



▲ Convention Center web photo says it all: sunny blue skies, summer wildflowers, and wide spreading Live Oak trees.

★ Boerne, Texas ★ Civic Campus ★ CBD ★ Cibolo Creek  
AIA Regional / Urban Design Assistance Team

Revised, Official Edition.....26MAR08

RUDAT Dates Now Set! 04JUN-09JUN08 Let's Get Going!

★ **Overview:** A reconnaissance visit was made by Joel Mills, AIA Staff and James Abell, FAIA for a 30 hour whirlwind visit from roughly 6pm on 13MAR08 until 12 midnight 14MAR08. Meetings were held with local business groups and about 126 citizens were engaged in 6 venues. 13<sup>th</sup>: a "Meet and Greet"; the first evening with local Boerne RUDAT steering Committee members, Mayor and some city council, city staff, community business owners, local citizens & architects, AIA San Antonio members, AIA ExDir, and AIA San Antonio publicist. 14<sup>th</sup>: included Kendall County Economic Council members with realtors, bankers, and developers, a meeting with city staff at City Hall, a meeting with Tourism, Innkeepers and Chamber of Commerce, and a meeting at the library with Library Board, 30 UTSA architecture students, and a few interested citizens. A meeting with members of the Cibolo Nature Center and environmental interests, a tour of the new high school, and a planning meeting over dinner with the Steering Committee and the Associate Planning Director capped the exhaustive day. James Abell stayed an additional 1.5 days walking the downtown, talking with steering committee co-chairs about the RUDAT assignments, walking the urban part of the Cibolo Creek, talking to citizens and tourists around town, walking the trail system of "Old No9", and attending services in the Catholic church Sunday morning. James stayed two nights in a bed and breakfast in a residential neighborhood near south Main Street and walked some of the neighborhoods.

★ **Political Climate:** Community Planning staff and Park & Rec staff are extremely excited. All community meetings were extremely well attended and participants were excited. All factions are wanting the RUDAT to get moving.

★ **Local Support & Funds:** The City Council has authorized \$50,000 in funds for the RUDAT; \$25,000 has been pledged by community businesses and booster groups.

★ **Study Area:** The Civic Campus is a blank slate on north main street and backs up to the Old No9 trail system. Cibolo Creek is well defined, steep in most urban areas and most banks are privately owned. The Central Business District [CBD] is well defined as an area and has an old state highway still under TXDOT control as its spine.

★ **Transportation:** A significant issue as so many highways converge on Boerne; San Antonio city limits are just 7 miles from Boerne City limits now. The fate of the state highway [main street] is a huge issue, identity on I-10 is key, future south loop is another issue, and traffic on Main is everyone's concern.



▲ One of six venues Joel Mills and James Abell engaged in dialog during the whirlwind reconn. tour.

The historic Boerne CBD features narrow frontages, historic buildings, lots of traffic, few walkers, limited streetscape. ▼



Abell & Associates  
ARCHITECTS, LTD.

ARCHITECTURE  
Landscape Architecture  
Planning & Urban Design

Two West Alameda Drive Suite N°1  
Tempe, Arizona 85282 • 3565  
e-mail: design@jamesabell.com  
480 • 968 • 8076 fax  
480 • 968 • 3023 vox

★ Boerne, Texas ★ **Civic Campus** ★ **CBD** ★ **Cibolo Creek**

★ **Development:** a new approved subdivision of about 2400 homes just north of the city limits has the entire town concerned and divided in half. Both the city government and the school district will be burdened by the new population; the city will receive fees for each new home sold and it appears to have been a reasonably well thought out development.

Lessons learned here is the key to future subdivisions in and around the city limits.

★ **Townscape:** many historic buildings are in reasonable shape, new buildings on Main Street are small and reasonably responsible, 3 or 4 service stations on Main don't fit the historic pattern, some "suburban setback" development breaks the urban fabric, no high profile signage mars the scene, limited R.O.W. keeps walks narrow with few or no street trees. North Main is well defined; south main is largely out of step with it's sister across the creek in being random and heavily mixed visually and in it's uses; veterans park, churches, residential, urban hugging street, then suburban setting back. From hill to creek to hill it's quite a varied tapestry.

★ **Facilities and Local Talent:** Ye Kendall Inn is a strong candidate for hotel for team close to the Library that will be used as RUDAT space. UTSA architecture students have done much work already on Boerne in general and will be finished with their studies in mid-May with many staying in the area and available & interested.

★ **Concerns:**

- Lots of business interest in RUDAT, but not much general citizen or community involvement yet; need to get citizens involved with water bill announcements, door hangers, press releases, and service club announcements.
- Noble Heroes: one city staff, one local architect, and one café/bakery owner are working hard but need to hand off more to local steering committee members. "Divide and Conquer" is being organized right now and looks promising.
- UTSA & FLWSoA Students: Need to limit numbers of architecture students. 3-4 from each school.
- Didn't see the middle school auditorium for the open public meeting on Friday evening of event and to be used for Monday evening final presentation; am told it will be fine.
- Limited amount of time to assemble a team.

★ **Conclusion:** a very auspicious beginning. The finest reconnaissance trip I've ever made.

Page 2 of 2

*James Abell*



▲ **Why, Oh Y:** the state highway which is south Main street, hits the Cibolo Creek with two bridges in a Y formation; the left fork heads up the hill to north main and CBD, the right fork to two neighboring communities.



▲ **Cibolo Creek:** [pronounced Sib -ULL-Ohh] is a beauty and shows it's tranquility south of town at the Cibolo Nature Center. Near the CBD on Main Street is a source of recreation and activity. ▼



**Abell & Associates**  
ARCHITECTS, LTD.

.....  
ARCHITECTURE  
Landscape Architecture  
Planning & Urban Design

Two West Alameda Drive Suite N<sup>o</sup>1  
Tempe, Arizona 85282 • 3565  
e-mail: design@jamesabell.com  
480 • 968 • 8076 fax  
480 • 968 • 3023 vox