

HISTORIC AND DESIGN REVIEW COMMISSION

September 03, 2014

HDRC CASE NO: 2014-287
ADDRESS: 602 Roosevelt
LEGAL DESCRIPTION: NCB 3122 (LALJI SUBD), BLOCK 3 LOT 12
ZONING: C2 MC-1 RIO-4
CITY COUNCIL DIST.: 5
DISTRICT: RIO-4
APPLICANT: Bradley Bechtol
OWNER: Price Companies
TYPE OF WORK: New Construction of Townhomes

REQUEST:

The applicant is requesting conceptual approval to:

Construct 7-8 townhome units on the vacant lot at 602 Roosevelt. The front of the units will face the corner of Roosevelt and Yellowstone Street and will be arranged in a radial pattern. The units will be three levels for a total height of approximately 31 feet. Materials have not been selected, although the applicant has indicated a preference for brick or clay tile.

APPLICABLE CITATIONS:

UDC Section 35-671. Neighborhood Wide Design Standards

(b)Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1)Curb Cuts.

A.Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B.Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

(2)Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A.Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

UDC Section 35-674. Building Design Principles

(a)Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b)Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a

sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i.Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
 - ii.By stepping back the top twenty (20) percent of the building.
 - iii.Changing the material of the cap.
 - B.Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.
 - C.Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.
- (2)Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.
 - A.Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).
 - B.Windows should relate in design and scale to the spaces behind them.
 - C.Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.
 - D.Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.
- (3)Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.
 - A.Entrances shall be the most prominent on the street side and less prominent on the river side.
 - B.Entrances shall be placed so as to be highly visible.
 - C.The scale of the entrance is determined by the prominence of the function and or the amount of use.
 - D.Entrances shall have a change in material and/or wall plane.
 - E.Entrances should not use excessive storefront systems.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on August 26, 2014. At that meeting, the committee noted that the proposed scale was appropriate for this location and wouldn't result in an intrusion into the residential neighborhood. The orientation of the buildings would allow for views within the units and result in an active corner.
- b. The proposed parking area for this development is located at the rear of the property and is consistent with UDC Section 35-671(b).
- c. This area along Roosevelt consists of a mix of commercial, industrial and residential uses. The proposed scale of the development is appropriate within the context of the adjacent residential neighborhood consistent with UDC Section 35-674(a).
- d. The proposed units have ground-level entries and the levels are clearly articulated at a human scale. This is consistent with UDC Section 35-674(b).
- e. While materials have not been finalized, UDC Section 35-674(d) encourages the use of traditional building materials such as masonry units and wood. The conceptual designs are consistent with this requirement and provide a sense of human scale.
- f. The proposed façade is articulated by a number of vertical and horizontal breaks, consistent with UDC Section 35-674(e).
- g. While known archaeological resources are located near this property, the proposed development is not expected to have an impact on any known resources.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g.

CASE MANAGER:

