

COOPERATIVE AGREEMENT

JOINT ALAMO MASTER PLAN

Executed on October 15, 2015.





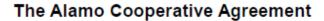


 Outlines the roles and responsibilities of each party.

Establishes a management and oversight structure for the development and implementation.





















City of San Antonio Mayor Ron Nirenberg

Texas General Land Office Commissioner George P. Bush

Management Committee/ Project Coordinator

City of San Antonio Sheryl Sculley City of San Antonio Roberto Treviño Alamo Endowment

Gene Powell

Alamo Endowment Ramona Bass General Land Office Hector Valle General Land Office
Bryan Preston

Alamo Citizens Advisory Committee

10 appointed by Mayor | 10 appointed by City Council | 6 appointed by GLO

4 technical advisors

Principal in Charge

2015 MASTER PLAN TEAM

HISTORIC PRESERVATION

Project Leadership: Content Development, Coordination, Project Management and Contract Administration

PRESERVATION LANDSCAPE

STRUCTURAL ENGINEERING FOR

Structural Engineering

WATSON & HENRY

ARCHITECTS | ENGINEERS

Architectural Consultant

HISTORIC, EXISTING, & NEW BUILDINGS

ARCHITECTS & PLANNERS

Landscape Design

George C. Skarmeas, PhD, AIA, FAPT, NCARB, AICP Dominique M. Hawkins, AIA. NCARB, LEED AP

Mary Dempsey Lau, RA Lisa Soderberg Amanda Gold Jennifer M. Arnoldi, RA

Marco G. Virgili, RA, LEED AP Greta E. Flothmeier, RA Graham Caflisch

Peter F. Viteretto, PLA, ASLA

Thomas Helmkamp, ASLA

Glenn Stach, ASLA, LEED AP

Nat Oppenheimer, LEED AP

Megan Turner, ASLA

Robert Silman, PE

Nancy Hudson, PE

LEED AP BD+C

Michael C. Funk

Peter Aaslestad

President

Luscious P. Johnson

TXP Inc., Economic Strategists,

Welsh Color & Conservation, Inc.

Gary E. Lloyd

Laura Ripley

Rebecca Buntrock, PE,

Michael C. Henry, PE, AIA

Patricia O'Donnell, PLA, FASLA, AICP Principal

Adam Cubbler Sarah Ripple Karen Fasano

Thought Leader Master Planner

Co-Leader & Managing Partner

Documentation Coordinator

Documentation Coordinator

Condition Assessments, Site

Evolution & Graphic Design

Project Manager

Project Graphics

Partner in Charge

Associate in Charge

Engineering Support

Senior Estimator

Project Estimator

Project Estimator

Project Manager

Economic Analysis

Historic Finish Analysis

Project Manager

Technical Staff

Project Staff

Architecture & Design Support

Preservation & Design Support

Billing & Administrative Support

Project Director for Master Plan

Responsible for Moisture Analysis

Technology & Preservation Support

ARCHITECTS & PLANNERS Local Architectural & Preservation Research Editor Associate Historic Fabric Analysis Report Coordinator Condition Assessments &

LANDSCAPE ARCHITECTURE AND URBAN DESIGN

Fisher Heck

SAN ANTONIO BASED PRESERVATION

Local Landscape Architecture Services



LANDSCAPE, ARCHITECTURE, AND URBAN DESIGN

Urban Design

DESIGNERS, PLANNERS, ENGINEERS,

CONSULTANTS & TECHNICAL SPECIALISTS Design & Consulting Firm for the **Built Environment**

GarySteffyLightingDesign Inc

INTERIOR AND EXTERIOR ARCHITECTURAL LIGHTING DESIGN Lighting Design

George Wheeler, PhD

Alston V. Thoms, PhD, RPA

Robert Wright, OMI, PhD

James (Jake) Ivey, MA, PhD Candidate Lee Goodwin, MA, PhD Candidate

Adán Benavides, MA

Martha Doty Freeman, MA Douglass W. McDonald

Lewis S. Fisher, AIA Preservation Project Architect and Mark Navarro, AIA, LEED AP Project Architect & Manager

David Hannan Ir Preservation Support Derek Keck, AIA, LEED AP BD+C Preservation Support Robert Casas Technology & Preservation Support Krishna Tamrakar Preservation Support Celina Lopez Administrative Support

Team Manager for Landscape

Architecture Collaboration

Project Landscape Architect

Principal, Project Director

Technician

Landscape Architecture Support

Landscape Architecture Support

James W. Gray, Jr., FASLA, RLA Bobby Eichholz, ASLA, RLA Veronica Stephens, ASLA, RLA

Michael Pecen, ASLA, RLA Reagan Morkovsky

Mario Schjetnan, FASLA

Edith Uresti Cavazos Project Coordinator Gustavo Rojas Design Coordinator Haidy Lazalde Designer

Andrea Velazquez Designer

Gregory Giammalvo, PE, LEED AP Project Director Leyla Sadigh, PE Project Manager Ming Feng, PhD, PE, LEEDP AP Lead Mechanical Engineer

