

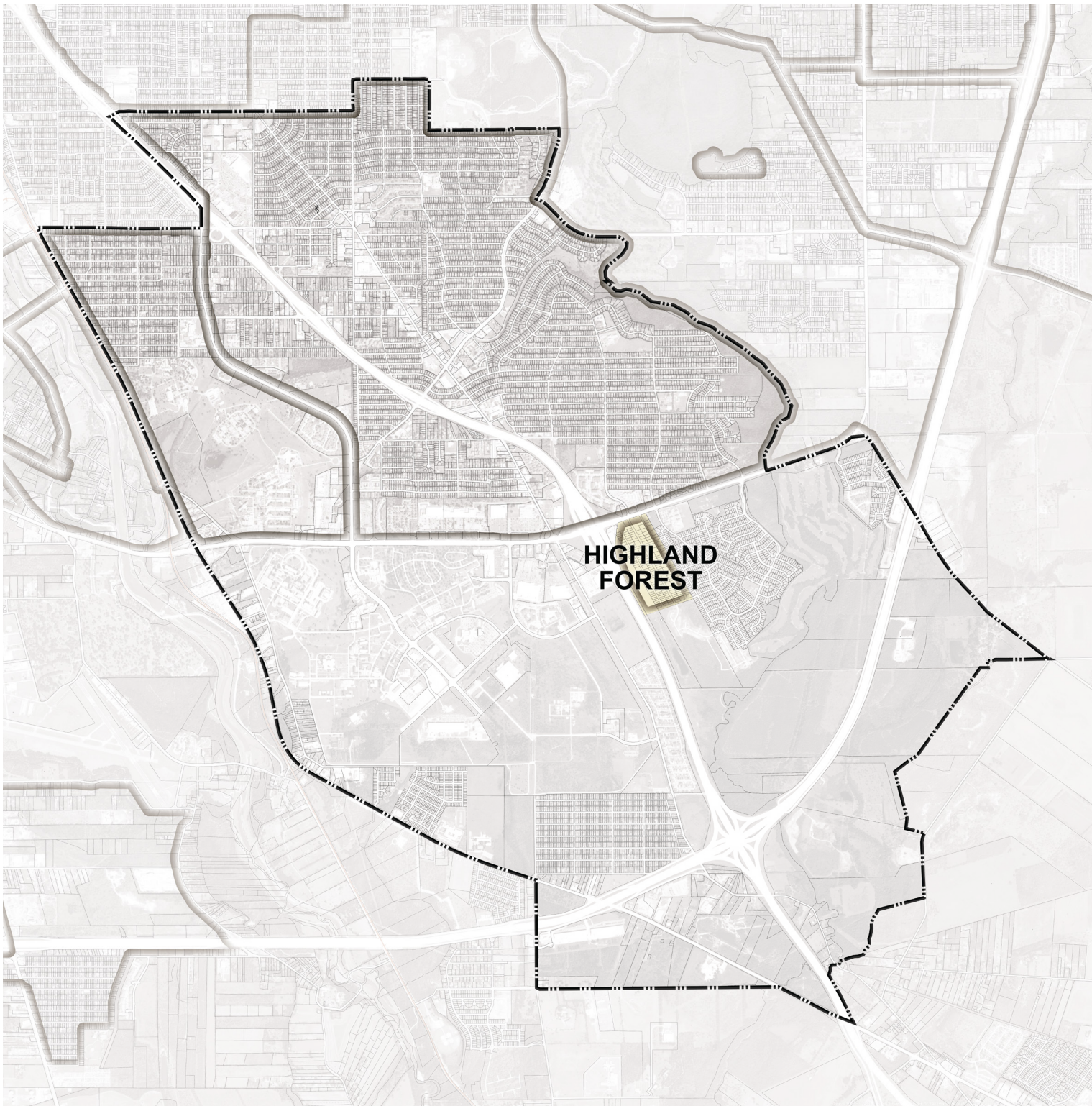


neighborhood
Profile and Priorities
BROOKS AREA REGIONAL CENTER PLAN:
HIGHLAND FOREST

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NEIGHBORHOOD LOCATION

- LEGEND
-  Brooks Regional Center Area Boundary
 -  Parcels
 -  Neighborhood Association

HIGHLAND FOREST

The Highland Forest Neighborhood Association is located south of SE Military Drive. It is bordered by Interstate Highway 37 to the west, Woodbridge at Monte Viejo to the east, and the Ridge at Salado Creek to the south. Included in its boundary is the Mission Trails RV Park.



