



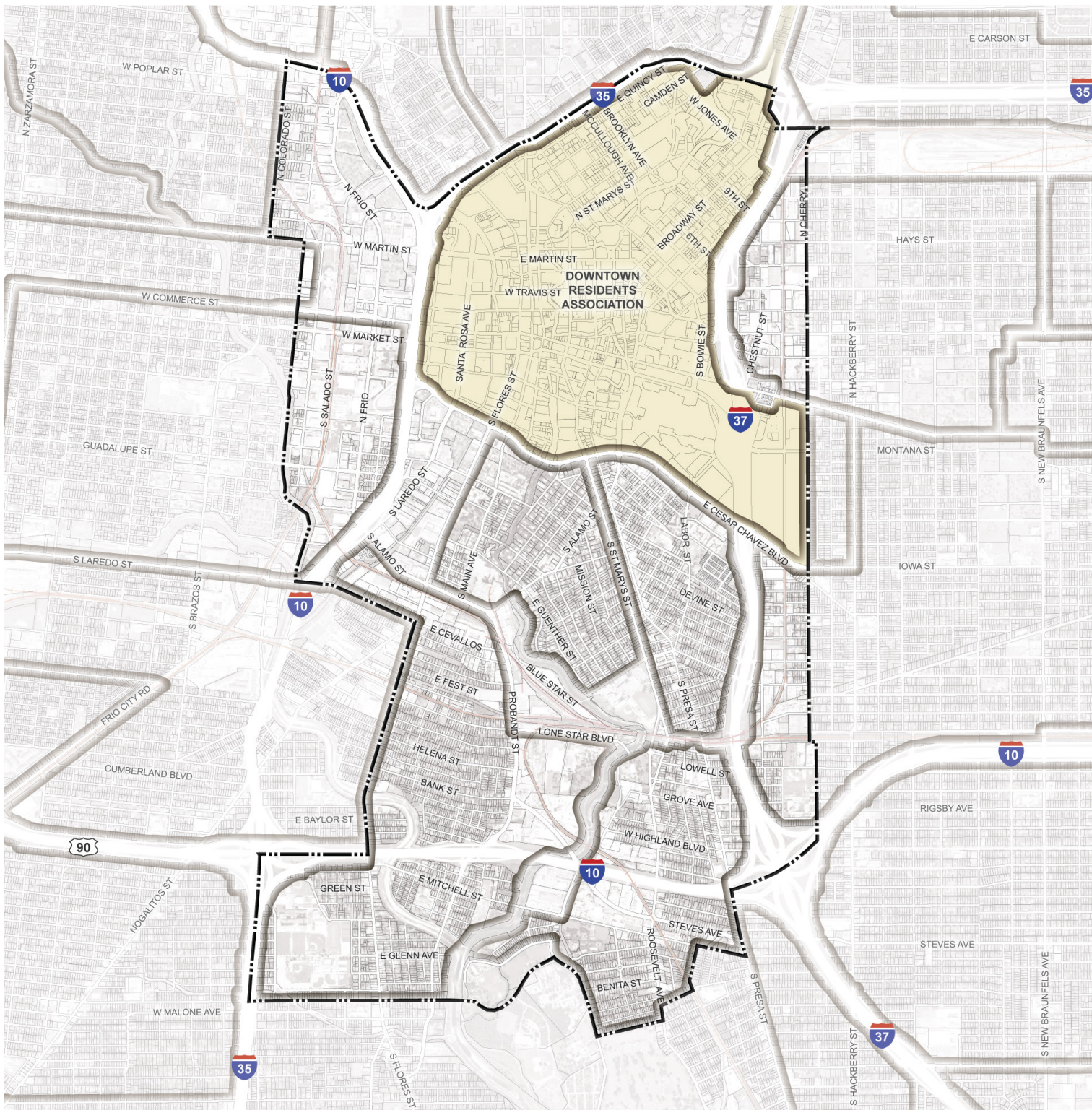
neighborhood

Profile and Priorities

DOWNTOWN AREA REGIONAL CENTER PLAN:
DOWNTOWN CORE

Acknowledgements

Special Thanks to every Downtown resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Downtown planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.

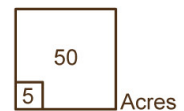


SA Tomorrow
Downtown
Regional
Center Area

NEIGHBORHOOD LOCATION

LEGEND

-  Downtown Regional Center Area Boundary
-  Parcels
-  Neighborhood Association



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 reviewed existing Neighborhood Plans that had a shared geography with the Downtown Plan. Each relevant plan was summarized so that staff would have a sound understanding of neighborhood issues and priorities from the time that each plan was created.

The Neighborhood Profiles and Priorities were created using input from neighborhood residents throughout the Downtown planning process. The Planning Department used input from small group conversations, stakeholder interviews, community meetings, planning team meetings and facilitated conversations in neighborhood association meetings.

Planning staff revisited the Neighborhood Plans to identify major 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 each original neighborhood plan advisory team and current neighborhood association boards (listed on the Acknowledgements page of this document) to help create this Neighborhood Profiles and Priorities document and provide lasting direction in partnership with each neighborhood.

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



The Downtown Core, while not an organized neighborhood per se, is a recognizable and distinct district within the Downtown Area Regional Center Plan. This area is dominated by the tourism, hospitality, and convention industries but also includes concentrated civic uses and a growing tech district. The core of the Downtown Plan area benefits from its adjacency to vibrant neighborhoods and districts in the center city. Downtown is the heart of San Antonio and home to our city's most recognizable historic and cultural assets.

