

Eastern Triangle Community Plan

SWOTs Public Meeting, 05/31/2008

Land Use SWOTs by District

SWOTs: Strengths, Weaknesses, Opportunities, Threats

I. NORTH DISTRICT

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none">S- Bus stops throughout areaS/O- Vacant Super S. Building on W.W. White could be converted to teen centerS- HEB within walking distance to neighborhoodsO- Room for business expansion; vacant parcels for redevelopmentO- Existing HEB could be expanded	<ul style="list-style-type: none">W- limited larger-scale businessesW- Need CVS-type businessesW- No employment centers to employ residents locallyW- Neighborhoods closer to IH-10 E have less access to community facilitiesW- No public library in planning areaT- No trade oriented businesses at which youth can learn and be mentored

II. SOUTH DISTRICT

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none">S- Large lot sizesS- Rural and quiet neighborhoodsS- Local and friendly businessesS/O- Good freeway accessO- Increase higher-end housing stockO- Revitalization of WW WhiteO- Availability of property (vacant land) for development/investmentO- Improve Roland St. and encourage commercial developmentO- Increase quality office space opportunitiesO- Opportunity to attract economic generators, a movie theatre, bookstores, etc.O- Space for a library	<ul style="list-style-type: none">W- Properties transitioning to rentalsW- Too many warehousesW- Too many tire shops, cash advance businessesW- Need more senior citizen resourcesW/T- Businesses leaving areaW/T- Too many industrial uses, gas storage tanksT- Increased multi-family dwellings

III. EAST DISTRICT

strengths / opportunities	weaknesses / threats
<p>S- Stable population (not much migration out of the neighborhood) S- 2nd and 3rd generation of residents S/O- Educated workforce in the area O- Abundant vacant land for developers to build on O- Neighborhood-scale businesses within the existing residential areas, with a big-box retail business on the perimeter along major thoroughfare O- High/mid-level shopping center in Bexar County area O- Park within open land in Bexar County O- Vacant tracts of land for a Library</p>	<p>W- Must travel relatively long distances to reach restaurants and businesses providing retail to residents. W- Lack of high-tech businesses in the area W – No 2-star or higher restaurants in the area W- Lack of corporate/business community involvement in the area W- Lack of neighborhood-scale businesses W – Lack of youth facilities T- To the North of the District, heavy industrial uses and land fill problems</p>

IV. WEST DISTRICT

strengths / opportunities	weaknesses / threats
<p>S- Older, well built homes with larger yards S- Good number of mom & pop stores in area S- Good public transportation in area, particularly along MLK S- Salado Creek Linear Park S- Churches throughout area S/O- Good parks in area O- develop vacant land to bring in more homeowners & less slum lords O- Empty-nesters in neighborhood O- Martin Luther King – bring in more small businesses & reduce unemployment O- Opportunity for job creation O- Vacant stores along WW White – opportunity to re-adapt as neighborhood stores O- Possible Sports Complex for area</p>	<p>W- Wheatly Heights area has “slum lords” W- Youth leaving neighborhood W- lack of businesses in general W- Wheatly Heights area has flooding problems W/T- Lack of local job opportunities T- Vacant homes and properties in area</p>

V. CENTRAL DISTRICT

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"> S- Large residential lots S- Educated retirees reside in area S- Many churches S- Nearby restaurants S- CIMS Infrastructure Projects S- Minimal traffic S- Park and Sports fields S- SAWS & CPS facilities nearby S/O- Easy access to highways O- Vacant homes; opportunity for rehab O- Elementary school closure (Henry Carroll Elementary) – opportunity for redevelopment O- Vacant lots; opportunity for infill O- WW White commercial corridor, greater density O- 410 Access Rd. for business development O- Room/land available for growth O- Many vacant buildings for redevelopment O- Large tract on E. side of WW White near intersection with Rigsby; opportunity for shopping center O- Mass transit along WW White O- A lot of green space for more park development O- Space for indoor fitness center with pool 	<ul style="list-style-type: none"> W- Lack of restaurants with different types of food W- Too many tire shops W- No indoor fitness center W/T- Vacant buildings T- Old Landfill in southern portion of district west of WW White