

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-410
ADDRESS: 210 E COMMERCE ST
LEGAL DESCRIPTION: NCB 108 BLK LOT 20, P-100 & P-101 (PT OF STREET) BANKERS LANE
SUBD
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Irby Hightower/Alamo Architects
OWNER: Market/Commerce Street Parking LLC
TYPE OF WORK: Conceptual approval of new construction of a parking garage
REQUEST:

The applicant is requesting a conceptual to construct structured parking to accommodate approximately 500 vehicles. This structure will feature ground level retail.

APPLICABLE CITATIONS:

UDC Section 35-672. 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.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.

A parking garage will be considered compatible if:

- A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and
- B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

FINDINGS:

- a. The applicant has proposed to construct structured parking at the corner of E Commerce and Navarro to accommodate approximately 500 vehicles. The applicant has noted that the structure will be approximately seventy five feet in height, feature approximately 13,000 square feet ground level retail and provide a green base at the pedestrian level.
- b. This request was heard by the Design Review Committee on September 22, 2015, where committee members were overall very pleased with the proposal, however, voiced concerns over the scale of the "PARK" text, the patterning of the façade screens, water collection and storage, tree mitigation, the incorporation of the elevator lobby into the design and the concern that regarding the proposed screening presenting the garage's façade as being too similar to a building.
- c. According to the UDC Section 35-672(b)(3), parking areas are to be screened and buffered from the view of public streets, the San Antonio River or adjacent residential uses. The applicant has proposed to screen the garage with metal like panels and plant materials, however, has not specified either. The applicant's proposal to screen the proposed parking from the public right of way is consistent.
- d. Per the UDC Section 35-672 (b)(4), parking garages shall be compatible with buildings in the surrounding area and feature ground level retail area with at least fifty (50) percent of its linear street frontage as display windows. The applicant's proposal is consistent with the UDC.

- e. Pedestrian entrances to parking structures should be clearly defined in order to prevent pedestrian/auto conflicts. The applicant is responsible for complying with the UDC Section 35-672(b)(5) regarding this requirement.
- f. The applicant has noted that the corner signage reading "PARK" is at this time part of the conceptual request, however, the applicant has not specified specifics regarding size, materials or lighting for the proposed signage.
- g. Per the UDC Section 35-675, Archaeology, commercial development projects within a river improvement overlay district shall be reviewed by the city archeologist to determine if there is potential of containing intact archaeological deposits.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through f with the following stipulations:

- i. That the applicant provide information for staff's review regarding site and architectural lighting prior to returning to the HDRC.
- ii. That the applicant provide information for staff's review regarding the proposed signage including specifics on size, materials and lighting prior to returning to the HDRC.
- iii. That the applicant provide information for staff's review regarding façade materials prior to returning to the HDRC.
- iv. That the applicant provide information to the City Archaeologist in regards to the archaeological requirements stated in the UDC Section 35-675. All excavations must meet the requirements for archaeology outlined in UDC Sections 35-630, 35-634, 35-675 and 35-606. Archeological investigations are required for this project.

CASE MANAGER:

