


















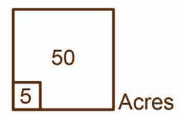
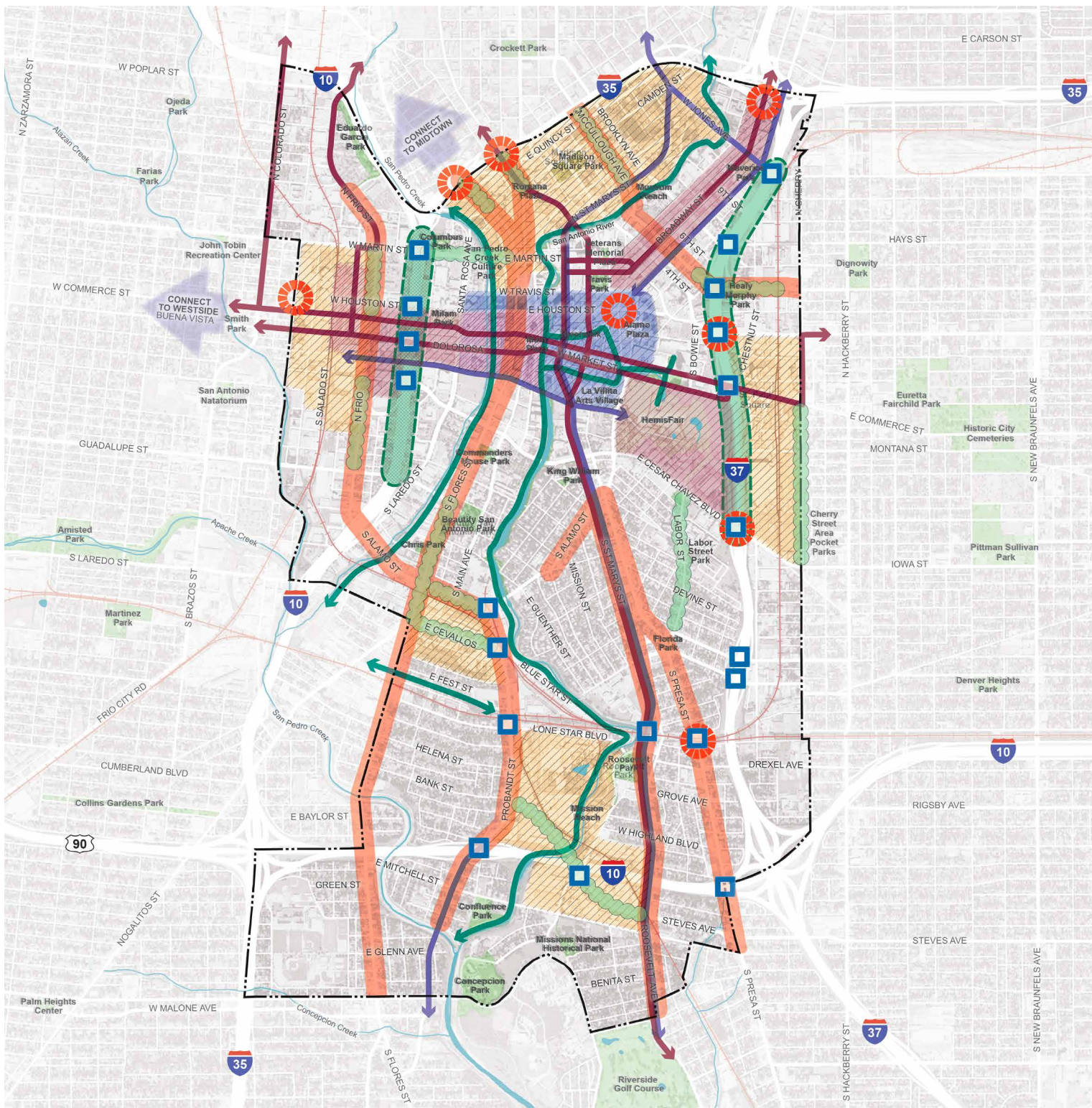
executive summary
Downtown Area Regional Center Plan

TOMORROW

PLAN FRAMEWORK

LEGEND

-  Downtown Regional Center Area Boundary
-  Rail Line
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  Active Investment Area
-  Downtown Core
-  Under-Freeway Parks and Open Space Opportunity
-  Priority Transit Route
-  Priority Trail
-  Priority Bicycle Route
-  Other Mixed-Use Corridor
-  Priority Pedestrian Streetscape
-  Improved Pedestrian Crossing
-  Gateway Opportunity
-  Plaza Opportunity



Downtown Area Regional Center Plan Overview

The Downtown Area is one of the 13 Regional Centers identified in the SA Tomorrow Comprehensive Plan. The Regional Centers serve as one of the four building blocks of the Plan and were identified as major employment centers because they contain, or are close to having, at least 15,000 jobs. By focusing the majority of future housing and employment growth in these centers, we can: build upon an existing employment base by increasing housing and other amenities; leverage the city's existing investments in infrastructure, amenities, and services; and help preserve and protect existing neighborhoods. The Downtown Area Regional Center covers 6.4 square miles (4,096 acres), has 83,800 jobs, and has a population of 25,400 (as of 2016).

The Downtown Area Regional Center contains the King William, Lavaca, Lone Star, and Roosevelt Park neighborhoods, as well as the Downtown Residents Association, and small portions of Dignowity Hill, Denver Heights, and the Historic Westside neighborhoods. It also includes the Zona Cultural, the San Antonio River Walk, and San Pedro Creek. Major institutions include the San Antonio Museum of Art, University of Texas at San Antonio (UTSA) Downtown Campus, the Alamodome, the Henry B. Gonzales Convention Center, and Hemisfair.

The long-range planning effort was led by a Planning Team made up of area neighborhood leaders and residents, as well as partners representing major businesses and agencies in the area. These included Centro San Antonio, UTSA, the San Antonio Hotel and Lodging Association, Haven for Hope, the San Antonio River Authority, VIA Metropolitan Transit, and various City departments.

Plan Framework

Most of the Plan is organized around the Plan Framework, which outlines key improvements and concepts that will shape development in the Downtown Area. Each element (shown at right) was studied in order to understand the history and development of the area as well as existing conditions. The Planning Team shared their input regarding area assets, opportunities, and challenges to develop a more nuanced understanding of the Downtown Area Regional Center and to identify the community's values and priorities. City staff also conducted additional stakeholder and public outreach to capture input from a broad range of Downtown Area residents and stakeholders. Throughout the process, City staff and the Planning Team worked to build the framework, identify key priorities, improvements, and strategies to guide growth, development, and investment in the Downtown Area.

