

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 25

HDRC CASE NO: 2015-219
COMMON NAME: Elmendorf Lake Park
ADDRESS: 3700 W COMMERCE ST
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, BBQ grills and trash/recycling bins.
2. Install new wayfinding, interpretive, and trailhead signs.
3. Construct new concrete trails and walks with connecting trailheads, nodes, and a bus stop.
4. Construct new asphalt and permeable paving parking lots with ADA spaces.
5. Construct three pedestrian bridges, fishing piers, and a floating dock.
6. Create new bioswales, rain gardens, and landscaping with irrigation.

APPLICABLE CITATIONS:

UDC Section 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.

UDC Section 35-645 – Signs and Billboards on Public Property or Right-of-Way

Proportion of Signs. Signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs should respect and respond to the character and/or period of the area in which they are being placed.

(d) **Standards for Sign Design and Placement.** In considering whether to recommend approval or disapproval of an application for a certificate to construct or alter signage on a building, object, site, or structure, the historic and design review commission shall be guided by the following standards in addition to any specific design guidelines adopted by city council:

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall design of the building or structure and the surrounding area.

(2) The number of signs on each building shall be kept to a minimum to prevent unsightly clutter and confusion.

(3) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "handicap access" shall be reviewed.

(4) All graphic elements shall reinforce the architectural integrity of any building. Signs should not disfigure, damage, mar, alter, or conceal architectural features or details and should be limited to sizes which are in scale with the architecture and the streetscape. The historic and design review commission shall be guided by the building's proportion and scale when such elements are incorporated.

(5) Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources and established neighborhood character.

FINDINGS:

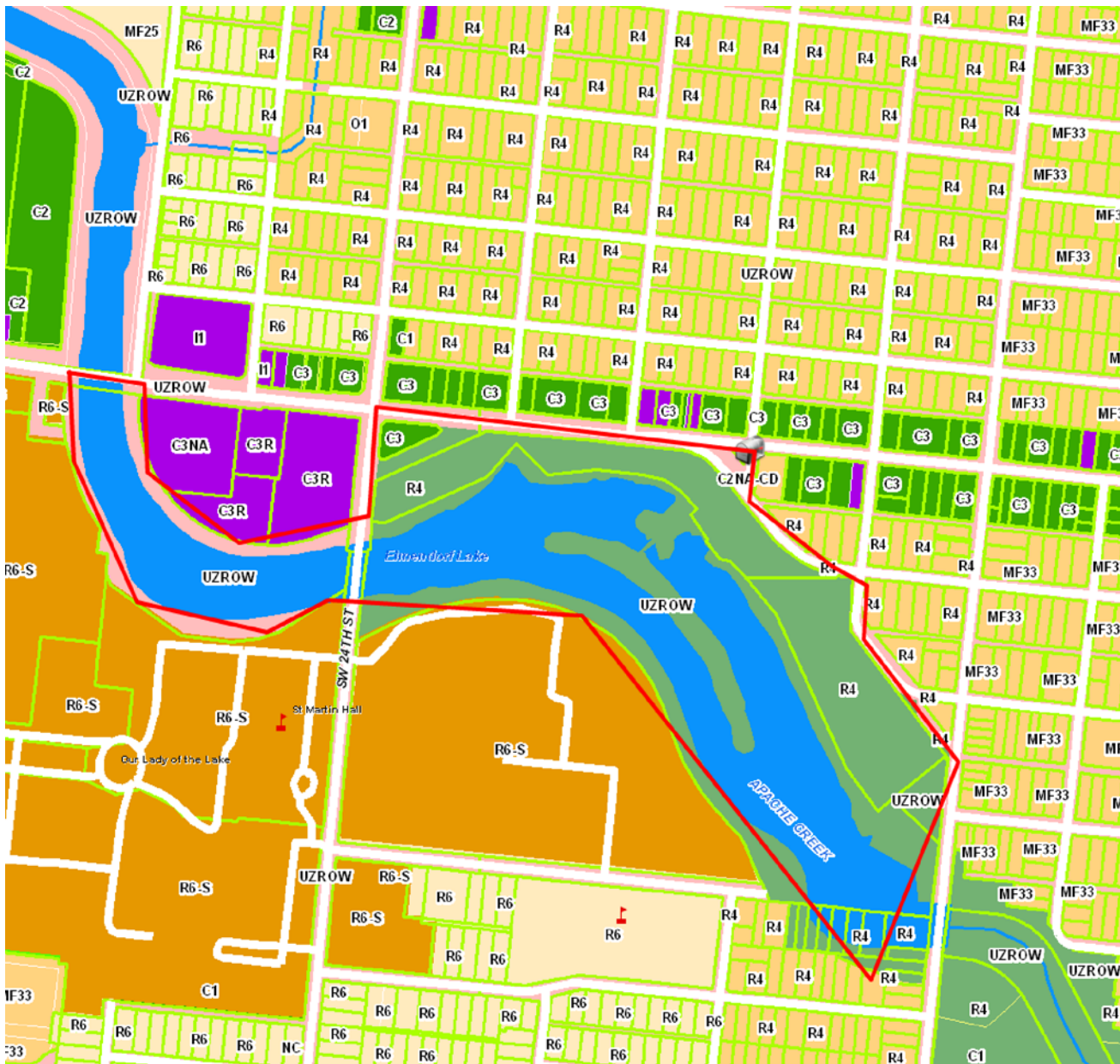
- a. The proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality standards for public facilities.
- b. The proposed new trails are appropriate for its 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 appear to be compatible with the landscape. This is consistent with the UDC section 35-642.b. 8.
- d. The proposed new parking areas will provide access to the park and is consistent with the UDC Section 35-642.a.3.
- e. The proposed bioswale, rain garden and water conscious landscaping will support enhanced water quality, recirculation and drainage within the park. This is consistent with the UDC Section 35-A.
- f. The proposed park signage meets the standards for sign design and placement as outlined in the UDC Section 35-645d.15.
- g. The project has been reviewed by the City Archaeologist.

