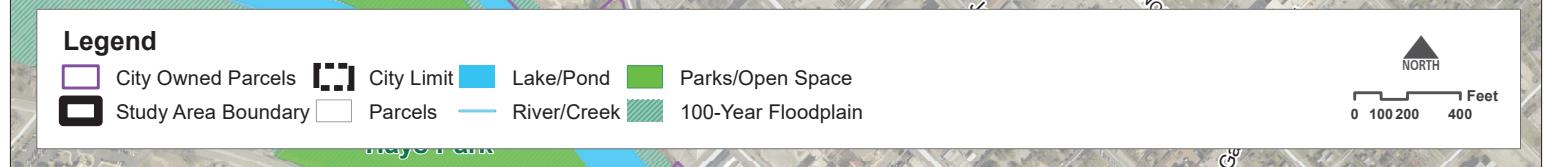
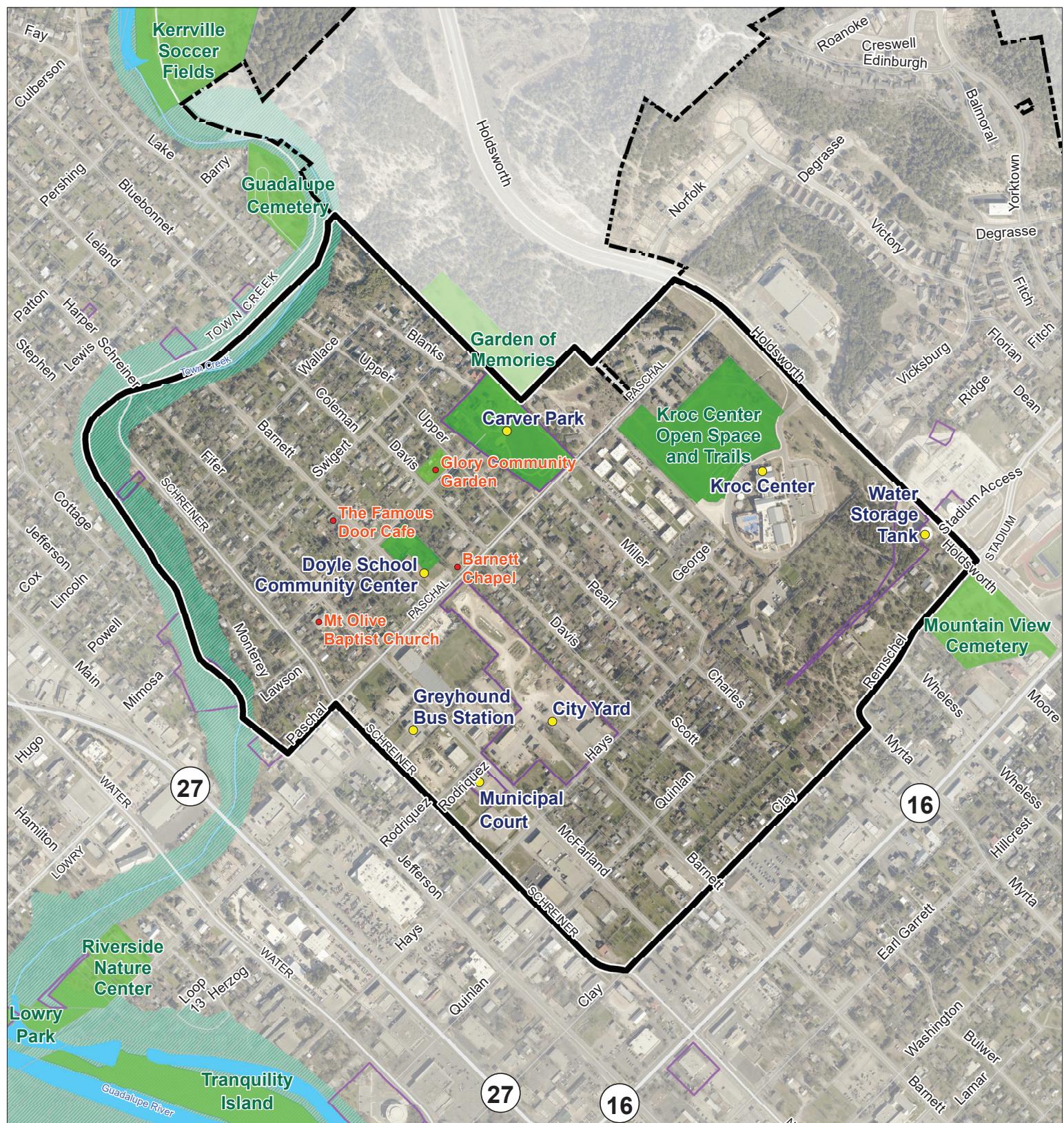
