CITY OF BOERNE

Est. 1849

BOERNE

CENTRAL BUSINESS DISTRICT MASTER PLAN

SA Partnership
San Antonio & Boerne, TX 210.227.2282

* ——— * RON "HILL COUNTRY MILE"

1 – CITY CAMPUS (7-11 LAND)

OAK PARK (NEAR SUBWAY)

Aerial Map
Boerne, TX Central Business District

Legend

- Central Business District Study Area

Study Area
Boerne, TX Central Business District

Legend

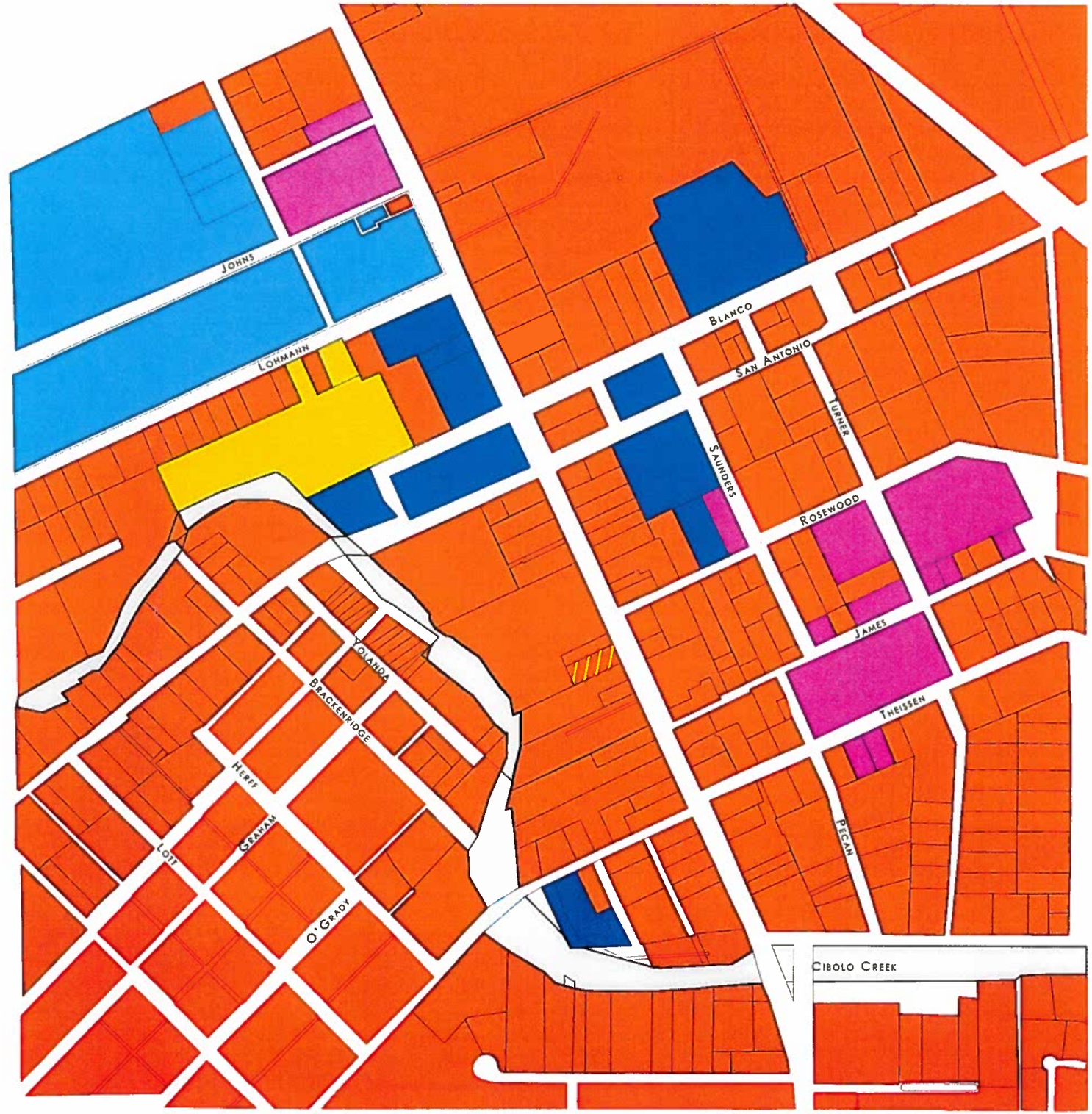
Historic District

Historic District

Boerne, TX Central Business District

Legend

- Private
- Schools
- Hotels
- Mixed Use
- Non-Profit/Churches
- Government

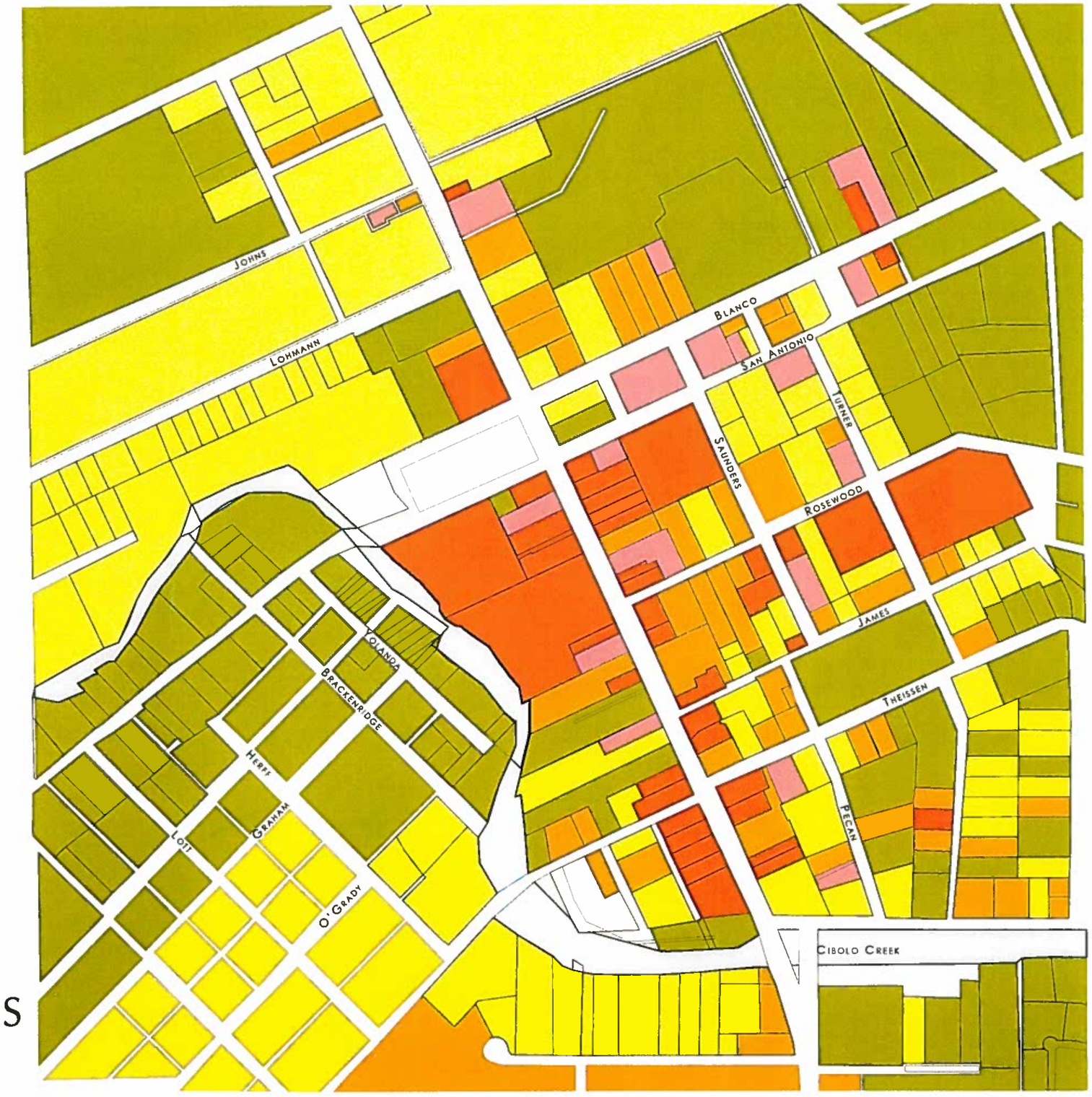


Ownership Map

Boerne, TX Central Business District

Range of Land Values

- High
- Medium-High
- Medium
- Medium-Low
- Low



Development of Land Values

Boerne, TX Central Business District

Legend

- Commercial
- Hotels
- Non-Profit
- Municipal
- Schools
- Parks
- Single Family Residential
- Multi-Family Residential

Land Use Map

Boerne, TX Central Business District

Legend

- New Parking Areas
- Main Street Pedestrian Way
- 5 Minute Walking Radius
- Pedestrian Way
- Future Commercial Development
- Future Residential Development
- Trees/Landscaping
- Waterways
- ★ Centerpoint for 5 Minute Walking Radius

Proposed Public Parking Structures Study

Boerne, TX Central Business District

Legend

- New Parking Areas
- Main Street Pedestrian Way
- 5 Minute Walking Radius
- Pedestrian Way
- Future Commercial Development
- Future Residential Development
- Trees/Landscaping
- Waterways
- ★ Centerpoint for 5 Minute Walking Radius

