

City of Alamo Heights

Community Grant Application

By

Neighborhood Preservation League
of Alamo Heights

With Sub Consultant Team

Black + Motal Architecture and
Urban Design

NOVEMBER 2024

CONTEXT

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NARRATIVE

ORGANIZATION INFORMATION

- Organization's History

The Neighborhood Preservation League of Alamo Heights (NPLAH) was established in February 2022 with a dedicated mission to protect and preserve the public health, safety, and welfare of residents, while also safeguarding property values in the residential neighborhoods located in and near the City of Alamo Heights. The organization aims to foster a sense of community by ensuring that the unique character and charm of the area is maintained. NPLAH actively engages with local residents and authorities, advocating for effective policies and practices that contribute to the overall quality of life within their neighborhoods. The league is working to address challenges that may impact the integrity of the community, thereby reinforcing a commitment to preserving the area's historic and aesthetic appeal for current and future generations.

- Mission, Goals, Future Challenges, and Long-Range Plans

- **Mission:** Our mission is to protect and enhance the character of Alamo Heights' unique neighborhoods. This includes preserving not only the aesthetic and cultural integrity of the area but also maintaining open spaces, public areas, and the individuality of residences, buildings, and structures.

- **Goals:** Our goals focus on providing leadership in educating our citizens about the importance of protecting our city's unique heritage. We aim to highlight the value of this preservation while advocating for practical and sensible regulations that govern both the built and natural environment, ensuring that development aligns with our community's values.

- **Challenges:** We face significant challenges in the future as we strive to balance new mixed-use and commercial development with the redevelopment of existing residential properties. It is essential to mitigate the impacts of commercial intrusion, address parking concerns, and prevent overbuilding, all while safeguarding the natural environment. A critical question we must tackle is: How much is too much? We need to explore ways to increase activity, desirability, and density without undermining what makes Alamo Heights unique.

- **Long Range Plans:** NPLAH's long-range plans involve assisting citizens and city staff in updating the City's residential design guidelines to reflect current needs and preserve character. We also aim to explore the creation of neighborhood conservation or historic districts, advocating for the protection of community resources. Furthermore, we will promote the development of public improvements that directly benefit residents and enhance the quality of life in our neighborhoods.

NARRATIVE

ORGANIZATION INFORMATION

- Current Programs and Activities

Current efforts include active engagement in the protection of the “Old Alamo Heights / Patterson/ Torcido Loop from a proposed major commercial expansion.

- Accomplishments

Initial conversations with AH political leadership have taken place to explore options for preservation and conservation of cultural resources and structures.

PURPOSE OF GRANT

- Proposed Program or Project

The proposed project seeks to study the transformation of Alamo Heights Blvd., specifically the stretch from Tuxedo to Corona, into a vibrant parkway. This transformation aims to mirror key features of La Jara Blvd., which has successfully integrated a variety of community-friendly elements. The re-naturalization of Alamo Heights Blvd. requires three basic steps – Vision, Design/ Engineering, and Implementation. The grant will be used for funding a portion of the first step of creating the Vision...that will include public outreach and input, an illustrative plan, and renderings for the project. The overarching goal of the project is to enhance the quality of life for residents of Alamo Heights by significantly improving walkability, and addressing pressing drainage issues, while also mitigating the urban heat island effect that often exacerbates local temperatures.

- Identifying Needs, Target Population, and Project Reach

The project aims to address several critical issues identified within the Alamo Heights community

- » **Flooding:** Alamo Heights Blvd. currently suffers from significant flooding during heavy rainfall. This not only hampers mobility but poses safety risks for residents and drivers alike. The project aims to improve the drainage system to effectively manage stormwater runoff, reducing flooding incidents using natural bioswales to both slow and treat the run-off.

NARRATIVE

- » **Unsafe Streets:** The existing wide street design is inappropriate for a residential area as it signals to drivers that high speeds and inattentive driving are permissible, presenting significant safety concerns for pedestrians and cyclists, especially children and elderly residents. The project will prioritize creating safe pedestrian pathways to encourage walking, cycling, and outdoor activities as well as preserving time honored community activities like the Howdy Night and Fiesta Pooch Parades.
- » **Excessive Pavement:** The current landscape features an overwhelming amount of impervious surfaces, which contribute to flooding and exacerbate the urban heat island effect. The project will aim to reduce impervious cover while maintaining appropriate vehicular travel and parking.
- » **Connectivity:** Enhancing connectivity within the community. The project will focus on creating a network of multi-modal pathways that facilitate seamless movement for pedestrians and cyclists and cars, promoting a more integrated and accessible community.

