



neighborhood

Profile and Priorities

DOWNTOWN AREA REGIONAL CENTER PLAN:
ROOSEVELT PARK

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.

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



Roosevelt Park is one of the oldest parts of San Antonio, and has a long and rich history. Today, the Roosevelt Park Neighborhood is a diverse and dynamic neighborhood including both families who have lived there for several generations and newcomers, and has historically been a neighborhood with mixed socio-economics. Its namesake park is an important gathering place, not only for the neighborhood but for surrounding communities as well. Located alongside the San Antonio River, the Roosevelt Park Neighborhood acts as a gateway to the Mission Reach of the River Walk and draws visitors to the Southside.



The Roosevelt Park neighborhood was part of two previous planning efforts; the South Central Community Plan (1999 and updated in 2005 and the Lone Star Community Plan (2013). The Roosevelt Corridor Reinvestment Plan (2009) also includes a portion of the neighborhood.

Strengths



There is a diverse mix of places to live as renters or owners, including single family homes, apartments, and townhomes. There is also public housing for seniors and people with disabilities.



Roosevelt Park is situated along two major corridors, Roosevelt Avenue and South Presa Street, and has relatively high quality transit service.



The neighborhood enjoys easy access to the several parks such as its namesake Roosevelt Park, the Mission Reach of the San Antonio River, and Concepcion Park.

Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

- Redevelopment of vacant and underutilized commercial and industrial properties can create opportunities for new mixed-use development including affordable housing.
- Potential transit investments can improve mobility options and improve safety along Roosevelt Avenue.
- Neglected spaces such as beneath the interstate underpasses can be improved and maintained so that neighborhood residents feel comfortable using them and being outdoors in their vicinity. The improved spaces can also provide a welcoming gateway to people using the Mission Trails.
- Opportunities for compatible redevelopment along mixed-use corridors to create business and housing opportunities.

Challenges

- Maintaining housing affordability and neighborhood character will be a challenge as more people want to live close to Downtown.
- Poor street lighting leads to poor visibility and uncomfortable walking conditions.
- Compatibility of infill housing development within the neighborhood and on its edges.
- Low rate motels and vacant commercial properties create visual blight.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS

South Central San Antonio Community Plan



August 19, 1999

South Central Community &
City of San Antonio Planning Department



The 1999 South Central Community Plan addressed three elements; Neighborhood Development/Environment, Community Facilities/Quality of Life, and Transportation networks.

Neighborhood Development / Environment includes recommendations to enhance the community's corridors by improving streetscapes and supporting business development, in particular along South Presa Street and Roosevelt Avenue. It also emphasizes the rehabilitation of existing homes and construction of new, infill housing of all types on vacant lots throughout the area.



Community Facilities/Quality of life includes support for park improvements and expansion of the greenway hike and bike trails along waterways throughout the area. Projects supporting community appearance and identity are also supported as is improving community safety through a variety of means.

Transportation Networks recommends improvements to street and sidewalk quality, and expanding the sidewalk network.

The 2005 update to the South Central Community Plan focused on land use. Recommendations included comprehensive rezoning along corridors to provide for compatible uses, supporting mixed-use development along South Presa Street and Roosevelt Avenue, promoting walkability and protecting adjacent residential areas from encroachment.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



City of San Antonio | March 21, 2013

The 2013 Lone Star Community Plan emphasizes preservation of arts and culture in the area and highlights a vision for arts, entertainment, and creative living spaces through adaptive re-use of the industrial buildings in the neighborhood. The plan is organized into four categories; Land Use, Transportation and Infrastructure, Community Facilities, and Quality of Life.

Land Use includes recommendations for establishing performance standards for industrial uses to foster compatibility with adjacent residential areas and rezoning to phase industrial land use out. It also recommends incorporating site and building design principles to create attractive and functional streetscapes, public spaces, and a diverse mix of uses in new development and redevelopment. This includes material selection, low impact development (LID), and utility placement to reduce the impact of power poles on pedestrian mobility and building placement. Another key recommendation

of the Lone Star Community Plan is to establish policies to provide for a range of housing types affordable to people at most income levels.

Transportation and Infrastructure recommends investing in complete streets along Roosevelt Avenue, South Presa Street, and Steves Avenue. It also recommends improving connections between the street and river through wayfinding and route signage and improving sidewalks to improve pedestrian mobility.

Previous Neighborhood Plans



Community Facilities recommends programming to activate parks and public spaces with entertainment opportunities, food trucks, farmers markets, and community gardens. It also calls for including public spaces into large redevelopment projects, specifically identifying the Lone Star Brewery and the associated Lone Star Lake, just across the river from the Roosevelt Park Neighborhood.



Key recommendations of the Quality of Life section include increasing the tree canopy along area streets, supporting public art, housing rehabilitation, and improving safety through enhanced lighting. It also supports promoting community identity through public art, signage, and cultural tourism initiatives.

The 2009 Roosevelt Corridor Reinvestment Plan includes key recommendations such as providing physical and visual connections from Roosevelt Avenue to the San Antonio River, provide safe pedestrian infrastructure, opportunities for public art, and phasing out high intensity commercial and industrial land uses in favor of walkable mixed-use development.

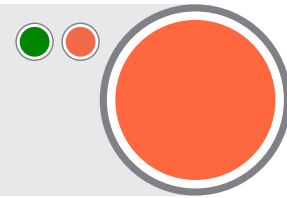
MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- Roosevelt Avenue improvements are planned as part of the 2017 Bond Program.

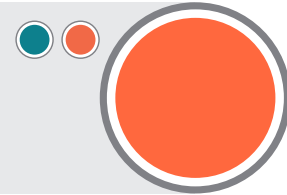
Neighborhood Priorities



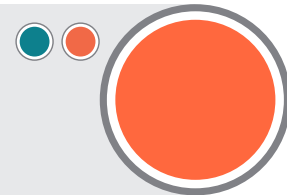
- Support pedestrian and transit service improvements on Roosevelt Avenue. Consider reconfiguring lanes, street trees and wider sidewalks to make walking and using transit safer, more convenient, and more comfortable.



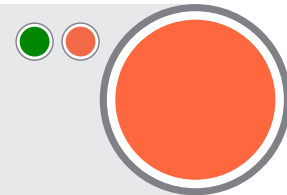
- Implement context sensitive lighting improvements and other walkability improvements throughout the neighborhood to create a safe and comfortable environment for pedestrians as well as motorists. Improve the pedestrian environment by creating safe, attractive, and functional streetscapes.



- Incorporate site and building design principles including material selection, inviting public spaces, and sustainable development techniques into new development and redevelopment projects for multi-family and commercial land uses.



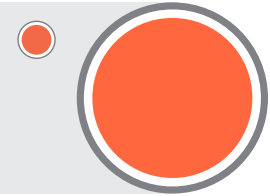
- Encourage redevelopment of vacant and underutilized properties along Roosevelt Avenue, South Presa Street, and Steves Avenue to create new mixed-use development with new housing available to people of varying socioeconomic status, employment opportunities, and neighborhood amenities.



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

Neighborhood Priorities

- Artistically illuminate and beautify the Roosevelt Avenue underpass beneath the railroad tracks, Roosevelt Avenue beneath IH-10, Steves Avenue beneath IH-10, and Drexel Avenue beneath IH-37.



- See the Lone Star Community Plan (2013) and South Central Community Plan (1999 and 2005), and multiple sections of the Downtown Area Regional Center Plan for additional information and policy recommendations related to the Roosevelt Park Neighborhood.