Proposed Public Parking Structures Study

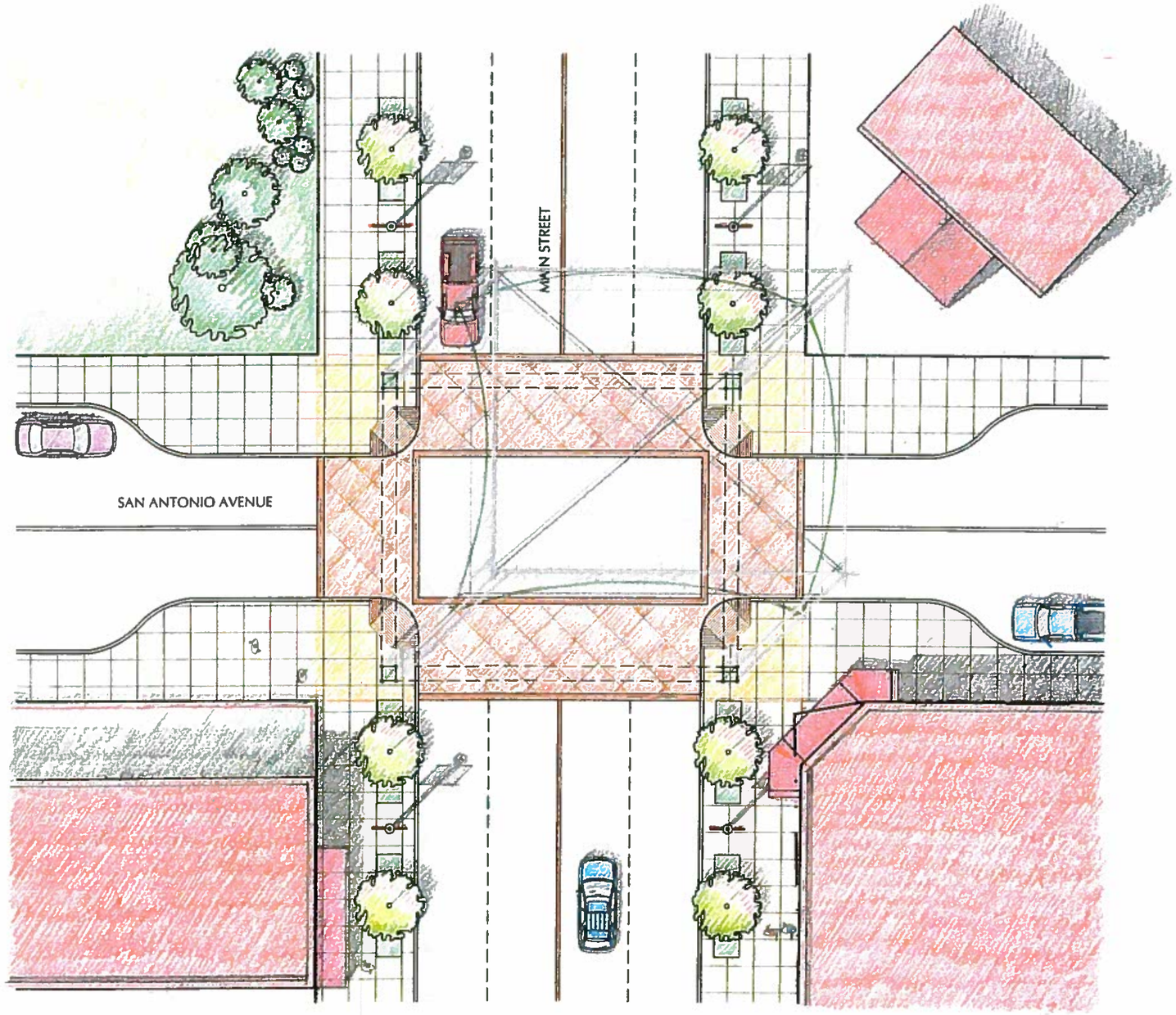
Boerne, TX Central Business District

Legend

- La Cantera Buildings
- La Cantera Parking
- River
- 5 Minute Walking Radius

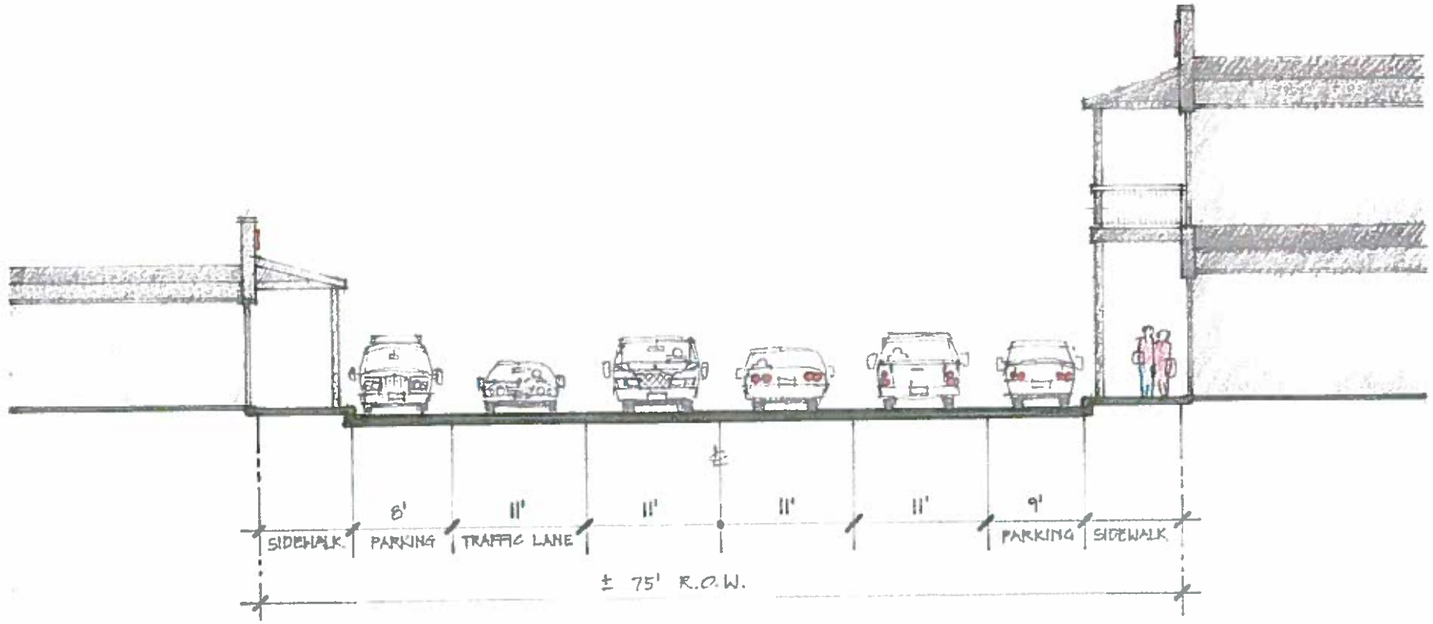
La Cantera Overlay

Boerne, TX Central Business District

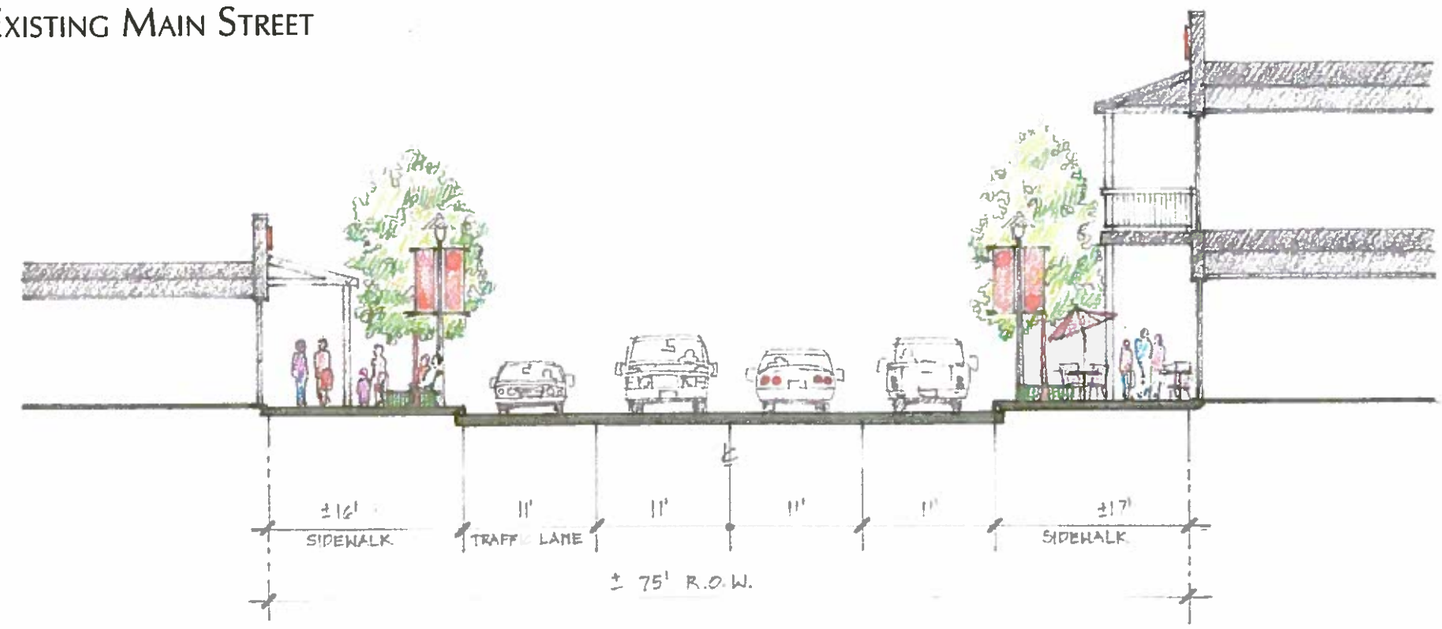


Main Street Plan Study

Boerne, TX Central Business District



