HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO:	**2018-295**
ADDRESS:	2100 BROADWAY 2106 BROADWAY 2108 BROADWAY 2112 BROADWAY 117 ALLING 121 ALLING 100 APPLER
LEGAL DESCRIPTION:	NCB 1763 BLK 33 LOT 1 & P-100(PORTION OF CLOSED ALLEY) NCB 1763 BLK 33 LOT 2 & P-101(PORTION OF CLOSED ALLEY) NCB 1763 BLK 33 LOT 3 & P-102(PORTION OF CLOSED ALLEY) NCB 1763 BLK 33 LOT 4 & P-103(PORTION OF CLOSED ALLEY)
ZONING:	C-2,NCD-9
CITY COUNCIL DIST.:	2
APPLICANT:	Brown & Ortiz, P.C.
OWNER:	North Alamo Properties, LLC
TYPE OF WORK:	Re-zoning to include properties in RIO-2
APPLICATION RECEIVED:	June 07, 2018
60 DAY REVIEW:	August 6, 2018

REQUEST:

The applicant is requesting a recommendation from the Historic and Design Review Committee regarding the rezoning of the lots addressed as 2100, 2106 and 2108 Broadway from River Improvement Overlay, District 1 to River Improvement Overlay, District 2.

APPLICABLE CITATIONS:

Unified Development Code – Section. 35-670. - Criteria for Certificate of Appropriateness—Generally.

STATEMENT OF PURPOSE

In reviewing an application for a certificate of appropriateness for properties in the seven (7) river improvement overlay districts, the HDRC shall consider the character and design objectives for each river improvement overlay district, as well as the design standards set forth below. The commission also shall view the river or creek and their improvements as important natural, cultural, and historic resources. A building design or alteration shall recognize and acknowledge its relationship to the river or creek in its entirety. Sensitivity in design and an overall harmonious blending cannot be overemphasized.

(a) Policy Manuals Adopted. The San Antonio River improvements project concept design guidelines, the Riverwalk policy guidelines, as amended, and the design guidelines for development of properties along the San Antonio River, prepared for the City of San Antonio, and the San Pedro Creek Design Guide are hereby adopted as policy guides for use by the commission and property owners. Copies are available from the historic preservation office.

(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.

B. Design Objectives for "RIO-2" River Improvement Overlay District - 2.

i. Encourage high-density, mixed-use developments as extensions of the downtown core.

ii. Extend the urban character of downtown, as perceived from the river, throughout "RIO-2" so that it becomes a high density, mixed-use area.

iii. Create a positive pedestrian experience as perceived at the street edge.

iv. Encourage neighborhood and cultural tourism oriented uses as well as those that provide additional housing for downtown workers.

v. Enhance the pedestrian experience with high quality streetscape designs and links to the public Riverwalk.

vi. Emphasize the street edge to enhance the pedestrian experience through continuous building walls and well-designed streetscape.

vii. Link the public Riverwalk with street edges to maintain adequate pedestrian circulation and views of both the street and the river.

viii. Maximize usable open space to provide opportunities for passive recreation and community gathering.

ix. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and primary entrances facing the street.

x. Design buildings to maintain the human scale of the environment.

xi. Ensure adequate solar access.

xii. Use varied materials and forms, including balconies, to provide visual interest.

xiii. Orient primary building entrances toward the street, but buildings should also have entrances facing the river, which are subordinate in character and scale to street entrances.

FINDINGS:

a. The applicant is requesting a recommendation from the Historic and Design Review Committee regarding the rezoning of the lots addressed as 2100, 2106 and 2108 Broadway from River Improvement Overlay, District 1 to River Improvement Overlay, District 2. RIO-2 allows for a taller allowable building height than RIO-1.
b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 12, 2018, where commissioners commented that while the proposed zoning change would create a RIO-2 island in RIO-1, that the proposed rezoning for additional height may be appropriate given the site's location on Broadway.
c. RIO Design Objectives – Per the UDC Section 35-670 (b)(4)(a), new construction within RIO-1 is to maintain the character of the existing residential neighborhoods and redevelop commercial nodes and maintain the two as separate contexts within its boundaries; allow higher density, multi-family, mixed use buildings; preserve existing neighborhoods, encourage mixed-use redevelopment of urban character along Broadway; allow for neighborhood-oriented business and redevelopment of the area; redevelop Broadway and Avenue B as urban corridors with consistent street edges; and maintain scenic open space and the natural character of the river, particularly through Brackenridge Park. In RIO-2, development should relate more to the urban context of downtown and promote a high-density, mixed use neighborhood.
d. HEIGHT – Per the UDC, new construction in RIO-1 is not to exceed five (5) stories in height or sixty (60) feet. There is development node designation in place for this property which currently allows for a total buildable

height of 90 feet. With a change to RIO-2, the standard for height would double to 180 feet for this property.