The target population for the project includes:

- » **Residents of Alamo Heights:** The primary beneficiaries of enhanced walkability and safety measures.
- » **Property Owners along Alamo Heights Blvd.:** Property owners will directly benefit from the enhanced environment, safety of the street and increased property values.
- » **Alamo Heights High School Students:** As frequent users (pedestrians and parkers) of the boulevard, they will benefit from the increased safety and accessibility.
- » **Users of Nearby Parks:** Improved connectivity and pathways will enhance access to the Dog Park, Little League fields, Swimming Pool, Nature Trails and Olmos Basin, encouraging community engagement.
- » **Guests of Residents:** Visitors who use on-street parking will find it safer and more pleasant to navigate the area.

The number of people served by the project will ultimately depend on the final design and scope. However, it is anticipated that a vast portion of the Alamo Heights community will experience the benefits, underscoring the project's potentially widespread impact on quality of life.

NARRATIVE

- **Project Goals and Objectives with Implementation Plan**

The project has established several ambitious goals aimed at drastically improving Alamo Heights Blvd. These goals include:

- » **Creating a Safe and Enjoyable Pedestrian Environment:** The design will prioritize pedestrian safety, and other modes of transportation utilizing a variety of design features.
- » **Improving the Drainage System and Reducing Flooding:** The project will propose effective drainage solutions tailored to the specific geography and climate of the area to manage stormwater more efficiently.
- » **Mitigating the Heat Island Effect:** By increasing the tree canopy cover along the boulevard and reducing paved surfaces, the project aims to provide shade and lower surface temperatures, making the area more comfortable for all users.
- » **Enhancing the Streetscape's Aesthetics:** The visual appeal of the community will be elevated through landscaping and by the potential for incorporating art and engaging design elements that reflect local culture and history.

To meet these goals, the project will undertake the following actions:

Phase One- Planning and Design: In Phase One, the focus is on community engagement, planning and design.

- » **Conduct Community Engagement Meetings:** Facilitate discussions with residents and stakeholders to gather input and feedback, ensuring diverse perspectives are considered.
- » **Design an Illustrative Master Plan:** Create a comprehensive plan that outlines how to connect key community areas while incorporating natural drainage systems.
- » **Strategic Tree Planning:** Identify locations for tree planting to provide optimal benefits in shading and heat reduction.
- » **Implement a Central Bioswale:** Design the bioswale to improve water quality and manage runoff effectively, showcasing natural processes.
- » **Produce Street View Renderings:** Develop visual materials that illustrate the proposed changes to foster public understanding and stakeholder support.

NARRATIVE

Future Phase Two- Funding and Demonstration: A future Phase Two will focus on securing resources and providing educational demonstrations.

- » **Secure Funding for Demonstrative Intervention:** Actively pursue grants, donations, or other funding sources to finance a temporary demonstration project that showcases some of the proposed changes without implementing full-scale drainage changes.
- » **Gather Public Feedback:** Use the funded intervention to further educate the community about the connection between street width and drainage, illustrating the vision and gather feedback.

Future Phase Three- Implementation and Documentation: A future Phase Three involves creating detailed plans for implementation.

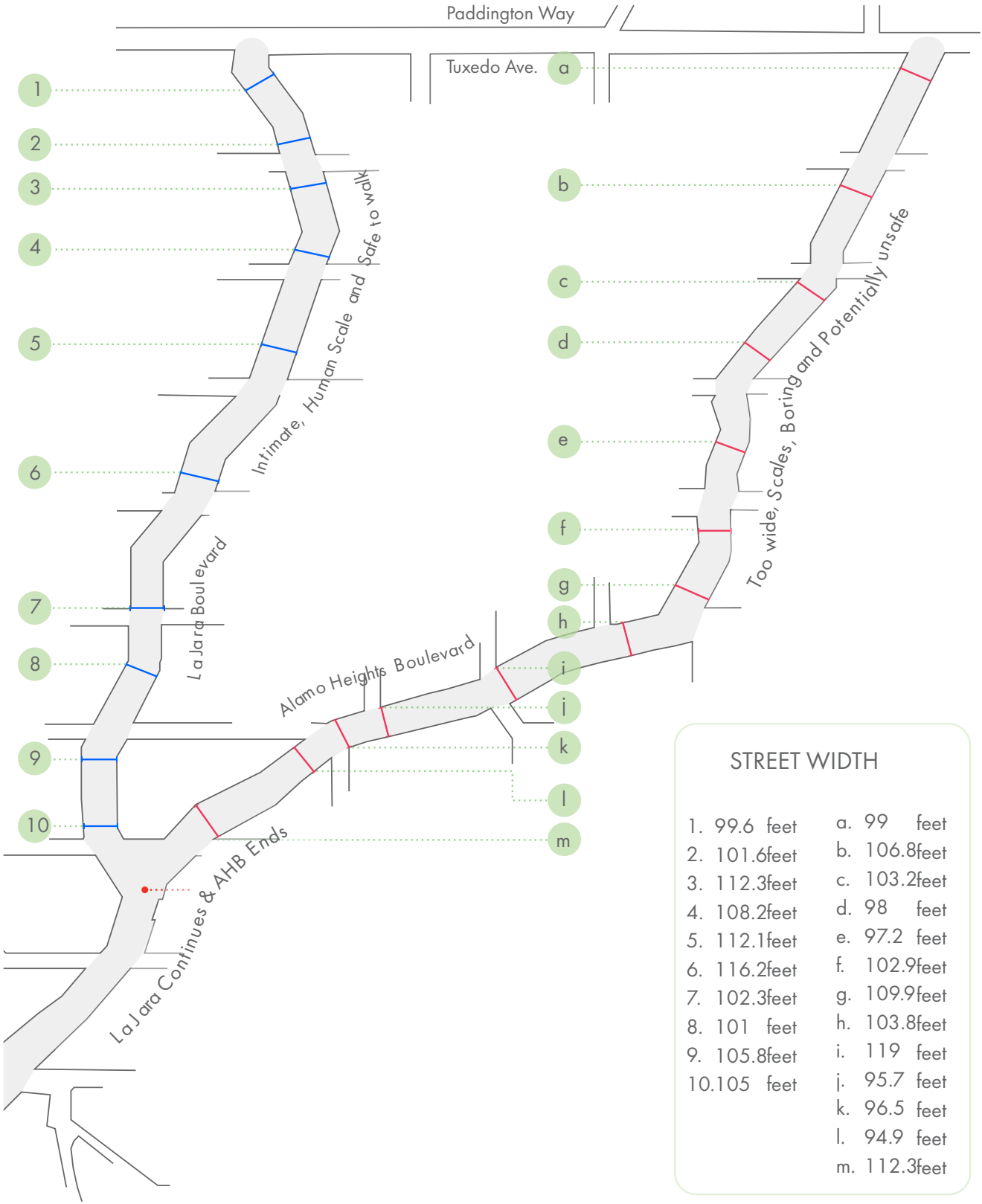
- » **Draft Full Implementation Plan:** Outline detailed steps and strategies to execute the project from start to finish, incorporating timelines and responsibilities.
- » **Prepare Construction Documents:** Create the necessary technical documents and specifications required for construction, ensuring compliance with regulations and standards.