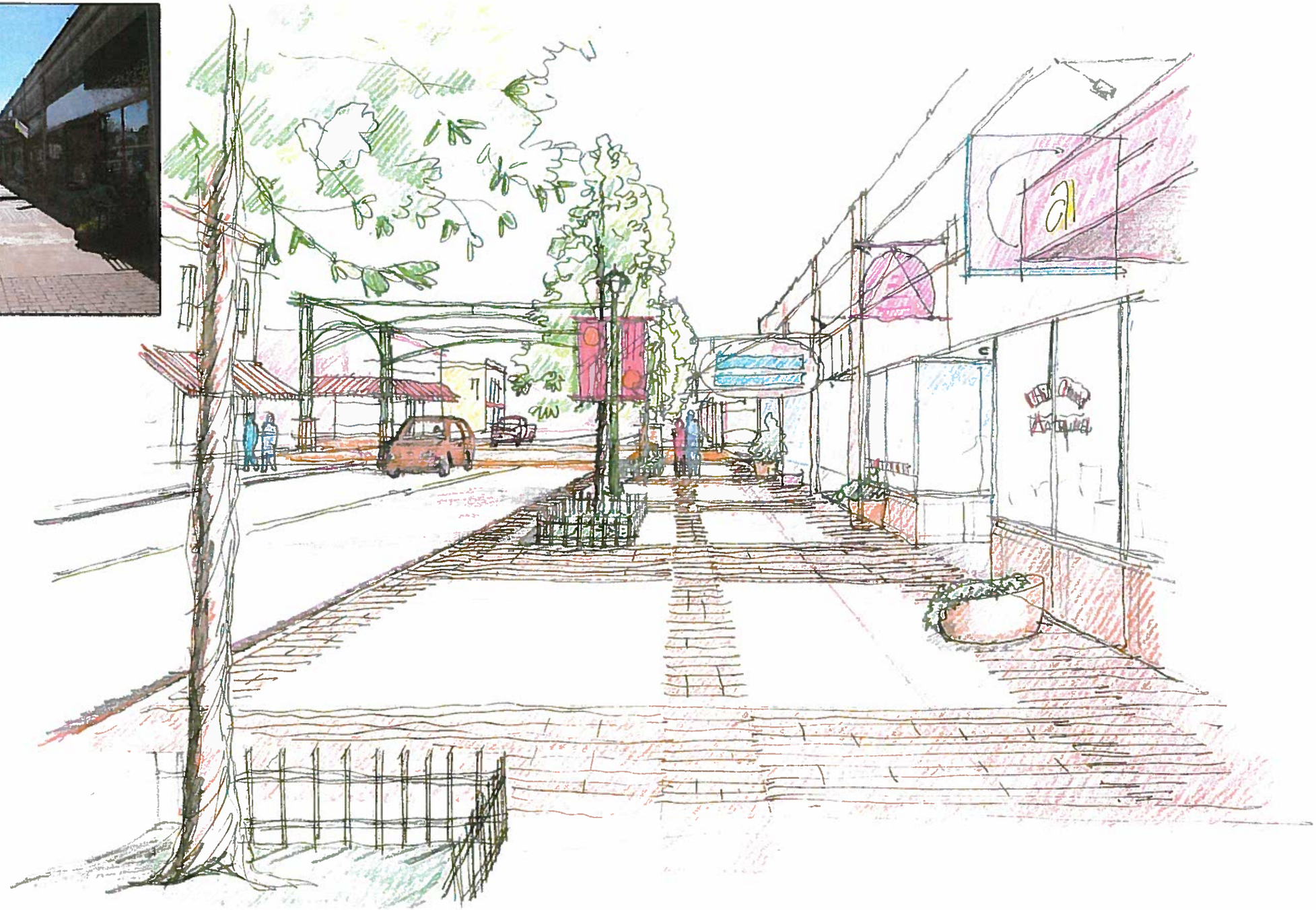
EXISTING MAIN STREET



PROPOSED MAIN STREET

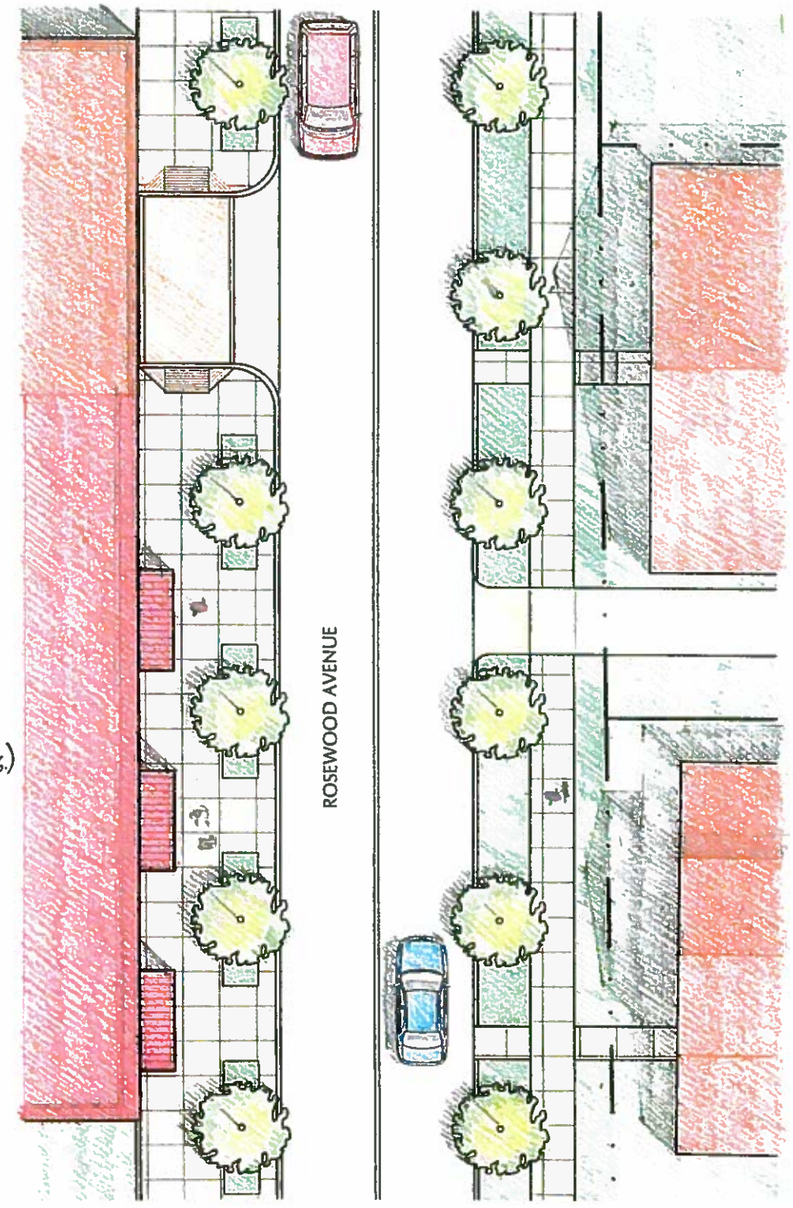
MAIN STREET SECTION STUDY

BOERNE, TX CENTRAL BUSINESS DISTRICT



Main Street Perspective

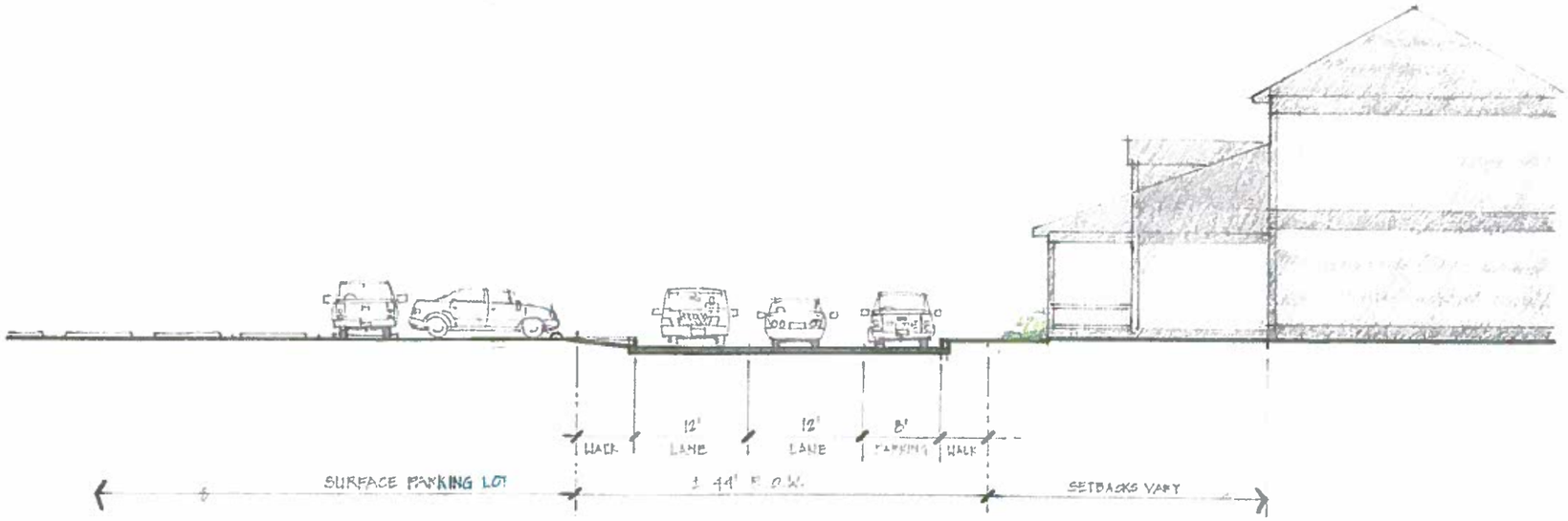
Boerne, TX Central Business District



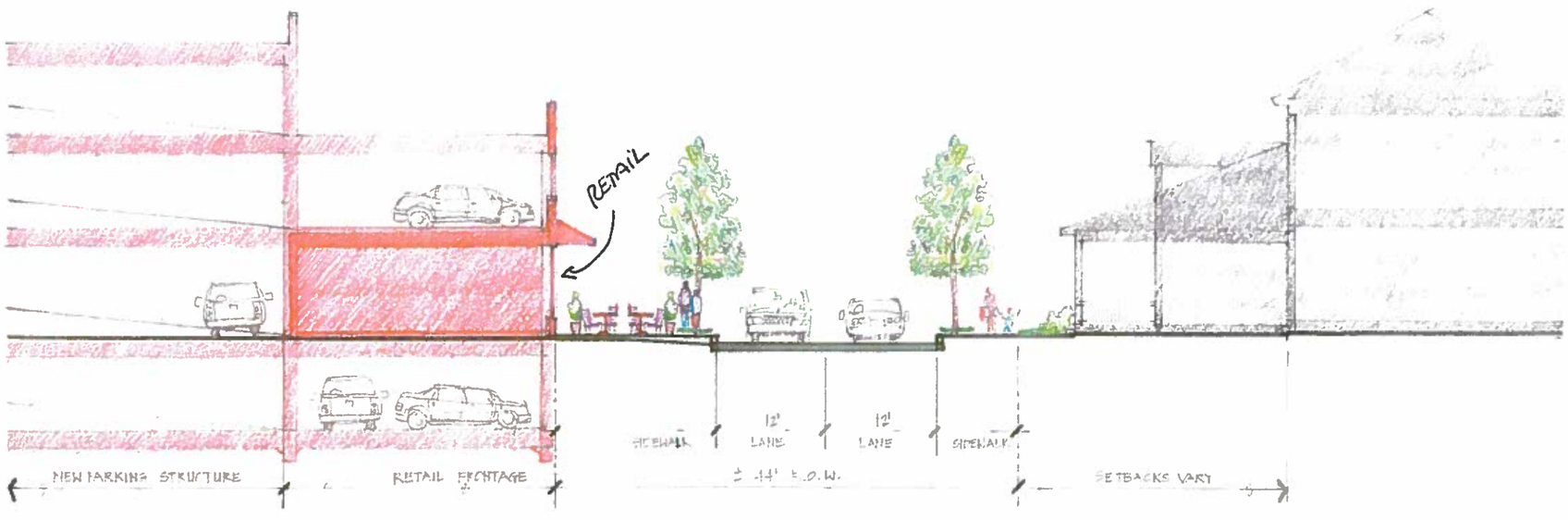
RETAIL → FRONT + GROUND FLOOR - PARKING GARAGE AROUND IT (SEE NEXT PG.)

