

Alamo Master Plan Update

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April 4, 2018



May 11, 2017 City Council Action

- Approval of the Alamo Plaza Master Plan that includes restoration of the Church and the Long Barracks.
- Conceptual approval of the closing of Alamo Street from Houston Street to Market Street and limiting its use to pedestrian access only.
- Conceptual approval of closing Crockett Street from Losoya Street to Bonham and limiting its use to pedestrian access only.
- Conceptual approval of repairing and relocating the Cenotaph.
- Conceptual approval of the future conveyance to the State of Texas parts of Alamo Plaza that are necessary to reclaim the historic courtyard.
- Approval of an extension of the Cooperative Agreement between the City, the State of Texas and the Alamo Endowment to provide for design and implementation of the Alamo Plaza Master Plan.

Master Plan Vision

Engage

- Engage local residents and visitors in ways to personally connect to the Alamo area experience

Tell the story

- Tell the story of the Battle of the Alamo and its impact on the Republic of Texas, City of San Antonio, State of Texas, the United States and the international community.

Include and interpret

- Include and interpret the diverse cultures that contributed to the story of the Alamo area through meaningful and memorable experiences for visitors.

Tell the in-depth history

- Tell the in-depth history of the Alamo area to the present day as a tribute to all who lived, fought, and died there.

Master Plan Guiding Principles

Entire History

- The 1836 Battle of the Alamo, the most widely recognized event, provides an opportunity to tell the entire history of the Alamo area

Unified Leadership

- Unified leadership under the management of a single steward (public and private) with a sustainable business model

Preservation and Interpretation

- Preservation and interpretation based on historical and archaeological evidence

Accessibility

- Embrace intellectual, experiential and physical accessibility

Balance

- Balance scholarship, historical context, folklore and myth to provide an engaging visitor experience

Visitor Experience

- Create a premier Visitor Experience through physical space and interpretation

Continuum of History

- Embrace the continuum of history to foster understanding and healing

Connectivity

- Enhance connectivity and wayfinding to the river, neighborhoods, La Villita, the cathedral, and the other Plazas

Interpretive Themes

- The evolution of settlements and cultures around the Alamo area
- Tell the story of the 1836 Battle of the Alamo
- The Alamo area is a place of remembrance, honor and respect
- The Alamo area experience has evolved over more than 300 years and continues to be a community gathering place

Key Concepts

1. Restoration of the Church and Long Barrack
2. Reestablishing clarity and order through the delineation of the historic footprint.
3. Recapture the Historic Mission Plaza and create a sense of reverence and respect on the historic battlefield.
4. Repurpose the Crockett, Woolworth and Palace buildings into a world-class visitor center and museum that tells the story of the Battle of the Alamo and over 300 years of layered history.
5. Create a sense of arrival to the site and enhance connectivity between the site and other public spaces.



