



**Ron Nirenberg**  
Mayor

October 2, 2018

**TO:** City Council

**FROM:** Mayor Ron Nirenberg

**COPIES TO:** Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; Lori Houston

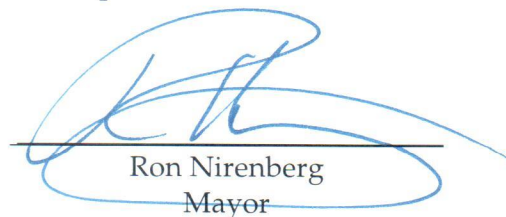
**SUBJECT:** Executive Committee Approval of Alamo Plan

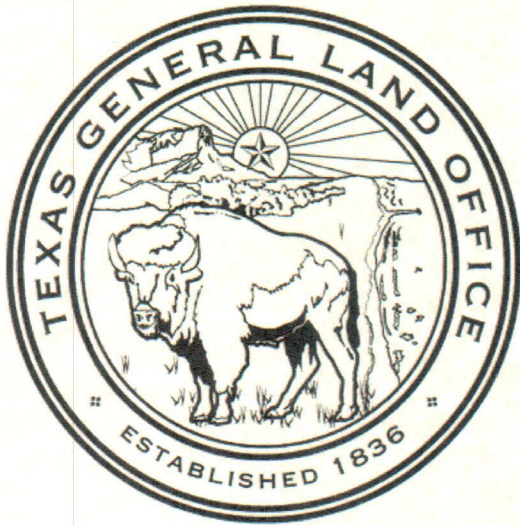
At a brief ceremony this afternoon, I joined Texas Land Commissioner George P. Bush to sign a resolution approving the plan for the Alamo and Alamo Plaza. Commissioner Bush and I serve as the Executive Committee that was formed under the Cooperative Agreement entered into between the City, General Land Office and Alamo Endowment.

My formal support of the plan is an important step in the redevelopment process. However, other important steps are already underway. City staff is negotiating provisions for a lease of City-owned land in Alamo Plaza, which would include provisions for how the GLO will manage the project. Additionally, I have requested that a "B" Session briefing be conducted on October 10 to address City Council interest about the plan and steps forward. Public and private sponsors expect to contribute approximately \$450 million to make this vision a reality. It will prove to be one of the largest investments and most influential projects in San Antonio's recent history.

The Planning Commission will be holding a joint meeting with the Historic and Design Review Commission (HDRC) on October 10, as well. Following the conclusion of these process and negotiations of the lease, it is expected that the City Council will take action on these key aspects of the plan.

It should be noted that my approval of the Alamo Plan is made with an earnest and heartfelt understanding of the viewpoints and strong emotions held by people in this community. In the end, our work will provide an overdue reverence and celebration of history that the Alamo needs.

  
Ron Nirenberg  
Mayor



## RESOLUTION OF THE ALAMO MASTER PLAN EXECUTIVE COMMITTEE

**WHEREAS**, pursuant to the Cooperative Agreement between the City of San Antonio (the “City”), the Texas General Land Office (the “GLO”) and the Alamo Endowment, and under the direction of the Alamo Management Committee a Joint Master Plan for the Alamo and Alamo Plaza has progressed and been further developed over the past year by PGAV Destinations, Reed Hilderbrand and Cultural Innovations (hereinafter, the “Plan” and described below); and

**WHEREAS**, the process of developing the Plan has included public meetings, opportunities for public comments, and review by the Alamo Citizen's Advisory Committee; and

**WHEREAS**, the San Antonio City Council approved the following key concepts expressed in the “Alamo Master Plan” on May 11, 2017 (City Ordinance # 2017-05-11-0315):

1. Restoring the Church and Long Barracks;
2. Delineating the historic footprint of the Alamo;
3. Recapturing the Historic Mission Plaza and create a sense of reverence and respect on the historic battlefield;
4. Repurposing of 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; and
5. Creating a sense of arrival to the site and enhancing connectivity between the site and other nearby public spaces; and

**WHEREAS**, on August 30, 2018, the Alamo Citizen's Advisory Committee approved seven resolutions in support of the Plan, including one conditionally recommending the City enter into a long-term agreement with the GLO to manage the historic Alamo Plaza; and

