

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-043
ADDRESS: 2809 BROADWAY
LEGAL DESCRIPTION: NCB 6297 BLK LOT 99 THRU 140
ZONING: R6 HS RIO-1
CITY COUNCIL DIST.: 1
OWNER: City of San Antonio - Parks & Recreation Department
TYPE OF WORK: Installation of shade structures
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to erect three 22' tall shade structures at Lions Field Park.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. Historic topography—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. New construction—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. New elements—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission

shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(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.

UDC Section 35- 670. Criteria for Certificate of Appropriateness—Generally.

(b) Design Objectives for River Improvement Overlay Districts.

(1) Enhance the pedestrian experience with high quality streetscape designs.

(2) Design buildings to relate to the pedestrian scale.

(3) Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the stormwater runoff expected downstream as a result of such developments.

(4) Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.

(A) Design Objectives for "RIO-1" River Improvement Overlay District - 1.

i. Maintain the character of existing residential neighborhoods and redevelop commercial nodes.

ii. Maintain two (2) separate contexts within its boundaries: 1) residential areas and 2) newly revitalized commercial nodes.

iii. Allow higher density, multi-family residential and mixed-use buildings.

iv. Preserve existing neighborhoods.

v. Encourage mixed-use redevelopment of urban character along Broadway.

vi. Allow for neighborhood-oriented business and redevelopment of the area.

vii. Redevelop Broadway and Avenue B as urban corridors with consistent street edges.

viii. Maintain scenic open space and the natural character of the river, particularly through Brackenridge Park.

ix. Maintain scenic open space and natural character of the river, particularly through Brackenridge Park, so that it is in character with its nearby residential neighbors; residents should be able to easily access this open space while maintaining their sense of privacy.

FINDINGS:

- a. The applicant is proposing to erect three shade structures to cover the playground equipment at Lions Field Park. Each sail will be blue in color and made of a 42' x 42' synthetic Shadesure Fabric and held up by two 16' and two 22' steel poles.
- b. The Lions Field Park abuts Brackenridge Park to the east. Design objectives for "RIO-1" in Sec 35-670 of the UDC are to maintain scenic open space and the natural character of the river, particular though Brackenridge Park. Staff finds that the installment of the shade structures do not detract from the character of the river or Brackenridge Park and maintain open space.
- c. ARCHAEOLOGY-The property is located within the River Improvement Overlay District and the Brackenridge Park National Register of Historic Places District. Moreover, the project area is in close proximity to previously recorded archaeological sites 41BX1396, 41BX321, and 41BX1953. Therefore, archaeological investigations may

be required. If the proposed work includes any deep (over 1') excavations, then archaeological monitoring will be required.

RECOMMENDATION:

Staff recommends approval of requests as submitted based on findings a through b with the stipulation that an archaeological investigation will be required if the aforementioned stipulations are exceeded.

CASE MANAGER:

Lauren Sage



2809 Broadway

Lions Field Park

Printed: Jan 25, 2016

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Bexar CAD - Map of Property ID 374287 for Year 2015



Property Details

Account

Property ID: 374287
Geo ID: 06297-000-0990
Type: Real

Legal Description: NCB 6297 BLK LOT 99 THRU 140

Location

Situs Address: 2809 BROADWAY SAN ANTONIO, TX 78209
Neighborhood: NBHD code11280
Mapsc0: 617B1
Jurisdictions: 08, 11, 09, 06, CAD, 21, 57, 10

Owner

Owner Name: CITY OF SAN ANTONIO
Mailing Address: , PO BOX 839966, SAN ANTONIO, TX 78283-3966