Strengths



The Downtown Core has a wealth of cultural and historic assets such as theaters, historic buildings and places, and natural features.



This area is highly walkable, bikeable, and well connected to the surrounding area by transit and walking trails.



This area anchors a strong tourism industry and is recognized as an international destination.



Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

- The wealth of cultural and historic assets in the Downtown Core creates an attractive urban design foundation for future growth.
- Potential investments in rapid transit and Transportation Demand Management (TDM) programs can reduce the need for parking in the downtown core and expand mobility options.
- Substantial public investment in projects like the San Pedro Creek improvements and the expansion of the University of Texas at San Antonio Downtown Campus can be leveraged to catalyze new mixed-use development and attract employers to the downtown core.
- Increasing the number of people living and working in the downtown core can lead to a more animated downtown, vibrant public spaces, and 24-hour amenities.

Challenges

- The Downtown Core public realm lacks cohesion, welcoming open spaces, and attractive retail appealing to downtown residents and employees. There is a disconnect between the River and street level, with limited activation at street level.
- Retail is targeted primarily to tourists, while downtown residents and employees have difficulty accessing basic amenities like grocery stores and pharmacies.
- Housing development in this area is hindered by speculative land pricing driven by potential future hotel development.
- Currently, a combination of incentives and fee waiver programs are generally necessary to make housing development projects feasible.

Previous Neighborhood Plans

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



Numerous plans have addressed the Downtown Core area including, but not limited to:

- 1971 Regional Center '85 Plan
- 1975 Development of the Central City District
- 1996 Downtown San Antonio Strategic Plan
- 1999 Downtown Neighborhood Plan
- 2011 Strategic Framework Plan for the Center City
- 2012 Center City Strategic Framework Implementation Plan
- 2012 Downtown Transportation Study

MAJOR ACCOMPLISHMENTS FROM PREVIOUS PLANNING EFFORTS

- San Antonio Riverwalk Improvements and extensions of the Museum and Mission Reaches.
- Creation of urban design guidelines such as the River Improvement Overlay Districts, Downtown Design Guidelines, and Alamo Viewshed.
- Incentive program for Downtown housing development and rehabilitation and re-use.
- Maturity of the hospitality industry, hotels, and accompanying jobs.

Downtown Neighborhood Plan



May 13, 1999

May 13, 1999
City of San Antonio

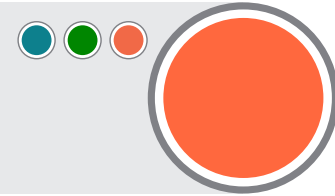
*Prepared by the
City of San Antonio
in cooperation with
the Downtown Advisory Board
and the Downtown Alliance*

Neighborhood Priorities

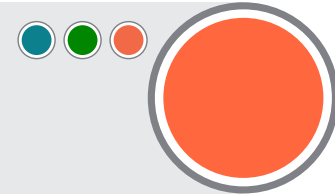


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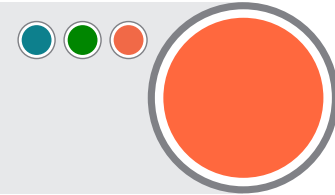
- Create a welcoming and comfortable street level public realm with ample sidewalks, activated open space, and a clear hierarchy of streets.



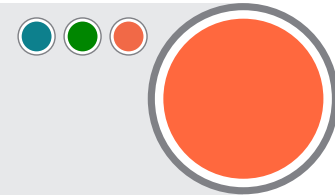
- Identify a mechanism to enhance the land pricing balance in the downtown core such as a housing fee for hotel development or hospitality zoning designations to guide hotel growth. This would be best explored in collaboration with a housing/hospitality task force.



- Encourage housing growth and create the density of people and activity sufficient to support a thriving neighborhood. Continue to provide a predictable and consistent housing incentive program to create a critical mass of dense housing.



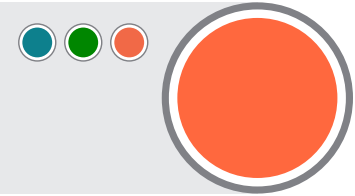
- Implement context sensitive lighting improvements to create a safe and comfortable environment for pedestrians as well as motorists.



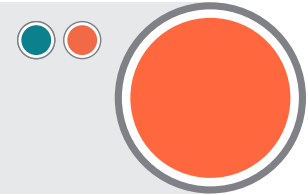
- Priority from Previous Neighborhood Plan
- Aligns with Sub-Area Plan Recommendation
- Aligns with other Neighborhood Action Plan Recommendation

Neighborhood Priorities

- Continue to provide public space services, programming and events coordination, and downtown promotion through the Centro San Antonio Management Corporation.



- Manage public right-of-way for efficiency and equity. Design and build for the needs of all users; pedestrians, people riding bicycles, people riding dockless vehicles, people driving cars, and transit users. This can be accomplished through adding protected bike lanes, dedicated lanes for rapid transit vehicles, designated parking areas for dockless vehicles, accessible sidewalks, and related amenities.



- See the Downtown Neighborhood Plan, and multiple sections of the Downtown Area Regional Center Plan for additional information and policy recommendations related to the Downtown Core Neighborhood.