Joseph Digerness Lead Acoustics Consultant Leonard Roussel Acoustics Consultant

Ben Strauss, IES

Founder, NGOgro, LLC

Gary Steffy, LC, FIALD, IES, Hon. AFF. Primary Content Author on Master Plan Gary Woodall, LC, IALD, IES, Calendar Milestone Development LEED AP BD+C

> File Tracking, Access, and Coordination

> > American Southwest Specialist

Museum Consultant

Director of Conservation, GSAPP, Stone Conservation Expert Historic Preservation Program Columbia University Professor, Department of Historic Research

Anthropology, Texas A&M University Professor, Religion and Culture Historic Research Oblate School of Theology

Researcher, Archaeology & Spanish Colonial & Mexican History of Architectural History the American Southwest Specialist Researcher in Latin American History Latin American History of the Spanish Colonial & Mexican History of the

Historic Research & Translation for Librarian [retired], Benson Latin American Collection, University of Spanish and Mexican Texas Eras Texas at Austin Independent Historian Historic Research

DEVELOPMENT, TRANSPORTATION, WATER RESOURCES, SURVEYING, ENVIRONMENTAL, HYDROLOGY, HYDRAULICS, ARCHEOLOGY, AND GIS

Archeology, Surveys, Traffic Studies

PAPE-DAWSON **ENGINEERS**

ENGINEERING CONSULTING: LAND

Thomas Carter, PE, LEED AP Asst. Principal in Charge William Kroll, PE Project Manager Nesta Anderson, PhD Lead Archaeological Investigator Matthew Cushman, EIT Civil Engineer Raul Garza, Jr. CAD Designer Gilmer Gaston, PE, PTOE Vice President, Traffic Justin Clark, PE Project Manager, Traffic Dan Thoma, PE, LEED AP Senior Project Manager Queenie Ye, PE, PTOE Traffic Engineer Jacqueline Hohenstein, EIT Traffic Engineer Michael Garza, GISP GIS Manager Gernando Gutierrez, III GIS Analyst Daniel Chantlos GIS Analyst Mark Gerber, CEP Environmental Pratice Leader Valerie Collins, AICP Senior Environmental Manager David Casanova Vice President, Survey David Levendecker Technician Mary Jo Galindo, PhD Principal Investigator Melanie Nichols, MSc Osteologist Karissa Basse, MA Archaeological Laboratory Director Virginia Moore, MAg GIS Lead for Archeology Angela Livingston, GISP, CP GIS/CAD Specialist Alamea Young Archaeologist Katie Hill, MA Archaeologist Jacob Sullivan Archaeologist P. Shawn Marceaux, PhD Principal Investigator Jose Zapata, MA Project Archaeologist Clinton McKenzie, MA Archaeologist Sarah Wigley Assistant Lab Director Jason Perez Archaeologist Cynthia Munoz, MA Curation Specialist Steven Tomka, PhD Principal Investigator Kristi Nichols, MA Project Archaeologist Mark Luzmoor, MA Archaeologist Ashely Jones, MA Archaeologist Emily Andujar Archaeologist Shaun Higgins, PLS Project Manager Jacob Elliot Mobile Lidar Specialist Stephen Ellis Senior Mobile Mapping Specialist Senior Lidar Analyst James Equels Chris Holmes Mobile Mapping Project Manager

Staff Surveyor

Staff Surveyor

Staff Surveyor

Staff Surveyor

Staff Surveyor

BIM Modeler

Project Surveyor

Laser Scanning Technician

Senior Survey Project Manager

Eugene "Gene" Dawson, Jr., P.E.

Gregory Jensen

Eric Keough

Fillener Macias

Senn Nguyen

Brandon Reid

Kathleen Shively

Matthew Sipple

Sean Tomlonivich

Timothy O'Connor

UTSA-CAR Archaeology





Cost Consulting Aaslestad

COST ESTIMATING

PHOTOGRAPHY | ARCHITECTURAL PHOTOGRAMMETRY Orthophotography

Jon Hockenyos

Frank Welsh

5 KEY ELEMENTS OF THE ALAMO MASTER PLAN

- 1. Restore the Church and Long Barracks.
- 2. Delineate 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.

MAY 11,2017 CITY COUNCIL ACTION

- Approval of the 5 key elements.
- Conceptual approval of closing parts of Alamo and Crockett Streets.
- Conceptual approval of repairing and relocating the Cenotaph.
- Conceptual approval of the future conveyance or lease to the State of Texas parts of Alamo Plaza that are necessary to reclaim the historic Plaza.

COMPRÉHÉNSIVE INTERPRETIVE PLAN TEAM



Cultural Innovations REED-HILDERBRAND

PGAV Destinations

Destination / 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

Major Revisions Since May 2017

- Removal of glass walls
- Public access 24 hours a day
- Solemn space/public community space
- More shade
- Cenotaph is repaired and relocated but remains within Alamo Plaza
- Accommodates Fiesta Traditions
 - Parades
 - Allow floral tribute tradition to continue for Fiesta parades
 - More seating for parades
 - Ceremonies
 - Pilgrimage
 - Cavaliers Investiture Ceremony

Public Engagement Process

- 9 City Council Briefings
- 10 Public Meetings
- 13 Alamo Treasure Roadshow Stops
- 19 Alamo Citizens Advisory Committee Meetings
- 200+ Stakeholder Meetings
- Archeology Campaign
 - 19 Briefings
 - 100K+ views on Facebook Live
- Youtube
- Facebook

