

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-149  
**COMMON NAME:** W RHAPSODY DR NEAR WEST AVE  
**LEGAL DESCRIPTION:** NCB 17261 BLK 2 LOT 24 (PK SUBD)  
**ZONING:** I-1  
**CITY COUNCIL DIST.:** 9  
**APPLICANT:** Cory Hawkins/Beaty Palmer Architects  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Construction of a senior center  
**APPLICATION RECEIVED:** March 15, 2019  
**60-DAY REVIEW:** May 14, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting conceptual approval to construct a 25,400 square foot city senior center to service Council District 9.

## APPLICABLE CITATIONS:

### DIVISION 4. – PUBLIC PROPERTY.

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

#### (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.

#### (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.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(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.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with

the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(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.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade. (Ord. No. 98697 § 6)

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct an approximately 25,400 square foot senior center facility on a vacant lot on W Rhapsody Dr near West Ave. The lot is located just south of the Walker Ranch Park. The lot currently features numerous trees of various species and sizes and is partially enclosed by a metal and wire fence.
- b. SCALE AND DESIGN – According to UDC Section 35-642, buildings should be designed to be in scale with their adjoining surroundings and harmonious with the surrounding characteristics of the neighborhood. Scale and massing should be compatible with the adjacent area and the design should reflect the highest quality standards. Based on the submitted conceptual renderings, the structure is 1-story in height with a tower element in the center of the structure. The design features several architectural forms that mimic the residential character of adjacent neighborhoods, including a primary gable form with intersecting cross gables, projecting porch and awning elements, and reinterpreted gable vent detailing. Staff finds that the proposed structure is conceptually consistent with the UDC.
- c. MATERIALS – The applicant has proposed exterior materials to include limestone block, insulated metal wall panels, a metal roof, and aluminum storefront frame windows. Staff finds the materials consistent with the UDC.
- d. MECHANICAL EQUIPMENT – The applicant is responsible for screening all mechanical equipment in conformance with UDC Section 35-642(b)(6).
- e. HARDSCAPING AND PARKING – The applicant has proposed several hardscaping elements as part of this project, including two driveways and a parking lot fronting W Rhapsody. The parking lot will include spaces for 202 cars, including 38 handicap accessible spaces and 30 oversized spaces for mobility constraints. Staff finds the proposal consistent with the UDC. The applicant is responsible for complying with UDC standards for screening and landscaping as noted in finding f.
- f. LANDSCAPING – According to the UDC, parking areas should be screened from view from the public right-of-way and should feature attractive fences, berms, plantings, or other means appropriate to the site. Per the submitted conceptual site plan, several trees and other landscaping elements will be incorporated onto the site. Staff finds this generally consistent with the UDC but requires a final landscaping plan indicating the location and species of all proposed plantings. The front parking lot should be significantly screened from W Rhapsody to best meet the UDC requirements.
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through g with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.



## Flex Viewer

Powered by ArcGIS Server

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Site Photos:



Photo 1: Edge of existing drainage easement.



Photo 2: Existing small trees and shrubs on site.



Photo 3: Existing small trees and shrubs on site.



Photo 4: Existing floodplain beyond.

## PROJECT DESCRIPTION:

- District 9 Senior Center has been designated as an Innovation Project. A focus on helping people age in place and an adherence to LEED guidelines will be incorporated into the design.
- The project consists of the construction of a new 25,4000 SF center and associated parking lot.
- The building will have:
  - Interior spaces for dining, fitness, health, arts & crafts, classrooms, administrative offices, etc.
  - Covered outdoor patio and entryway
  - Concealed mechanical roof area
  - Future expansion planned for gymnasium addition.
  - LED lighting throughout
- The center will be designed with a Hill Country aesthetic utilizing pitched roofs and local materials.
- The building's materials will include:
  - Low VOC material used throughout
  - Polished concrete floors in large spaces with LVT in smaller rooms
  - Painted gypsum board interior walls, with large format tiles in the restrooms
  - Exterior finishes will be Limestone block and insulated metal wall panels
  - Windows will be insulated glass with aluminum storefront frames
- New parking areas and landscaping will incorporate LID guidelines to include native plants and drainage swales where appropriate.
- 202 parking spaces will be provided for the senior center. 38 handicap accessible spaces, and an additional 30 oversized spaces are incorporated to assist those with mobility constraints.
- The site will have:
  - New sidewalks
  - Light poles
  - Two parking lot entrances
  - Rear access drive for deliveries
  - Access to Walker Ranch Park's existing trail system
  - Planned space for future community garden and trail extension to park

Site Aerial Image:

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**SITE PLAN**  
 true north 0' 15' 30' 60'

