

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 15

HDRC CASE NO: 2015-259
COMMON NAME: Menger Creek Linear Park
ADDRESS: 1526 N WALTERS
LEGAL DESCRIPTION: NCB 9536 BLK 2 LOT 1 THRU 9
ZONING: I2 EP-1
CITY COUNCIL DIST.: 2
APPLICANT: Mark Zak
OWNER: COSA
TYPE OF WORK: Park Improvements

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to create a Linear Park along Menger Creek. The proposed site improvements include:

1. Asphalt parking lot, two playgrounds, basketball court, a pavilion, fitness area, and shade canopies.
2. Amenities will include drinking fountains, benched, BBQ grill, trash/recycle bins, pavilions, and a fence.
3. New signage to include park rules, and wayfinding signs.
4. Landscaping to include bioswales, and irrigation systems.
5. New concrete rail with surfacing (8' wide) & walk connections (4'-8' wide)

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.

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.

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:

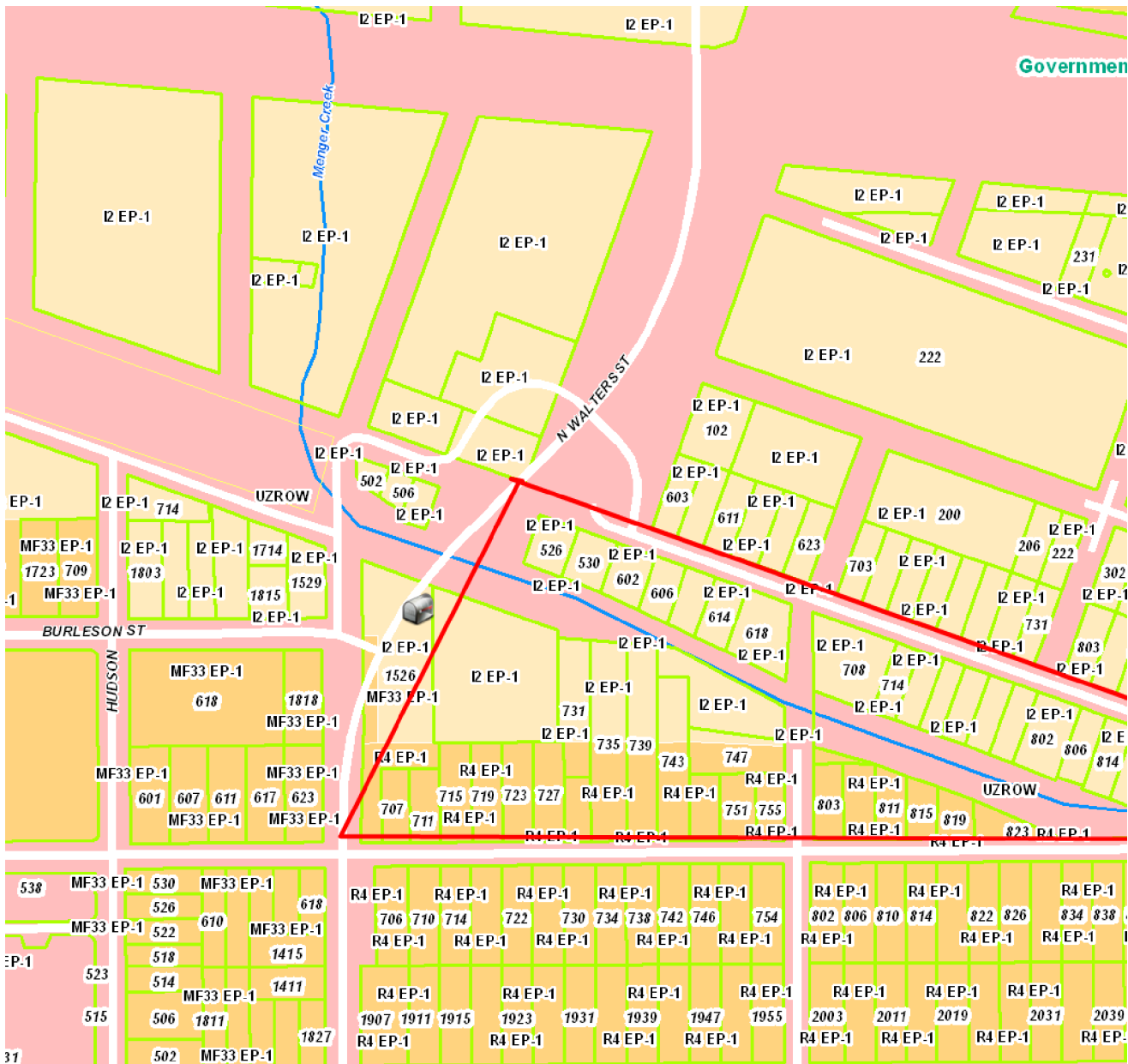
- a. Consistent with UDC Section 35-642(a) & 643, the proposed design and placement of the improvements and redevelopment along Menger Creek respond to both the natural and residential areas surrounding the waterway. The proposed improvements have been organized to allow for pedestrian interaction and have conceptually proposed nodes of public areas of high quality that will respond to the character of Menger Creek.
- b. Consistent with the UDC Section 35-642.a.3., the proposed trails are appropriate for their location and will improve accessibility to the park.
- c. Consistent with the UDC section 35-642.b.8., the proposed installations of public amenities appear to be compatible with the landscape. This is consistent with the UDC section 35-642.b.8.
- d. The proposed park signage meets the standards for sign design and placement as outlined in the UDC Section 35-645d.15.
- e. The proposed new parking areas will provide access to the park and is consistent with the UDC Section 35-642.a.3.
- f. The project has been reviewed by the City Archaeologist.