Cory Edwards

602 Roosevelt



602 Roosevelt Avenue Townhomes

Chris Price

chris@pricecompanies.net

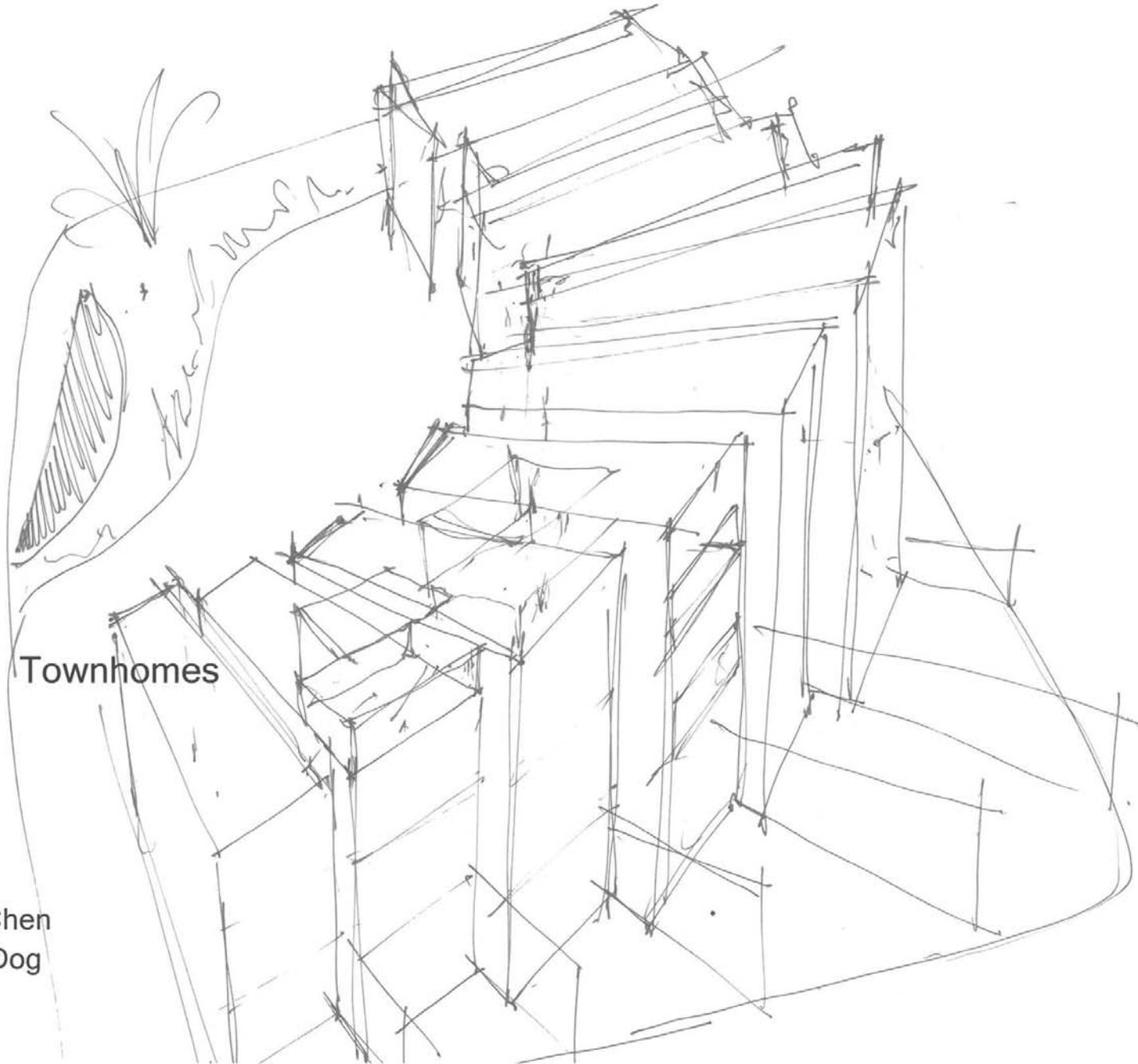
Bradley Bechtol

bradley.bechtoll@gmail.com

512-293-0203

Project Architect: Bercy Chen

Project Engineer: Big Red Dog

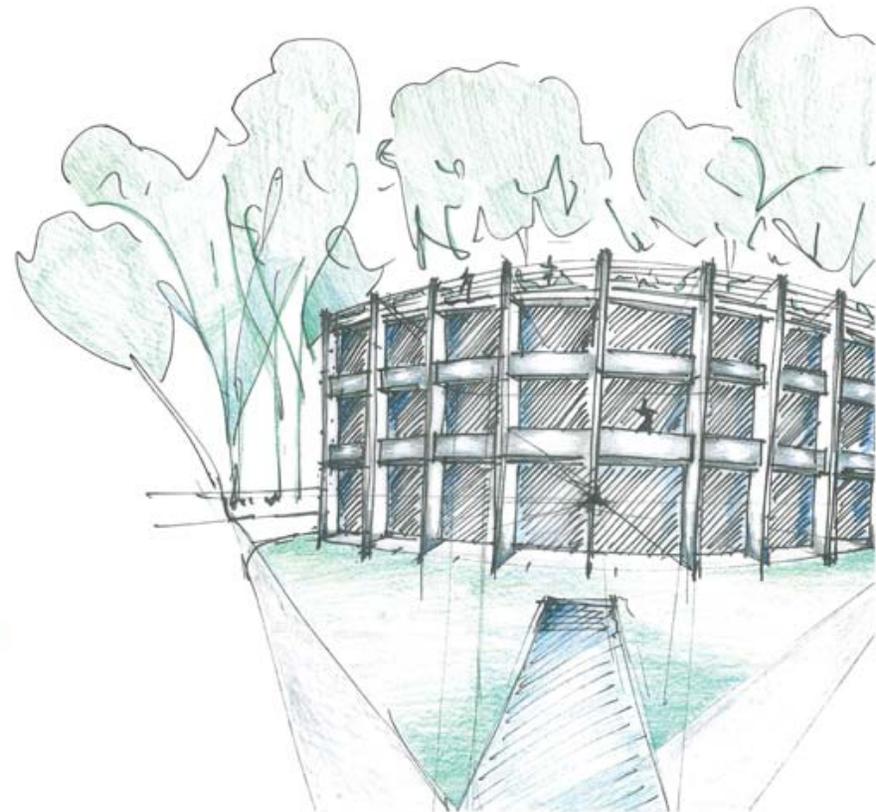


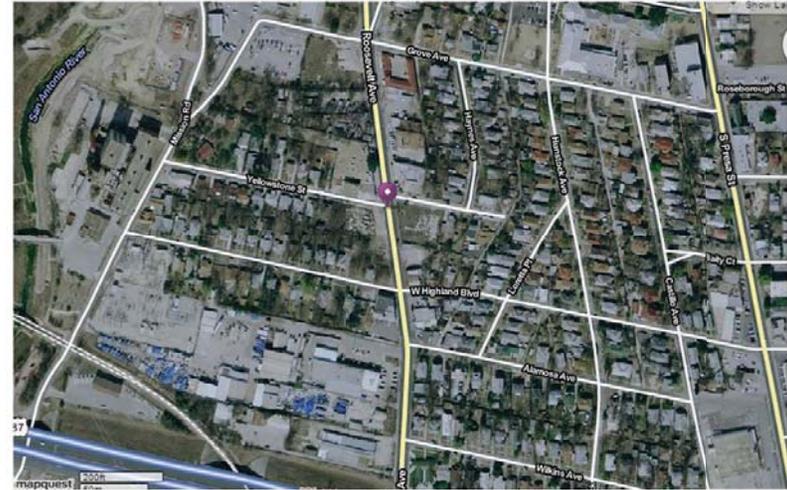
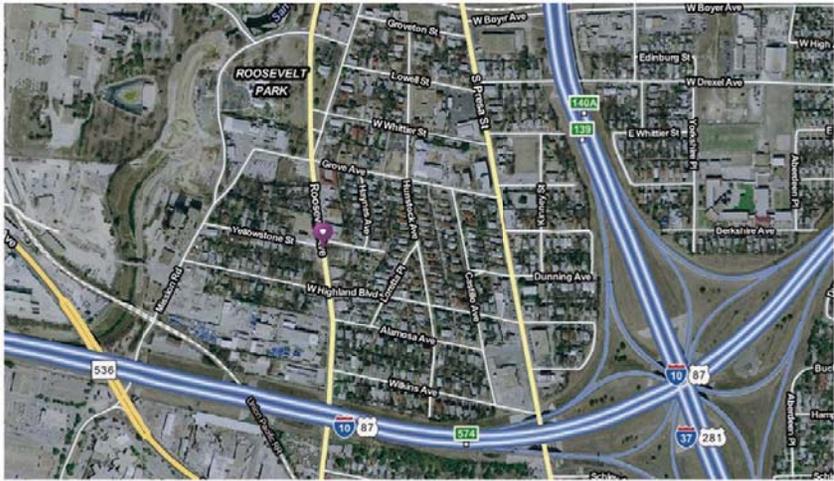
The Roosevelt Townhomes (final name TBD) will be seven or eight high-quality, contemporary townhomes located on the southeast corner of Roosevelt Avenue and Yellowstone Avenue. The developer's intention is to provide a more elevated level of architectural design and finish-out than is currently found in the San Antonio townhome market. The architect's directive has been to create a building whose façade contributes to the attractiveness of the neighborhood, facing, rather than ignoring, the streetscape. Parking will be at the rear of the building and each townhome will have a front entrance that faces the neighborhood. A pervious fencing structure will screen the communal front green space from the street while allowing interaction between the project's residents and their community.

