

## HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 27

**HDRC CASE NO:** 2015-213  
**COMMON NAME:** Martinez Creek Trail - 653 Cincinnati  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Marc Zac/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, 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:

- e. 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.

standards for public facilities.

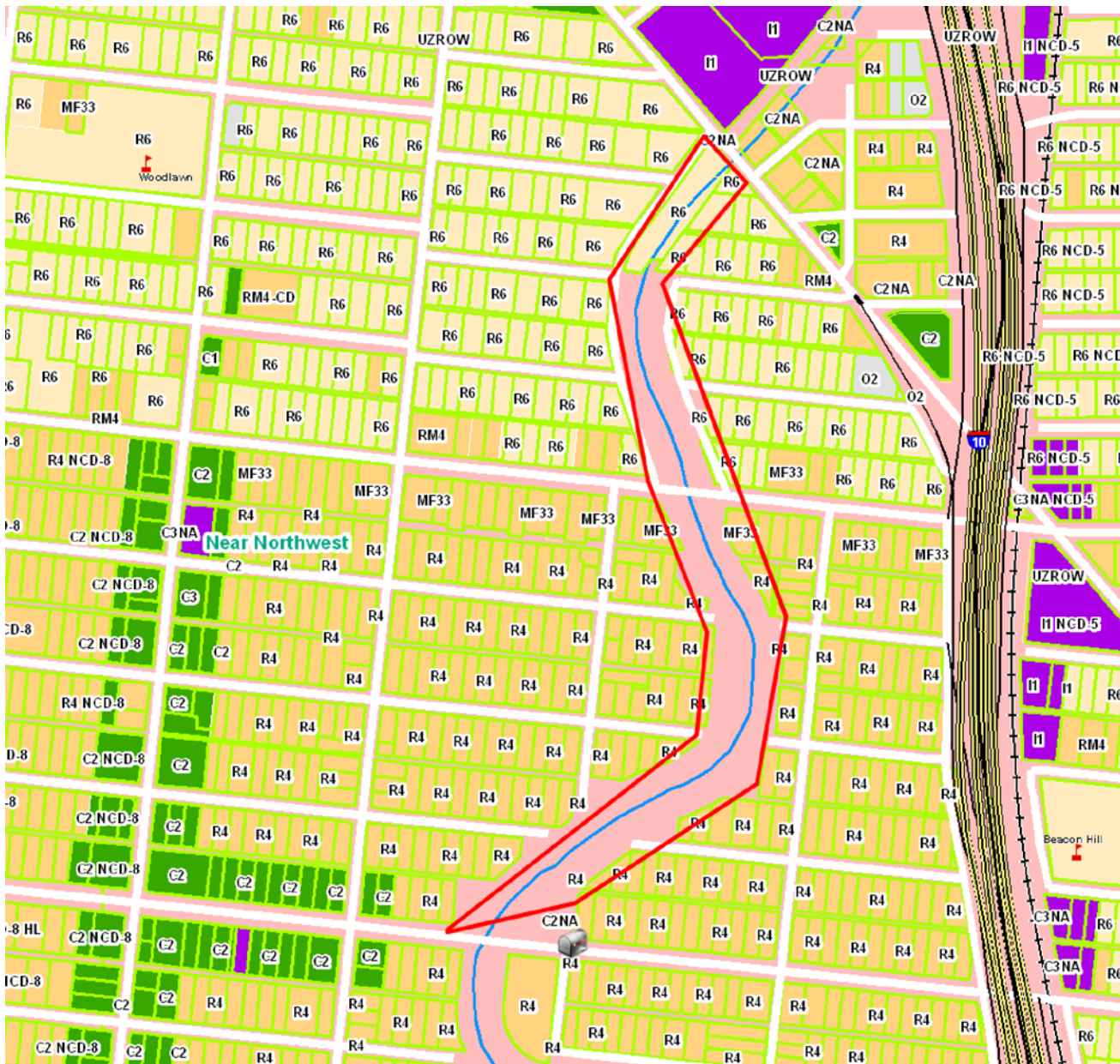
- b. The proposed walkways and trails are appropriate for their location and will improve accessibility to the park. This is consistent with the UDC Section 35-642.a.3.
- c. The proposed installation of public amenities including trash cans, seating and signage appear to be compatible with the landscape.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