Rosewood Street Plan Study

Boerne, TX Central Business District



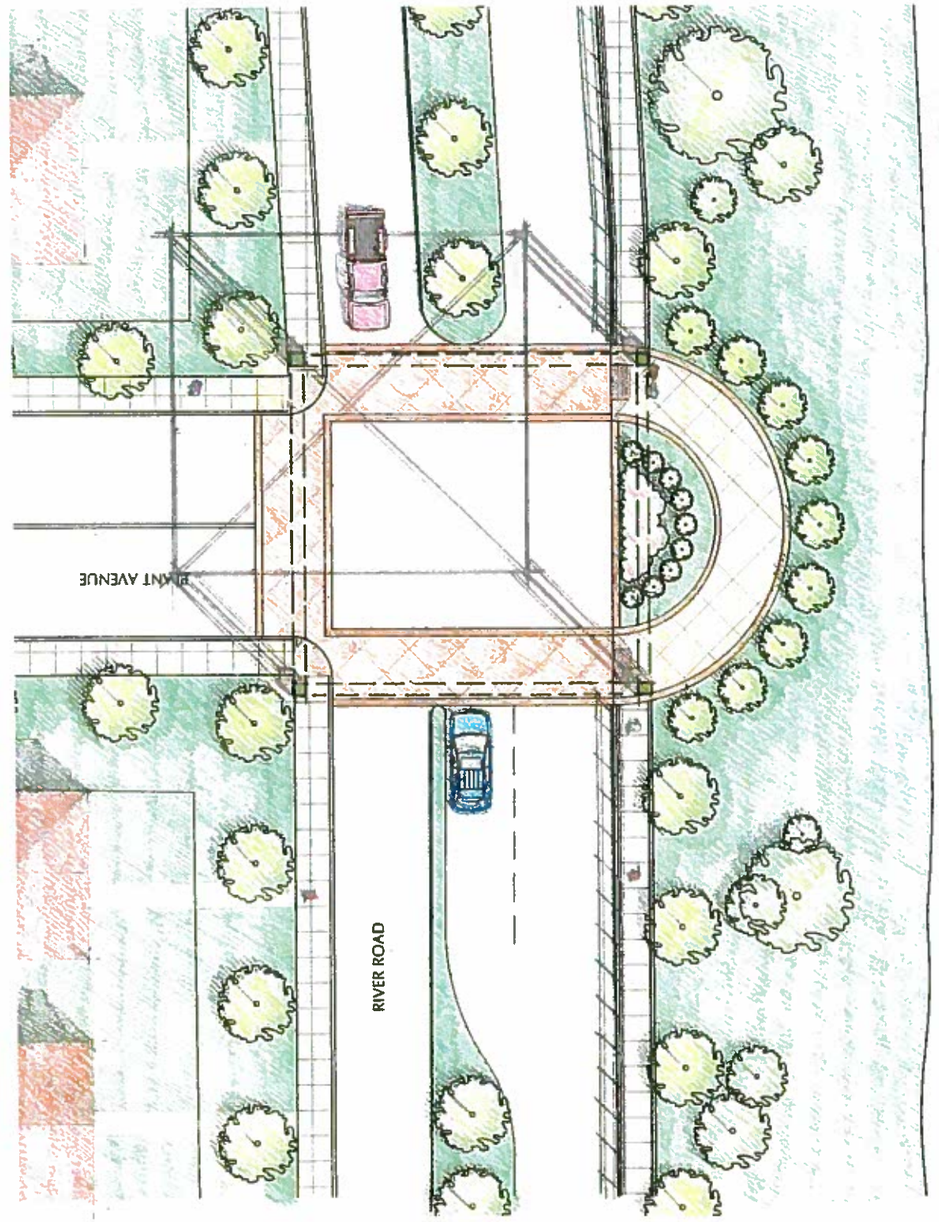
EXISTING ROSEWOOD AVENUE



PROPOSED ROSEWOOD AVENUE

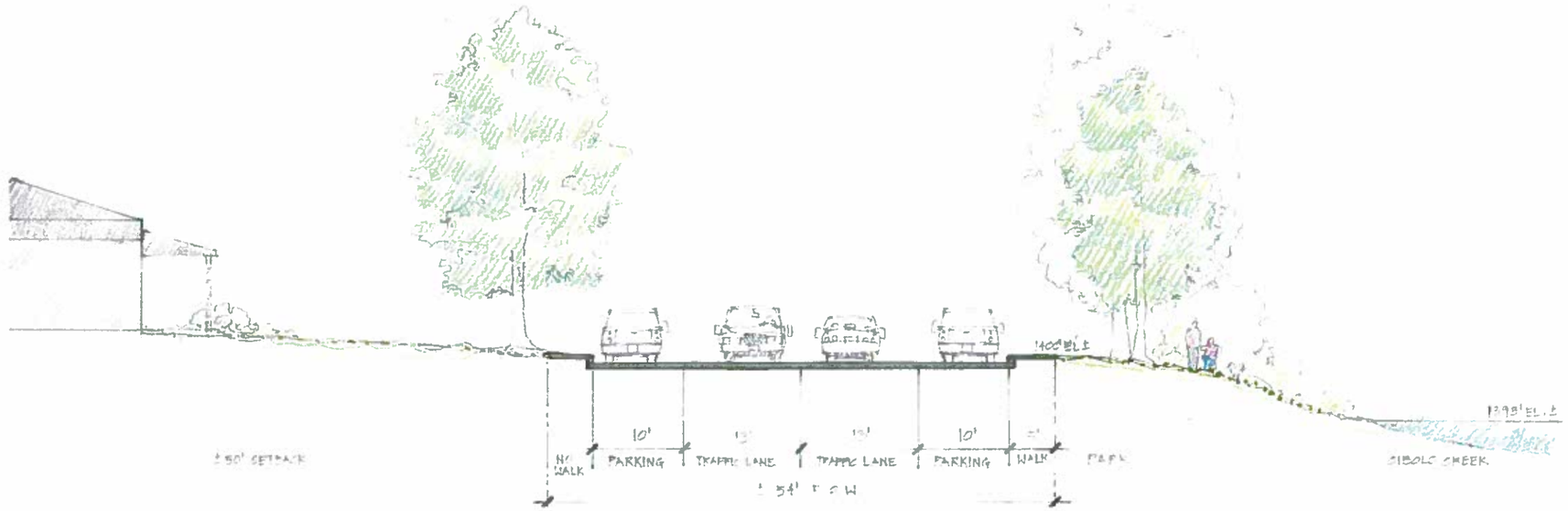
ROSEWOOD AVENUE SECTION STUDY

BOERNE, TX CENTRAL BUSINESS DISTRICT

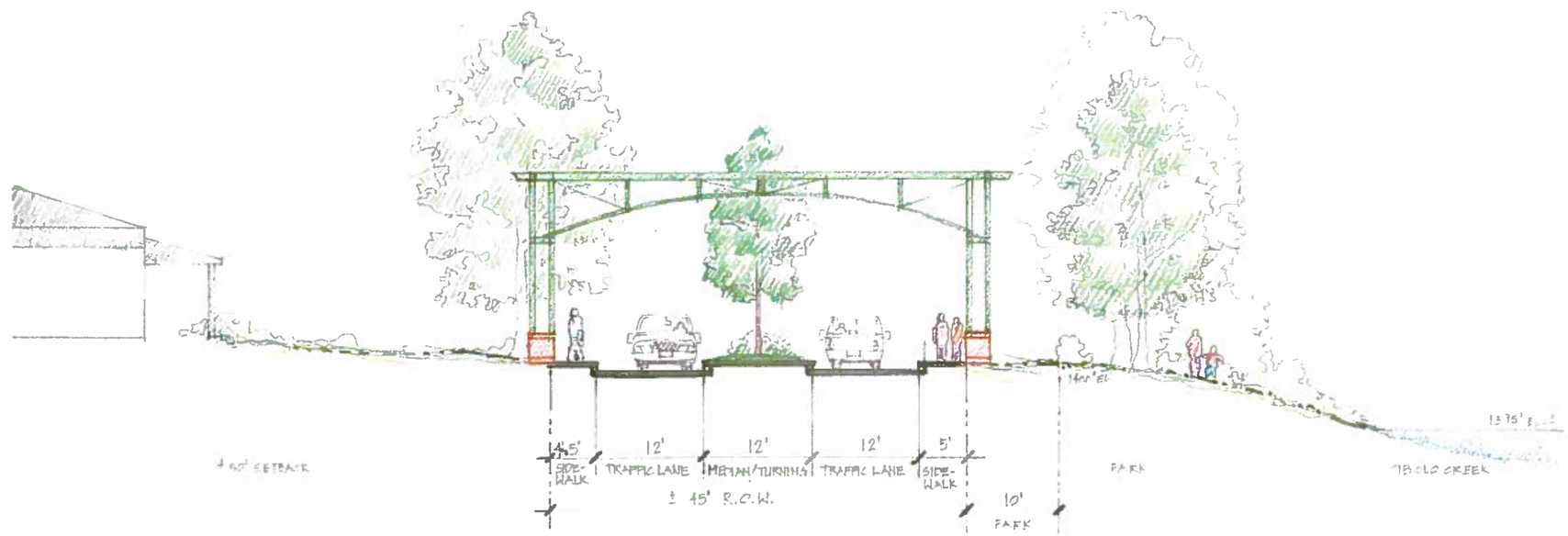


River Road Plan Study

Boerne, TX Central Business District



EXISTING RIVER ROAD



PROPOSED RIVER ROAD

