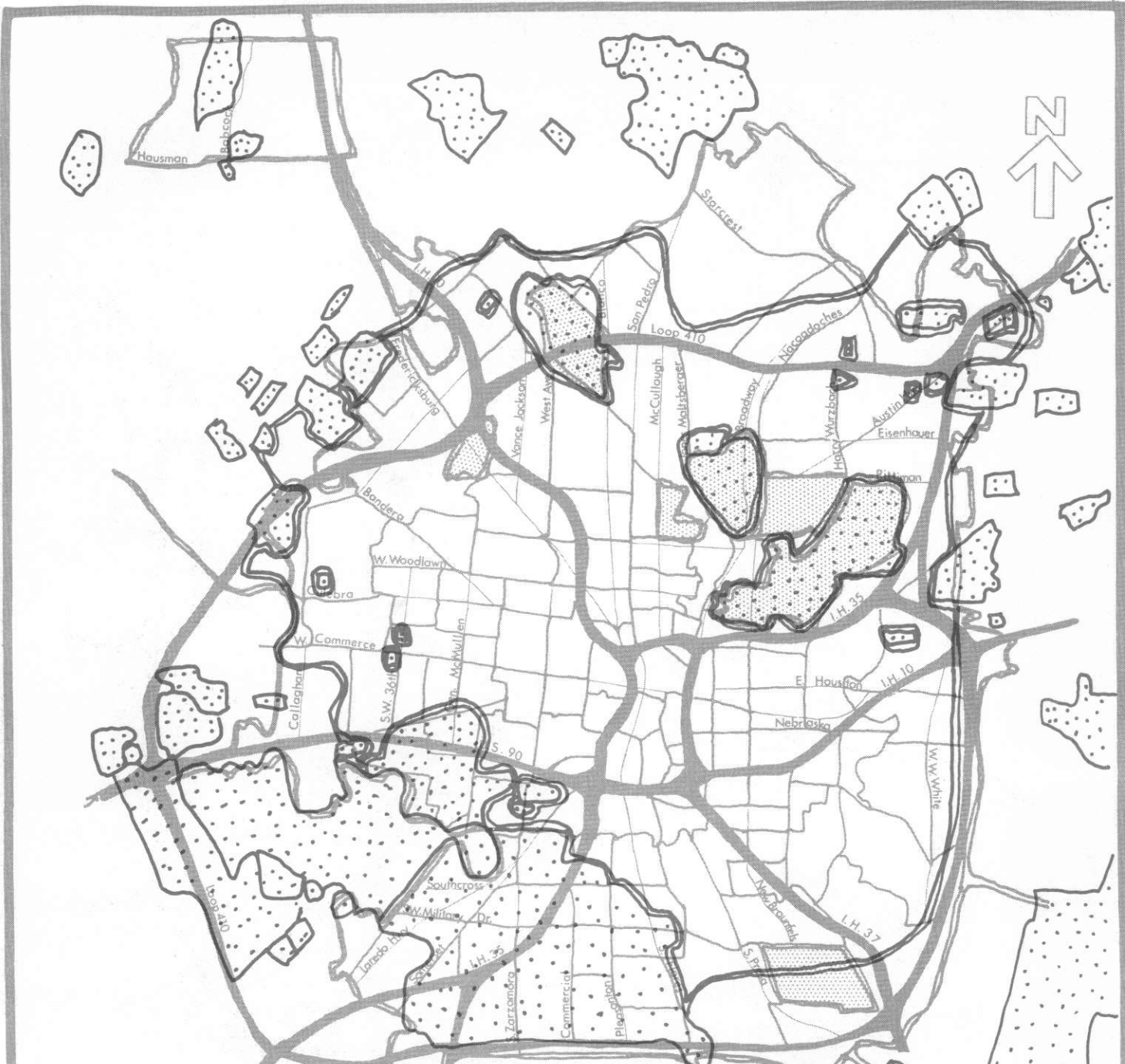



Figure XIII-2

WATER SERVICE

-  Service Area other than CWB
-  CWB Service Area Boundary



STATE OF THE CITY



0 1 2 3 4 MILES

Source: Black & Veatch, Consulting Engineers, May, 1971

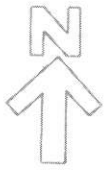


Figure XIII-3

SEWER MAINS

- Treatment Plant
- Existing Sewer Main
- Sewer Main Under Construction

SAN ANTONIO
72

STATE OF THE CITY

0 1 2 3 4 MILES



Source: San Antonio Public Works Dept., Aug., 1972

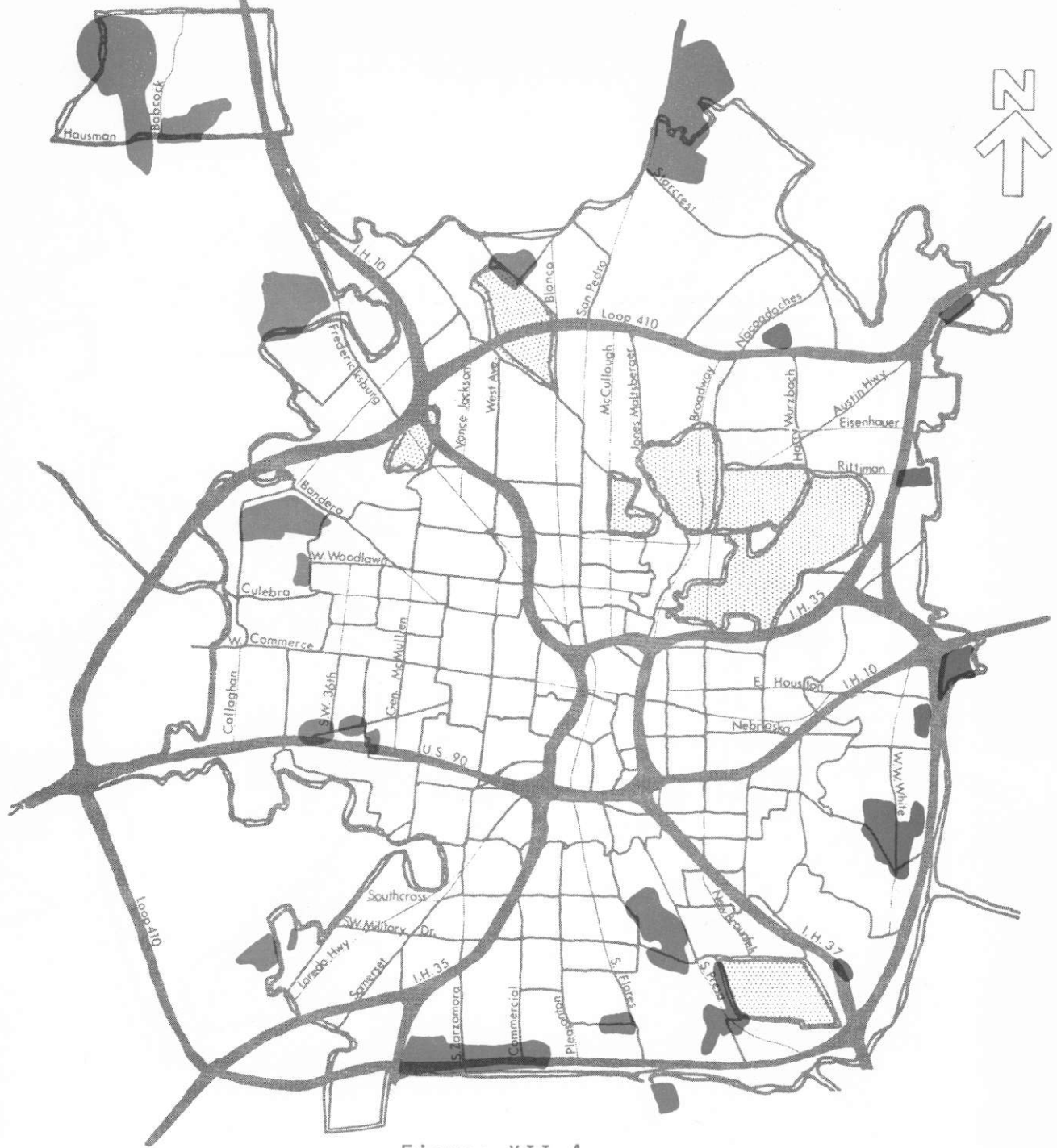


Figure XII-4

UNSEWERED AREAS

■ Developed Area Lacking Sewers

SAN ANTONIO
72

STATE OF THE CITY







0 1 2 3 4 MILES

Source: San Antonio Public Works Dept., August, 1972



Figure XIII- 5

SOLID WASTE DISPOSAL

-  Service Center - San Antonio Public Wks. Dept.
-  Service area
-  Not served by San Antonio Public Wks. Dept.
-  Sanitary Landfill

SAN ANTONIO
72

STATE OF THE CITY

0 1 2 3 4 MILES



Source: San Antonio Public Works Dept., Jan., 1971

PUBLIC UTILITIES

- 1) requiring subdividers to provide drainage easements in new subdivisions,
- 2) maintaining drainage rights-of-way.

2. CITY COMPARED TO STATE AND NATION

a. Power Services. The City Public Service Board offers one of the most modern and inexpensive sources of power in the nation.