**653 Cincinnati**

Printed: May 26, 2015

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# MARTINEZ CREEK TRAIL

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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 Signage



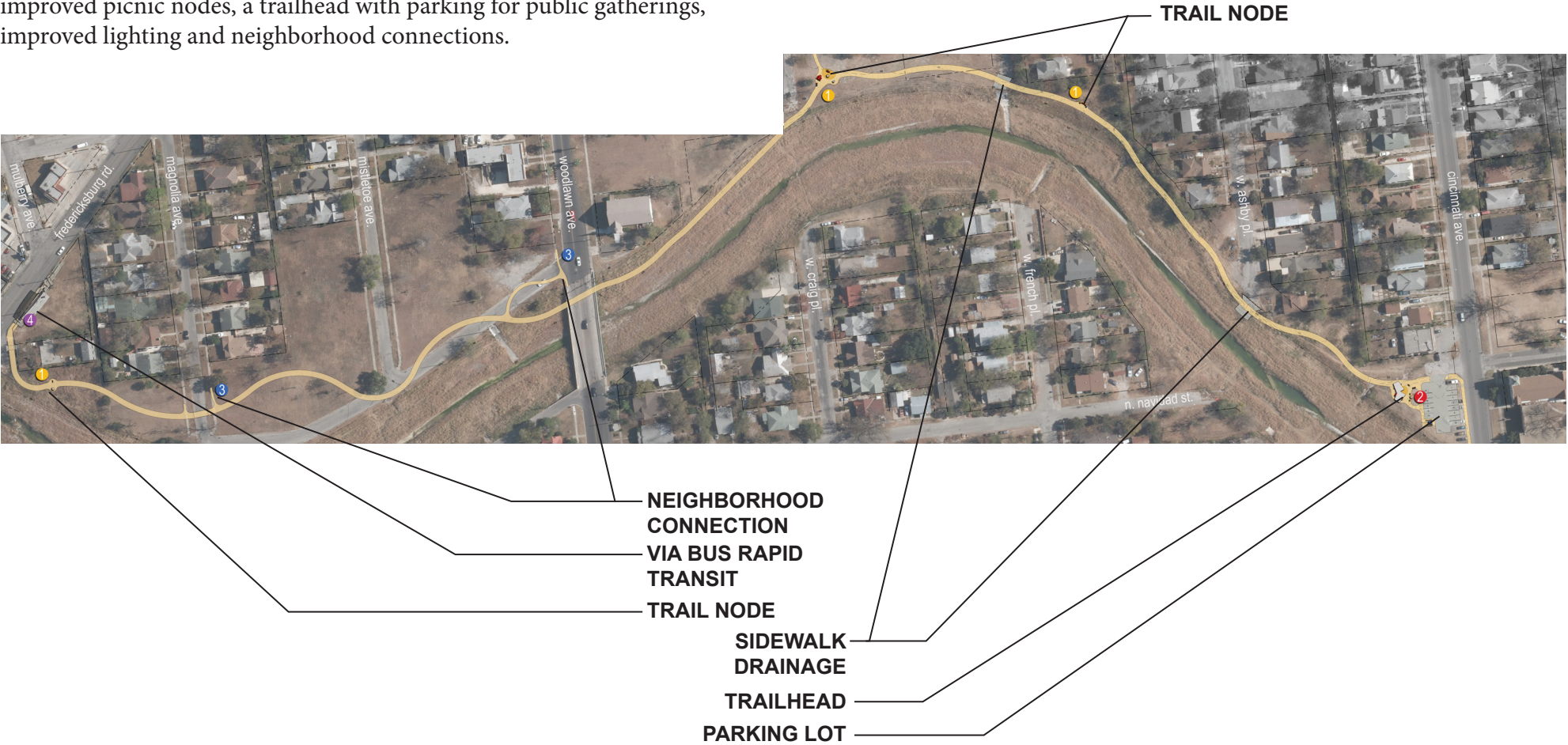
## MARTINEZ CREEK TRAIL

653 Cincinnati Avenue  
San Antonio, 78201



# SITE PLAN

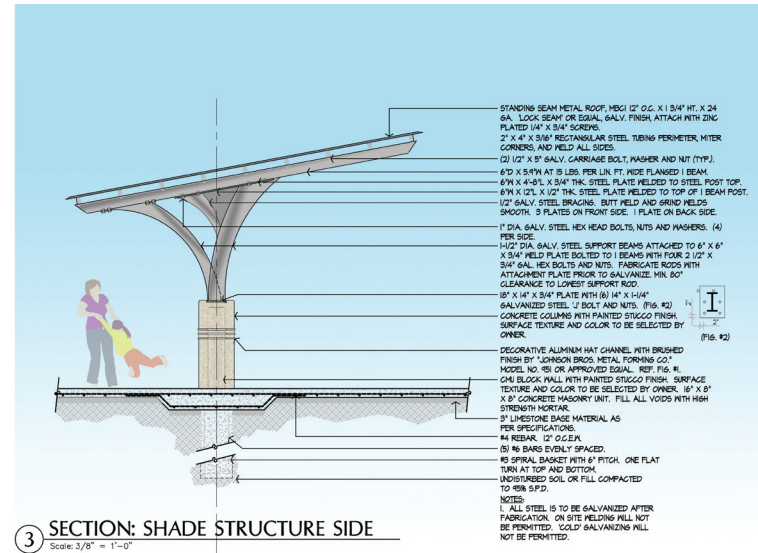
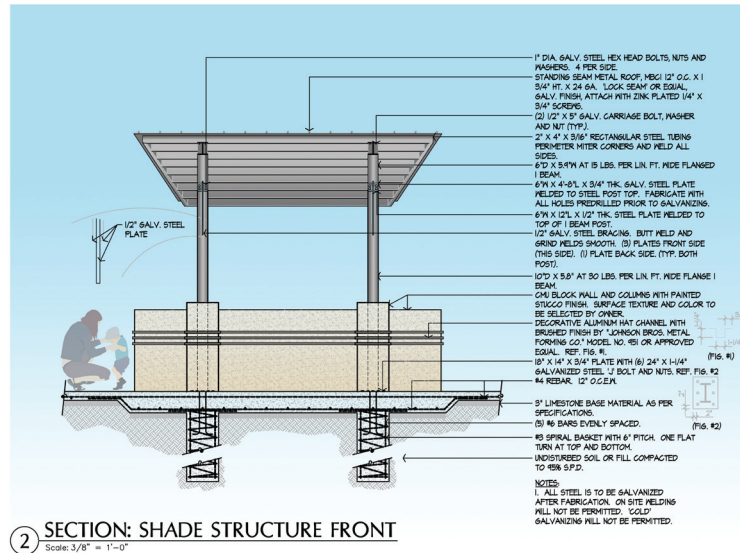
The proposed creek trail will include the addition of 0.61 miles of trails, improved picnic nodes, a trailhead with parking for public gatherings, improved lighting and neighborhood connections.



**MARTINEZ CREEK TRAIL**  
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# PROPOSED TRAILS, NODES, TRAILHEADS AND PARKING

Proposed concrete walks and trails range from 6'-0" to 10'-0" widths. Through the added trails system, pedestrians will be able to safely cross underneath West Woodlawn Avenue. These trails will provide walkable and bikeable neighborhood connections from the VIA Bus Rapid Transit on Fredericksburg Road to Magnolia Avenue, Woodlawn Avenue, Sabinas Street, and Cincinnati Avenue. A trailhead 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 improved asphalt parking lot at Cincinnati Avenue would provide 13 parking spaces (including required ADA spaces) with vehicular access.