Alamo Citizens Advisory Committee

Tri Chairs:

- Roberto C. Trevino
- Lionel Sosa
- Sue Ann Pemberton

1994 Alamo Plaza Committee:

Ann McGlone

History/Archaeology:

- Ramon J. Vasquez
- Dr. Sharon Skrobarcek

State of Texas:

- Erin Bowman
- Forrest Byas
- Seneca McAdams
- Naomi Miller
- Aron Pena
- Ernesto Rodriguez

Federal Government:

Mardi Arce

Private Property Owner:

Frank Ruttenberg

Tourism:

Davis Phillips

Council Appointees:

- Roger Perez, District 1
- Anthony Edwards, District 2
- Patricia Mejia, District 3
- Rudy Rodriguez, District 4
- George Cisneros, District 5
- Leonard Rodriguez, District 6
- Marcello Martinez. District 7
- Jose Maria Gonzalez, District 8
- Bill Brendel. District 9
- Phil Bakke, District 10

Technical Committee:

- Byron LeFlore, Jr., Fiesta San Antonio
- Marco Barros, San Antonio Area
 Tourism Council
- Warren Wilkinson, Centro
- Dave Krupinski, Visit San Antonio

Alamo Citizens Advisory Committee Support

- Close streets to vehicular traffic 100%
- Develop a new parade route that honors the complete history 100%
- Relocate Cenotaph within Alamo Plaza 100%
- Encourage formal point of entry 92%
- Assess adaptive reuse potential of Crockett,
 Palace, and Woolworth Buildings 96%
- Site plan and framework 100%
- Master lease agreement 100%

Develop a new parade route that honors the complete history

WHY?

- Honors the participants of the battle of the Alamo
- Venerates the known burial grounds
- Respects both the mission footprint and the battlefield

AND...

- Keeps the floral tribute
- Enhances seating capacity, photographic and television coverage of the parade
- Provides more shade for spectators

Parade route today — Alamo Plaza

- Bleacher seats = 2,700+
- Grandstand seats = 1,500+
- Total seats = 4,300+
- Walk to Church = 200 ft.

ACCESSIBLE SEATS

ALAMO PLAZA BLEACHERS

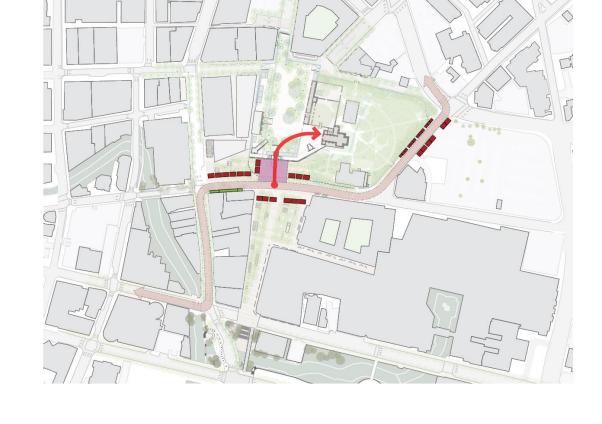
GRANDSTAND



Parade re-route — Bonham > Losoya Street

- Maintains existing capacity;
 Reuses existing seating
- Total seats + 90
- Walk to Church = +80 ft.









Assess the adaptive reuse potential for Crockett, Palace and Woolworth Buildings

- Assess each building individually according to Federal criteria.
- Document the integrity of interior and exterior features.
- Evaluate each building's significance at a world, national, state, and local level.

Assess opportunities for reuse, including how to connect multiple floor plates



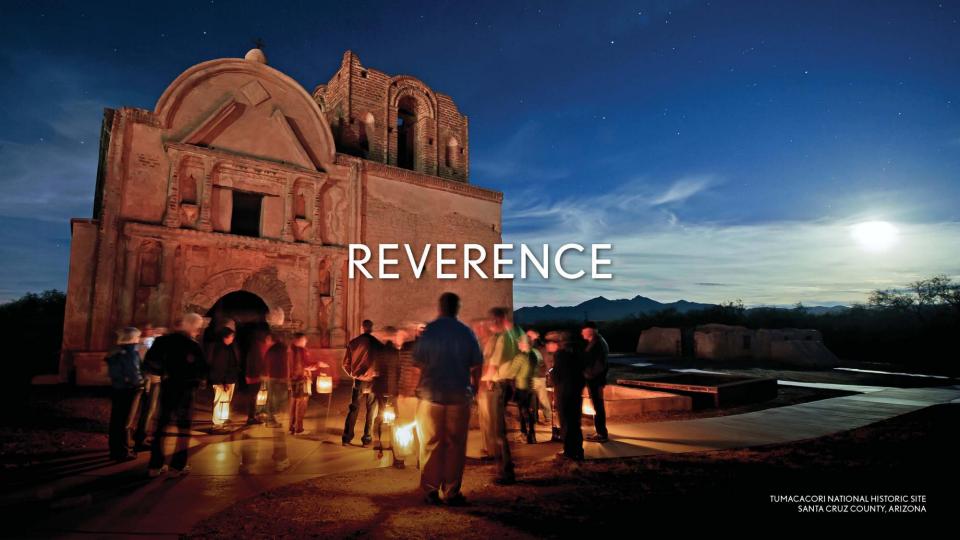


Imagine a world class historic site

that tells the whole story of the Alamo.











