



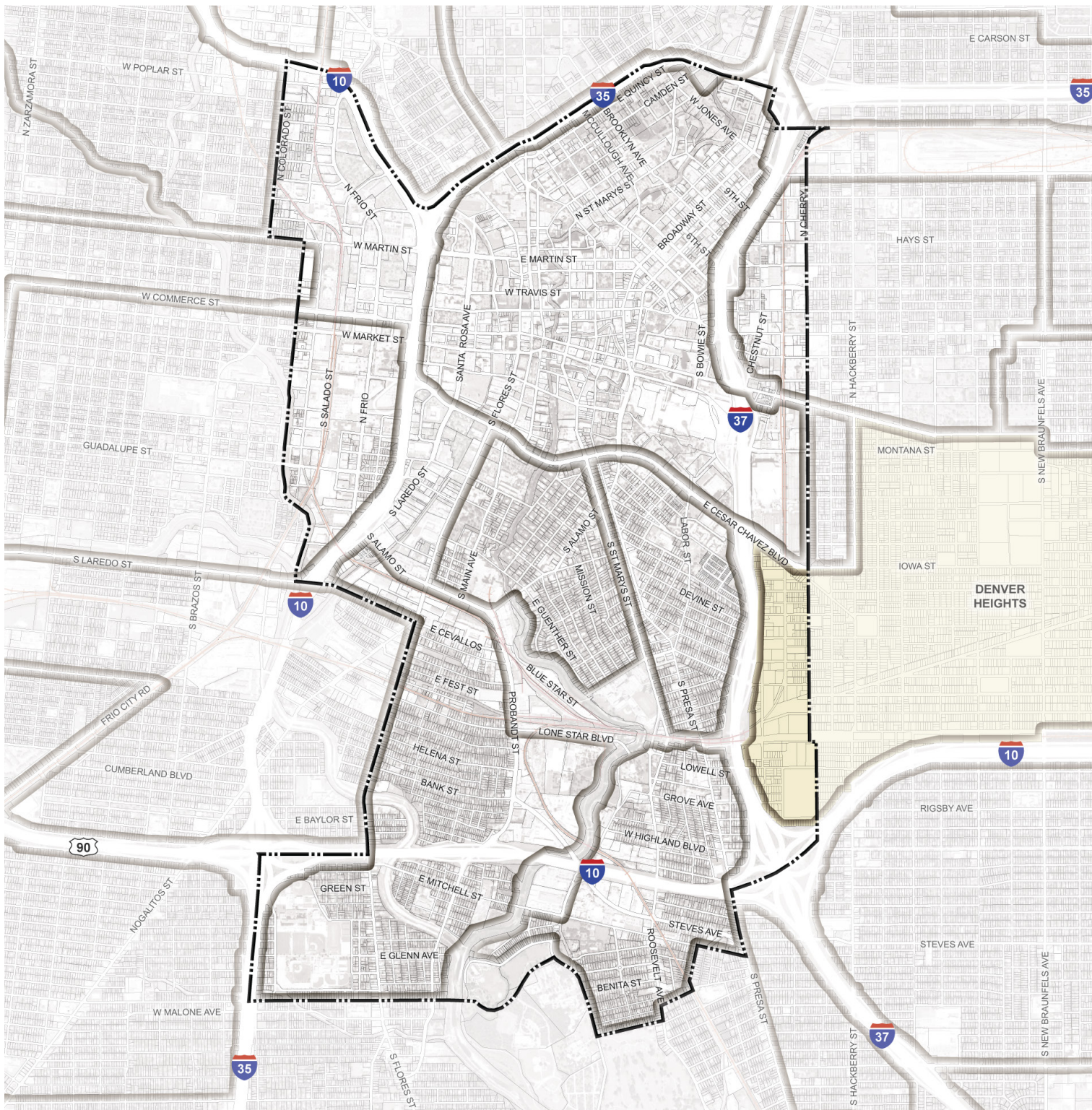
neighborhood

Profile and Priorities

DOWNTOWN AREA REGIONAL CENTER PLAN:
DENVER HEIGHTS

Acknowledgements

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

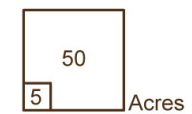


SA Downtown
Regional
Center Area

NEIGHBORHOOD LOCATION

LEGEND

- Downtown Regional Center Area Boundary
- Parcels
- Neighborhood Association



Neighborhood Profile 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. Many 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, in an effort to more efficiently direct public and private investment within the City to help these neighborhoods achieve their short-term goals and long-term visions.

How was it developed?

At the outset of the planning process, City of San Antonio planning staff reviewed existing Neighborhood Plans that had a shared geography with the Downtown Plan. Each relevant plan was summarized so that staff would have a sound understanding of neighborhood issues and priorities from the time that each plan was created.

The Neighborhood Profiles and Priorities were created using input from neighborhood residents throughout the Downtown planning process. The Planning Department used input from small group conversations, stakeholder interviews, community meetings, planning team meetings and facilitated conversations in neighborhood association meetings.

Planning staff revisited the Neighborhood Plans to identify major projects, programs or other efforts that had been achieved, and those that have yet to be implemented, so they could be reprioritized in this effort. City planning staff met with members of each original neighborhood plan advisory team and current neighborhood association boards (listed on the Acknowledgements page of this document) to help create this Neighborhood Profiles and Priorities document and provide lasting direction in partnership with each neighborhood.