By following these structured phases, the project aims to effectively meet its goals while fostering community involvement, environmental sustainability, and understanding of the proposed changes.

NARRATIVE

Maps, Images, and Depictions of the Project

La Jara & Alamo Heights Boulevard, San Antonio



NARRATIVE





Maps, Images, and Depictions of the Project

Watershed Master Plan

Watershed/Floodplain

Draft Floodplain

Legend

-  0.2% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Regulatory Floodplain

Political Boundaries

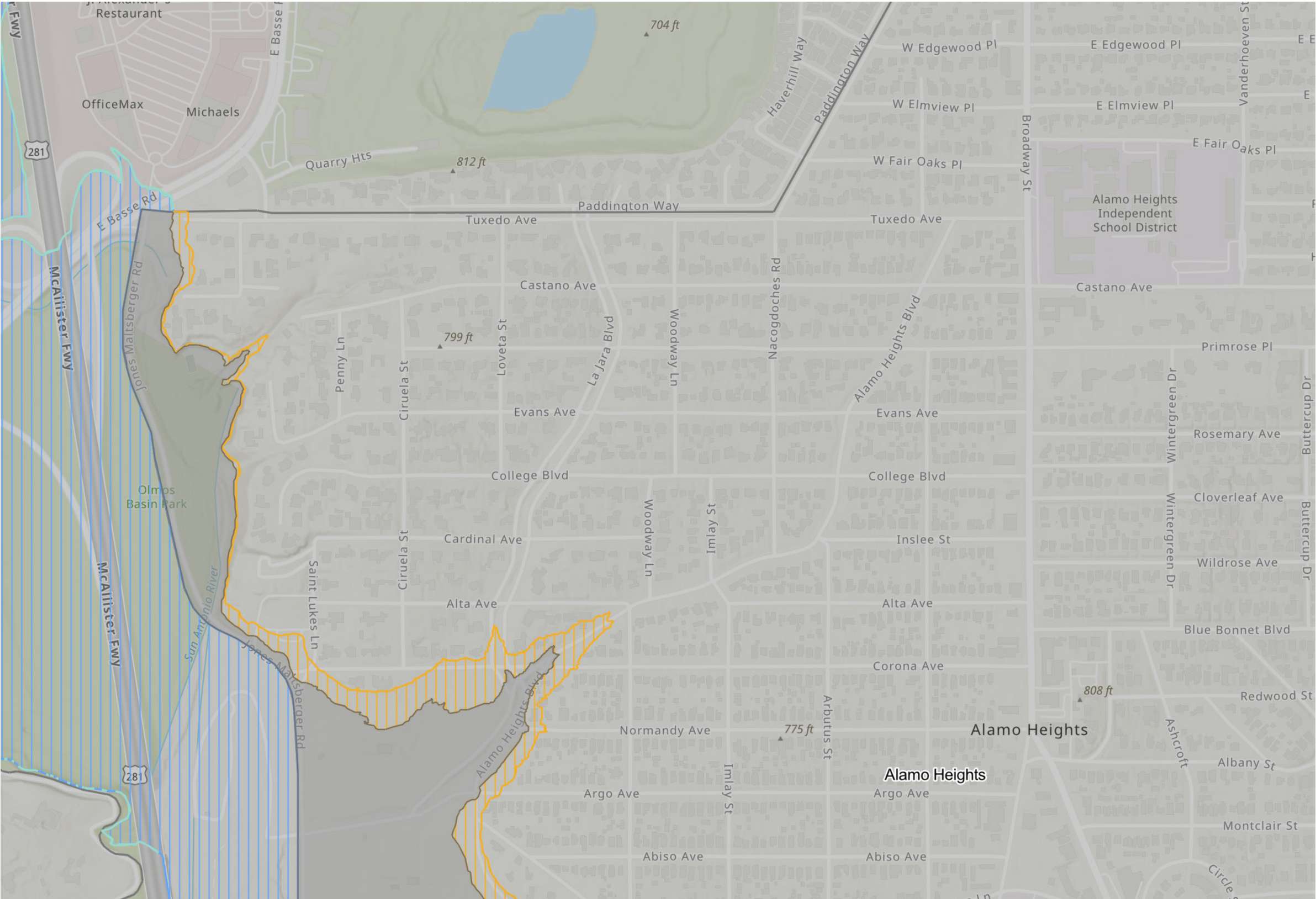
The River Authority's Jurisdiction



City Boundaries (SARB)



Source: The San Antonio River Authority's Tool: ArcGIS Online Watershed Master Plan Viewer



NARRATIVE

Maps, Images, and Depictions of the Project

Work Sample: Olympic Sport Village Pedestrian Blvd.



NARRATIVE

Maps, Images, and Depictions of the Project

Work Sample: Great Streets, Austin



NARRATIVE

Maps, Images, and Depictions of the Project

Work Sample: Plaza Saltillo, Austin



NARRATIVE

Maps, Images, and Depictions of the Project

Work Sample: Congress Avenue Visioning, Austin



NARRATIVE

- Defining the Project: New or Continuing Program

This initiative is defined as a new project, envisioned as a multi-phase process aimed at revitalizing Alamo Heights Blvd. The project's multi-phased approach allows for thorough planning and community involvement, ensuring that each stage builds upon the success of the previous one while leading to a sustainable and lasting improvement in the Alamo Heights community.

- Identifying Organizations, Partners, and Funders Involved in the Project and Their Roles

The following have been contacted and have shown interest in the Project

- The Nature Conservancy of Texas
- San Antonio River Authority
- Friends of Redondo Creek Trails

- Implementation Timetable for the Project

The implementation timetable for the project consists of specific milestones designed to achieve the goals set forth in Phase. Here's a breakdown of the timeline:

- Months 1-2 Research/Existing Condition Documentation, Public Meeting with stakeholders
- Months 3-5 Vision Development / Mid-point Stakeholder Review
- Months 5 -6 CoAH Staff/Leadership Review
- Month 6 Public Presentation and One Block Pop-Up.