RECOMMENDATION:

Staff recommends approval based on findings a through f.

CASE MANAGER:

Alyson Smith





1526 N. Walters

menger Creek Linear Park

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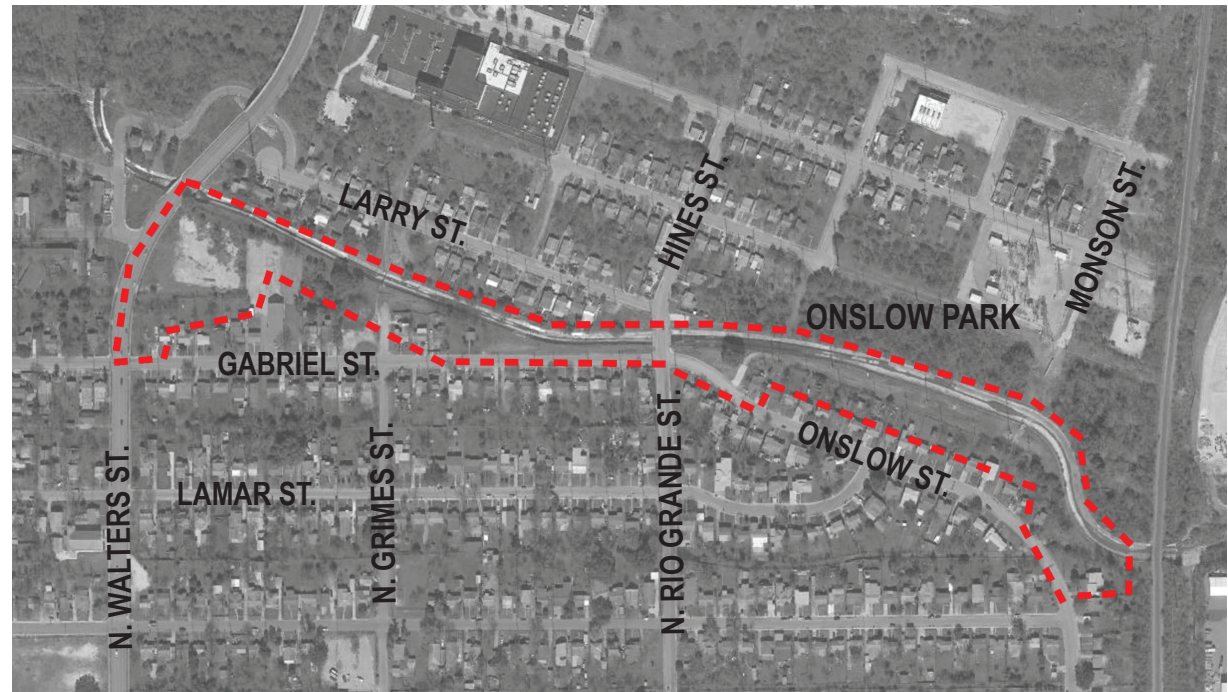
MENGER CREEK LINEAR PARK

