



NEIGHBORHOOD PROFILES AND PRIORITIES

SA TOMORROW SUB-AREA PLANNING: EASTSIDE COMMUNITY AREA PLAN

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5 Neighborhood Profiles and Priorities

What is the neighborhood profile and priorities?

San Antonio is a city of neighborhoods, each with its own unique history, qualities, and character. Some neighborhoods throughout the city have developed Neighborhood Plans that reflect local values and priorities. These plans, adopted by the City, have guided local investments and improvements for many years and helped strengthen the relationship between residents and the City.

The City is currently in the process of creating Sub-Area Plans to implement the SA Tomorrow Comprehensive Plan. These Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. The Sub-Area Plans are intended to increase equity citywide, by ensuring that all of San Antonio's neighborhoods have a base level of policy guidance, as many neighborhoods within the city lack an existing Neighborhood Plan or a registered neighborhood organization. In this way, each Sub-Area Plan will integrate key elements of existing Neighborhood Plans for those neighborhoods that have a plan, while promoting citywide policy consistency and providing key recommendations and strategies for those neighborhoods currently lacking that direction.

The Neighborhood Profile and Priorities section of the Sub-Area Plans provides special attention to prior neighborhood planning efforts and recognizes the community groups and individuals who were instrumental in their creation. They summarize specific opportunities, challenges, recommendations, and priorities from each participating neighborhood, to more efficiently direct public and private investment within the city to help these neighborhoods achieve their short-term goals and long-term visions.

Neighborhood Profile and Priorities: Denver Heights, Exhibit 2

Acknowledgements

Special Thanks to every Denver Heights Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Denver Heights encompasses most of the southern half of the Eastside Community Area. Portions of the neighborhood located west of Cherry Street were included in the Downtown Area Regional Center Plan, and that plan includes a “Neighborhood Profile and Priorities” for that area. Some of the original subdivisions in present day Denver Heights included South Heights, Aberdeen Place, Booker Place, Knob Hill, Dilworth Green, Rosedale, Grandview East, and Spring View. The neighborhood includes St. Philip’s College, several of the Historic Eastside Cemeteries, and Pittman-Sullivan Park.

The neighborhood includes the Knob Hill Historic District and about fifty historic landmarks. Denver Heights was developed and has been redeveloped over a long period of time, beginning with industrial railroad-oriented development in the late 1800s, and some of the initial residential plats dating from the 1890s to the 1910s. Some areas such as Knob Hill that were originally platted over 100 years ago developed and filled in over the course of over 30 years. Accordingly, a variety of architectural styles and cultural or historical themes are represented across Denver Heights, such as civil rights organizing, African American homeownership, and streetcar suburban development.

Most of Denver Heights is arranged in walkable grid patterns of blocks. Blocks and lot sizes vary significantly. Most homes are one and a half stories and have doors and windows oriented to the street. There are a significant number of vacant lots, however many of these are owned by adjacent residents and used as side yards. Although off-street parking is mostly accessed from streets rather than the neighborhood’s many unimproved alleys, garages and carports are typically located behind homes. Most of the neighborhood is occupied by single-family homes, however there are also some duplexes, triplexes, and four-plexes.

Strengths

- There is a walkable grid pattern of blocks with buildings oriented to the street.
- Historic and cultural sites and buildings are located throughout the area, representing diverse cultures and different eras of San Antonio’s history. Many older buildings are being rehabilitated.
- There is diverse and relatively affordable housing.

- The neighborhood includes a variety of amenities and opportunities, such as connections to Downtown, St. Philip's College, the Historic Eastside Cemeteries, and several parks and community centers.
- Denver Heights has a relatively high population density compared to other parts of the Eastside Community Area, increasing opportunities for local businesses, social interaction, and economic opportunity.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Denver Heights, particularly in areas west of New Braunfels Avenue, is experiencing a significant amount of new infill residential development and home rehabilitation, responding to increasing numbers of people who want to live in the area. This trend is diversifying the neighborhood with additional residents, and extending the life of many structures that have historic qualities. Increasing demand to live in the area has also resulted in properties selling for higher prices, associated increases in property tax assessments, and concerns about the future of housing affordability.