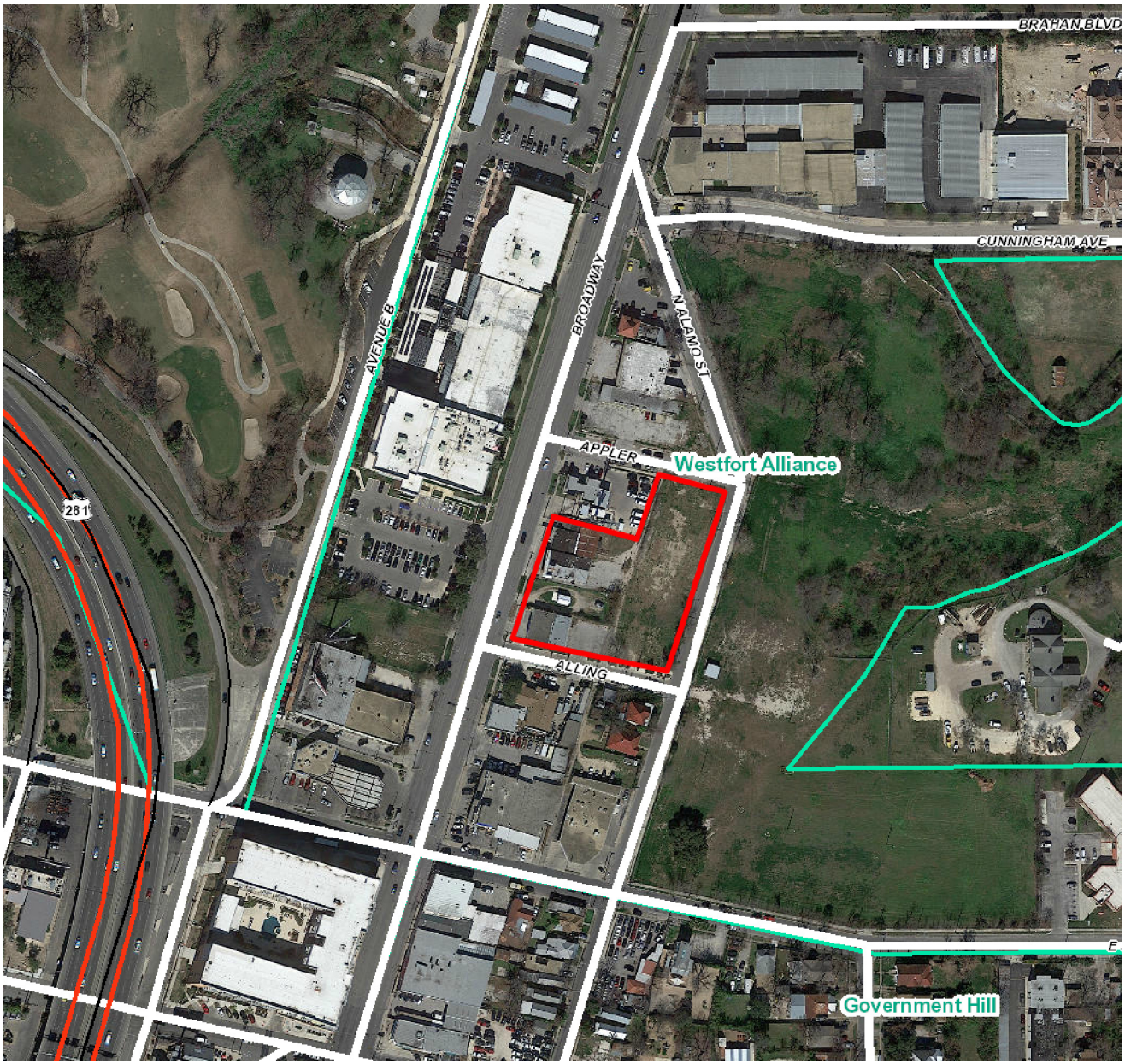
e. The applicant has not provided evidence regarding how the proposal aligns with the design objectives outlined for RIO-1 which would warrant adjustment to the district boundaries. Staff finds that the applicant should explore an overall height that aligns more closely with the established height regulation of 90 feet for this property consistent with the neighborhood goals for the district. The applicant may also request approval for a specific design that exceeds the established height regulation, and the HDRC may provide a positive recommendation to the Board of Adjustment for consideration of a variance from the height limitations.