The property will be three stories tall, with rooftop decks each unit. The entire building will be set back from the street to avoid an overwhelming massing at street level. Each unit will have one garage parking space and one cover parking space. A central glass well will extend from the roof to ground level on the inside of each unit, to provide natural light to the interior of each floor. A portion of this well may be converted to an elevator shaft, at the buyer's discretion. Units will range in size from approximately 1655 sf to 2036 sf and will be appointed with contemporary, high-end fixtures. External materials are still being considered but both the architect and the developer intend for the material selected to be elegant, long-lasting, and carefully considered for both style and function.

The project's proximity to the Mission Trail, Roosevelt Park, downtown dining and shopping, and great school choices should draw an athletic, adventurous, affluent demographic that could come from almost any age group. The Roosevelt Townhomes hope to serve this clientele and to help invigorate this already burgeoning neighborhood.

Construction is projected to begin in January of 2015.

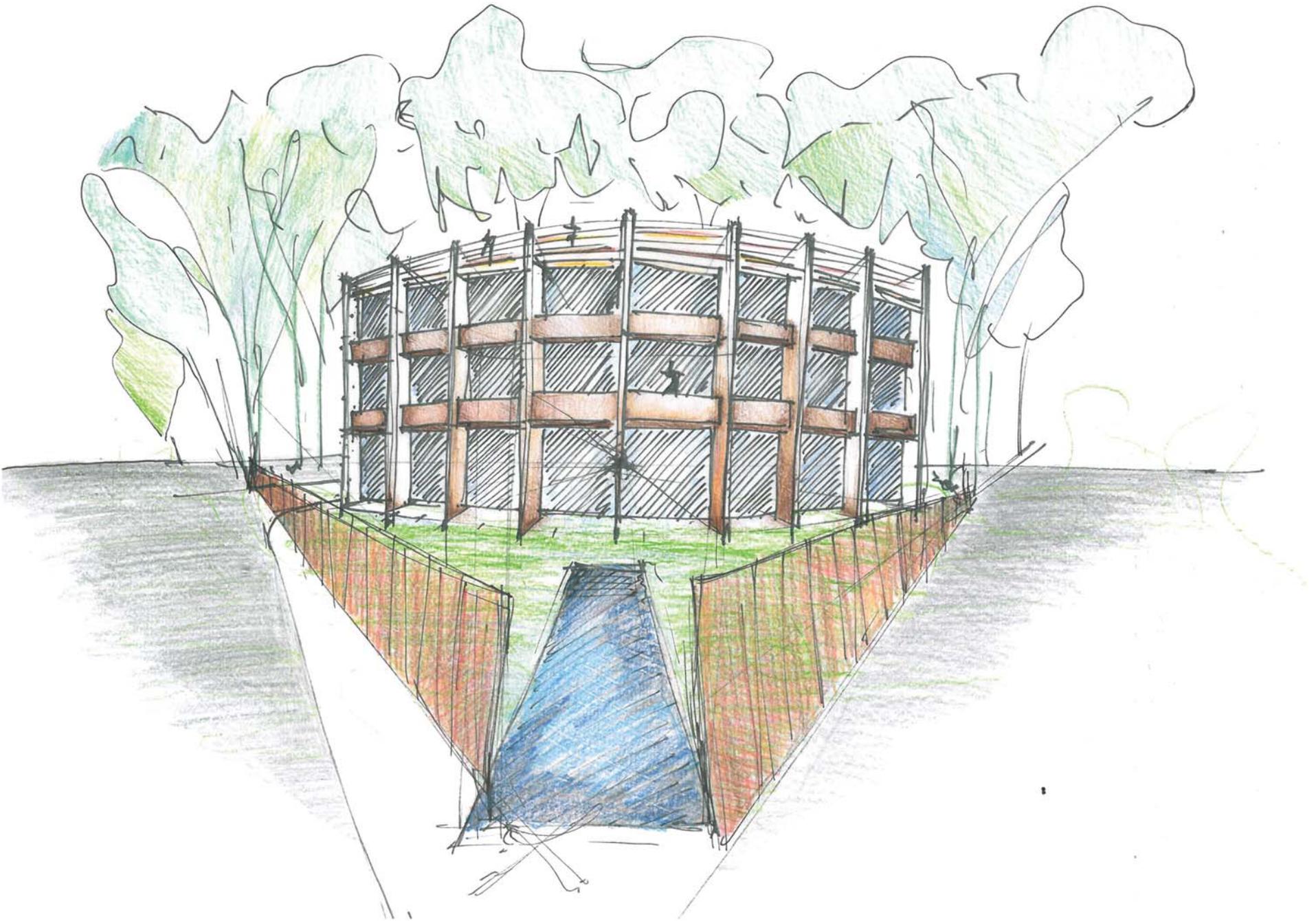


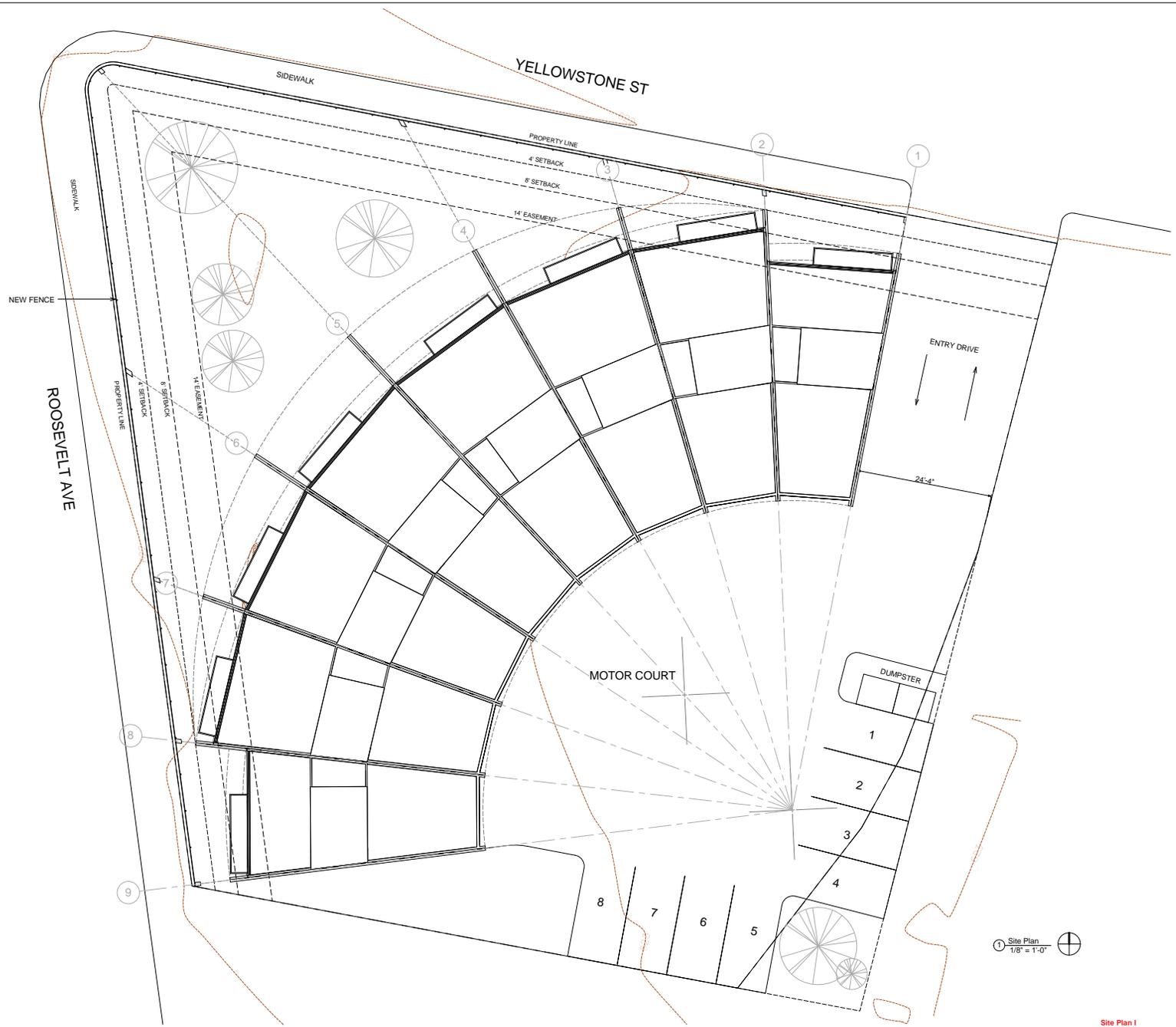


602 Roosevelt Avenue Townhomes



602 Roosevelt Avenue Townhomes





A101

www.bcarc.com

No.	Date

602 Roosevelt
DATE: 08/15/2018
 DRAWN BY: [Name]

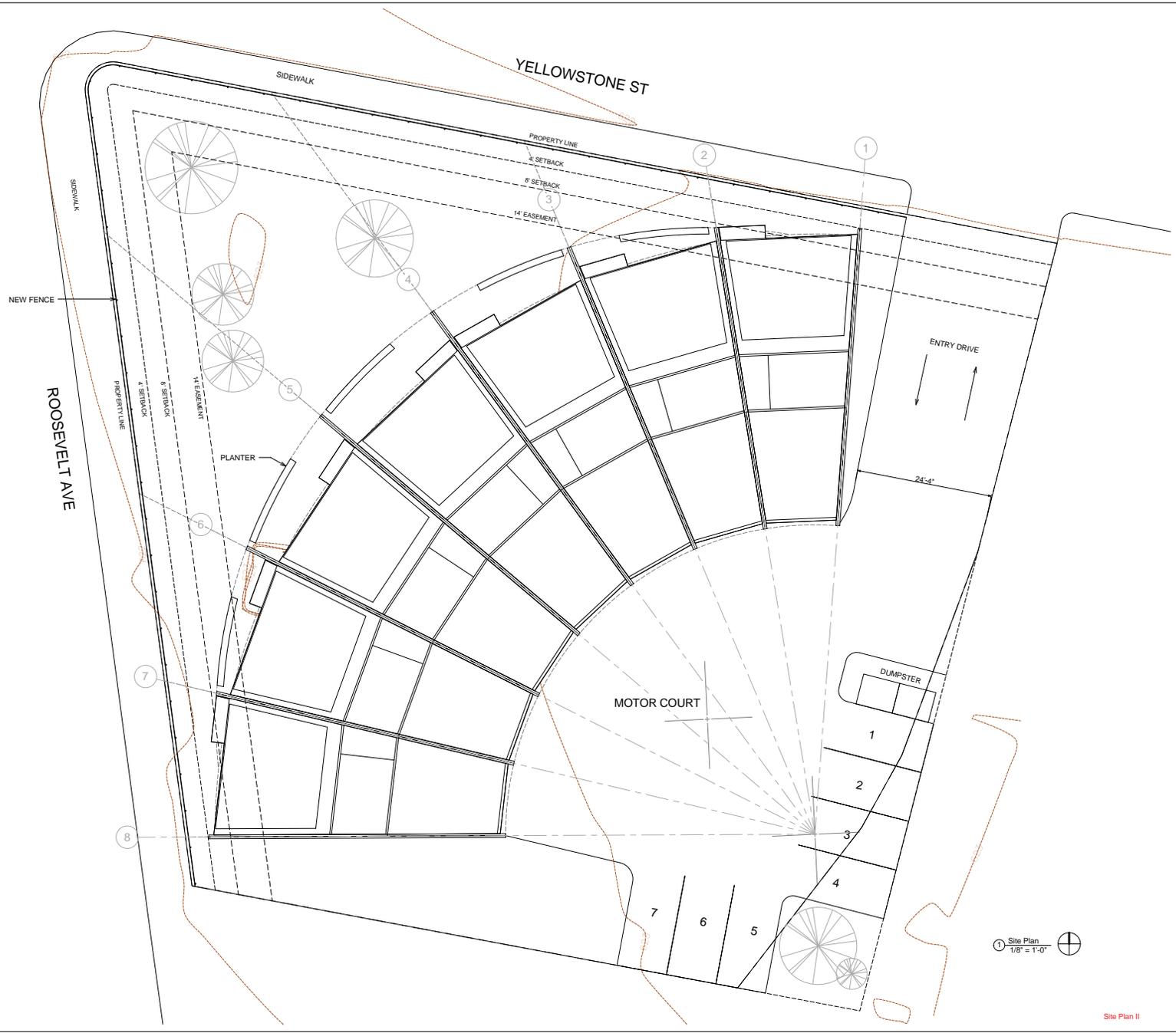
Site Plan

bercy chen studio LP