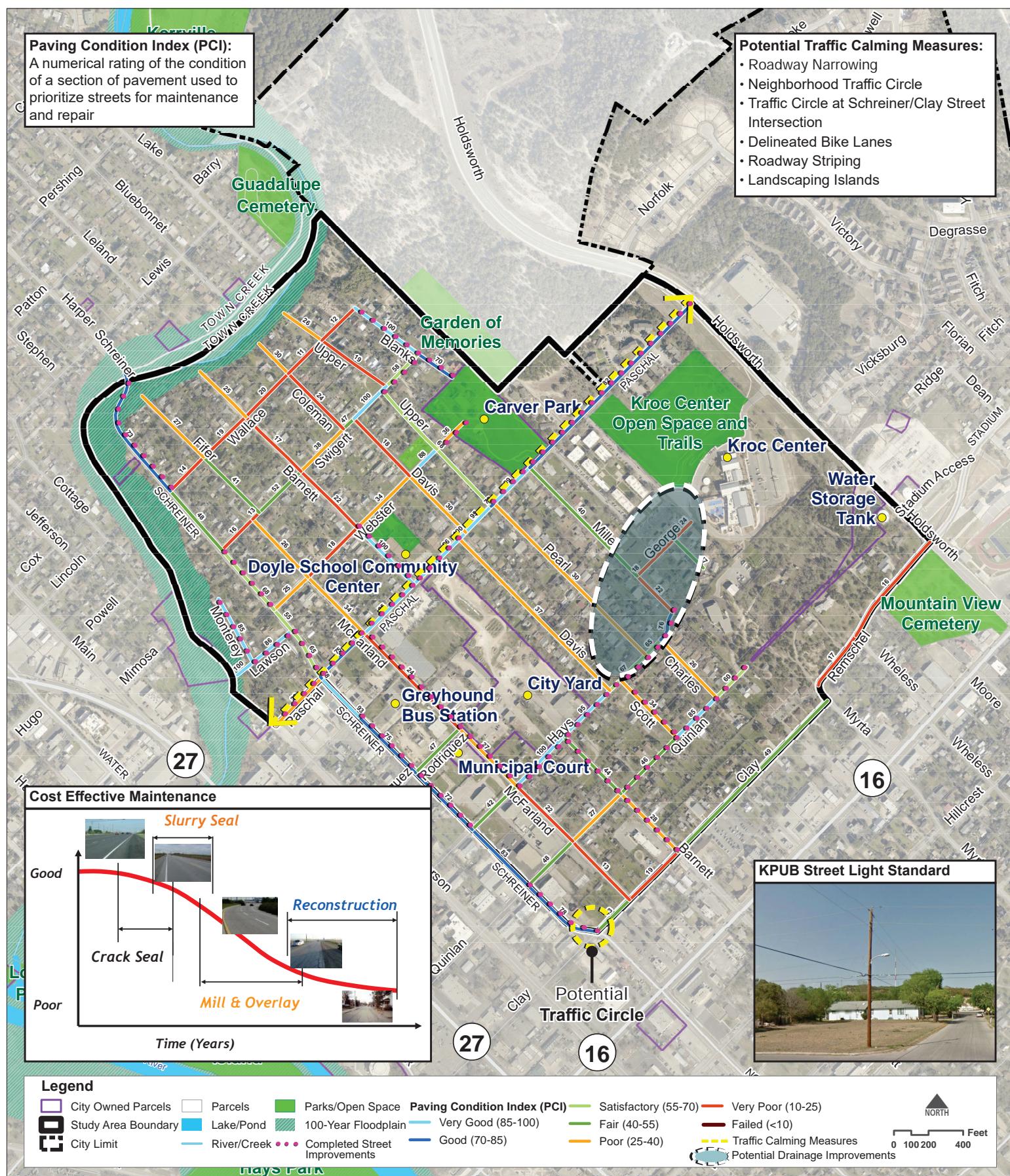