Denver Heights has a variety of assets that could make a significant difference in the lives of present and future generations with continued maintenance and modest improvement. These include, for example, completing sidewalk networks in key locations, protecting historical structures, and adjusting the zoning map or Unified Development Code Chapter 35 to support development and home rehabilitation that more closely reflects desirable aspects of historic development patterns.

Opportunities

- There is space to build homes and businesses on vacant lots, and the predominant zoning (RM-4) allows a significant amount of new housing to be constructed to meet increasing demand.
- There are underutilized open space, cultural, and historical assets such as the Historic Eastside Cemeteries.
- There are many historical buildings that contribute to the neighborhood's unique character. These include older commercial buildings located in clusters at historical commercial nodes.
- Home prices are increasing in Denver Heights, creating opportunities for older homes to be rehabilitated.

Challenges

- There are many streets without sidewalks or lacking features that make a place walkable, such as lighting, trees, and sidewalk curb ramps.
- Property tax assessments have increased relatively rapidly compared to many residents' ability to pay.
- Adopted zoning (RM-4) permits development that does not reflect functional elements of historical development patterns such as front doors and windows oriented to the street. This zoning also permits residential densities that are substantially greater than existing densities, potentially incentivizing demolition of otherwise useable structures.
- The neighborhood association comprises an area that is relatively large and thus is difficult to represent.

Previous Neighborhood Plans

A neighborhood plan was not previously completed with Denver Heights. The Arena District / Eastside Community Plan (2003), did not include a section or chapter uniquely dedicated to the neighborhood. The plan called for conservation of existing housing stock and gradual infill development with small scale

multi-family dwellings, and five commercial nodes. The plan called for planting street trees along Hackberry Street, New Braunfels Avenue, Walters Street, Mel Waiters Way, and Martin Luther King Drive, to create a network of landscaped streets.

The Old San Antonio City Cemeteries Historic District Master Plan (1990) recommended revitalization and improvements to the cemeteries and surrounding areas. The plan considered the cemeteries a cultural asset for local communities, and a historical resource destination for the broader public as well as a open space amenity, and catalyst for neighborhood revitalization. A summary of the plan is available in the Eastside Community Area Plan [Existing Conditions Atlas](#).




KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS




- Improve selected streets with landscaping and other features to make them comfortable for walking and bicycling.
- Support small scale infill housing.
- Improve the Historic Eastside Cemeteries, in part by improving pedestrian infrastructure that connects surrounding neighborhoods with the cemeteries.




MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Many homes and apartments have been rehabilitated, particularly in areas west of New Braunfels Avenue.
- The neighborhood has retained basic aspects of its character since the Arena District / Eastside Community Plan was adopted.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

<p>Increase the quality and quantity of pedestrian and bicycle infrastructure, for example completing sidewalk networks and adding more street lighting.</p>	
<p>Improve neighborhood connections through the Historic Eastside Cemeteries, improving connections from Pittman-Sullivan Park, or improving east-west connections across the cemeteries between Palmetto Avenue and New Braunfels Avenue. For example, improve a pedestrian path connecting the Pittman-Sullivan Park perimeter path, north to Nevada Street, and extending a sidewalk and path with lighting along St. Anthony’s Street north from Nevada Street through Dakota Street to Wyoming Street. Also, for example, construct sidewalks along Nevada Street or other streets crossing the cemeteries from west to east.</p>	
<p>Consider rezoning some areas from RM-4 to a zone that permits slightly less density, but still allows diverse infill housing and adaptive reuse of existing buildings to include more dwellings, such as RM-5.</p>	

<p>If the City reconsiders a view shed protection ordinance in the future, consider protecting views from the neighborhood’s high ground west to the Downtown Area Regional Center.</p>	
<p>Support rehabilitation and adaptive reuse of older homes and apartments throughout the neighborhood, and ensure that new development complements historical building forms and layouts.</p>	
<p>Support adaptive reuse of older buildings and more vibrant commercial hubs and main streets at the many locations throughout the neighborhood where businesses were historically located.</p>	
<p>Refer to the Downtown Area Regional Center Plan for additional information and policy recommendations related to the Denver Heights neighborhood areas west of Cherry Street.</p>	

