

Land Use Plan

The following Land Use Plan is derived from the "Downtown Concept Map" that the general public developed during the planning process.

* The San Antonio Housing Authority is working with the community to determine the redevelopment of the Victoria Courts site with the results of the study due by Spring 1999.

A mixed use building contains residential and retail and/or office uses within multiple floors.

- G. Denver Heights - Single family housing at a maximum density of ~~8~~ 25 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character.
- H. Special Events District - Continuation of Henry B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. The community identified this district as one appropriate location to be considered for any proposed arena (The 1997 Master Plan advocates a downtown location for major sporting facilities).
- I. Lavaca Neighborhood / Victoria Courts - Infill and rehabilitation of single family and duplex housing at a maximum density of 12 units per gross acre to maintain Lavaca neighborhood character. Redevelop Victoria Courts* into mixed income housing that supports residential and office developments and integrates into adjacent neighborhood street pattern and character; Durango Boulevard (the northern edge of Victoria Courts) is mixed use, low-to-mid-rise corridor with low-rise development at 3-stories and 40 units per gross acre and mid-rise at 5-stories and 50 units per gross acre. South Presa is an additional mixed use low-rise corridor.
- J. Lower River District - Predominantly a mid-rise mixed use neighborhood that has the San Antonio River Walk as the neighborhood focal point. Durango develops as a mixed use, mid-rise corridor with parking facilities and hotels with ground floor retail. Mid-rise includes up to 5-stories with a maximum of 50 units per gross acre. Durango buildings are stepped-back going north (please see Glossary).
- K. King William - Single family and duplex housing at a maximum density of 12 units per gross acre. Continue preservation within the historic district. Maximum densities of 40 units per gross acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.
- L. Flores St / Arsenal District - A mixed use low-rise district at 3-stories and a maximum of 40 units per gross acre. Redevelop San Pedro Creek as a linear park, for a new neighborhood and its residents with a neighborhood commercial center along South Flores Street.