RIVER ROAD SECTION STUDY

BOERNE, TX CENTRAL BUSINESS DISTRICT

River Road Perspective

Boerne, TX Central Business District

River Road Perspective

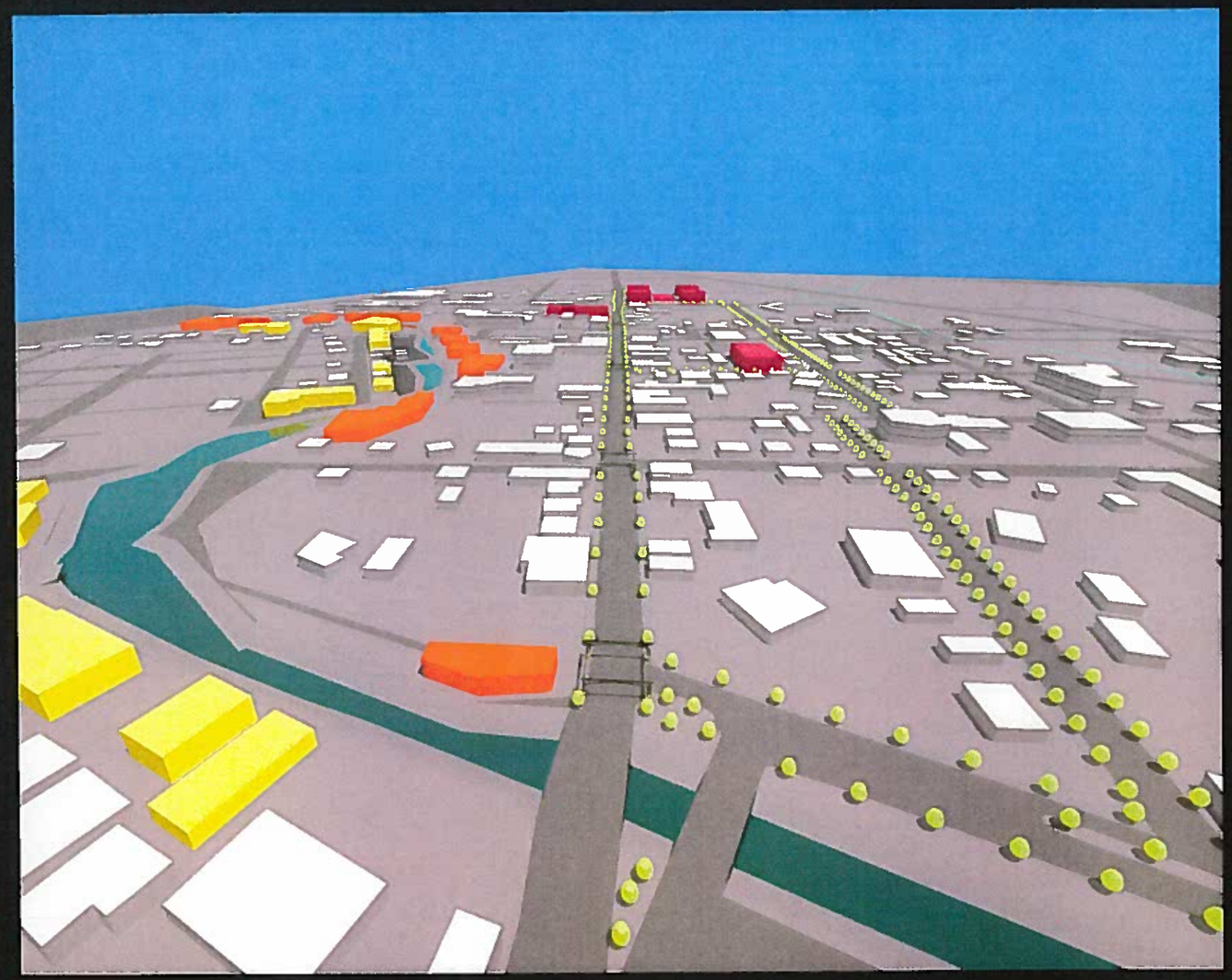
Boerne, TX Central Business District

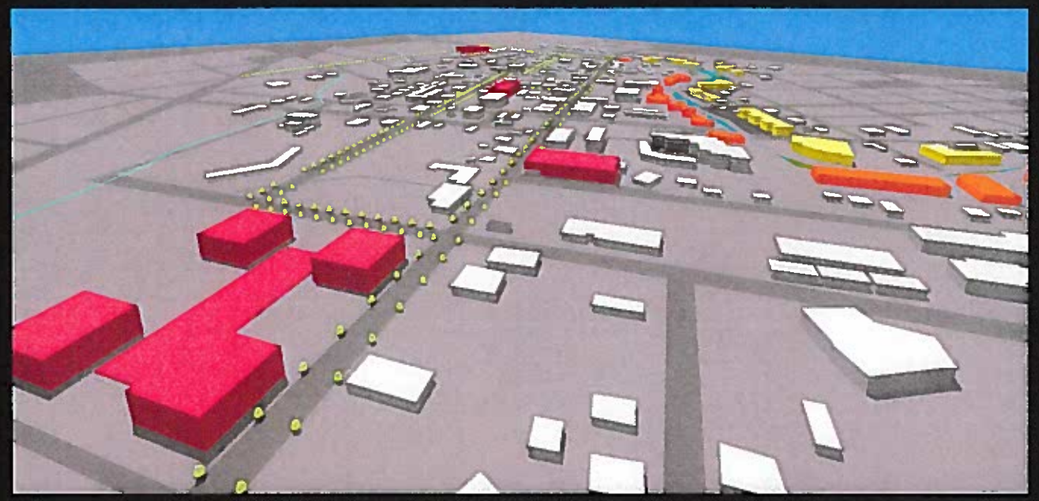
Main Street Gateway

Boerne, TX Central Business District

Main Street Gateway

Boerne, TX Central Business District





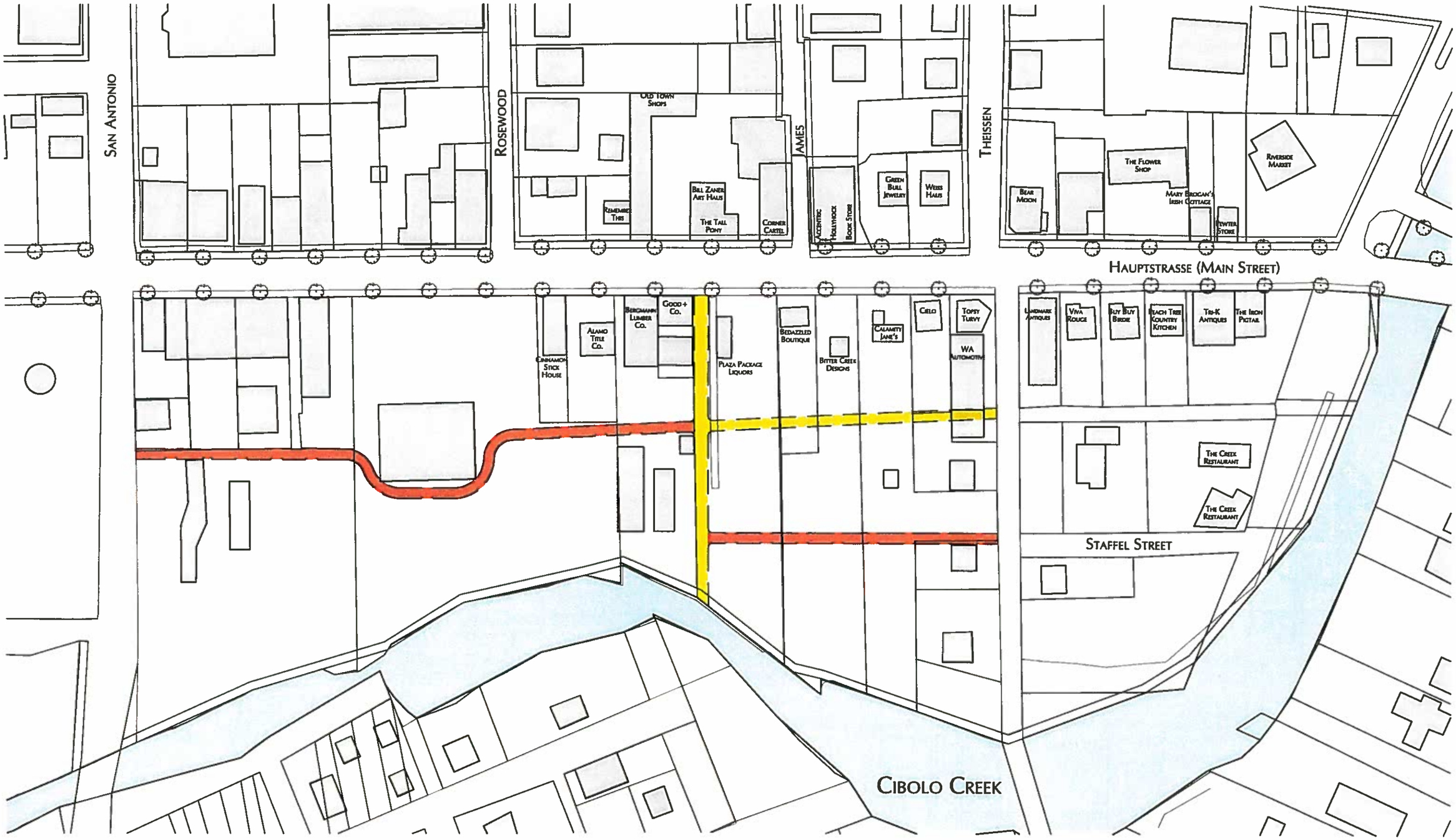
Main Street Gateway