Neighborhood Profile and Priorities: Dignowity Hill, Exhibit 3

Acknowledgements

Special Thanks to every Dignowity Hill Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Dignowity Hill occupies a ridgeline east of Downtown. Before the railroads west and north of the neighborhood were built in the late 1900s, Dignowity Hill included large merchant class estates. Following railroad construction, utility extensions and the construction of a streetcar line to the area around the turn of the last century, the area filled in and diversified. The street network and pattern of residential development seen in the neighborhood today is rooted in the development patterns of early 1900s. Among countless sites and structures that represent different eras and themes from San Antonio's history, much of the neighborhood is designated as a Historic District and there are around 40 historic landmarks.

The neighborhood is arranged in a walkable grid pattern of blocks which are primarily occupied by one and a half to two and a half story dwellings. Duplexes are found throughout the neighborhood as well. Front doors and windows typically face the street. Off street parking is typically accessed from the streets, although there are more examples of parking accessed from improved alleys in Dignowity Hill than other Eastside Community Area neighborhoods.

Strengths

- Dignowity Hill's history and cultures are reflected in buildings and the landscape.
- There is a walkable grid pattern of blocks with buildings oriented to the street.
- There is a diverse, civically engaged population.
- Dignowity Hill is on a trajectory of revitalization.
- The neighborhood is situated close to Downtown and other destinations.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

In Dignowity Hill, there are opportunities to leverage assets such as historic buildings, a gridded street network, and an increasing population to achieve some long standing goals established by the 2010 neighborhood plan, while maintaining a diverse population and enabling existing residents to share in the benefits of neighborhood improvement.

Opportunities

- There are additional opportunities to protect, feature, and connect historical and cultural assets so that more residents can discover and find meaning and a sense of place with them.
- Dignowity Hill’s street network provides abundant opportunities to accommodate the neighborhood plan’s ambitious goals for improving alternative transportation modes and connections to Downtown.
- There are civically engaged and organized networks of people that have demonstrated an ability to complete community projects and initiate larger public projects.
- The diversifying and growing population may be able to support additional local businesses providing convenient goods and services.

Challenges

- Residential property tax assessments have risen quickly in recent years, compared with many residents’ ability to pay for them. Many residents feel that new market rate housing makes housing less affordable in surrounding areas.
- Transportation corridors that the neighborhood plan intended to evolve into pedestrian-oriented places with convenient goods and services still primarily serve as throughways to facilitate cars passing through the area.
- Many residents feel like the pace of infrastructure maintenance and improvements are not keeping up with the neighborhood’s growing population and its preferences. For example, sidewalks are deteriorated and missing in many locations.

Previous Neighborhood Plans

Dignowity Hill is one of only three Eastside Community Area neighborhoods that was included in a previously adopted neighborhood plan. The plan’s future land use section called for infill housing that matches the neighborhood’s character, rehabilitation of existing dwellings, and neighborhood-serving commercial uses at otherwise residential street corner intersections, aiming to support walkability and convenience. The plan emphasized that new development and evolving uses along Houston Street and New Braunfels Avenue should contribute to making the area more walkable. The plan also identified potential Transit-Oriented Development areas, where development should contribute to supporting enhanced transit service. The Dignowity Hill Neighborhood Plan also included recommendations on parks and recreation, public spaces, historic preservation, housing, economic development, and transportation.

Overall, the Dignowity Hill Neighborhood Plan emphasized a need to create a new identity, revitalize and reinvest in the neighborhood by organizing grassroots action, enforcing laws, and attracting public and private investment. Reflecting current priorities of many neighborhood residents, there was a clear commitment to historic preservation, improving alternative transportation options and improving the quality of and connections to public spaces such as New Braunfels Avenue, Houston Street, and local parks.

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS




- Create bicycle lanes on North New Braunfels Avenue, Houston Street, Commerce Street, Hackberry Street, and Hayes Street, and provide a continuous bicycle lane connection from Downtown, through the neighborhood, to the Salado Creek Greenway.
- Direct most new growth, including higher density mixed-use development to areas next to the primary transportation corridors.
- Support incentives and subsidies for infill housing, housing rehabilitation, and historic preservation of residential and commercial buildings.





