Property

Appraised Value: \$0.00

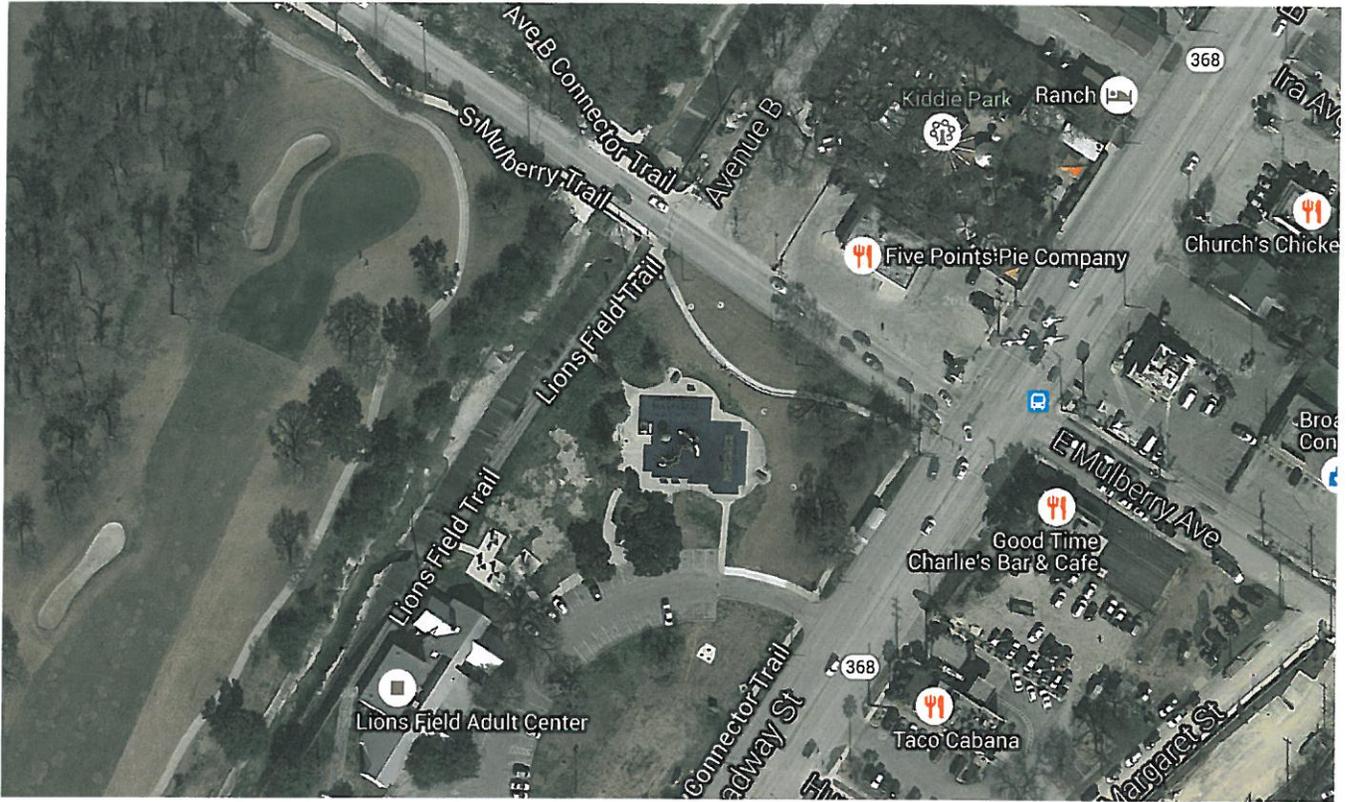
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MULBERRY