Edward Hall



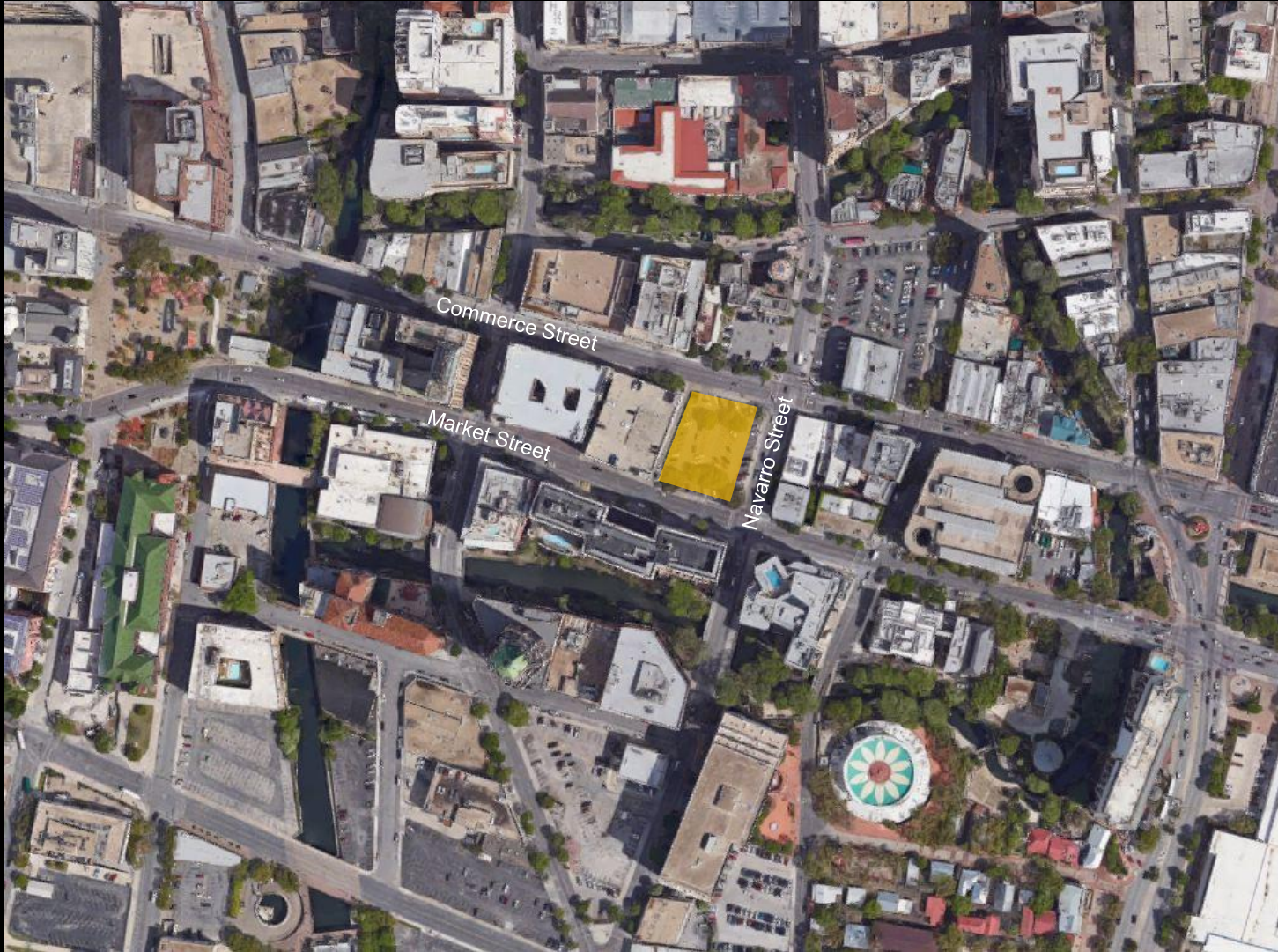


Flex Viewer

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Site Vicinity Plan

HDRC SUBMISSION

Groos Lot Mixed Use Project Update

2015-10-01

Groos Lot Context



Existing Lot with Trees and Green Wall



Westin Service Access Across the Street



Market Street Garage



Groos Parking Lot



Commerce Street Looking West

DESIGN GOALS

- Provide green base at pedestrian level
- Screen cars on upper levels of garage
- Use natural light during the day
- Use light to enhance building at night
- Activate street level with retail



Existing Lot with Trees and Green Wall

10. CONCEPTUAL PARKING GARAGE LAYOUTS

a. Concept 1c

- i. First Level Ramp Access:
Option 1- NO BASEMENT-
- ii. Vertical Circulation:
Positions ST-1 & ST-3
- iii. Retail Grade Breaks
Modified Option 2
- iv. Restaurant Positions
Locations 1 & 2
- v. Dumpsters
Located at D-1 & D-2

