Downtown Denver Peer Cities Analysis Report: Downtown San Antonio

Planning Methods 1- Fall 2006
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SECTION 1: INTRODUCTION

The City of San Antonio is geographically located in the southern portion of the State of Texas. Within the city, there exists a geographically defined downtown area. This downtown area as a whole is the subject of this "Downtown Denver Peer Cities Analysis Report."

This report anticipates a comparison between the downtown areas of both Denver, Colorado and San Antonio, Texas for the purposes of updating agency policies and efforts within the City of Denver. The statistical and theoretical criteria of the downtown that are presented herein include: a definition, some physical and regulatory characteristics, the population, development, retail, parking, public policies, and politics.

The physical and regulatory characteristics of the downtown are presented by reference to attributes of the social environment and by reference to regulatory documents, such as the Downtown Zoning District Map. The population of the downtown is represented herein by statistical determinations in the form of both tables and charts, which show the numerical population and the socioeconomic factors that make up the downtown demographic. The sections focused on development, retail, and parking include statistical accounts of existing land uses and anticipated land uses, both of which are presented as elements of the social and economic sustainability of the downtown area. The last section, public policy and politics, is centered upon the impacts that the political realm has had or will have on development, specifically within the downtown area.

The last material section of this analysis report uses the statistical and theoretical outcomes from the first six sections in a comparison between those elements present in Down town San Antonio and those is Downtown Denver, so that areas of concern and areas of success can be identified. The report then concludes with a general summary.

SECTION 2: DOWNTOWN DEFINITION AND CHARACTERISTICS

Location

Historically, San Antonio's role has been influenced by the downtown geographic location within the region. The original downtown core was developed based on the Spanish Laws of the Indies development pattern and the Spanish mission/presidio system. San Antonio was always a crossroads – the 18th century King's Highway (Camino Real), and the 19th century Upper Military and Lower Military roads had a nexus here in the City. The site of the city on the San Antonio River, was vital for irrigation of fields through and acequia (Spanish for irrigation) system. The railroads followed wagon roads, and San Antonio became a center of commerce. The 1936 city limits was confined to 36 square miles. The railroads allowed for the expansion of the city and influenced the development of the trolley suburbs that radiated out in all directions from downtown. Many of these neighbor hoods would be incorporated into the city limits.

Boundaries

The definition of the downtown boundaries vary according to which agency is referred to. A planning manager for the City of San Antonio stated in an email that the Central Business District was determined by U.S. Census tract information. On the other hand, the Downtown Neighborhood plan indicates that when the plan was being created in 1997, the citizens defined the boundaries according to the major thorough fares, including Interstate 35 to the North, Monumental to the East, South Alamo/ Lone Star to the South, and Colorado Street to the West.

Total Land Area of Downtown San Antonio

The total land area of downtown San Antonio occupies approximately 2400 acres according to the Downtown Neighborhood Plan Map.[1]

Characteristics

The Downtown Neighborhood Plan dissects the downtown into 19 sub areas. Yet there are five general areas to the downtown that can be referred to as having a likeness of influence and similarity with regards to their scale, density and architectural or design character found there. These five sub-neighborhoods are named as areas in the Downtown Plan, *North, East, South, West and Central.*

The North Neighborhood Plan comprises initiatives to cultivate residential growth along the river as well as in the vicinity of San Antonio's Art Museum. The plan looks to create a low-to-mid-rise arts and residential district along the river that connects the Central Library, the San Antonio Art Museum and other cultural institutions.

The East Neighborhood's character relies upon East Commerce Street as a mid-rise, metropolitan boulevard. The Eastside Cemeteries in conjunction with the transit authority and the improved historical walkways all provide for access to historical study of San Antonio's past.

The South Neighborhood offers finely landscaped low-to-mid-rise (2-5 stories) residential housing as well mixed used buildings. Jog trails, linear parks, and the Historic Civic Center offer character for both residential and commercial growth. Low to medium densities with mixed income housing allows for integration of economic classes.

The West Neighborhood revolves around the University of Texas, San Antonio and looks to rehabilitate housing for students, professionals and families. Cattleman

[1] City of San Antonio Planning Department, Downtown San Antonio Neighborhood Plan. Found at: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf.

Square and the Vista Verde Neighborhood offer commercial retail as well as residential growth opportunities.

The Central Neighborhood is looking to acquire basic commercial establishments such as a grocery store, dry cleaners, and pharmacies for the downtown residents. This area is looking to establish the mid-to-high rise mixed use housing developments with housing "above the shops." The River Walk also transects this area offering value of place commensurate to the strength of the retaining walls along the walk which have been in repair.

Among these sub-areas there are several historic neighborhoods directly north, east, south and west that face challenges with regards to age and infrastructure. Many of these areas are being addressed through Neighborhood Commercial Revitalization programs and historic tax exemptions for rehabilitation.

The area defined as Irish Flats on the northeast edge of downtown will benefit greatly from redevelopment potential along Broadway and through the multimillion dollar San Antonio River Walk expansion project. Irish Flats receives similar treatment as other struggling or growth potential areas that The Downtown Neighborhood Plan intends to implement for actualization of growth. One challenge is the lack of grocery stores in Irish Flats which deters additional residential development. While facing challenges of growth and vacancy, Irish Flats offers is Irish architecture that dates back to the 1830s.[2]

The incentives prescribed in the Downtown Neighborhood's Master Plan for proposed strategies. The tax increment financing on Houston Street, and the downtown PID have been instrumental in stimulating commerce. In the last three to four years, the San Antonio Planning office reports that they have seen more plans for residential

[2] The Harp and Shamrock Society of Texas, Our History: Irish Flats. Found at: http://www.harpandsharmrock.org/history.html.

towers in the CBD and on its edge. As well warehouse conversions into lofts along many of the arteries, so development is starting to diversify. An infill overlay zone allows some exemptions and setbacks, storm water, and parking for infill development projects.

The SA River Walk expansion is starting to stimulate development, such as the rehabilitation of the former Pearl Brewery into a mixed use project. More mixed used developments are also popping up along Broadway. Tax increment financing is also being considered to support some of these mixed use projects.

Zoning

Residential uses include single family, multifamily and mixed use housing, along with a number of mid-rise residential buildings in the center of downtown. These mid risers are along the River Walk and a few other streets. Historic neighborhoods to the south like King William contain warehouse lofts. Density restrictions are relegated to the matter of building height. San Antonio is seeking to attract new residents to increase the downtown density, and limitations on density are based on reasonable occupancy of planned residential zoning.

Commercial use varies, with the majority of high rise office buildings around Travis Park located in the Central Neighborhood. Shoppers find themselves at the River Center Mall, among other locations. "Retail shopping has developed along South Alamo Street in the King William/Lavaca neighborhood. The continued growth of hotels and entertainment destination activities are found north of the convention center and along the River Walk. Future entertainment districts are seen for St. Paul Square (Sunset Depot) and along Houston Street."[3]

[3] City of San Antonio Planning Department, Downtown San Antonio Neighborhood Plan. Found at: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf.

Industrial – “Warehousing and distribution along with some light manufacturing are found to the south, west and east of the downtown area. Pioneer Flour Mills, one of the city’s oldest manufacturers, is located to the south.”[4]

Government and Institutional - The majority of local, state and federal offices are located to the west of the River Walk in an area known as the Historic Civic Center. Municipal and county offices are located around Main and Military Plazas which preserves the city’s historic civic space. Federal offices and public agencies for housing, electricity and water are found throughout downtown.”[5]

Park and Public Space – “Alamo Plaza and the River Walk spaces are the most used spaces by visitors and residents. The River Walk improvements stop at Municipal Auditorium to the north and at S. Alamo Street to the south. Parks such as Milam, Main Plaza, Travis Park and Hemis-Fair Park are used frequently and have periodic special events and festivals.”[6]

[4] *Id.*
[5] *Id.*
[6] *Id.*

MAPS

Location

The map below shows the general location of downtown San Antonio within the greater metropolitan region. The green line indicates the perimeter of the downtown.

