

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 20

HDRC CASE NO:	2015-122
COMMON NAME:	San Pedro Creek / Various Downtown Locations
LEGAL DESCRIPTION:	NCB 2561 BLK 5 LOT 1 ONE STOP DEVELOPMENT CENTER
ZONING:	C3NA
CITY COUNCIL DIST.:	1
APPLICANT:	Steven Tillotson
OWNER:	San Antonio River Authority
TYPE OF WORK:	Creek Restoration / Development

REQUEST:

The applicant is requesting conceptual approval for the redevelopment of the 2.2 mile section of San Pedro Creek that courses from Fox Tech High School through downtown, to the vicinity of the old stockyards. The following design concepts are proposed:

1. Modify the channel to contain the 100-year floodplain within the San Pedro Creek banks. Advance urban watershed and water quality management practices to ensure the safety and sustainability of the natural environment located within the urban core.
2. Develop and restore the creek as a linear urban pocket park with emphasis on establishing an intimate scale relationship between people and the creek. The existing channel infrastructure will be repurposed and reused to respect its historical context.
3. Landscape – The program includes areas of aquatic, riparian, and upland plantings to improve water quality and wildlife habitats. Streets, sidewalks, paths, and transportation routes will be incorporated to connect new nodes of attractions along the Creek path to other pedestrian intersecting areas.
4. Design Components - Many of the existing non-contributing bridges will be replaced or altered. Pavilions will be constructed to shelter public spaces. The pavilions will be the only formal building type within the boundaries of the creek. Public art and site interpretation will be woven throughout the various aspects of the project utilizing and articulating cultural art and craft that is unique to San Antonio.
5. Public Spaces - The landscape is proposed to be portioned into six different areas of varying character: Villa Lagunilla, Salon de Alameda, Agua Antigua, El Merodeo, Canal Principal, and Capo Abajo.

APPLICABLE CITATIONS:

UDC Section 35-642 – New Construction of Buildings and Facilities:

a. Site and Setting

2. Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
3. Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
4. Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

b. Building Design

1. Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.
2. Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the

identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

3. Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

5. Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

8. Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

UDC Section 35-643. - Alteration, Restoration and Rehabilitation:

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- a. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- b. The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- j. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. The 2.2 mile section of San Pedro Creek that courses from Fox Tech High School through downtown to the vicinity of the old stockyards is subject to a flood control and improvements project funded by the County of Bexar and administered by the San Antonio River Authority.
- b. The proposed conservation and redevelopment along the San Pedro Creek responds to both the natural and urban setting surrounding the creek. The proposed improvements have been organized to allow for pedestrian interaction and have conceptually proposed nodes of public areas of exceptional quality that will respond to the

unique character of the San Pedro Creek, (significant natural resource) as well as the City of San Antonio's unique culture and history. This is consistent with UDC Section 35-642(a) & 643.

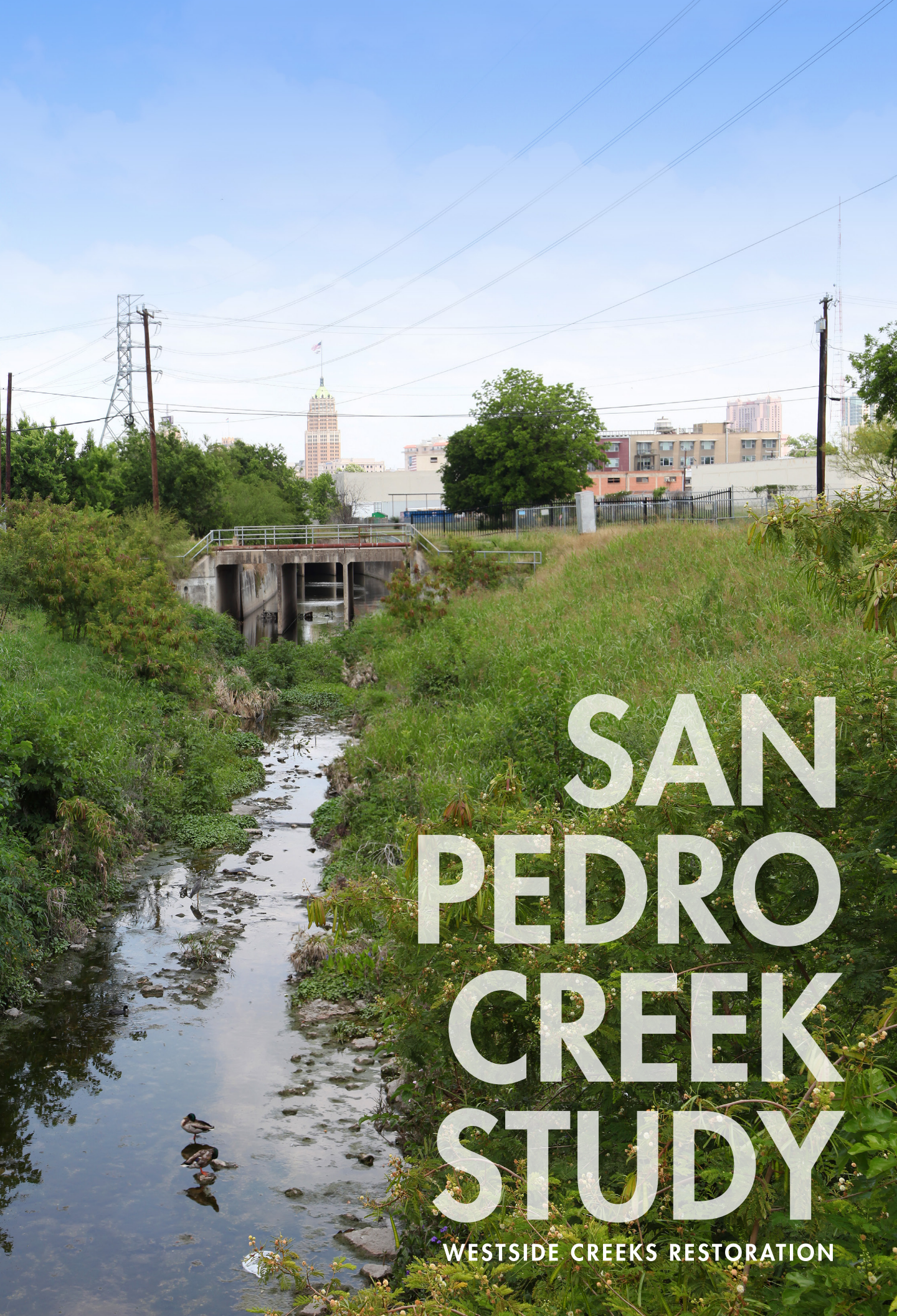
- c. Approximately two-thirds of San Pedro Creek is a structured channel with the lower portion within grassy banks. About half of the structure portion of the creek courses between stone masonry and concrete walls. The City Archaeologist has reviewed the project.
- d. The project was reviewed by the DRC April 7, 2015
- e. Proposed areas where bridges or existing creek walls will be removed, care should be taken to document the items.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through e with the stipulation that all of the excavations meet the requirements mandated by state and federal agencies, specifically with regard to archaeological resources.