- **Land Use**
- **Focus Areas**
- **Mobility**
- **Amenities and Infrastructure**
- **Catalytic Projects**
- **Housing**
- **Economic Development**

Vision

One of the first tasks accomplished as part of the planning process was establishing a shared community vision. The Planning Team and community stakeholders worked together to create this vision, which sets the stage for the goals and strategies recommended later in the plan.

Downtown is a diverse and thriving city center, rooted in a rich history and seamlessly connected to great Downtown neighborhoods. Downtown is a family-friendly, livable, and inviting place that has retained its small town, community feel, while cultivating a greater mix of uses and density.

Downtown has a wealth of active public spaces and urban greenways, connected by robust public transit and safe pedestrian and bicycle infrastructure. Its urban neighborhoods infuse their unique character into an exciting live, work, and play environment. A diverse array of housing choices provides options that are affordable for all Downtown residents.



Goals

Based on input, several themes emerged throughout the process and these are reflected in the nine goals noted on this page. These goals were developed and then refined by Planning Team members and community stakeholders.

The Vision and Goals reflect the value of Downtown's unique neighborhoods and main streets, and respond to the area's unique assets and challenges. Stakeholders want an area that's inclusive, prosperous, accessible, and healthy, and where future improvements reflect the local culture and landscape.



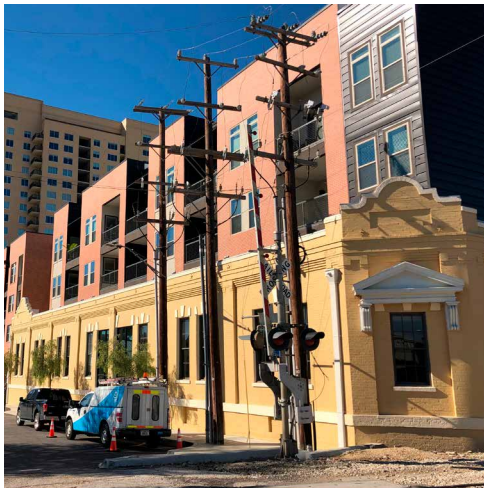
- ◆ PRESERVE AND ENHANCE DOWNTOWN'S AUTHENTICITY
- ◆ CONNECT DISTRICTS AND NEIGHBORHOODS WITH AN ACCESSIBLE MULTI-MODAL NETWORK
- ◆ EMBRACE LIFELONG LEARNING AND CELEBRATE THE ARTS AND CULTURAL DIVERSITY
- ◆ DIVERSIFY THE MIX OF USES IN THE DOWNTOWN CORE
- ◆ LEVERAGE AND ENHANCE DOWNTOWN'S REPUTATION AS A DESTINATION FOR HOSPITALITY AND TOURISM
- ◆ BROADEN THE DIVERSITY OF HOUSING OPTIONS THROUGHOUT THE DOWNTOWN CORE AND ITS NEIGHBORHOODS
- ◆ CREATE GREATER OPPORTUNITIES FOR PARKS, PUBLIC SPACE, AND RECREATION
- ◆ PROMOTE SAFETY, HEALTH, AND SUSTAINABILITY
- ◆ ENHANCE WAYFINDING, KEY GATEWAYS AND CRITICAL CONNECTIONS



Land Use

The land use component of the Sub-Area Plans is the foundation of each plan. The future land use policies in the Downtown Area Regional Center support stability in existing neighborhoods, public realm improvements and additional housing supply and housing diversity to complement Downtown's employment anchors, main streets, natural and cultural assets.

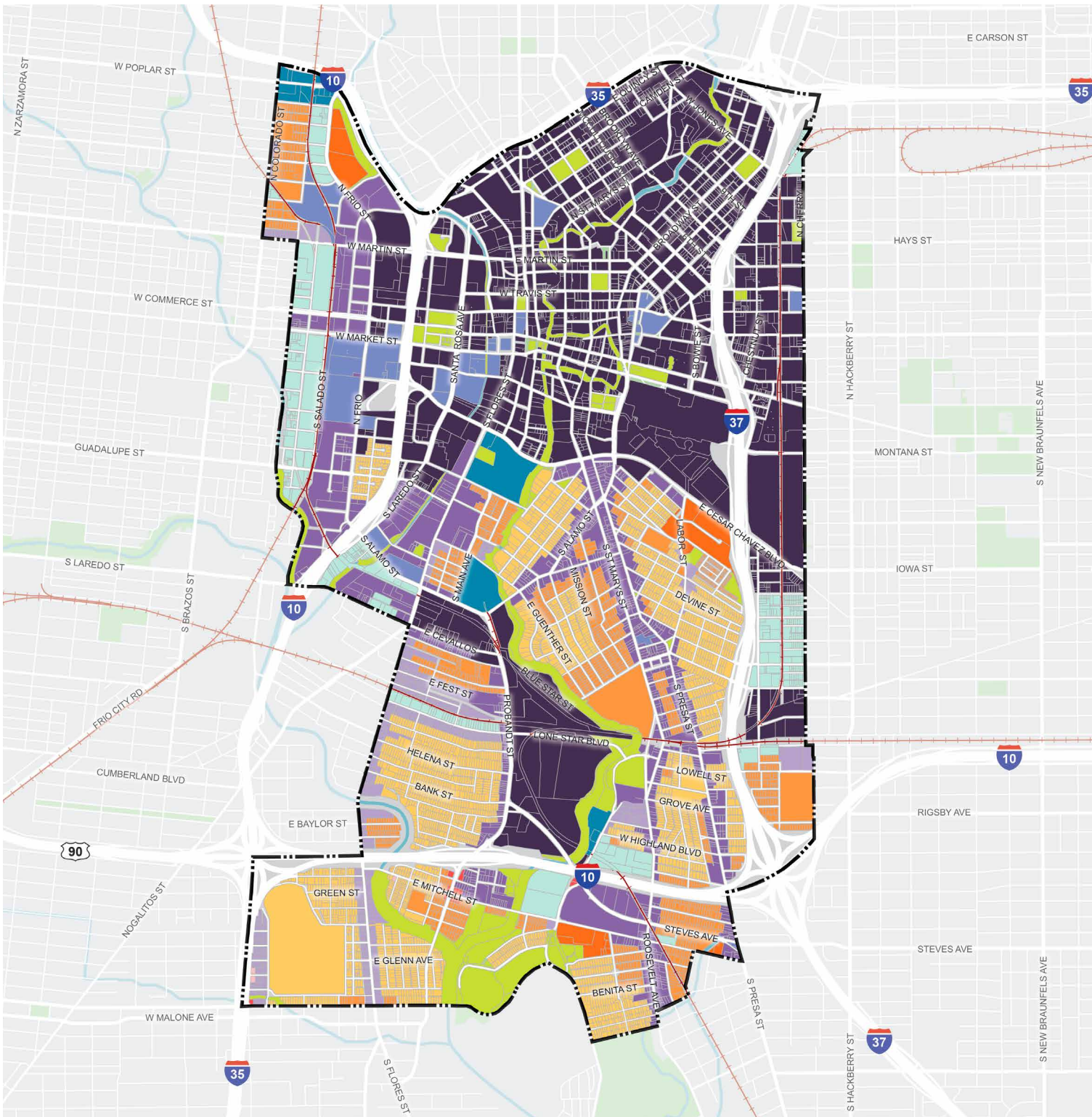
Land use recommendations encourage growth and increased density at various scales in mixed-use centers and focus areas, and along key transit and community corridors; evaluate the various tools and zoning within the Central Business District (CBD) and in neighborhood residential areas; review the effectiveness of our existing regulations in achieving the vision of this Regional Center Plan; and coordinate parking resources for more effective management and utilization.



