



AIA San Antonio

April 11, 2006

POSITION **River North Improvements Master Plan**

The San Antonio Chapter of The American Institute of Architects (AIA San Antonio) endorses the concept of the creation of a River North District.

The River North District would be a 26-block neighborhood defined by Interstate Highway 35, Broadway Street, St. Mary's Street and McCullough Avenue. Along a portion of Broadway, the district would encourage development on both sides of the street.

The plan advocates creation of pedestrian-friendly mixed-use area of mid-rise development consisting of new residential units, storefront retail space, office space, infrastructure improvements, discreet structured parking, onstreet parking, landscaping, and public spaces connecting the river to the San Antonio Museum of Art.

We support this plan for the following reasons:

- It adheres to the American Institute of Architects "Ten Principles for Livable Communities," which can be viewed at: http://www.aia.org/liv_principles
- The concept capitalizes on existing public and private investment in the area, on the current River Walk Expansion Plan, and on plans for a linear park running from the missions in the South to the Witte Museum in the north.

The AIA San Antonio Chapter prefers the following outcome:

- The City of San Antonio would identify this area for Mixed Use Development (MXD) zoning.
- The City would employ a Planning Consultant to develop the District, review its boundaries of influence, consult with interested parties and consider the necessary incentives (such as a TIRZ) to attract private development within this area.
- The City would examine how other such improvement districts, employing similar Mixed Use Development (MXD) zoning and incentives, and supportive of the AIA Ten Principles for Livable Communities, might be developed within the central urban core and integrated with the proposed River North District.
- The proposed District must comply with the City's existing River Improvement Overlay (RIO) District, which addresses development along the section of the San Antonio River included within the boundaries of the River North District.