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION: SUPPORTING MATERIALS

1. Site Plan
2. Proposed Park And Parking Lot
3. Proposed Site Amenities
4. Proposed Signage
5. Proposed Bioswale, Landscaping, Irrigation and Landscape Walls
6. Proposed Trails, Walk Connections, Elevated Walk And Trail Nodes
7. Proposed Pavilions



MENGER CREEK LINEAR PARK

1526 N. Walters Street
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SITE PLAN

Proposed improvements will include the addition of 0.62 miles of trails, new park with asphalt parking lot, picnic and exercise nodes with fitness equipment and improved lighting.

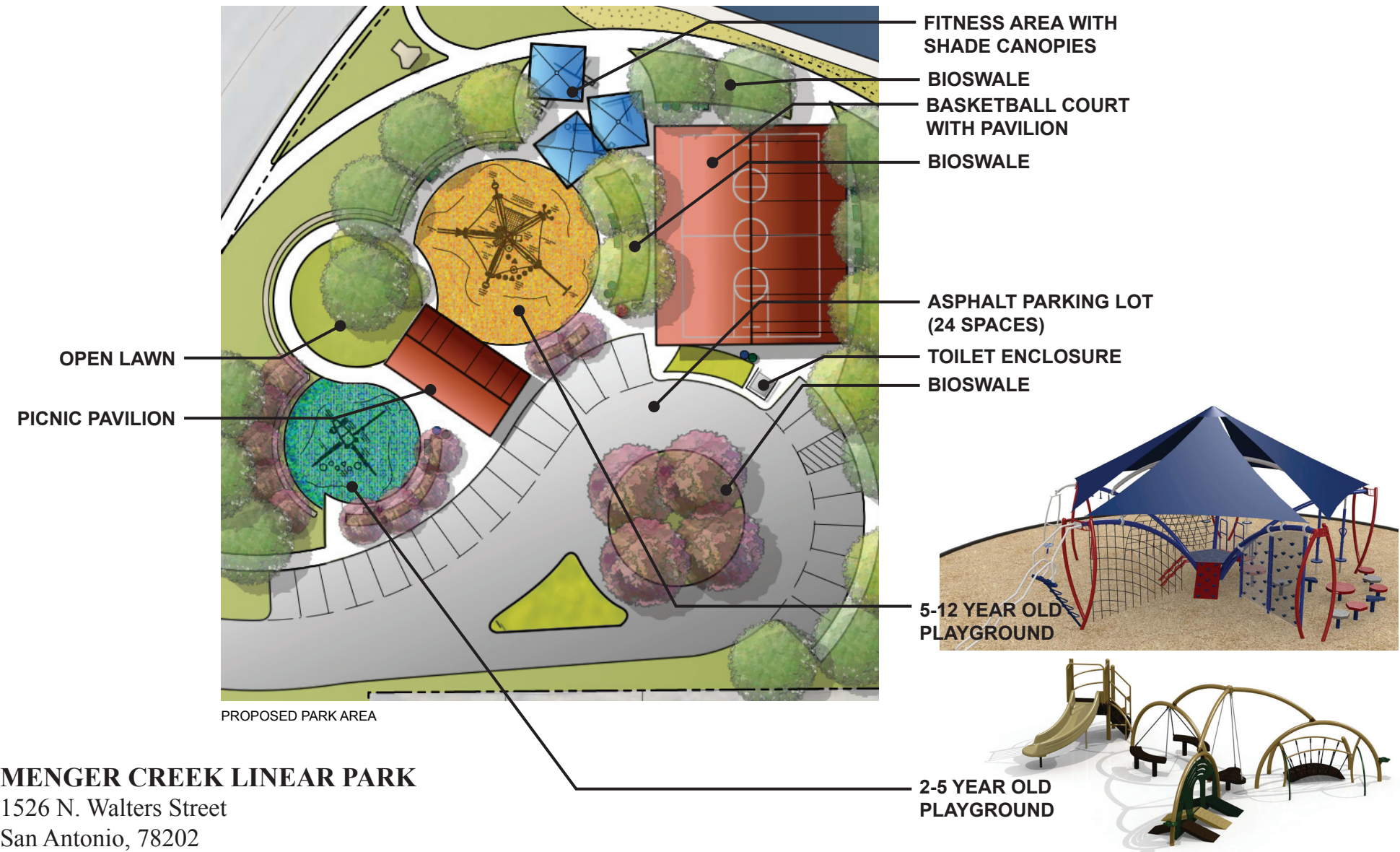


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PROPOSED PARK AND PARKING LOT

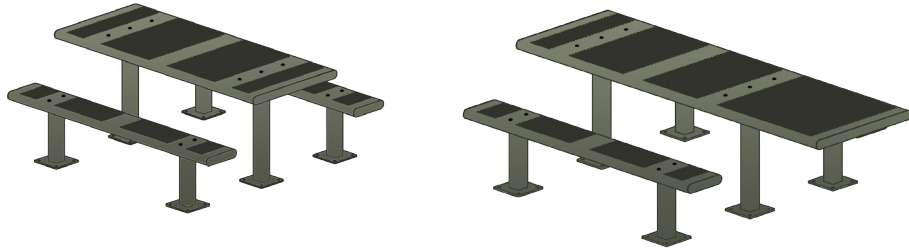
A new park is proposed at the East end of the trail. The proposed asphalt parking lot contains 24 parking spaces and provides easy access to the park. The new park includes a 2-5 year old playground, a 5-12 year old playground, basketball court with pavilion and shaded fitness area. A shaded picnic pavilion also allows visitors to enjoy the facilities of the new park. The colors of playground surfacing, playground equipment, fitness equipment, and shade canopies are to be selected by the owner or owner's representative.



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 similar to the ones shown below. It is manufactured by 'Dumor'. The colors are to be selected by the owner or owner's representative.



Bench

Proposed benches would provide additional seating at the park. The proposed benches 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.



Trash/Recycle Container

The proposed trash/recycle container is similar to the one shown below. It is manufactured by 'Dumor'. 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.