Boerne, TX

Central Business District

River Bend Development

SA Partnership



Boerne Central Business District

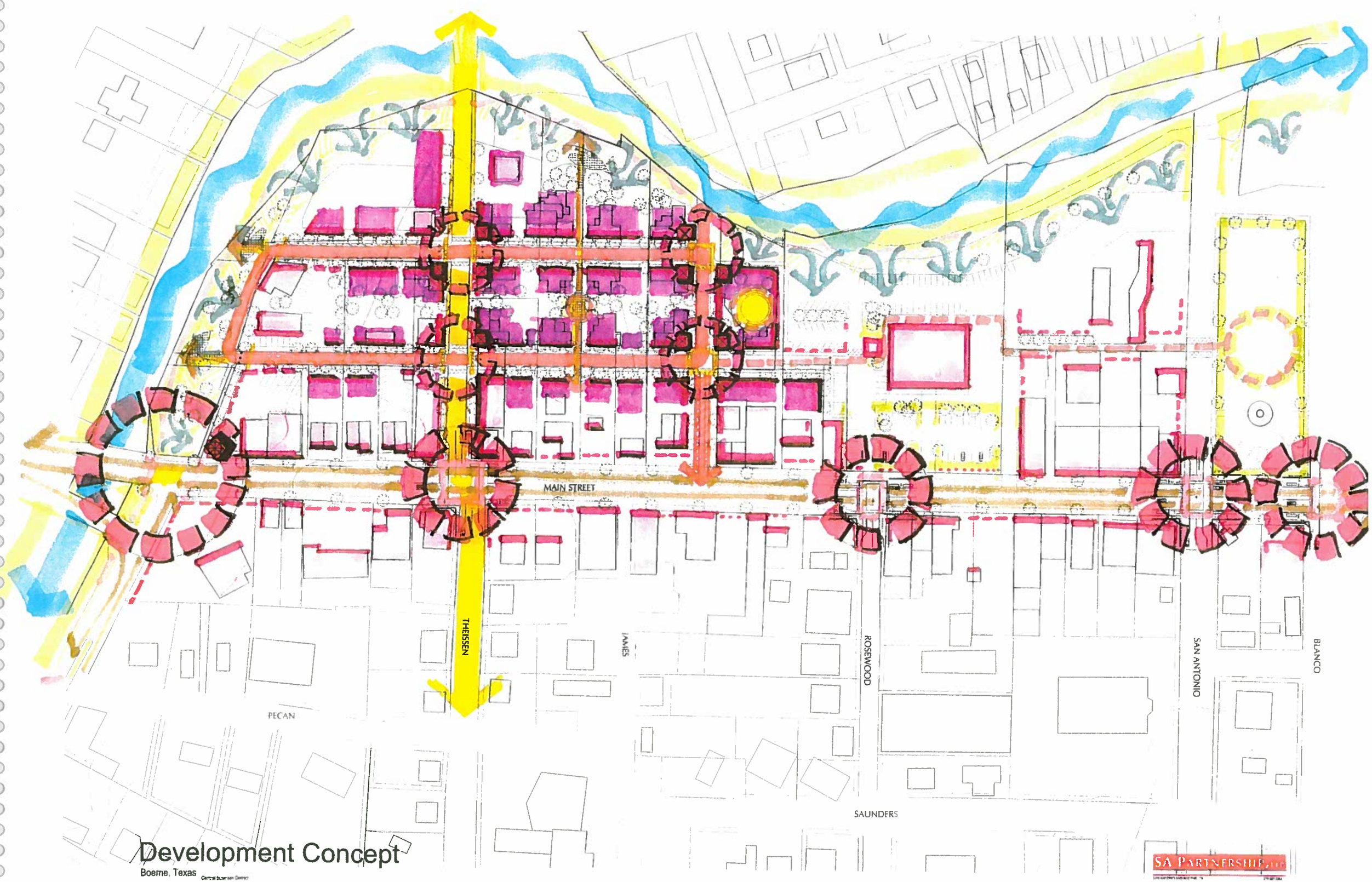
Master Plan - Phase I

Legend

- Existing Easement
- Proposed Easement
- River

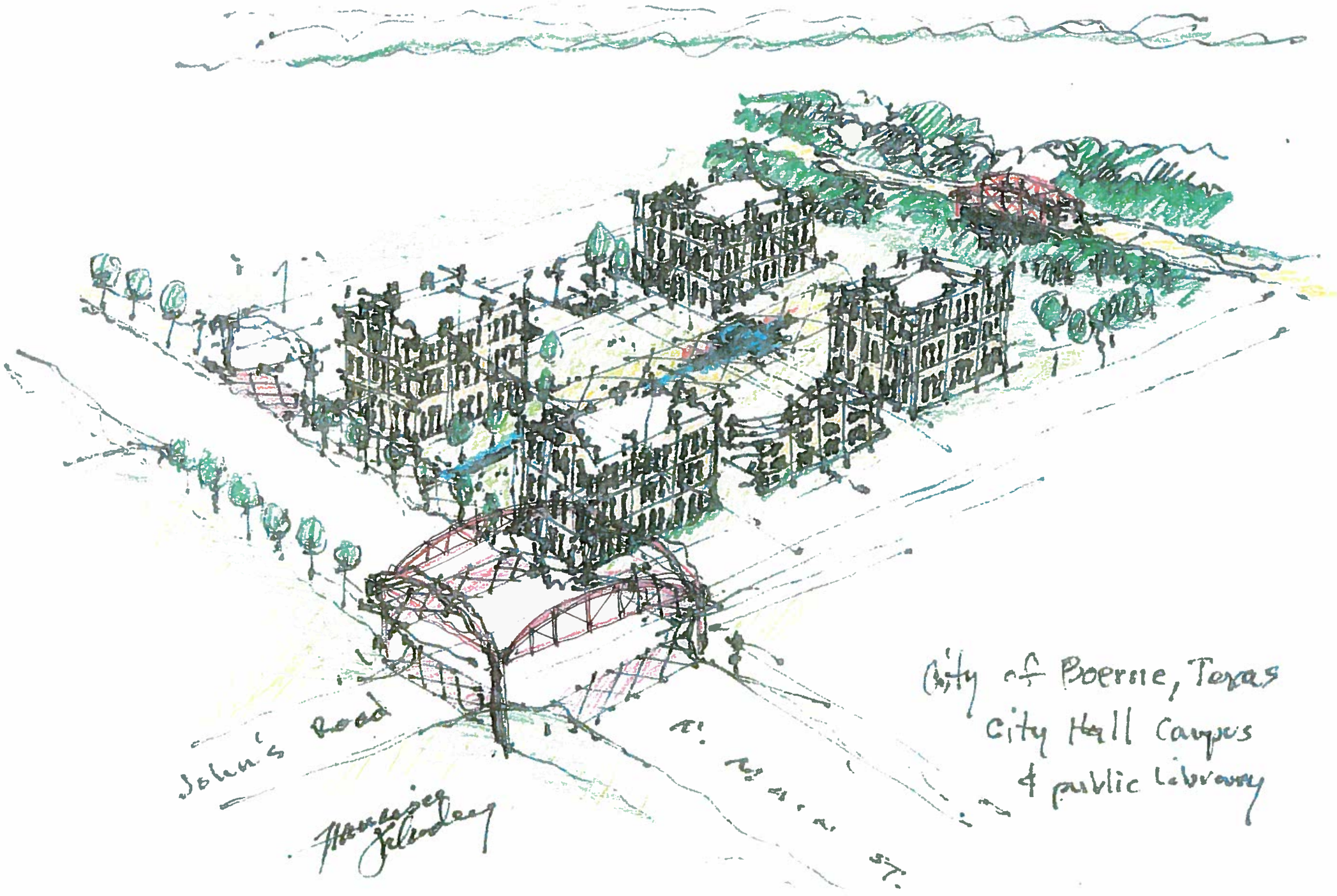
0 25 50 100 200

SA Partnership



Development Concept

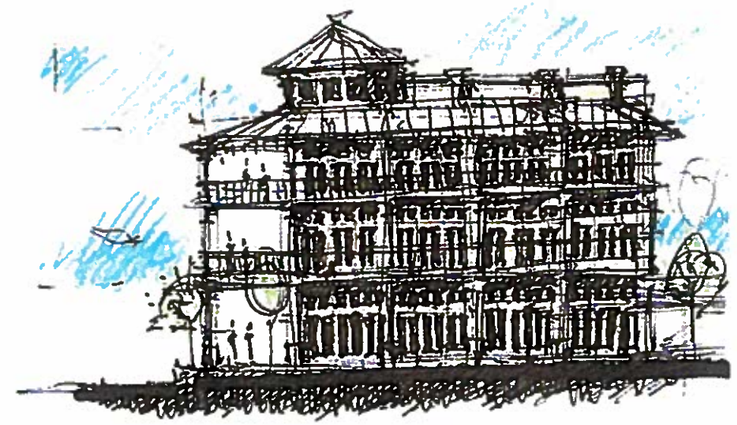
Boerne, Texas



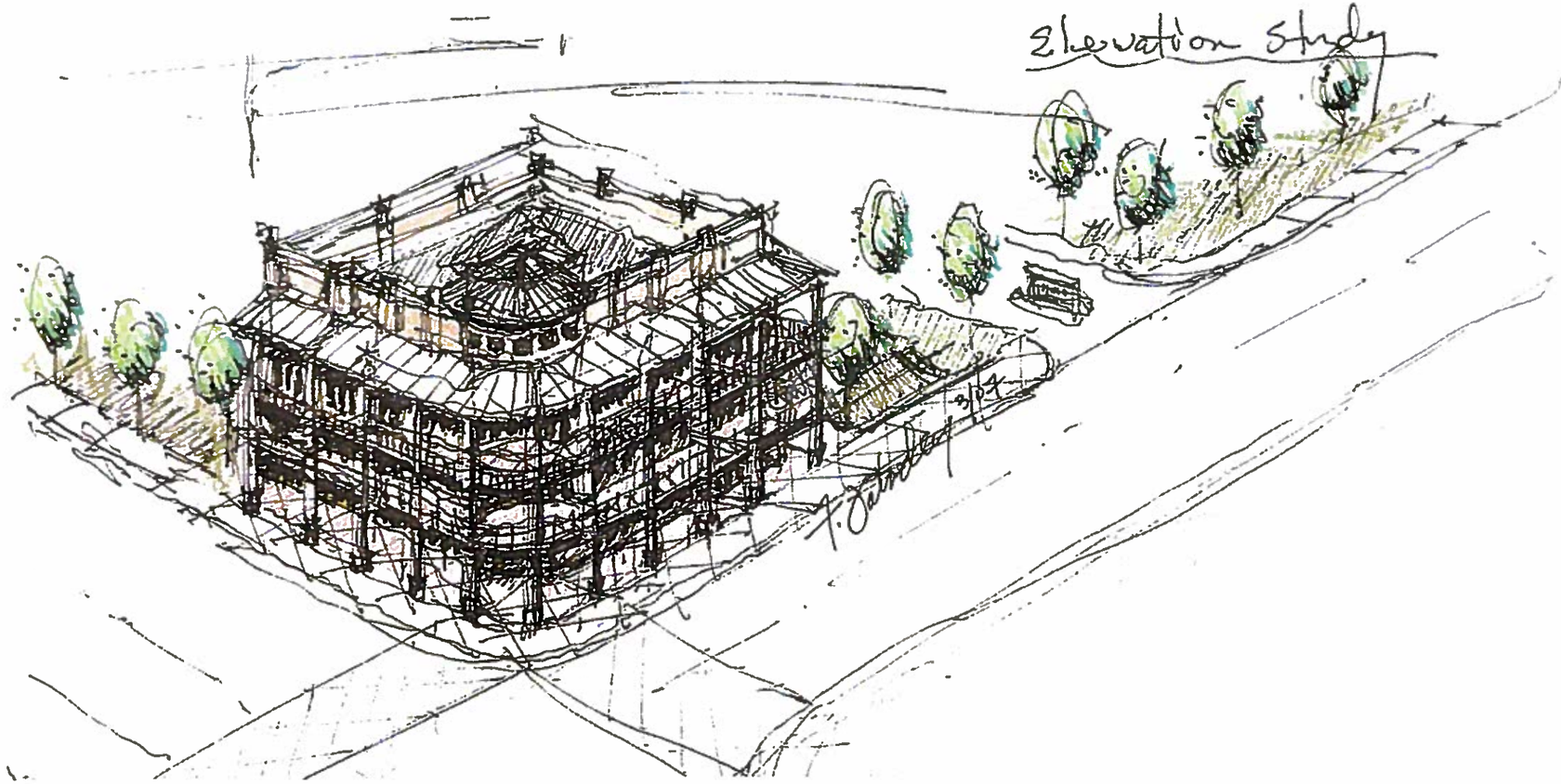
