

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 21

HDRC CASE NO: 2015-208
COMMON NAME: Apache anad San Pedro Trail
ADDRESS: 1728 POTOSI ST
LEGAL DESCRIPTION: NCB A-34 BLK LOT N IRRG 205 FT OF TR F CASSIANO PARK
ZONING: R4
CITY COUNCIL DIST.: 5
APPLICANT: Marc Zak/Terra Design Group
OWNER: COSA
TYPE OF WORK: Park Improvements
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make the following park improvements:

1. Install new site amenities including a drinking fountain, picnic tables, bicycle racks, and trash/recycling bins.
2. Install new wayfinding, interpretive, and trailhead signs.
3. Construct new concrete trails and walks with connecting trailheads and nodes.

APPLICABLE CITATIONS:

UDC Section 35-642 – New Construction of Buildings and Facilities:

a. Site and Setting

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.
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.
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 proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality

standards for public facilities.

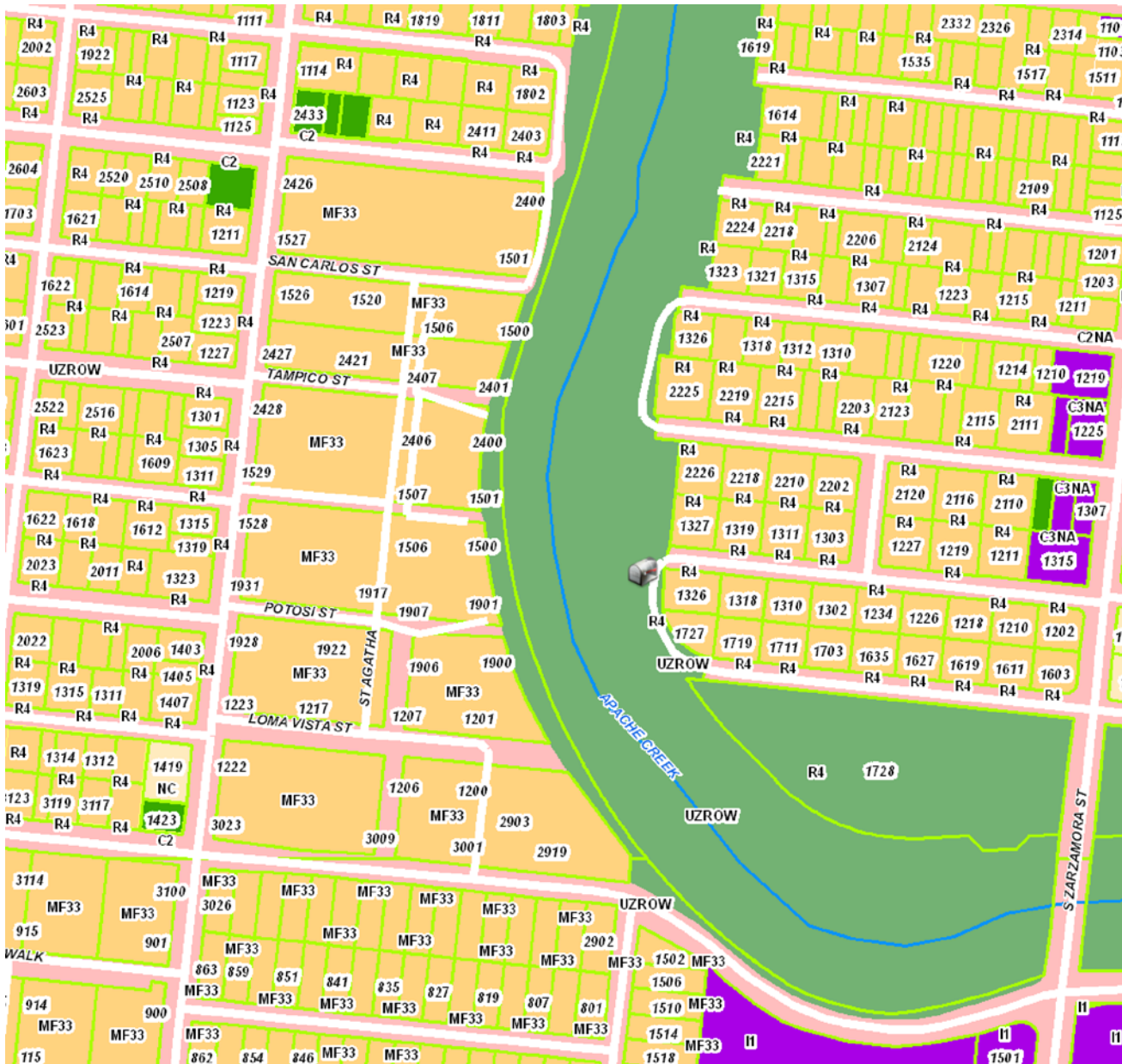
- b. The proposed walkways and trails are appropriate for their location and will improve accessibility to the park. This is consistent with the UDC Section 35-642.a.3.
- c. The proposed installation of public amenities including trash cans, seating and signage appear to be compatible with the landscape. This is consistent with the UDC section 35-642.b. 8.
- d. The project has been reviewed by the City Archaeologist.