- Identifying Long-Term Funding Resources

- San Antonio River Authority
- CoAH Bond

NARRATIVE

EVALUATION

- Plan for Documenting Progress and Results, Including Evaluation and Expenditure Reporting

The plan includes ongoing assessments and financial reporting aligned with grant requirements. The CoAH will be able to ascertain that the following responsibility will be met:

- » Review Research and Site Analysis Documentation with CoAH staff: Prior to the initial community meeting, a comprehensive site analysis was conducted to gather data on existing conditions, particularly concerning flooding and pedestrian safety. The findings have been compiled
- » compiled into a report that not only highlights key challenges but also establishes a baseline for future evaluations.
- » Review Stakeholder/Public Meeting Feedback with CoAH staff: After engaging with the community, the first draft of drawings and renderings were created based on stakeholder feedback. An interim meeting was held to present these drafts, followed by a summary report that documented community reactions and suggested adjustments, which serve as a critical evaluation milestone for ensuring stakeholder expectations are met.
- » Review Interim Vision Development with CoAH staff: Final versions of the designs are being prepared with annotations that explain the design choices made based on community input. These versions will be compiled into a comprehensive final report, which will be shared during the public unveiling. This report will summarize the project's evolution and provide the rationale behind key decisions made throughout the process.
- » Debrief/Review of Public Presentation: Financial oversight is being maintained with transparent communication to monitor expenditures across various project phases. Interim financial reports align with the project's major milestones, while a final financial report will summarize overall spending. This approach ensures transparency, compliance with grant regulations, and builds trust within the community as the public presentation unfolds.

By aligning these elements, the team demonstrates a methodical approach towards achieving accountability and fostering community trust throughout the Alamo Heights Blvd. transformation project.