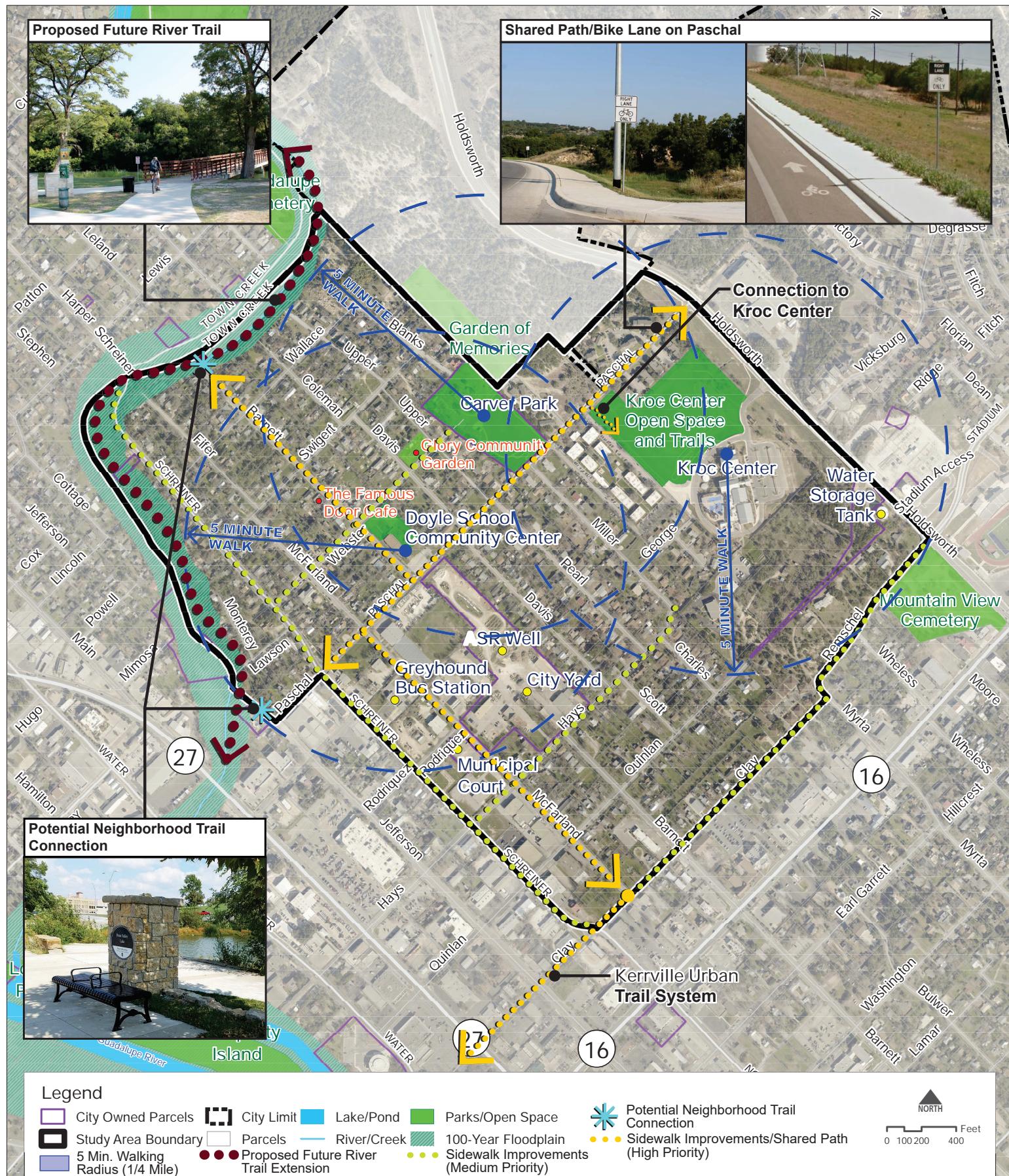
Framework Plan - Overview Base Map



Framework Plan - Streets & Drainage



Framework Plan - Connectivity



Framework Plan - Neighborhood Character



Legend

Legend:

