

## **Opportunities for Investment – Near Westside Opportunity Zone**

(Summary of **Opportunities** from the S.W.O.T. Analysis)

### **Tract 1105**

1. Small business development in the main corridors – S. Frio, Guadalupe, Tampico, S. Laredo, El Paso
2. Development of an Arts/Culture District – Guadalupe Street
3. Infrastructure improvements – streets, sidewalks, lighting, drainage
4. UTSA Downtown Campus – expansion- Frio Street
5. Utilization of vacant warehouses/property for business incubators, industrial use and business enterprises along railroad frontage – creation of an upgraded industrial zone.
6. Development of new apartments along Frio Street – high density development
7. Development of vacant lots for new housing and business enterprises.
8. Upgrade and expand existing businesses in the tract – improve facades
9. Improve accessibility – sidewalks, bike paths, signage, lighting

### **Tract 1106**

1. Development of a Cultural/Arts District
2. Expansion of the UTSA – Downtown Campus
3. Expansion of VIA Transit Center/Hub
4. Gateway Project – Commerce/Buena Vista bridges
5. Infrastructure improvements – streets, sidewalks, lighting and drainage
6. Utilization of warehouses/vacant buildings long railroad tracts
7. Alazan Creek development – linear park/recreational facilities
8. Affordable housing/apartments – new development – connect with UTSA Downtown Campus expansion
9. Small business development – Commerce Street, Buena Vista, Frio Street, North Colorado Street, North Medina Street
10. Upgrade Haven for Hope – expand treatment/residential facilities
11. Develop vacant lots in the tract – housing/business development, apartments
12. Upgrade zoning to reflect changing needs
13. Build on existing hospital/medical facilities in the tract
14. Improve accessibility in tract, especially in the residential area

### **Tract 1701.02**

1. Development of Alazan Creek into a linear park/recreation area
2. Upgrade Zarzamora, Martin and W. Commerce Street corridors
3. Restore Basila Frocks Building – Zarzamora and Martin
4. Construct additional affordable housing – rehabilitate existing housing in the tract'
5. Expand small business development in the tract
6. Develop vacant lots – housing/businesses/neighborhood parks
7. Upgrade infrastructure – sidewalks, streets, lighting, drainage, signage
8. Improve accessibility in the residential neighborhoods