ATTACHMENTS

Current IRS Determination Letter for 501(c)(3) Tax-Exempt Status



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

NEIGHBORHOOD PRESERVATION LEAGUE
OF ALAMO HEIGHTS
C/O BOBBY M MCGLONE
732 PATTERSON AVENUE
ALAMO HEIGHTS, TX 78209

Date: 06/27/2023
Employer ID number: 88-0985018
Person to contact: Name: Ali Omran
ID number: 10062
Telephone: 877-829-5500
Accounting period ending: December 31
Public charity status: 170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required: Yes
Effective date of exemption: March 1, 2022
Contribution deductibility: Yes
Addendum applies: No
DLN: 26053406001723

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

ATTACHMENTS

- Organizational Structure

Main Team: NEIGHBORHOOD PRESERVATION LEAGUE OF ALAMO HEIGHTS

Board of Directors

» President: Ann McGlone	732 Patterson Ave., Alamo Heights, TX 78209 ann@annbensonmcglone.com
» Vice President: Ed Dingivan	412 Harrison, Alamo Heights, TX 78209
» Secretary: Susie Guven	875 Estes Ave. Alamo Heights, TX 78209
» Treasurer: Mike McGlone	732 Patterson Ave., Alamo Heights, TX 78209 mikem@alamoarchitects.com info@nplah.org

Directors

1. Lady Ray Romano	734 Patterson Ave., Alamo Heights, TX 78209
2. Dr. Margaret Zeballos	710 Patterson Ave., Alamo Heights, TX 78209
3. Heather and Jerry Lammers	512 Corona Ave., Alamo Heights, TX 78209
4. Anne Ferguson	114 Morton, Alamo Heights, TX 78209
5. Chance and Kate Kinnison	111 Encino, Alamo Heights TX 78209

Sub Consultant Team: BLACK + MOTAL ARCHITECTURE AND URBAN DESIGN

Firm Principal

Sinclair Black 208 W 4th St #3A Austin, TX 78701

Managing Partner + Director of Architecture

Stephi Motal 208 W 4th St #3A Austin, TX 78701

ATTACHMENTS

- **Detailed Project Budget: Expenses and Revenues, Including In-Kind Support**

1. Professional Time	\$33,600 est. @ \$50.00/hour
- Grant Contract/Agreement	16 hours
- Project Management/Admin	120 hours
- Research and Existing Conditions Documentation	80 hours
- Stakeholder Meetings (2)	80 hours
- Vision Development	240 hours
- Staff/Leadership Reviews (3)	36 hours
- Public Presentation	40 hours
- One Block Pop-Up	60 hours
Subtotal	672 hours
2. Expenses *	\$ 5,000 est.
3. Contingency	\$ 2,500 est.
Project Total	\$ 41,100

* Assumes that we can use the City Council Chambers for stakeholder and public meetings and that public works and community development staff will make CoAH current and historic documents regarding underground utilities, paving and topography available.

The primary funding for the project is the CIG. The NPLAH will contribute approximately \$3,500 in funding to be spent primarily on materials for the public/stakeholder meetings. NPLAH will seek additional funding and in-kind donations for the One Block Pop Up demonstration.

- **Committed or Requested Amounts from Non-City Sources Supporting the Project**

The primary funding for the project is the CIG. The NPLAH will contribute approximately \$3,500 in funding to be spent primarily on materials for the public/stakeholder meetings. NPLAH will seek additional funding and in-kind donations for the One Block Pop Up demonstration.

ATTACHMENTS

- Letter of Support

1. Phil Solomon
2. John Grable
3. Bill Balthorpe
4. Ted Flato and David Lake

- Resumes

1. Mike McGlone
2. Sinclair Black
3. Stephi Motal

- Application Form

Letter of Supports- 1

October 29,2024

Mr. Phil Lainey
Assistant City Manager
City of Alamo Heights
6116 Broadway
Alamo Heights, Tx 78209

Re: Alamo Heights Community Improvement Grant Neighborhood Preservation League of Alamo Heights Community

Mr. Lainey,

As a resident living on Alamo Heights Boulevard and a Registered Landscape Architect, I am writing this letter in support of The Neighborhood Preservation League Of Alamo Height's application for the Fiscal Year 2025 Community Improvement Grant.

The Re-naturalization project would provide many benefits to the citizens who use the wide street for exercise and outdoor enjoyment as well as create and twin connection to the LaJara canopied Streetscape as originally conceived In the 1920's.

Secondly, the restoration of AHB to a shaded streetscape would not only reduce the heat island effect of the wide asphalt street , but reduce the amount of storm water runoff and consequent non-point pollution to Olmos Basin and down stream waterways.

Most importantly, having twin Canopied Streetscapes on LaJara And Alamo Heights Boulevard will create a common design thread which will contribute to a feeling of coherence and continuity to our community space. The project has the opportunity to make AHB a model Streetscape with connectivity to the nature trails, dog park And little league fields.

I have worked with both Ann and Mike McGlone on multiple projects. I know they will lead this project with integrity, experience and professionalism and in the best interest of our community.