Recommendations

- *Create transitions in scale and intensity between Downtown and surrounding areas to encourage greater integration of these areas with Downtown.*
- *Evaluate and revise the various tools that the City uses to guide development in the Downtown Area so that they are consistent with SA Tomorrow and the Downtown Area Regional Center Plan.*
- *Evaluate and consider revisions to the "D" Downtown Zoning District to more clearly differentiate the scale of development and the desired land use pattern within the Central Business District.*
- *Update the Unified Development Code to support transit-supportive development, mixed-use corridors and centers, and a high-quality public realm, and initiate rezoning in selected mixed-use corridors and focus areas.*
- *Discourage incremental rezoning (both up-zoning and down-zoning) in Downtown neighborhood areas.*
- *Coordinate existing public and private parking resources to facilitate more effective management and utilization for existing development and stronger assurance of supply and access to parking for new development.*





FUTURE LAND USE

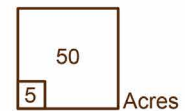
LEGEND

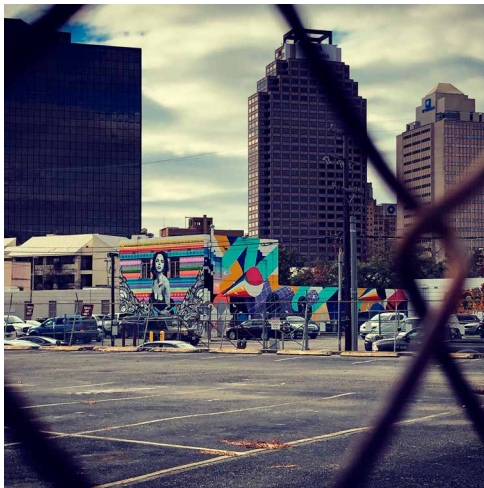
- Midtown Regional Center Area Boundary
- City Boundary
- Rail Line
- Parcel

Land Uses

- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business and Innovation Mixed-Use
- Community Commercial
- Neighborhood Commercial
- City / State / Federal Government
- Parks / Open Space

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.





Focus Areas

The focus areas were identified by the Planning Team, community stakeholders, and City staff as those most suited for growth and change in the Downtown Area. The five identified focus areas all present opportunities to take advantage of their strategic location to accommodate growth while furthering the SA Tomorrow goals of creating compact walkable places. The Regional Center Plan also identifies six corridors that present themselves as opportunities for future mixed-use areas. And unique to the Downtown Area Regional Center Plan are what we are calling “investment areas.” Through the planning effort, the planning team and community wanted to acknowledge areas that are important to the success of Downtown and that have already received a great deal of planning attention and investment, which should be continued. This includes the Broadway Area, the Hemisfair Area, and the Zona Cultural Area. The Downtown Core area is also recognized as an area of importance.

The recommendations support housing and employment opportunities as well as enjoyable public spaces that are accessible by multiple modes of transportation, and that complement existing or potential future amenities.

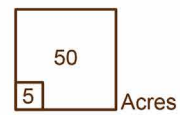
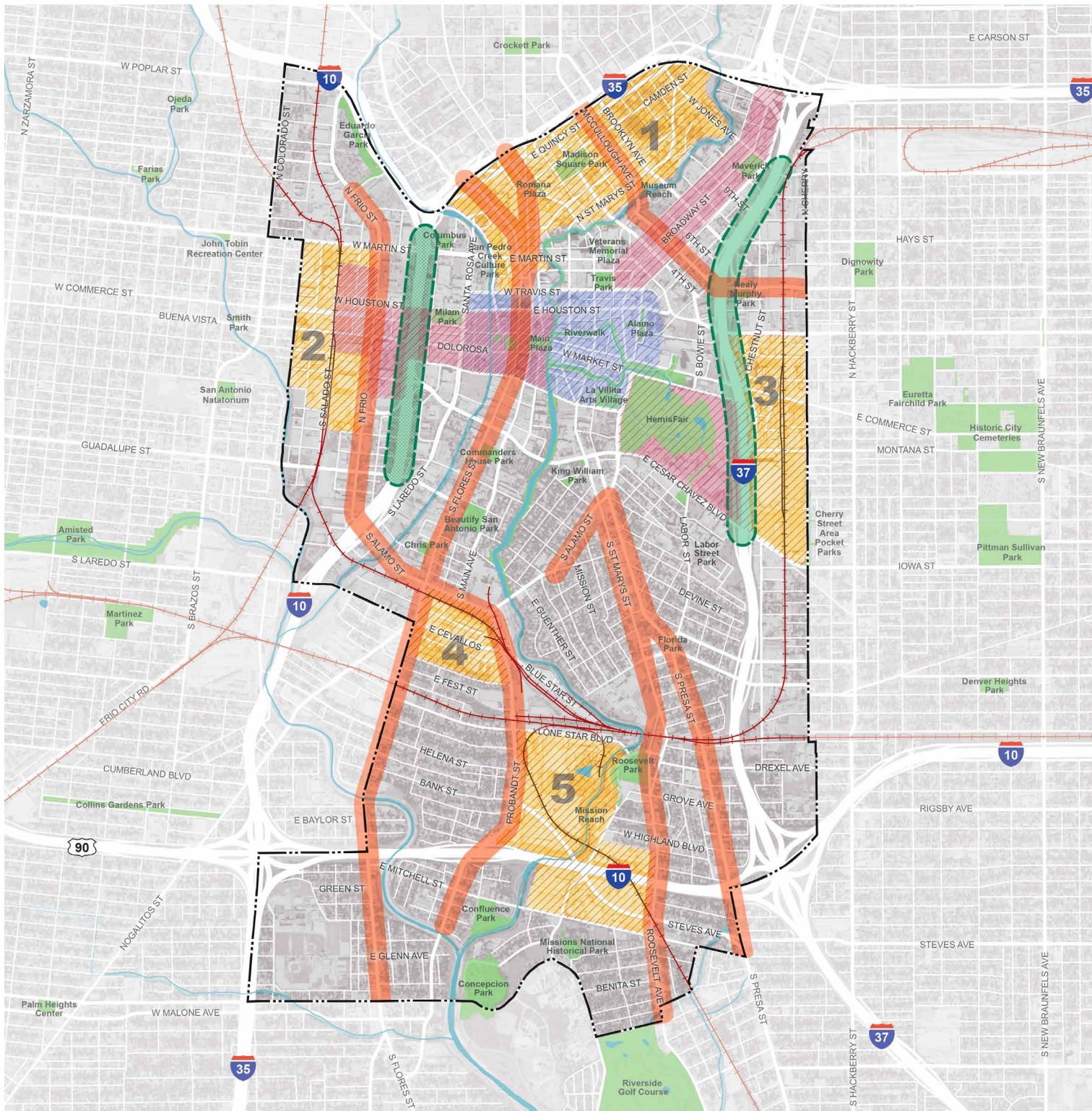
Recommendations