1111 E. 11th Street, Suite 202, Anchorage, Alaska 99501 | 907.562.1234

Project Status
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① Site Plan
 1/8" = 1'-0"

Site Plan I



① Site Plan
1/8" = 1'-0"

Site Plan II

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No.	Date

602 Roosevelt

SITE PLAN

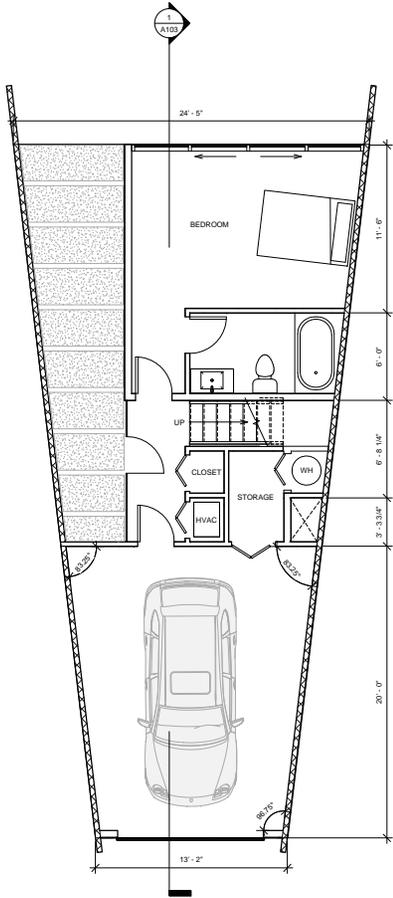
bercy chen studio LP

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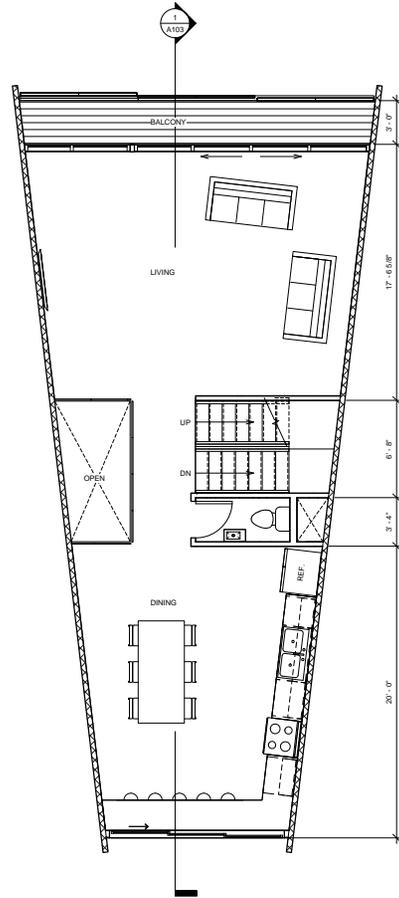
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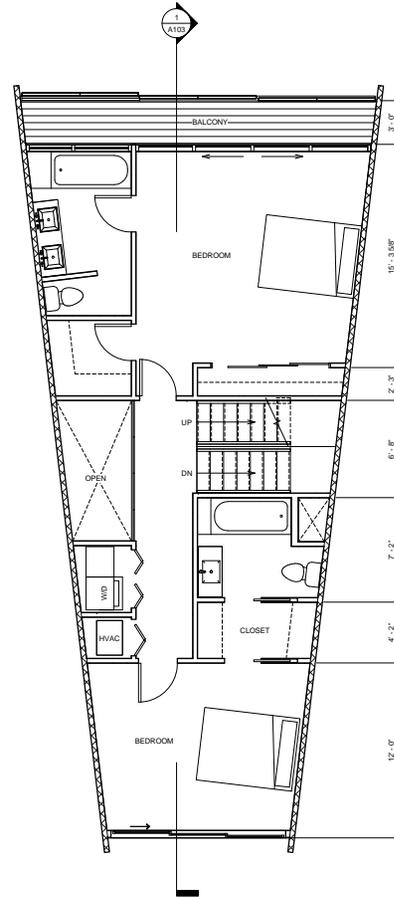
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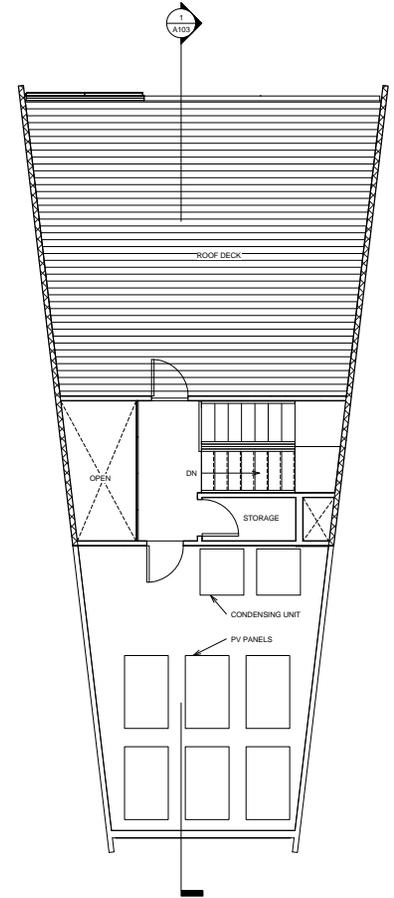
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2 Second Floor
1/4" = 1'-0"