RECOMMENDATION:

Staff recommends approval based on findings a through h.

CASE MANAGER:

Alyson Smith



3700 W. Commerce

Elmendorf Lake

Printed: May 28, 2015

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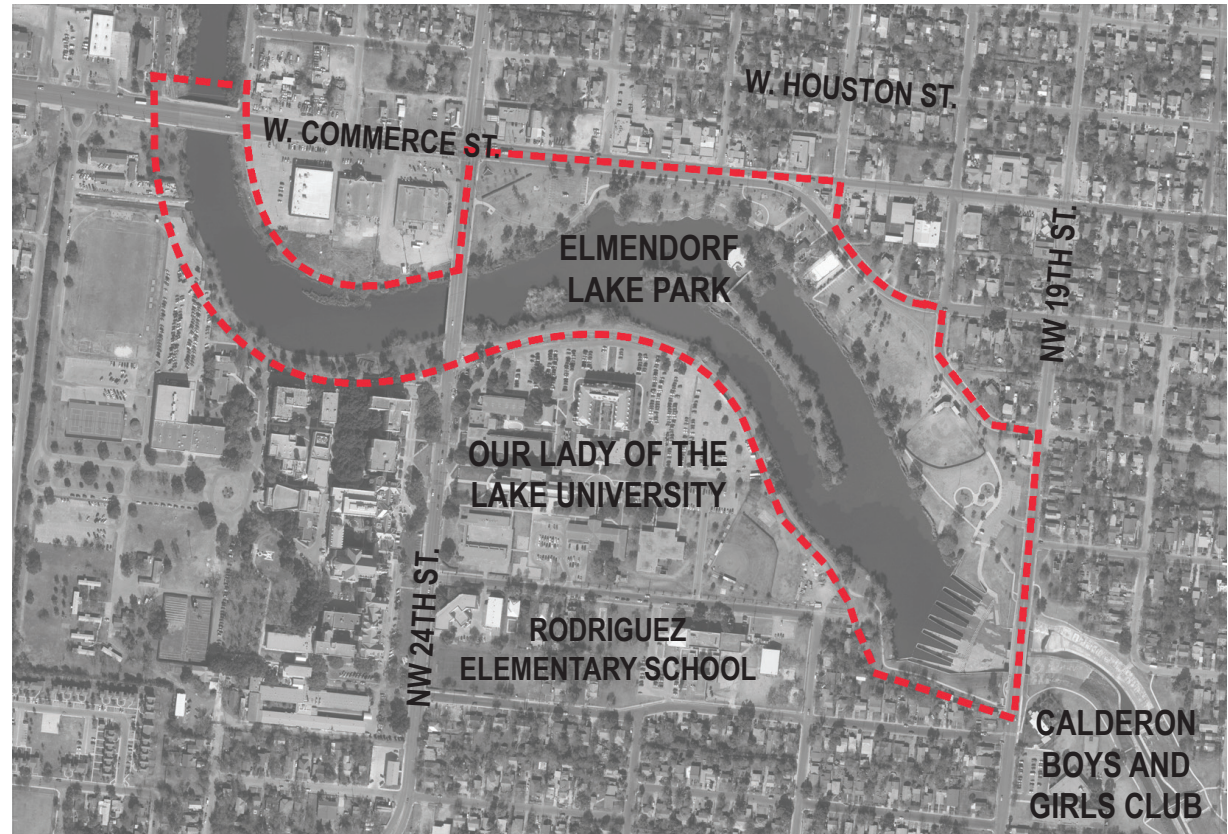
ELMENDORF LAKE PARK