Sincerely,
Phil Solomon
Landscape Architect
133 Castano
Alamo Heights Tx 78209
Ssolomonjm@aol.com
210 422 5735

Letter of Supports-2

LAKE | FLATO

311 third st san antonio tx 78205
p 210 227 3335 w lakeflato.com

October 29, 2024

Mr. Phil Lainey
Assistant City Manager
City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Re: Alamo Heights Community Improvement Grant
Neighborhood Preservation League of Alamo Heights Community

Mr. Lainey,

We are writing in support of the Neighborhood Preservation League of Alamo Heights's application for the Fiscal Year 2025 Community Improvement Grant. Their proposed project – The Re-naturalization of Alamo Heights Boulevard - has the opportunity to transform the 100' right of way into a model street for the city. At the beginning of our community's history Alamo Heights Boulevard and La Jara were twin meandering, deeply shaded paths for cars and pedestrians. The restoration of Alamo Heights Boulevard would offer many benefits to our residents and community

- A highly desirable and safe path from Tuxedo to AH Swimming Pool, Dog Park, Little League fields, Nature Trails and the Olmos Basin.
- Mitigating the speed and volume of flood waters flowing to Olmos Basin
- Improving the property values of residents along Alamo Heights Boulevard and adjacent streets

We know that Ann and Mike McGlone will lead this project with professional care and skill, always keeping the community's interest in mind.

Respectfully,



Ted Flato, FAIA & David Lake, FAIA
210 Encino & 218 Acacia
Alamo Heights, TX 78209

tflato@lakeflato.com
dlake@lakeflato.com

Letter of Supports-3



October 25, 2024

Mr. Phil Lainey
Assistant City Manager
City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Re: Alamo Heights Community Improvement Grant
Neighborhood Preservation League of Alamo Heights Community

Dear Mr. Lainey,

I am writing in support of the Neighborhood Preservation League of Alamo Heights's application for the Fiscal Year 2025 Community Improvement Grant. Their proposed project – The Re-naturalization of Alamo Heights Boulevard – has the potential to transform the 100' right of way into a model street for our city.

Historically, Alamo Heights Boulevard and La Jara served as meandering, shaded paths for both cars and pedestrians. Restoring Alamo Heights Boulevard would not only enhance the quality of life for our residents but also encourage all generations to engage with nature in this verdant green linear park. The opportunities for outdoor activities and community gatherings have great potential to enrich the lives of everyone in our community.

This project would provide a highly desirable and safe path from Tuxedo to the AH Swimming Pool, Dog Park, Little League fields, Nature Trails, and the Olmos Basin. Furthermore, it would help mitigate the speed and volume of floodwaters flowing to the Olmos Basin and improve property values along Alamo Heights Boulevard and adjacent streets. Such improvements would reflect our community's priorities and demonstrate our government's commitment to innovative solutions that enhance the beauty and charm of our city.

I am confident in the leadership of Ann and Mike McGlone for this project. Together, they bring over 80 years of architectural expertise and planning experience, strengthened by their public service on various local and city government boards. Ann has served the public sector as the Historic Preservation Officer for San Antonio, Texas, where she oversaw design review of the famous Riverwalk, 26 historic districts, and all municipal projects. Ann's previous service as city manager in Alamo Heights gives her a unique insight into the complexities of navigating public initiatives toward success. Their commitment to the community and professional care ensures that the interests of our residents will always remain at the forefront.

Thank you for considering this important project that will benefit our community for generations to come.

Respectfully,

John Grable, FAIA
222 Austin Highway, Suite #1
Alamo Heights, TX 78209
jgrable@johngrable.com

Letter of Supports-4

WILLIAM D. BALTHROPE
4242 IH 35 NORTH
SAN ANTONIO, TEXAS 78218
(210) 223-6383

November 4, 2024

To Whom it Might Concern,

This letter is written in support of a proposal to adapt Alamo Heights Blvd to have a look and feel similar to La Jara Blvd. At the present time, Alamo Heights Blvd is used for high-speed transportation linking Tuxedo and Olmos Basin. It should be noted that Alamo Heights High School students also use the street for parking all the way down to College Blvd from Tuxedo. The street is very wide with lots of curves which potentially may lead to accidents.

I served as Mayor of Alamo Heights for sixteen years and as councilman for six years prior to being Mayor. I became involved in politics because of a rumor (that was confirmed by the city engineer at the time) that the city planned to bulldoze La Jara and use it as a feeder street connecting lower Alamo Heights Blvd and Tuxedo. I couldn't believe this was true and that was my motivation for becoming involved.

La Jara is a beautiful, pristine, and restful street. Definitely one of the most desirable in the city of San Antonio. There is extensive foot traffic particularly families walking with their children and pets. This foot traffic has increased substantially during the past ten years but especially after Covid when people had more time. Walking on La Jara is similar to strolling thru a creek bed in the Hill Country.