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.



Fence

Two types of fencing are proposed throughout the park and trails. The fences will help to provide improved security at the park.



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PROPOSED SIGNAGE

Located near the main entrance to the park, the new gateway monument sign will provide identification and signify a transition into a the park.



PROPOSED GATEWAY MONUMENT SIGN

MENDER CREEK LINEAR PARK

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PROPOSED BIOSWALES, LANDSCAPING, IRRIGATION AND LANDSCAPE WALLS

Three bioswales will be constructed within the new park to capture and filter storm water runoff prior to entering the creek. Additionally, improved landscaping and irrigation will also enhance visitor experience. Low landscape walls will be constructed to create a barrier between the playgrounds and open lawn and the street, as well as provide seating throughout the park.



PROPOSED BIOSWALES, LANDSCAPING, AND IRRIGATION



PROPOSED LANDSCAPE WALLS

MENGER CREEK LINEAR PARK

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PROPOSED TRAIL, WALK CONNECTIONS, ELEVATED WALK AND TRAIL NODES

The trails will provide connections from N. Walters Street to N. Grimes Street, Gabriel Street, Hines Street, and the corner of N. Rio Grande Street and Onslow Street. The proposed concrete trail with rubber surfacing will be 8'-0" wide. Concrete walkways will provide connections to the surrounding neighborhood and range from 4'-0" to 8'-0" wide. Several nodes would be located along the trail. These gathering areas provide places for users to picnic, sit, relax and exercise. The colors of trail surfacing, site amenities, fitness equipments, and shade canopies are to be selected by the owner or owner's representative.



