Project DC

District of Cattleman

Powered by the San Antonio Housing Trust

Working Group Meeting #1

March 3rd, 2026

Agenda

01 What is Project DC?

02 Cattleman Square History

03 Mobility in Project DC area

04 Market + Economic Conditions

05 Project DC Partner Roles

06 Facilitation Activity for today

Introduction

Facilitators:

Pete Alanis

Seema Kairam

Paola Fernandez

Mark Maldonado

Why are we here?

You all are an important part of decision making and hence have been requested to be a part of the Project DC Working Group.

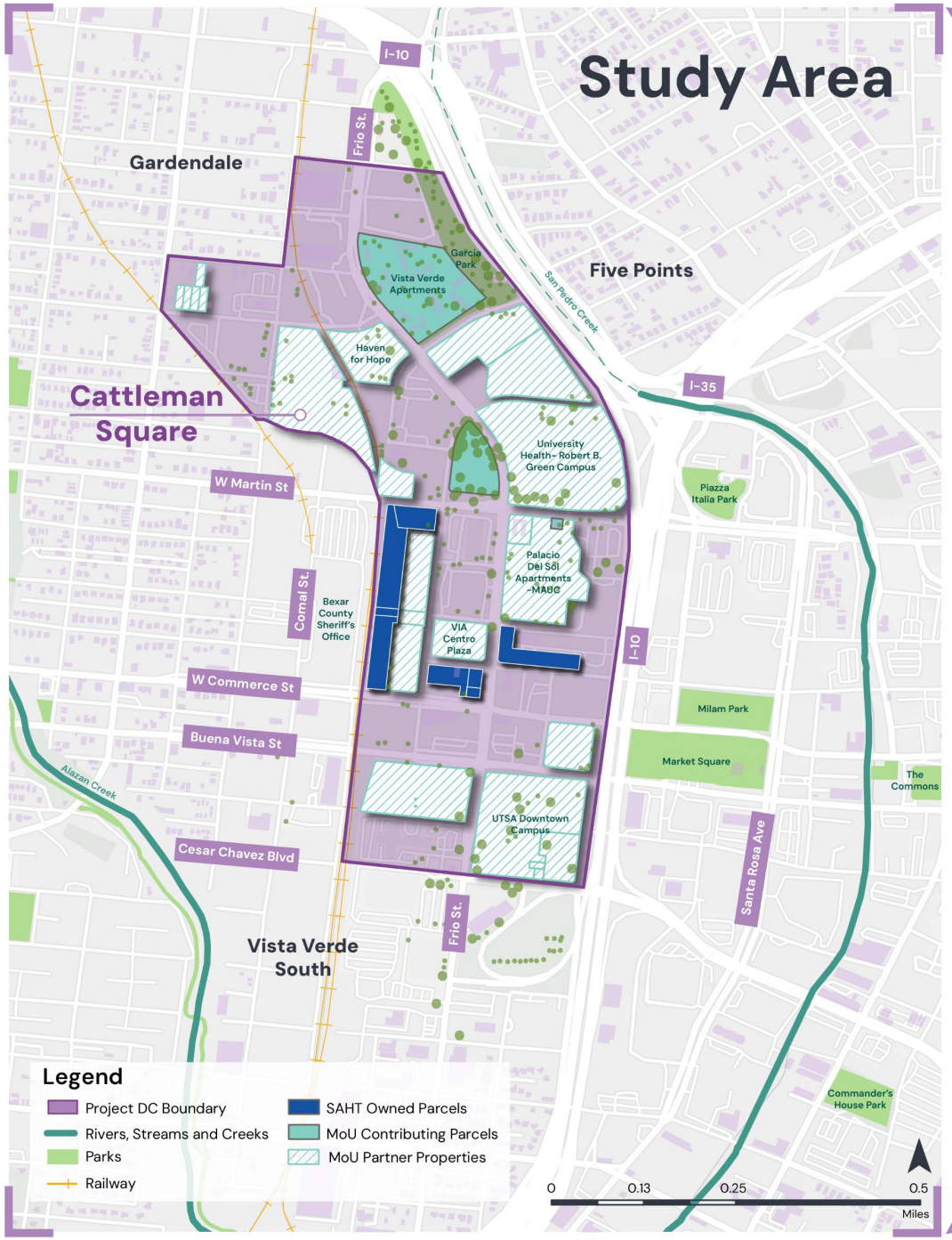
We want to talk to you about potential catalyst sites & listen to **your lived experiences, test ideas, and move project commitments forward** for Cattleman's Square's redevelopment.

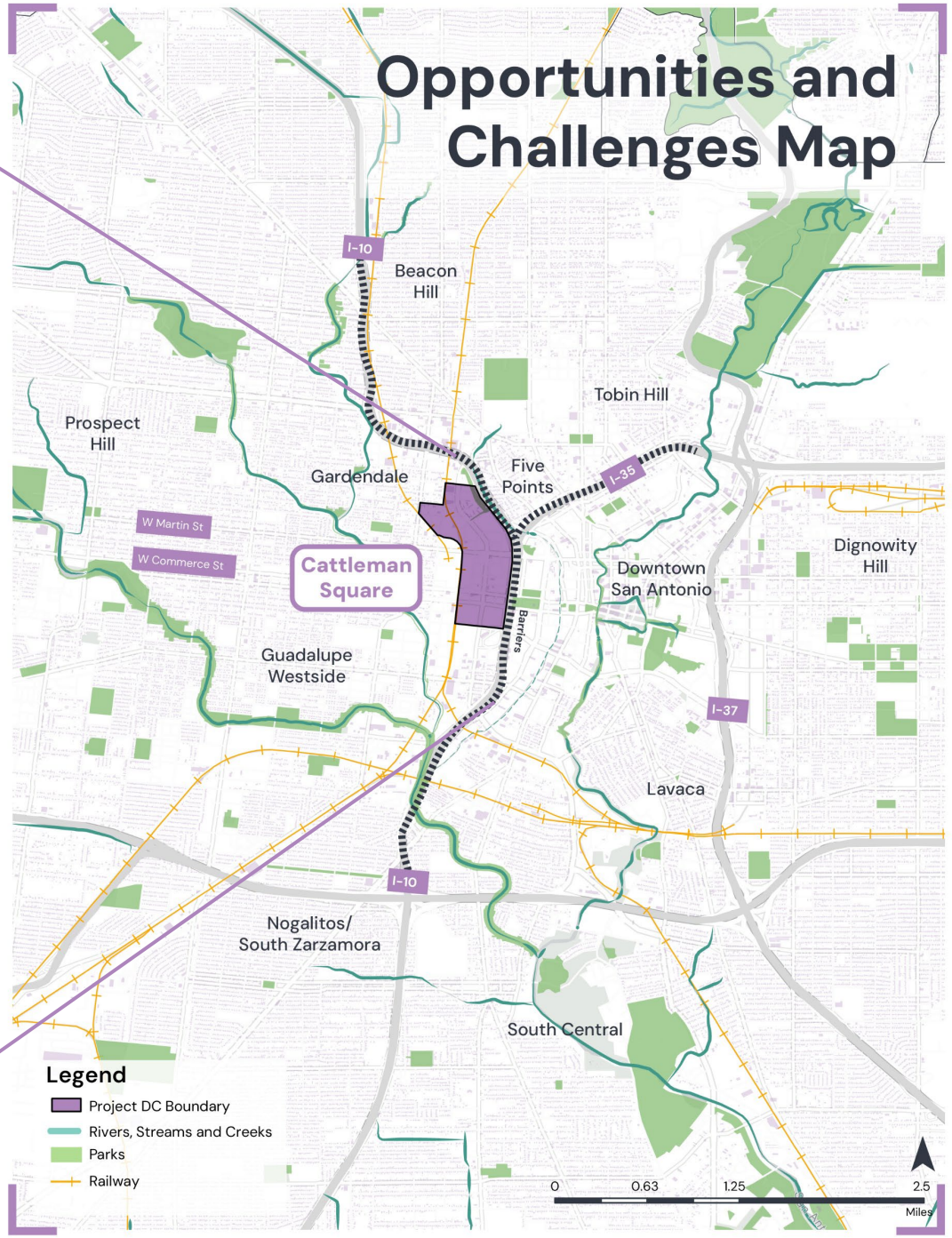




What is Project DC?