- Infill Housing/Existing Vacant
- Study Area Boundary
- Parcels
- River/Creek
- 100-Year Floodplain
- City Owned Parcels
- City Limit
- Lake/Pond
- Parks/Open Space
- Potential Neighborhood Identity Node
- Potential New Open Space
- Landscape Buffer

September 2019



DOYLE COMMUNITY AREA DEVELOPMENT PLAN



Doyle Community Area Development Plan

Project Summary Outline

Project Background

Kerrville 2050 Comprehensive Plan

COMMUNITY AND NEIGHBORHOOD CHARACTER

- GUIDING PRINCIPLE 6: Celebrate and honor the character of each neighborhood and its culture; revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures
 - ACTION ITEM 6.7: Create neighborhood area plans appropriate to the uniqueness of particular parts of the City

(Include graphic: How does this plan relate to Kerrville 2050?)

Project Overview

- What is an Area Development Plan?
- Study area boundaries

(Include graphic: Overview Base Map)

- Goals of the Doyle Community Area Development Plan
 - Preserve existing neighborhood character...
 - Encourage investment to stabilize the neighborhood, prevent deterioration and loss of property value...
 - Identify stakeholder priorities...
 - Provide for infill development/redevelopment that is consistent with the existing community character...
 - Avoid placing unnecessary burdens on owners wishing to make improvements to their properties...

Visioning Process

(Include graphic: How was the plan developed?)

Stakeholder Interviews and Surveys

- Purpose and Format
- Initial Priorities — Infrastructure, Neighborhood Character, Community Building, Housing and the Economy

Open Houses

- Purpose and Format
- Final Priority Categories — Infrastructure (Streets, Sidewalks & Trails, Streetlights, Stormwater/Drainage), Services, Neighborhood Character, Parks/Open Space, Doyle Community Center, Community Building/Community Relations, Housing and Economics

Doyle Community Vision

Streets & Drainage Framework

- Completed street improvements
 - Various locations
- Streets ranked by Paving Condition Index (PCI)
 - Very Good, Good, Satisfactory, Fair, Poor, Very Poor, Failed
- Locations for potential traffic calming measures
 - Paschal Street, Clay/Schreiner intersection
- Area for potential drainage improvements
 - South of the Kroc Center (George, Hays)

Connectivity Framework

- Highlights
 - Sidewalk improvements (Short-term)
 - Sidewalk improvements/Shared path (Long-term)
 - Potential neighborhood trail connections to proposed future River Trail
 - Kerrville Urban Trail System (KUTS)
 - Connection to Kroc Center
- Potential sidewalks/shared paths
 - High-priority – Paschal, McFarland, Barnett
 - Medium-priority – Webster, Schreiner, Hayes
- Potential bike lane
 - Paschal Street
- Potential connections to future River Trail
 - Paschal at Jefferson, Town Creek at Barnett

- High-priority – Paschal, McFarland, Barnett
- Medium-priority – Webster, Schreiner, Hayes

Neighborhood Character Framework

- Potential neighborhood identity nodes
 - Paschal Street at Schreiner, southwest corner of Kroc Center, Holdsworth
- Potential new open space and landscape buffers at City Yard
 - Conversion of a portion of the City Yard property along Paschal Street to open space
 - Installation of landscape buffers on Paschal and McFarland
- Potential infill housing locations
 - Vacant lots

Carver Park

- Highlights
 - Shade, tables, concrete pad at splash playground
 - Potential:
 - Additional security lighting
 - Additional parking
 - Splash playground upgrades
 - Extended splash playground hours
 - Restroom improvements
 - Basketball pavilion improvements
 - Theodore Martin commemorative feature
 - Ballfield fence
 - Entry feature signage
 - Pest/Insect treatment program