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION: SUPPORTING MATERIALS

1. Site Plan
2. Proposed Trails, Nodes, Trailheads and Parking
3. Proposed Site Amenities
4. Proposed Pedestrian Bridges, Fishing Piers and Floating Dock
5. Proposed Bioswales, Rain Gardens and Landscaping
6. Proposed Signage



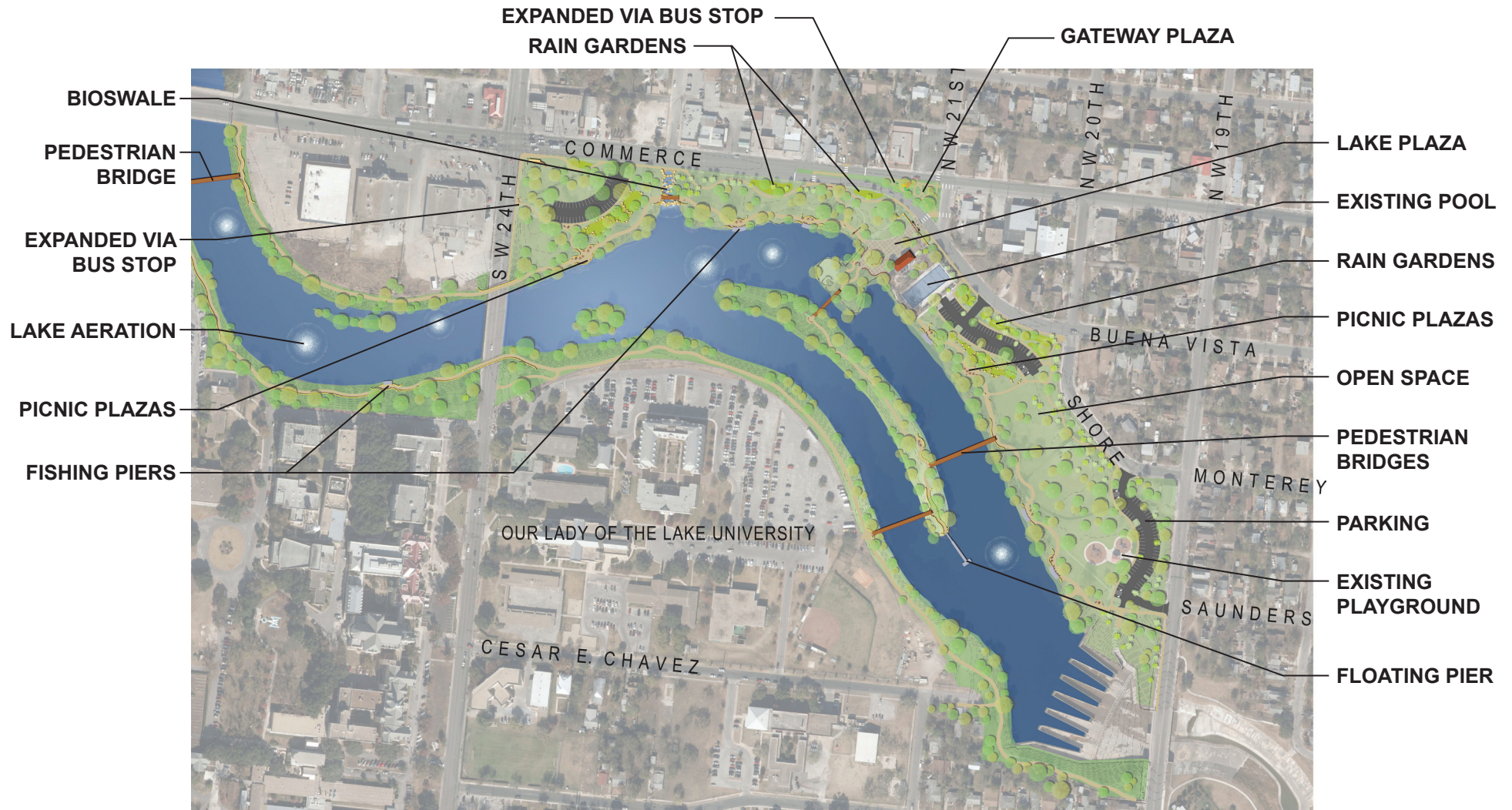
ELMENDORF LAKE PARK

3700 W. Commerce Street

San Antonio, 78207

SITE PLAN

Proposed improvements will include the addition of three pedestrian bridges, two miles of trails, improved picnic plazas overlooking the lake, a large plaza for public gatherings, improved lighting and expanded parking. Several enhanced water quality features will be added to the lake and will also provide opportunities for interpretive and educational signage. Expanded VIA bus stops and improved street crossings will provide safe connectivity and access to the park.



ELMENDORF LAKE PARK

3700 W. Commerce Street
San Antonio, 78207

PROPOSED TRAILS, NODES, TRAILHEADS AND PARKING

Proposed concrete walks and trails range from 5'-0" to 10'-0" widths. Through the added trails system, pedestrians will be able to safely cross underneath Commerce Street and 24th Street. These