- *Prioritize major amenity and infrastructure improvement projects that support growth in focus areas and mixed-use corridors.*
- *Update zoning and design standards to support the unique vision for each focus area and mixed-use corridor, create high quality places, support transportation choices, and avoid impacts to sensitive areas nearby.*
- *Implement housing and economic development programs and incentives to support focus areas and mixed-use corridors as inclusive places of housing, employment, and recreational opportunity for a diverse population.*
- *Ensure transitions between new, higher-intensity development in focus areas and mixed-use corridors and established traditional neighborhoods.*
- *Balance development and investment in focus areas with protection and enhancements of public spaces, including parks, plazas, waterways, and publicly accessible privately-owned gathering spaces.*
- *Ensure focus areas, mixed-use corridors and other area amenities can be safely and comfortably accessed by all modes of travel.*

FOCUS AREAS

LEGEND

-  Downtown Regional Center Area Boundary
-  Rail Line
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  Active Investment Area
-  Downtown Core
-  Under-Freeway Parks and Open Space Opportunity
-  Other Mixed-Use Corridor
-  Plaza Opportunity



Catalytic Projects

Two catalytic sites were identified in the Downtown Area Regional Center and selected for more detailed conceptual designs. If implemented in the future, the development concepts depicted in the following images will help achieve a number of goals, including the creation of compact, walkable, mixed-use places; a wider variety of housing options for area residents; transit supportive land uses and streetscapes; and designing for transitions between new and existing development.

#1 NUEVA STREET INFILL



Existing Site

The first catalytic site is comprised of four surface parking lots adjacent to Nueva Street, between South Saint Mary's Street and Main Plaza Street, along the San Antonio River Walk.

The development concept includes vertical mixed-use buildings that support the need for more housing and resident-supporting shops and services. Streetscape improvements include shade, wide sidewalks, bike lanes, and pleasant gathering spaces to support walkability. The use of rapid transit (shown in dedicated lanes on Navarro & St. Mary's Streets) helps reduce the reliance on cars in the Downtown area.

Recommendation

- Support the development of a residential mixed-use node along Nueva Street.

#2 ALAMODOME PARKING LOTS



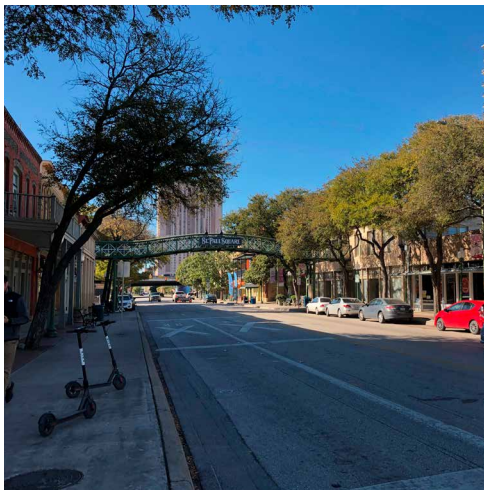
Existing Site

Recommendations

- *Support the development of a residential mixed-use neighborhood on the Alamodome Parking Lots site.*
- *Use design justice principles in future public design processes for the catalytic sites.*

The second catalytic site is the approximately 27 acres of Alamodome parking lots. The concept replaces approximately 2,600 surface parking spots with a variety of housing types, mixed-use buildings, and green spaces for parks and active recreation, but is mindful that the existing parking serves the arena and integrates parking structures to accommodate both Alamodome visitors and residential parking.

The vision for this site creates a mixed-income, mixed-use community with desirable retail and restaurant space integrated within multi-family buildings. Green space and multi-functional recreational spaces provide opportunities for community events, tailgating, and fan space. This concept also highlights the transition from newer taller developments next to existing single-family homes.



Mobility

The Downtown Area has an established street grid and development patterns. Here, instead of expanding roadways, it will be important to diversify transportation options so that residents and visitors have affordable, convenient, and safe transportation choices.

The mobility vision for Downtown focuses on creating a vibrant and diverse urban center, welcoming residents, workers, and visitors alike. Mobility recommendations focus on continued implementation of the City's Vision Zero Action Plan for pedestrian safety, creating more safe and comfortable mobility options throughout the area, creating new connections to adjacent areas, and supporting enhanced transit services.