Implementation

Matrix

- Guiding Principles

- Action Items
- Timing (Underway, Short-Term, Mid-Term, Long-Term)
- Relative Public Sector Cost (\$, \$\$, \$\$\$, \$\$\$\$\$)
- Responsible Parties
- Excerpt from table with legend

Appendix

Stakeholder Interview/Survey Notes

Open House Notes/Comments

Demographic info

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
KERRVILLE 2050					
C6	Celebrate and honor the character of each neighborhood and its culture; revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures				
C6.7		Create neighborhood area plans appropriate to the uniqueness of particular parts of the City	U	\$\$ per area plan	City with consultant help
I	INFRASTRUCTURE				
	STREETS				
I1	Evaluate existing conditions on Paschal Street, including speeds, pedestrian issues, and enforcement, and create a plan for improved safety				
I1.1		Seek to reduce through truck traffic (dual axle) and commercial buses on Paschal Street	S	\$	City, TXDOT, Greyhound Bus Co.

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I1.2		Consider installing “No Parking” signs on Paschal Street as appropriate	S	\$	City
I1.3		Provide greater enforcement of the speed limit on Paschal	S	\$	City
I1.4		Consider installing permanent radar speed indicator signs on Paschal	S	\$	City
I1.5		Evaluate pedestrian improvements, such as crosswalks, signage (“Pedestrian Crossing” or similar), traffic calming improvements, or other traffic control devices to improve pedestrian safety on Paschal Street	S	\$\$	City
I2	Prioritize the maintenance and repair of streets within the Doyle area				
I2.1		Utilize the 2019 Paving Management Plan to develop a program of street repair within the Doyle area	S	\$\$\$	City
I2.2		Evaluate the possibility of widening Upper Street	M	\$\$\$	City
	SIDEWALKS & TRAILS				

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I3	Develop sidewalks and trails along key corridors within the Doyle community				
I3.1		Make designated routes within the Doyle area more <u>bicycle-friendly</u> by identifying opportunities for bike lanes or multi-use trails or pathways, installing signage to identify bike routes, adding bike racks, and beautifying key cycling corridors within the area	M	\$\$	City, possibly with KUTS
I3.2		Implement sidewalk improvements, focusing first on the highest priority sidewalks and trails identified in the Connectivity Framework Plan	S-L	\$\$\$	City
I3.3		Make streets within the Doyle area more walkable by improving accessibility ramps and beautification elements along key pedestrian corridors	S-L	\$\$\$	City
I3.4		Install River Trail connections to the neighborhood when a spur/extension along Town Creek is designed and funded	L	\$\$\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I3.5		Improve neighborhood pedestrian connections to the existing Paschal sidewalk	S	\$\$\$	City
I3.6		Develop a better pedestrian connection/entrance to the Kroc Center as indicated on the Connectivity Framework Plan	S	\$\$	City with Kroc Center
I3.7		Encourage the completion of the Kerrville Urban Trail System (KUTS) segment along Clay Street from Water Street to McFarland Street	M	\$\$\$\$	City with KUTS
I3.8		Add bike racks at destinations and gathering places in the Doyle neighborhood, such as Carver Park, the Doyle Community Center, etc.	S	\$\$	City with KUTS, Doyle Community Center, etc.
	STREETLIGHTS				
I4	Improve the lighting along residential streets and commercial corridors in the Doyle area				
I4.1		Work with KPUB to develop a strategy for street light improvements in the Doyle area	S	\$\$	City with KPUB
	STORMWATER / DRAINAGE				

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I5	Develop and maintain a long-range plan for stormwater/drainage management for the Doyle area, addressing and prioritizing infrastructure needs and identifying funding sources				
I5.1		Implement the drainage improvements necessary to address flooding problems in the Doyle area as identified in the 2019 Stormwater Master Plan	M	\$\$\$\$	City
I5.2		Longer term, update the 2019 Stormwater Master Plan to determine the next most critical drainage improvements	L	\$\$	City with consultant help
I5.3		Design, fund, and construct the next most critical improvements	L	\$\$\$\$	City with consultant help
I5.4		Explore a variety of options, including debt financing and/or city-wide drainage fees, to address drainage infrastructure concerns	L	\$\$	City with consultant help
	SERVICES				