1. Restore the Church and Long Barrack

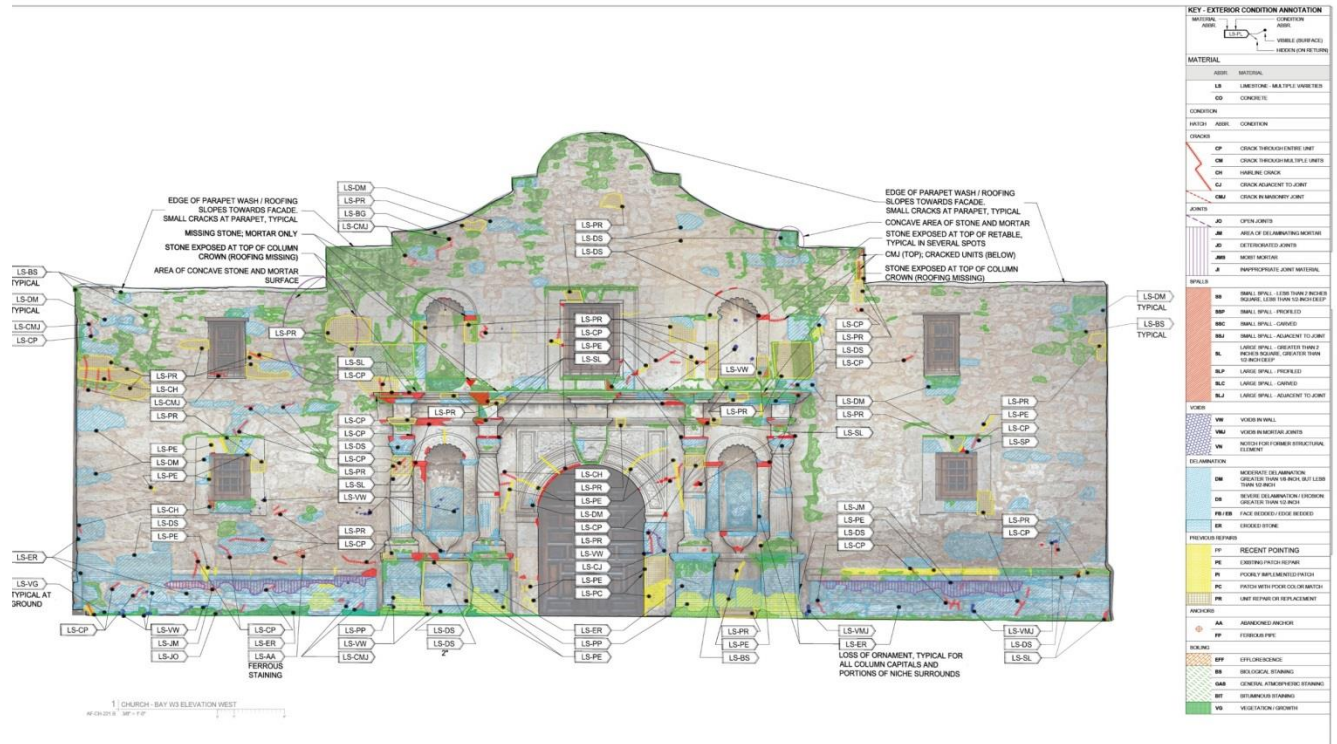
The Church is one of the most recognized historic structures in America. Its iconic west elevation is known throughout the entire world. It is the most significant artifact of the Alamo.

The Master Plan team engaged some of the best experts in the world to help:

- Outline the historic evolution, development, and changes over time.
- Analyze its construction.
- Identify deterioration issues
- Develop a plan for long term treatment, preservation, and protection.

The Church was documented using the latest technology in laser scanning and orthophotography that captured the existing conditions and created the first record produced at such a high level of detail.

The Master Plan is proposing an intense conservation program that would span over four years to address immediate concerns, undertake a range of tests to understand the deterioration, and create a long term program for the protection of the site.



The west elevation of the Alamo Church with existing conditions noted.

Exterior



The depth of stone loss due to erosion varies from under 1 inch to 3 inches or more [wall between Long Barrack and Church].



Severe material loss in the zone of rising damp.



Biological growth that correlates with advanced deterioration at the base of the Long Barrack on the east elevation directly below the canals.



Severe loss of ornamental carved material at the west facade of the Church.