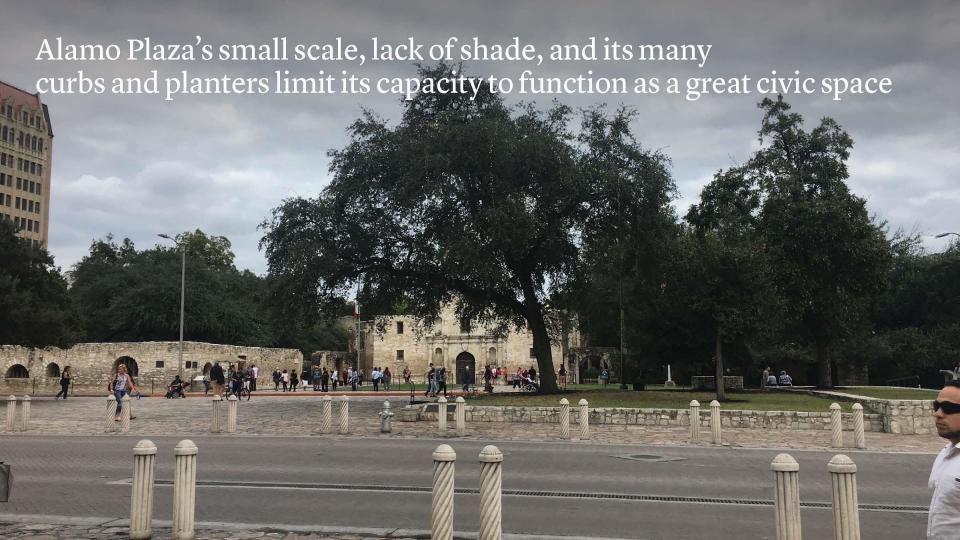
The Alamo lies at the heart of San Antonio civic life.

But today the experience of the Alamo is compromised.

It is neither a welcoming urban plaza nor a powerful historic site.





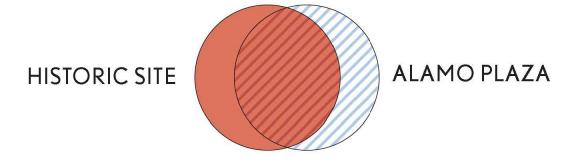


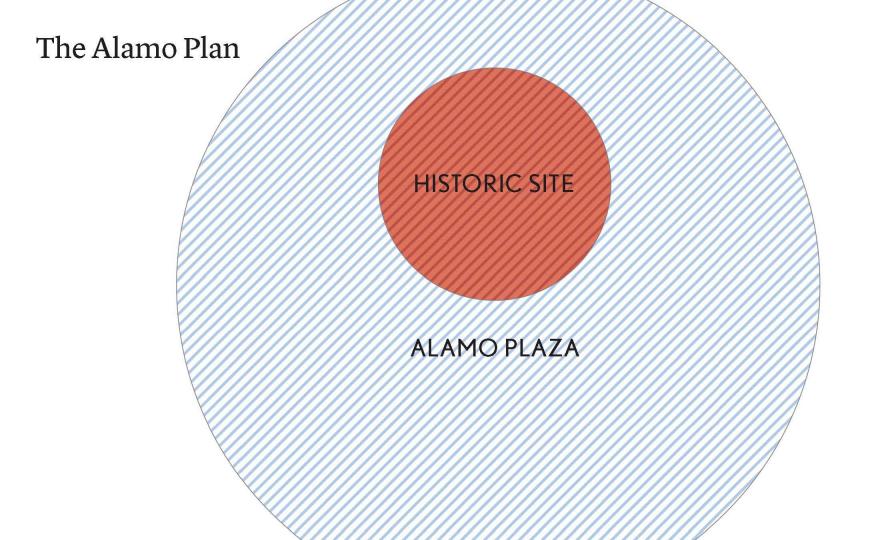
The Alamo Plan transforms the Alamo experience —

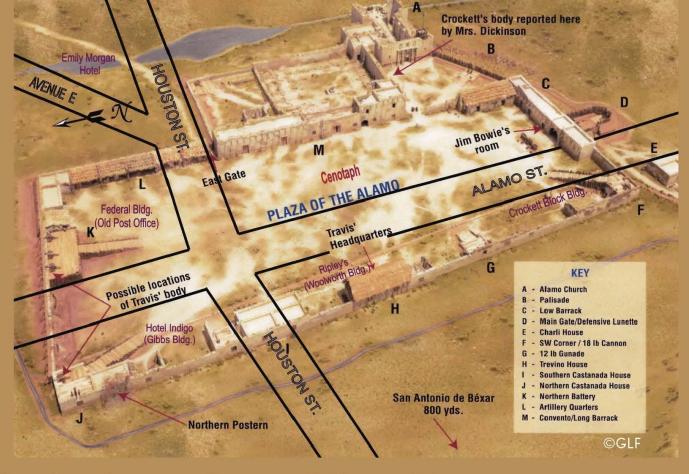
creating an expansive civic plaza

and a powerful cultural destination.