- 1) The following table compares typical gas and electric customer bills in the five largest Texas cities.

TYPICAL GAS AND ELECTRIC BILLS

FIVE LARGEST CITIES IN TEXAS

January, 1972

<u>City</u>	<u>Population*</u> <u>1970 Census</u>	<u>Gas 70</u> <u>Therms</u>	<u>Electric</u> <u>250 KWHR</u>	<u>Total</u> <u>Monthly</u> <u>Bill</u>
Houston	1,232,802	\$8.44	\$7.66	\$16.10
Dallas	844,401	5.41	7.44	12.85
San Antonio	654,153	4.99	6.28	11.27**
Fort Worth	393,476	5.41	7.67	13.08
El Paso	322,261	7.16	6.75	13.91

*United States Census Publication PC (VI)-45, January, 1971.

**San Antonio bills include a fuel cost increase which was effective in June, 1972.

(Source: City Public Service Board, Research and Planning Department, May, 1972)

PUBLIC UTILITIES

- 2) The following table compares standard customer bills of San Antonio with other cities in the nation with a population on 600,000 to 700,000.

TYPICAL GAS AND ELECTRIC BILLS

U.S. Cities 600,000 to 700,000 in Population

June 30, 1971

<u>City</u>	<u>Population 1970 Census</u>	<u>Gas 70 Therms</u>	<u>Electric 250 KWHR</u>	<u>Total Monthly Bill</u>
Boston	641,071	\$19.32	\$10.35	\$29.67
Memphis	623,530	6.07*	6.16*	12.23
San Antonio	654,153	4.91*	6.25*	11.16
San Diego	696,769	8.82	7.20	16.02
St. Louis	622,236	10.56	7.80	18.36

*Publicly Owned Utility

(Source: City Public Service Board, Research and Planning Department, November, 1971)

- b. Water Services. The City Water Board's customer rates are low when compared to other Texas cities.

- 1) The following table shows water rates for major Texas Cities.

COMPARATIVE WATER RATES
FOUR MAJOR CITIES IN TEXAS
DECEMBER, 1971 MONTHLY BILL

<u>City</u>	<u>Population</u>	<u>500 Cubic Ft.</u>	<u>1000 Cubic Ft.</u>	<u>2000 Cubic Ft.</u>
Houston	1,232,802	\$2.55	\$4.15	\$6.95
Dallas	844,401	2.75	4.92	8.45
San Antonio	654,153	1.40	2.55	4.85
Fort Worth	393,476	2.97	4.74	8.29

(Source: City Water Board, July, 1972)

PUBLIC UTILITIES

- c. Sewer Services. Unfortunately, there is no way in which the San Antonio sewage system can be compared on a state or national level. Sewer rates in San Antonio are based on water consumption and billed by the City Water Board. The minimum residential rate is \$1.20 per month; the maximum residential rate is \$2.00 per month.
- d. Solid Waste Disposal. Until 1971 the cost of collection and disposal of solid waste was tax-supported. Since last year, a charge of \$1.50 per residence or \$.13 per commercial garbage bag has been levied on users. At the present time no information has been assembled on comparative charges for other cities.
- e. Storm Drainage. Unfortunately, there is no way to make an analytical comparison of San Antonio to national or state standards. The City calculates drainage easements differently than the Army Corps of Engineers. However, the Corps of Engineers and the City Engineers agree that the City's and the Corps' calculations result in approximately the same drainage requirements for San Antonio.

3. EXISTING PROGRAMS

The City, the CPSB, and the CWB have independent programs for expanding their services. However, by using such means as comparing growth and land use projections, each of the public utilities has used similar projections from which demands were calculated.

- a. Power Services. The CPSB foresees the demand for natural gas declining with the reduction in the nation's gas resources. In contrast, it foresees a continuation of the 1942 through 1972 annual 11% growth in peak use of electricity.

The CPSB will continue to deliver gas to residential and commercial users, but a major expansion of gas transmission is not anticipated.

To meet the anticipated 11% per year increase in electric consumption, the CPSB is undertaking a large expansion of its present electrical facilities. This will be done through money acquired under revenue bonds. The following is an outline of their program through 1985:

PUBLIC UTILITIES

1) Generation:

- a) 1974-Complete 450 megawatt generator.
- b) 1976-Complete 450 megawatt generator.
- c) 1976-1981 Establish small gas turbine peaking units.
- d) 1981-Complete nuclear 1000 megawatt generator in cooperation with several other electric companies in Texas.
- e) 1983-Complete nuclear 1000 megawatt generator.
- f) 1985-Complete nuclear 1000 megawatt generator.

2) Transmission:

- a) Complete connection of 450 megawatt inter-connection with most large electrical companies in Texas.
- b) Complete a 345 megawatt loop around City.

3) Distribution:

Convert distribution system from 13,800 volt lines to 34,500 volt, reducing the number of transmission lines while increasing the height and size of the distribution lines. Expansion of gas and electric operating system.

- b. Water Services. The CWB expects a significant increase in the City's population over the next few years. In anticipation of this population boom, the CWB is in the midst of a ten-year capital improvement program for its transmission mains, production facilities, and storage facilities. Figure XIII-6 describes this \$82,871,375 expansion program.
- c. Sewer Services. In 1969 the Sewer Authority received \$8,000,000 in revenue bonds for future expansion of the sewer system as the need occurs. The 1970 Bond Issue netted an additional \$6,137,000 to ease existing overloaded conditions and to eliminate potential menaces to the public health. These two bond issues will extend the system through 1975. Figure XIII-7 shows those capital improvements to be made under the 1970 Bond Issue.

Transmission Mains

Mains in areas proposed for annexation	\$ 15,185,000
Transmission main - Cibolo Reservoir to Applewhite Reservoir	15,585,000
UTSA mains	2,301,000
Applewhite mains	2,240,000
Inside present city limit mains (Downtown Area \$105,755)	15,548,000
Transmission mains for new town area	3,340,000
Miscellaneous distribution system mains	<u>5,178,500</u>
Sub Total	\$ <u>59,377,500</u>

Production Facilities

Water treatment and pumping (Applewhite)	\$ 8,651,000
Primary pump stations 1971-1975	3,399,200
Primary pump stations 1976-1980	4,424,750
Booster and secondary stations 1971-1975	1,318,875
Booster and secondary stations 1976-1980	<u>775,600</u>
Sub Total	\$ <u>18,569,425</u>

Storage Facilities

System storage 1971-1975	\$ 866,900
System storage 1976-1980	<u>3,742,650</u>
Sub Total	\$ <u>4,609,550</u>

Land

Land for Booster Stations	\$ <u>314,900</u>
---------------------------	-------------------