trails will provide connections to the retail center at Commerce and 24th Streets, Our Lady of the Lake University, and the existing Apache Creek Trail that connects Commerce to General McMullen Street. Several nodes and trailheads would be located throughout the park. These gathering areas provide places for users to picnic, sit, relax and enjoy the environment. Three proposed asphalt parking lots would provide 162 parking spaces (including required ADA spaces) with vehicular access to the park located along Commerce, Buena Vista, Shore Dr. and Saunders. Additionally, the parking lot along Shore Drive would incorporate permeable paving to help intercept, filter, and treat stormwater runoff.



LAKE PLAZA SEATING



TRAIL WITH SEATING NODES ALONG LAKE SHORE



LAKE PLAZA SEATING



TRAIL NODE AT 24TH AND COMMERCE STREET

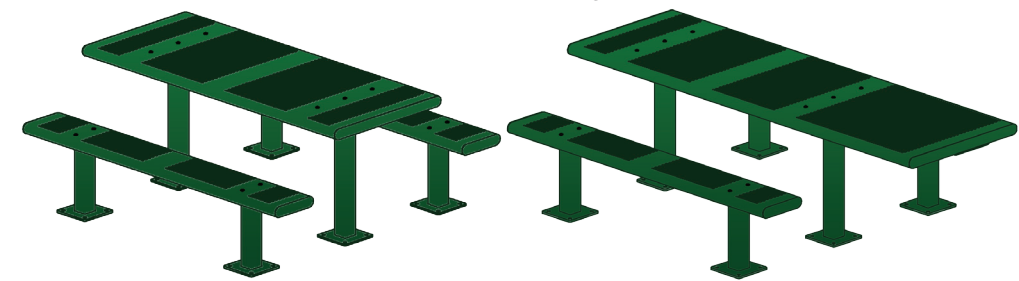
ELMENDORF LAKE PARK

3700 W. Commerce Street
San Antonio, 78207

PROPOSED SITE AMENITIES

Picnic Tables

Proposed picnic tables and ADA picnic tables would provide additional seating and gathering areas at the park. 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 at the park. 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.