01


Study Area
Gardendale
Five Points
Cattleman Square
Vista Verde South
I-10
I-35
Frio St.
San Pedro Creek
Garcia Park
Vista Verde Apartments
Haven for Hope
University Health- Robert B. Green Campus
Piazza Italia Park
Palacio Del Sol Apartments -MAUC
VIA Centro Plaza
Bexar County Sheriff's Office
Comal St.
W Martin St
W Commerce St
Buena Vista St
Cesar Chavez Blvd
Alazan Creek
Milam Park
Market Square
The Commons
UTSA Downtown Campus
Santa Rosa Ave
Commander's House Park
Legend
Project DC Boundary
Rivers, Streams and Creeks
Parks
Railway
SAHT Owned Parcels
MoU Contributing Parcels
MoU Partner Properties
0
0.13
0.25
0.5
Miles


Opportunities and Challenges Map
I-10
Beacon Hill
Tobin Hill
Prospect Hill
Gardendale
Five Points
I-35
W Martin St
W Commerce St
Cattleman Square
Barriers
Downtown San Antonio
Dignowity Hill
Guadalupe Westside
I-37
Lavaca
Nogalitos/ South Zarzamora
South Central
Legend
Project DC Boundary
Rivers, Streams and Creeks
Parks
Railway
0
0.63
1.25
2.5
Miles

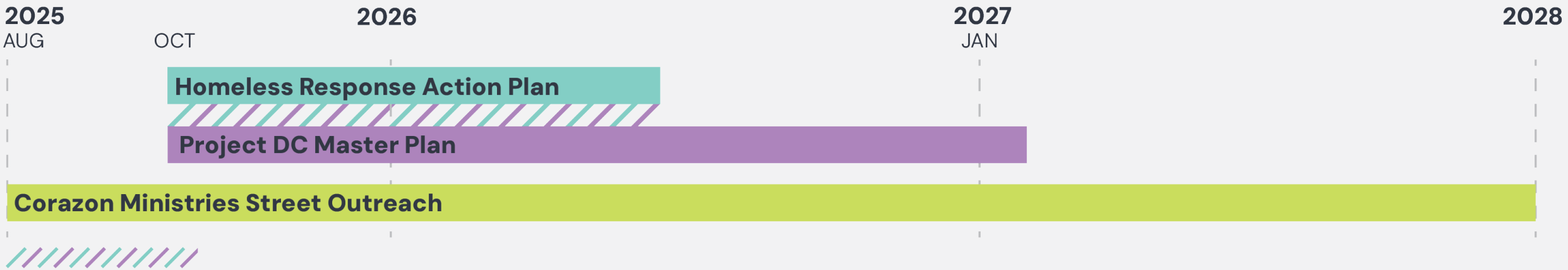
Project DC Mission Statement

Cattleman's Square, the historic neighborhood West of downtown San Antonio, is entering a moment of transformation.

Led by San Antonio Housing Trust, Project DC is an effort to create a shared, community-driven vision to revitalize the downtown district that is safe, welcoming, and vibrant for all.

Several parallel processes will work together at different scales to honor the neighborhood's history and culture, create opportunity and stability for residents and unhoused neighbors, and guide equitable development for the future.

Three Parallel Tracks



Street Outreach

Before redevelopment, it is essential to support people experiencing homelessness in Cattleman's Square. Beginning August 2025, Corazon Ministries deployed two outreach workers providing basic needs support and connections to services and housing.

Homeless Action Response Plan

To support the neighborhood's future, better coordination and care are needed for people who are unsheltered in Cattleman's Square. Led by 8th & Home, the Homeless Response Action Plan will convene partners to develop solutions.

Community Vision Master Plan

Led by Urban Alchemy Collective, the community vision and master plan will explore housing, open space, mobility, and economic opportunity while honoring the area's history—identifying priorities and strategies co-created with the community.

Community Visioning Master Plan

Existing Conditions & Market Analysis

- Housing supply, development feasibility, economic conditions, mobility, and public realm infrastructure.

Vision & Development Framework

- Co-created plan, housing strategies, public space, identify priorities
- Define catalytic projects, phasing, and partnerships.

5 Public Meetings
3 Project DC Partner Meetings
3 Working Group Meetings
12 Ambassadors
1 Community Survey
1500 Mailers
2 Rounds of Canvasing
16 Pop-ups

40+

Engagement touchpoint

Engagement Groups

Project DC Partners

Who

Partners that have executed MOUs with SAHT

Role

Site-specific concepts and commitments; provide parcel/site information; coordinate investment timing; and help test feasibility of district strategies

Working Group

Who

Subject matter experts, community organizers, service providers, and representatives from neighborhood associations and local institutions.

Role

Provide technical, site-specific, cultural, and historical insight to inform planning, design, and engagement strategies rooted in feasibility and community priorities.

Ambassadors

Who

Twelve ambassadors, community voices

Role

Extend reach and build trust, host informal and small meetings, assist at workshops, share information, gather feedback, and connect with underrepresented residents.