City Hall Campus & Public Library

City of Boerne, Texas

SA Partnership
San Antonio & Boerne, TX 210.227.2282



Elevation Study

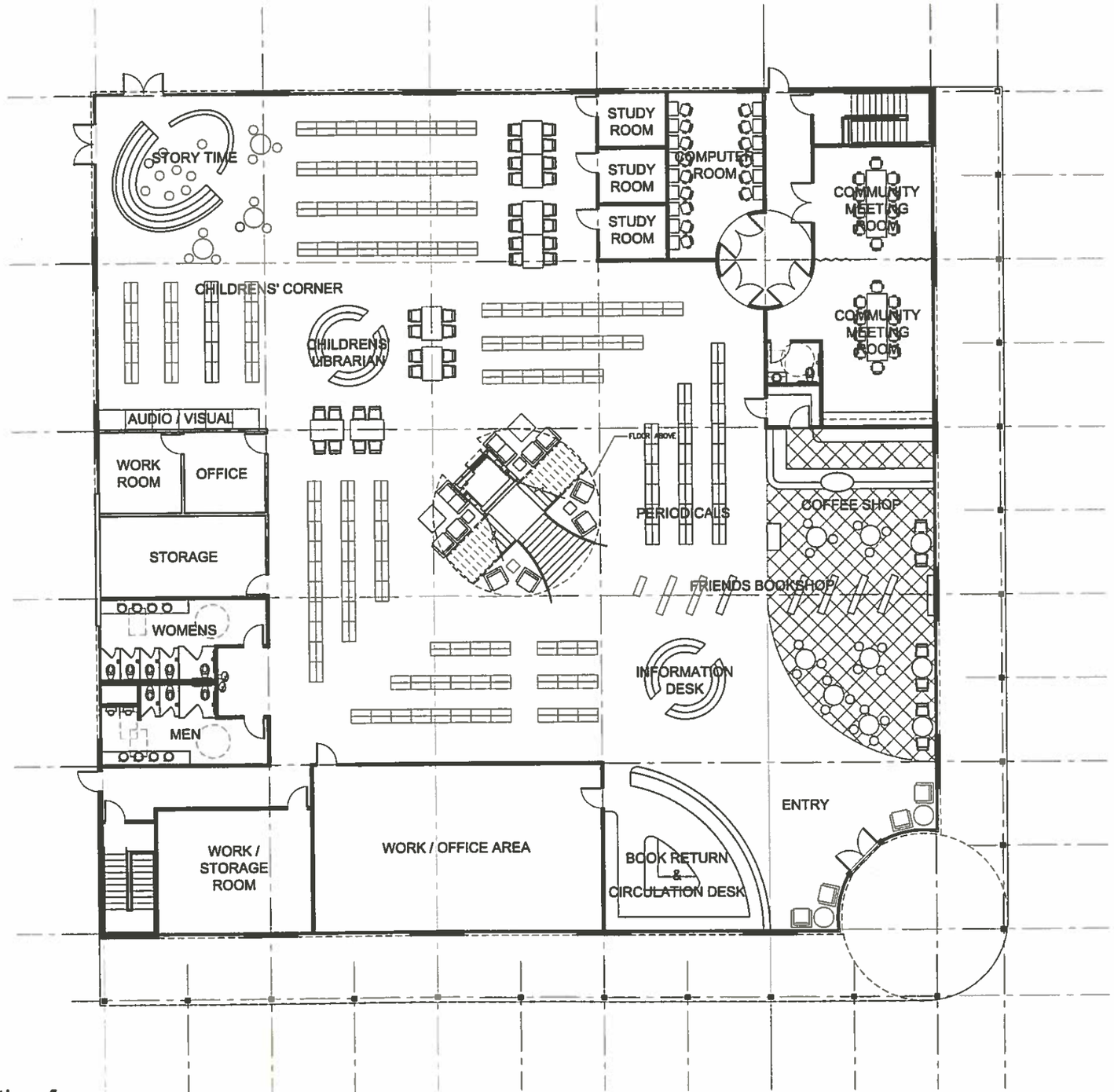


Sketch Studies of

New Boerne Library

Boerne, Texas

SA Partnership
San Antonio & Boerne, TX 210.227.2282



Proposed Schematic of

New Boerne Library

Boerne, Texas

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. / FOR PRESENTATION PURPOSES ONLY