- Improve parks and public spaces including commercial and mixed-use main streets, as places for residents to spend time, interact, and find convenient goods and services.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Home rehabilitation and infill housing development is occurring.
- The neighborhood has evolved into a mixed-income community.
- The neighborhood has retained basic aspects of its historic character since the neighborhood plan was adopted.
- Many of the parks and community center improvements recommended in the plan have been completed.
- Modest commercial revitalization has included the rehabilitation of older buildings and the addition of new local businesses and basic services, such as a bank.
- Many of the neighborhood plan recommendations that were implemented, resulted from groups of neighbors organizing resources and taking action.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Support zoning decisions that enable property owners to add additional dwellings or a small businesses to their property, while maintaining original primary buildings.	  
Improve the bicycle network, connecting the neighborhood with its mixed-use corridors, Downtown, the Salado Creek Greenway, the Historic Eastside Cemeteries, and Hays Street Bridge.	  
Direct most new growth, including higher density mixed-use development to areas next to the primary transportation corridors.	  
Support new small scale infill housing and very small businesses throughout the neighborhood.	 
Improve commercial and mixed-use main streets as places for residents to spend time, interact, and find convenient goods and services.	  
Improve basic infrastructure such as street lighting and the sidewalk network.	  
Improve options for acquiring healthy food close to the neighborhood.	  

Provide property tax relief to residents that are most vulnerable to increasing property taxes.



Neighborhood Profile and Priorities: Government Hill, Exhibit 4

Acknowledgements

Special Thanks to every Government Hill Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Government Hill is a diverse and historic community that was originally developed between the 1890s and 1930s, along with the establishment and growth of Fort Sam Houston. Government Hill includes an official historic district and over thirty historic landmarks.

The neighborhood is close to amenities and employment areas, such as Downtown, Pearl, the River Walk, and Fort Sam Houston. Government Hill has a grid pattern of blocks, with buildings oriented to the streets, making it relatively walkable. It does however have some barriers between it and local destinations, including the Union Pacific switching yards, Fort Sam Houston, US 281, and I-35. Government Hill has experienced a relatively large amount of new construction and home rehabilitation in the last decade.

A small northwestern portion of the neighborhood between Broadway Avenue and Austin Street north of I-35, is within the Midtown Area Regional Center Plan boundary. This area is comprised mainly of large institutional, storage, retail, and multi-family uses.

Strengths

- Walkable grid pattern of blocks with buildings oriented to the street.
- Historic and cultural values are preserved in the built environment.
- Proximity to Downtown, Fort Sam Houston, Pearl, and the River Walk.
- Pedestrian-oriented buildings and small businesses on New Braunfels Avenue.
- Active neighborhood associations and a large number of residents actively engaged with the associations and the City of San Antonio.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Government Hill's population declined substantially between 1960 and 2010. Most of the homes in Government Hill were built before 1960, and there are a large number of homes dating to the 1930s and earlier. Government Hill has a diverse housing stock, including single-family homes, small multi-family plexes, and townhomes. In the late 2000s much of the neighborhood residential areas were downzoned to only allow single-family uses. Buyers are increasingly willing to pay more to live or own property in

Government Hill. Accordingly, property values and property taxes are increasing relatively rapidly. Up to a few hundred new dwellings are scheduled for construction as part of a large development near New Braunfels Avenue that will offer additional housing options, and there is a substantial amount of vacant and underutilized land next to primary transportation corridors that can absorb additional housing demand.

Opportunities

- There is space to build small scale dwellings on vacant lots in the neighborhood and underutilized properties next to New Braunfels Avenue and Walters Street.
- There are pedestrian-oriented buildings that reflect historic values in mixed-use nodes such as along New Braunfels Avenue and Seguin Avenue.
- There are historic and heritage values in structures that are not officially protected throughout the neighborhood.
- Employment growth is expected to continue in nearby areas, increasing economic opportunity.
- Public and private investment in the surrounding area will continue improving local amenities and public spaces.