Community-at-Large

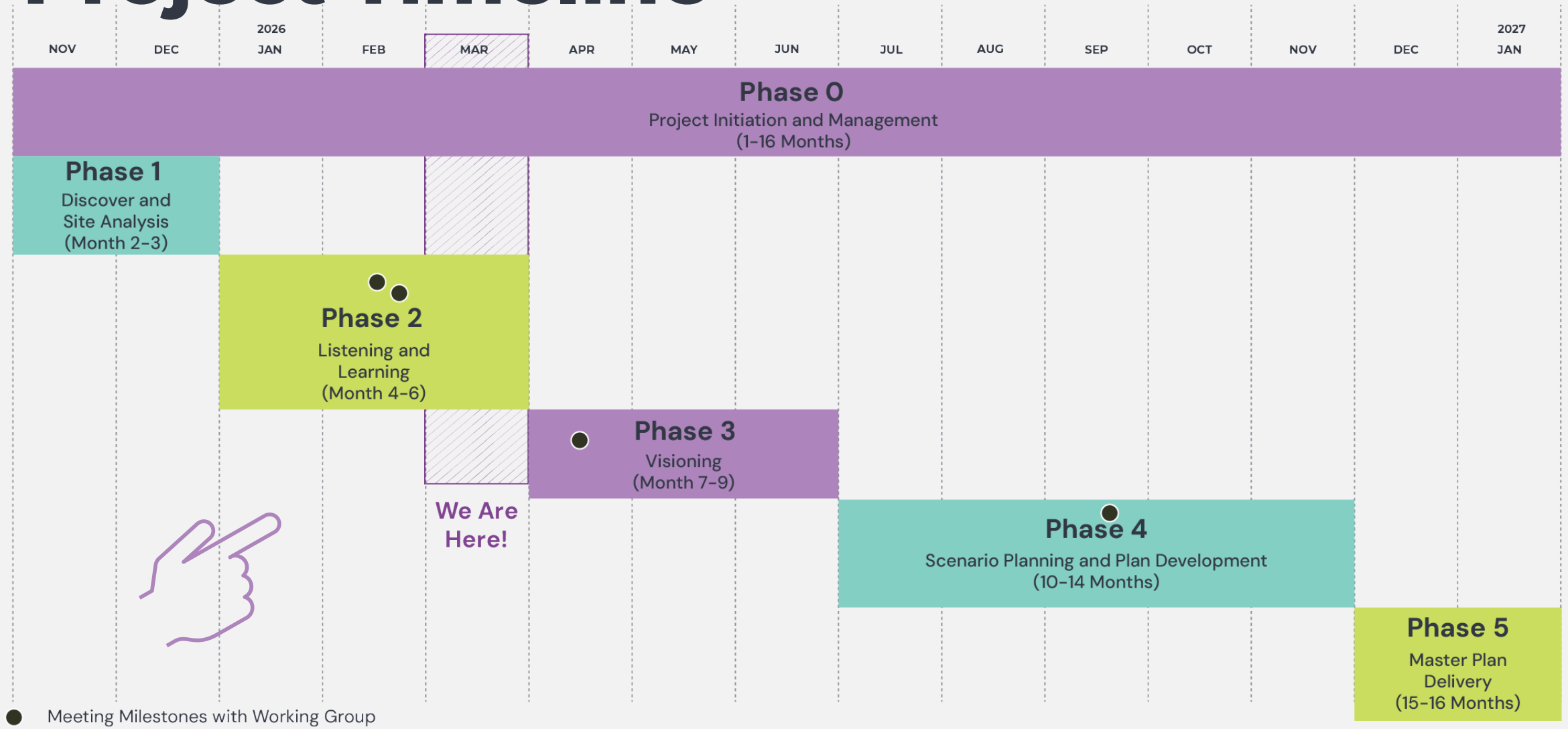
Who

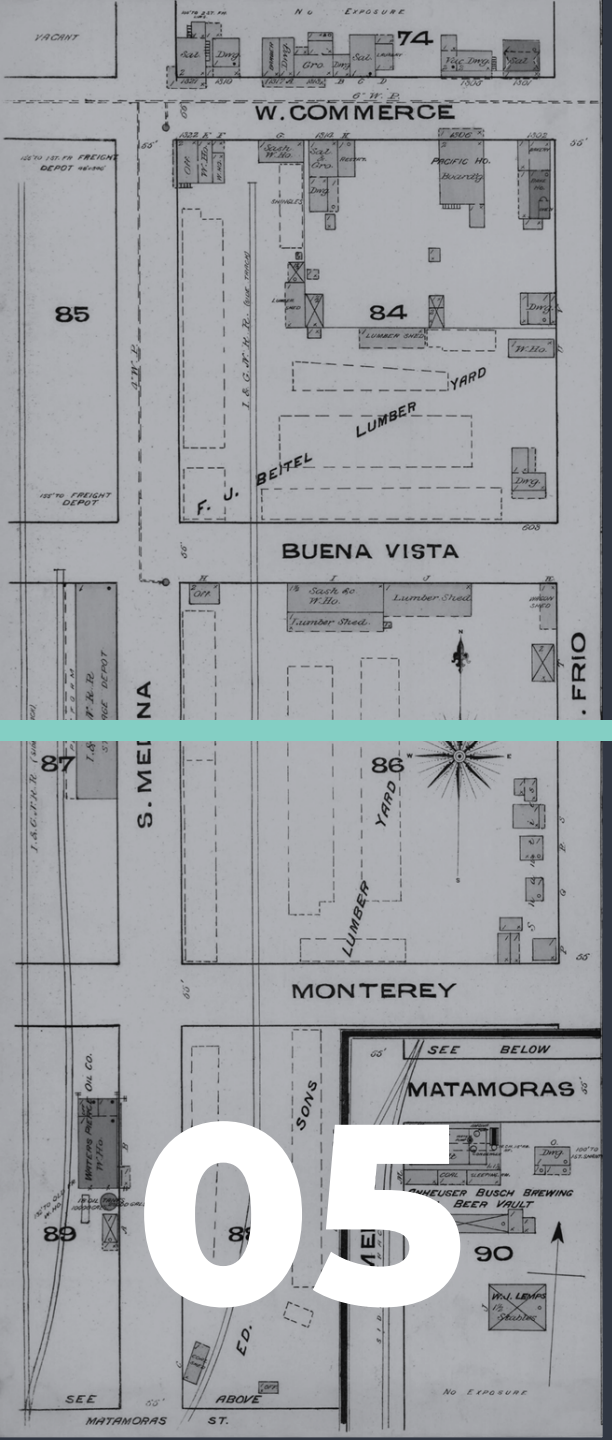
San Antonio residents

Role

The community-at-large will ensure that the plan is rooted in lived experiences and reflects the values, aspirations, and priorities of those most directly impacted by its outcomes.

Project Timeline





Project DC Partner Roles

05

Project DC Working Group

Share data and lived experiences to inform planning decisions.

Test the feasibility of proposed redevelopment strategies.



Coordinate and support pilot projects in Cattleman’s Square.

Collaborate in co-creating the overall redevelopment and reinvestment plan.

Align investments to maximize impact and efficiency.

Working Group Meetings (Phase 2- 4)

01

Project DC Partners + Working Group #1

Meeting Purpose

The first working group session gathers community values, concerns, and cultural stories.

March 3

We are here

02

Project DC Partners + Working Group #2

Meeting Purpose

The second working group session ranks shared preferences as priorities for the group.

March 17

Working Group Meetings (Phase 2- 4)

03

Project DC Partners + Working Group #3

Late Spring

Meeting Purpose

This session shifts to visioning and identifying goals for Cattleman Square's future.

04

Project DC Partners + Working Group #4

Fall

Meeting Purpose

The fourth MOU and Working Group meeting will review the draft plan, gather feedback, and confirm it reflects community priorities before adoption.



Cattleman Square History

02

How did it begin?

History of the Cattleman Square

Indigenous communitites including Papaya tribes called this land their home



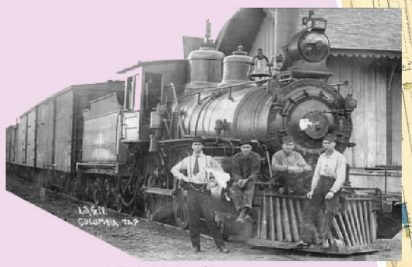
Camino Real de los Tejas

Spanish Trail connected Mexico to Texas and Louisiana

Spanish Colonization

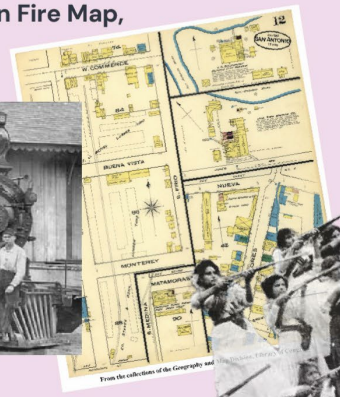
1690 to 1821





IG&N Railway Built

1881



Sanborn Fire Map, 1885

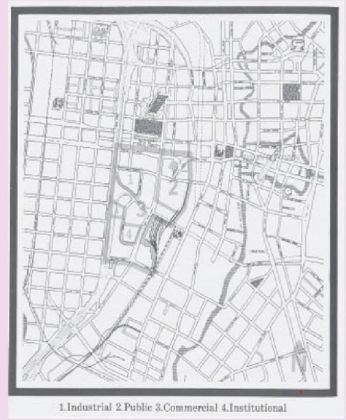


1892

Stockyards opened near IG&N Railroad tracks east of Medina Street

1910 to 1920

The Mexican Revolution



1929

The Great Depression

Businesses closed, workers lost jobs, Federal hosuing initiatives in 1937 reinforced concentration of Mexican American residents on the west side.

1970s

Urban Renewal

Intended to create new jobs. Railroad tracks were razed. Apartments, Industrial and Institutional buildings were erected instead.

Mexican descended communities settle west of San Pedro Creek

1856

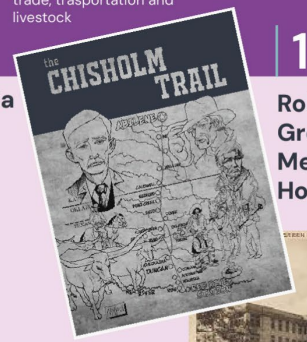
West Side of the City Settled



1874

Alazan Acqueia Constructed

Area turned into staging ground for cattle and became a center for trade, trasportation and livestock



1912

Robert B. Green Memorial Hospital





Institutions formed to serve these growing mexican-descent, African American and surrounding communitites.

1955 to 1957

I-35 Construction

Decline in railroad oriented districts and disrupted historic street networks contributing to community fragmentation. Redlining and exclusionary lending practices limited access to capital and investment on the westside.

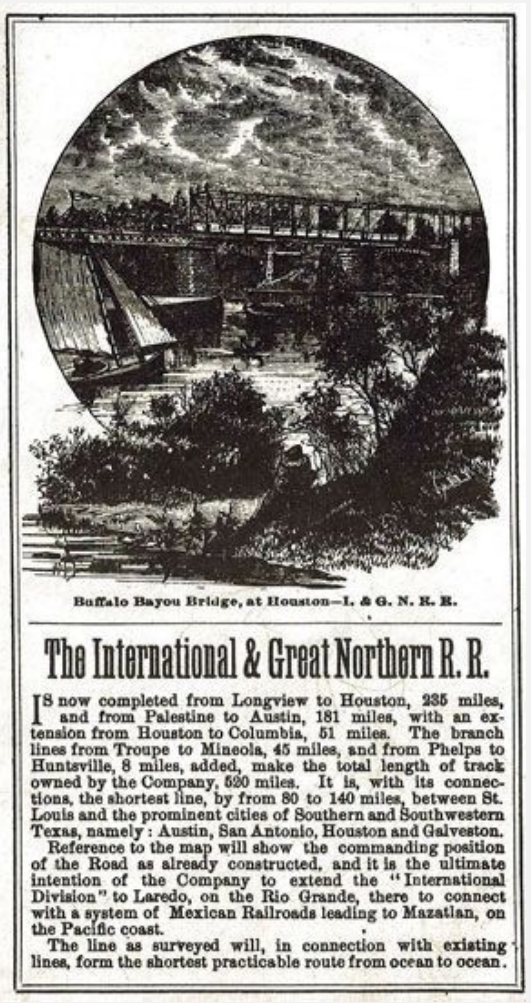


San Antonio’s Historic Crossroads

Why this place has always mattered

- **Cattleman Square was a connection point between downtown, Westside, and region**
- **Rail, road, and later highway convergence**
- **Gateway for goods, workers, and visitors**
- **Economic importance beyond its geographic size**





Buffalo Bayou Bridge, at Houston—I. & G. N. R. R.

The International & Great Northern R. R.