Total Program Cost \$ 82,871,375

Figure XIII-6

**CITY WATER BOARD
CAPITAL IMPROVEMENT
PROGRAM
1971-1980**

SAN ANTONIO



STATE OF THE CITY

Source: City Water Board, August, 1972



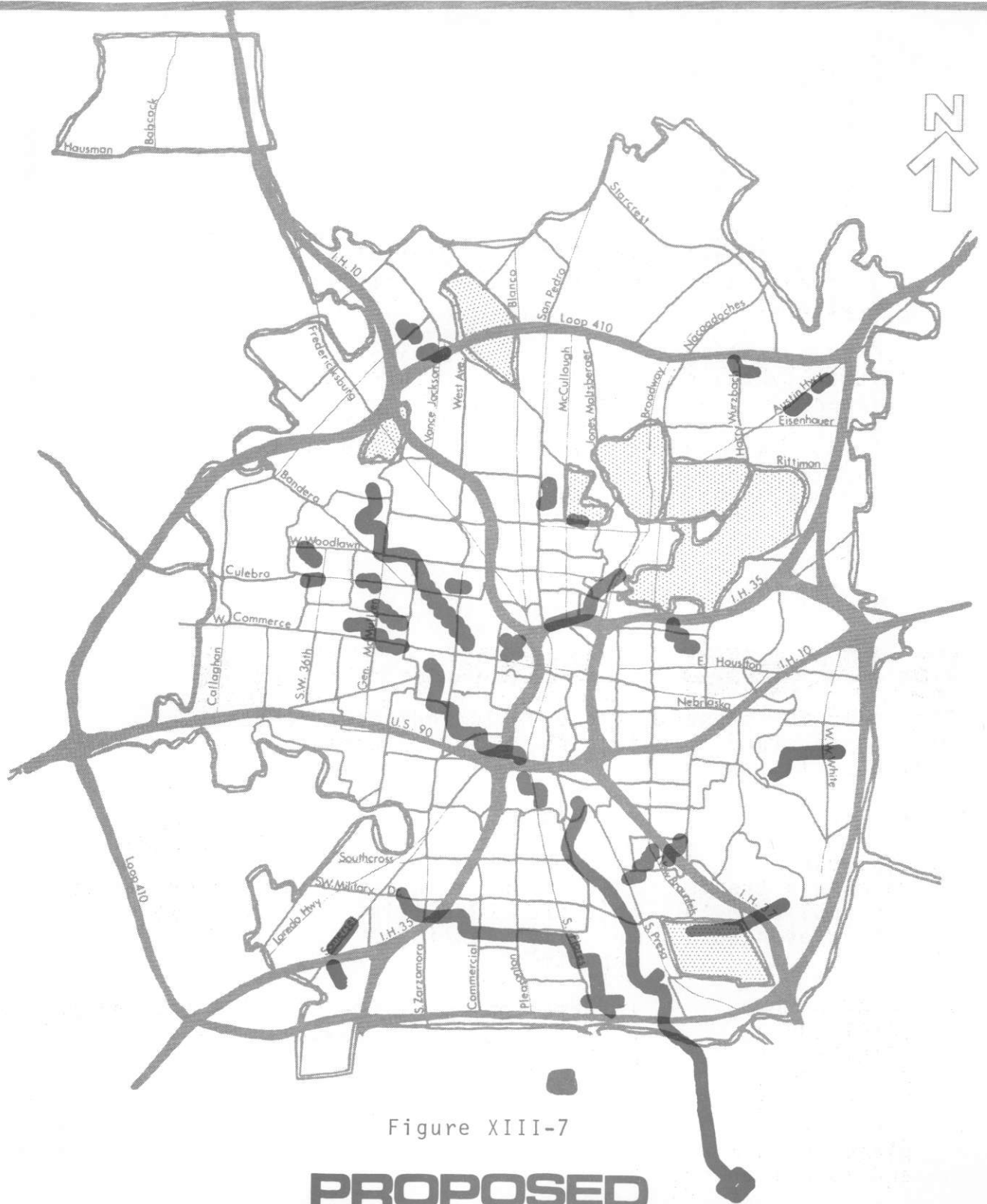


Figure XIII-7

**PROPOSED
SEWER PROJECTS
1970 BOND PROGRAM**

SAN ANTONIO
72

STATE OF THE CITY

0 1 2 3 4 MILES



Source: 1970 Bond Program

PUBLIC UTILITIES

- d. Solid Waste Disposal. Continuous research is underway to discover better methods for solid waste disposal. However, at this time no long range plans exist for expanding solid waste disposal facilities. Short range plans call for continuation in the use of sanitary landfills.
- e. Storm Drainage. Since the drainage system is totally tax-supported with no other source of operating funds, its expansion depends on the City's general obligation bonds for funds. Figure XIII-8 shows those \$18,529,000 in storm drainage projects which were approved as part of the 1970 Bond Program.

C. BASIC INDICATORS

The following presents those basic indicators which will be required to maintain current information on public utilities.

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
1. LAND USE To obtain trends for public utilities needs.	Information is available from CPSB files and City Planning Department.	Develop system of monitoring.
2. LOCATION AND CONDITION OF UTILITY LINE CONNECTIONS To determine adequacy, replacement timing, and impact on growth.	Information is available from CPSB and CWB, but is not compiled.	Compile and analyze data.
3. DEFICIENCIES IN SERVICE To determine areas inadequately served by utilities.	Information is available in CPSB, CWB, Census, and City Assessor's Office.	Develop a system of acquiring and monitoring information.



Figure XIII-8

STORM DRAINAGE PROJECTS

1970 BOND PROGRAM

SAN ANTONIO
72

STATE OF THE CITY

0 1 2 3 4 MILES



Source: 1970 Bond Program

PUBLIC UTILITIES

<u>Indicator</u>	<u>Status</u>	<u>Research Required</u>
4. PROPOSED PLANS To determine areas which will be inadequately served or in conflict with City plans or policies by extension of public utilities.	Information is available in CPSB, CWB and Public Works Department.	Compile and analyze data.
5. LOCATION OF FLOODING To determine those areas which have a tendency to collect large amounts of water due to rain.	Information is inadequate.	Develop resources and a system to monitor the data on a regular basis.

D. INFORMATION SOURCES

1. AGENCIES/DEPARTMENTS/INDIVIDUALS

City of San Antonio: Public Works Department, City Planning Department
City Public Service Board: Customer Relations, Research and Planning Division, Computer Services Division
City Water Board, Finance Division
Tom Koch, Consulting Engineer

2. PUBLICATIONS

Alamo Area Council of Governments Water Resources Management Plan, Alamo Area Council of Governments, December, 1971
Natural Gas and Electricity, Comprehensive Planning Division, City of San Antonio Planning Department, October, 1970
Report of Master Plans for Water Work Improvements, City Water Board, San Antonio, Black and Veatch, Consulting Engineers, 1971
San Antonio Regional Wastewater Treatment Plant, City of San Antonio, Department of Public Works

2. PUBLICATIONS (Cont.)

Storm Drainage and Flood Control, Comprehensive Planning
Division, City of San Antonio Planning Department,
September, 1971
29th Annual Report, Fiscal Year Ending January 31, 1971,
City Public Service Board of San Antonio, Texas, 1972
Water and Wastewater, Comprehensive Planning Division
City of San Antonio Planning Department, March, 1971
Briefing Material on Rate Request, City Water Board, May, 1972
Annual Budget, City of San Antonio 72-73, San Antonio
Finance Department, 1972
Annual Budget, City of San Antonio 67-68, San Antonio
Finance Department, 1967.

APPENDIX

DATA MANAGEMENT

OVERVIEW

It has been the purpose of the first year's work to determine--as fully as possible--the "State of the City". This is a point worth reiterating since such an endeavor is to a large extent dependent upon the collection and manipulation of data. It should also be remembered that the study areas (i.e., Housing, Law Enforcement, Health, etc.) described within the body of the report continually refer to urban indicators which are introduced to measure the socio-economic and physical conditions of San Antonio. Thus, in presenting the "State of the City" a rather broad range of required data must be managed in such a way as to ensure data availability, adequate sorting and storage procedures, and ready access so that appropriate interpretation and analysis can be performed in reporting and displaying useful information.

GOAL

The goal of CRP Data Management is to develop an on-going process that furnishes CRP information to city management in a manner which will enhance the practice of decision-making in establishing governmental policy toward urban programs.

The CRP staff will present not only "State of the City" reports, but will also be able to provide information which indicates:

- 1) the extent and threat of blight existing within the city,
- 2) possible programs that might be applied to satisfy renewal needs,
- 3) the fiscal capabilities required for the implementation of such programs,
- 4) priorities that should be considered in reference to Annual Arrangement requests, and
- 5) the extent to which overall change associated with the socio-economic and physical conditions of the City has occurred.

DATA MANAGEMENT

FIRST YEAR OBJECTIVE AND PROGRESS

During the first year of the CRP, data management personnel were concerned with the task of systems research. They were to gain an understanding about the status of local data systems and the nature of data management. In addition, they were to conduct research pertaining to methods of data management as applied in other cities, giving emphasis to techniques which might be applied in displaying data.

It first would be appropriate to describe briefly the scope of those data sources which the CRP examined, since in essence such information has a direct bearing upon the activities of data management. Data used for first year research conducted by the CRP staff were in part acquired from the 1970 U.S. Census of Population and Housing. However, the census was by no means the only source used in obtaining data. This becomes evident upon examining the list of "Information Sources" presented at the end of each designated study area as they are described throughout the preceding pages. For instance, some sources mentioned within the area of Education are the Education Service Center, Region 20, and the Texas Education Agency; also, some sources listed within the area of Health are the Bexar County Hospital District and the San Antonio Metropolitan Health District. (See Information Sources, Section VII, Education, and Section IX, Health.)

While the above cited "Information Sources" have been used to show that external data (i.e., data generated by other agencies) can be obtained, it should also be realized that in the future data management personnel will have to be concerned about the matter of inter-agency cooperation. In other words, an effective method of communication with outside agencies will have to be established if additional information is to be acquired for the success of the CRP. To succeed at this task one must first recognize the nature of local data. At this time, then, the first year objectives associated with the management of CRP data should be recalled.

Remember that data management personnel were assigned the task of gaining an understanding about the status of local data systems and the existing data management situation in San Antonio. This has been accomplished. Data Management has acquired a comprehensive list* of all municipal agencies functioning within the City. The list has been used to establish a set of files which contains information as to the whereabouts of various socio-economic and physical-environmental data

* This list was acquired from Charles S. Feldstone, Associate Professor of Psychology, Trinity University, and was used in his Municipal Information System Study and Outline, Volume II: San Antonio City Data Directory.

collected by the above mentioned agencies. Each agency is represented by a specific file which includes a series of data records**, and in turn an individual record enumerates those data items considered relevant for the day-to-day activities of the particular agency in question.

By referring to the form on the following page, one can recognize that the data records stemming from the Feldstone study are quite useful to the CRP staff. In addition to enumerating relevant data, the records allow one to determine:

- 1) the geographic area covered by collected data,
- 2) the frequency of collection,
- 3) the type of security placed upon the data,
- 4) the format used in recording data items and the length of time they are stored, and
- 5) the use for which the data is intended by the collection agency.

After a thorough examination of the files pertaining to the data records just described, personnel concerned with urban research in San Antonio could quite readily conclude that, taken collectively, the operating agencies of the City gather and record an abundant amount of data. However, the management of that data is another matter. A problem often associated with the maintenance of data files is that of data accessibility (i.e., data is not readily accessible). This particular problem occurs simply because the large amount of data required to manage an urban place makes the manipulation of that data rather difficult if computer processing is not applied.