Map 1: Downtown San Antonio[7]

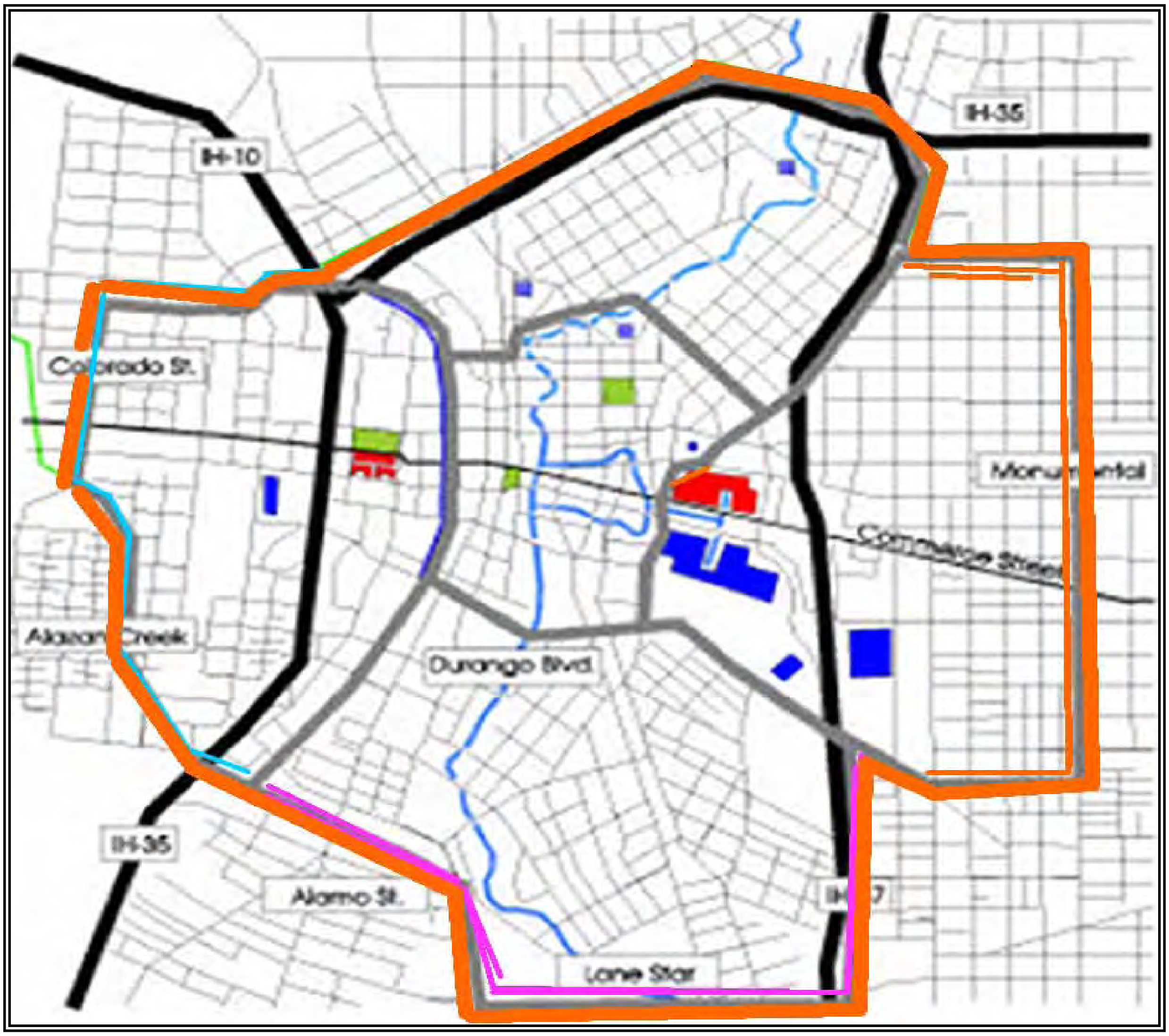
Source: http://www.sanantonio.gov/edd/collaboration/ez/pdf/wholezone.pdf

[7] City of San Antonio Planning Department- Empowerment Zone Map. Found at: http://sanantonio.gov/edd.collargoration/ez/pdf/wholezone.pdf.

Boundaries

The map below delineates San Antonio's downtown boundaries as officially defined by the Downtown San Antonio Neighborhood Plan, 1999.

Map 2: Downtown Boundaries[8]



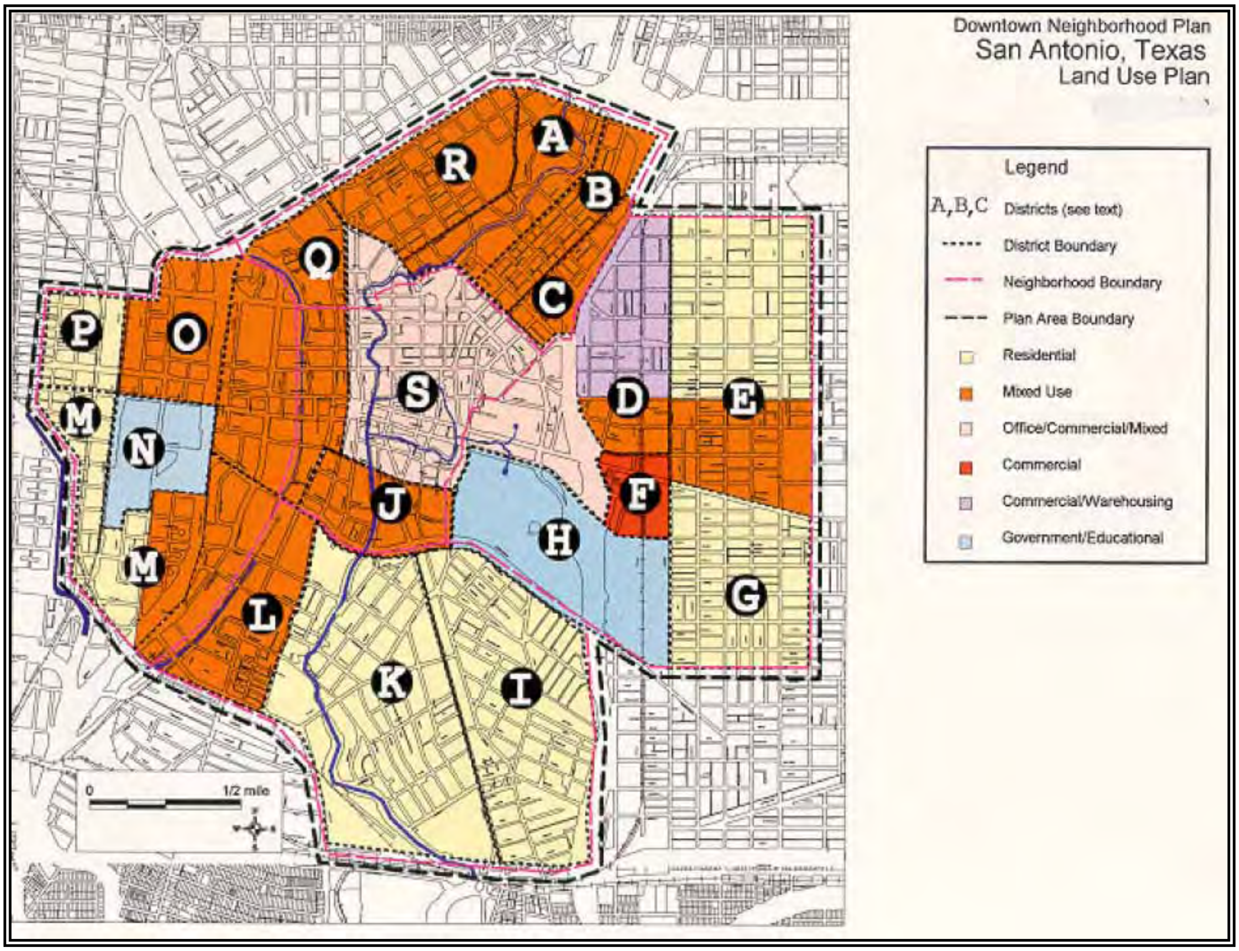
Source: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf

[8] City of San Antonio Planning Department, Downtown San Antonio Neighborhood Plan. Found at: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf.