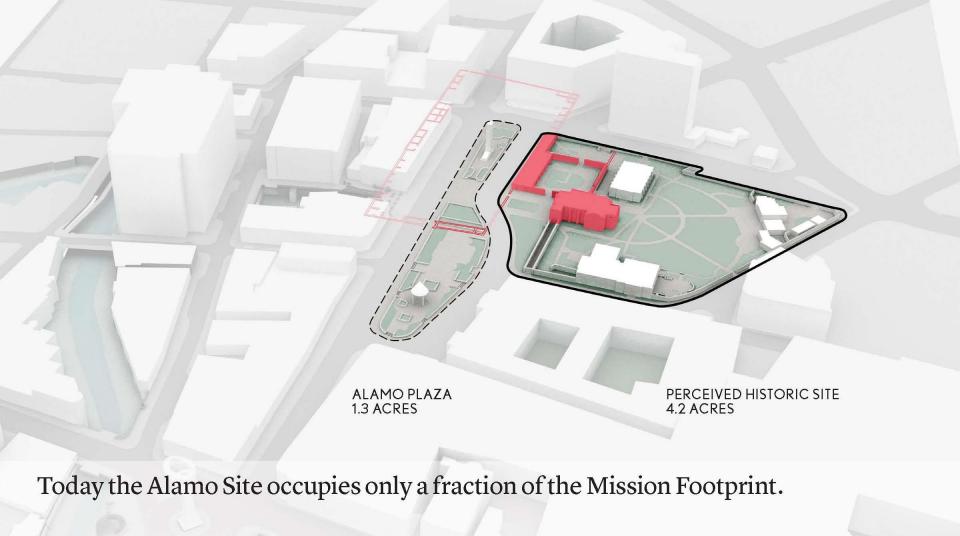
The Alamo Today

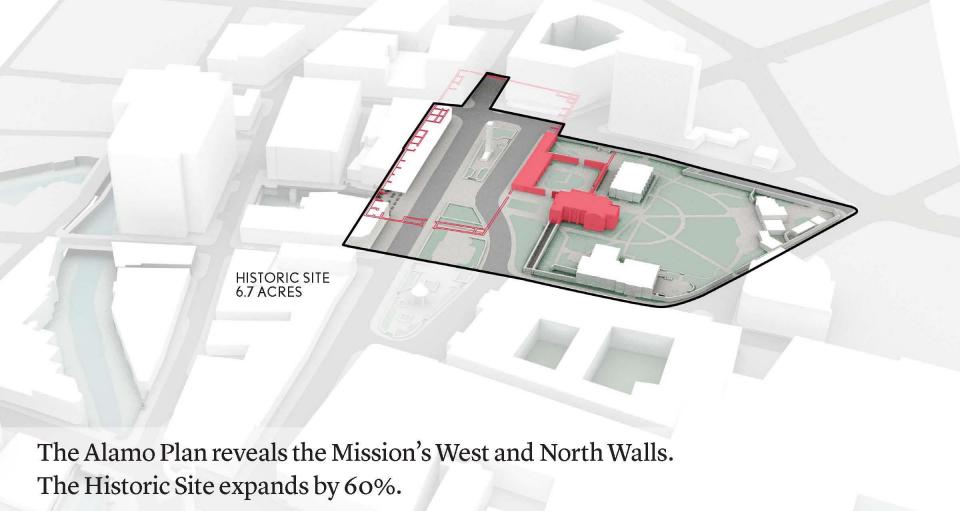


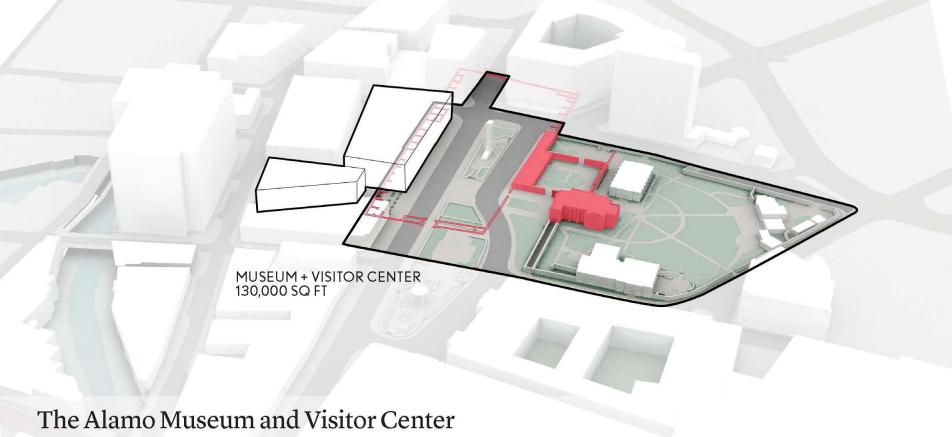




Today the city obscures layers of Alamo history.