Challenges

- There is not a public or open space in the neighborhood area west of New Braunfels Avenue.
- There are renters who may be vulnerable to displacement.
- Some residents are uncomfortable with the recent pace of new development, and identify it as the cause of increasing taxes and rents.
- There is fear of additional nightlife businesses impacting the neighborhood residential areas.
- There is concern about increasing traffic using neighborhood streets to travel between I-35 at New Braunfels Avenue, and major destinations and transportation routes located just west of the neighborhood. There is also concern about parking congestion from visitors to local destinations.
- There are missing sidewalks between the core residential areas and local destinations on New Braunfels Avenue and Broadway Street.

Previous Neighborhood Plans

Government Hill is one of only three Eastside Community Area neighborhoods that previously participated in creating a neighborhood plan. The Government Hill Neighborhood Plan was completed in 2001 and updated in 2010 along with a large area rezoning process. The 2010 update and rezoning brought about two overarching changes. The first was to rezone existing residential areas to limit new construction primarily to detached single-family dwellings, which was partly intended to discourage demolition of existing single-family dwellings. The second was to support a mix of commercial and residential uses along what had previously been corridors where only commercial uses were supported.




KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS










- Prevent the demolition of buildings that contribute to the area's historic values.
- Support mixed-use development near Broadway Street, Grayson Street, New Braunfels Avenue, and Walters Street.
- Create a public open space, park or plaza in the neighborhood between Broadway Street and New Braunfels Avenue.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Many older homes with historical values that were deteriorating have been rehabilitated, and the neighborhood has retained its historical and cultural values.
- Older pedestrian-oriented buildings adjacent to New Braunfels Avenue are occupied by businesses, and additional mixed-use development is scheduled for construction near New Braunfels Avenue.
- Several transportation and drainage projects have been completed, such as Grayson Street reconstruction, sidewalks around St. Patrick’s Church, and sidewalks in the historic district portion of the neighborhood.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Prevent demolition of buildings that contribute to the area’s historical and heritage values.	  
Advocate for new construction that complements the area’s historical and heritage values.	 
Large scale development near Broadway Street, New Braunfels Avenue, and Walters Street should transition to and complement adjacent neighborhood areas.	 
Fill gaps in the sidewalk network along streets that provide access from the neighborhood to local destination on New Braunfels Avenue and Broadway Street.	
Where excessive demand for street parking emerges, such as near the Broadway Street Corridor consider using a parking benefit district to meter visitor street parking, reserve free supply for local residents, and generate revenue for local projects that address neighborhood priorities.	
Discourage automobile traffic moving between Broadway Street and I-35 from cutting through neighborhood residential areas.	

Neighborhood Profile and Priorities: Harvard Place - Eastlawn, Exhibit 5

Acknowledgements

Special Thanks to every Harvard Place - Eastlawn Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Harvard Place - Eastlawn is home to about 4,500 people. Over a third of the neighborhood's households include children. As of 2010, nearly 30% of the neighborhood's population was under the age of 15, and over 10% of households included multiple generations. Several schools are located in Harvard Place - Eastlawn, including Young Men's Leadership Academy, Tynaan Early Childhood Education Center, Washington School, and Antioch Christian Academy. The East Meadows mixed-income income community is also located in the neighborhood. Harvard Place - Eastlawn was part of the Eastside Choice Neighborhood Initiative and the Eastside Choice Neighborhood Transformation Plan (2013).

The southernmost blocks of the neighborhood adjacent to New Braunfels Avenue were platted by 1920, and many of the homes west of Walters Street and otherwise close to Houston Street date to the 1920s and 1930s. The neighborhood includes several historic landmarks, including the Wheatley Middle School Historic Site, Mt. Calvary Baptist Church, Antioch Missionary Baptist Church, New Mount Pleasant Baptist Church, Israelite Baptist Church, Pleasant Grove Missionary Baptist Church, and the commercial site at 734 N New Braunfels Avenue. The neighborhood was also home to the Ella Austin Orphanage at 1920 Burnet Street.

The neighborhood's blocks are rectangular, amongst a grid pattern of streets. Homes feature front doors and windows oriented to the street, with parking structures typically not present or otherwise behind the main structure. Many of the blocks include unpaved alleys.