Our family moved to La Jara in 1969 and have lived here ever since. We raised our family here and have felt that is the best investment we had ever made. However, as Sue and I approached 80 years old, we realized our home had eight different levels which were clearly a danger for falls. Therefore, we started looking for alternatives for our home on La Jara. Obviously there were many throughout San Antonio.

After several years we decided that we could never duplicate living on La Jara so we completely demolished the old home and built a new home with a single floor on top of what was the original home site. We have loved being able to continue living on one of the most desirable sites in San Antonio.

If some of the wonderful characteristics of La Jara could be replicated on Alamo Heights Blvd it would be a great accomplishment for the City of Alamo Heights.



Resume

Sinclair Black



SINCLAIR BLACK, FAIA

Principal, Black + Vernooy Architecture and Urban Design
Director Emeritus, Congress for the New Urbanism, Central Texas Chapter
Professor Emeritus, The University of Texas at Austin School of Architecture
Congress for the New Urbanism Athena Medal for Lifetime Achievement
Texas Society of Architects Lifetime Achievement Award

Black + Vernooy Architecture and Urban Design
208 W. 4th Street, Austin, Texas 78701
512-474-1632

Sinclair Black is an urban designer, planner, architect, educator and author. He has planned, programmed, designed and built projects in central Texas since 1967. His programming and planning work is based on a commitment to the client, an understanding of the needs of the end-users, and a thorough analysis of each site and its context. Mr. Black's design work is grounded in years of study of the vernacular architecture of Central Texas, and strives to preserve and celebrate the particulars of the region. He has concentrated on the cultivation of sensitive, client-responsive architecture that is appropriate to human scale and local building history.

Education

University of California at Berkeley,
Master of Architecture

University of Texas at Austin,
Bachelor of Architecture

Professional Affiliations + Awards

Texas Society of Architects
O'Neil Ford Medal for Design Achievement,
2024

Urban Leadership Institute
Austin Vision Award, 2024

Congress for the New Urbanism
Athena Medal for Lifetime Achievement, 2008

American Institute of Architects
College of Fellows Induction, 1984

American Institute of Architects, Austin
Chapter
John V. Nyfeler, FAIA Community Service
Award, 2011
Firm Achievement Award, 2003

Texas Society of Architects
Community Service in Honor of James D.
Pfluger, FAIA, 2011

Congress for the New Urbanism, Central
Texas
Director Emeritus

Downtown Austin Neighborhood Asso-
ciation
Visionary Award, 721 Congress, 2004
David Weaver Memorial Award for Service to
Downtown, 2013

Texas Downtown Association
Downtowner of the Year, 2003

Downtown Austin Alliance
Downtown Impact Award, 2000

In Austin, Mr. Black is both professionally and personally involved with neighborhood groups, parks advocates, and the downtown business community, and has endeavored throughout his career to facilitate consensus on a wide range of matters affecting the built environment. He has spent countless hours providing "pro-bono" input on such projects as Triangle Park, Seaholm Power Plant, and the Palmer Redevelopment. He has also been a strong advocate of "New Urbanism" and a pioneer in downtown mixed-use development.

In addition to his practice, Mr. Black has taught in the School of Architecture at The University of Texas for thirty years. He has held the Roberta Crenshaw Professorship in Urban Design for more than ten years. He has served as Acting Dean and as Chairman of Design Faculty. He received a Bachelor of Architecture degree from The University of Texas at Austin and a Master of Architecture degree from the University of California at Berkeley. He has been a registered architect in Texas since 1965. He was honored in 1984 with his induction into the American Institute of Architects College of Fellows.

Relevant Projects + Community Engagement Experience

River North Master Plan
San Antonio, Texas
Project Architect

Downtown Austin Great Streets
Master Plan
Austin, Texas
Project Architect

Central Market Master Plan
Austin, Texas
Project Architect

AMLI Downtown, Mixed-use Devel-
opment,
Austin, Texas
Project Architect

Downtown Austin Retail Develop-
ment Strategy
Austin, Texas
Project Architect

Guadalupe Street Master Plan and
Phase I Implementation
Austin, Texas
Project Architect

Reconnect Austin
Austin, Texas
Project Architect

Austin Chapter, Congress for New
Urbanism,
Founding Member

Scenic Austin,
Board Member

Downtown Austin Alliance,
Advisory Board

Austin Heritage Society,
Advisory Board

Austin Parks Foundation,
Advisory Board

Urban Land Institute,
Advisory Board

West Austin Neighborhood Group,
Advisor

Trust for Public Land,
Texas Advisory Council

Trust for Public Land,
National Advisory Council

Resume

Stephi Motal



STEPHI MOTAL, AIA, RID, LEED AP BD+C

Stephi Motal leads the design and management of Black + Motal's architecture practice. Stephi joined what was then Black + Vernooy as a high-school intern in 1996 and was named partner in 2022. During her tenure with Black + Motal, Stephi completed the Bachelor of Architecture program at the University of Texas at Austin. Upon graduating, she took an ever-increasing role in the firm's design projects.