RECOMMENDATION:

Staff recommends that the applicant develop a project within the context of the existing RIO-1 height regulations and seek HDRC input regarding a request for a variance.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:Jun 15, 2018

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RIO-1

RIO-1

RIO-2

RIO-2

CUNNINGHAM AVE

AVENUE B

BROADWAY

APPLER

ALLING

N ALAMO ST

AUSTIN ST

E JOSEPHINE ST

E GRAYSON ST

EMMA KOEHLER

ISLETA

KARNES

281

Acequia Madre de Valero

2218
2208
2210
2223
2202
2201
2222
2122
100
2108
2106
2100
117
121
2023
2027
2023
2018
2015
2001
2020
2023
2019
2012
2011
2000
519
711
307
123
216
302
310
328
400
402
923
131
135
201
239
303
1915
1926
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723
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712
716
722
724
726

SITE PLAN FOR 2100 BROADWAY ST.

SCALE: 1"=20'-0"

SITE AND BUILDING DATA

LOTS: 7
ACREAGE: 1.48 ACRES

LEGAL DESCRIPTION: NCB 1763 BLK 33 LOTS 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106.

CURRENT ZONING: "C-2 RIO-1 DN UC-2 NCD-9 AHOD" and "IDZ RIO-1 DN UC-2 NCD-9 AHOD"

PROPOSED ZONING: "IDZ RIO-2 DN UC-2 NCD-9 AHOD with Uses Permitted in O-2 and C-2 and a bar and/or tavern with or without cover charge 3 or more days per week"

"I, North Alamo Properties LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provistions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits."

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2100 Broadway

Aerial

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2100 Broadway

Land Use

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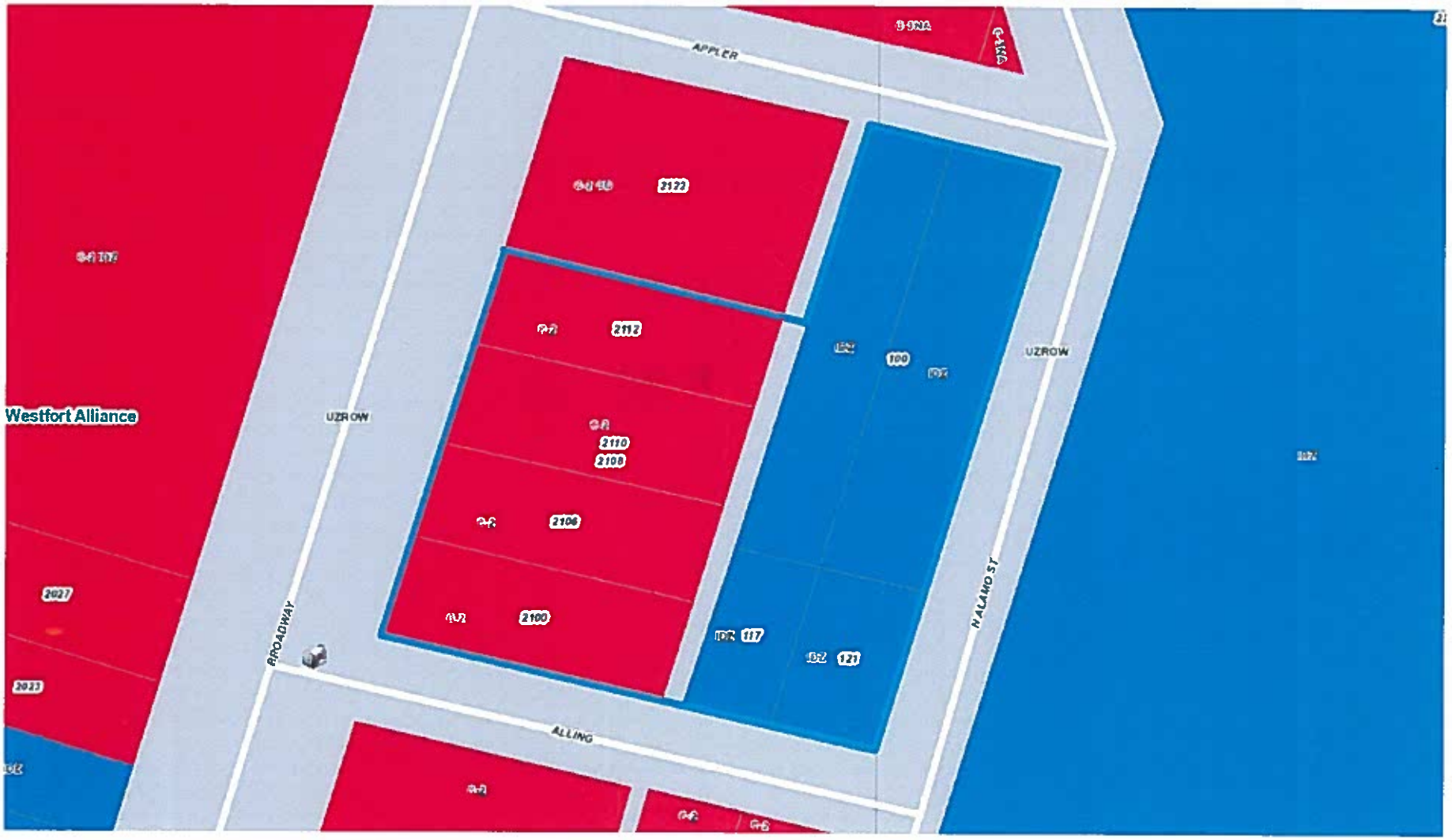