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 participated in Neighborhood or Community Plans that reflect local values and priorities. These plans, adopted by the City between 1988 and 2013, have guided local investments and improvements for many years and have helped strengthen the relationships among neighborhoods, 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 planning throughout the City. Although many neighborhoods in the City lack an existing Neighborhood Plan, or a registered Neighborhood Association, or both, the Sub-Area Plans are intended to increase equity citywide by ensuring that all of San Antonio's neighborhoods have input on future land use and a base level of policy guidance.

The Neighborhood Profile and Priorities section for each neighborhood in a Sub-Area Plan identifies unique local issues and priorities, drawing from both the existing neighborhood or community plans (if they exist), and from current neighborhood engagement. In this way, each Sub-Area Plan integrates key elements of existing Neighborhood Plans

from 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 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 identified the existing Neighborhood Plans that had a shared geography with each Sub-Area. Each relevant plan was reviewed and summarized so that staff would have a sound understanding of prior efforts by Highland Forest residents in each Sub-Area.

Following extensive public outreach and work with the Highland Forest Area Planning Team, planning staff revisited the Neighborhood Plans to identify 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.

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



Prior to the 1940's, Highland Forest was part of a large ranch. The neighborhood was officially named in the 40's but did not become fully developed until the 1960's. The houses located in the neighborhood are of various styles and time periods with some dating back to the 1920's. Most of the homes were built after the 1980's.

Strengths



Relatively new housing stock, compared to other single-family neighborhoods in Brooks.



Proximity to Salado Creek and other natural open space



Access to Military Drive, a major corridor, and Interstate 37.

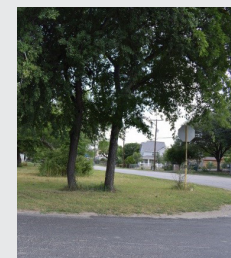
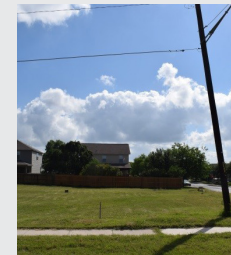
NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

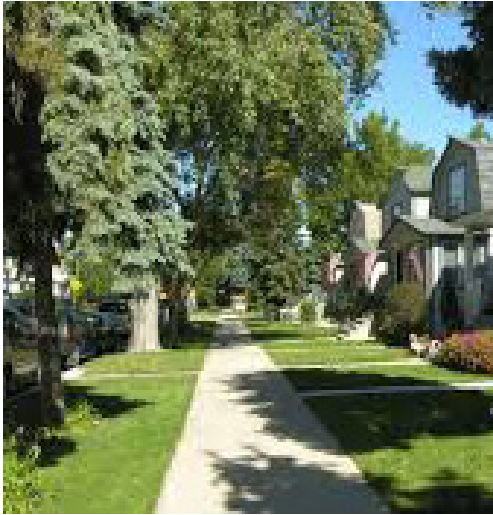
- Increase walkability by locating more services and amenities on the SE Military Drive corridor.
- Establish or improve connections to the nearby natural open space.
- Improve east-west connectivity to Brooks and amenities on the other side of Interstate Highway 37.

Challenges




- Highland Forest does not have many amenities like parks and healthy food choices in walking distance. While some amenities like Highland Forest Elementary are close to residences, there are not sufficient sidewalks to reach these destinations.
- Street, sidewalk, and storm drainage infrastructure need to be improved to alleviate neighborhood impacts (i.e., flooding) and improve the quality of the streetscape.
- There are many under-utilized parcels and vacant lots remaining in Highland Forest.



Neighborhood Priorities



Extensive community feedback was incorporated and summarized into neighborhood priorities. Each recommendation aligns with either the previous neighborhood plan, a sub-area plan recommendation, or with another neighborhood plan in the Brooks Area.

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Shared with other Brooks Area Neighborhoods

Home Rehabilitation



Rehabilitate the appearance of and minor structural damage to deteriorated houses and other buildings. Expand and leverage programs to assist homeowners and business owners and continue consistent code enforcement.



Sidewalk and Curb Reconstruction



Sidewalk and curb construction is needed to help alleviate flooding concerns and create a safer and more comfortable walking environment for all users. Areas near schools, parks, libraries, community facilities, and churches should be prioritized.



Low Impact Development



Improve street drainage, water quality, street appeal by installing low impact development (LID) improvements on neighborhood streets.



Neighborhood Priorities

Tree Canopy



Neighborhood groups work to develop tree plans: setting achievable strategies to improve the health of existing trees, expand tree canopy, and connect the neighborhood with city and nonprofit resources to provide recommendations for specific neighborhood actions for improving the urban forest. Specifically, to plant street trees in areas where inventory findings suggest they are most needed.



Infill Development



Utilize vacant parcels as opportunities for infill development for additional housing, neighborhood services or other amenities. Identify opportunities for parks and open space or other community amenities.