Strengths

- Walkable grid pattern of blocks with buildings oriented to the street.
- Diverse, mixed-income housing options.
- Bibliotech library and other new public amenities at East Meadows.
- Menger Creek Park and Linear Trail.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Some neighborhood opportunities relate to the recently revitalized East Meadows, upcoming improvements to New Braunfels Avenue, and proximity to AT&T Center. Challenges relate to aging homes and their maintenance costs, housing affordability for existing residents, and crime or perceptions of crime.

Opportunities

- There are recommendations from the Choice Neighborhood Transformation Plan discussed in the “Previous Neighborhood Plans” section below have already achieved some community buy in, and should be considered priorities for implementation.
- There are increasing opportunities for existing residents to build wealth and take advantage of more opportunities in the area.
- Bexar County is considering repurposing its vacant land north of East Meadows into a urban farm and education center.

Challenges

- Residents reported excessive crime, and too many homes and yards that are not maintained.
- There is an aging population struggling to maintain homes and landscaping.
- Properties on the east side of New Braunfels Avenue, adjacent to the neighborhood, are zoned for industrial uses, limiting opportunities for additional retail and services for the neighborhood.

Previous Neighborhood Plans

A neighborhood plan was not previously completed with Harvard Place - Eastlawn. The Arena District / Eastside Community Plan (2003), did not include a section or chapter uniquely dedicated to the neighborhood. The plan called for conservation of existing housing stock and gradual infill development with small scale multi-family dwellings, a commercial nodes at the intersections of Houston Street and Walters Street, and high density mixed-use development next to New Braunfels Avenue. The plan called for planting street trees along Houston Street, Gevers Street, Walters Street, and Mel Waiters Way in order to create a network of landscaped streets.

The Eastside Choice Neighborhood Transformation Plan (2013 is a “roadmap to reinvigoration and activities that will result in a neighborhood that is dynamic, vibrant, and respectful of the area’s assets.” The plan pertains to the Eastside Choice Neighborhood, between I-35, Martin Luther King Drive, New Braunfels Avenue, and the railroad tracks. This area overlaps portions of Denver Heights and Jefferson Heights, but focuses mostly on Harvard Place - Eastlawn. In addition to focusing on programming to improve educational, economic and other social outcomes, the plan identifies development goals and priority infrastructure improvements.

Regarding public space and infrastructure, the plan prioritized and mapped future complete streets, sidewalk improvements, bicycle routes, tree canopy, public art, and small neighborhood parks. The plan emphasized that commercial development should be pedestrian-oriented, and called for design guidelines to be created for retail areas. In neighborhoods, the plan emphasized owner-occupied assistance programs to ensure that existing residents continue participating in and benefiting from area improvements. Some of the recommendations from the Eastside Choice Neighborhood Transformation Plan, such as complete streets, and attracting more pedestrian-oriented commercial development have not been achieved, and should be considered outstanding neighborhood priorities.




KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS













- Improve selected streets with landscaping and other features to make them comfortable for walking and bicycling.
- Support small scale infill housing.
- Rezone commercial properties and create design guidelines for commercial corridors and nodes to ensure that future development is pedestrian-oriented.
- Deploy incentives for rehabilitating existing commercial structures, and attracting new businesses.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Some home rehabilitation has occurred, and some new infill houses have been built.
- Major transformations of streetscapes and other public spaces near Wheatley Courts were completed.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Support additional small scale infill housing, and retail and restaurant options nearby.	  
Mitigate the effects of property tax increases on vulnerable residents.	  
Improve selected streets with landscaping and other features to make them comfortable and safe for walking and bicycling.	  
Future development adjacent to New Braunfels Avenue, Gevers Street, Walters Street, and Houston Street should be pedestrian-oriented.	  

Neighborhood Profile and Priorities: Jefferson Heights, Exhibit 6

Acknowledgements

Special Thanks to every Jefferson Heights Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Jefferson Heights is a historic residential neighborhood in the heart of the Eastside Community Area. Portions of the neighborhood were initially built in the first decades of the 1900s.