Characteristics

The map below delineates San Antonio's downtown districts as defined by the Downtown Neighborhood Plan, 1999.

Map 3: Downtown San Antonio Districts[9]

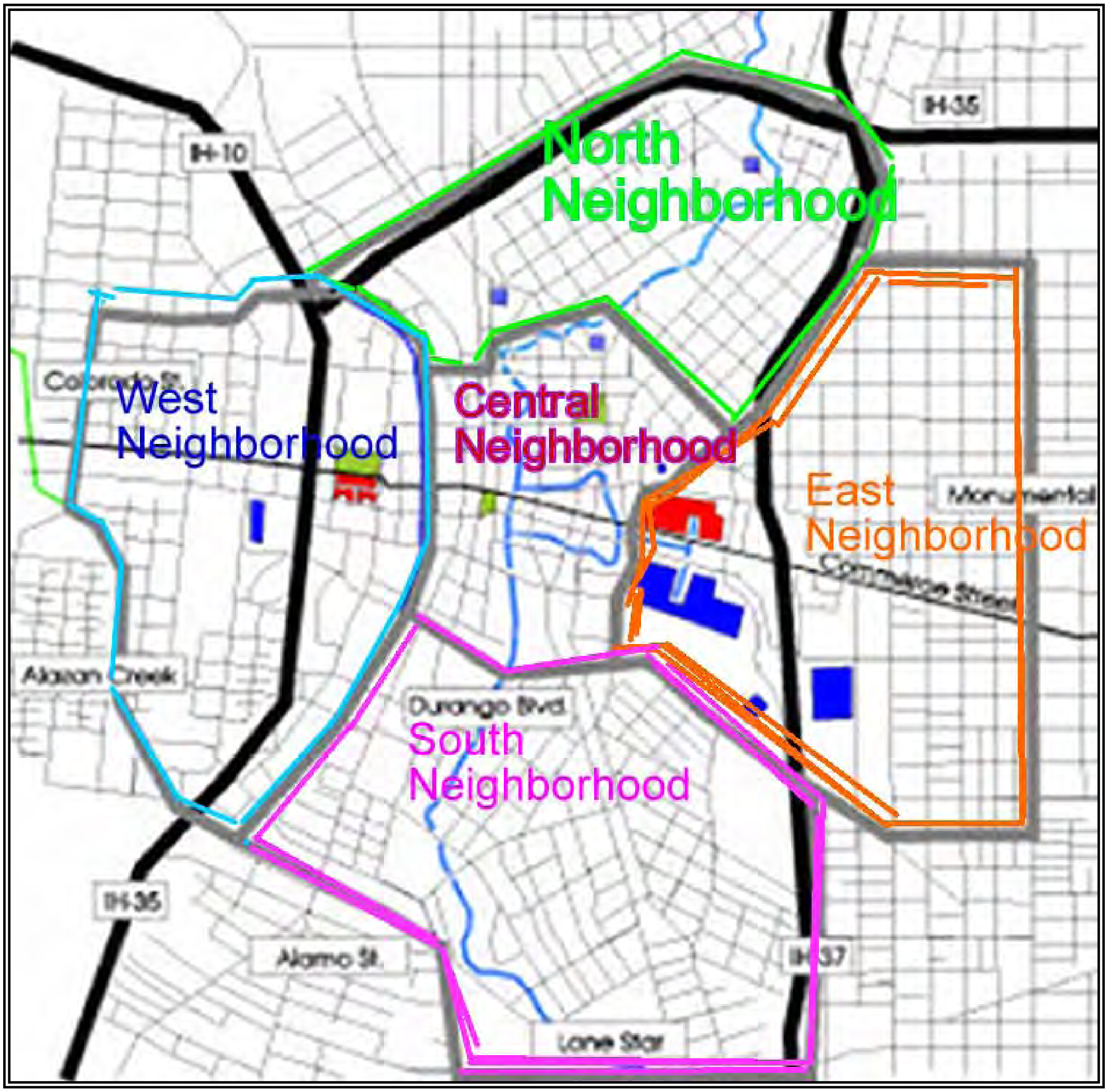


Source: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf

[9] *Id.*

The map below delineates the boundaries for the 5 neighborhoods described in the San Antonio Downtown Neighborhood Plan of 1999.

Map 4: Downtown San Antonio Neighborhoods[10]



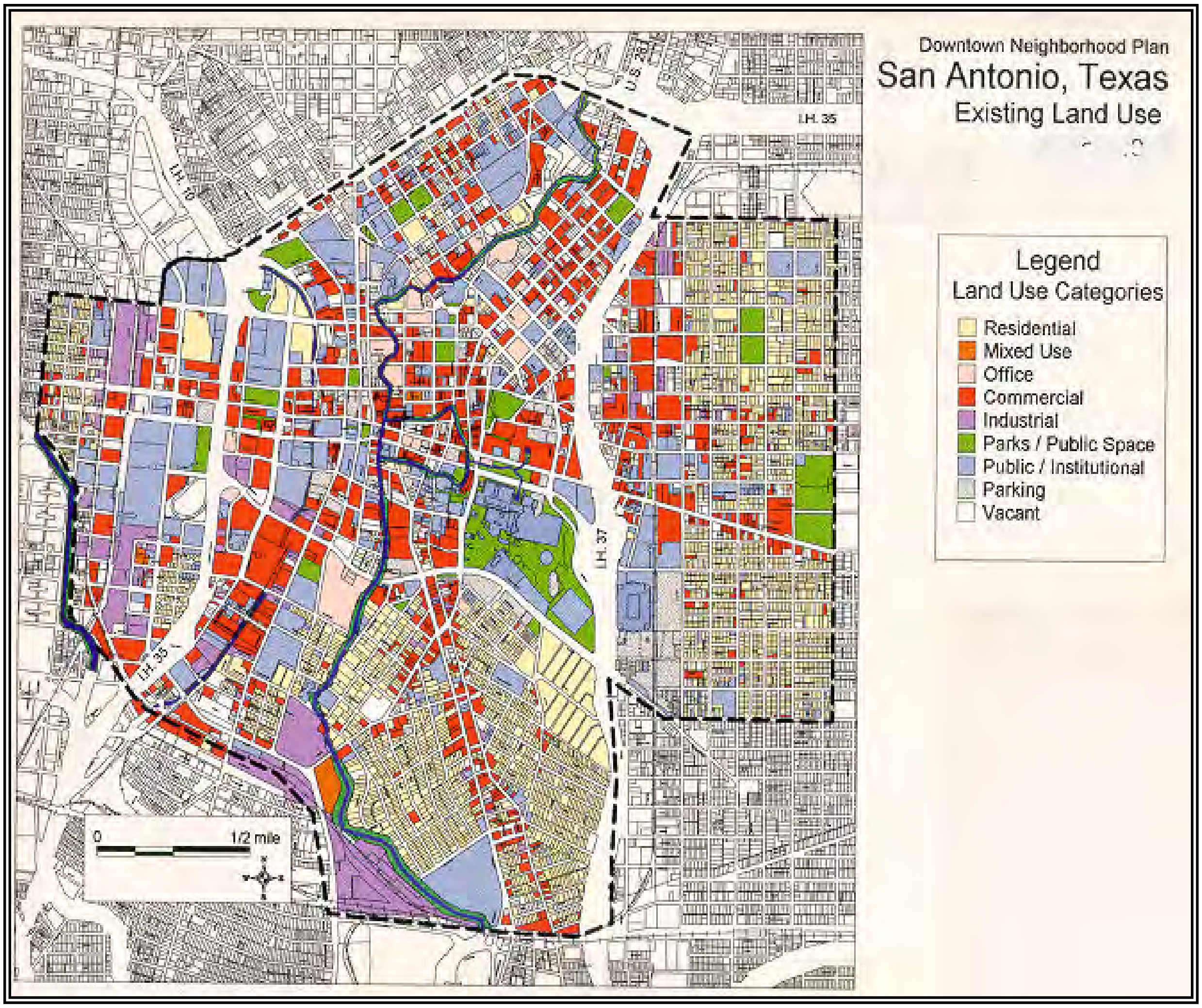
Source: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf.