IS now completed from Longview to Houston, 235 miles, and from Palestine to Austin, 181 miles, with an extension from Houston to Columbia, 51 miles. The branch lines from Troupe to Mineola, 45 miles, and from Phelps to Huntsville, 8 miles, added, make the total length of track owned by the Company, 520 miles. It is, with its connections, the shortest line, by from 80 to 140 miles, between St. Louis and the prominent cities of Southern and Southwestern Texas, namely: Austin, San Antonio, Houston and Galveston.

Reference to the map will show the commanding position of the Road as already constructed, and it is the ultimate intention of the Company to extend the "International Division" to Laredo, on the Rio Grande, there to connect with a system of Mexican Railroads leading to Mazatlan, on the Pacific coast.

The line as surveyed will, in connection with existing lines, form the shortest practicable route from ocean to ocean.

Railroad Origins and Economic Life

The infrastructure that shaped the district

- **Rail yards and depots anchored district growth**
- **Warehouses, hotels, markets, and services followed**
- **Built environment designed for logistics and labor**
- **Rail still shapes parcel patterns and building form**



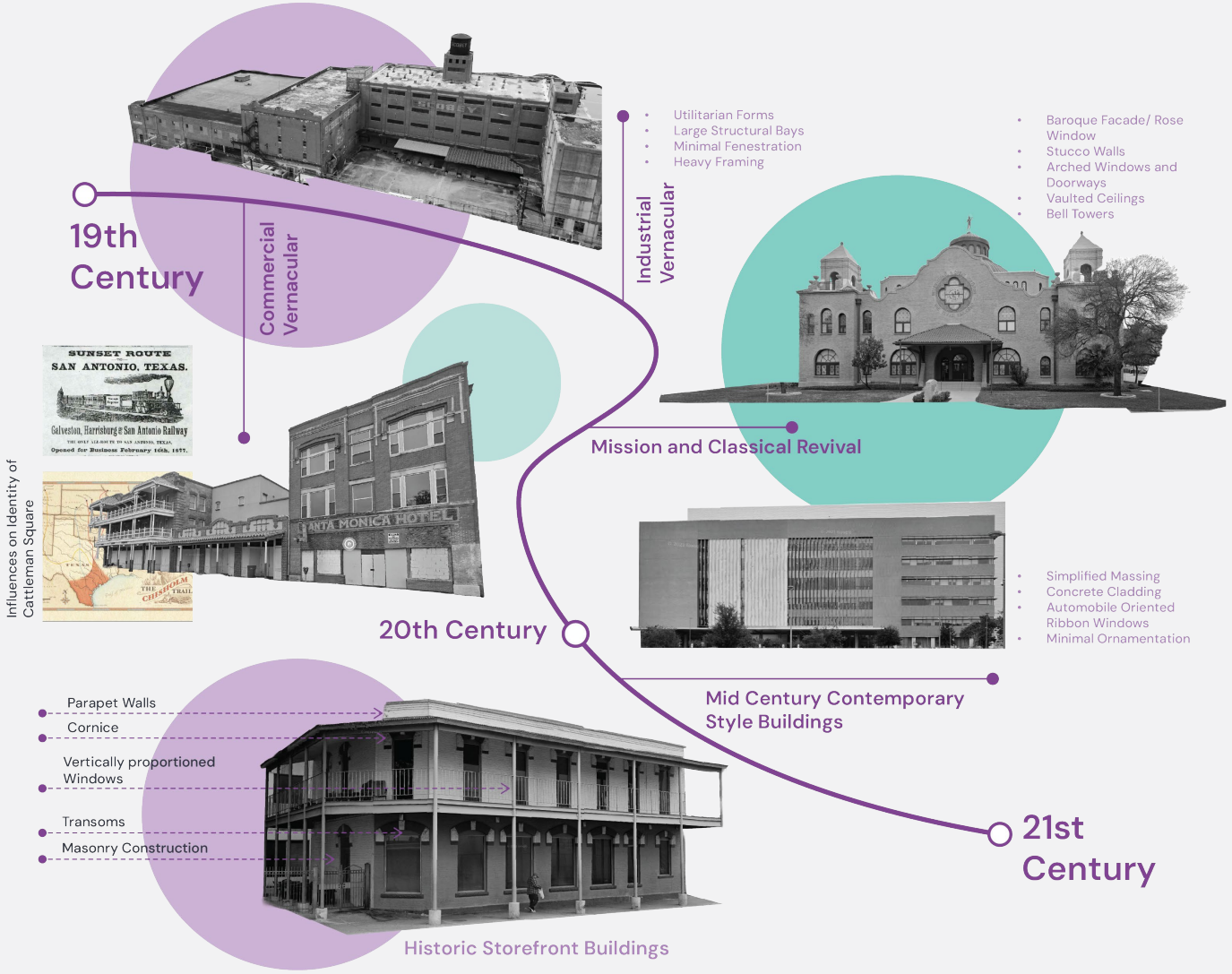




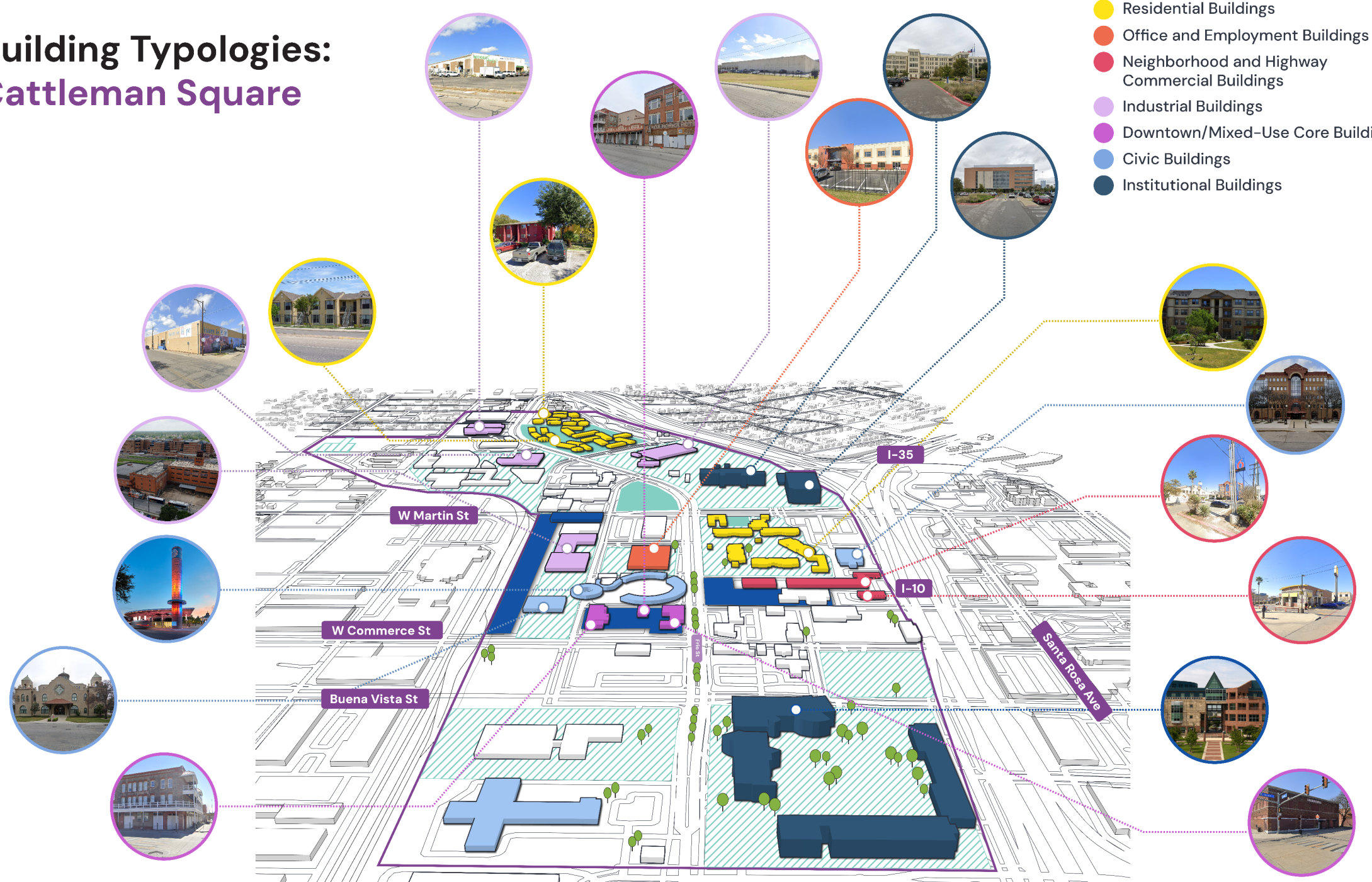
Architecture as a Record of Change

What the buildings tell us about history and use

- **Late 19th–mid 20th century construction dominates**
- **Commercial and industrial vernacular architecture**
- **Evidence of adaptation: altered storefronts, reuse**
- **Strong masonry construction with long-term durability**



