

East Side development to gain speed with Phase Two of Wheatley Court construction

Katie Burke

San Antonio Business Journal



The \$27 million redevelopment of Wheatley Courts is part of a larger East Side revitalization picture.

Eastside revitalization will take a step closer to fruition when phase two of the Wheatley Courts redevelopment breaks ground next month.

The \$27 million project is a fraction of the Eastside Promise Zone, a communitywide push to spur economic, education, housing, employment and health care investment for the East Side. [The property was demolished September 2014](#) to make way for the new 417-unit, mixed-income community built with funds the San Antonio Housing Authority, or SAHA, received from the U.S. Department of Housing and Urban Development in December 2012.

Now the challenge comes down to building the rest of the neighborhood.

The East Side has long been home to development incentives, but only recently have they been picking up speed. Terramark Urban Homes' Cherry Street Modern development there is now 100 percent sold. Terramark has a reputation for building in San Antonio's urban core, as well.

[The Business Journal also reported this morning](#) that funding for the city's [Promise Zone](#) surpassed the \$30 million mark, shedding further light on the willingness to invest in the area.

Along with the actual developments on the East Side, SAHA thinks changing the views of the community as a whole will be vital to its sustainability.

"We want to make sure we have affordable, livable communities that are economically viable, because you can have all of that, but if you're not also working on making sure you're bringing businesses in to help create jobs so people have disposable income, then it won't work," said Beverly Watts Davis, SAHA's director of Choice Neighborhood Initiative. "We need to make this a desirable community."

By December 2017, Wheatley Courts will be transformed into the mixed-income community that will build off the neighboring Sutton Oaks property's 286 mixed-income units. As part of its master-planned neighborhood, SAHA will also focus on crime prevention, increasing park space, establishing a community garden and co-op, along with establishing a multitransit hub.

As Lorraine Robles, SAHA's development services and assistant director, said: "We're going to be seeing a lot more than just dirt moving."