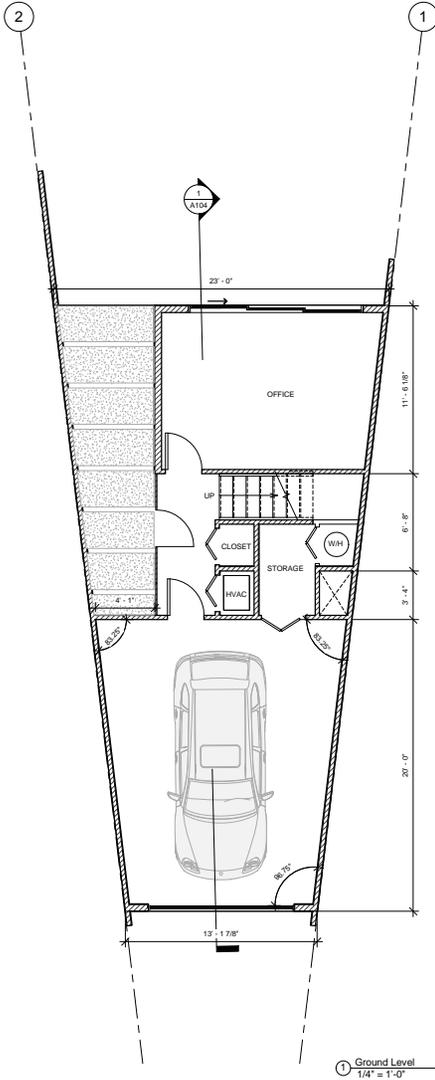
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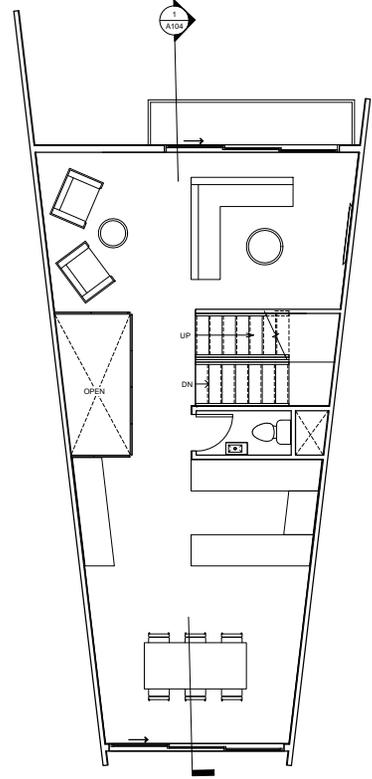
4 Roof Deck
1/4" = 1'-0"

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GARAGE: 311 SF
ENTRY: 164 SF
BALCONY: 150 SF
ROOF DECK: 772 SF

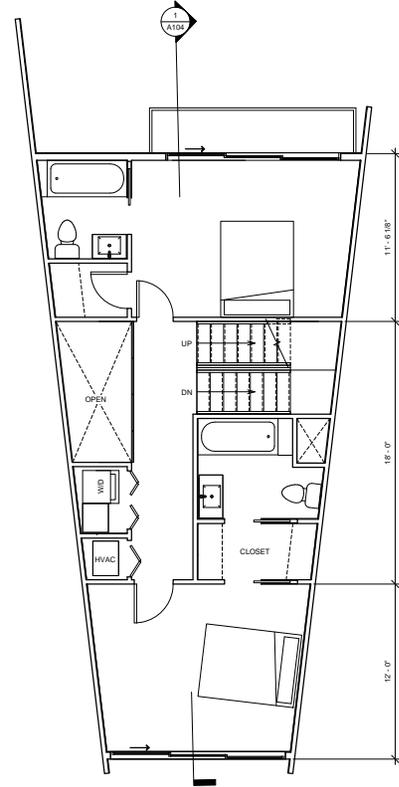
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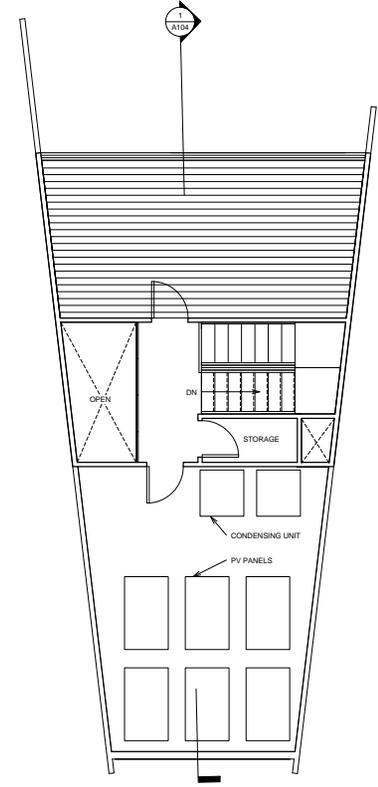
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2 Second Floor
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3 Third Floor
1/4" = 1'-0"



