

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-187
COMMON NAME: Classen-Steubing Ranch Park
LEGAL DESCRIPTION: NCB 19221 BLK LOT P-5 & P-29
ZONING: MPCD
CITY COUNCIL DIST.: 9
APPLICANT: David Beyer/Rialto Studio, Inc.
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: March 29, 2019
60-DAY REVIEW: May 28, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out various park improvements.

APPLICABLE CITATIONS:

UDC 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.

UDC 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.

(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.

FINDINGS:

- a. The property located north of Huebner Road, east of Hardy Oak Boulevard, and south of Evans Road will be a future park site with the common name of Classen-Steubing Ranch Park. The property is located northeast of Downtown. The applicant is requesting approval to carry out various park improvements associated with the creation of the new park.
- b. PARK IMPROVEMENTS – The applicant has proposed various park improvements, including site modifications and the introduction of open playing fields, parking lots, a playground, paved and unpaved trails, restrooms, pavilions, a disc golf, and interpretive signage. Staff finds the proposal consistent with the UDC.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

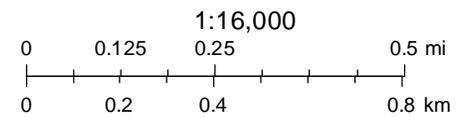
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- ii. That the applicant coordinate with the City Arborist's office to develop a comprehensive tree preservation plan and landscaping plan, and indicate where existing trees will be removed, if applicable.

City of San Antonio One Stop



April 11, 2019

— User drawn lines



CoSA



March 29, 2019

Classen-Steubing Ranch Park: Concept Narrative

Classen-Steubing Ranch Park is located west of highway 281, north of Huebner Road, east of Hardy Oak Boulevard, and south of Evans road. The park is 204 acres; comprised of 160 acres belonging to the Edwards Aquifer Protection Program, 39 acres as part of the 2017 bond purchase, and an additional 5 acres also purchased by the city of San Antonio. The concept and this narrative focus on 43 of the acres purchased with the 2017 bond.

Our design approach attempts to balance the recreational needs of the community, while minimizing the impact to the site. Upon entering the park you are flanked by a fifty foot landscape buffer to help reestablish vegetation and create a physical barrier from the road. The location for the first two fields was selected to take advantage of the already cleared land. This will help minimize further impact to the existing landscape. The first parking lot is set back into the park to highlight the fields and create a more park like setting. Additional parking lots are placed throughout the park to help minimize the impact to the natural vegetation and topography; while still being conveniently located near proposed amenities.

There are three larger open fields located in the interior of the park. The fields will be terraced giving the area a “rolling plains”. None of the fields will be marked for a specific sport (except for a few backstops or goals) but plenty of space is available for soccer, baseball, or other field sports. The intention for these fields is to be open to anyone and that they will not be leased or reserved.

At the center of the fields will be the location of the playground. This will act as a hub for the majority of the park with a pavilion and restrooms. The playground equipment will be designed and specified as a gift from the Mitchell Chang Foundation. It is intended that the playground area incorporated topography and existing trees to provide a unique play experience.

A network of paved and unpaved trails will connect all the amenities within the developed park, as well as to the adjacent trail network to the north. Trails within the developed portion of the park will be mixture of concrete, stabilized decomposed granite, StaLok and natural surface. This will give users a variety of choices for different trail experiences. Trails within the EAPP will be natural surface, and will accommodate pedestrians and cyclists.

Other amenities anticipated in the park include: restrooms (2), pavilions, disc golf, fitness stations, picnic tables, court sports (i.e. basketball), and opportunities for birding and interpretive elements.

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AMENITY LEGEND

- PAVILION
- PAVILION AND RESTROOM
- DEVELOPED PARK TRAIL
- FITNESS STATION
- NO ACCESS

NOTE: PARK BOUNDARY, AMENITIES, AND TRAIL ALIGNMENTS SHOWN ARE CONCEPTUAL, AND MAY CHANGE DURING FINAL DESIGN. THIS CONCEPT PLAN SHOULD BE REGULARLY REVIEWED FOR CONFORMANCE TO THE NEEDS OF THE COMMUNITY AND CITY OF SAN ANTONIO.



AMENITY LEGEND

	PAVILION
	PAVILION AND RESTROOM
	DEVELOPED PARK TRAIL
	FITNESS STATION
	NO ACCESS

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LEGEND

- DEVELOPED PARK TRAIL
- DEVELOPED BIKE TRAIL
- NO ACCESS

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