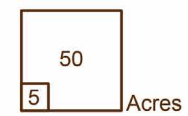
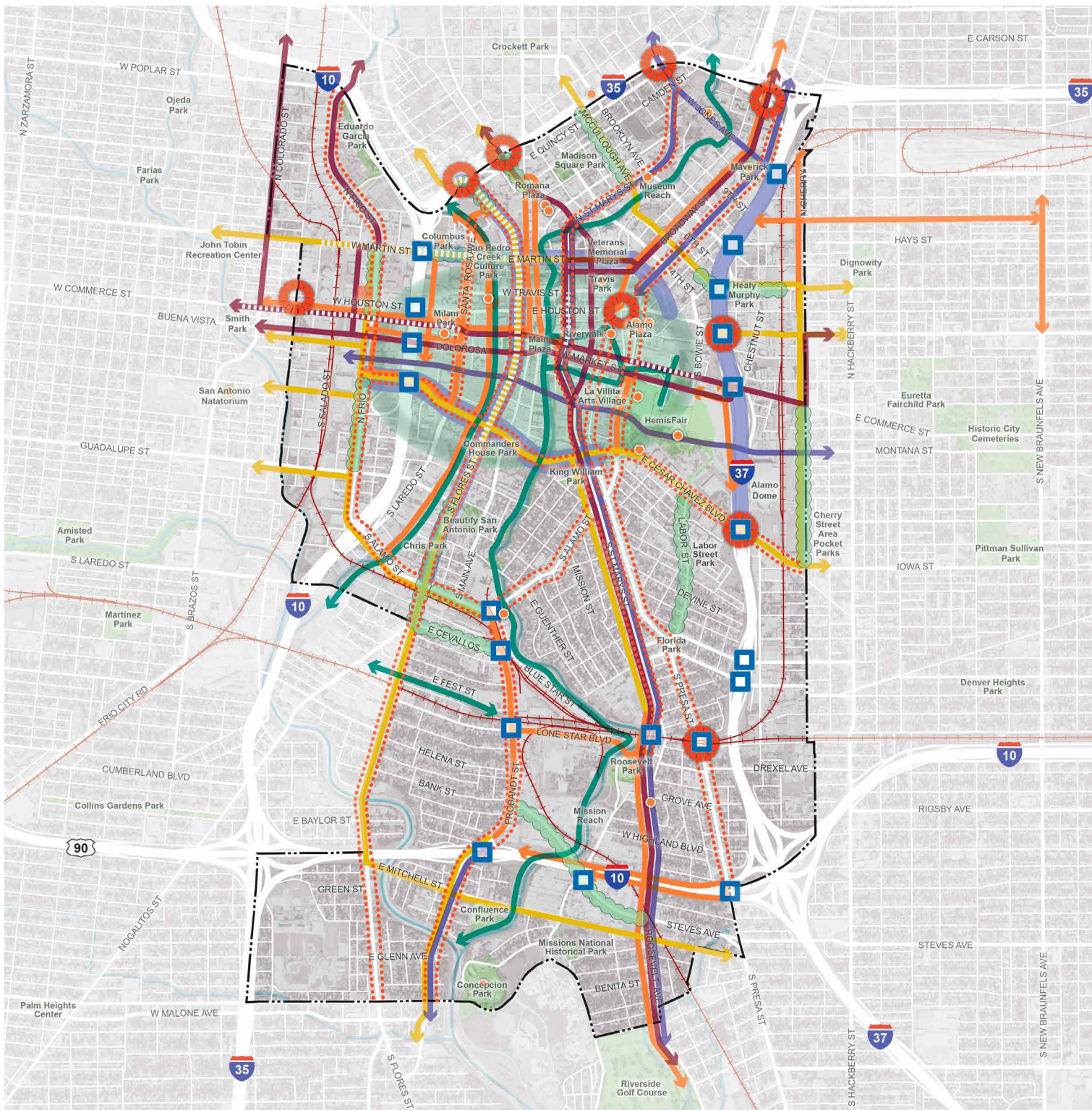
Recommendations

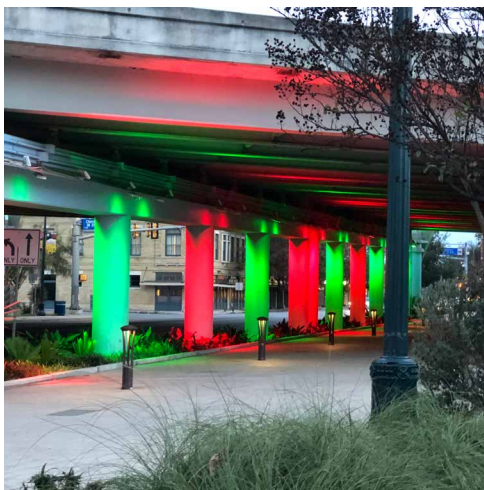
- *Continue implementing the San Antonio Vision Zero Action Plan.*
- *Focus Downtown mobility resources to support San Antonio's multimodal transportation network.*
- *Create new connections between Downtown and the Near Westside by mitigating physical and psychological barriers.*
- *Accommodate changes in curbside demand from emerging shared mobility, autonomous vehicles, micromobility, and freight delivery through city policies and street and transit station design.*
- *Manage transportation demand through deliberate parking management strategies and traffic management plans that prioritize pedestrian, bicycle, and transit options during congestion, special events and construction.*
- *Support proposed VIA Metropolitan Transit rapid transit corridor service by prioritizing transit supportive policies and infrastructure near transit stations.*

MOBILITY

LEGEND

-  Downtown Regional Center Area Boundary
-  Rail Line
-  Park or Open Space
-  Stream, Creek or Rivert
-  Body of Water
-  Priority Transit Route
-  Priority Trail
-  Priority Bicycle Route
-  Priority Pedestrian Activation Area
-  Priority Pedestrian Streetscape
-  Improved Pedestrian Crossing
-  Gateway Opportunity
-  Priority Vision Zero Improvement Corridors
-  Access Management
-  Transit Reliability Improvements
-  VIA Centro Plaza
-  2012 and 2017 Bond Projects in Downtown
-  Priority Multi-Modal Improvements





Amenities and Infrastructure

In the future, as more people live, work, and play in Downtown, quality of life should improve with better public spaces, arts and cultural events, better infrastructure, and more opportunities for people to make connections to surrounding areas and to each other. Community input emphasized that public spaces, including parks, plazas and streetscapes should be improved to serve Downtown's visitors, as well as a growing resident and workforce population.

From improved tree canopy, green infrastructure and public art, to healthy food options and support of Downtown's cultural institutions, participants in the planning process articulated the need for improving the neighborhoods and districts in the Downtown Area while planning to ensure Downtown is inviting and engaging for future generations.