b. Parking Capacity

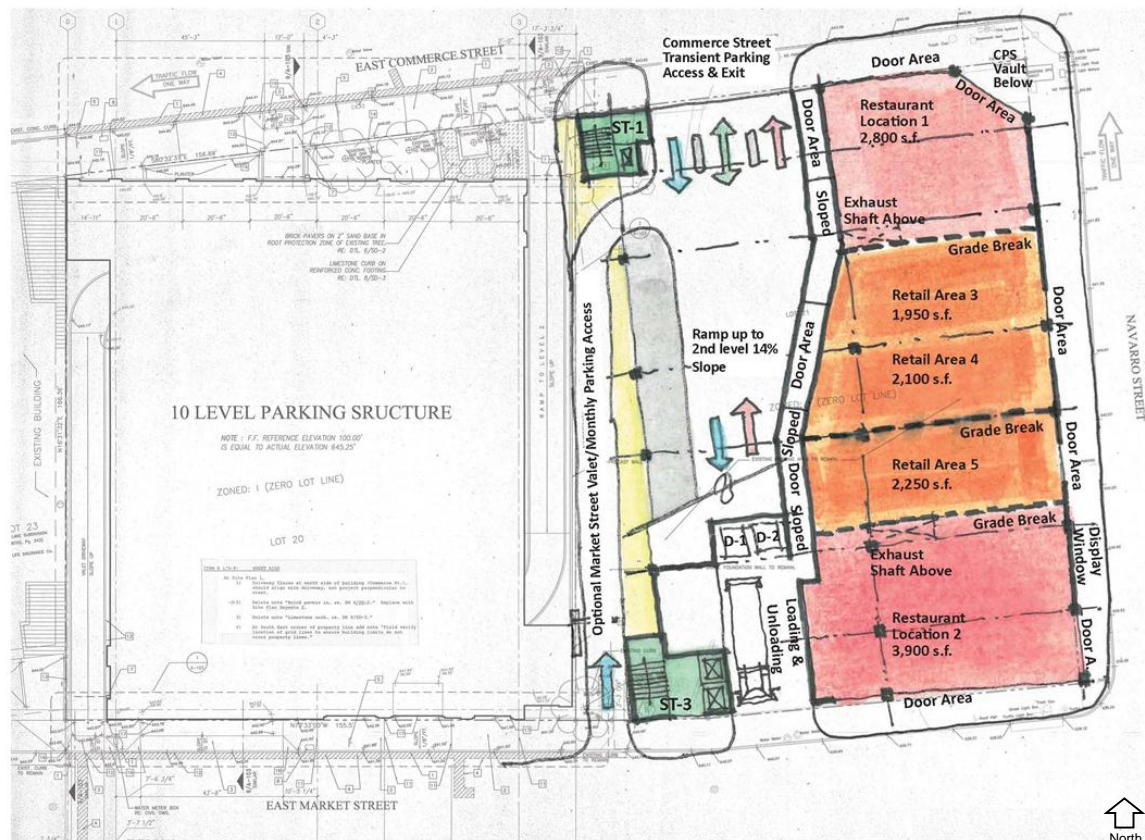
Basement:
NO BASEMENT

Upper Levels: 67 Spaces per tier
66 x 7.5 Tiers = 495

Total Parking:
0 + 495 = 495 Spaces

c. Restaurant Capacity
Approximately 6,700 s. f.

d. Retail Capacity
Approximately 6,300 s. f.



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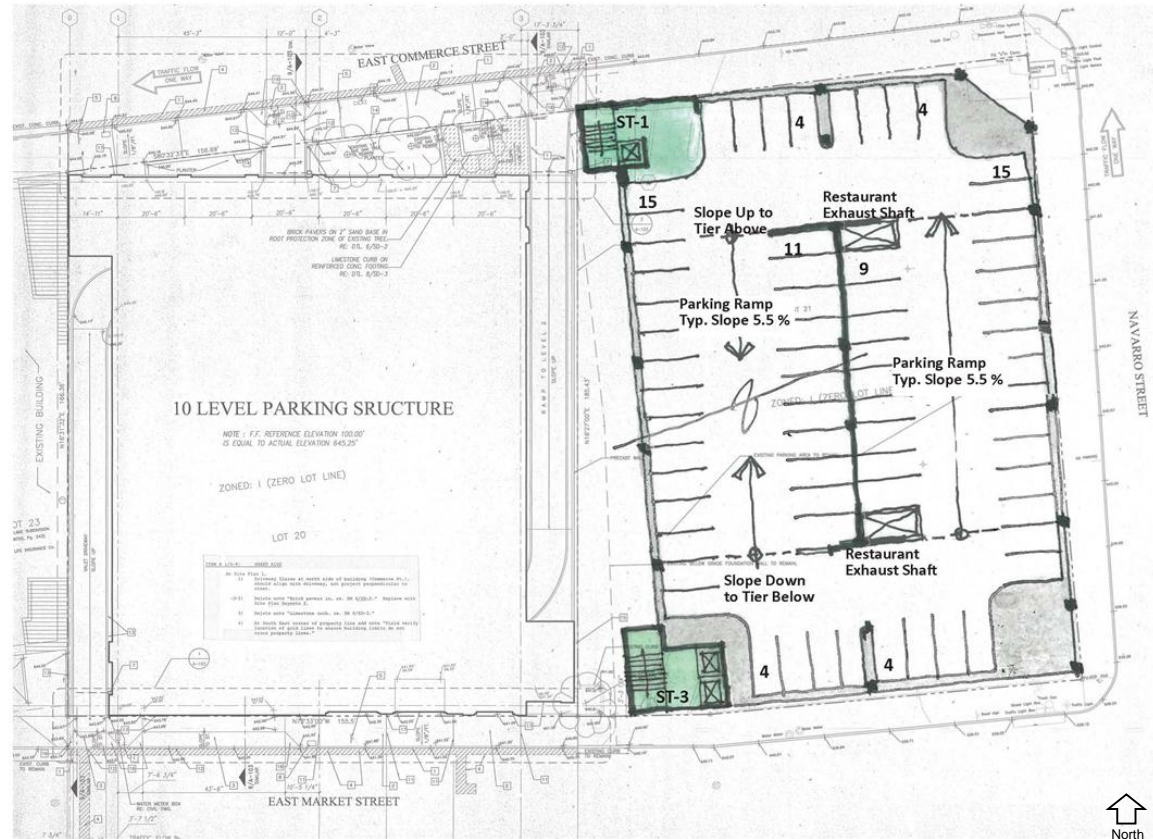
Basement:
NO BASEMENT