CASE MANAGER:

Alyson Smith

A photograph of San Pedro Creek, a narrow waterway flowing through a lush, green, overgrown area. In the foreground, two ducks are visible in the water. The creek flows towards a concrete structure, possibly a dam or bridge, in the middle ground. In the background, a city skyline is visible under a blue sky with power lines and a tall antenna tower. The text "SAN PEDRO CREEK STUDY" is overlaid in large, white, sans-serif capital letters on the right side of the image.

SAN PEDRO CREEK STUDY

WESTSIDE CREEKS RESTORATION

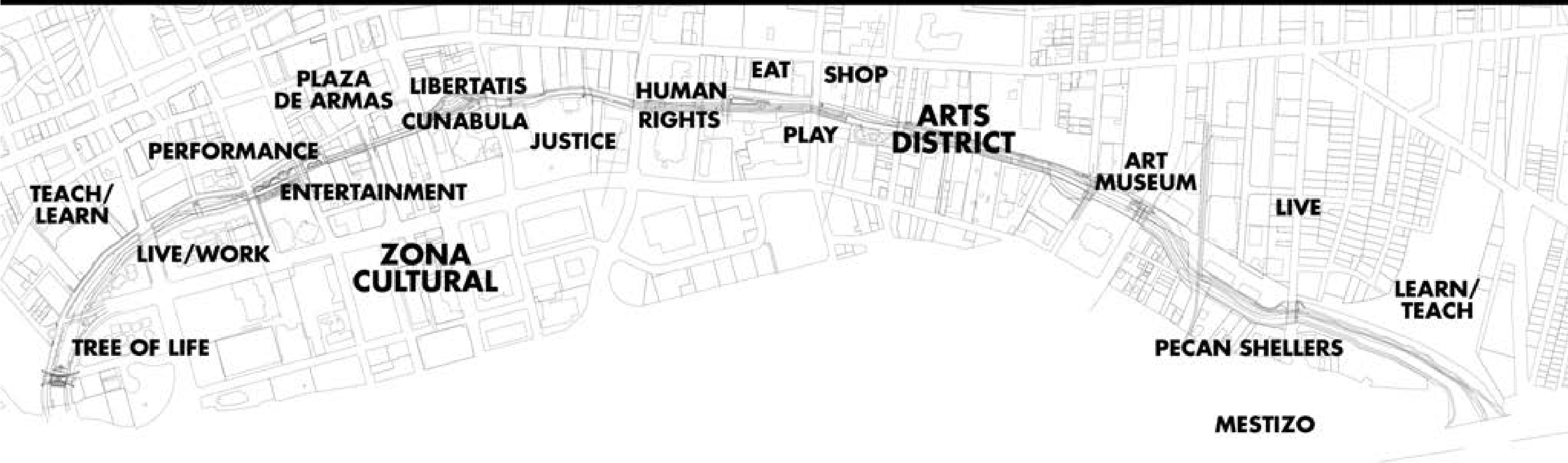


SCALE

0 FT 250 FT 500 FT 1000 FT



RECREATE THE CULTURAL LANDSCAPE



VILLA LAGUNILLA



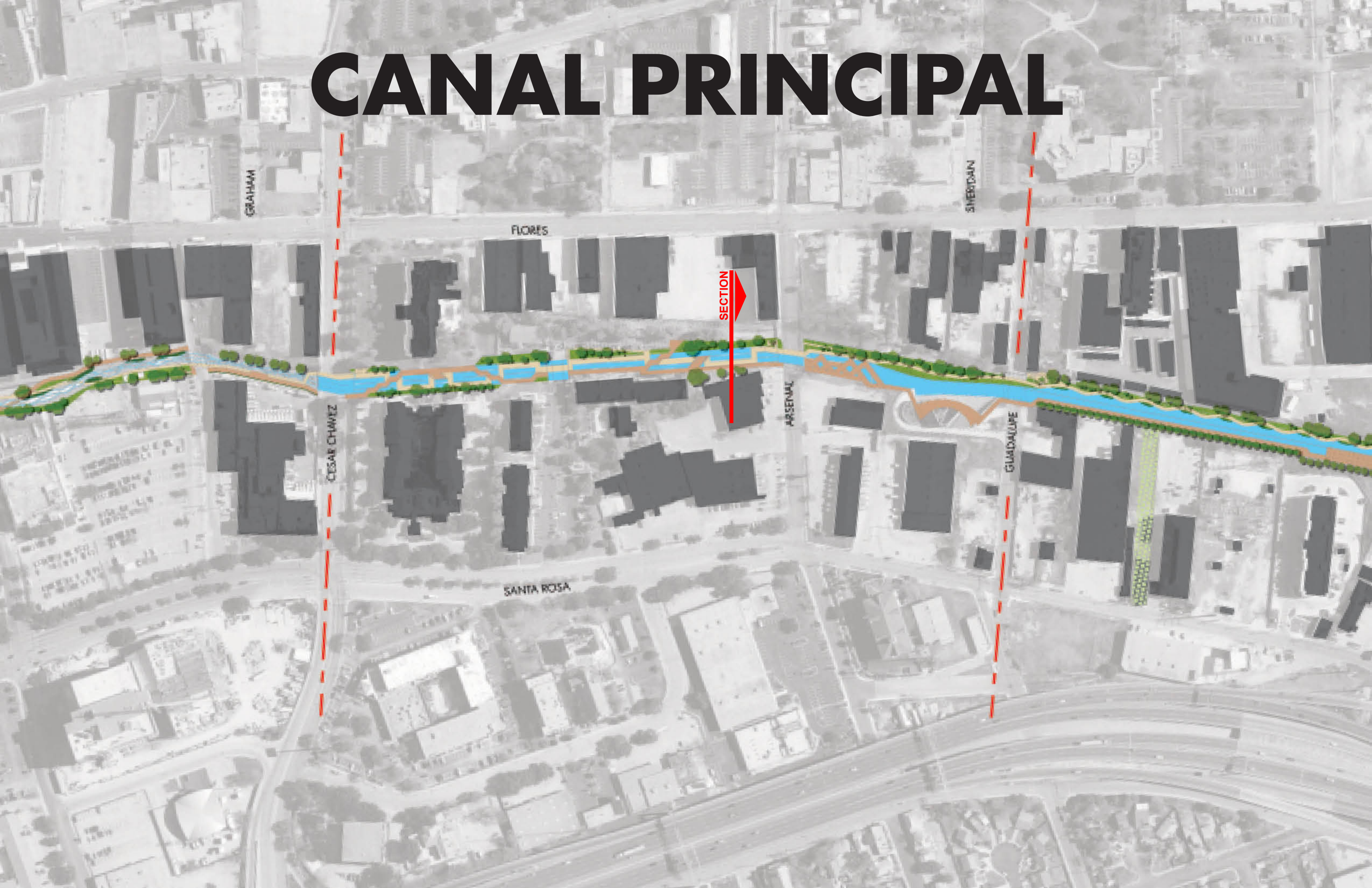
MERODEO



ALAMEDA AGUA ANTIGUA



CANAL PRINCIPAL



CAMPO ABAJO



LOWER REACH





CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4/7/15 HDRC Case# _____

ADDRESS: San Pedro Creek Study / General Downtown Locations
Meeting Location: Lone Star

APPLICANT: Steven Land Tibbison

DRC Members present: Betty Feldman

Staff present: Alyson Smith, Edward Hall

Others present: _____

REQUEST: Restoration/Redevelopment of San Pedro Creek
- conceptual Approval

impacting COMMENTS/CONCERNS: how deep would Lagunilla be? - 3'
- historic fabric? - walls - 40% conceptual drawings - connection w/ street level.
- 8 new Street - Goal: flood control
bridges - Keeping 50% intact - how many property owners along creek
- adding 3 crest gates - wall mitigation - 50+ - walls to be removed will be documented.
→ similar to Brooklyn Segment - S. Alamo - + Travis - Acquisition
- Reconnect westside - no buildings will be coming down,
- Flood bypass tunnel constructed in 1996.

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

04/08/2015
Date