Interior



2. Reestablish Clarity and Order Through the Delineation of the Historic Footprint

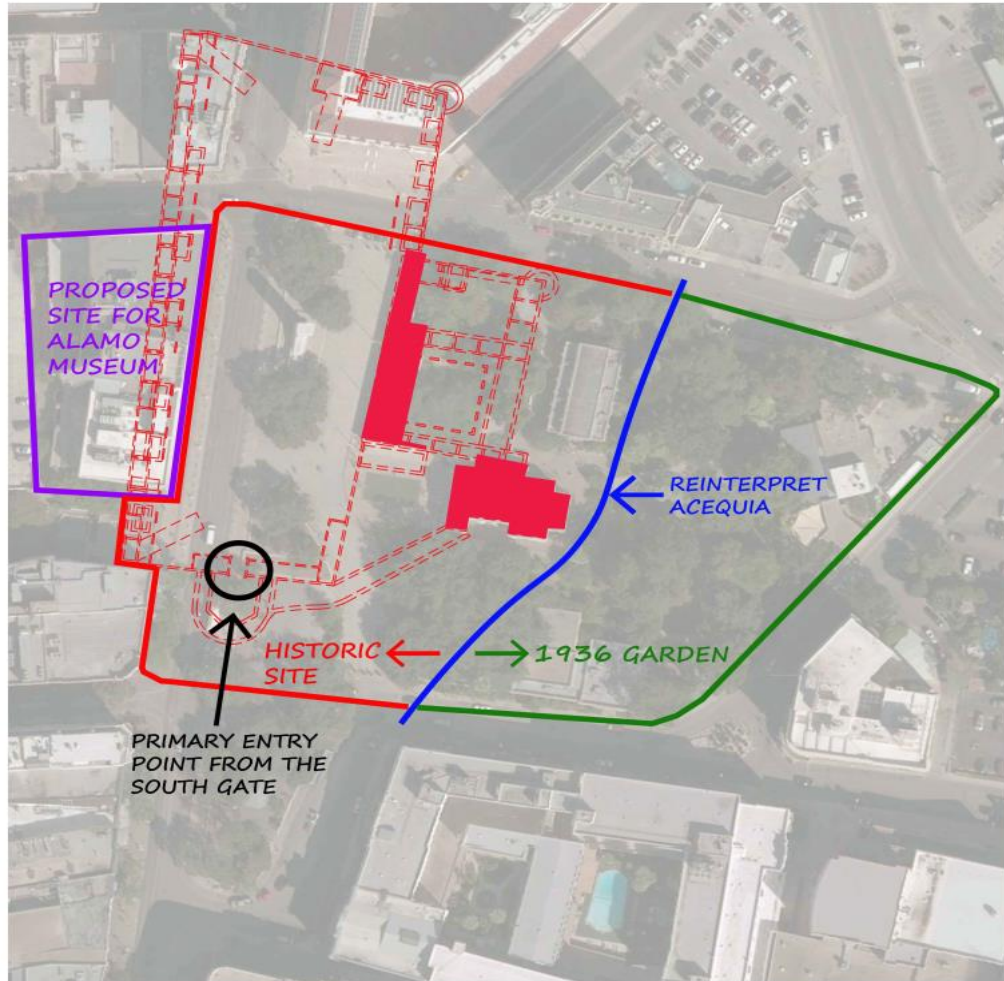
Delineate the perimeter of the historic compound and reestablish its relationship to the Church and the Long Barrack through archeology and interpretation.

Provide a clear definition between the 1936 Garden and the true historic mission compound.

Remove the rock walls surrounding the 1936 Garden and replace with a more welcoming perimeter gate.

Interpret the South Wall and the original Alamo Gate using 21st century technology, materials, and systems.

Create an official commencement point for the physical journey through the site.



3. Recapture the Historic Mission Plaza

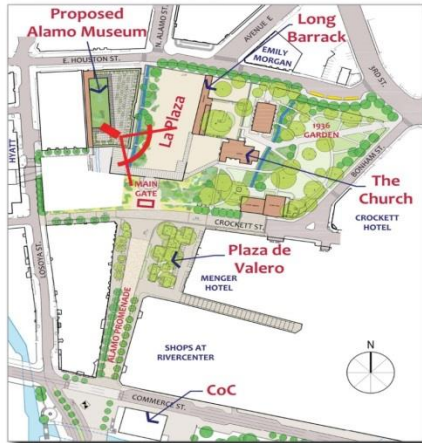
Close Alamo Street from Houston Street to Market Street and Crockett Street from Losoya Street to Bonham.

Interpret the acequia.

Lower the elevation of the Alamo Plaza to the living surface of the historic mission compound, which is 18 to 24 inches below the current elevation.

Repair and relocate the Cenotaph.