[10] *Id.*

Zoning

The map below delineates the different zone districts found with in the downtown.

Map 5: Downtown San Antonio Zoning District Map[11]



Source: http://www.sanantonio.gov/planning/neighborhoods/Downtown/downtown_plan.pdf

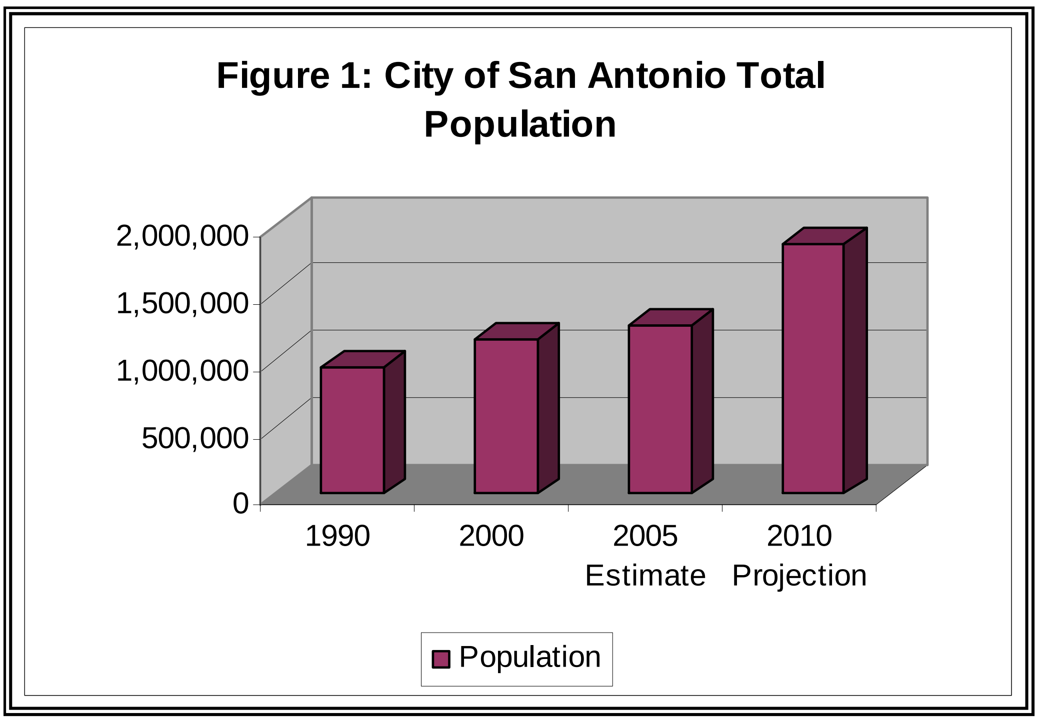
[11] *Id.*

SECTION 3: POPULATION

San Antonio, the county seat of Bexar County, covers over 400 square miles and is on the northern edge of the South Texas region and southeast of Texas Hill Country. San Antonio is the second-most populous city in the state of Texas after Houston and the seventh-most populated city in the United States. The population of the city in 2000 was 1.1 million. The U.S. Census estimates that the population will increase by 22% in the year 2005, making it over 1.2 million, and projected to substantially grow to 1.8 million by 2010 (Table 1/ Figure 1).

Table 1: San Antonio City Population[12]

	1990	2000	2005 Estimate	2010 Projection
Total Population	935,933	1,144,646	1,256,509	1,858,265



[12] United States Census Bureau. Found at: http://factfinder.census.gov/hpome/saff/main.html?_lang=en.

San Antonio is famous for its River Walk, the Alamo, and Tower of the Americas. All of these places are located in Downtown San Antonio, which is considered to be the heart of the city. The population in downtown San Antonio for the past years has been decreasing despite an increase in the city population as a whole. The number of people in the downtown area is less than a third of those in the entire metro area (Table 2).

Table 2: San Antonio Population Comparison[13]

	1990 Downtown	1990 City	2000 Downtown	2000 City
Total Population	19,372	935,933	17,793	1,144,646

Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang=en

Census and estimation data indicate that San Antonio is likely to grow rapidly and to become increasingly diverse. The number of people from different races (white, black, Hispanic, Asian, etc.) continually development, especially for white, American Indian/ Alaskan, as well as Asian that have seen a significant rise in numbers over the past 10 years. However, the number of people from different races in the downtown area is continuously declining, except for whites and American Indians (Table 3).

The average age for the population in the city is about 33, and the average age in the downtown is 35. Both are relatively young. However, San Antonio has become older given the number of people that are 45 years and over has significantly increasing by over 24% in the past 10 years. Furthermore, this trend has been estimated to continue in the coming years (Table 4).

[13] *Id.*

Table 3: San Antonio Population by Race[14]				
Race	1990		2000	
	Downtown	San Antonio	Downtown	San Antonio
White	10,904	676,082	11,505	774,708
Black/ African American	1,952	65,884	1,503	78,120
Am. Indian/ Alaska Native	110	3,303	173	9,584
Asian	103	10,703	95	17,934
Other race	4,111	179,961	3,963	774,708
Hispanic or Latino	14,928	520,282	13,713	9,584
Not Hispanic or Latino	4,444	415,651	4,828	17,934

Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang=en

Table 4: San Antonio Population by Age[15]					
Age	1990		2000		2005 (Estimate)
	Downtown	San Antonio	Downtown	San Antonio	San Antonio
0 to 4	1,934	79,274	1,069	92,446	100,987
5 to 14	2,657	121,509	1,695	160,962	180,962
15 to 19	1,411	75,532	1,178	88,951	87,762
20 to 24	1,894	78,633	1,883	87,684	92,571
25 to 34	3,724	168,227	3,436	177,842	181,536
35 to 44	2,432	131,481	3,089	174,810	176,727
45 to 54	1,402	83,712	2,338	138,880	152,682
55 to 64	1,270	71,212	723	83,709	105,796
65 to 74	1,418	58,624	1,072	64,108	63,718
75 to 84	927	30,320	778	41,707	42,078
85+	303	9,421	250	13,547	12,022