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I6	Identify opportunities for improvements to basic services				
I6.1		If grant funding is awarded, look for appropriate ways to support the cross-sector BUILD Health Challenge, which will focus on improved health and wellness outcomes for Doyle area residents	S	\$\$	BUILD Health organization, Doyle Center, City, etc.
I6.2		Support transportation options (such as Kerr Konnect) and other services for the homebound (such as Meals on Wheels)	S	\$\$\$	City with partner agencies
I6.3		Consult with local internet service providers to assess speed and connectivity of service connections for residences and businesses in the Doyle area	S	\$	City with internet providers
I6.4		Conduct block walks with Fire Department personnel to install free smoke alarms for residents	S	\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
I6.5		Extend a variety of City services to the neighborhood via utilization of a new Library outreach vehicle	S	\$\$	City
I6.6		Coordinate with the area businesses and residents to establish and promote Crime Watch programs for the Doyle neighborhood	S	\$	City
NEIGHBORHOOD CHARACTER					
	HISTORY/SENSE OF PLACE				
NC1	Promote a sense of pride in the culture and history of the Doyle community				
NC1.1		Develop a history and self-guided tour of the Doyle community, collecting pictures of people and events, identifying and marking significant locations, and documenting changes in the neighborhood throughout its history for distribution at the library, in schools, online, at the Convention and Visitors Bureau and the Chamber of Commerce, and at other appropriate locations	S	\$\$	City with Doyle Center, neighborhood representatives

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
NC1.2		Coordinate and hold heritage events that celebrate the culture of the Doyle neighborhood	S	\$-\$\$	City with Doyle Center, neighborhood representatives
NC1.3		Include the Doyle neighborhood in a feature series in the media on Kerrville neighborhoods, their individual cultures, and activities	S	\$	City with local media
NC1.4		Develop and implement design elements for the Doyle area that create a sense of place, which may include street sign toppers, plaques at key historical locations, streetscape elements, and identity nodes at important intersections and along key corridors to promote community pride	S	\$\$-\$\$\$	City with consultant help
NC1.5		Identify funding and construct the traffic circle at the Schreiner/Clay Street intersection	M	\$\$\$\$	City with consultant help

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
NC1.6		Identify funding, then design and construct neighborhood identity node features as indicated on the Neighborhood Character Framework Plan	M	\$\$\$	City with consultant help
NC1.7		Develop a gateway feature on both sides of Paschal at the Holdsworth intersection	M	\$\$\$	City with consultant help
	PROPERTY MAINTENANCE				
NC2	Maintain and enhance the appearance of the Doyle neighborhood				
NC2.1		Develop an information program to educate Doyle residents and property owners about bulky item pick-up, yard waste pick-up, and property maintenance responsibilities	S	\$	City
NC2.2		Abate property maintenance violations and increase proactive code enforcement, focusing first on attempting voluntary compliance	S	\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
NC3	Work with Kerrville churches, civic clubs, Schreiner University, and other organizations to develop a volunteer program to assist elderly and disabled Doyle residents with property maintenance				
NC3.1		Develop a program that coordinates the resources of the City and its partner agencies and organizations to host a Doyle area clean-up day, focusing on properties with code compliance issues and owners who are unable to maintain their property due to age, limited resources, or disability	S	\$\$	City with churches, civic clubs, and other local organizations
NC3.2		Approach local business to take part in the clean-up day by donating time, materials, or allowing/encouraging employee participation	S	\$	City with Chamber of Commerce and local businesses

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
NC4	Utilize the City's proposed Neighborhood Engagement Team (NET) approach as a tool for identifying code enforcement issues and coordinating volunteer efforts aimed at achieving neighborhood improvements				
NC4.1		Appoint the NET, then assign a member to serve as a point of contact between the City and designated Doyle community leadership	S	\$\$	City
NC4.2		Develop a strategy to address the impacts of vacant and abandoned homes on surrounding property and the image of the neighborhood	M	\$\$	City with consultant help
NC4.3		Take a lead role in coordinating and participating in a Doyle area clean-up day and similar neighborhood improvement efforts	S	\$\$	City with churches, civic clubs, and other local organizations
	PARKS/OPEN SPACE				
P01	Focus on investments and enhancements in Carver Park				