RECOMMENDATION:

Staff recommends approval based on items a through d.

CASE MANAGER:

Alyson Smith



1728 Potosi

Printed: May 28, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

SITE PLAN

The proposed creek trail will include the addition of 4.5 miles of trails, improved picnic nodes, trailheads for public gatherings and neighborhood connections.



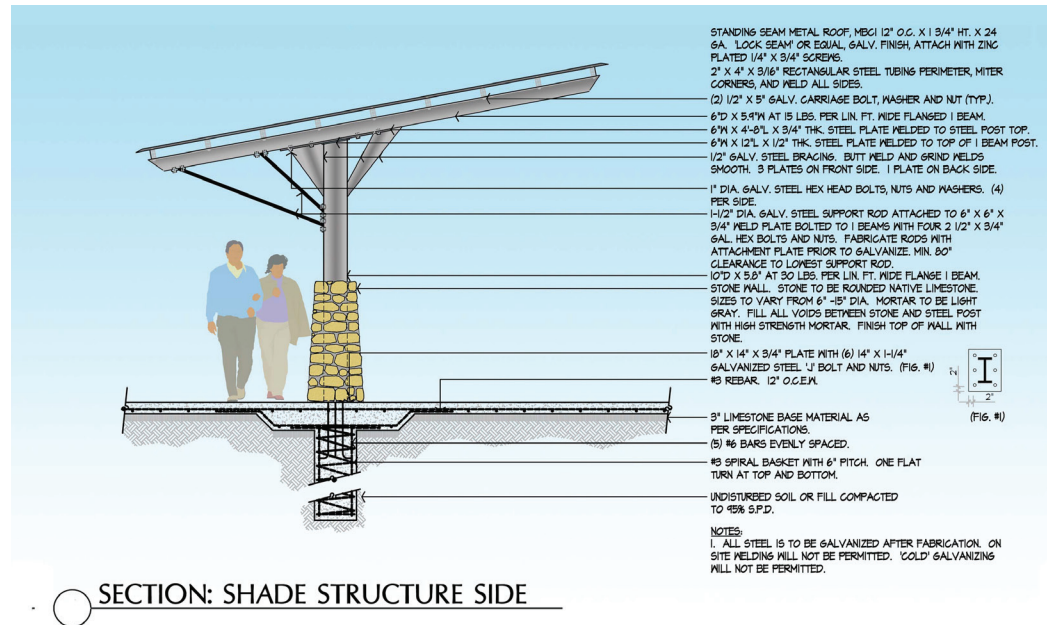
APACHE AND SAN PEDRO CREEK TRAIL

1728 Potosi Street
San Antonio, 78207



PROPOSED TRAILS, NODES, TRAILHEADS AND NEIGHBORHOOD CONNECTION

Proposed concrete walks and trails range from 4'-6" to 13'-0" widths. Through the added trail system, pedestrians will be able to safely walk/bike from Elmendorf Lake Park to San Antonio River. The trail will provide neighborhood connections from Elmendorf Lake Park to Peter Reed Field, existing Cassiano Park, and existing San Antonio River Trails that includes the Downtown River Walk, the Historic Mission Reach and River North, which currently connects to the San Antonio Museum of Art and the Pearl Brewery. Trailheads with picnic table seating and shade structure provides a place for users to picnic and relax. Several trail nodes with signage and maps would be located along the trail. The vehicular access is located at Peter Reed Field and Cassiano Park.