With a deep understanding of the design process and Black + Motal's guiding principles, she quickly became the lead project manager. Clients enjoy working with her so much that they often return for additional collaboration. The skills and character that drive client's appreciation also make her a stellar mentor to team members. Stephi currently fulfills many roles in the firm as Managing Partner.

Since achieving licensure in 2013, Stephi has lent her leadership skills to a variety of organizations including Hays CISD, AIA Austin, and Texas Society of Architects. With an inherent commitment to improving the community around her, she has enjoyed contributing to the urban design and advocacy efforts of the professional organization. In 2021, Stephi served as the youngest female president of AIA Austin.

Managing Partner

Black + Motal Architecture and Urban Design
208 W. 4th Street, Suite 3A
Austin, Texas 78701
512-474-1632

Education

University of Texas at Austin,
Bachelor of Architecture, 2004

Professional Affiliations

American Institute of Architects

CNU Central Texas Chapter

LEED

Awards

TxA Honor Awards
Early Career Professional Achievement, 2022

AIA Austin Honor Award
Emerging Professional Achievement Award, 2021

AIA Austin Honor Award
John V. Nyfeler, FAIA Community Service Award,
2018

Austin Foundation for Architecture Honor
Award
Tiny Victories, 2015

Design Voice Tiny Victories
Design Competition Winner, 2014

TxA Honor Award
Firm Achievement Award, 2003

Relevant Projects + Community Engagement Experience

Cross Waters Master Plan
Travis County, Texas
Project Architect

Shoreline Ranch Master Plan
Travis County, Texas
Project Architect

River North Master Plan
San Antonio, Texas
Project Manager

Guadalupe Street Master Plan and
Phase I Implementation
Austin, Texas
Project Manager

Congress Avenue Visioning
Austin, Texas
Project Manager

South First Infill Master Plan
Austin, Texas
Project Manager

River Rock Master Plan
Wimberly, Texas
Project Manager

Plaza Saltillo Development Proposal
Austin, Texas
Project Manager

AIA Austin
Past President, 2022
President, 2021
President-Elect, 2020
Board Secretary, 2019
TxA Director, 2018
Co-Chair of Urban Design Committee, 2015-
2017
Team Lead CodeNext Advocacy
Committee, 2017
Member Strategic Planning Committee, 2016
Architecture in Schools Volunteer, 2009-2010

Texas Society of Architects
Conference Futures Committee, 2022
Government Affairs Steering Committee, 2020-
2022
Austin Director, 2018
Nominating Committee, 2018

University of Texas School of Archi-
tecture
Project Management Seminar, Guest Speaker,
2014 - Present

Selected Presentations

But I haven't done enough yet...
Texas Society of Architects Annual Conf. & Design Expo, 2024
AIA Design Excellence Conference, 2024
A'23, AIA National Convention, 2023

Covid-19: What's a street got to do with it?
AIA Austin Summer Conference, 2020

Filling the Gaps: Missing Middle and the Future of Cities
Texas Society of Architects Convention, 2017

Tiny Victories: A Community Partnership to House the Homeless
Texas Society of Architects Convention, 2016

Urban Design: Everybody Wins
AIA Austin Summer Conference, 2017

Application Form

CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197



Community Improvement Grant Application Cover Sheet

Date of Application: 11/4/2024

Legal Name of Organization Applying: Neighborhood Preservation League of Alamo Heights
(Should be the same as on IRS determination letter and as supplied on IRS form 990)

IRS Nonprofit Employer Identification Number (EIN), if applicable: 88-0985018

Year Founded: 2022 Current Annual Operating Budget: \$ <\$35,000

Executive Director/Board President: Ann Bneson McGlone, President

Contact Person/Title
(If different from Executive Director): _____

Address (organization location): 732 Patterson Ave

Mailing Address, if different from above: _____

City: Alamo Heights State: TX Zip: 78209-5637

Phone Number: (210) 219-3648 Fax Number: _____

Email Address: ann@annbensonmcglone.com

Project Name: Re-Naturalization of Alamo Heights Boulevard

Purpose of Grant (one sentence): _____
To fund a Study and develop a Master Plan for re-turning Alamo Heights Blvd from Tuxedo to La Jara to its pre-WPA/1930's condition of a graceful tree lined natural boulevard

Beginning & Ending Dates of the Project/Campaign: Jan 2025 / June 2025

Amount Requested: \$ 41,400 Total Project Cost: \$ \$65,000

Signature:
Board of Directors Chairperson: Ann Benson McGlone Date: 11/1/24

Typed Name and Title: Ann Benson McGlone, President

Contact Information

NEIGHBORHOOD PRESERVATION LEAGUE OF ALAMO HEIGHTS

Ann McGlone

732 Patterson Ave., Alamo Heights, TX 78209

ann@annbensonmcglone.com

210.215.5545

Sub Consultant Team:

BLACK + MOTAL ARCHITECTURE AND URBAN DESIGN

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