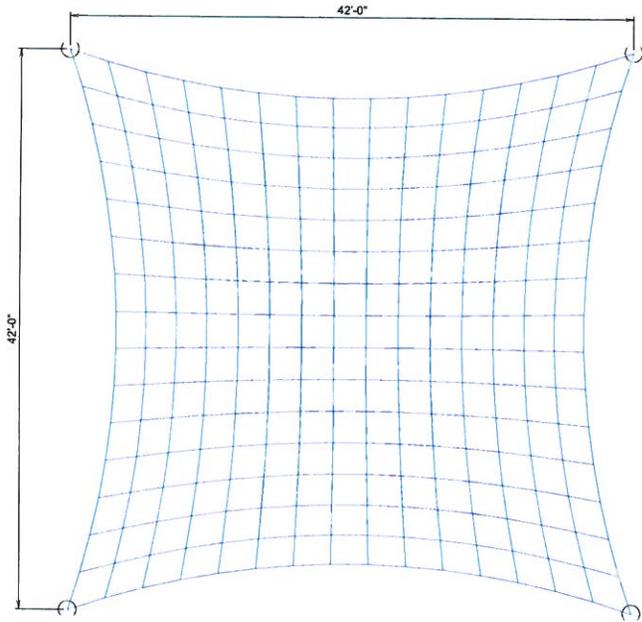




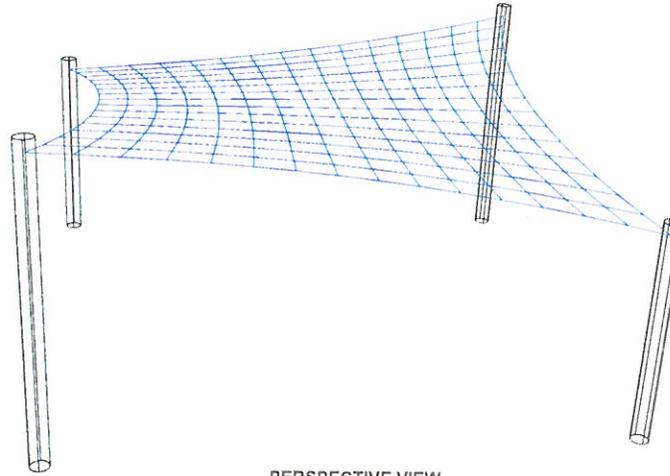








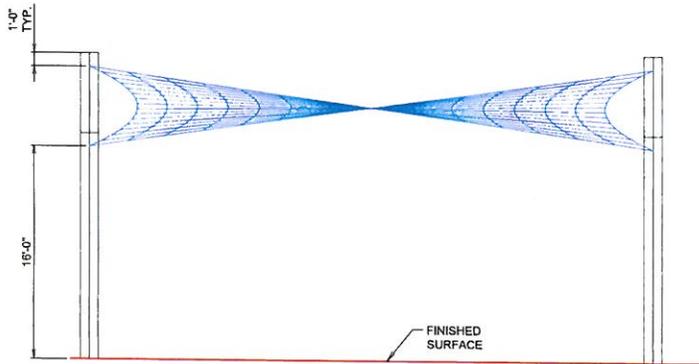
PLAN VIEW



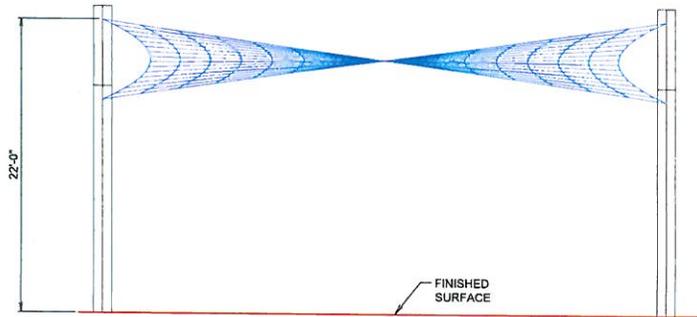
PERSPECTIVE VIEW

PLEASE NOTE THAT THESE DRAWINGS ARE A PICTORAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.

NOTE:
- ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.



FRONT ELEVATION



SIDE ELEVATION

CUSTOMER:
CITY OF SAN ANTONIO
PROJECT NAME:
LIONS FIELD PARK
LOCATION:
SAN ANTONIO, TX
STRUCTURE TYPE:
HYPAR SAIL
SIZE:
42' x 42' x 16'-22'ø

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
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A Fibre Structures, Inc.
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LOS ANGELES, CA 90024
REGIONAL OFFICES:
NEW YORK, NY 10018
MIAMI, FL 33134
NEW ORLEANS, LA 70112
SAN ANTONIO, TX 78201

CERTIFICATIONS:
IAS CERTIFICATION No. FA-03
CLAIM COUNTY MANUFACTURER
CERTIFICATION NUMBER: 0916480-303

REV	DESCRIPTION	DATE	DRN	CHK	ENG

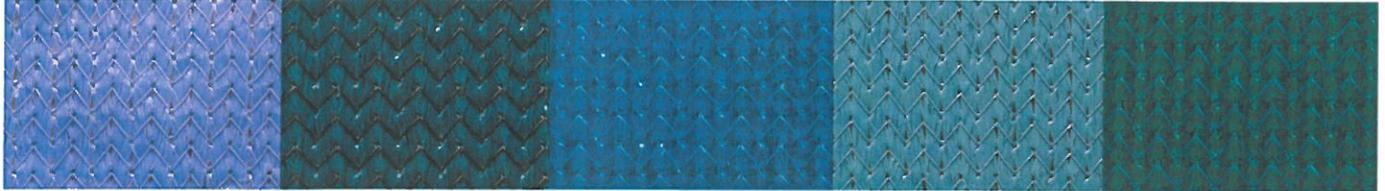
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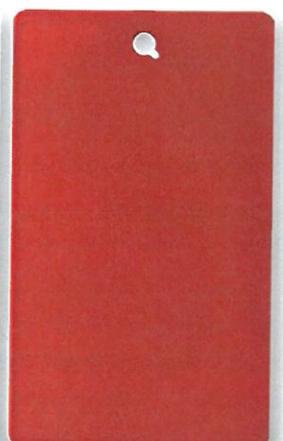
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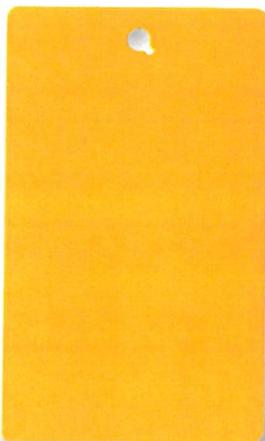
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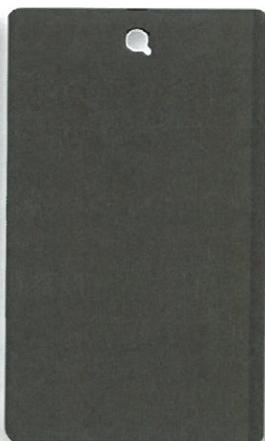
RED
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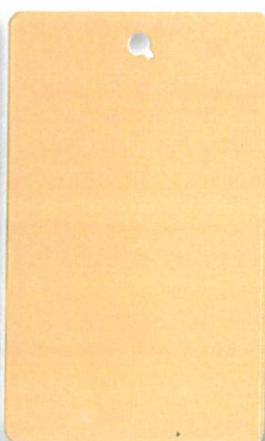
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