ELMENDORF LAKE PARK

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Trash/Recycle Container

The proposed trash/recycle container is similar to the one shown below. It is manufactured by ‘Dumor’ and would include a flat top with double opening for both trash and recycling. The colors are to be selected by the owner or owner’s representative from the color samples above.



Dumor Color Samples



BBQ Grill

Proposed BBQ grills would provide additional gathering areas at the park. The proposed BBQ grill 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.



Lighting

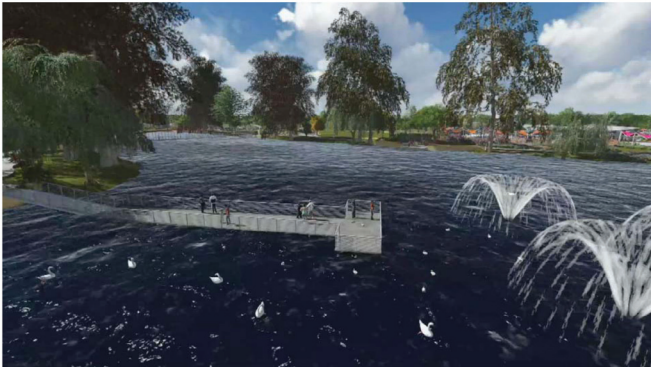
Lighting improvements are proposed throughout the park. Additional lighting will help to provide improved security at the park.

PROPOSED PEDESTRIAN BRIDGES, FISHING PIERS AND FLOATING DOCK

With additional bridge connections to the island, the island will be improved with a paved trail, a picnic plaza and a floating dock and fishing pier. In addition to providing scenic views and overlooks, several proposed fishing piers will allow park users to interact with the lake and be closer to the water.



PEDESTRIAN BRIDGE



"T" HEAD FISHING PIER



TRAIL NODE WITH CANTILEVERED PIER



ELMENDORF LAKE PARK

3700 W. Commerce Street

San Antonio, 78207

PROPOSED BIOSWALES, RAIN GARDENS AND LANDSCAPING

To support enhanced water quality, recirculation features will be added to the lake. There will be fountains on the lake's surface and bubblers placed on the floor of the lake. Water will also be recirculated through a wetland adding to the movement of water, thus reducing phosphorus and nitrogen levels. Within the park, rain gardens will be constructed along Commerce Street to capture storm water runoff prior to entering the lake. Additionally, the parking lot at Buena Vista has been engineered to direct runoff into nearby rain gardens, which will filter and reduce the speed of runoff water.