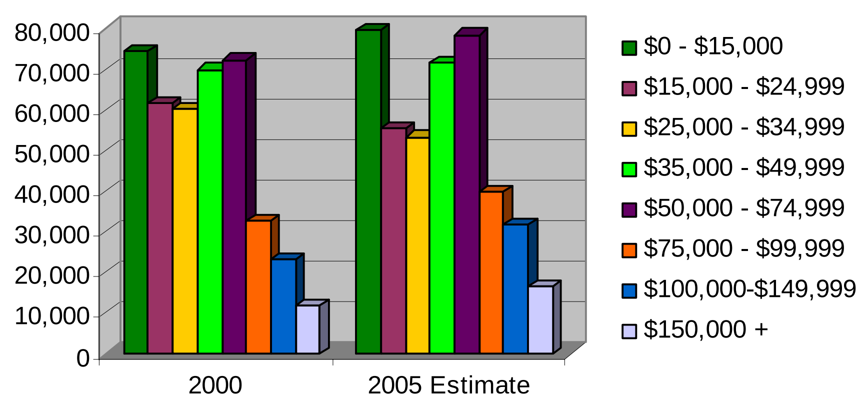
Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang=en

[14] *Id.*
[15] *Id.*

Table 5: San Antonio Household Income[16]		
Household Income	**2000**	**2005 Estimate**
$0 - $15,000	74,520	79,704
$15,000 - $24,999	61,545	55,416
$25,000 - $34,999	59,989	53,278
$35,000 - $49,999	69,799	71,606
$50,000 - $74,999	72,213	78,426
$75,000 - $99,999	32,724	39,639
$100,000-$149,999	23,245	31,541
$150,000 +	11,852	16,623
Average Income	48,228	53,352
Median Income	36,214	40,186
Per Capita Income	17,487	20,407

Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang_en

Figure 2: San Antonio Household Income



Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang=en

Table 5 and Figure 2[17] above show the number of household in the City of San Antonio over the last 10 years, which show an increase by 24%. This is estimated to continue over the next 5 years. In addition, the table also shows that San Antonio has a fairly middle-class income with the average income in 2000 being $48,228 with the median income being $ 36,214. Both are projected to increase in 2005 to $53,352 and

[16] *Id.*
[17] *Id.*

$40,186 respectively. This indicates that the economy in San Antonio will continue to thrive in the immediate future.

Table 6: Educational Attainment[18]		
Educational Attainment	**2000**	**2005 Estimate**
Age 25+ Population	696,022	733,786
High School Graduate	168,209	190,051
Some College, No Degree	74,407	112,269
Associates Degree	203,570	49,897
Bachelor's Degree	95,761	107,133
Graduate Degree	54,919	42,560

Source: Texas Data Center. Found at: txsdc.utsa.edu.

San Antonio is a moderately educated city, as can be seen in Table 6, which shows that the number of individuals who have attained an associates' degree is the greatest amount at 203,570, with the high school graduates being second at 168,209, and bachelor's degrees being third at 95,000. Only the high school graduate and bachelor degree levels are estimated to have a significant increase over the next five years.

Table 7: Employment and Business in 2000[19]	
Employment Class	**# of Employees**
Age 16 + Population	852,647
In Labor Force	534,558
Employed	488,747
Unemployed	32,346
In Armed Forces	13,465
Not In Labor Force	318,089
Number of Employees	488,747
Blue Collar Occupations	134,592
White Collar Occupations	306,551

Source: www.sanantonio.org

[18] Texas Data Center- San Antonio Education. Found at: txsdc.utsa.edu.
[19] City of San Antonio- Employment Statistics. Found at: www.sanantonio.org.

The level of worker in San Antonio is also relatively high, since people who are unemployed are small compared to the people who are employed. Note that people who work in white collar occupations, which are typically office workers with a set of skills, are relatively higher (306,551) than people who are working in blue collar occupations (134,592) (Table 7).

The two tables above (Table 6 and 7) show why San Antonio is on a middle-class income level. San Antonio has relatively high educated people, who work in while collar occupations, which are in need of a specialized set of skills.

SECTION 4: DEVELOPMENT

San Antonio Development

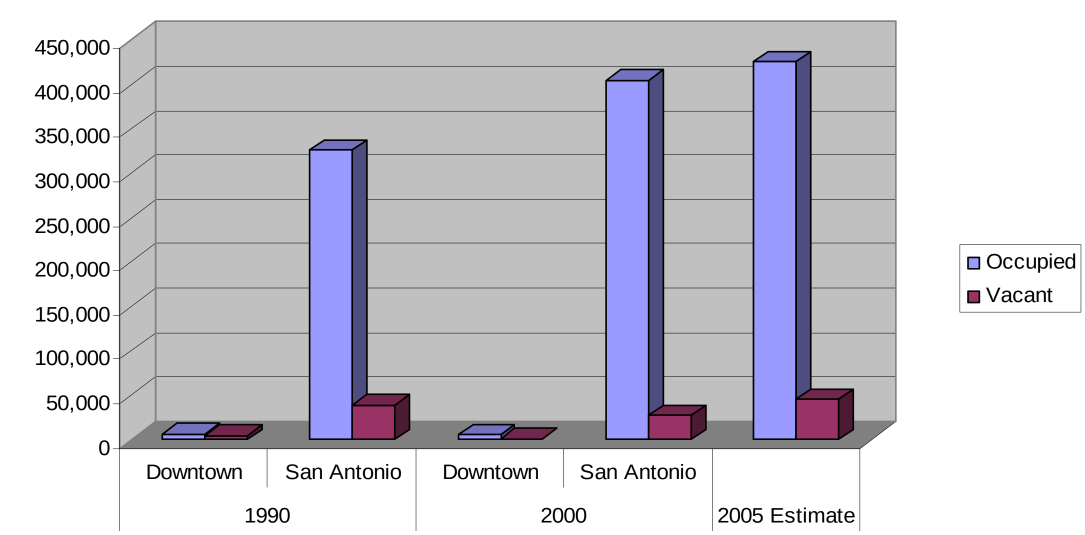
Table 8: San Antonio Housing[20]

Housing Type	1990		2000		2005 Estimate
	Downtown	San Antonio	Downtown	San Antonio	
Total Housing Units	7,405	365,414	6,231	433,122	471,725
Occupied	6,270	326,761	5,524	405,474	426,227
Rent	1,135	150,339	4,236	169,775	167,720
Vacant	4,974	38,653	707	27,648	45,498

Source: Census Bureau

The number of housing units in San Antonio has grown considerably over the last 20 years and is estimated to increase by 2005. Nevertheless, the number of housing units in Downtown San Antonio are relatively small in comparison to the rest of the city (Figure 3)[21], and the number has been decreasing over the past 10 years.

Figure 3: San Antonio Housing



Source: United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html?_lang=en.