**DISTRICT 9 SENIOR CENTER**

SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

project number  
1768  
date  
03.08.19

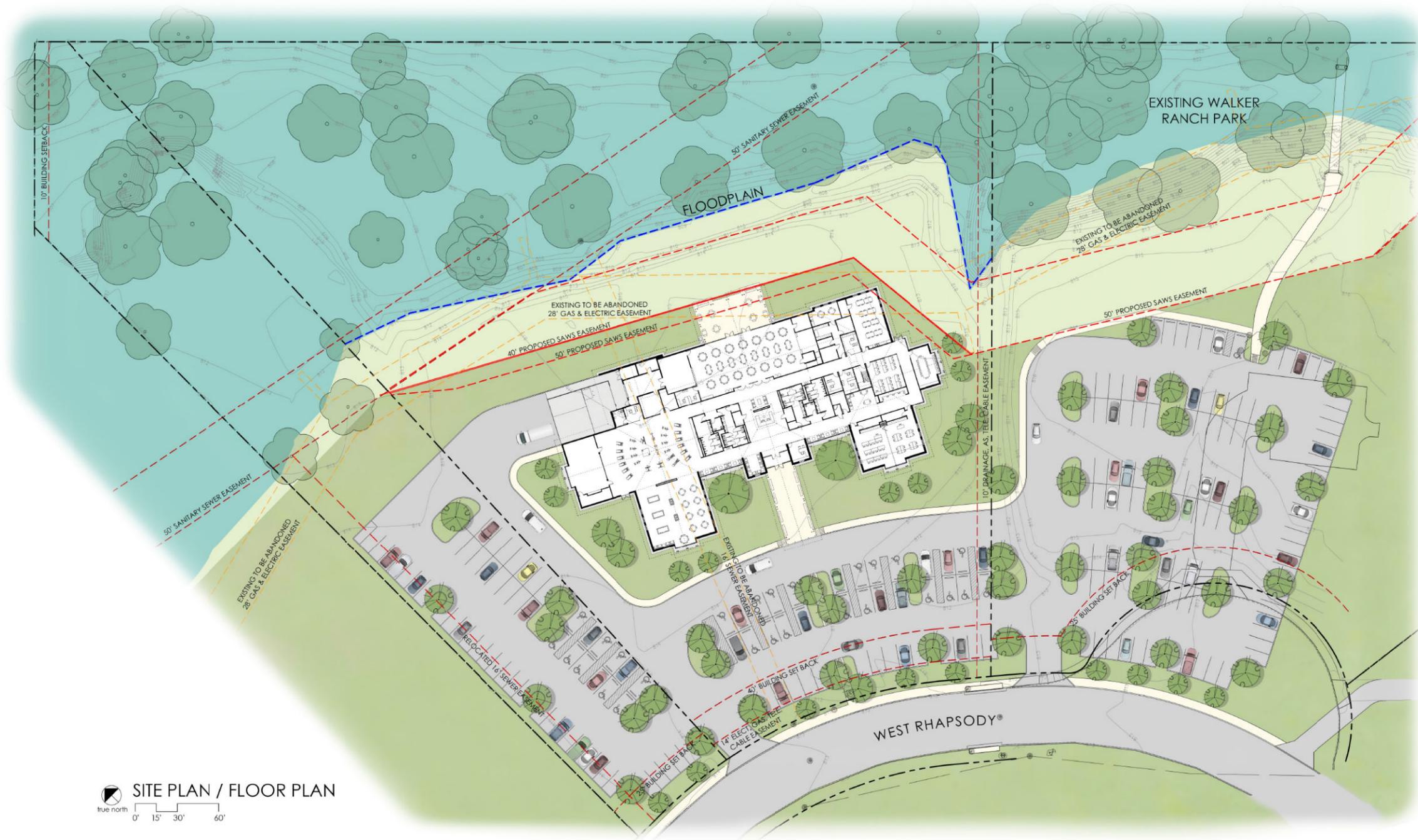
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**BEATTY PALMER ARCHITECTS**



**SITE PLAN**  
 true north 0' 15' 30' 60'

**DISTRICT 9 SENIOR CENTER**  
 CITY OF SAN ANTONIO  
**BEATY PALMER ARCHITECTS**




**SITE PLAN / FLOOR PLAN**  
 true north  
 0' 15' 30' 60'

**DISTRICT 9 SENIOR CENTER**

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**BEATY PALMER ARCHITECTS**



FRONT ELEVATION 0' 4' 8' 16'



BACK ELEVATION 0' 4' 8' 16'

**DISTRICT 9 SENIOR  
CENTER**  
CITY OF SAN ANTONIO  
**BEATY PALMER ARCHITECTS**



SOUTHEAST ELEVATION 0' 4' 8' 16'



NORTHWEST ELEVATION 0' 4' 8' 16'

**DISTRICT 9 SENIOR  
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FLOOR PLAN  
 True North  
 0' 4' 8' 16'



**DISTRICT 9 SENIOR  
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