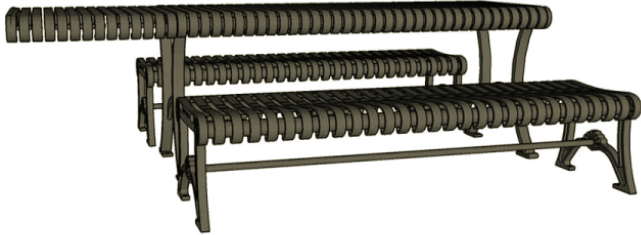
## MARTINEZ CREEK TRAIL

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## PROPOSED SITE AMENITIES

### Picnic Tables

The proposed picnic table is similar to the one shown below. The proposed picnic table would be ADA compliant and provide an additional seating and gathering areas at the trailhead. The proposed picnic tables are manufactured by 'Dumor.' The picnic table color is to be Argento.



### Bench

Proposed benches would provide additional seating at the park. The proposed bench is manufactured by 'Dumor.' The colors are to be Argento.



### 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 Argento.



### 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

New lighting is proposed throughout the trail. Additional lighting will help to provide improved security along the trail.

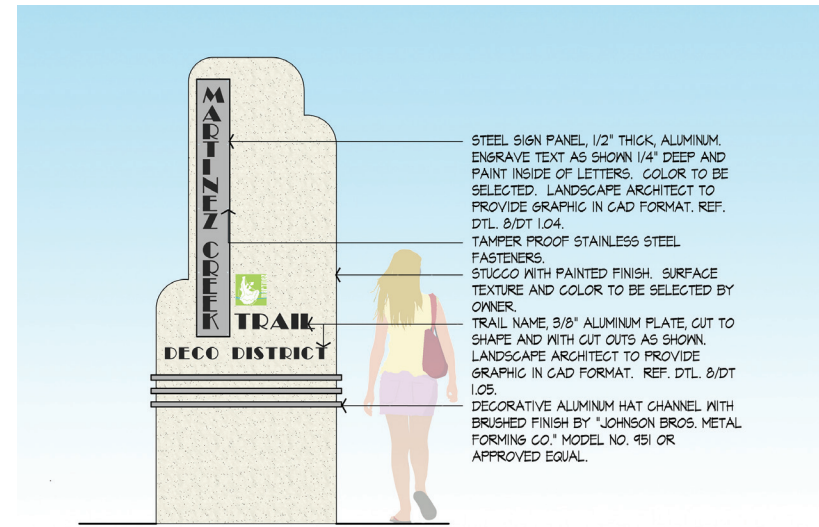
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## PROPOSED SIGNAGE

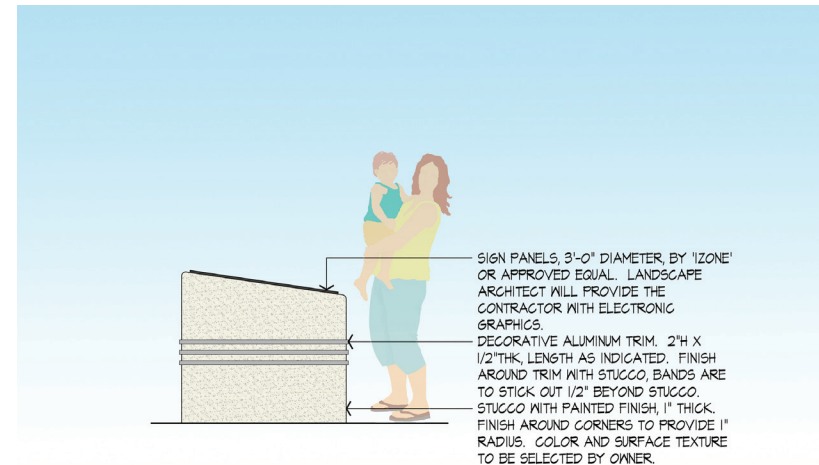
Throughout the trail and gathering spaces, interpretive pedestals provide essential story telling and educational opportunities. Located near the parking lot on Cincinnati Avenue, a monument sign provides identification and signifies a transition into a new trail system.



8 ELEVATION: LARGE MONUMENT  
Scale: 1/2" = 1'-0"



2 ELEVATION: INTERPRETIVE PEDESTAL  
Scale: 1/2" = 1'-0"



5 ELEVATION: MAP PEDESTAL  
Scale: 1/2" = 1'-0"

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