TRUE NORTH

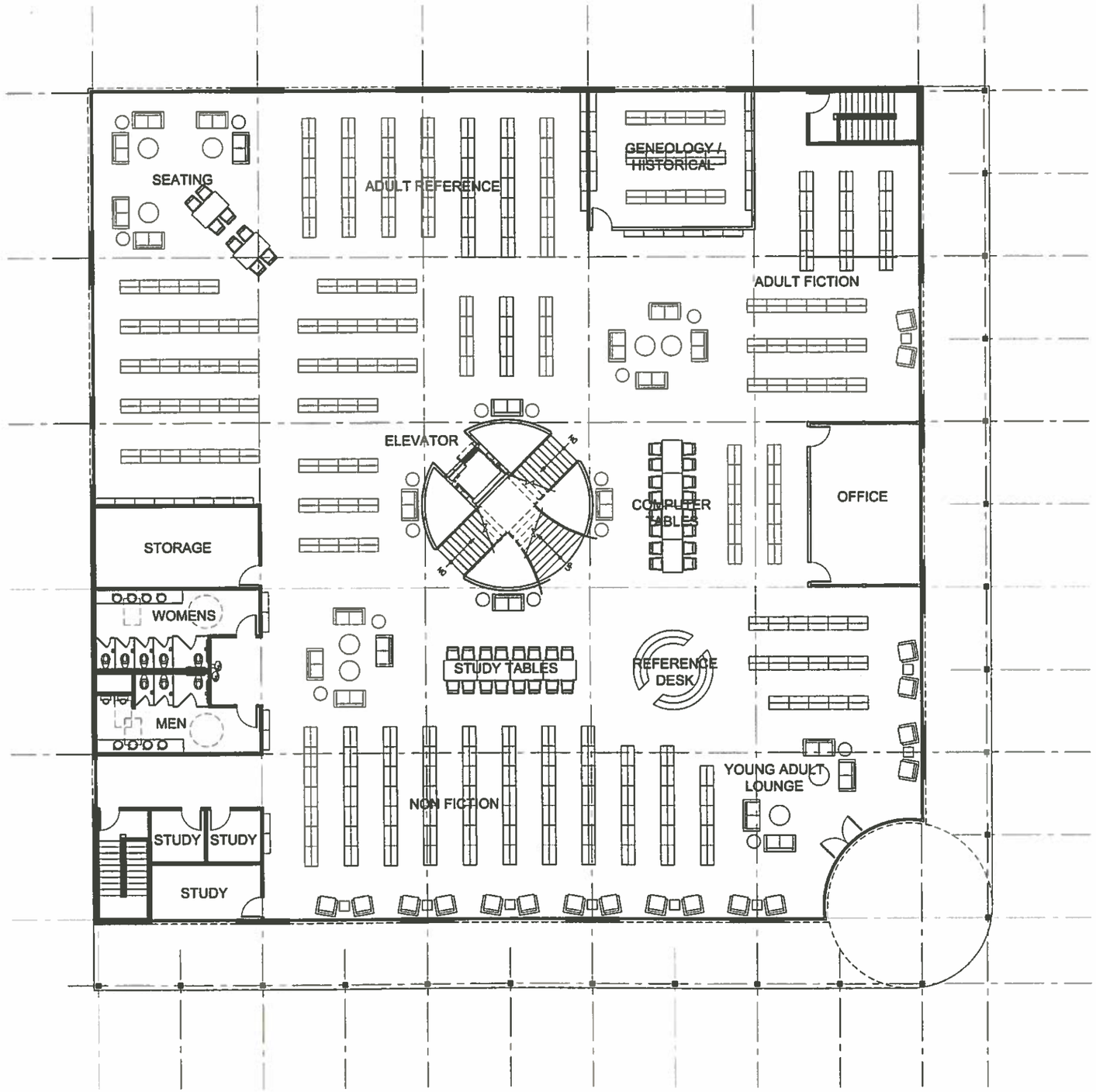
First Floor Plan

SCALE: 1/8"=1'-0"

03/28/07

SA PARTNERSHIP

Architecture
Interior Design
Accessibility Design
Project Management



Proposed Schematic of

New Boerne Library

Boerne, Texas

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. / FOR PRESENTATION PURPOSES ONLY

TRUE NORTH

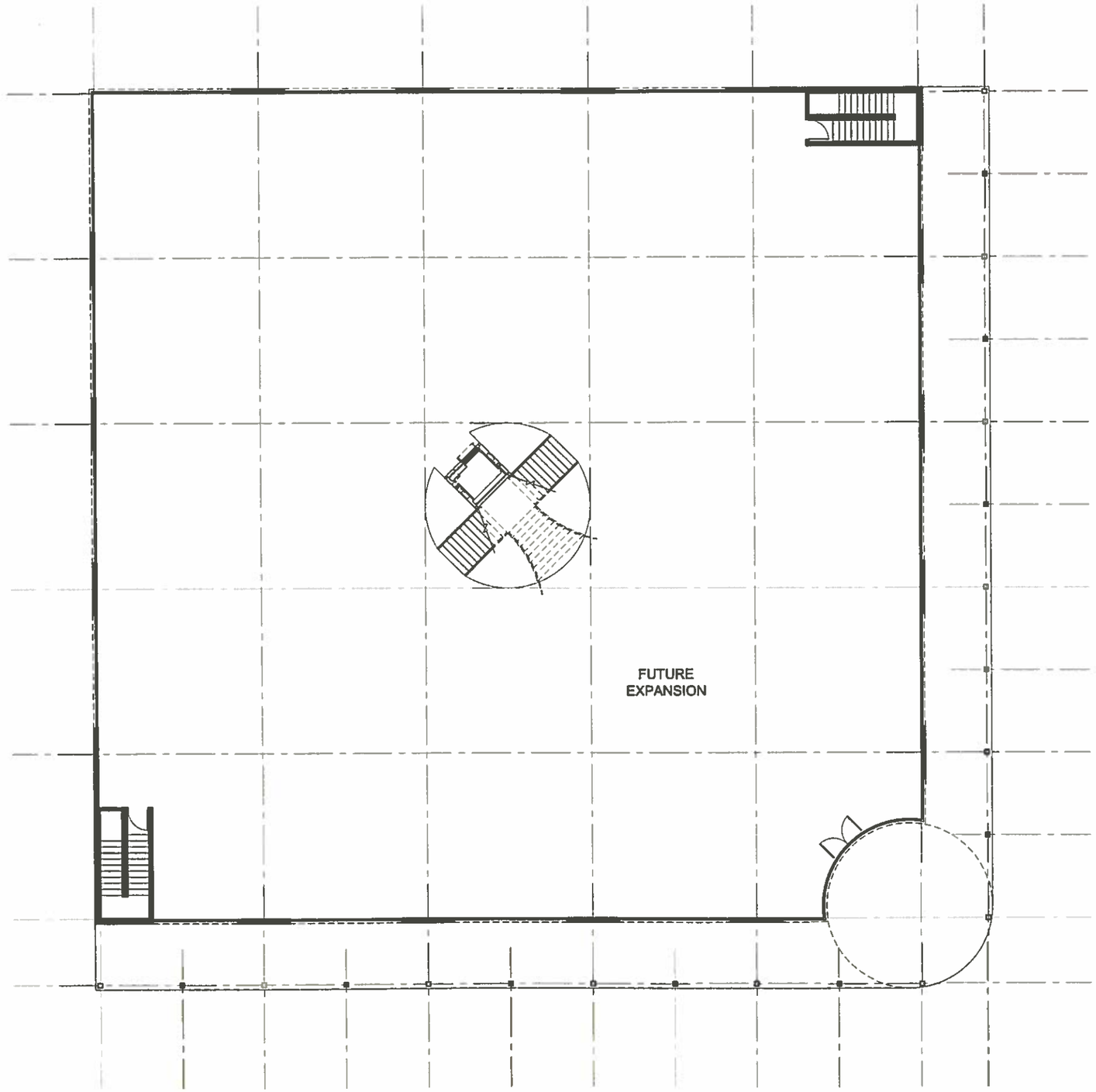
Second Floor Plan

SCALE: 1/8"=1'-0"

03/28/07

SA PARTNERSHIP

Architecture
Interior Design
Accessibility Design
Project Management



Boerne Public Library

Proposed Schematic of
New Boerne Library

Boerne, Texas

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. / FOR PRESENTATION PURPOSES ONLY

TRUE NORTH

Third Floor Plan

SCALE: 1/8"=1'-0"

03/28/07

SA Partnership, LP

Architecture
Interior Design
Accessibility Design
Project Management