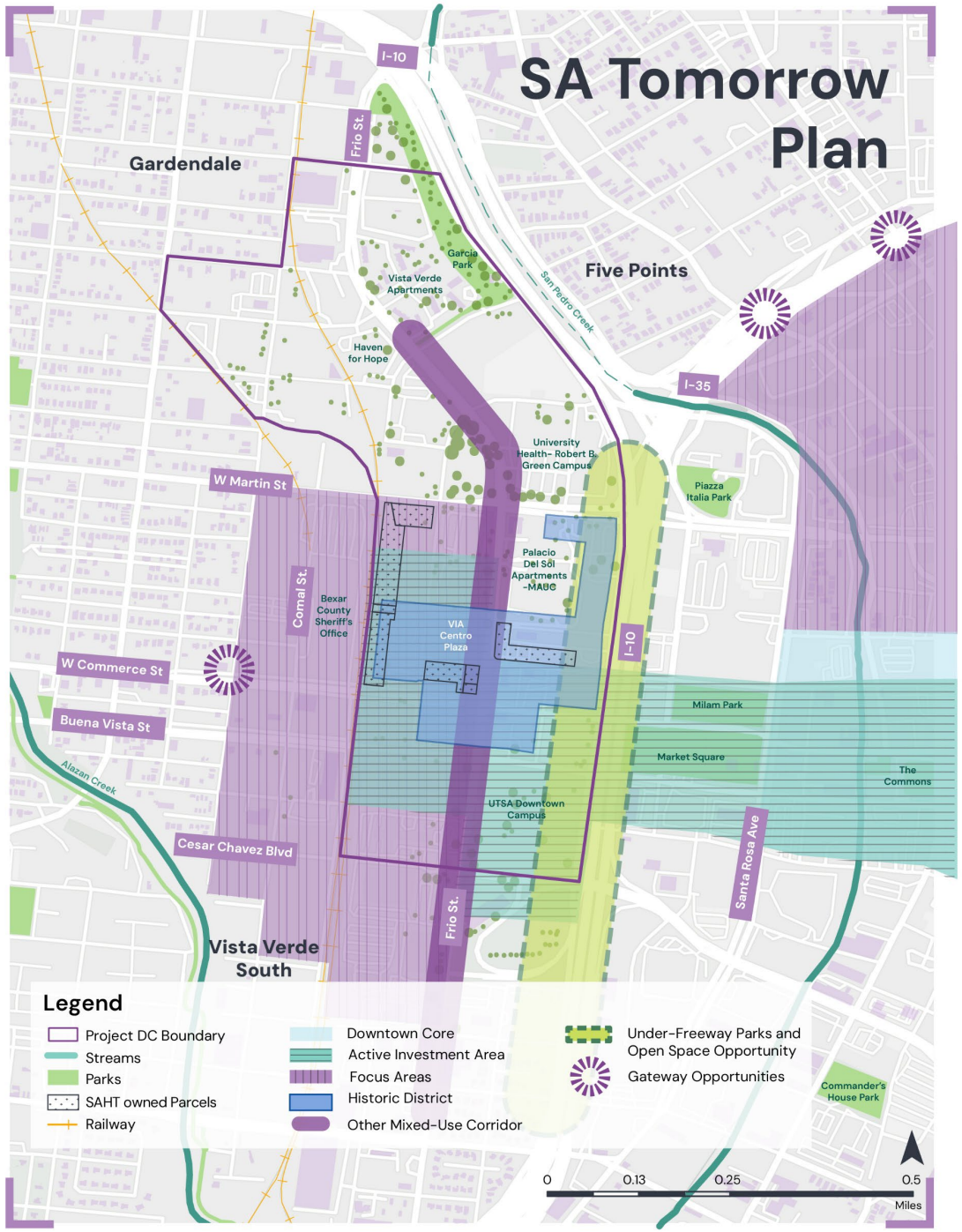
Building Typologies:
Cattleman Square

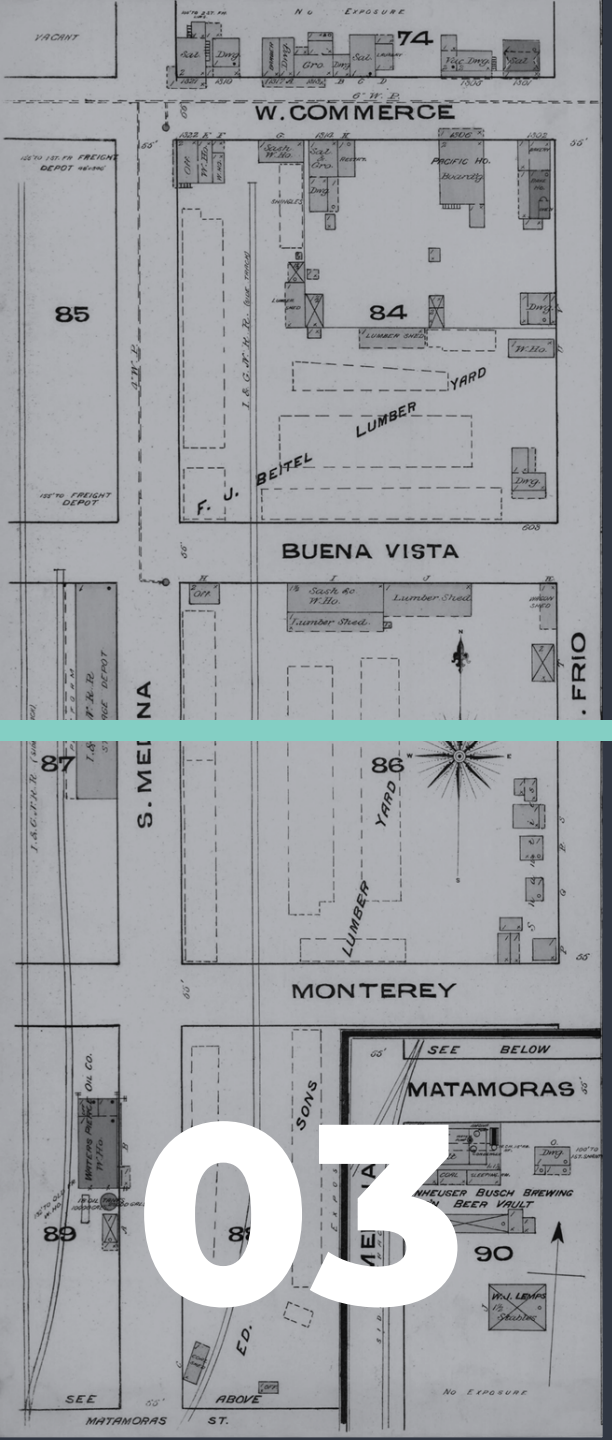


A District Shaped by Systems

Policy, infrastructure, and institutions

- SA Tomorrow
- Downtown Sub Area Plan
- Zona Cultural
- VIA Keep San Antonio Moving
- Better Bus Plan
- TIRZ
- San Antonio Historic District
- Westside Neighborhood Plans