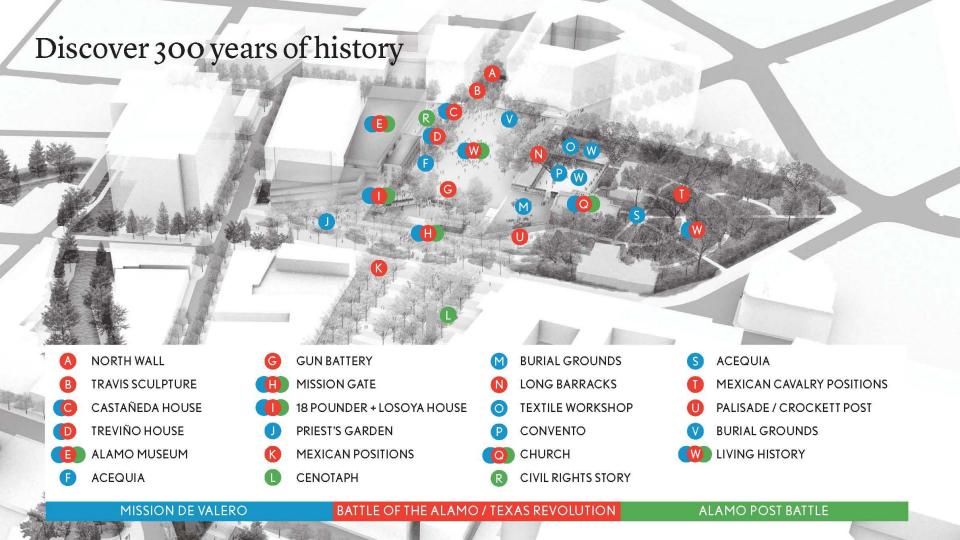
The Alamo Museum and Visitor Center will exhibit the Phil Collins collection in world class galleries and includes a state-of-the-art theater and ground-floor public amenities.