The neighborhood is arranged in a walkable grid pattern of blocks that are about 250 feet by 700 feet. Lots typically include 45 to 55 feet of street frontage, and are primarily occupied by one story detached single-family homes. Duplexes are found throughout the neighborhood as well. Front doors and windows typically face the street. Off street parking is accessed from the streets, and there are few garages. The small portion of the neighborhood located west of New Braunfels Avenue was built with smaller blocks, narrower lots, and includes more variation in housing types, including duplexes, triplexes, and very narrow shotgun homes.

Jefferson Heights is primarily located between Houston Street and Commerce Street. The registered neighborhood association extends two blocks west of New Braunfels Avenue on the west, and to I-10 on the east. The neighborhood includes a portion of the commercial center at Houston Street and New Braunfels Avenue, a small portion of the Historic Eastside Cemeteries, Dawson Park, Lincoln Park and its community centers, and the evolving mix of industrial, commercial and residential land south of the AT&T Center. St. Philip's College is located to the south across Montana Street.

Strengths

- Walkable grid pattern of blocks with buildings oriented to the street.
- Proximity to St. Philip's College, parks and community centers, and Downtown.
- Diversity of ages and cultures.
- Access to VIA transit service.
- Dedicated group of local residents that has started meeting to form a neighborhood association, and organize small community projects.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Jefferson Heights' population declined between 1960 and the present. Most of the homes in Jefferson Heights were built before 1960, and there are a large number of homes dating to the 1930s and earlier.

There are over 100 vacant lots in the neighborhood, and residents have reported this as a challenge. Recently, investors and homeowners have begun rehabilitating more homes, and constructing some new homes. According to local residents, a large number of their neighbors are renters, there is a large youth population, and a high rate of turnover among residents. There is a lack of local services and retail options. The neighborhood is part of San Antonio's early history and has been designated as a heritage district, in part for representing an area of early African American homeownership. In 2017, the City designated the Tried Stone Baptist Church as a historic landmark.

Opportunities

- There is space to build homes and businesses on vacant lots.
- Older buildings are deteriorating but usable.
- Residents want to support new local businesses and services.
- A group of residents is reviving the neighborhood association and taking on small projects.
- The adolescent population needs to be engaged when not in school.
- There are only one or two historic landmarks, and not enough other official representations of the area's local history and heritage.

Challenges

- Large number of renters vulnerable to displacement.
- Aging population struggling to maintain homes and landscaping.
- High rate of turnover among residents.
- Many deteriorated properties are owned by landlords that are not present in the neighborhood, and that are unresponsive to the local community.

Previous Neighborhood Plans

A neighborhood plan was not previously completed with Jefferson Heights. The Arena District / Eastside Community Plan (2003) did not include a section or chapter uniquely dedicated to Jefferson Heights. The plan called for conservation of existing housing stock and gradual infill development with small scale multi-family dwellings, three commercial nodes on Houston Street and Commerce Street, and high density mixed-use development next to New Braunfels Avenue. The plan called for planting street trees along Houston Street, Commerce Street, Gevers Street, Walters Street, and Mel Waiters Way, in order to create a network of landscaped streets.

The Choice Neighborhood Transformation Plan included most of Jefferson Heights, but naturally focused more attention to the north in areas closer to the East Meadows and Sutton Oaks communities. The plan called for Gevers Street to be improved as a landscaped street where walking and biking would be comfortable, connecting Wheatley Courts and Harvard Place - Eastlawn Neighborhood with Jefferson Heights and Denver Heights. Similarly, the plan proposed planting trees next to Houston Street.




KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS





- Improve selected streets with landscaping and other features to make them comfortable for walking and bicycling.
- Support small scale infill housing.
- Rezone commercial properties and create design guidelines for commercial corridors and nodes, to ensure that future development is pedestrian-oriented.
- Deploy incentives for rehabilitating existing commercial structures, and attracting new businesses.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Some home rehabilitation has occurred, and some new infill houses have been built.
- The neighborhood has retained basic aspects of its character since the Arena District / Eastside Community Plan was adopted.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Continue recent efforts to reactivate or create a new Jefferson Heights Neighborhood Association.	
Complete a small community project identified by local residents to facilitate creation/reactivation of a neighborhood association. For example some neighborhood residents have suggested connecting adolescent youth with seniors who would compensate them to complete light landscaping work.	
Advocate for and support street improvement projects that improve walking and bicycling connections.	
Support pedestrian-oriented revitalization of mixed-use nodes at the intersections of Houston Street and Commerce Street with New Braunfels Avenue, Gevers Street, Walters Street, Mel Waiters Way, and Onslow Street.	
Support small scale infill housing and housing rehabilitation proposals, including rezoning requests and affordable housing.	
Advocate for pedestrian-oriented design when developers propose new residential and commercial construction.	