ROOFTOP VIEW OVERLOOKING LA PLAZA



Repair and Relocate the Cenotaph

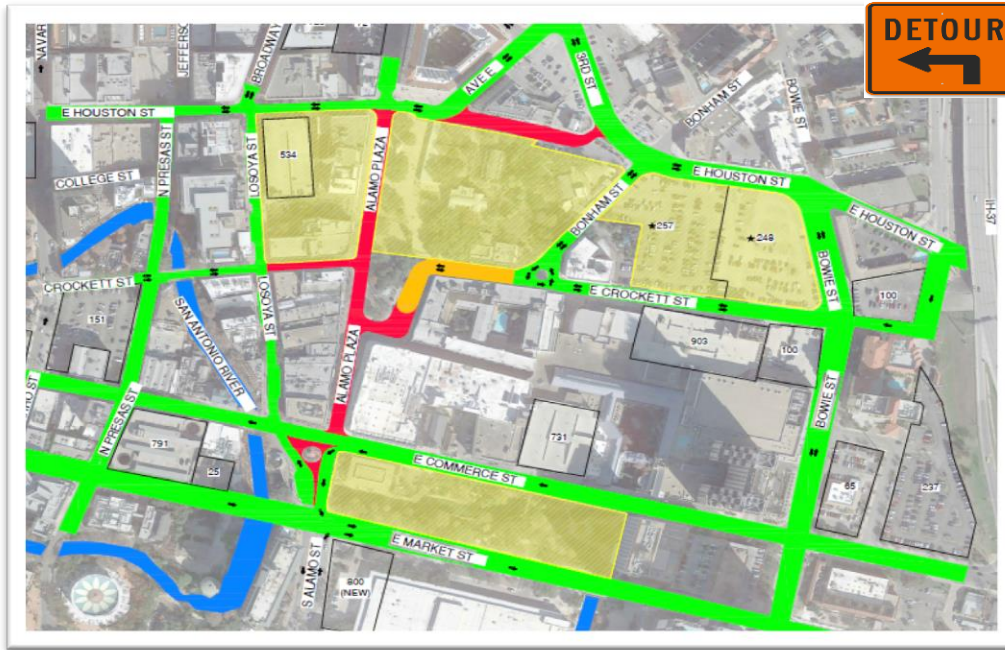
Repair is Needed to Address:

- Movement of stone
- Cracking of stone
- Deteriorating and damaged sculptural elements
- Failing sealant
- Failing mortar
- Possible moisture issues
- Unknown interior conditions
- Unknown condition of aluminum anchors



ALAMO MASTER PLAN STREET CLOSURES

1. Close North Alamo between Houston and Commerce
2. Close Crockett between Losoya and Alamo
3. Redesign South Alamo between Commerce and Market



Roadway Legend

EXISTING PARKING	
CLOSED STREETS	
STREET CONVERTED TO PRIVATE USE	
OPEN STREETS	
ALAMO AREAS	
SAN ANTONIO RIVER	
TRAFFIC DIRECTIONAL ARROW	

4. Repurpose the Buildings into a World-Class Visitor Center and Museum

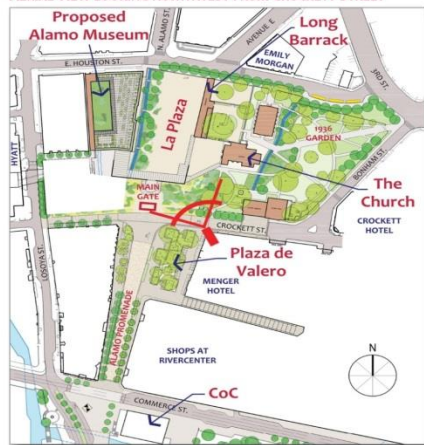
Create a 135,000 square foot visitor center and museum including a rooftop garden and restaurant overlooking the Alamo.

The museum will tell all the stories and incorporate technology and innovation for the interpretation.

Relocate all the programs and activities that currently occur in the Garden to the newly restored Historic Mission Plaza.

In total, there will be 8 acres dedicated to interpreting the site's layers of history.