Recommendations

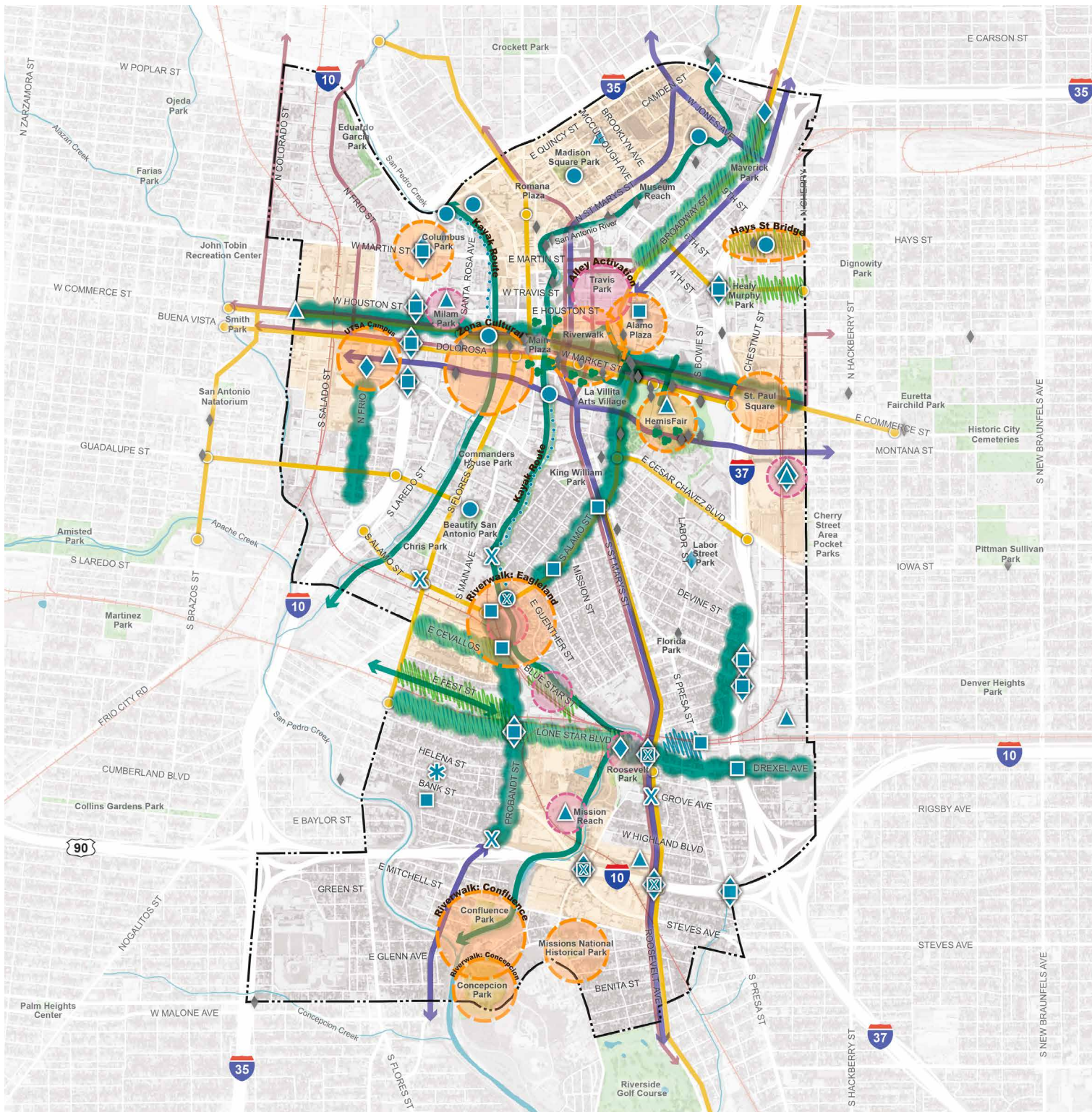
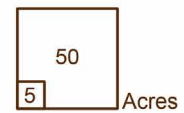
- *Include trees, shade, and high-quality lighting in mixed-use corridor and focus area redevelopment to create comfortable places to walk, explore, and stay.*
- *Better connect the many diverse cultural amenities throughout Downtown using new and existing routes that accommodate pedestrians, bicyclists, and other personal mobility devices.*
- *Develop stronger connections to character defining features and other areas outside the Downtown core by addressing barriers created by major infrastructure.*
- *Promote stronger sense of community within all areas of the Downtown Area Regional Center with new and enhanced community gathering spaces.*
- *Activate alleys to improve pedestrian comfort and safety while also celebrating the unique urban form of Downtown with intimate paseos, patios, and plazas.*
- *Construct drainage improvements and integrate stormwater management features to improve water quality and reduce flood risk in Downtown.*
- *Offer more convenient choices to residents who want healthy food.*

AMENITIES AND INFRASTRUCTURE

LEGEND

- Downtown Regional Center Area Boundary
- Rail Line
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area*
- Priority Pedestrian Infrastructure**
- Priority Transit Route***
- Priority Trail
- Cultural Network & Points of Interests
- Enhanced Tree Canopy and Landscaping
- Enhanced Stormwater Management
- Low Impact Development (LID) Techniques
- Enhanced Pedestrian Safety and Lighting
- Public Art
- Existing Public Art Features
- Active Recreation Opportunity
- Healthy Food Access
- Community Amenities
- Signage and Wayfinding
- Character-Defining Features
- Social Gathering and Community Event Space
- Natural Feature to Celebrate
- Kayak Route

* Refer to the Focus Area Framework for more information.
 ** This layer combines Priority Trails, Priority Bicycle Routes and Priority Streetscape Improvements from the Mobility Framework Map. Refer to the Mobility Framework for more details.
 *** Refer to the Mobility Framework for more information.





Housing

The Downtown Area Regional Center is experiencing a renaissance of growth supported by the City's efforts to revitalize the urban core with the City's "Decade of Downtown". The Downtown Area is evolving into a vibrant mixed-use area with a combination of employment, services, and housing. Traditionally the entertainment and cultural center of the city, the Downtown Area is increasingly becoming a more sought after location for residents attracted to the live, work, and play environment.

As the demand for housing continues to grow, there is a need to maintain and create affordable housing options along with market-rate development to ensure that Downtown's employment opportunities, amenities, and transportation options are accessible to a diverse population. Participants in the planning process emphasized the importance of maintaining existing affordable housing, and that new affordable housing should include housing for people with low and very low incomes.

Recommendations

- Continue to use under-utilized public lands to support housing growth, provide for affordable housing options, and catalyze new development in focus areas and mixed-use corridors.
- Support housing growth in the Downtown Area by creating a diversity of housing options in mixed-use areas and accommodating additional housing in neighborhood areas and transition areas through context sensitive and small scale infill.
- Support San Antonio's Housing Policy Framework by developing Downtown specific goals for providing a greater diversity of housing and increasing the availability of affordable housing units.
- Proactively address impacts of new development on existing neighborhoods and residents vulnerable to displacement.