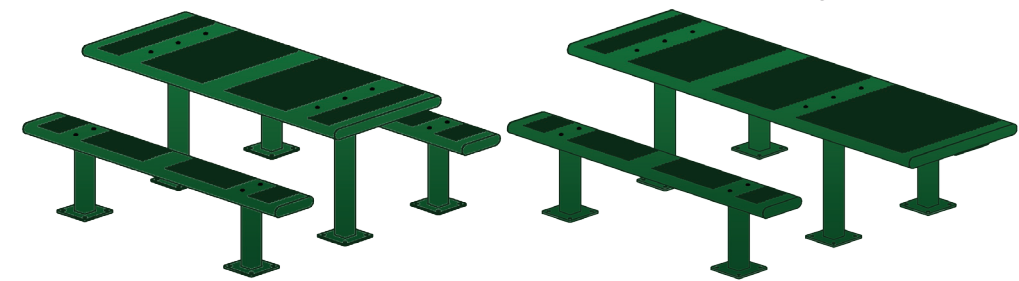
APACHE AND SAN PEDRO CREEK TRAIL

1728 Potosi Street
San Antonio, 78207

PROPOSED SITE AMENITIES

Picnic Tables

Proposed picnic tables and ADA picnic tables would provide additional seating and gathering areas throughout the trail. The proposed picnic tables are manufactured by ‘Dumor.’ The picnic table colors are to be selected by the owner or owner’s representative from the color samples to the right.



Bench

Proposed benches would provide additional seating throughout the trail. The proposed bench is manufactured by ‘Dumor.’ The colors are to be selected by the owner or owner’s representative from the color samples above.



APACHE AND SAN PEDRO CREEK TRAIL

1728 Potosi Street
San Antonio, 78207

Trash/Recycle Container

Proposed trash/recycle containers are similar to the one shown below. It is manufactured by ‘Dumor.’ The colors are to be selected by the owner or owner’s representative from the color samples above.



Dumor Color Samples



Bicycle Rack

Proposed bicycle racks are similar to the one shown to the right. The proposed bicycle rack is manufactured by ‘Dumor.’ The colors are to be selected by the owner or owner’s representative from the color samples above.



