

# neighborhood

## Profile and Priorities

BROOKS AREA REGIONAL CENTER PLAN:  
HOT WELLS MISSION REACH

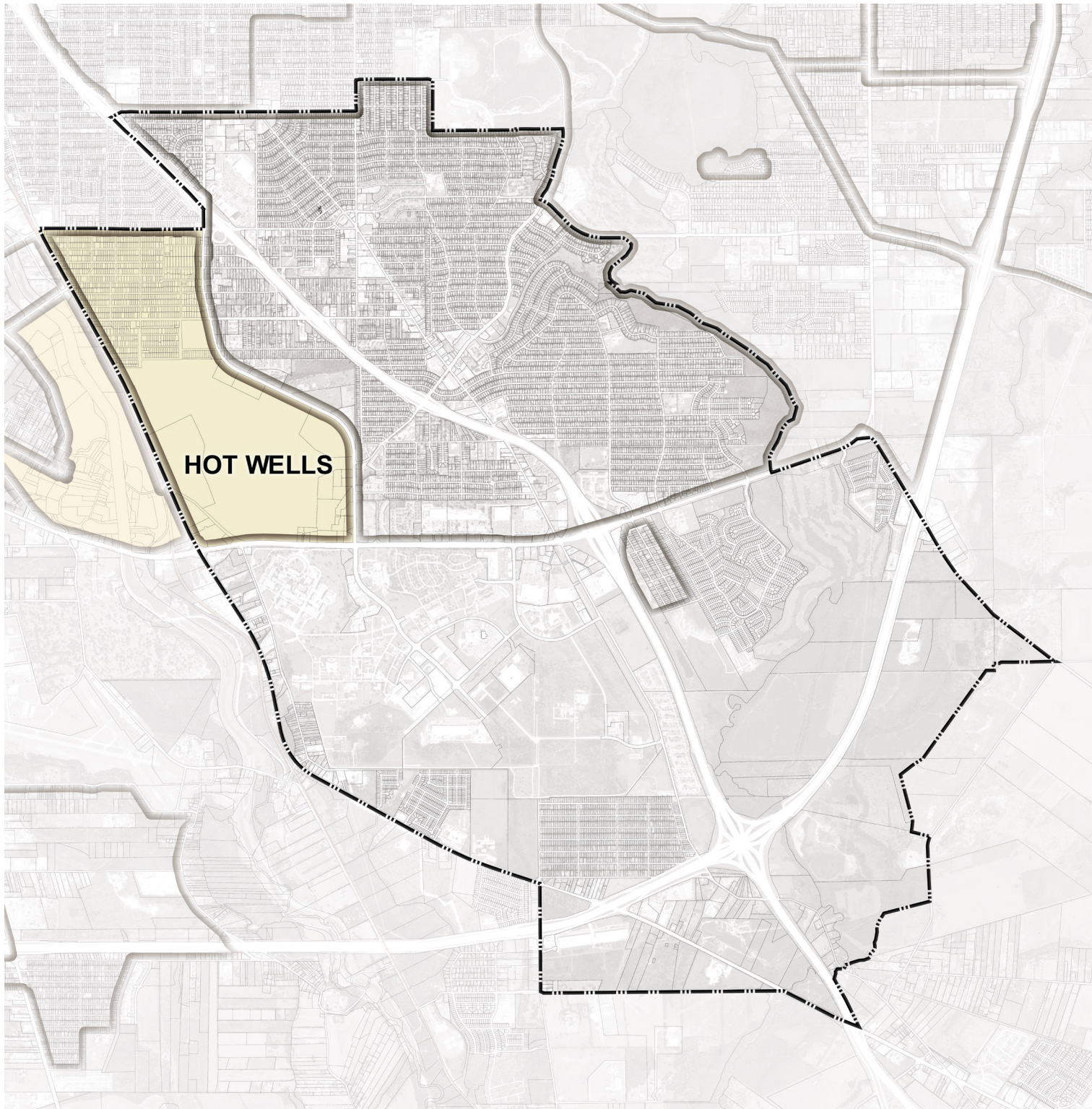
## Acknowledgements

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## NEIGHBORHOOD LOCATION

### LEGEND

-  Brooks Regional Center Area Boundary
-  Parcels
-  Neighborhood Association

The Hot Wells Neighborhood Association is generally bounded by New Braunfels Avenue, SE Military Drive, South Presa Street and Southcross Boulevard.





## 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 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 Hot Wells residents in each Sub-Area.

Following extensive public outreach and work with the Hot Wells 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. City planning staff met with members of this neighborhood (listed on the Acknowledgements page of this document) on June 16th, 2018 to help create this Neighborhood Profiles and Priorities document and provide lasting direction for the Hot Wells neighborhood.

# Neighborhood Snapshot

## NEIGHBORHOOD STRENGTHS AND CHARACTER



The Hot Wells neighborhood was established after the City of San Antonio began to rapidly grow in the mid-19th century. From 1890 to 1933, a streetcar ran from Downtown to the Hot Wells Hotel and Spa, which was a major destination along the San Antonio River. The establishment and growth of Brooks Air Force Base (AFB) also spurred development on the Southeast Side. In the last several decades, development activity was focused in neighborhoods north of the Brooks Area. The closure of the AFB created challenges for the area, but the subsequent redevelopment of the base as Brooks has spurred community reinvestment. The Hot Wells Neighborhood Association merged with the East Pyron Symphony Lane Neighborhood Association in 2017 to become the Hot Wells Mission Reach Neighborhood Association.