AERIAL VIEW LOOKING NORTHWEST FROM CROCKETT STREET



Living History & Interpretation

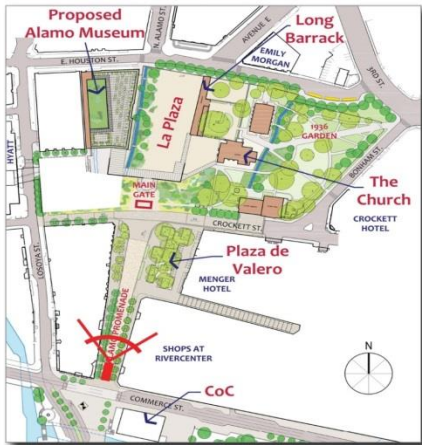


5. Create a Sense of Arrival to the Site and Enhance Connectivity Between the Site and Other Public Spaces

The closure of Alamo creates a more dramatic approach for visitors that begins at Commerce Street and continues north along a landscaped, pedestrian-only paseo to the new South Gate entrance to the Alamo.

This new approach together with landscaping and wayfinding improvements to Houston, Bonham, and Losoya streets will enhance connectivity between the Alamo and other historic landmarks including Hemisfair, La Villita, and Market Square.

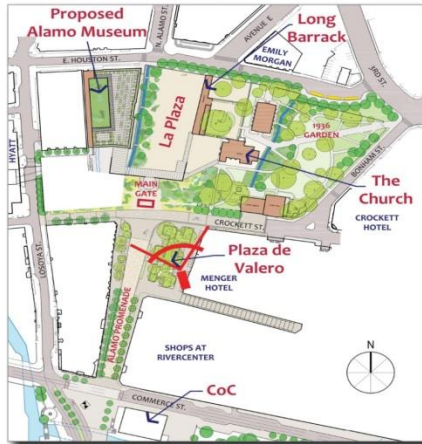
The site's connection to the San Antonio River will be enhanced with an interpretation of the acequia that once ran through Alamo Plaza.



5. Create a Sense of Arrival to the Site and Enhance Connectivity Between the Site and Other Public Spaces

The Master Plan proposes the closure of Crockett from Losoya to Bonham which will facilitate an additional 5 acres of public assembly space on the south side and east side of the Alamo Complex (Plaza De Valero, Crockett Street, Alamo Street, 1936 Garden).

AERIAL VIEW LOOKING NORTHWEST FROM PLAZA DE VALERO



World Class Space

- The Alamo will remain a place for the community to gather and will have 9.5 acres of public space versus the 3.12 acres that currently exist.
- The Alamo will remain a place for commemorative events, ceremonies, celebrations, and parades.
- The Alamo will be more welcoming and pedestrian friendly and have more shade and improvements will be ADA compliant.
- The Alamo will connect to other important assets and will be accessible.



Comprehensive Interpretive Plan

- In August 2017, the Texas General Land Office released a RFQ for firms to develop a Comprehensive Interpretive Plan for the Alamo site.
- Seven firms from New York, Missouri, Virginia, and the United Kingdom responded.
- The Management Committee interviewed four firms in September 2017, then assembled a team to develop the Comprehensive Interpretive Plan.

Comprehensive Interpretive Plan Team



Cultural Innovations REED-HILDERBRAND

- **PGAV Destinations**
Attractions Designers based in St. Louis, MO
- **Cultural Innovations**
Museum and Cultural Heritage Consultants based in London, UK
- **Reed-Hilderbrand**
Landscape Architects based in Cambridge, MA

Interpretive Plan and Design Process

- The Interpretive Plan and Design Team will develop an interpretive plan and design under the direction of the Management Committee that is informed by the Alamo Citizens Advisory Committee and considers stakeholder and public input.
- The Management Committee will brief City Council in a future B Session on their recommended Interpretive Plan and Design prior to proceeding to HDRC for review.
- The Planning Commission will consider the closure of the street to vehicular traffic and any conveyance or licensing of land to the GLO that is necessary to reclaim the historic plaza.
- The City Council will consider the closure of the street to vehicular traffic and the conveyance or licensing of land to the GLO at a City Council A Session.