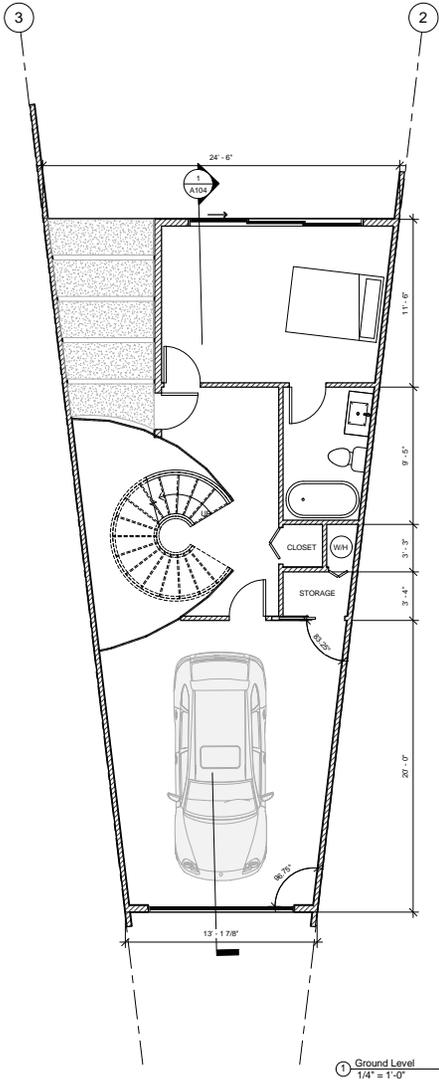
4 Roof Deck
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AREA: 1655 SF
 GARAGE: 311 SF
 ENTRY: 121 SF
 ROOF DECK: 555 SF

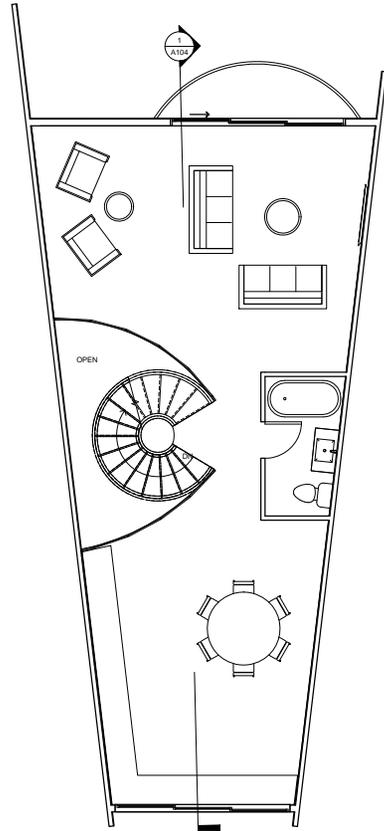
Unit II, Plan A

BRN2023.03.04.17

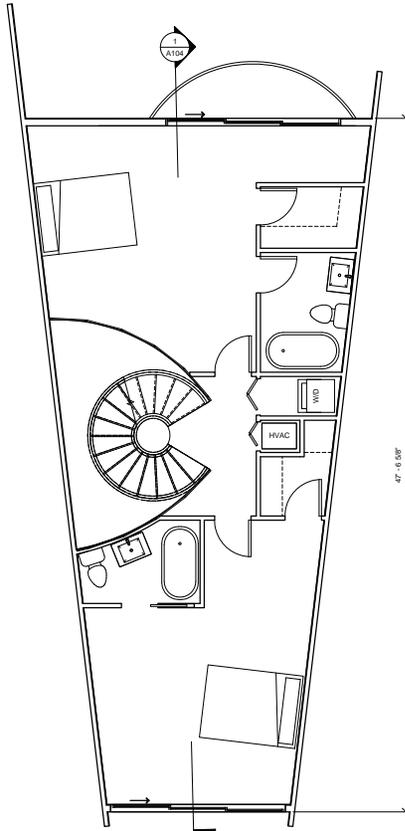
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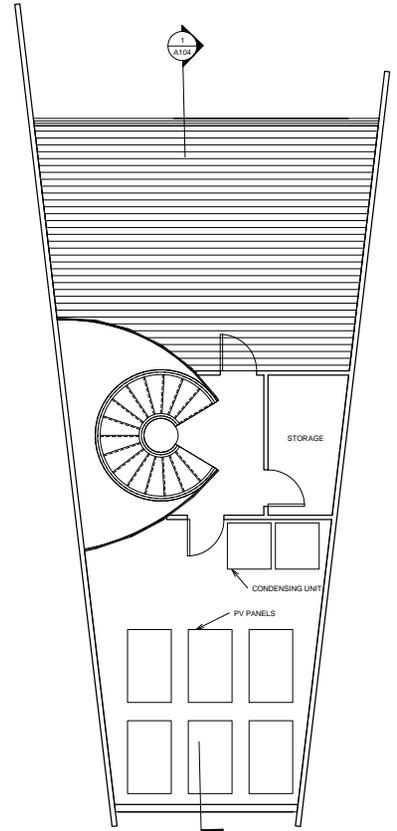
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2 Second Floor
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3 Third Floor
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4 Roof Deck
 $1/4" = 1'-0"$