Neighborhood Profile and Priorities: Coliseum/Willow Park Neighborhood Association, Exhibit 7

Acknowledgements

Special Thanks to every Coliseum/Willow Park Area resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Eastside Community Area planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

Neighborhood location map

NEIGHBORHOOD Profile and Priorities

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER

Coliseum/Willow Park developed later than other Eastside Community Area neighborhoods, and unlike the others was not part of the original 36 square mile City of San Antonio boundary. The neighborhood is home to Dafoste Park, a new trailhead to Salado Greek Greenway, Carver Library, and Second Baptist Church.

The neighborhood is arranged in what would be a walkable grid pattern of blocks, however there are few sidewalks north of Aransas Avenue. In this area, development patterns are relatively uniform. There are one-story single-family homes, with consistent front setbacks, and few vacant lots. There are unimproved alleys in most blocks. South of Aransas Avenue, there is more variation, with single-family, small multi-family, and vacant properties. Many of the vacant properties appear to be owned and used by the adjacent owners as side yards. This area was developed over a longer period of time, with both newer and older homes dating to the 1920s.

Strengths

- The neighborhood includes multiple amenities close by, including Dafoste Park, the Salado Creek Greenway, and Carver Library.
- The neighborhood is relatively affordable compared to others in the Eastside Community Area.
- The neighborhood association has multi-generational participation, and experiments with alternative ways to get neighbors involved, such as by organizing neighborhood walks.
- The neighborhood is relatively stable, with many people who have lived there for a long time and who have relationships with one another.

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Residents report that the neighborhood is aging, and that they would like to attract more families to live there. Areas south of Aransas Avenue include a large number of vacant lots where more homes could be built for people to live in. The Echo East project, located just northwest of the neighborhood, proposes adding additional multi-family housing, and in later phases retail or service options to area residents.

Opportunities

- Echo East and other anticipated arena area development may include goods, services, or entertainment.
- The area has great amenities for families, including a library, two parks, greenway trail access, and two bus lines that connect to Downtown.

Challenges

- The building at the eastern corner of Dafoste Avenue and East Commerce Street is getting vandalized and occupied for illegal activities. Similarly, properties on the west side of Spriggsdale Boulevard are attracting illegal activities and dumping.
- Residents report that housing is becoming less affordable, and some residents are worried about the future of housing affordability.

Previous Neighborhood Plans

A neighborhood plan was not previously completed for the Coliseum/Willow Park Neighborhood. The Arena District / Eastside Community Plan (2003) did not include a section or chapter uniquely dedicated to the neighborhood. The plan called for conservation of existing housing stock and gradual infill development with small scale multi-family dwellings, and a mixed-use town center south of the AT&T Center, between Houston Street and Commerce Street, west of Coca Cola Place. Specific to the Coliseum/Willow Park Neighborhood, the plan recommended planting large canopy trees adjacent to Commerce Street, Spriggsdale Boulevard, and Martin Luther King Drive.




KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



- Plant street trees on prominent streets.
- Support small scale infill housing south of Aransas Avenue.




MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Some home rehabilitation has occurred, and some new infill houses have been built.
- The neighborhood has retained basic aspects of its character since the Arena District / Eastside Community Plan was adopted.

Neighborhood Priorities

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

Support adaptive reuse or redevelopment of the property at the eastern corner of Dafoste Avenue and Commerce Street.	
Advocate for street trees along selected streets. As an interim step, organize neighbors and property owners along Spriggsdale Avenue to plant trees next to the sidewalk.	

<p>Construct sidewalks on streets north of Aransas Avenue.</p>	
<p>Improve street lighting.</p>	
<p>Calm traffic on Aransas Avenue.</p>	
<p>Mitigate the effects of property tax increases on vulnerable residents.</p>	