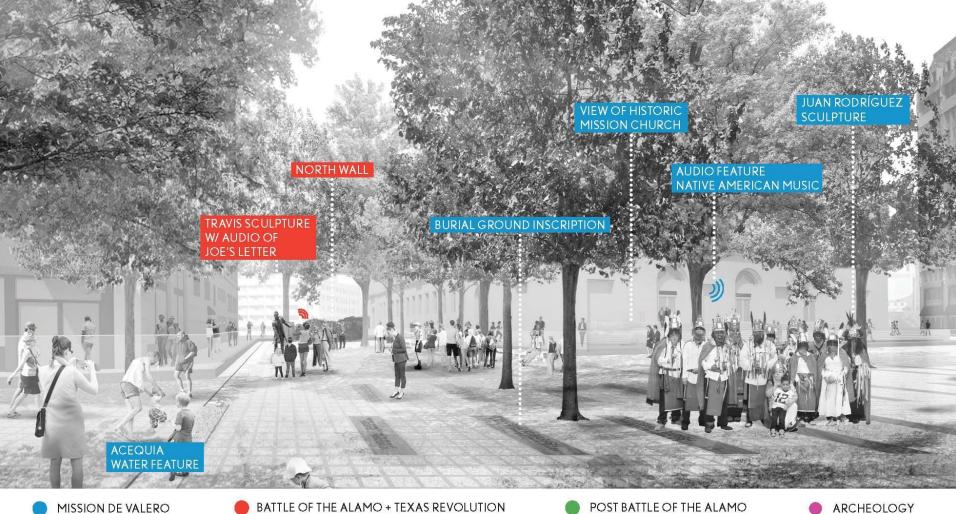










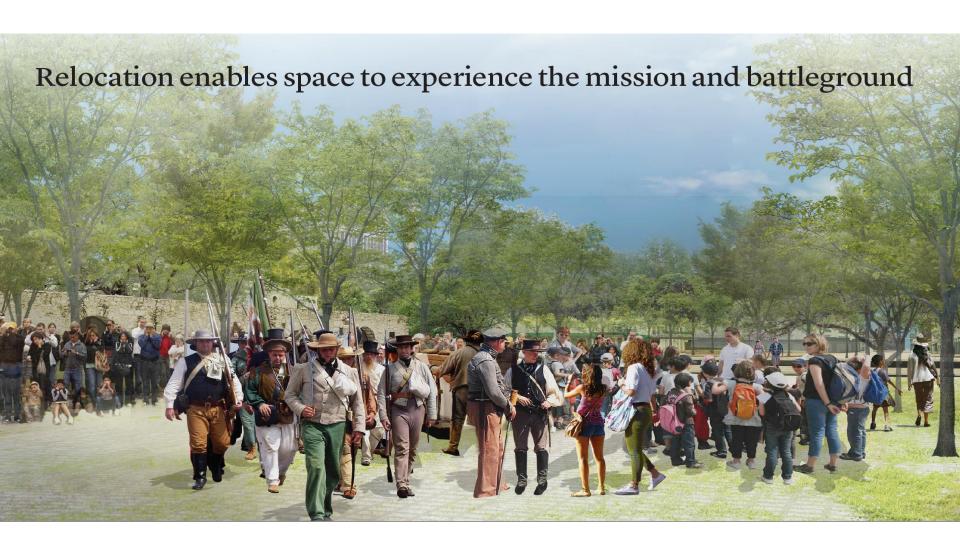




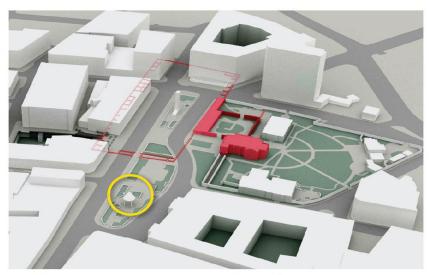








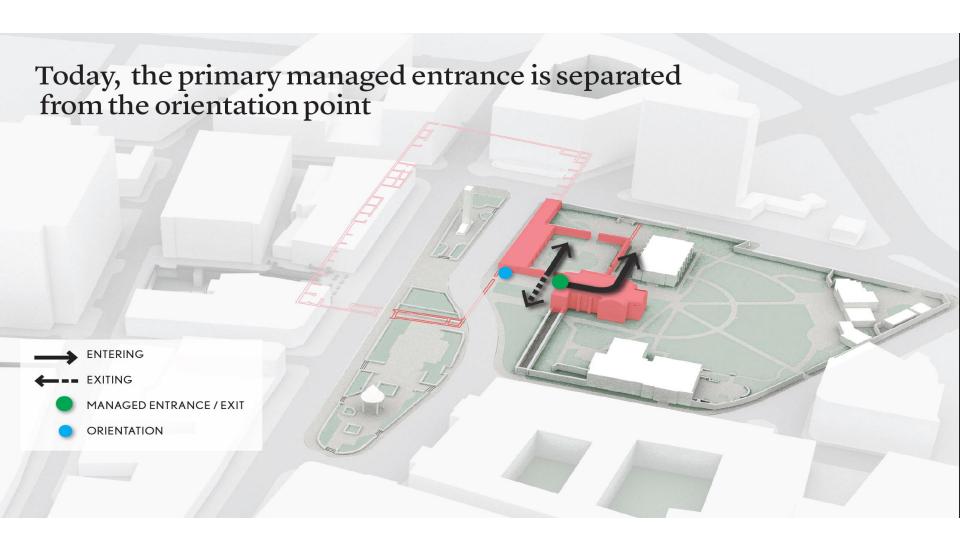
Relocating the cenotaph clarifies periods of historic significance and is aligned with the original plans for its location

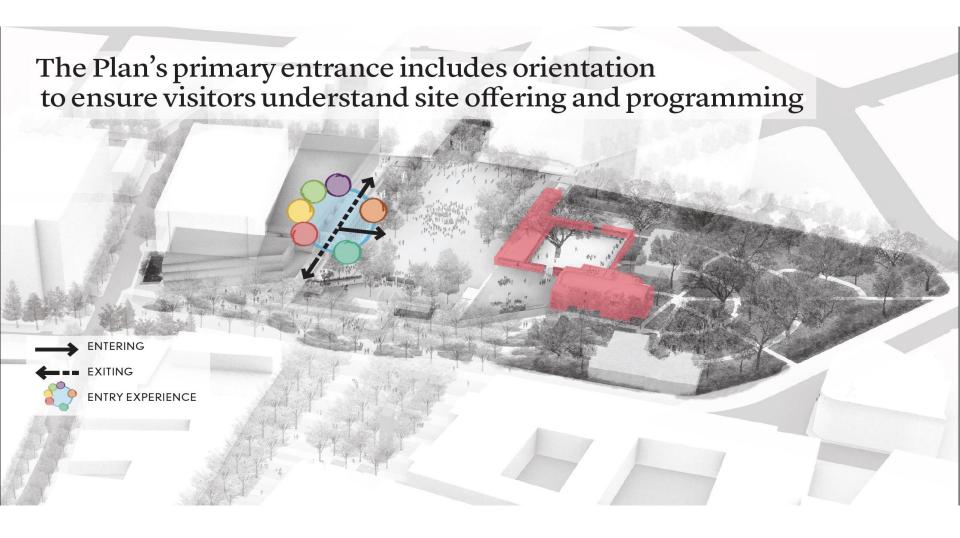


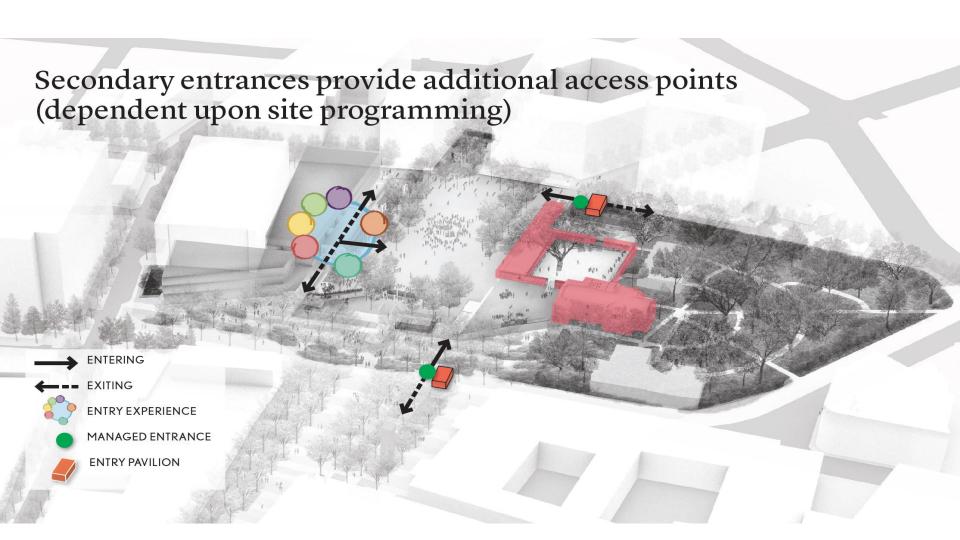
*bandstand @ 1935 proposed cenotaph location