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



The Denver Heights neighborhood is a diverse and historic community. A small western portion of the neighborhood between Cherry Street, Aberdeen Place, and IH-37 is within the Downtown Area Regional Center Plan boundary. This area is comprised mainly of large industrial and commercial uses, along with a number of single-family residences. The rest of the neighborhood, which includes traditional residential areas, the New Braunfels Avenue corridor, parks, and other important places will be included



in the SA Tomorrow Eastside Community Area Plan in future years. Accordingly, the Neighborhood Profile and Priorities for Denver Heights in the Downtown Area Regional Center Plan has a limited scope and is focused on the portion of the neighborhood association area that overlaps with the Downtown Area Regional Center. A more comprehensive Denver Heights Neighborhood Profile and Priorities section will be included in the Eastside Community Area Plan.

Strengths



This area is located in close proximity to the traditional Downtown area and is well connected to the east and north.



The industrial area of western Denver Heights has large tracts of land, often entire blocks, under common ownership.



A majority of the residential properties appear to be owner occupied.

Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

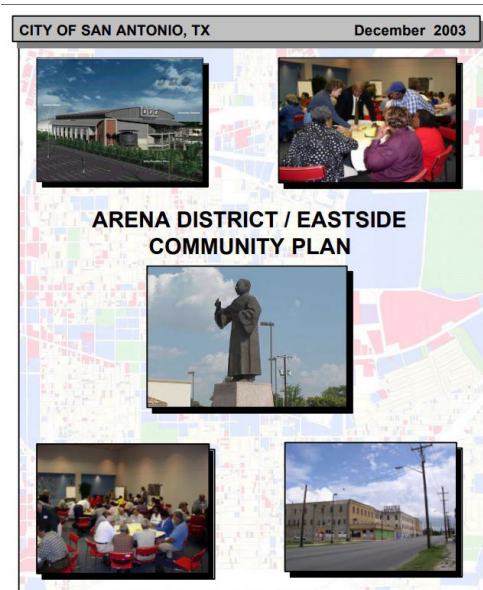
- Redevelopment of vacant and industrial land can be leveraged to create a safer and more comfortable street environment.
- There is vacant and underutilized land that can be used to add to the housing supply without directly displacing existing housing in the neighborhood.
- Land banking could be employed to acquire vacant sites to be redeveloped for affordable housing.

Challenges

- The Union Pacific Railroad tracks bisect the area and present a challenge to all modes of travel and the noise generated by rail traffic is detrimental to the quality of life for existing and future residents of this area.
- As the area evolves, maintaining a supply of affordable housing will be a challenge as more people choose to live near Downtown San Antonio.
- The connectivity with the Downtown area west of IH-37 is challenged by the obstacle of the elevated interstate and limited crossings.
- An absence of sidewalks and bike infrastructure, along with streets in poor condition, creates an unsafe and unwelcoming environment for pedestrians and people on bicycles.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The Arena District/Eastside Community Plan included this portion of the neighborhood, and recommended that it continue as a light-industrial and residential area consistent with the existing pattern of land use and encouraged minor development and redevelopment. The future land use vision of the Downtown



Area Regional Plan is for the area to evolve a wider mix of light-industrial and creative land uses bookended by nodes of higher-density mixed-use.

The East Corridor Multi-Modal Alternatives Plan, developed by the Alamo Area Metropolitan Planning Organization

jointly alongside the Arena District/Eastside Community Plan, recommended closing the at-grade railroad crossings in the area at Iowa Street, Virginia Street, Indiana Street, and Delaware Street, and improving the crossing at Florida Street, in addition to street resurfacing and sidewalk improvements.

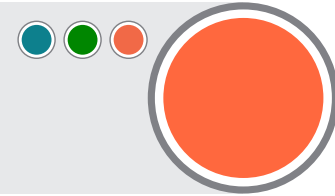
MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- The area has largely remained a light-industrial area with residential uses along its edges. However, in recent years interest in redeveloping underutilized industrial sites as mixed-use centers has increased.

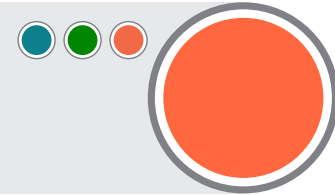
Neighborhood Priorities



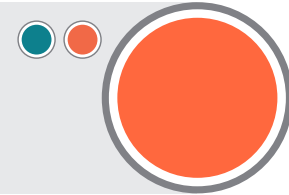
- Provide safe and comfortable pedestrian crossings at the eight railroad crossing in this area.






- Increase the quality and quantity of pedestrian and bicycle infrastructure such as wide sidewalks, street trees and landscaping, buffered bike lanes, and bike boxes.



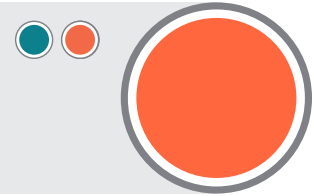
- Development near Cherry Street should decrease in height and massing from west to east, transitioning to the residential area east of Cherry Street.



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

Neighborhood Priorities

- Implement context sensitive lighting on neighborhood streets and artistically illuminate highway underpasses along the western edge of the area.



- See the Arena District/Eastside Community Plan, and multiple sections of the Downtown Regional Center Plan for additional information and policy recommendations related to the Denver Heights neighborhood.