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
PO1.1		Evaluate Carver Park and the surrounding area to determine if additional security lighting is needed	S	\$\$	City with KPUB
PO1.2		Continue regular police patrol of Carver Park	S	\$	City
PO1.3		Evaluate opportunities for additional parking for Carver Park patrons	S	\$\$	City
PO1.4		Evaluate possible enhancements to the water play features and equipment within the splash playground	S	\$\$	City
PO1.5		Evaluate the possibility of extending the hours at the splash playground	S	\$	City
PO1.6		Improve the restroom facilities at Carver Park	M	\$\$-\$ \$\$	City
PO1.7		Add picnic tables, benches and shade structures or trees, especially near the barbecue pits and near the splash playground	U	\$\$	City
PO1.8		Provide regular pest/insect control treatment at Carver Park	S	\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
PO1.9		Evaluate the possibility of improving the basketball pavilion/court	U	\$	City
PO1.10		Consider designating a specific feature within Carver Park to honor Theodore Martin, long-time Kerrville resident and teacher in the Doyle School, including the installation of a marker with biographical information on Mr. Martin	S	\$\$	City
PO1.11		Consider the possibility of adding a fence around the ball field	M	\$\$	City
PO1.12		Reassign the address of the Garden of Memories Cemetery to Blanks Street to minimize confusion regarding routing and access	S	\$	City with cemetery owner
PO1.13		Encourage the Garden of Memories Cemetery owner to install pedestrian access improvements for better access	S	\$	City with cemetery owner

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
PO1.14		Using historical photos, data, and interviews of long-term residents, explore the possibility of adding a sign at the park that is reminiscent of the history of Carver Park	M	\$\$-\$\$\$\$	City with Doyle residents
PO2	Develop a plan for buffering the frontage of the City Yard property along Paschal to minimize the impact of this facility on surrounding properties				
PO2.1		Convert a portion of the City Yard property fronting on Paschal Street to landscaped open space	S	\$\$-\$\$\$\$	City
PO2.2		Screen the view of the City Yard along Paschal Street to mitigate dust and noise associated with operations at the facility	S	\$\$-\$\$\$\$	City
PO2.3		Evaluate possible enhanced screening along the common property line between the City Yard and homes on Davis Street backing to it	S	\$\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
PO3	Seek to enhance the recreational and leisure opportunities afforded by the Salvation Army Kroc Center to the Doyle neighborhood				
PO3.1		Partner with the Kroc Center and Doyle Center for scholarships or fee reductions for use of the pool and other facilities	S	\$-\$	Doyle Center and Kroc Center
DOYLE COMMUNITY CENTER					
DC1	Collaborate with the Doyle Community Center as appropriate on facility upgrades, programs, partnerships with outside organizations, and plans for the future				
DC1.1		Evaluate the lighting in the vicinity of the Doyle Community Center to determine if additional security lights should be installed	S	\$\$	City, Doyle Center, KPUB

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
DC1.2		Revisit the application for a 4B grant from the City for improvements to the Doyle Community Center building and grounds, and determine its eligibility for receiving funds or referrals to other programs or foundations	S	\$\$\$	City with Doyle Center
DC1.3		Work with the Doyle Center Board to connect to foundations outside the City organization to secure funding for building and grounds improvements	S	\$	City with Doyle Center Board, Foundations, other individuals and non-profits
DC1.4		If grant is awarded, grow the potential partnership with the BUILD Health Initiative to bring services and information to Doyle community members	S	\$	BUILD Health organization with Doyle Center
COMMUNITY BUILDING/COMMUNITY RELATIONS					
CB1	Promote the use of inclusive processes to capture the voices of Doyle citizens				
CB1.1		Continue to recruit members of the Doyle neighborhood to make application to serve on City boards and commissions	U	\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
CB1.2		Encourage a representative of the Doyle community to take part in a sponsored leadership series or citizen academy to learn more about City government and operations	S	\$\$	City, Doyle Center, Doyle residents
CB1.3		Encourage residents of the Doyle community to participate in the City's annual Citizens Police Academy to foster strong police-community relations	S	\$	City, Doyle Center, Doyle residents
CB2	Support activities and events that connect the residents of the Doyle community and encourage neighbors to interact with each other				
CB2.1		Facilitate neighborhood events to bring people together, create personal connections, and nurture a sense of belonging in the Doyle community	S	\$-\$\$	City with Doyle Center and Doyle residents