In an attempt to alleviate the task of handling large amounts of data, certain agencies have adopted automated data files. For instance, the City Finance Department, the City Police Department and the Municipal Courts use the computer services of the City Water Board in maintaining on-line information. In addition, the San Antonio-Bexar County Urban Transportation Study (SABCUTS) and the City Public Service Board also maintain automated data files. It should be noted that these files would be quite useful in establishing a comprehensive data system for the city--a system naturally based upon inter-departmental coordination.

In reference to techniques which might be applied in displaying data, it has been found that the CRP staff has used methods similar to those employed in other cities. This has entailed mapping techniques ranging from the use of overlays which illustrate the spatial relationships of different urban

** The data records used in the CRP files were also acquired from Professor Feldstone.

IDENTIFICATION	DEPARTMENT Housing & Inspections Central Records		FORM NUMBER CR-1 Monthly Report-Central Records.	
	DESCRIPTION OF RECORD A description explaining work done in central records for the month.			
	GEOGRAPHIC COVERAGE San Antonio City Limits			
ORIGIN	<input type="checkbox"/> DATA ORIGINATED IN DEPARTMENT	FORMAT 1 page form	FREQUENCY & NATURE OF DELIVERY Monthly Automatic delivery.	SECURITY None
	DEPT./AGENCY & SPECIFIC ORIGINATOR Central Records.			
MOVEMENT WITHIN DEPARTMENT form is given to Mr. Sylvester.				
TRANSFER AND STORAGE	CHANGES, SUMMARIES, ANALYSES Yearly summaries.		STORAGE LOCATION AND FORMAT	
			LENGTH OF STORAGE No plans for destruction.	
	USE OF INFORMATION WITHIN DEPARTMENT Numbers of all permits issued, inspections released to Public Service, C of O's issued and blue prints filed with Central Records.		LEGAL STORAGE REQUIREMENTS	
DESTINATION	DEPT./AGENCY & SPECIFIC RECEIVER	FORMAT	FREQUENCY & NATURE OF DELIVERY	
	LIBRARY USE			
CONTENT	DATA ITEMS AND COMMENTS Building control cards typed and filed Plumbing, gas and sewer permits posted Electrical Permits Posted Heating and AC permits Posted Building inspections posted Plumbing, gas and sewer inspections posted Total releases to City Public Service Board C of O issued Blue prints for new residence filed Telephone calls requesting information from files and relays to other divisions radio transmissions.			

phenomena, to the more sophisticated procedures of computer mapping which apply analytical measurements to those phenomena. In addition to written reports designed to inform public officials about the overall condition of the City, the CRP staff is planning to establish a community awareness program for the purpose of showing interested groups what the City is doing. The program will encompass the use of newsletters, slide presentations, and possibly a pamphlet consisting of pertinent information about neighborhoods in San Antonio.

FUTURE SCOPE OF DATA MANAGEMENT

In order to realize the overall goal of Data Management as it relates to the CRP, two basic tasks will have to be accomplished. First, appropriate data must be made available to various staff members so that information can be directed to renewal and development needs, policies, and programs. Second, information generated from the CRP should be analyzed and displayed so that it is compatible with the City's proposed Municipal Information Center (MIC), which will aid City Management in terms of decisionmaking and will communicate with the citizenry concerning various public matters.

Thus during the second year of the CRP, data management personnel with the assistance of a private consultant will:

- 1) analyze the array of goals and objectives pertaining to the second year of CRP work and determine what data will be required by the staff to meet their obligations,
- 2) rank data items desired by the staff and give priority to those items which are needed to maintain information on the primary socio-economic and physical indicators,
- 3) conduct technical interviews and reach agreements with other agencies for the purpose of acquiring specific data items,
- 4) determine methods by which data will be continually updated, so that an on-going process of information delivery can be maintained,
- 5) acquire computer software packages which will be applied to the manipulation of accumulated data,
- 6) instruct users in data program operations because the program will be user-oriented, and
- 7) determine how the data system output might be applied as an aid to evaluation of program progress and effect.

SAN ANTONIO HISTORIC SURVEY 1972

San Antonio has a strong historical heritage and character which makes it unique among American cities. That character and heritage is threatened. Much has already been lost. Because of this, the City has recognized the need for a comprehensive historic survey through the first year work program of the CRP.

The architectural firm of O'Neill, Perez, Lance, and Larcade was contracted by the CRP to conduct this comprehensive survey of San Antonio's historic physical heritage.

Specific Objective:

"To provide the CRP with a viable tool for use in the analysis, evaluation and development of Historic Preservation Planning."

The completed San Antonio Historic Survey 1972 appears as a separate document, but for purposes of inclusion in the State of the City 72 the following substantive features of the final document have been abstracted:

- A. Historic Development Outline of San Antonio divides the City's development into ten discernible periods.
- B. Threats to Historical Resources, Traditional and Twentieth Century, are defined and identified.
- C. Survey Goal Statement and Specific Recommendations for Implementation:
 "The San Antonio City Council shall, by the bi-centennial year of 1976, secure and protect the historic resources of this City through adoption of a program of permanent and affirmative action." The Survey recommends that the City Council enact a Historic Preservation Program to be administered through the Department of City Planning with the provision of a permanently budgeted Preservation Director. This director's responsibilities would include: being responsible for the implementation of specific program objectives, i.e., special legal research, community awareness, continuation of data card system, historic preservation planning, and an annual report on the state of preservation.

HISTORIC SURVEY SUMMARY

- D. Methodology of the Survey
1. Eleven categories of historic resource types were delineated and defined. They include: Individual Buildings, Building Groups, Districts, Open Spaces, Waterways, Landmark Trees, Battlefields, Monuments and Statues, Bridges, Transportation, Archeological Sites, Urban Artifacts.
 2. Data Card and Master File
A data card form was developed, and each historic resource was entered and evaluated on a separate data card with photographs of the resource attached to it. The 800 data cards were then organized into a master file. The master file permits cards to be added to the list as new resources are uncovered, to be continually updated, and to be retrieved in multiple ways.
 3. Each identified resource was assigned to one of the five following treatment groups based on all the fieldwork information gathered, research and evaluation. The treatment group concept was adopted to recommend the kind of action that should be taken in regard to each resource.
 - (a) Group I - Resources which are of irreplaceable architectural, historical or cultural value.
 - (b) Group II - Resources which are of major significance.
 - (c) Group III - Resources which are of some significance.
 - (d) Group IV - Resources which are of value as part of the scene.
 - (e) Group V - Resources which are of no particular importance or merit in and of themselves.
- E. An overview of Historic Preservation and the Law on the national, state and local level was addressed by this Survey with the firm recommendation that an intensive study in the area of preservation law be undertaken as part of the recommended Historic Preservation Program.
- F. A comprehensive bibliography of data sources used in the Survey is included in the historic survey report.
- G. A separate resource map locating the historic resources will be available.

URBAN DESIGN MECHANISMS STUDY

The Urban Design Mechanisms Study was undertaken to recommend the administrative structure needed for a public urban design function to preserve the beauty of San Antonio, improve the quality of its environment and to encourage new development in strategic locations.

In San Antonio, there are already many precedents of good urban design on many scales. The careful landscaping of the park system is one example, and the distinctive architecture of King William area and several downtown buildings is another. In these cases a special ambience of delight and liveability has been created through attention to urban design quality.

The Study recommendations consist of mechanisms for widely based institutional commitment to such design quality, and the establishment of several parallel continuous design processes:

1. Special design districts
2. Coordination of citywide development projects
3. Capital improvements
4. Citywide long range planning

These mechanisms will serve to expand and refine existing design services and to make urban design an integral element of decisionmaking and implementation in the City.

In development of the mechanisms the essential bond between the design process and the implementation process was stressed. Design guidelines must be based within implementation potential, must be developed with political support and responsible citizen participation, and must be followed through by a continuous design review and design service to their successful implementation.

Since urban design deals with the physical/environmental quality of cities, it is concerned primarily with the visual and other sensory relationships between people and their environment. Correspondingly, urban design is inextricably connected to all substantive areas of planning concern such as housing, transportation, commerce and industry. It applies to regional, citywide, district and neighborhood scales of

URBAN DESIGN SUMMARY

analysis. For each one of these areas and scales and their interrelationships, there are design considerations which can ensure environmental quality in urban areas.

The Study approach deals with evaluating urban design processes and achievements in other cities as a guide for synthesizing the current urban design issues and objectives in San Antonio. The analysis of urban design experiences in other cities has, therefore, served to define clearly the overall context for an urban design mechanism in San Antonio.

In addition, case studies were compared with an ideal urban design process which is also under study. This comparison has served to: indicate some of the difficulties in implementing an ideal process; document recent trends which reflect some departure from traditional approaches; and highlight these departures in relation to the current urban design issues in San Antonio.

Finally, new legislation, namely the National Environmental Policy Act of 1969 and the pending Housing and Urban Development Act of 1972 (Revenue Sharing), were studied to ensure that the mechanism proposed for San Antonio would respond to the intent of these acts.

Six cities--San Francisco, Oakland, Minneapolis, New York, Cincinnati and Boston--were chosen for district study because they had unique administrative structures and unique urban design processes. The following general directions pertinent to the creation of an urban design function for San Antonio were derived from the case studies:

1. Establishment of an urban design program with implementable scope.
2. Involvement of decisionmakers in the design process and enactment of development controls.
3. Local district participation and greater citizen awareness and involvement.
4. Commitment to good design on the part of government executives.
5. Commitment to permanent urban design staff.
6. Development of enforceable controls to ensure conformance to design guidelines.
7. Enactment of enabling legislation for urban design as an implementation tool.