[20] United States Census Bureau. Found at: http://factfinder.census.gov/home/saff/main.html ?_lang=en.
[21] *Id.*

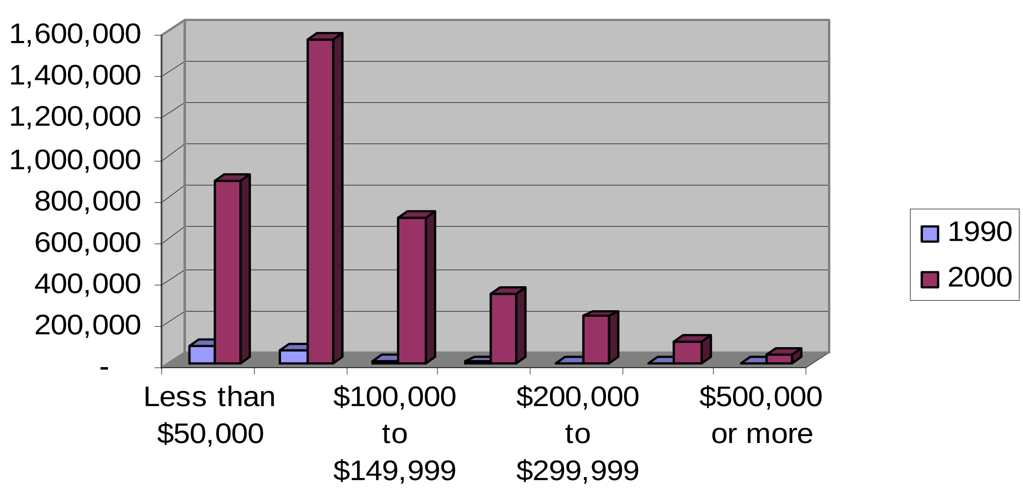
Although, for the last 10 years the average rent in San Antonio has been increasing, from about $350 in 1990 to approximately $600 in 2000 (Table 10/ Figure 4), the highest number for housing value in San Antonio have been consistently in the range of $50,000 to $99,999 (Table 9/ Figure 3). This show that the value of property in San Antonio's metropolitan area is relatively stable.

Table 9: Housing Value in San Antonio[22]

	1990	2000	2000 Percent
Less than $50,000	79,627	875,444	22.7
$50,000 to $99,999	59,699	1,561,509	40.6
$100,000 to $149,999	12,149	700,830	18.2
$150,000 to $199,999	3,480	335,179	8.7
$200,000 to $299,999	1,953	223,968	5.8
$300,000 to $499,999	696	104,821	2.7
$500,000 or more	248	37,697	1

Source: United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff/main.html?_lang=en.

Figure 4: San Antonio Housing Values



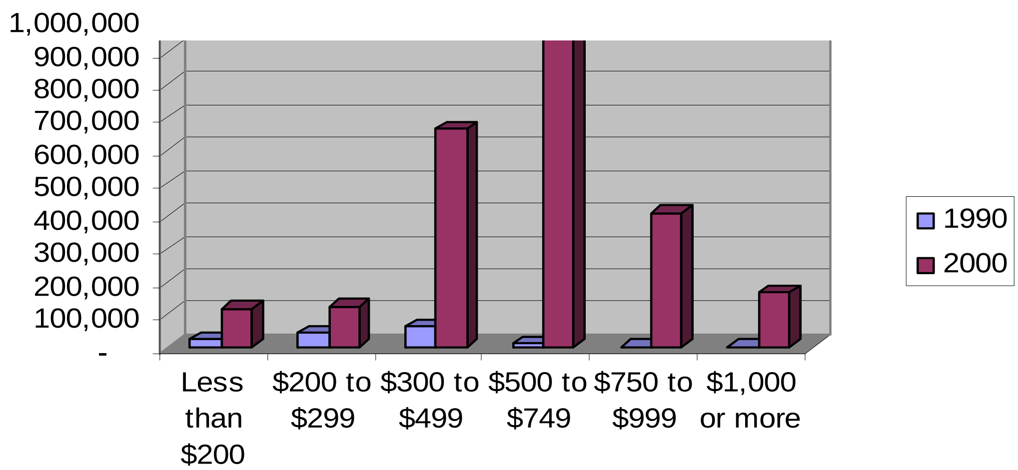
Source: United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff/main.html?_lang=en.

[22] United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff /main.html?_lang=en.

Table 10: San Antonio Rental Housing[23]				
	1990		2000	
Gross Rent	**Number**	**Percent**	**Number**	**Percent**
Less than $200	24,928	17.4%	117,323	4.8%
$200 to $299	42,747	29.9%	123,921	5.0%
$300 to $499	62,345	43.6%	665,505	27.0%
$500 to $749	10,076	7.0%	981,603	39.8%
$750 to $999	1,801	1.3%	408,142	16.6%
$1,000 or more	1,060	0.7%	167,914	6.8%

Source: **:** United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff/main.html?_lang=en

Figure 5: San Antonio Rental Housing



Source: United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff/main.html?_lang=en

In conclusion, the number of people in the downtown area can ultimately be increase with new development, which might attract people to live in the area, and maybe even liver/work therein. Programs such as affordable housing for the downtown area may allow for people with middle-class incomes to buy or rent houses within Downtown San Antonio.

[23] United States Census Bureau. Found at: http://www.factfinder.census.gov/home/saff/main .html?_lang=en

SECTION 5: RETAIL

Downtown San Antonio: Retail Trends

Over the past few years, the downtown area of the City of San Antonio has experienced some significant changes in terms of retail trade. An example of the change that can be seen in Downtown San Antonio (categorized as the CBD) is evident in Table 1, within which an analysis of the retail real estate market is undertaken. Notice that the total retail space increased between 2001 and 2003 from 4,561,505 to 4,725,467 respectively.[24] Meanwhile, the total amount vacant decreased during that same time frame going from 525,419 in 2001 to 490,761 in 2003.[25] The result of all of this is a vacancy rate that has continually decreased, going from 11.5% in 2001 to 10.4% in 2003.[26] The importance of the change in each of the above categories would not be as prevalent without showing that the average rent has not seen any abnormal fluctuation when considering 2001 dollars ($10.46) and 2003 dollars ($12.62).[27] All of this tells the story of a downtown that is experiencing some very evident retail growth.

Table 11: Real Estate Market Analysis: Retail Properties in Downtown San Antonio (2001 - 2003)[28]

Statistical Category	2001	2002	2003
Total Retail Space	4,561,505	4,703,870	4,725,467
Total Vacant Space	525,419	520,789	490,761
Vacancy Rate	11.5%	11.1%	10.4%
Average Rent	$10.46	$11.66	$12.62

Taking the analysis even further, Table 2 shows how each of the types of retail real estate available in the downtown area has fared individually over the same period of time. Notice that Regional Malls, Community Centers, nor Strip Centers experienced an

[24] San Antonio Market Overview 2004: Retail, Real Estate Center Market Overview 2004, San Antonio, Texas. Found at: *www.recenter.tamu.edu/mreports/2004/SanAntonio.pdf.*
[25] *Id.*
[26] *Id.*
[27] *Id.*
[28] *Id.*

increase in total retail space. The only retail type within the downtown that felt an increase in total space was Neighborhood Centers, which went from 2,032,390 in 2001 to 2,196,352 in 2003.[29] A nominal at best increase in total space would tend to show a depression in the local retail market, however after considering the vacancy rates in conjunction with those total spaces would prove otherwise. In those retail types that actually had some vacancy in 2003 they all saw a decrease in their respective rates (Regional Malls going from 14.1% in 2001 to 13.2% in 2003 and Neighborhood Centers going from 9.7% in 2001 to 8.4% in 2003).[30]

Table 12: Total of Retail Real Estate Available by Retail Type for Downtown San Antonio (2001 - 2003)[31]

Retail Type	2001		2002		2003	
	Total Space	Vacancy Rate	Total Space	Vacancy Rate	Total Space	Vacancy Rate
Regional Malls	2,326,629	14.1%	2,326,629	14.1%	2,326,629	13.2%
Community Centers (100K - 249K)	178,486	0%	178,486	0%	178,486	0%
Neighborhood Centers (30K - 99K)	2,032,390	9.7%	2,174,755	8.9%	2,196,352	8.4%
Strip Centers (Less than 30K)	24,000	0%	24,000	0%	24,000	0%

City of San Antonio: Retail Trends

On larger scale, retail trade in the entire City of San Antonio, in terms of actual business economics, has seen an increase in past ten years. Table 3 shows some of the general statistics from retail establishments for the census years 1997 and 2002 with regard to number of establishments, the number of employees, annual payroll, and sales. Notice that the number of retail establishments has decreased significantly as has the number of employees.[32] Compare this with the statistics of Table 2 in which the total retail space has either stayed constant or increased in the downtown area (CBD).