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
CB2.2		Help promote the Community Garden as an asset that builds intergenerational connections and nourishes community members of all ages and backgrounds, both physically and spiritually	S	\$-\$\$	City, Barnett Chapel
CB2.3		Promote weekend events and gatherings aimed at creating deeper personal connections between neighbors and a sense of belonging in the neighborhood	M	\$	City, Doyle Center, Doyle residents, etc.
CB2.4		Create and promote more youth recreational events, such as classes, programs and sports leagues	S	\$\$	City, sports leagues, Doyle Center, Kroc Center
CB2.5		Develop more free and low-cost events and activities for families	S	\$\$	City, Doyle Center, Kroc Center
CB2.6		Promote activities, including recreational options, for seniors	S	\$\$	City, Doyle Center, Kroc Center
HE	HOUSING AND ECONOMICS				
	HOUSING				

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
HE1	Seek to attract housing options—particularly affordable options—appropriate in the context of the Doyle neighborhood to provide choices for people with a variety of ages, incomes, abilities, lifestyles, etc.				
HE1.1		Maintain the predominant single-family character of the housing in the Doyle Community	S-L	\$-\$\$	City, developers/builders
HE1.2		Explore options identified in the City's new Housing Study and Strategic Plan to provide incentives for the development of workforce/attainable housing or other appropriate infill housing products	M	\$-\$\$\$	City
HE2	Encourage reinvestment in existing housing				
HE2.1		Research potential funding mechanisms identified in the City's new Housing Study and Strategic Plan for existing home rehabilitation and renovation	S	\$\$	City

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
HE2.2		Develop a program of recognition for residential property owners who make significant improvements to their property	S	\$-\$	City
HE2.3		Explore the possibility of establishing a Neighborhood Empowerment Reinvestment Zone (NERZ) aimed at stabilizing residential properties in the Doyle area	U	\$\$	City, with outside legal counsel help
HE2.4		As part of a possible NERZ, consider property tax deferrals or abatements for properties within the area	S	\$\$-\$	City
HE2.5		As part of a possible NERZ, consider fee reductions or waivers for residential property owners who make improvements to structures	S	\$\$	City
	ECONOMICS				
HE3	Provide support for existing and new businesses in the Doyle area				
HE3.1		Connect Doyle area business owners with the Chamber of Commerce Small Business Program	S	\$	City, Doyle Center, Chamber of Commerce

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
HE3.2		Partner with other entities to provide classes for persons interested in learning or improving upon job-related skills	S	\$\$	Schreiner University, Alamo Colleges, Chamber of Commerce
HE3.3		Research potential funding mechanisms for existing commercial rehabilitation and renovation	M	\$-\$	City
HE3.4		Develop a program of recognition for businesses or commercial property owners who make significant improvements to their property	S	\$	City, Chamber of Commerce

TIMING		RELATIVE PUBLIC SECTOR COST		
U	Underway	\$	A project or action which can be completed at a relatively low cost usually because a large part of the work will be done by the City using Staff resources	
S	Short-term; 0-5 years	\$\$	Projects or actions such as planning, engineering or urban design studies costing up to approximately \$150,000	
M	Mid-term; 6-10 years	\$\$\$	Projects or actions such as land acquisition or construction which may involve costs between \$150,000 and \$1 million	
L	Long-term; more than 10 years	\$\$\$\$	Major projects or actions with approximate costs of more than \$1 million	

Carver Park Improvements



October 2019

Kimley-Horn