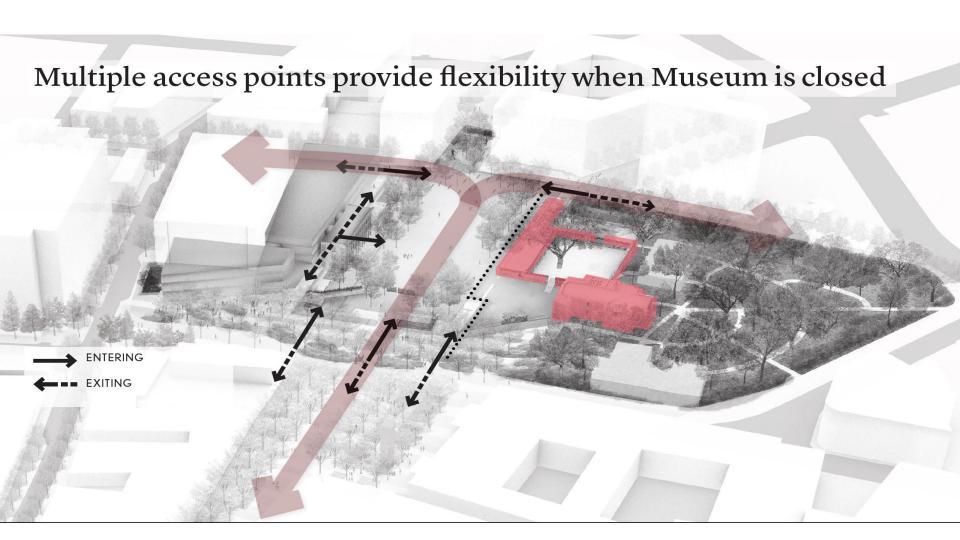










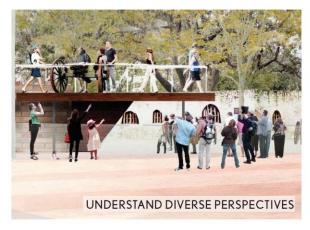


The Alamo Experience















Approval

- August 30, 2018 Alamo Citizens Advisory Committee
- September 4, 2018 Alamo Management Committee
- October 2, 2018 Alamo Executive Committee

Consideration

- October 10, 2018 Planning Commission and HDRC
- October 18, City Council
- October 23, 2018 Texas Historic Commission



- Restrict vehicular access to sections of Alamo Street, Alamo Plaza, Houston Street, Crockett Street, Blum Street
- Close sections of Alamo Street,
 Alamo Plaza, and Houston Street
- Ground Lease and Management
 Agreement between the City and
 GLO

Historic and Design Review Commission

- Proposed design changes to the Alamo Plaza.
 - Cenotaph
 - Plaza Access

The Office of Historic Preservation must also review and approve the relocation and repair plan for the Cenotaph prior to any work beginning.



- Restrict vehicular access to sections of Alamo Street, Alamo Plaza, Houston Street, Crockett Street, Blum Street.
- Close sections of Alamo Street, Alamo Plaza, and Houston Street.
- Ground Lease and Management Agreement between the City and GLO.
- Authorization to negotiate and execute a contract or contracts for the restoration and relocation of the Cenotaph.



- Relocation of the Cenotaph
- Historic buildings owned by the GLO

Lease Agreement 50 Year Term (two 25-year extensions)

GLO will:

- Ensure that the Plaza area shall remain open, accessible, and free of charge to the public.
- Open two additional access/exit points during the Museum operating hours, if there is no Museum programming scheduled for the historic mission footprint or during times of high pedestrian activity.
- Provide high quality programming and services that enhances the historic and cultural significance of the site.
 - Comply with all applicable local, state, and federal laws
- Ensure that the design for the planned museum within the current footprint of the Crockett, Old Palace, and Woolworth buildings is reviewed by HDRC and approved by the THC.
- Ensure that Alamo Plan recognizes and interprets the historical significance of the Woolworth building in the Civil Rights movement.

Lease Agreement

• The City and GLO will develop a service and delivery plan to accommodate the area businesses and service providers that are impacted by the street closure.

The City and GLO will work with the Battle of the Flowers, Fiesta Flambeau, Fiesta Commission, and Cavaliers on the rerouting of the parades in order to accommodate the important Fiesta Traditions like the floral tribute.



- State of Texas \$106 million
- City of San Antonio \$38 million
- Alamo Endowment \$200 million +