[29] *Id.*
[30] *Id.*
[31] *Id.*
[32] Profile of Selected Economic Characteristics: 2000 and 1997, American FactFinder, U.S. Census Bureau. Found at: http://factfinder.census.gov.

Taking all of this information into account, it can be determined that the City of San Antonio has become more centralized in terms of retail over the last ten years or so.

Table 13: Retail Establishment Statistics for the City of San Antonio (1997 and 2002)[33]		
Statistical Category	**1997**	**2002**
Retail Establishments	5,105	3,825
Number of Retail Employees	71,460	62,196
Annual Payroll ($1000)	1,217,317	1,329,522
Sales ($1000)	12,898,415	13,828,317

Conclusion: San Antonio Downtown Alliance as a Contributing Factor

One of the reasons for this centralization may be the presence of the San Antonio Downtown Alliance, which has, “researched and helped provide initial planning for a public improvement district for the downtown area.” The Alliance provides management and administration for Centro San Antonio (PID) and it enhances and promotes a, “safe and secure downtown.” Even more important though, the Downtown Alliance has effectively stimulated commercial, retail, residential, and cultural development in the downtown area, which can be directly linked to the statistics presented above that portray a centralization of retail within the scope of the entire city.

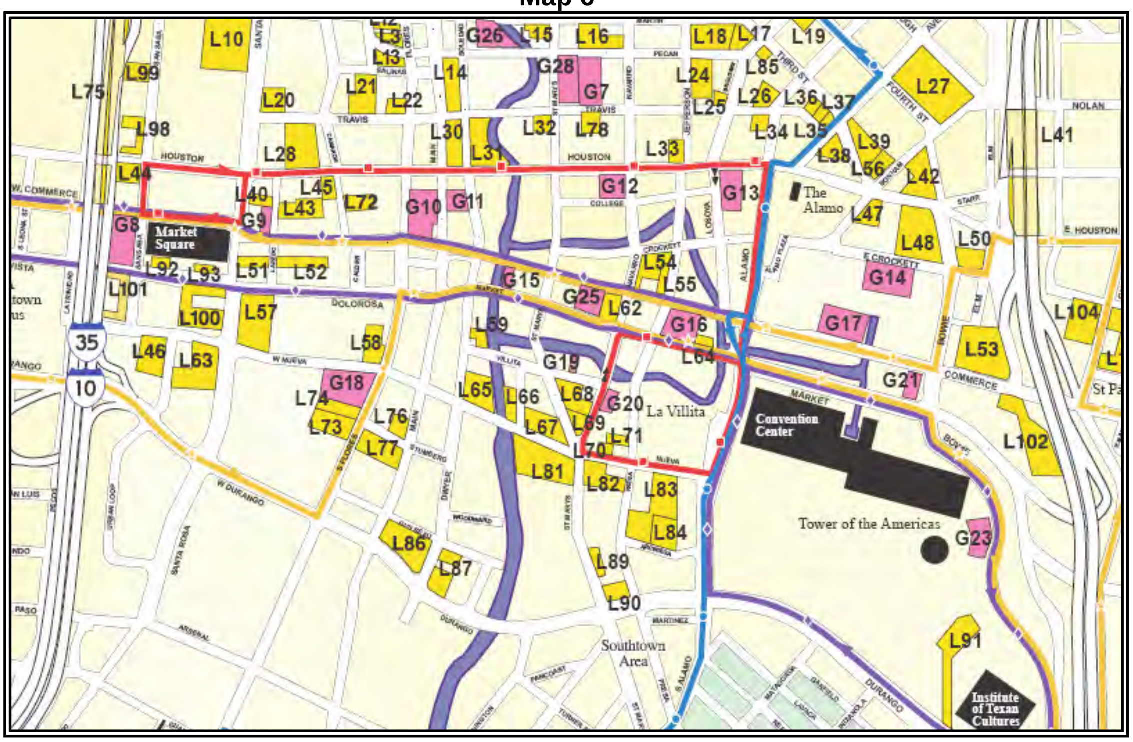
[33] *Id.*

SECTION 6: PARKING/ TRANSPORTATION

Parking: Management and Availability

Many of the parking facilities located in the downtown San Antonio area are under the control of the City of San Antonio. Figure 1 below is a map of those facilities and their relation to the city street grid and some of the local amenities. In addition, Table 4 below shows the breakdown of those public parking facilities that are controlled by the city along with the location of and rate(s) for using such facilities. Notice that several of the lots offer monthly rates and still others offer free parking, both of which lend to the revitalization of a downtown area.

Map 6[34]



[34] Downtown Parking / Streetcar Map, Downtown Alliance San Antonio. Found at: *http://www.downtownsa.org/pdf.ParkingMaps0905.pdf.*

Table 14: Downtown San Antonio Public Parking Facilities[35]				
Parking Facility	**Total Spaces**	**Half Hour/ Max. Rate**	**Monthly Rate**	**Flat Rate**
Camden Lot	75	Free	Free	Free
Cattleman's Square Lot	223	$1.00 / $5.00	$30.00	$5.00
Center Street Lot	148	NA / NA	NA	$4.00
Central Library Garage	428	$.75 / $4.00	$30.00	$4.00
Commerce Lot	35	$1.00 / $6.00	NA	$6.00
Continental Lot	89	$1.00 / $5.00	NA	NA
Crockett Lot	232	NA / NA	NA	$2.00
Dolorosa Lot	173	$1.00 / $5.00	$40.00	$5.00
Finesilver Lot	250	Free	Free	Free
Hemisfair Garage	744	$.75 / $4.50	$40.00	$5.00
Houston/ Camaron Lot	35	NA/ NA	NA	NA
Houston/ Nolan Lot	290	$1.50 / NA	$27.00	$5.00
Jones Lot	133	Free	Free	Free
Marina Garage	465	$.75 / $5.25	$50.00	$5.00
Market Square Lot	177	$.50 / $5.00	$40.00	$5.00
Mid-City Garage	910	$1.00 / $6.00	$70.00	$6.00
Municipal Court Lot	155	NA / NA	NA	$5.00
Pearl Parkway Lot	420	Free	Free	Free
Riverbend Garage	800	$1.00 / $6.00	$70.00	$6.00
RSF Lot	47	NA / NA	NA	NA
San Fernando Lot	58	NA / NA	NA	NA
Sutton Lot	283	NA / NA	NA	$2.00
IH-35 Lots	1350	$1.50 / NA	$25.00	$5.00
Durango South Lot	350	NA / NA	NA	$6.00
Town of Americas Garages	120	NA / NA	NA	$5.00
Average	**320**	**$0.90* / $5.18***	**$42.20***	**$4.76***

*** Note: These figures were computed by only using those cells that registered a numerical value, both "free" and "NA" were not figured into the averages.**

Notice from Table 14 that there are less than 8000 parking spaces that are managed by the city, which translates into an average of 320 spaces per parking facility. Also notice that the average prices of those lots that are charging for their usage are fairly low at just over $5 per day, under $5 for a flat rate, and $42 for a monthly permit.