## Strengths



Hot Wells developed as a traditional single-family neighborhood with bungalow and ranch style homes. This housing stock is appealing to many household types.



Hot Wells has a rich history ranging from the founding of the Mission San Jose, the Hot Wells Hotel and Spa, and the Brooks Air Force Base. South Presa Street served as a natural connection to downtown.



Committed long-time residents care about their neighborhoods and the Southeast Side of San Antonio.

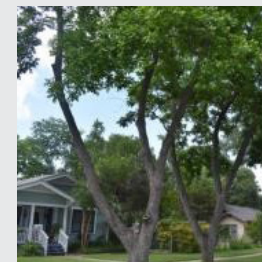
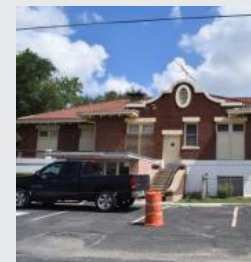
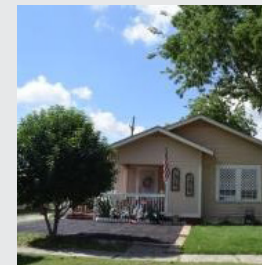
## NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

### Opportunities

- Redevelopment of portions of the San Antonio State Hospital property could be a catalyst for improvement along the South Presa corridor.
- Extending trails that connect the San Antonio River across the Hot Wells Neighborhood to Salado Creek and along South Presa to Downtown
- Neighborhood revitalization while maintaining the historic character and affordability.
- Long-time residents who care deeply about their neighborhood working together to support community programming.

### Challenges

- Maintenance, parking, safety, and general neighborhood upkeep are concerns of stakeholders.
- Street, sidewalk, and storm drainage infrastructure need to be improved to alleviate neighborhood impacts and improve streetscape.
- There are many vacant parcels and empty lots throughout Hot Wells.
- Neighborhood demographics are changing. The children and grandchildren of many original residents have moved out of the area, and a number of newer residents are renters who may not have long-term investment in the neighborhood. Additionally, there are many vulnerable households less resilient to changes in the housing market and/or less able to maintain and repair their home due to income, physical/mental health, or other issues.



## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS

#### South Central San Antonio Community Plan Update



South Central Community & City of San Antonio Planning Department  
October 26, 2005

The South Central San Antonio Community Plan covers several neighborhood areas within the area bounded by Alamo Street, I-35, SW Military, and I-37. The overarching purpose of the plan was to identify action steps and partnerships necessary to improve the quality of life in South Central San Antonio. The major plan elements included: Neighborhood Development/Environment, Community Facilities/Quality of Life, Transportation Networks, and Plan Implementation. The plan was officially adopted in 1999 and was updated in 2005.

The Neighborhood Development/Environment element focused on maintaining and building on the traditional neighborhood character of South Central San Antonio by developing the community's commercial corridors, and the rehabilitation and construction of additional housing.

The Community Facilities/Quality of Life element identified strategies, partnerships, action steps, and potential funding sources that would enhance the many features facilities and features that enhance the quality of life for residents. Specific recommendations included the development of the Hot Wells Hotel, a community center, and street improvements along South Presa Street.

The Transportation Networks element addressed the need for community facilities to be accessible by multiple modes of transportation, coordination of drainage improvements, and improving transit for area residents.

The Plan Implementation element outlines strategies to ensure the goals of the plan are realized. The action steps included the development of a community action group to work on achieving the goals outlined in the three core plan elements. The appendices include documentation, a resource directory, demographics, community history, and a list of planned improvements.



## Previous Neighborhood Plans

### MAJOR NEIGHBORHOOD ACCOMPLISHMENTS:






- Improved drainage infrastructure on South Goliad Road
- Developed a marketing initiative and program, Southside First
- Increased amenities, including the development of a movie theater at McCreless Mall
- Installed several design elements/art installations along the San Antonio River
- Conducted environmental studies and remediation throughout the Brooks campus
- Environmental clean-up and habitat restoration along the southern portion of the San Antonio River.
- Bond funding for several streetscape projects along New Braunfels Avenue and South Presa Street.



# 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

## Trails and Connectivity



Establish multi-modal options for residents and visitors to explore the historic and natural features of the area. Trails to provide east-west connections and that link key destinations should be prioritized.



## Community Revitalization



Leverage recent reinvestments, bond projects, and other improvements to gain momentum in revitalizing the community. This can be particularly applied to South Presa Street and Hot Wells Boulevard.



## Complete Neighborhoods



Special attention should be given to making the neighborhood amenable to "aging in place" so the residents who choose to live here can remain as long as they want. This includes providing a variety of housing types, pedestrian amenities, and neighborhood services.



## 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.





## Neighborhood Priorities

### 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 (no curbs).



### 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.