PROPOSED FITNESS EQUIPMENT



PROPOSED SHADE CANOPY

MENGER CREEK LINEAR PARK

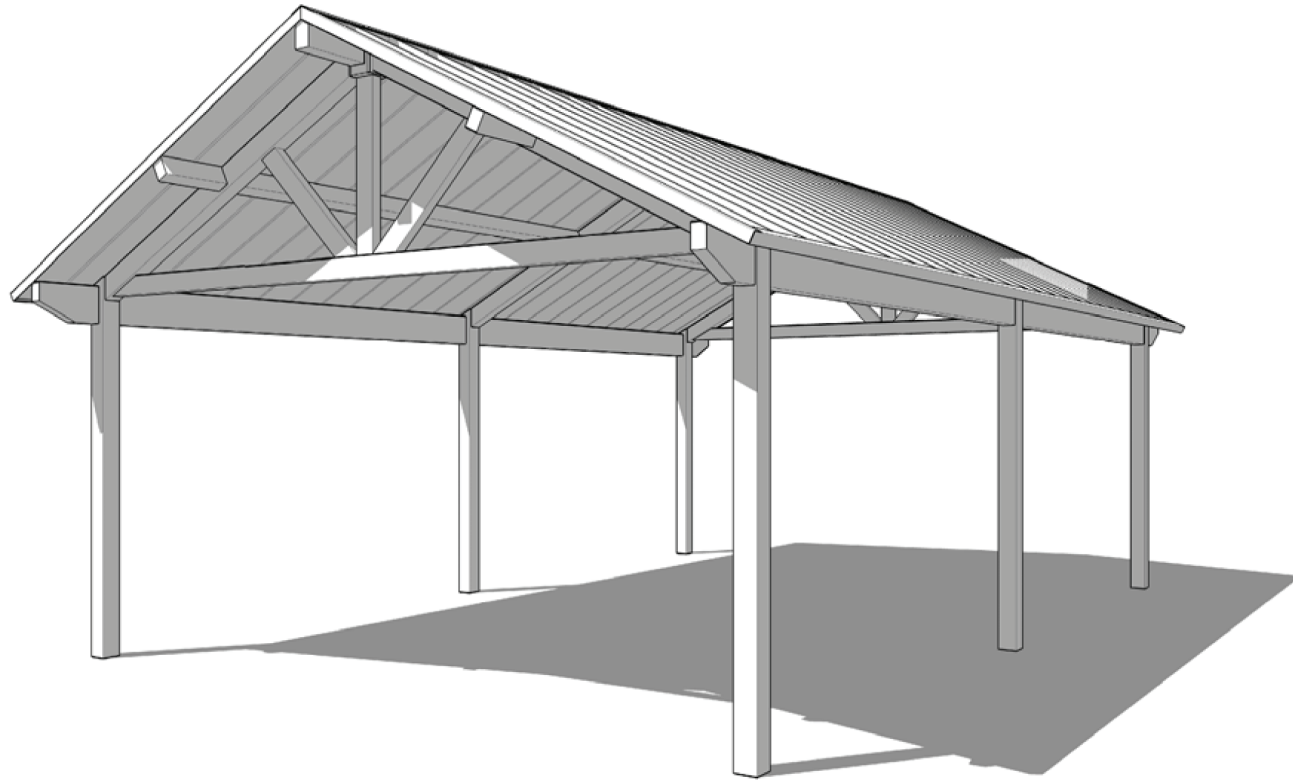
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PROPOSED PAVILIONS

One pavilion for the basketball court and three picnic pavilions, similar to image below, are proposed within the park and at trail nodes. Through the added shade at picnic pavilions, park users will be able to eat and relax out of the sun.

The proposed pavilion sizes are as follows:

- * 24'x44' pavilion to be located at the park.
- * 72'x76' pavilion to be located at the basketball court.
- * 24'x24' pavilion to be located along Gabriel Street and at the corner of N. Rio Grande Street and Onslow Street.



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