No.	Date

Project Name
Client name here
Owner

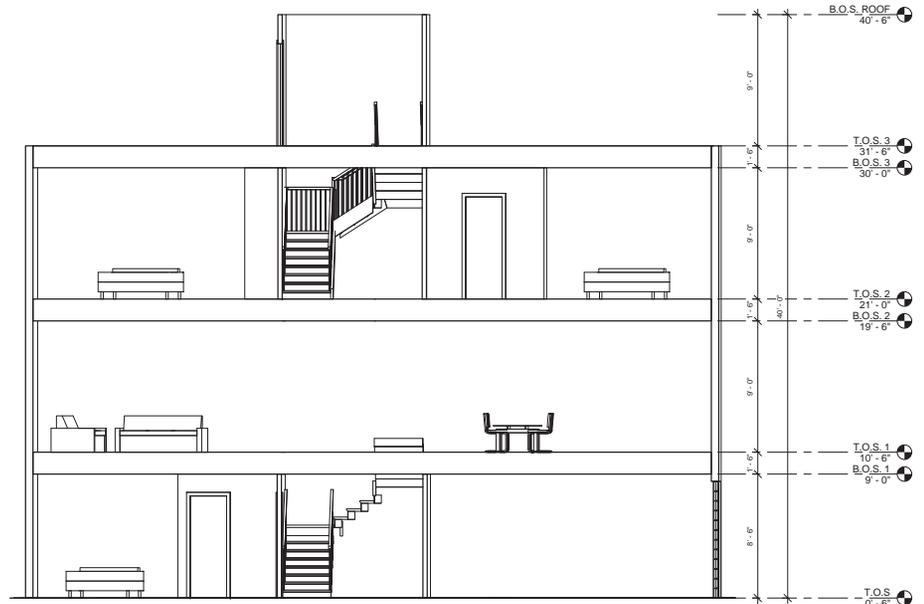
Building Section

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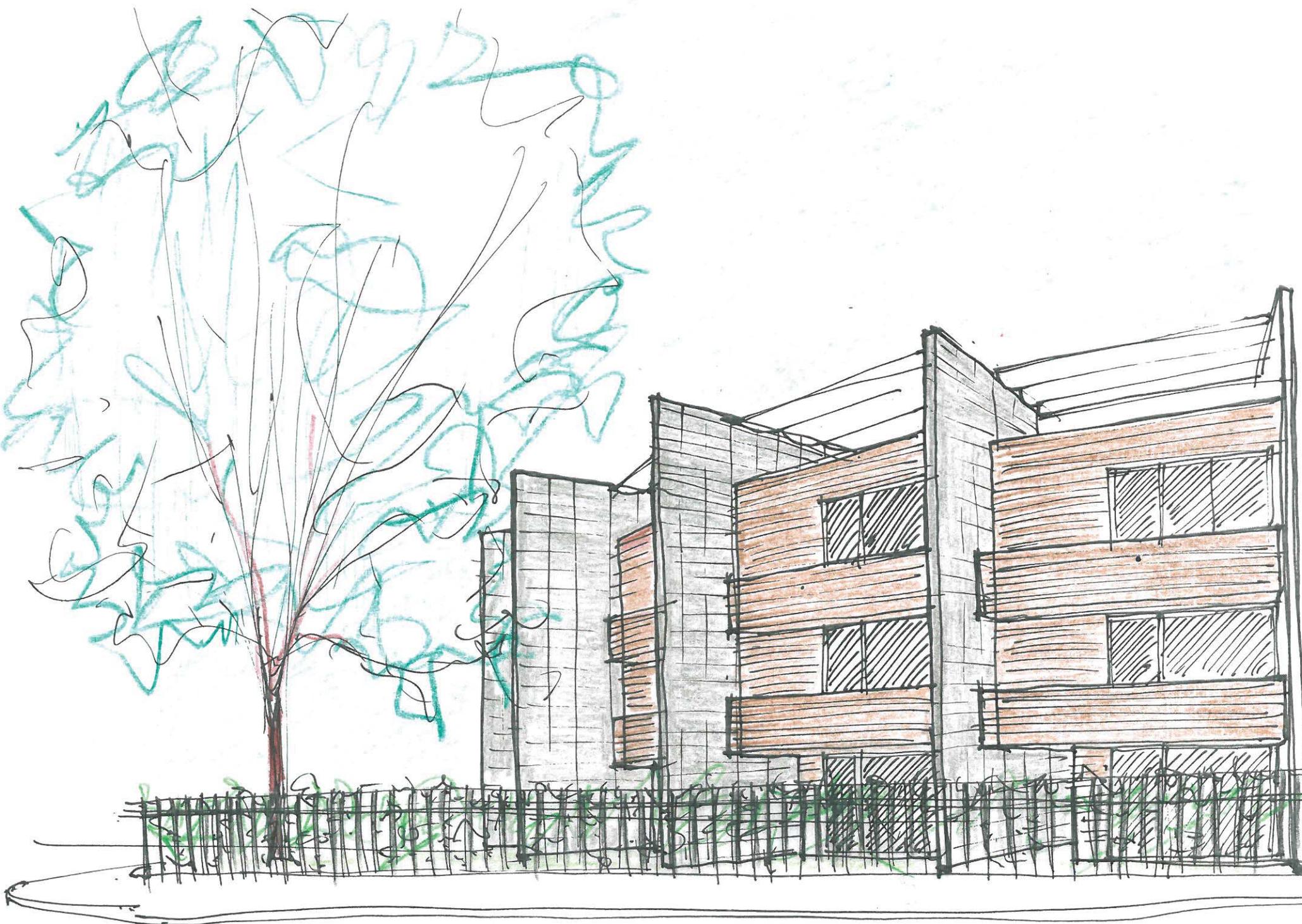
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Project Status

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 1/4" = 1'-0"



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602 ROOSEVELT

OPTION 1

- TERRA COTTA SHADING SYSTEM
- CMU WALL
- CANVAS ROOF

CONCEPTUAL ONLY



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602 ROOSEVELT

OPTION 2

- TERRA COTTA SHADING SYSTEM
- STUCCO WALL
- CANVAS ROOF

CONCEPTUAL ONLY



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602 ROOSEVELT

OPTION 3

- PERFORATED STEEL PANEL SHADING SYSTEM
- HOLLOW BRICK WALL
- STEEL ROOF

CONCEPTUAL ONLY



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602 ROOSEVELT

OPTION 4

- PERFORATED STEEL PANEL SHADING SYSTEM
- CMU WALL
- STEEL ROOF

CONCEPTUAL ONLY



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602 ROOSEVELT

OPTION 5

- PERFORATED STEEL PANEL SHADING SYSTEM
- STUCCO WALL
- STEEL ROOF

CONCEPTUAL ONLY