San Antonio has unique natural and mandmade assets which will require affirmative action in order to maintain their special qualities. These assets include the San Antonio River, the historic character of downtown San Antonio, its

landmark buildings, and historic neighborhoods. Some of these areas, such as the San Antonio River and the King William area, have administrative guardians (the Board of Review of Historic Districts for King William) to protect them, but full legal protection has not yet been secured for them. At the same time, some of these assets will require special financing and implementation programs to halt deterioration and to preserve and enhance their individual qualities. As well, there are other areas in San Antonio which have not yet been recognized or utilized as local assets, such as the irregular street pattern in Downtown or the many natural creeks in the City. Since local development pressure has been intermittent, strong design guidelines and controls have not been developed for these areas, thus leaving San Antonio unprepared for new development opportunities, especially in the River Corridor.

Controls and regulations will be needed to ensure that pending proposals for new developments conform to a set of design objectives for specific areas to prevent conflicts of new development with preservation objectives. At the same time, many potential developers, acting at smaller but nonetheless critical scales, could be encouraged to implement sound development proposals by a variety of incentives and design services.

One of the areas for incorporating urban design considerations is the design of capital improvements. It has often been said that high urban design standards could easily be set for the design of public facilities because these are in public control. However, most approaches used to achieve this goal to date have been unsuccessful. Therefore, systematic design must be introduced into public investments, using new approaches.

Special attention to initiating a local urban design function at this time will serve to establish target areas of high environmental quality, which in turn can assist decision-makers in formulating meaningful goals and objectives for housing, transportation, open space and commerce for various scales of implementation in San Antonio. In this context, a citywide comprehensive urban design mechanism would fulfill the need for a significant design component in the emerging comprehensive planning program.

Four urban design mechanisms have been devised for San Antonio:

1. Special District Design and Development: to establish design guidelines in special districts which have natural and man-made assets and enact controls for their preservation and development. The recommended structure for this mechanism would be a staff directly responsible to the specific special

district policy committee. This staff could be part of the City Planning Department staff assigned to special districts, or it could be independently engaged as needs arise in the special districts.

2. Development Coordination and Services: to coordinate public and private development in the City, to provide incentives for new development and to utilize resource opportunities not presently realized. Two alternative structures are possible for this mechanism, formation of a new department of Development Coordination, or creation of a new staff function for Development Coordination within the City Manager's office.
3. Capital Improvements Design: to elevate the design quality of public investments, specifically in construction of public works and in provision of related public services, such as street lighting. The recommended location for this mechanism was new staff within the office of the Associate Manager for Public Facilities and Services.
4. Comprehensive Design: to establish city-wide design guidelines related to city-wide planning activities, to respond to city-wide issues, and to serve as a guide to Capital Improvements Planning. The recommended location for this mechanism was within the City Planning Department, where it could best relate to the other city-wide comprehensive planning activities.

DISTRICT ANALYSIS

The District Analysis component of the CRP is an effort to make the CRP and its analysis responsive to citizen needs and wants and to narrow the focus of CRP attention from the entire City down to the detailed scale of small areas. The stated goal of the CRP in District Analysis is:

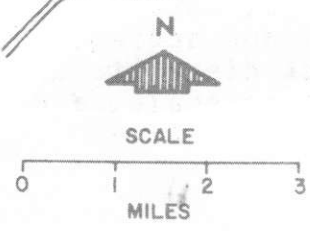
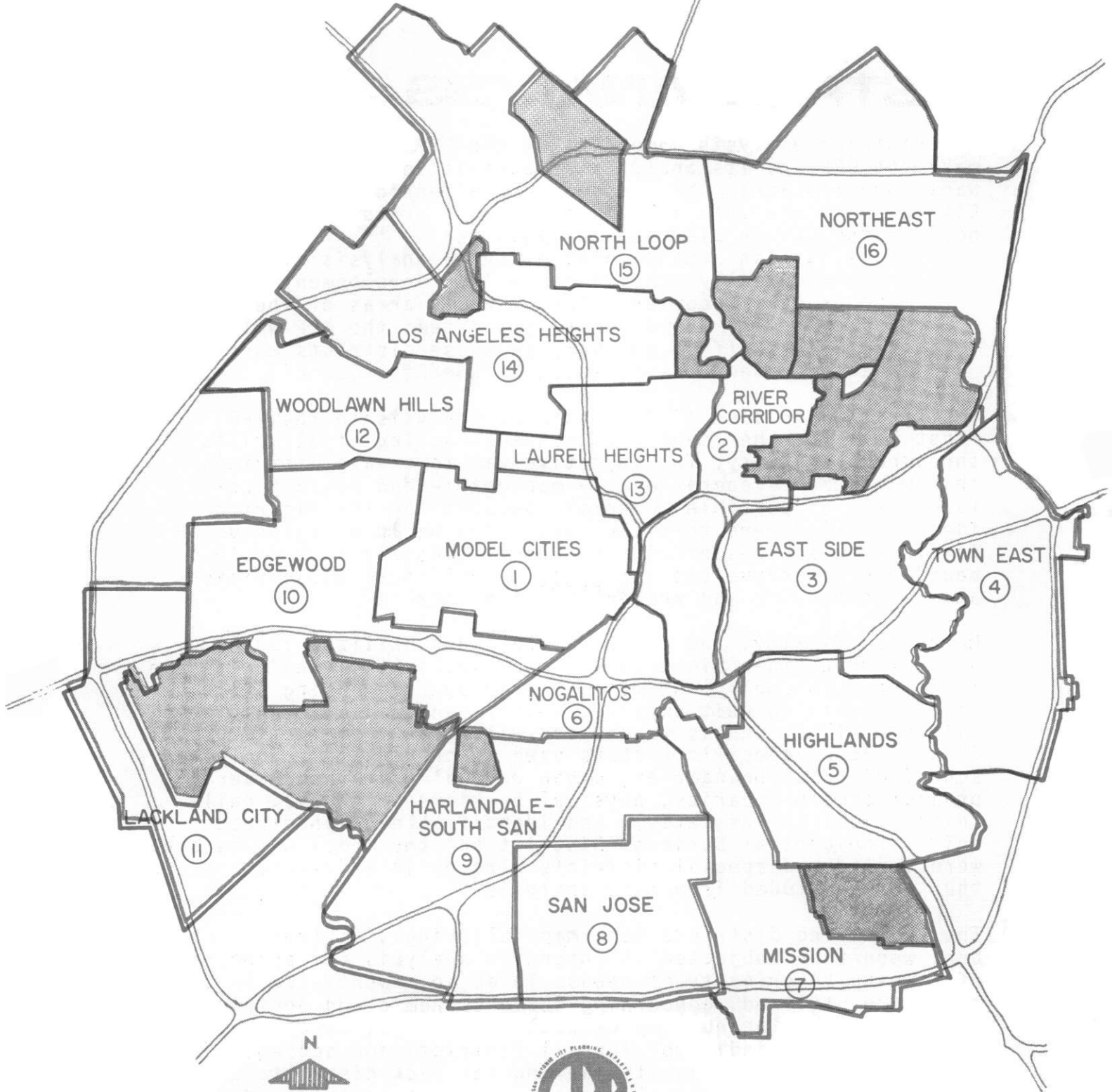
To establish a continuing district analysis effort that will eventually provide renewal or development policy and program recommendations for all areas of the City and that will be continually updated; the CRP will initiate this effort and work in those districts most in need of renewal as selected by the City Council.

The first major task of the District Analysis in the CRP First Year was the identification and ranking of districts throughout the City. The objective was to create districts that would be as operationally manageable and as rationally formulated as possible. General concepts for the district identification were that the population be as homogeneous as feasible in socio-economic characteristics and that district boundaries preserve the integrity of political sub-divisions and neighborhoods and respect physical barriers.

More specifically, the criteria that were utilized for homogeneity were six socio-economic characteristics: median income, median age, unemployment rate, median age of housing stock, rate of dwelling unit owner-occupancy, and racial/ethnic composition - all by census tracts and with data from the 1970 U.S. Census. Other specific factors used in the analysis included school district boundaries, urban renewal and other Federal project area boundaries, physical barriers (highways, railroads, flood plains, etc.), and identifiable neighborhood units. The Central Business District and the Model Cities area were considered special districts already in existence and thus were excluded from this analysis.

The identified districts (see map following), fifteen in number, were then subjected to intensive analysis for purposes of ranking by priority of needs. To do so, twenty-two indicators were utilized, concerning socio-economic and environmental conditions and the quality of public services. Data were collected for each indicator for all districts and aggregated to arrive at a single priority ranking for each district. Each indicator was first normalized on a percentage scale, and then

DISTRICT BOUNDARIES



DISTRICT ANALYSIS
SUMMARY

assigned a subjective weight for its relative importance and accuracy. The scores for all indicators could then be aggregated to a single district result on a scale of zero to one hundred points from best to worst. These results are listed below. The subjective weights were also tested through sensitivity analysis, with the outcome that the rankings were extremely stable and did not change when the weights were varied over a moderately large range.