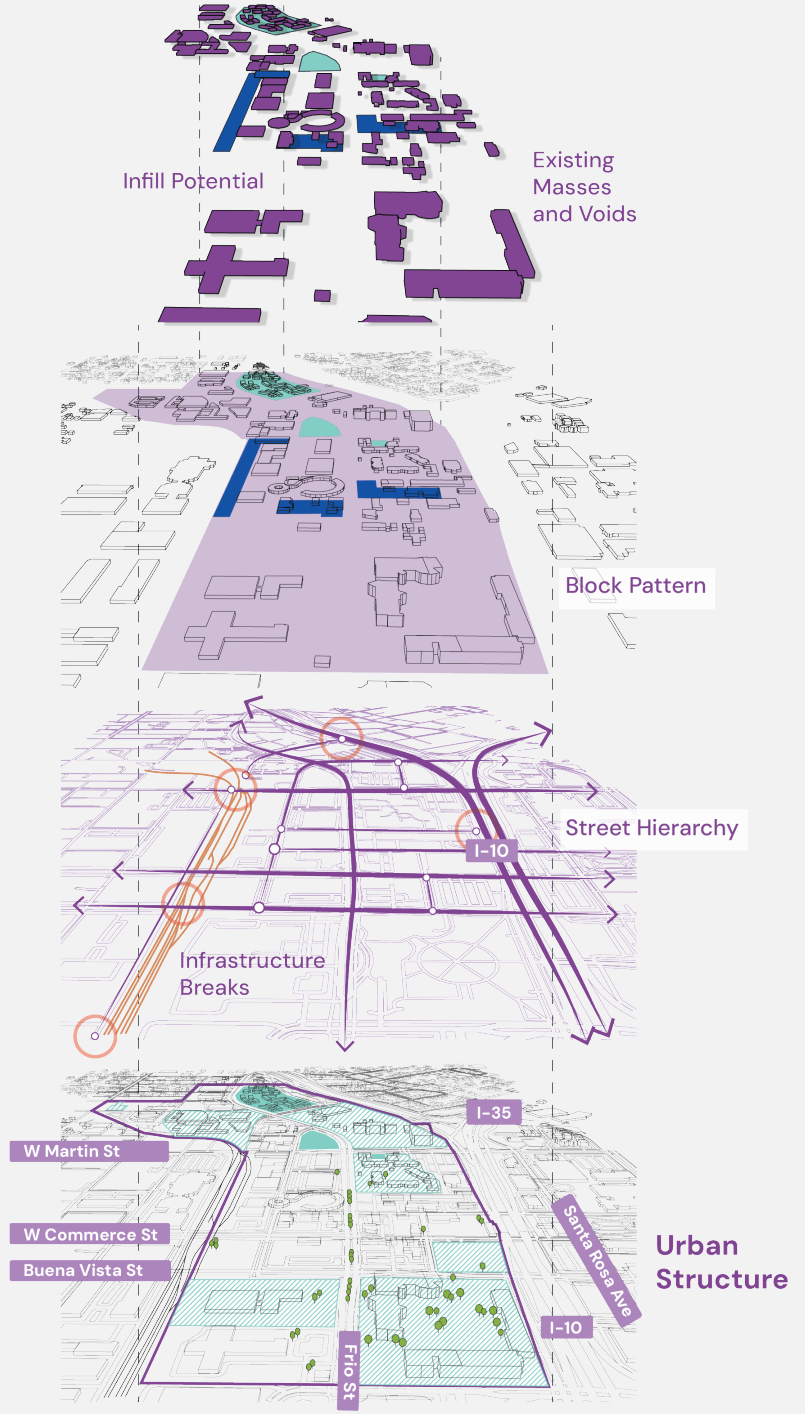
Mobility in Project DC area

03

Urban Form Reflects Planning Decisions

Reading the district through its streets and blocks

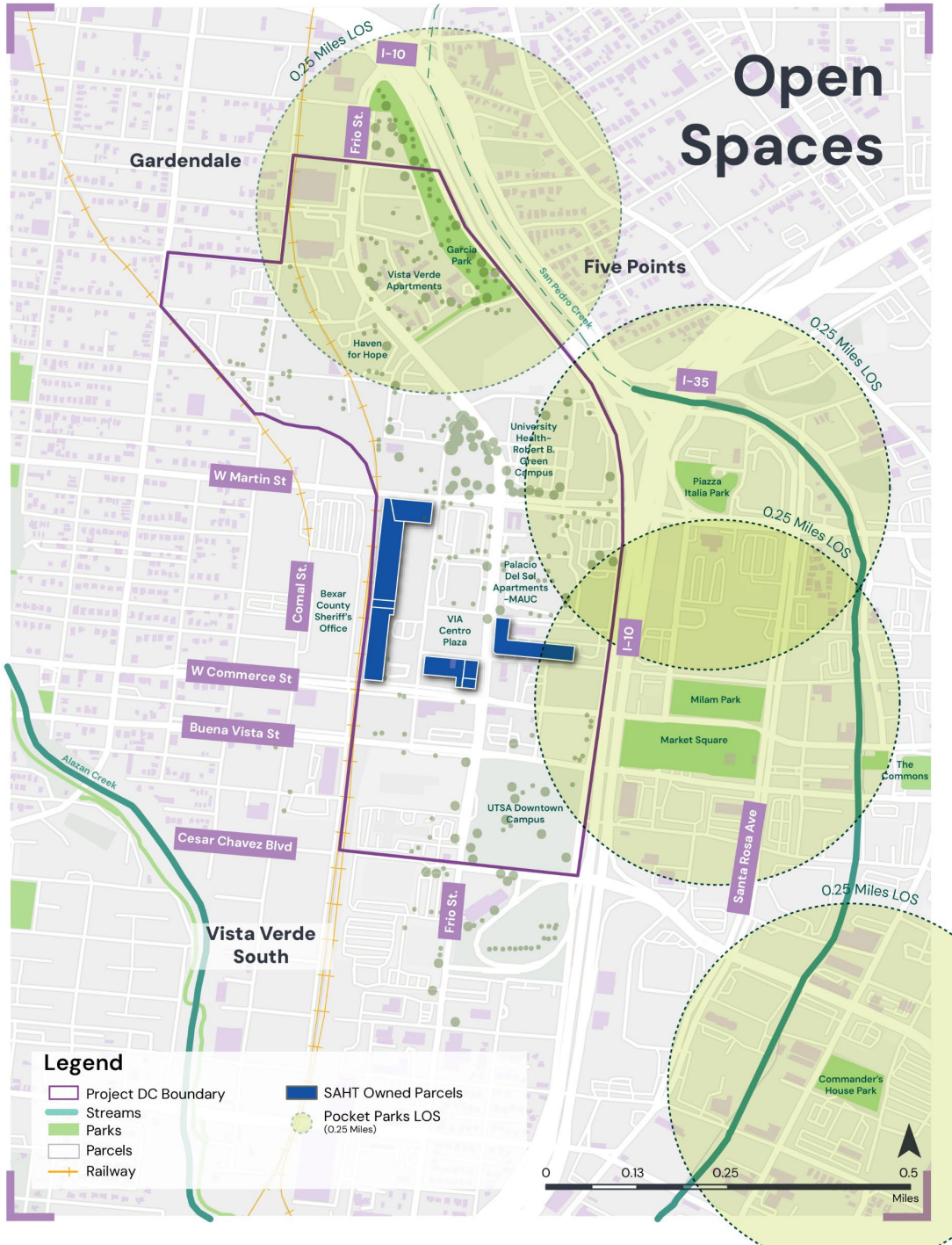
- **Historic core: narrow lots, zero setbacks, street walls**
- **Peripheral areas: large parcels, setbacks, surface parking**
- **Inward-facing institutional development**
- **Disrupted connectivity from I-10 and rail corridors**



Public Realm and Open Space

The foundation for reuse and reinvestment

- **No neighborhood parks or civic greens in the district.**
- **Limited shade and gathering amenities.**
- **Heat Island effects and minimal green infrastructure.**