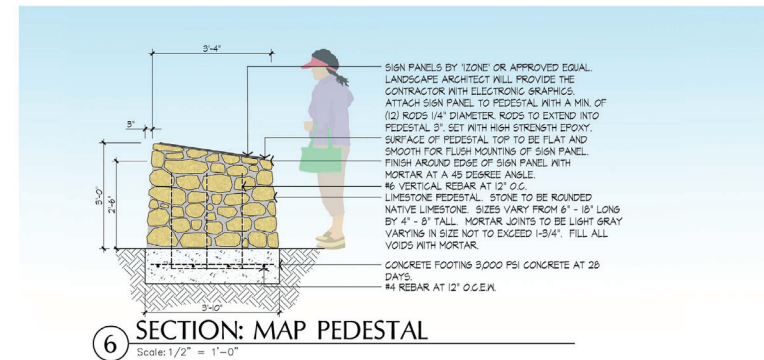
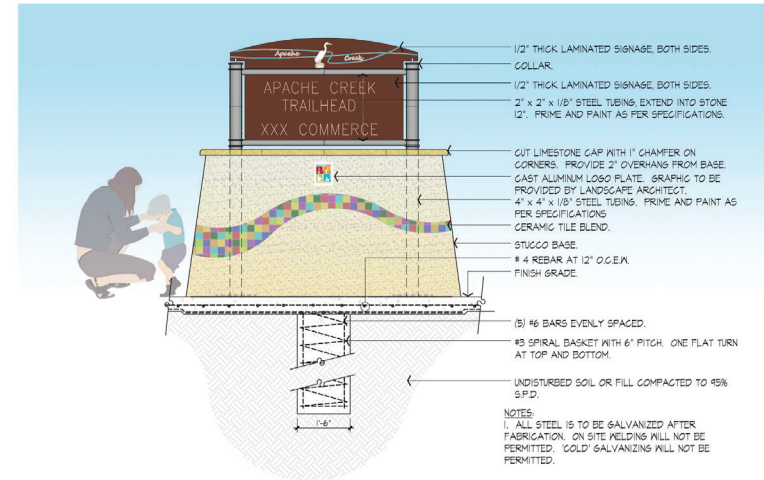
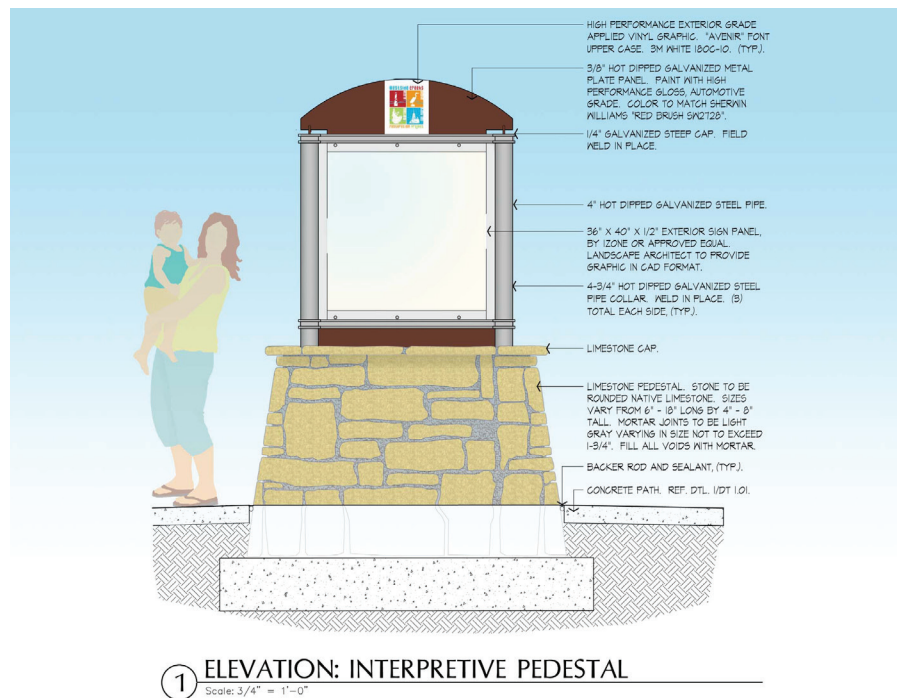
Drinking Fountain

The proposed drinking fountain (shown to the right) is manufactured by ‘Most Dependable Fountains’ The colors are to be selected by the owner or owner’s representative.



PROPOSED SIGNAGE

Throughout the trail and gathering spaces, interpretive pedestals provide essential story telling and educational opportunities. Located at Cassiano Park, a trailhead sign provides identification and signifies a transition into a new trail system.



APACHE AND SAN PEDRO CREEK TRAIL

1728 Potosi Street
San Antonio, 78207