DISTRICT PRIORITY RANKINGS

<u>Priority</u>	<u>Dist. No.</u>	<u>District</u>	<u>Score</u>
1	7	Mission	73.64
2	10	Edgewood	70.19
3	1	Model Cities	69.82
4	9	Harlandale/S. San.	64.37
5	3	East Side	58.30
6	6	Nogalitos	58.05
7	2	River Corridor	52.36
8	8	San Jose	49.66
9	13	Laurel Heights	49.52
10	11	Lackland City	49.16
11	12	Woodlawn Hills	45.40
12	5	Highlands	41.13
13	4	Town East	40.87
14	14	Los Angeles Heights	31.57
15	16	Northeast	30.45
16	15	North Loop	23.16

The second major task completed in the CRP First Year by the District Analysis staff was the examination of various alternative forms of citizen participation in planning for use in the District Analysis process. Theoretical roots and considerations for citizen participation were studied to place the needs for District Analysis in proper context. Also, previous and current citizen participation strategies utilized in San Antonio were evaluated. The results of all the examination were several alternative courses of action at each of many different points in the District Analysis process, including: initiation of the program; structure of the citizen input (nominations, elections, representation, board size, board structure); and the analytic process itself (goals formulation, analysis of conditions, alternative plan generation, and plan selection). The following is a summary of the CRP staff recommendations on citizen participation.

DISTRICT ANALYSIS SUMMARY

STEERING COMMITTEE

The District Analysis citizen participation component is to be launched with the appointment of a district Steering Committee by the City Council. Members of the Steering Committee will be neighborhood, community, and business leaders from the district. This Committee will work with the CRP staff to initiate and carry through a community-oriented program of public relations and information distribution concerning the impending District Analysis process.

In addition, the Steering Committee and the CRP staff will set up and administer the nominations and elections for the citizens' District Board. This task will entail determination of the number of representatives to be elected to the Board, the division of the district into representative voting sub-units, the organization of meeting(s) for the nomination of candidates, as well as the solicitation of at-large candidates from local district groups and associations, etc., the designation of polling places, and the administration of the election itself. Upon the election of the District Board representatives, the official capacity of the Steering Committee will be terminated, and it can dissolve.

DISTRICT BOARD

The District Board will consist of two types of representatives: those representing district sub-units, and those representing at-large interests. The total number of representatives will have been previously established by the district Steering Committee. Operation of the District Board will be by a dual-level type of system. The representatives of the Board as a whole will establish the size and duties of a smaller Executive Committee and will elect members from its own number to the Committee. In addition to its parliamentary duties, the Executive Committee will serve as chief project coordinator with the CRP staff. It will follow the directions of the Board, set the agenda for full Board meetings, and make recommendations to the Board.

The role of the District Board during the District Analysis process will be one of partnership and cooperation with the CRP staff, although the Board will retain final decision-making power. Although the technical aspects of information gathering and analysis will be handled by the CRP staff, the directions which the study will take and recommendations concerning policies and programs will come from the District Board members. Thus, the Board will ultimately determine the needs, goals, and planning recommendations for the district.

DISTRICT ANALYSIS SUMMARY

The output of the citizen participation program will be the presentation of the District Analysis report and recommendations to the Planning Commission and the City Council by the District Board. Such a presentation will reflect the efforts contributed by the Board to the analysis process, as well as the professional assistance and advisory support of the CRP staff.

Citizen involvement will not end with the analysis process. The District Boards are expected to continue in existence and serve as a community forum and as a sub-committee to the Planning Commission in its zoning, subdivision, and other functions, on the district level. The District Board can also operate as critical input into the Bond Improvement Program, city services provision, Annual Arrangements, and Urban Renewal activities of the City. The District Boards could be structured in the same way as during the plan preparation stage, or in some alternate manner. Options also exist in number, type, and frequency of meetings and in election processes.

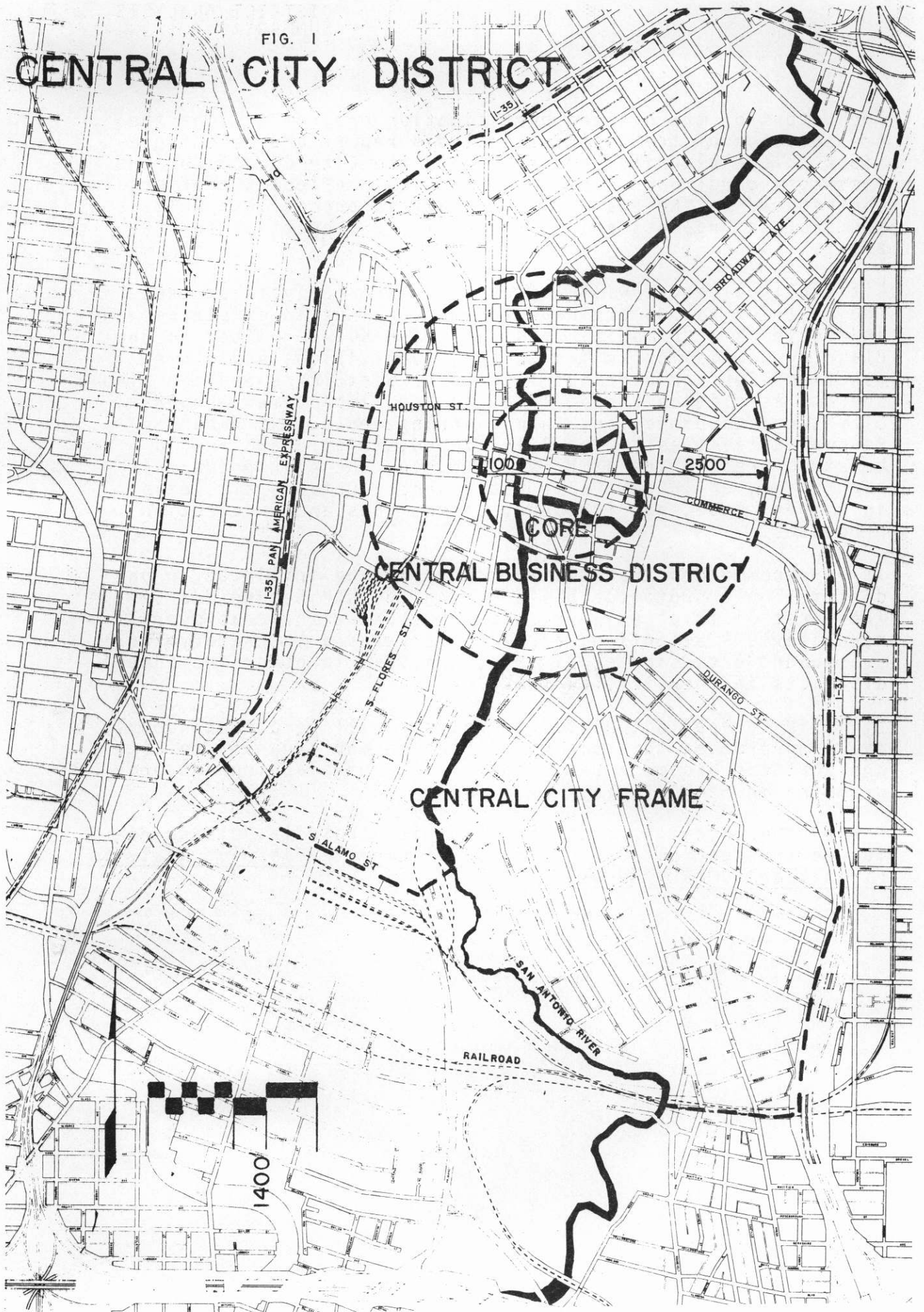
It is recommended that District Analysis be initiated in one district on a prototype basis during the CRP Second Year. The first district will presumably be one with great overall needs for CRP attention, and will serve as a laboratory for subsequent extension of District Analysis to other designated districts in the City.

If it is so applied, District Analysis will be a continuously evolving process that can be adapted to any area of the City and that can become a basic cornerstone of planning and programming in San Antonio.

For further details concerning District Analysis, please refer to the special supplementary CRP report, District Analysis: First Year Summary Report.

FIG. 1

CENTRAL CITY DISTRICT



DEVELOPMENT OF THE CENTRAL CITY DISTRICT

The time is right for significant renewal and development in the Central Business District (CBD) and frame of the City of San Antonio. Three major events are creating this favorable climate for development and renewal. They are: (1) the completion of a plan for the CBD called Regional Center - '85, (2) and forming of a Central City Development Council, and (3) a \$405,000 San Antonio River Corridor Feasibility Study bringing together six governmental agencies with major interests in a 6 mile stretch of the San Antonio River, which includes the CBD and frame.

The purpose of this report is twofold: (1) to indicate that a mixed-land-use is the kind of development that must take place if the Central City District (see Figure 1) is to make available to people a new and desirable choice in life styles, and (2) to set forth a joint development strategy between the public and private sectors as the necessary means whereby development and renewal will be achieved.

The focus, or planning orientation, of the Central City Development Team is the Human Activity Systems, reflecting human needs, which led to the Urban Design Systems Approach.