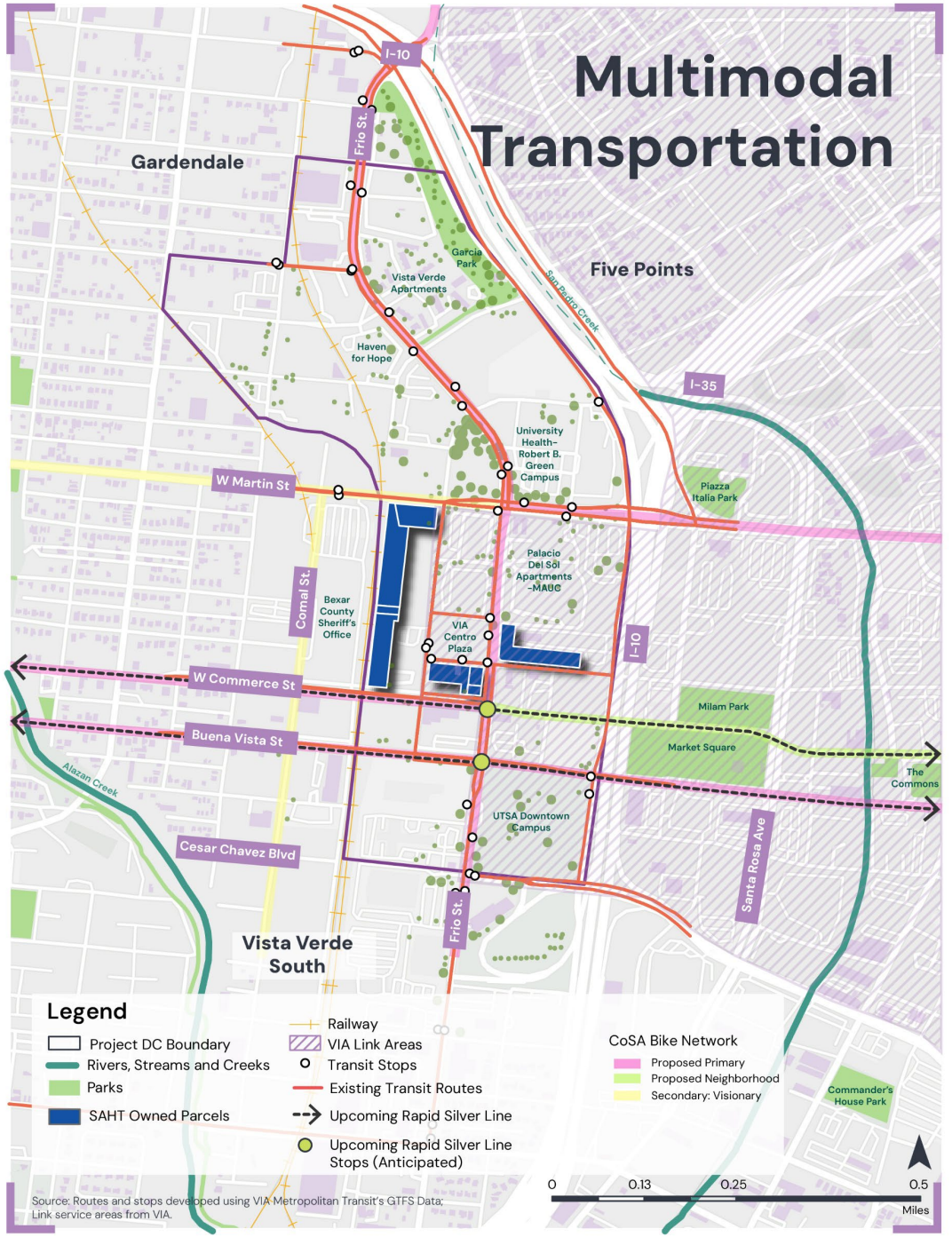


Street Network and Connectivity

Barriers shape movement

- **I-10 and rail corridors limit east–west connectivity**
- **Only two grade-separated rail crossings (Commerce and Buena Vista)**
- **Limited crossing opportunities reduce permeability**
- **Street network prioritizes through-traffic over local access**

Source: Routes and stops developed using VIA Metropolitan Transit's GTFS Data; Link service areas from VIA.

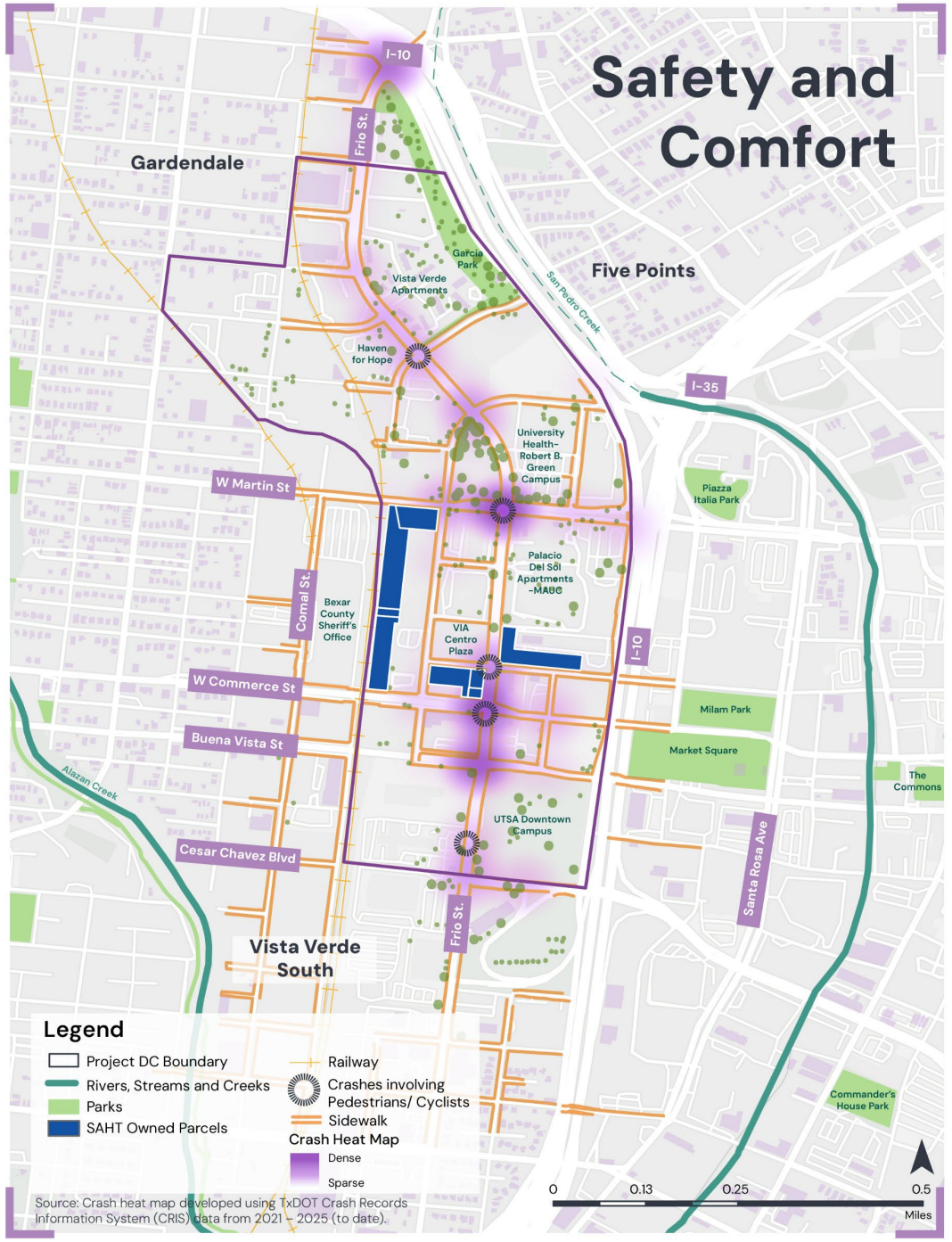


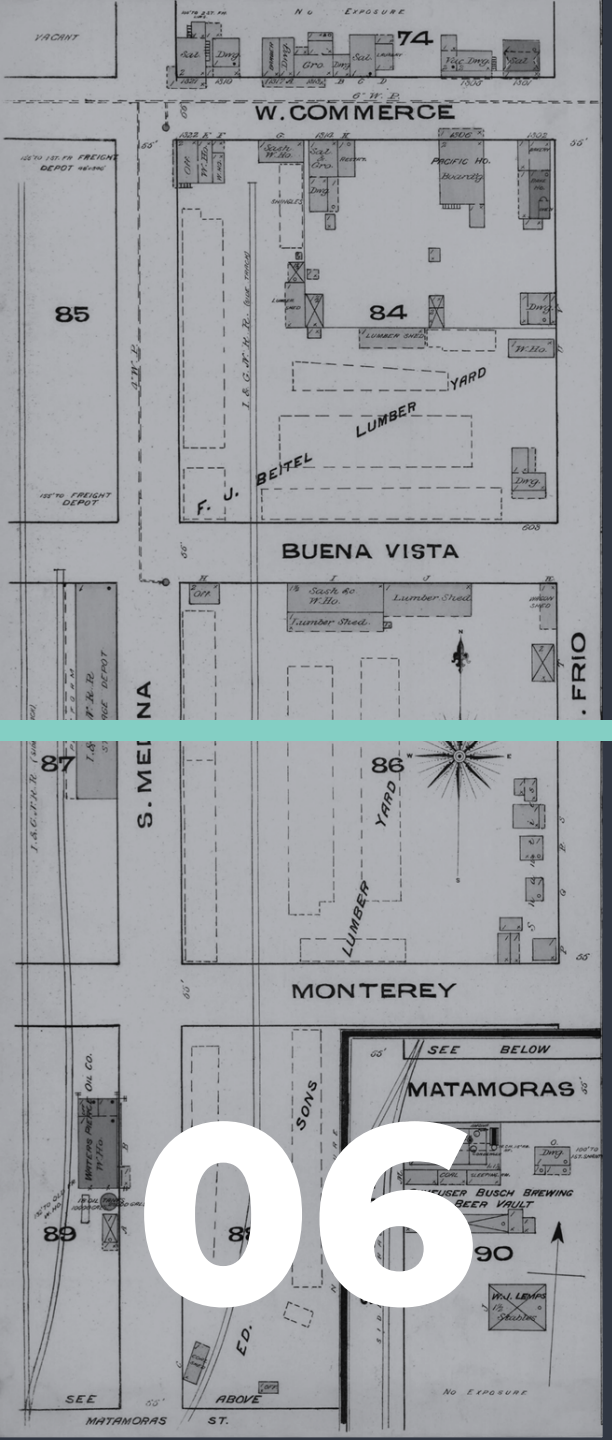
Traffic and Safety Conditions

High volumes, higher risk

- **333 crashes recorded (2021–2025)**
- **No fatalities, but 5 serious injuries**
- **40% of serious injuries involved pedestrians**

Source: Crash heat map developed using TxDOT Crash Records Information System (CRIS) data from 2021 – 2025 (to date).