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2100 Broadway

Zoning

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JUNE 12, 2018 HDRC Case#

ADDRESS: 2100 BROADWAY Meeting Location: 1901 S ALAMO

APPLICANT: JAMES GRIFFIN/BROWN + ORTIZ

DRC Members present: JOHN BUSTAMANTE, DR. AZZA KAMAL, CURTIS FISH

Staff present: EDWARD HALL

Others present: JOEL ALBEA/OVERLAND

REQUEST: ZONING CHANGE FROM R10-1 TO R10-2

COMMENTS/CONCERNS: JG: OVERVIEW OF PROPOSED CHANGE; PRIMARILY LOOKING FOR FEEDBACK REGARDING ZONING. CF: MAKES [redacted] SENSE FOR R10-2 DUE TO BROADWAY CORRIDOR; HOWEVER IT WOULD CREATE A R10-2 ISLAND IN R10-1. JB: NOT NECESSARILY OPPOSED TO CREATING A R10-2 ISLAND; WOULD BE BETTER RATHER THAN APPROACHING OTHER PROPERTY OWNERS TO LINK PROPERTIES TO R10-2. JA: OVERVIEW OF DESIGN: MASSING, MATERIALS, SITE, ETC. AK: SHOW COMPARISON OF PREVIOUSLY APPROVED DESIGNS FOR CONTEXT. MASSING IS ALL EXTRUDED IN ONE FORM FROM BASE MASSING.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) — Vice-Chair

6/12/18
Date

AV: ADJACENT CONTEXT SHOULD BE EXPANDED TO SHOW MORE SURROUNDING STRUCTURES. THE MASSING SHOULD FEATURE A TRANSITION OTHER THAN MATERIALS.

JB: INCLUDE MASSING OF OTHER SIMILAR STRUCTURES FOR [redacted] REFERENCE- (PEARL TOWER).

CF: FEELS MORE APPROPRIATE FOR MASSING/FORM TO BE REVIEWED BY THE HDRC, RATHER THAN A ZONING CHANGE.

CF: BELIEVES THERE IS JUSTIFICATION FOR A ZONING CHANGE. PROJECT SHOULD BE CONSIDERED AS A BOOKEND.

JG: OUTREACH TO NEIGHBORHOOD ASSOCIATIONS HAS BEGUN.

JA: SHOULD ADDITIONAL INFORMATION BE SHOWN? ↓

CF: FOOTPRINT IN CONTEXT, PROFILE - DOES NOT SEE DANGER IN SHOWING WHAT IS PROPOSED.