While the core areas of many large cities have apparently declined past the point of no return, San Antonio's Central Business District and frame are still viable. The multi-cultural charm and scenic beauty coupled with some successful renewal projects have inhibited the process of decay in San Antonio. However, San Antonio's central city has experienced the exodus of large numbers of its population to new suburban areas. This has had the effect of decentralization of business and services. The downtown district is left with scars of physical obsolescence, and under-utilized and under-developed areas. The vast amount of cheap usable land in the urban periphery encourages building a low density, sprawling city. In this dispersion lies the very real dangers affecting the City's future economics and its quality of life.

In the "State of the Central City District" section, the strengths and weaknesses of the Central City District are more specifically described. The mixed-land-use concept for alleviating the liabilities and enhancing the assets is developed in the "Systems Analysis" section. Goals and recommendations follow in the "Development Concept" section that support the mixed-land-use concept. In the last section,

CENTRAL CITY
SUMMARY

a joint development strategy is proposed that relates government as a stimulus to the private activity necessary to accomplish the goals set forth.

STATE OF THE CENTRAL CITY DISTRICT

VISUAL ANALYSIS

A Visual Analysis survey of urban assets and liabilities relating to environmental needs was conducted.

The following visual assets or strengths are found to exist in the Central City District:

1. The San Antonio River and walk provide downtown's unique character assets, which includes a delicate integration of private and public investment.
2. Other evidences of a noble heritage are parks, plazas, historical buildings, and landmarks such as Alamo Plaza, Spanish Governor's Palace, and the Tower of Americas.
3. Street configurations which provide views such as the view of the Medical Arts building looking east on Houston Street are also an asset.
4. Values of contrast and diversity, reflecting variety of culture and ethnicity, add flavor to the city.

Visual liabilities or weaknesses are found as follows:

1. An anachronistic market place provides non-competitive forms, such as outmoded, inefficient physical plants and merchandizing techniques.
2. A lack of maintenance and new investment in the market place is illustrated by such things as fractured curbs and sidewalks and poor facilities for delivery and collection of goods and services.
3. Difficult and inconvenient access to the area creates many problems.
4. Insufficient personal security measures which are visible to the public are an image liability.

RECENT DEVELOPMENT

Recent developments in San Antonio and other cities compares post-Hemisfair '68 influences on downtown with what is happening in other cities across the country. Cities were generally selected on the basis of similarity of size (350,000 - 1,000,000).

The many developments cited in these cities illustrate a national trend toward revitalization of the central city. These developments also show that the specific recommendations now being made for San Antonio are already becoming physical realities in other cities throughout the nation.

SYSTEMS ANALYSIS

URBAN DESIGN SYSTEMS APPROACH - MIXED USE CONCEPT

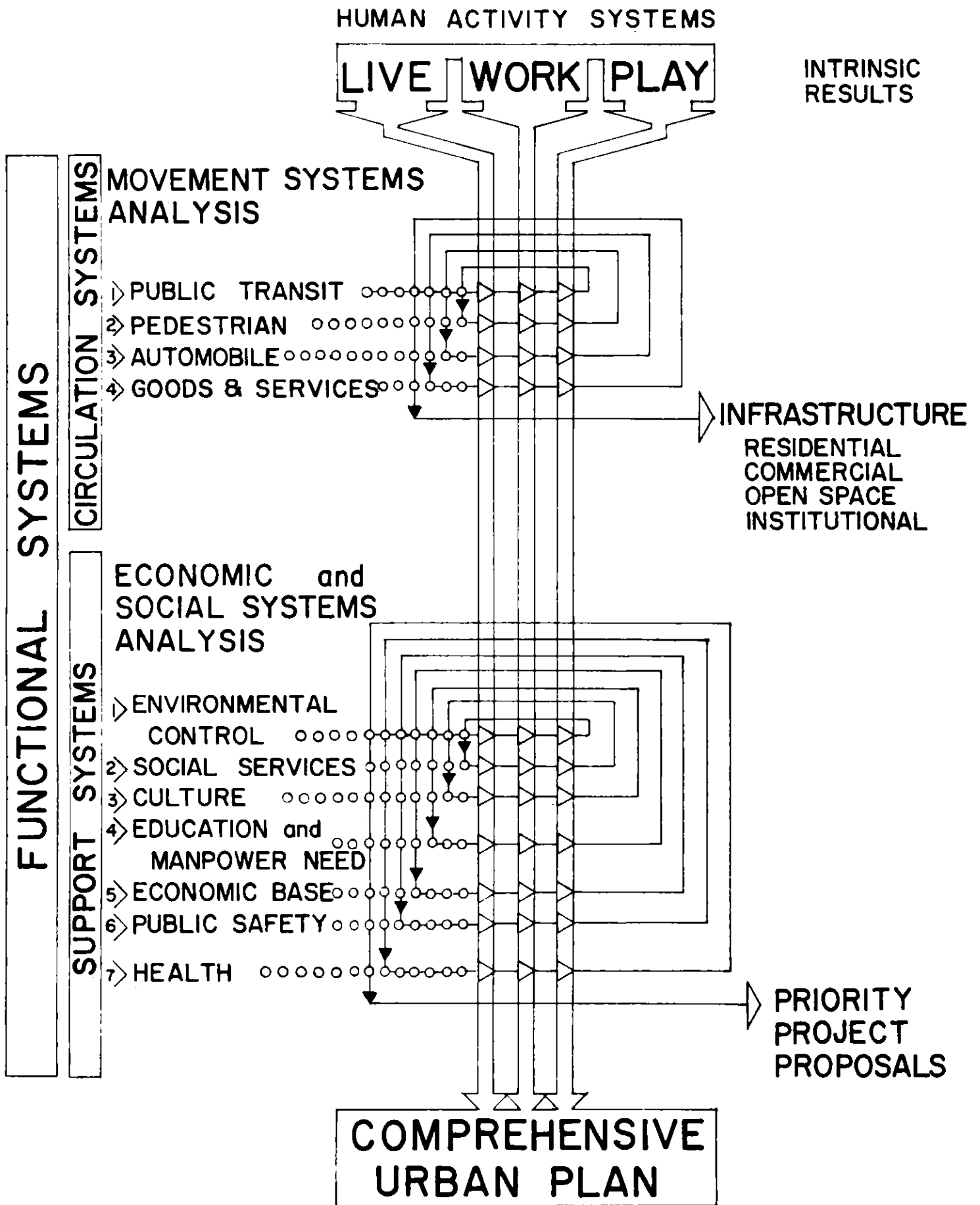
An Urban Design Systems Approach was established as a means of more effectively dealing with the complexities of the city. Figure 2 provides a graphic representation of this concept. Systems are defined into two distinct categories: Human Activity Systems and Functional Systems. The three Human Activities - Live (domestic), Work (economic), and Play (leisure/recreation) suggest the city's reason for being. Circulation Systems, linking the three Human Activities, define the urban infrastructure and the movement systems emphasizing efficiency of access as well as reducing the need for movement. The Support Systems (Environmental Control, Social Services, Culture, Education-Manpower Development, Economic Base, Public Safety, and Health) are Economic and Social Systems which support the urban process and in turn determine its quality.

EVALUATION

The Systems Approach is evaluated for applicability not only to the Central Business District, but also the downtown frame, existing districts and developing districts. It is concluded that, as a planning process, there are varying degrees of application for physical development in the various districts. The following classifications are made:

FIG. 2

URBAN DESIGN SYSTEMS APPROACH



CENTRAL BUSINESS DISTRICT - The systems approach has its most complete application here, due to the fact that it is a high density, intense activity area, and also because Urban Renewal allows land clearance under the Neighborhood Development Plan (NDP). The approach has its most significant application when these two characteristics are present in an area. Section IV of the report is devoted to a detailed explanation of this subject.

DOWNTOWN FRAME - The systems approach is also applicable to this lower-density, fragmented area, especially due to the potential for major changes made possible by federal programs and land reclamation feasibility (Neighborhood Development Plan and New Town-In Town).

EXISTING DISTRICTS - The systems approach is least applicable to the planning process for existing districts, due to their large, low-density "unifunctional" nature, outside of the Central Business District.

DEVELOPING DISTRICTS - The systems approach is valid and extremely important to developing districts as a tool for guiding future growth of the metropolitan area because the patterns of development are yet to be set for the undeveloped land.

DEVELOPMENT CONCEPT

In the spring of 1969, the Comprehensive Planning Division of the City Planning Department was assigned the task of recommending a comprehensive plan for the Center City to be used as a policy guide for the City Council and city administration. In May, 1971, the Regional Center '85 Plan* was completed including the eight goals that follow. More recently the related recommendations have been developed. The planning orientation was the Human Activity Systems (Live, Work, Play) and led to the Urban Design Systems Approach. Within this approach, circulation systems are the first key focal point and thus the emphasis in the first planning phase of the Central City Development Team. More detailed work remains to be done in the area of Support Systems involving economic and social analysis.

*Regional Center '85 is the starting point for planning by the Central City Development Team. For simplicity purposes the term Central City District will be used for further references to this concept, appearing in the Summary.

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METHODOLOGY

The Del Alamo, General Neighborhood Renewal Plan, July, 1965, was selected as the basis upon which to build. Statistics were then collected on conditions and metro-area trends. What other cities are doing was explored. Citizen participation via interviews reached about 200 interviewees (the interview data was plotted on a display map). Raw data was collected on office space, health units, transient accommodations, retail and parking space, governmental facilities, historical structures, and other subject areas. Applied data, including "rate factors," for determining vehicular capacities and personal needs spaces were also collected.

