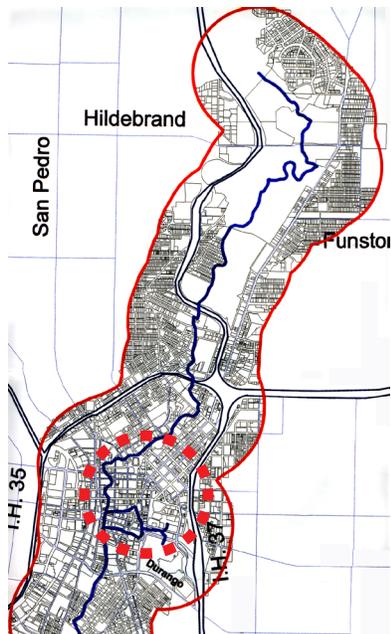


DESIGN GUIDELINES SERVICES

1

SAN ANTONIO, TEXAS



The policies for the San Antonio River corridor address the historic Riverwalk as well as twelve miles of other residential and commercial properties along the entire reach of the waterway.

River Corridor Development Plan and Guidelines

The San Antonio River Authority embarked on a project to improve flood control throughout the twelve-mile reach of the waterway as it courses through the city of San Antonio. Recreational trails, habitat improvements and in-channel landscaping are parts of the project.

The City, recognizing that this investment would stimulate redevelopment of properties that flank the river, identified the need for a plan and design guidelines to help assure that these private sector improvements will be compatible with broader urban design goals for the community at large.

Working in a series of community workshops, Winter & Company worked with property owners to produce an analysis of the design character of six different districts along the river corridor. They then produced development prototypes and design standards that focus on reinforcing the pedestrian experience along the edges of properties, providing views and overlooks to the river itself, and linking individual developments into their neighborhoods.

SERVICES:

- » Design guidelines
- » Computer-generated building height scenarios
- » Consensus-building workshops

CLIENT:

City of San Antonio

DATE:

2001



Policies for the Riverwalk area focus on maintaining the character of fine-grain details, changes in materials and outdoor spaces.

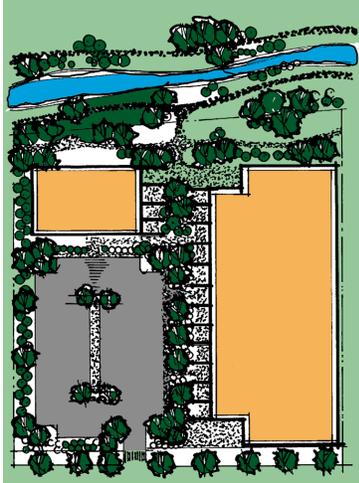


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DESIGN GUIDELINES SERVICES

SAN ANTONIO, TEXAS



Guidelines for buffering parking areas are included.



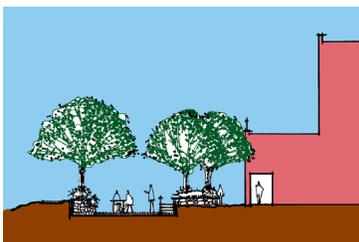
Some rows of older commercial buildings abut the river along the northern edge of the downtown. The guidelines address this building type.



The plan addresses a range of building types, including hotels. Connections to the river park are key considerations.



The Broadway corridor, which is in the project area, includes numerous auto-oriented businesses that back onto the river improvement area. Policies for this zone seek to enhance the pedestrian orientation in redevelopment.



Concepts for outdoor plazas and arcades are also provided.



The plan promotes a mix of uses, with buildings orienting to the river edge as well as the street.



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