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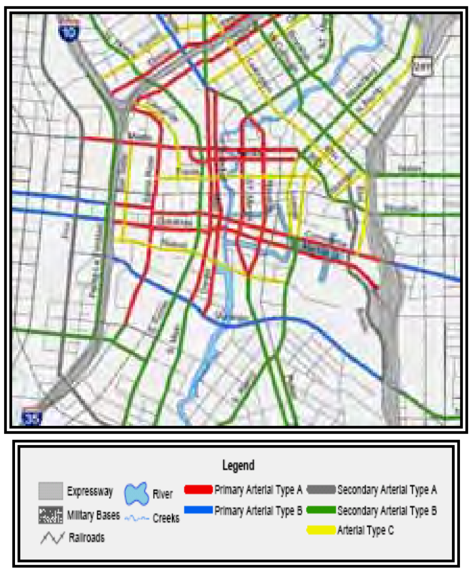
These values are not, by themselves, relevant. However, when taken into the context of the transportation system(s) within the city, the placement and size of the certain lots appears more relevant.

Transportation: Major Thoroughfare System and Mass Transit

Map 7[36]



Map 8[37]

Maps 7 and 8 show the City of San Antonio major thoroughfare grid and the city streetcar (“VIA”) map respectively. When taken into the context of the above parking map it is apparent that some of the larger parking facilities are located along some of the more important transportation routes (i.e. along Commerce Street, which is the arguably the center of all retail and business activity). The establishment of such parking in the downtown area, like the rest of the city, is dictated by the city zoning code. The code has, in effect, created the necessary parking facilities in the downtown core for maintaining the 24-hour activity that has transcended in downtown San Antonio.

[36] Major Thoroughfare Plan- Central Business District, City of San Antonio Planning Department, February 12, 2004. Found at: http://www.sanantonio.gov/planning/pdf/GIS/map download/0409GG05.pdf.
[37] Streetcar Route Map, VIA Downtown Information Center. Found at: http://www.viainfo.net /schedules/streetcar.aspx.

SECTION 7: POLICIES AND POLITICS

Eminent Domain: The Hemisfair of 1968

At times, the ability to provide for the public good requires municipalities to exercise the power of eminent domain granted by state authority. Used prudently, it can revitalize local economies, create much-needed jobs and generate revenue, enabling cities to provide essential services.[38] In the cases of a failing economic region, unused land, and many other factors, eminent domain has been used to benefit the local economy by turning failed land into a thriving economic resource for the citizens. In 1949, the United States Federal Urban Renewal Program was enacted, and supported the idea of removing deteriorating structures in a city, and replacing them with something that would stimulate the community development.[39]

In the case of San Antonio, the site for the HemisFair in 1968 was acquired through eminent domain. The city wanted to host a world's fair in their little known city, and thought the fair would be the way to bring attention to the vast cultural diversity the city was so proud of. In the design of the Fair, the majority of the homes on the newly chosen sight were scheduled for demolition. However, because of the nature of the fair, about twenty four historically rich homes were spared, and turned into a destination site for the fair. Like many local changes, this to had its share of supporters as well as critiques. The majority of local business, the political leaders' and even the press were in favor of the acquisition of the land for the fair. However, the major argument from the opposition was the acquisition and even the preparation of the land, calling it unfair and un-sensitive to the historical significance of the current structures.[40]

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[38] Hardberger, P., City of San Antonio, 109th Congress Federal Program, Eminent Domain. Found at: http://www.ci.sat.tx.us/planning/pdf/hemisfair/03a_introduction.pdf.
[39] Site History, (2004) HemisFair Park Area Master Plan. Actions Leading Up to HemisFair. Found at: http://www.sanantonio.gov/planning/pdf/hemisfair/04a_site_history.pdf.
[40] Duane, F. (June 6, 2001) The Handbook of Texas Online. The Texas State Historical Association. Found at: http://www.tsha.utexas.edu/handbook/online/articles/HH/lkh1.html.

The fair was built, and as time passed, the fair was closed and unfortunately forgotten until 2003 when the Master Plan for the HemisFair site was established. It is a plan that recommends approaches to develop the current park, and is now part of the City's Comprehensive Master Plan. Some of the goals of the HemisFair Park Area Master Plan specifically are to recover and maintain the pedestrian surroundings, improve a broader system of open/public spaces throughout downtown, encourage the development of a site into a mid-rise, mixed-use transition zone, and develop kiosks and historical markings as an information system.[41]

[41] HemisFair Park Area Master Plan (2004) Downtown Neighborhood Plan Update. Found at: http://www.ci.sat.tx.us/planning/pdf/hemisfair/03a_introduction.pdf.

SECTION 8: COMPARE/CONTRAST TO DOWNTOWN DENVER

In 2000, 17,793 people lived in down town San Antonio. Compare this to more than 62,000 people living within Denver's Downtown in 2005, and a student population of over 35,000. Downtown Denver has 90% of the population reaching a high school education, and more than 30% earning a Bachelors degree. We can compare this to more than 95,000 earning a bachelors degree in San Antonio.[42]

The retail square feet in San Antonio for 2001 was 4,561,505 compared to Denver's 3,455,800 for the same year. In 2003, both cities have increased the square feet. In San Antonio it was 4,725,467 and Denver's was 3,494,200. 164,000 square feet increase in San Antonio. 38,000 increase in square feet for Denver. This shows that both cities are experiencing retail growth, however it is moving a little slower for Denver.[43]

Vacancy rate in San Antonio lowered from 11.5% in 2001 to 10.4% in 2003. Denver has a bit more dramatic decrease going from 9.04% vacancy rate in 2001 to 5.88% in 2003. Denver vacancy rate is decreasing faster than San Antonio's. Further, Denver's average rent was $19.50 spanning from 2001 to 2003. It is much higher than San Antonio's rent of $10.46 in 2001 and $12.62 in 2003. Denver has a high rent rate, but it remains steady. San Antonio has about 3,825 total retailers, and Denver has more than 1,000.[44]

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[42] Downtown Denver Partnership- Education. Found at: http://www.downtowndenver. com/UrbanLiving/ULOverview.htm.
[43] Downtown Denver Partnership- Urban Living. Found at: http://www.downtowndenver. com/com/UrbanLiving/ULOverview.htm.
[44] Downtown Denver Partnership- Economic. Found at: http:www.downtowndenver.com /Economic/EDOverview.htm.

SECTION 9: SUMMARY

As was noted in the analysis introduction, this report was constructed with the express anticipation of allowing an ease of comparison between downtown areas of both Denver, Colorado and San Antonio, Texas. This report has conclusively done so by making use of various statistical and theoretical criteria.

Some of the major points that this report has hit on, upon comparing the computed data of the City of San Antonio to the presented data of the City of Denver, include an apparent contrast in the numerical population in the respective downtowns, with Denver having over three-times as many residents in its downtown as has San Antonio. Another point of interest was the level of education possessed by those above mentioned residents. Downtown Denver appears to be made up of a higher educated demographic than is the downtown San Antonio area. This point, as should be noted, is a bit misleading, in that, the demographic in San Antonio is at a nexus in terms of drawing in more educated residents with the introduction of more residential housing in the downtown area.

In terms of development and retail, Denver appears to be ahead of San Antonio in one department but lagging in the other. Denver is ahead of San Antonio with regard to developing mixed-use residential in the downtown area, but it seems to be behind San Antonio in terms of retail, given the fact that Denver's 16^{th} Street Mall has maintained varied success versus the continued boom of San Antonio's Riverwalk Neighborhood.

With regard to parking, and transportation, the two cities vary greatly in that Denver is in the forefront with its lightrail mass transit whereas San Antonio is almost wholly dependent on automobile travel, which creates an environment in need of some publicly managed parking surfaces, not to mention vast lengths of interstate highway.

Each of these findings has been interpreted with the utmost discretion, making sure to include only those that can be verified by a valid organization or agency.

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