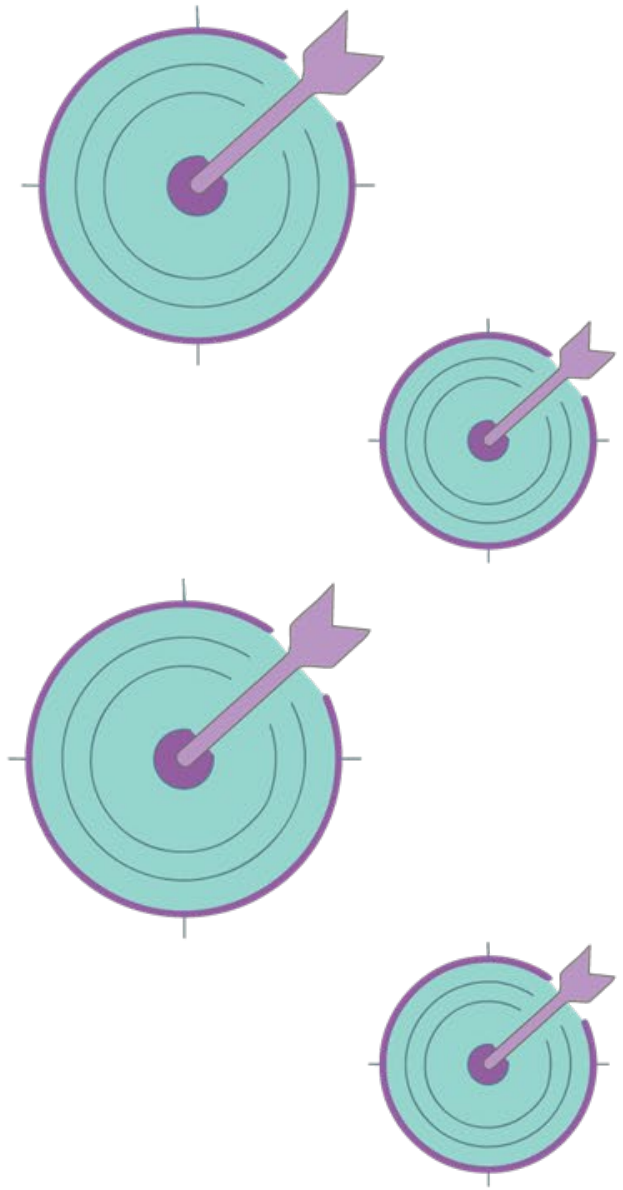


Facilitation Activity for Today

06

Today’s Discussion Goals

- **What** are your community values, lived experiences and key concerns?
- **What** are barriers and opportunities for this equitable development?
- **How** can we align on shared priorities and next steps?



Mentimeter

Instructions

Go to

www.menti.com

Enter the code

3839 8419



Or use QR code



In one word, how would you describe the Cattlemen District today?



Project DC should aim to _____.



What should this district be known for?



What do you see as the top THREE priorities Project DC must address to support equitable and lasting impact?



Where do you anticipate the most barriers?

Funding and political will

Financing

Funding

Aging and dilapidated infrastructure

Perception

Infrastructure investment

Timeliness

Neighbor education and understanding

Where do you anticipate the most barriers?

Funding

Addressing homelessness

City must help with mental health care for houseless

Funding

Funding / resources

Funding Education on available resources
Mistreatment of public buildings

Housing/homeless issue. Funding.

IH 10, walkability

Where do you anticipate the most barriers?

Safety and security within the area

Funding. Political climate.

Community needs and misalignment in any social services in the area.

Dinero

Safety

Funding

Necessary policies and ordinances

City interest and agenda

Where do you anticipate the most barriers?

Lack of funding. If we can give millions to the new arena, we should spend same amount in this neighborhood.

Follow through with ideas/concepts. Funding Lighting

Investment

Adequate services

Downtown expansion

Political will

Connectivity

Being open to attract new residents from outside Westside

Mentimeter

Where do you anticipate the most barriers?

- Downtown West District
- Displacement
- District 1 City Council office
- UTSA MPA

Who is not in this room that should be involved

Opportunity Home

More community / neighborhood representation

Tenants of palacio del sol

BEXAR county

Mark Carmona

Business owners within the first mile on other side of bridge

Neighborhood Groups

San Antonio River Authority

Who is not in this room that should be involved

Other representatives of neighborhood & resident associations that surround

Owners of Golden Star Cafe

Law enforcement

Opportunity home and BCHA

Jessie Higgins, COSA Chief Mental Health Officer

Small and legacy business owners

SAFD and SAPD

State and federal electeds

Who is not in this room that should be involved

The Local San Antonio

UTSA School of Planning

Pueblo over Profit Unhoused Conservation Society

Local property owners

UTSA Leadership

Pueblo over profit

Representative from the business community

OLLU

Who is not in this room that should be involved

Cops metro

reVITALize

Mentimeter

What should this project be named?

second decade of dt

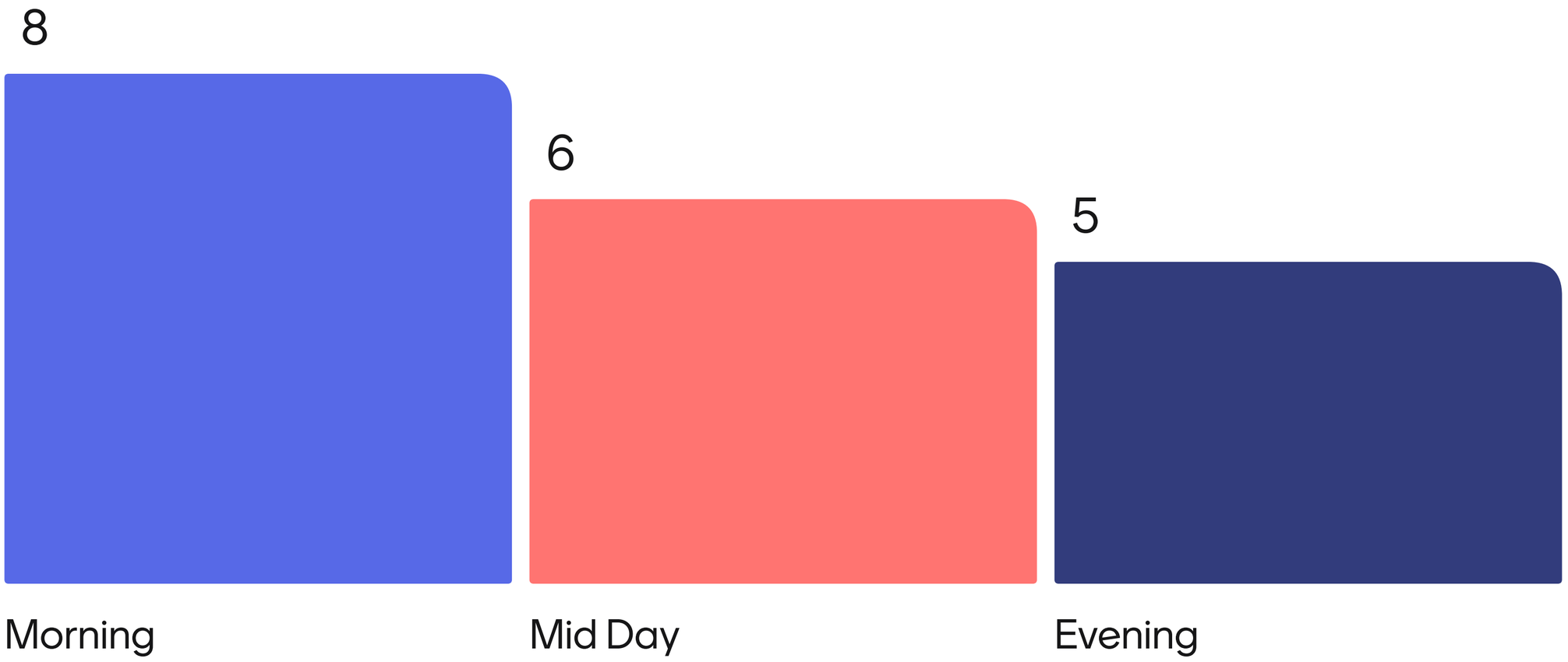
cattleman square district

cattleman square dreaming

What should this project be named?

- Cattleman's Square District Plan
- reVITALize
- Cattleman’s project
- Cattleman Square (for transparency)

What is the best time for this group to meet?



Project DC
District of Cattleman
Powered by the San Antonio Housing Trust

Next Meeting

March 17th 6:00 – 7:30 pm

Public Meeting

March 19th 6:00 – 7:30 pm

March 21st 10:30 – 12:00 pm

Project Website