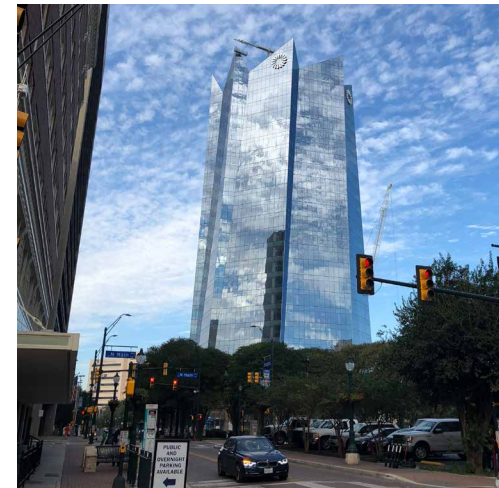
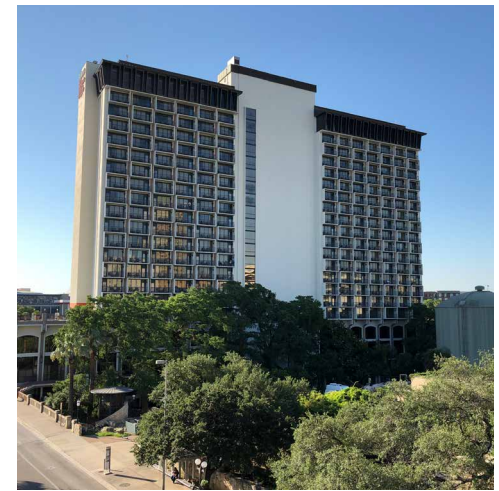
Economic Development

The Downtown Area economy is centered around accommodation and food service, public administration, and finance and insurance. It is emerging as a hub of innovation and entrepreneurship, especially with technology-based businesses.

Future employment growth will continue to include tourism and public administration, along with taking advantage of emerging opportunities such as expanding UTSA's Downtown Campus, the technology and innovation district, and supporting investment in entertainment, artistic and cultural assets and organizations to diversify the employment opportunities in the Downtown Area.

Recommendations

- *Invest in and leverage the growth of the UTSA Downtown Campus.*
- *Make Downtown a premier location of new business creation, tech employment and innovation.*
- *Support and grow entertainment, arts and culture activities, organizations, and businesses in Downtown.*
- *Proactively guide the growth of tourism and visitor activities in Downtown in order to generate new opportunities and mitigate impacts of tourism on the overall expansion of Downtown economic activity.*
- *Continue to invest time and resources into the management of Downtown growth and partner with existing and new urban place management organizations to guide and maintain public investments.*



Neighborhood Profiles & Priorities

Neighborhood Profiles and Priorities were developed to provide special attention to prior planning efforts and address specific priorities from participating neighborhoods. Each priority aligns with either a previously adopted plan, a sub-area plan recommendation, or with other neighborhoods in the Downtown Area. There are seven Neighborhood Profiles and Priorities in the Downtown Area Regional Center Plan.

DENVER HEIGHTS

Priorities were developed using recommendations from the Arena District/Eastside Community Plan and through input and engagement with area residents, neighborhood association members and prior plan advisory team members.

Priority Examples

- Pedestrian and bicycle infrastructure
- Transition in development scale

DIGNOWITY HILL

Priorities were developed using recommendations from the Dignowity Hill Neighborhood Plan and through input and engagement with area residents, neighborhood association members and prior plan advisory team members.

Priority Examples

- Walkability and lighting improvements
- Encourage the formation of an innovation district

DOWNTOWN CORE

Priorities were developed from the key recommendations of the Downtown Neighborhood Plan and other past planning work for Downtown, and through community outreach with prior plan advisory team members and area residents.

Priority Examples

- Revisions to “D” Zoning District
- Continue to support Housing Incentive Program

KING WILLIAM

Priorities were developed from the key recommendations of the Downtown Neighborhood Plan, through community outreach, and discussion between the planning team and neighborhood leaders.

Priority Examples

- Conservation and rehabilitation of buildings
- Support neighborhood-service business growth

LAVACA

Priorities were developed from the key recommendations of the Lavaca Neighborhood Plan and through community discussion with area residents, prior planning team members, and neighborhood association leaders.

Priority Examples

- Pedestrian and transit service improvements
- Encourage new buildings on empty land

LONE STAR

The Lone Star neighborhood was part of the Lone Star Community Plan and South Central Community Plan. The neighborhood group met with the Planning Department to discuss key priorities and a lasting direction for the neighborhood.

Priority Examples

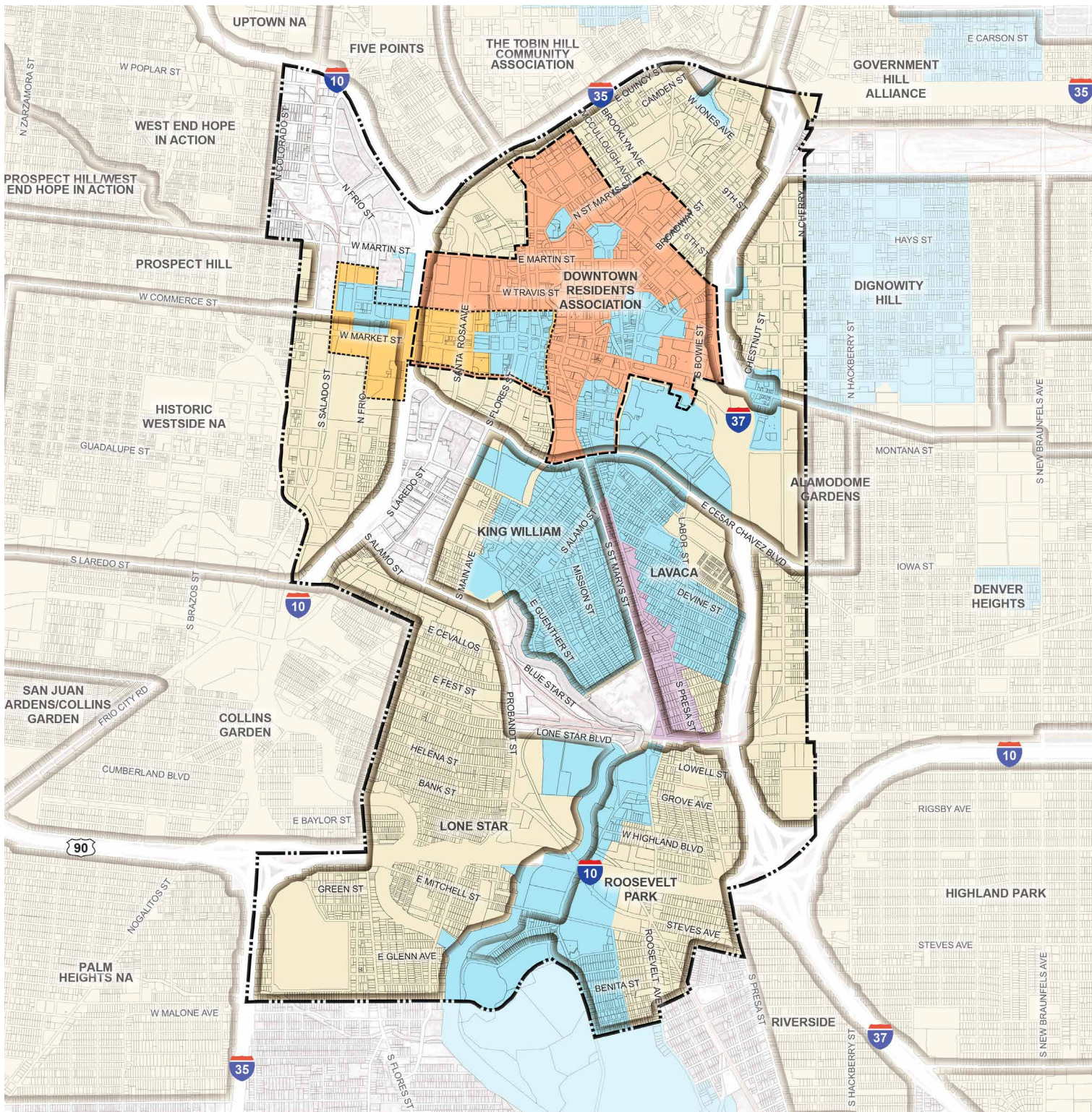
- Housing diversity and affordability
- Streetscape improvements