**WHEREAS**, the Alamo Management Committee approved the Plan on September 4, 2018; and

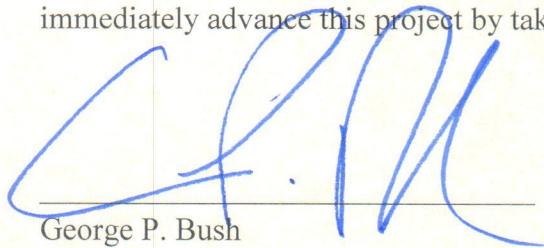
**WHEREAS**, the Alamo Executive Committee, comprised of the Texas Land Commissioner and the Mayor of the City of San Antonio, considered the Plan for the Alamo and Alamo Plaza, advanced by the Alamo Citizen’s Advisory Committee and the Alamo Management Committee; and

**WHEREAS**, the “*Plan*” considered by the Executive Committee are the following actions:

1. The City shall close the following streets to vehicular traffic: (a) Alamo Street from Peacock Alley to Market Street; (b) Crockett Street from Bonham Street to Losoya Street; and (c) Houston Street from Broadway to East 3rd Street.
2. The City shall develop and implement a service and delivery plan to accommodate the needs of area businesses and service providers impacted by traffic changes.
3. The City shall establish a new parade route, in coordination with the parade organizers which respects and advances historical traditions of recognition, including the laying of wreaths at the Alamo.
4. The City shall restore the Cenotaph and relocate it to an area within Alamo Plaza, provided that the new location will provide space for reverence and learning and is in a prominent area within Alamo Plaza.
5. The City shall lease to the GLO the portions of the Plaza and portions of the Street necessary to reclaim the entire Plaza (the “Historic Mission Plaza” area described in 2017 Alamo Master Plan) for the GLO to manage.
6. The GLO shall commission an architectural feasibility study that assesses the adaptive reuse potential of the Crockett, Palace, and Woolworth Buildings as a Visitor Center and Museum provided the study adheres to the Secretary of the Interior’s Standards for Historical Rehabilitation. The study will assess each building individually to ensure each aligns with federal criteria, document the integrity of interior and exterior features, and evaluate each building’s significance at a world, national, State and local level. The Alamo Citizens Advisory Committee will additionally review and provide input on the recommendations related to the buildings prior to review and consideration by the Texas Historical Commission (THC). The GLO shall, as part of its implementation of the Plan, recognize and interpret the historical significance of the Woolworth Building as part of the Civil Rights movement.

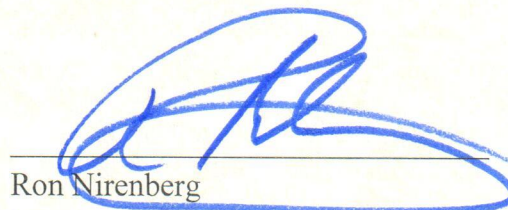
7. The GLO shall honor floral tributes in front of the Church by working in coordination with the City of San Antonio, the Fiesta Flambeau Parade Association, the Battle of Flowers Association, and the Fiesta San Antonio Commission, to reroute and accommodate this longstanding tradition.
8. The GLO shall provide public access 24 hours/day to the historic mission plaza, through six entry points before and after museum hours but only one primary entry point during museum hours (with two additional entry points to be opened during times of high pedestrian traffic volume or during times there is no programming going on in the historic mission plaza).
9. The GLO shall comply with all applicable local, state and federal laws, rules, and regulations applicable to the design, development, operation and management of a historical, culturally significant site on Alamo Plaza, including but not limited to, the state and federal antiquities codes.
10. The City and GLO acknowledge that no non-governmental organizations or quasi-governmental organizations, including the United Nations, United Nations Educational Scientific and Cultural Organization (UNESCO), or any of their associated or subsidiary organizations, shall ever have any authority over the Alamo Plan, the Alamo complex, or GLO's operations or management of the Alamo complex.
11. These action items of the Plan will be incorporated into a ground lease and management agreement between the City and GLO, which will supersede this Resolution and govern the parties' legal relationship.

**THEREFORE BE IT RESOLVED**, the Alamo Executive Committee unanimously approves the Plan for the Alamo and Alamo Plaza and calls on the GLO and the City to immediately advance this project by taking the necessary steps to implement the Plan.



George P. Bush  
Land Commissioner  
Texas General Land Office

10.2.18  
Date



Ron Nirenberg  
Mayor  
City of San Antonio, Texas

10/2/2018  
Date