OPERATING OBJECTIVE OF CCDC

The operating objective of the Central City Development Council (CCDC) as adopted in August, 1972. It is as follows:

The operating objective of the Central City Development Council is to reverse the trend of deterioration in the Central City by stimulating private development through the strategic use of public resources. The desired result is an improvement in the quality of urban living for the citizens of Greater San Antonio that allows the Central City to assume its proper role as the coordinating, focal point of the various development areas of the Greater San Antonio area. The Central City should play its proper role in developing the area into a regional center for South Texas and also an international trade center for the Americas, focusing primarily on Latin America.

GOALS AND RECOMMENDATIONS

The following goals and recommendations reflect the emphasis of planning activities to date:

GOAL 1 - ACCESSIBILITY - Approach Element--Circulation

Improve accessibility to downtown functions by completing and improving the expressways to downtown, simplifying circulation on major thoroughfares, providing adequate parking at strategic locations, and by implementing other modes of transportation--rapid transit, regional and intercity high speed ground transportation, and new inventive internal people-mover systems.

Recommendations: Related to problems of Service Utility

1. Provide a basement level network of service centers and vehicular tunnel/utility chases to improve deficient service-utility facilities in the new construction area.
2. Develop dual-usage facilities movement of goods into and the movement of waste out of, the central city. This can be accomplished during non-peak or nighttime hours.

Recommendations: Related to problems of Streets

1. Provide a "controlled access" street system. This facilitates separation of pedestrian and vehicle movements essential to the environmental well-being of the center city today. Moving vehicles at ground level, a simplified hierarchy of streets can be developed at a minimum public investment
2. Provide a system of transitional arterials with access from downtown streets to the regional expressway network.
3. Provide within the district internal access systems of four crisscrossing arterials and four penetrating loops.

Recommendations: Related to problems of Parking Facilities

1. Provide multi-level ramps bringing the center city's total spaces to over 25,000. These are to be private developments and parking authority projects.
2. Plan facilities according to the criteria of optimum walking distances (600 feet for short-term primary parking, and 1,500 feet for long-term secondary parking).

Recommendations: Related to problem of Pedestrian Movements

1. Observe strict separation of all mechanical functions from human functions. The pedestrian systems proposed create an exclusive environment for people, a network of walkways, sheltered malls, promenades, courtyards, and plazas; running from block to block at river level, at ground level, and at a newly constructed third level. In the core and adjacent areas, the three-dimensional configuration, resulting from vertical integration of the pedestrian system into existing and potential development, creates a more human scale and a more desirable, intensely developed, multi-level structure.
2. Reshape closed streets and no-longer-needed asphalt parking lots to express the priority of man--tying together the existing river, parks, and plazas.
3. Create new human expressions adjusted to human scale. There can be sidewalk cafes, colorful merchandizing kiosks, and stages for public events such as concert, dance and theatre. There will be space for trees, flowers, fountains, and works of art--creating the stage for community-wide participation and identification.

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Recommendation: Related to problems of Transit

1. Develop multi-modal transit, which is essential to making the downtown center more convenient and more competitive. The development of a regional transit system, phased to developing corridors, is paired with localized or district oriented mass-transit or the private automobile. Initial studies indicate six radiating rapid-transit corridors intersecting in the downtown district served by two interchange and six area stations. Bus routes entering downtown are configured to the arterials. Penetrating loops with core area air-conditioned terminals are developed integrally.

GOAL 2 - RESIDENTIAL NEIGHBORHOODS - Approach Element--Live

Preserve and create residential neighborhoods and amenities for the broadest possible spectrum of facilities and individuals.

Recommendations: Related to the problem of Flight to the Suburbs

1. Re-introduce the residential function as the major physical element and developmental influence for generating a stable "24-hour" community, comprising all ethnic and economic groups in the downtown area.
2. Expand transient accommodations by 1,500 first-class hotel rooms to meet growing tourist-convention-business needs by 1976.

GOAL 3 - JOBS DOWNTOWN - Approach Element--Work

Increase the number and variety of jobs downtown by increasing public as well as private employment opportunities, oriented to inner-city and suburban residents, utilizing both skilled and unskilled resources.

Recommendation: Related to the problem of Loss of Market and Employment Base

1. Develop a vital central district community by creating jobs for 50,000 employees. This is to be accomplished by re-establishing downtown as a convenient quality, regional shopping center; by expanding and developing business opportunities logically compatible to the district; and by maintaining, while strengthening, the centralized governmental and institutional facilities.

GOAL 4 - HISTORIC PRESERVATION - Approach Element--Play

Preserve the heritage of San Antonio by saving and placing in productive use many of downtown's historically and architecturally significant structures and spaces.

Recommendation: Related to problem of Fragmented Play Areas

1. Develop a truly human scale and quality in the central district environment by tying together existing parks, plazas and other open spaces into a comprehensive network. This is accomplished through phased redevelopment of certain streets and properties as people-oriented connectors, which becomes a major element in the district's pedestrian movement system focussed on the San Antonio River.

GOAL 5 - SERVICES FOR REGION - Approach Element--Support Systems

Raise the level and increase the scope of downtown services for the San Antonio metropolitan area by reinforcing the number of governmental, health, educational, cultural, religious, and social institutions downtown.

GOAL 6 - INTENSIFY USE - Approach Element--Systems Interface

Intensify the use of downtown land without creating congestion by sensitive zoning and development regulations that encourage higher land utilization, the separation of pedestrians from automobiles, and planned open space.

GOAL 7 - FUNCTIONAL ARRANGEMENT - Approach Element--Systems Interface

Promote and insure the best possible functional arrangement of downtown uses with due regard to diversity and compatibility by generating the necessary linkages between these uses and establishing the necessary security force.

Recommendation:

1. Begin process with the Parks and Police Departments to expand to the rest of the Central City a visible public safety image that is accomplished for the river bend by the Park Rangers.

GOAL 8 - QUALITY DESIGN - Approach Element--Systems Interface

Design downtown as a distinctive, high-quality environment to contribute to the identity of the city and reinforce its unique character by preserving significant views and urban vistas, by recognizing special design characteristics and opportunities, by encouraging architectural-urban design excellence for public and private projects, by promoting a comprehensive sign ordinance, and by citizen participation in the design process.

A JOINT DEVELOPMENT STRATEGY

A joint development strategy is used as a unifying concept for the work program and implementation process to be accomplished by the Central City District. Neither the public nor private sector alone can generate the impact needed to change a major area of the urban environment.* Using the joint development strategy as a starting point in the implementation process the Central City District of San Antonio is covered in three layers: interagency, public-private, and interdepartmental-City of San Antonio.

Interagency cooperation will focus on the River Corridor Feasibility Study during the next year, where six agencies are exploring the feasibility of developing projects. These agencies are: Alamo Area Council of Governments, Bexar County, the City of San Antonio, the San Antonio Development Agency, the San Antonio Independent School District, and the San Antonio River Authority.

Public-private cooperation will focus on the Central City Development Council, which combines governmental agencies in the same arena with private organizations, all of whom have an interest in developing the Central City District.

Interdepartmental coordination within the City of San Antonio focuses on a recommendation for an organization structure that brings together the policy planning and programming functions of the City. A Municipal Information Center (MIC) is recommended as the focal point for interdepartmental and interagency project coordination. Management tools are recommended to assist independent groups as they cooperate in projects. These tools include program planning and budgeting concepts as well as the critical path method (cpm). It is felt that these techniques should be tested with selected complex, joint projects such as those which will come under River Corridor development, before they are considered for broader applications within the city organizations.

LEVERAGE POINTS

Eight leverage points are identified within the Central City District. These are small geographic areas in which public or

*This strategy is consistent with a paper, "Joint Development Strategy," attached to Memorandum to "Vendors," Case Studies on Joint Development Strategy, from Mr. Andrew Euston, Environmental and Land Use Planning Division, U.S. Department of Housing and Urban Development, Washington, D.C., August 4, 1972.

CENTRAL CITY SUMMARY

a public-private joint development project could stimulate additional private investment for the purpose of reversing the trend of economic decline in the Central City District.

WORK PROGRAM

The planning sequence of the Urban Design Systems Approach used by the Central City Development Team is compared with the work schedule of the River Corridor Feasibility Study to illustrate how they complement each other. Second year Central City District activities gradually shift from an emphasis on goals and objectives to coordination between city departments, government agencies, and private developers to achieve program development and project implementation.

Major work elements involve the stimulation of private development with and without public funds, strategies to assist private developers in line with Central City design concepts, identification of public investments that best facilitate private development, and priority design.

San Antonio's Central City District offers exciting potential for more meaningful life styles providing more choices for tomorrow's citizens. The river in her midst beckons the entire community to explore and develop this potential. Many tools are now available with which to respond, not the least of these being federally funded programs such as the Community Renewal Program of the City of San Antonio and the River Corridor Feasibility Study. An outgrowth of these programs are joint development strategies as proposed in this report. Through such strategies the public and private sectors are beginning to form creative partnerships that are expected to accomplish new developments which will add to the unique qualities of the Central City District.



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Director of Planning

HOWARD MIURA, Assistant Director
of Planning/Chief of CRP

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