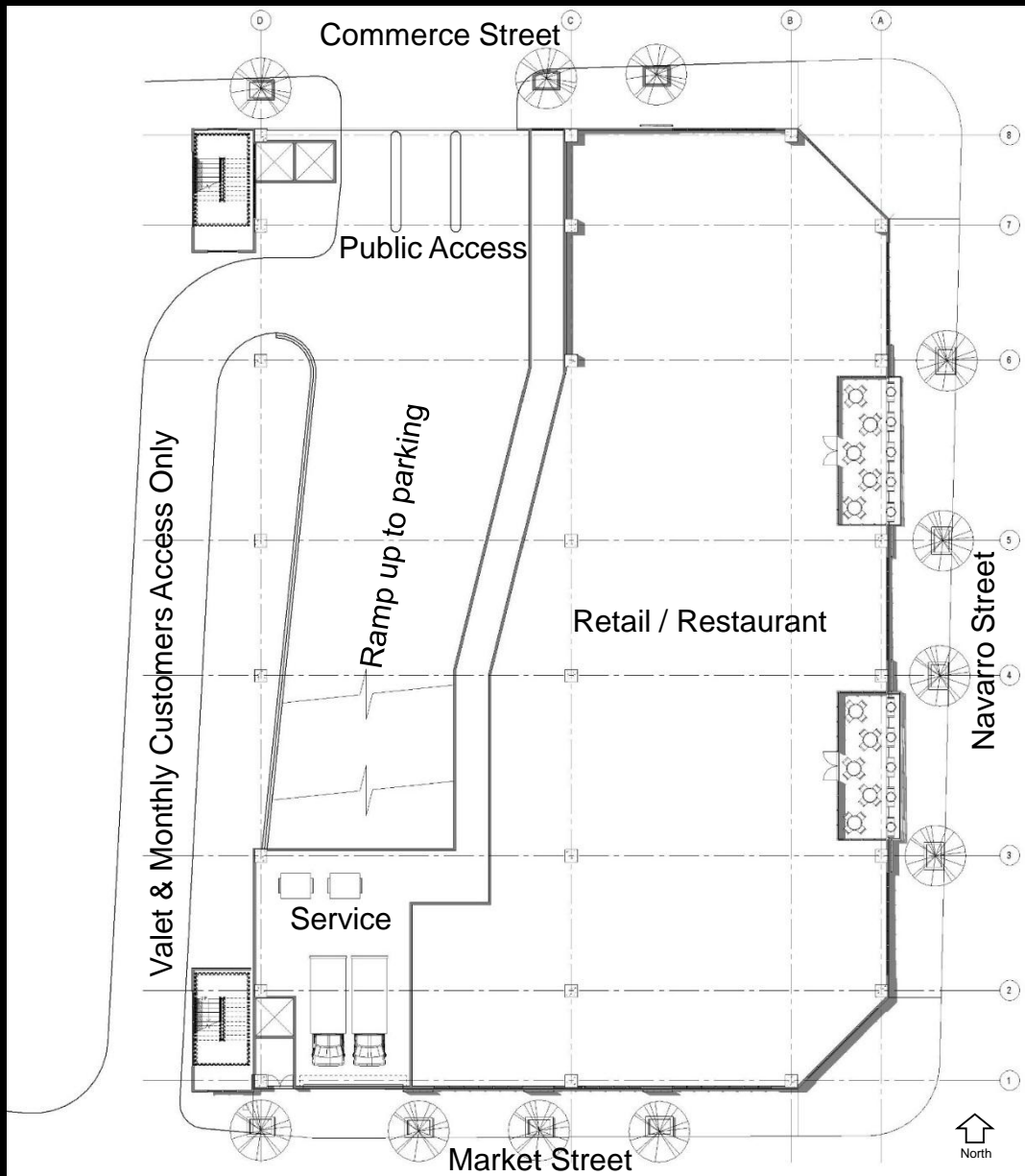
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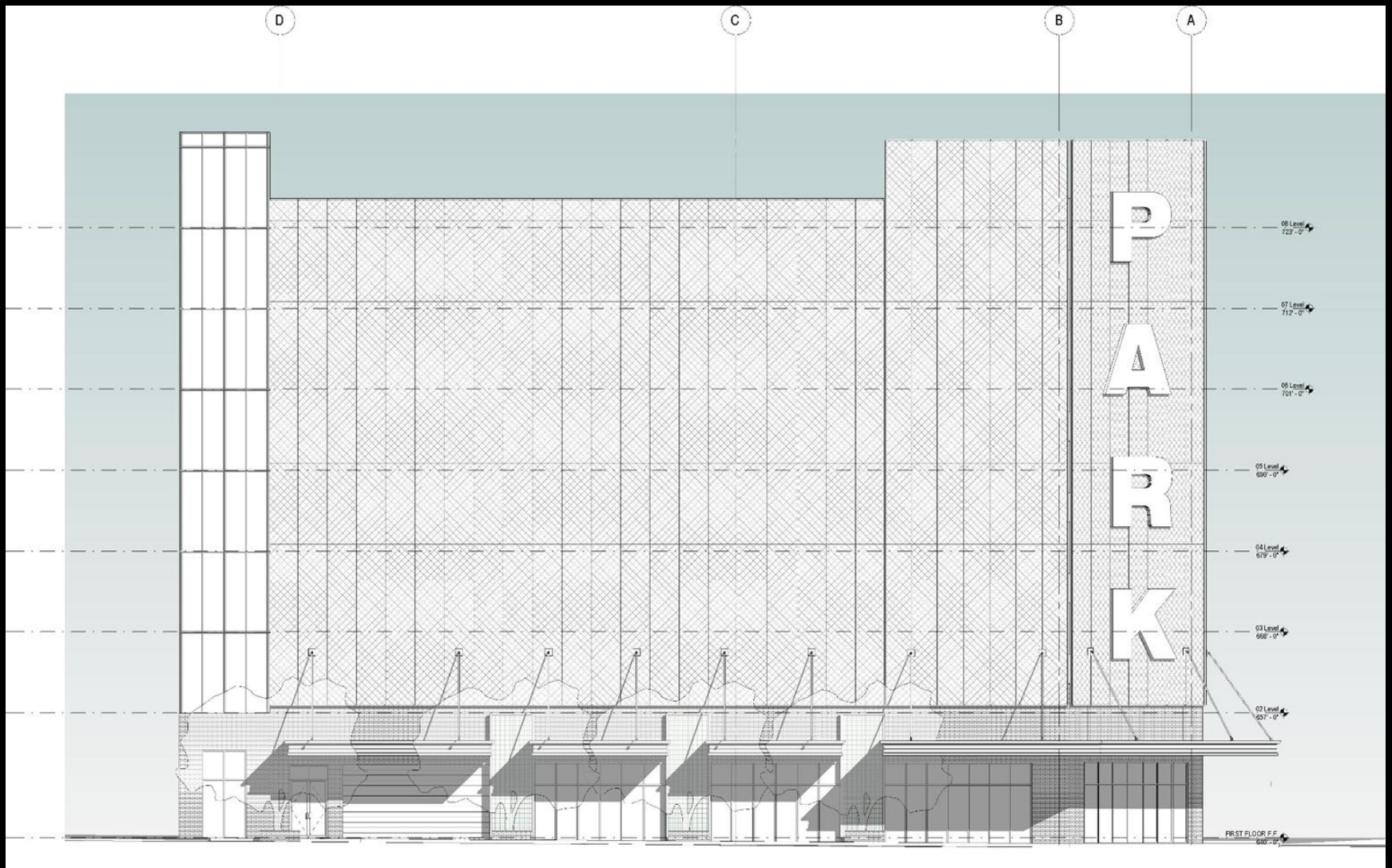
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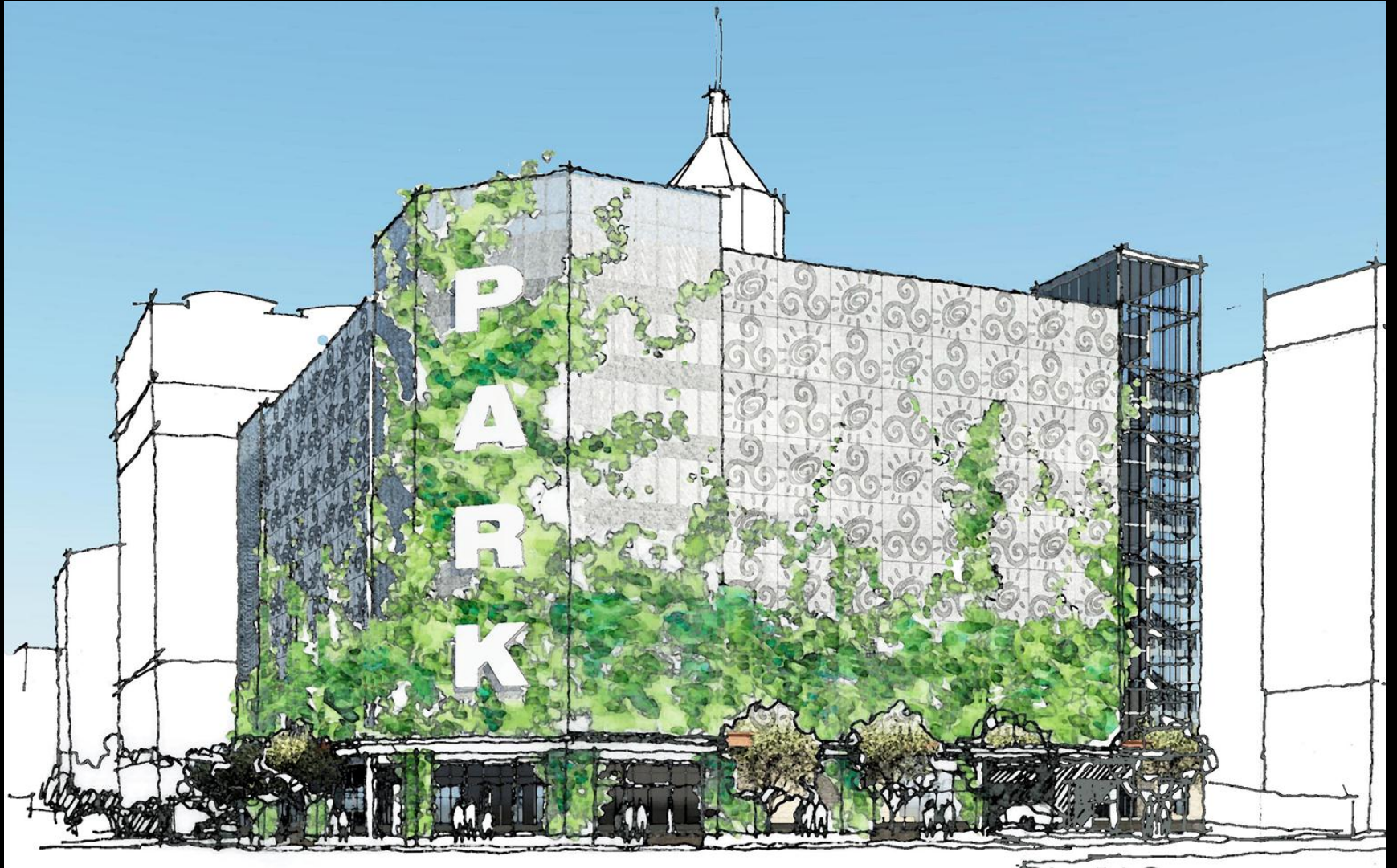




Street Level Floor Plan



Market Street Concept Elevation



View from Commerce & Navarro Corner



View from Commerce & Navarro Corner - Night



View from Commerce & Navarro Eye level Concept



View from Market & Navarro Corner - Night



Navarro Street Sidewalk Cafe View

MG: HOW WILL THE ELEVATOR LOBBY BE INCORPORATED INTO THE DESIGN...
ACCESS AND DISCHARGE INTO BUILDING AND SITE.

BF: QUESTIONS REGARDING PROJECT TIMELINE.