ROOSEVELT PARK

Priorities were developed from the key recommendations of the South Central Community Plan, Lone Star Community Plan, and Roosevelt Corridor Reinvestment Plan and also through community outreach.

Priority Examples

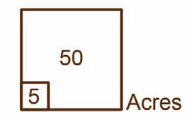
- Repurpose right-of-ways for parking and sidewalks
- Walkability and lighting improvements



DISTRICTS

LEGEND

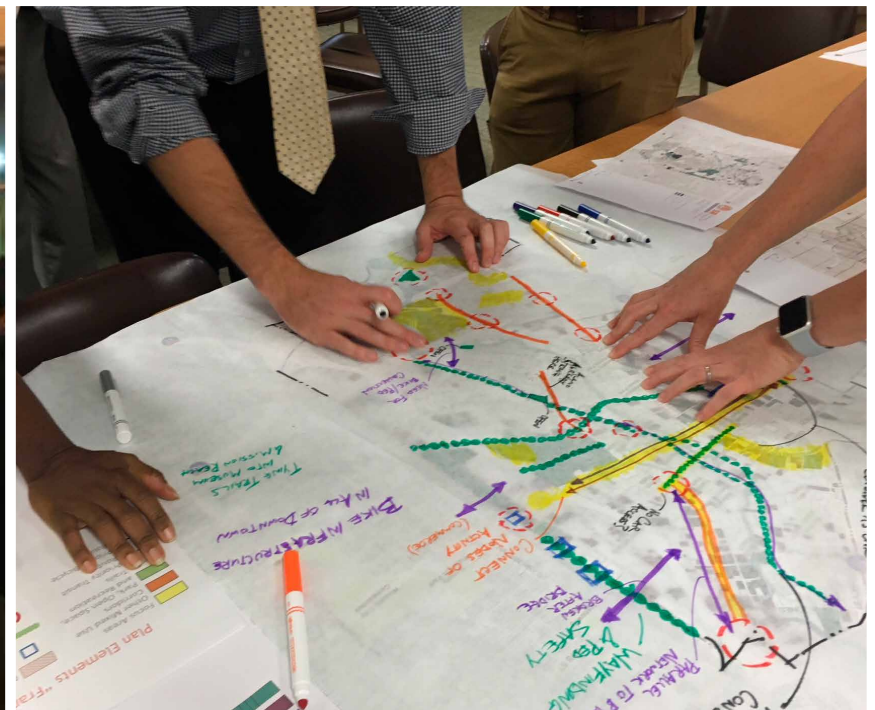
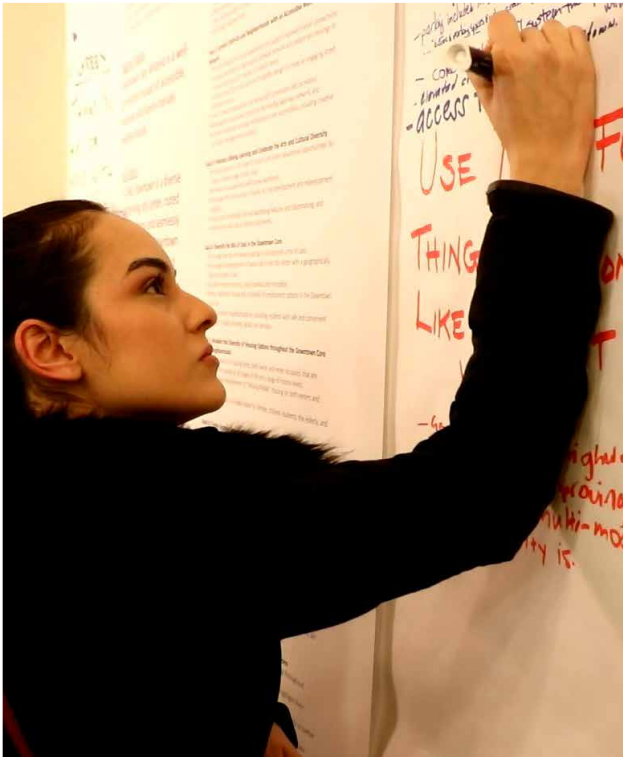
-  Downtown Regional Center Area Boundary
-  Parcels
-  Neighborhood Association
-  Historic District
-  Neighborhood Conservation District
-  Centro PID
-  Zona Cultural



Implementation

Since the Downtown Area Regional Center Plan is an implementation component of the City's SA Tomorrow Comprehensive Plan, it proposes a mid-term vision with recommendations and strategies for improving and developing the Regional Center over the next ten years. The Implementation section of the Plan lists the Recommendations by topic, followed by Strategies formulated to achieve each Recommendation, and thus work towards the Area's developed Vision.

In looking ahead to next steps after Plan adoption, the Department is working with partner agencies, organizations and City departments to develop an Implementation Matrix tool that will help guide follow-up efforts. The matrix will identify each plan recommendation and its associated strategies, which include whether it is a regulatory and policy strategy, a partnership-related strategy, or a strategy that may require some form of investment. The matrix will also identify potential funding sources that currently exist, partners, an anticipated timeframe, and indicate alignment with other major plans and initiatives. It should be noted that the Implementation Matrix will not be a component of the Plan but will be used by staff in following up with implementation of the Plan. An annual review and update regarding the status of Plan recommendations and strategies is anticipated.





M I G