COMMERCE STREET FILTERING RAIN GARDEN



PARKING LOT FILTERING RAIN GARDEN



FILTERING RAIN GARDEN AT SHORE DRIVE PARKING



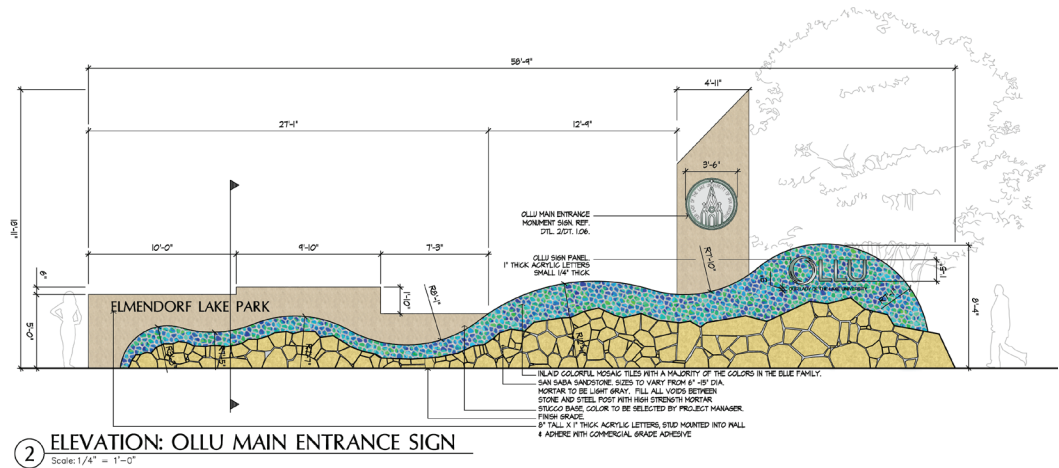
NORTH PARK WETLAND / BIOSWALE

ELMENDORF LAKE PARK

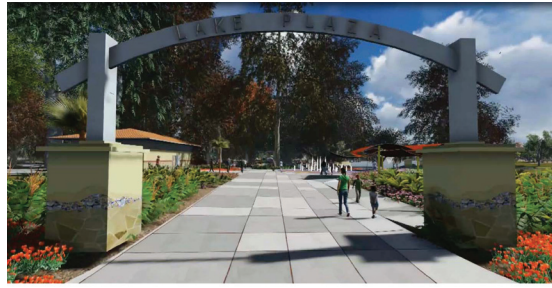
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PROPOSED SIGNAGE

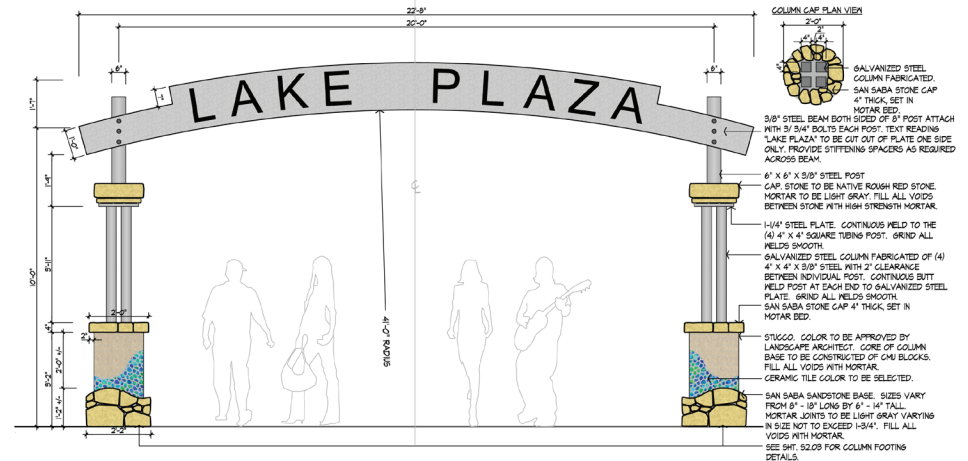
Throughout the park's trail system and gathering spaces, interpretive monuments provide essential story telling opportunities highlighting the systems within the park that focus on environmental stewardship, as well as the flora and fauna drawn to the park. Located at main entrances to the park, gateway and monument signs provide identification and signify a transition into a new space.



INTERPRETIVE SIGNS



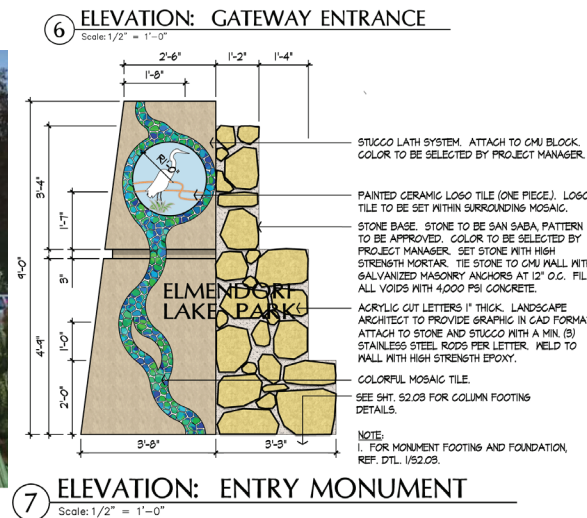
LAKE PLAZA ENTRY



NOTE:
1. FOR GATEWAY FOOTINGS, REF. DTL 2/02.03.



PARK MONUMENT SIGN



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