HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 14

HDRC CASE NO:	**2016-101**
ADDRESS:	101 LEXINGTON 123 LEXINGTON
LEGAL DESCRIPTION:	NCB 802 BLK 3 LOT 7 & S 96.4 FT OF 1 NCB 802 BLK 3 LOT NW 170 FT OF 1
ZONING:	D RIO-3
CITY COUNCIL DIST.:	1
APPLICANT:	Scott Thompson/Powers Brown Architecture
OWNER:	Edmund S & Jutta A Beck
TYPE OF WORK:	New construction of a hotel and residential tower

REQUEST:

The applicant is requesting conceptual approval to construct a mixed use tower on the San Antonio Riverwalk at the intersection of N St Mary's and Lexington to be approximately 275 feet in height. The applicant has noted that the proposed tower will include luxury hotel facilitates, onsite parking, commercial space, sixty-one residential units and a sky-bar on the nineteenth floor.

APPLICABLE CITATIONS:

Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the

River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3)On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate

locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

(7)Archival research and historic maps;

(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate

the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

a. The applicant has proposed to construct a mixed use tower on the San Antonio Riverwalk at the intersection of N St Mary's and Lexington to be approximately 275 feet in height. The applicant has noted that the proposed tower will include luxury hotel facilitates, onsite parking, commercial space, sixty-one residential units and a sky-bar on the nineteenth floor. This request was reviewed by the Design Review Committee on December 8, 2015, where committee members noted that the tower's orientation was an appropriate response to the river, that the details of the parking garage needed more attention, that massing was approaching the correct scale, that an appropriate and unique top was needed, that the lack of punched windows was appropriate, that the proposed street wall needed to be addressed, that the loading dock was appropriately placed and that the installation of street trees is appropriate.
b. This request was heard a second time by the Design Review Committee on Wednesday, March 8, 2016, where committee members had questions regarding parking access, public access areas and the proposed zinc garage cladding. Additionally, committee members noted that the proposed garage levels are problematic with their current lack of façade separation and fenestration and that the proposed design had progressed to a form with appropriate massing.
c. Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has proposed a footprint that covers the entire site, however, the applicant has noted proposed connections to existing sidewalks on the river facing, Lexington and N St Mary's sides of the site. This is consistent with the UDC.
d. Given the location of this tower being bounded by N St Mary's to the north, Lexington to the east and the San Antonio River to the south, many focal points will be created with its construction. According to the UDC Section 35-672(c)(1), properties that appear to be the terminus at the end of the street or at a prominent curve in the river shall incorporate into their design an architectural feature that will provide a focal point at the end of the view. The applicant has proposed two glass curtain wall systems forming a cylinder that are to be located on the tower's façade at the corner of N St Mary's and Lexington as well as on the corner of the tower that faces south, toward the Riverwalk. Staff finds both of these proposals appropriate and consistent with the Guidelines.
e. The UDC Section 35-673(a)(1) provides guidelines for solar access to the San Antonio River in regards to new construction. At this time the applicant has not provided a solar study; this must be provided to staff prior to any approvals. Given its location north of the San Antonio River, a solar study is not likely to impact height at this location.
f. According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed located primary entrances along Lexington with architectural features such as overhangs and canopies, curtain wall systems and other architectural elements to distinguish entrances, however, staff finds that the overall lack of façade separation and fenestration along Lexington as well as the proposed rear black wall featuring approximately eighty feet of height do not contribute to the pedestrian characteristics of the Riverwalk nor animate the street scene, build pedestrian scaled street walls, nor define active street edges. This is not consistent with the Guidelines. Staff recommends the applicant address the overall lack of a human scale and fenestration at the pedestrian level as well as the levels immediate to the street wall.
g. Currently, the site is used for surface parking and is relatively void of any landscaping materials. The applicant has provided a detailed landscaping plan noting the removal of two Crape Myrtles along Lexington and a small fan palm at the top of the river bank. Additionally, the applicant has noted per the provided landscaping plan the retention of other trees on the site, the relocation of an existing palm tree at the top of the riverbank and the installation of other landscaping materials throughout the site. This is consistent with UDC Section 35-673(f).
h. The applicant has proposed an outdoor patio seating area to be located above the Riverwalk level within the existing wall at the Riverwalk level. The applicant has proposed to connect to the existing staircase connecting the Riverwalk with Lexington Avenue above. For this connection as well as the proposed outdoor seating areas, the applicant is responsible for complying with the UDC Section 35-673(g) in regards to paving materials. Additionally, the applicant is responsible for complying with UDC Section 35-673(i) in regards to street furnishings.

i. Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. While a detailed lighting design has not been proposed at this time, the applicant is responsible for complying with the UDC Section 35-673(j) in regards to lighting.

j. The UDC Section 35-673(l)(3)(A) addresses access to the public pathway along the river. There is an existing pedestrian staircase leading from the Riverwalk level to the street level above at Lexington Avenue. The applicant has proposed to connect pedestrian paths from within the site to those currently existing at the public right of way. This is consistent with the UDC.

k. The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section.

l. According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, an building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river.

m. At the street and above garage levels which fronting Lexington and N St Mary's, the applicant has proposed the primary façade material of zinc panel, primarily to screen the proposed parking podium from view. Staff finds this material appropriate, however, the applicant's proposed façade composition at these levels, up to a height of approximately sixty feet creates a blank wall along Lexington lacking a human scale and depth. This is not consistent with the UDC. Additionally, staff finds that a formless wall spanning an entire block adjacent to the San Antonio Riverwalk does not promote a pedestrian atmosphere nor compliment the character of the San Antonio Riverwalk. Staff recommends the applicant introduce additional façade elements throughout the garage cladding to promote a human scale, similarly to what has been proposed from level five through the roof level.

n. According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there are no height restrictions for new construction in RIO 3 other than the solar access standards in which this proposal complies. Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. While the current proposal is taller than fifty (50) percent of the other facades along the block face, staff finds that there are other buildings of similar height in the area, particularly at the corner of McCullough and N St Mary's, at the intersection of the San Antonio River and Avenue A and at the intersection of N St Mary's and Convent. At this time the applicant has not provided staff with a solar study. A solar study is mandatory per the UDC in regards to determining an appropriate height, however, given its location north of the San Antonio River, a solar study is not likely to impact height at this location.

o. In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. The applicant has proposed materials to include an aluminum composite material, spandrel glazing, vision glazing, zinc panels, limestone and thermocromex limestone high performance cladding. The use of these materials are consistent with the UDC.

p. According to the UDC Section 35-674 in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. The applicant has proposed for both glass cylinders to terminate at the roof, has proposed a change in materials and has proposed a modified massing at the roof level which includes a slanted portion clad in aluminum panels. This is consistent with the UDC.

q. Regarding façade composition, specifically window fenestration, the UDC Section 35-674(e)(2) states that windows shall be recessed at least two (2) inches within solid walls, should relate in design and scale to the spaces behind them and shall be used in hierarchy to emphasize their importance on the façade. The applicant has proposed recessed balconies as well as façade openings that correspond the interior spaces of each level; larger openings are featured in the residential spaces while smaller openings are featured in hotel spaces. The applicant is responsible for insetting each window at least two inches within solid walls.

r. The south elevation as noted by the applicant is adjacent to an existing structure. The applicant has noted the roof line of the neighboring structure to be approximately fifty feet in height. The applicant has proposed a blank wall to rise approximately eighty-four feet in height; to the sixth level. While this space may not be used in a similar manner as the hotel and residential space, staff finds that the addition of window fenestration or a façade element that adds depth and separation is appropriate. Additionally, staff finds the same application should be applied to the corner of the structure that meets N St Mary's; the west elevation as the applicant has noted.

s. The applicant has proposed structured parking to be clad in a zinc cladding. Staff finds the applicant should provide additional information regarding screening materials, their application and façade lighting in addition to information regarding automobile traffic entering and existing the garage and its impacts on pedestrian traffic.

t. ARCHAEOLOGY- The property is within the River Improvement Overlay District and is along the San Antonio River. In Addition, the project area is in close proximity to previously recorded archaeological site 41BX1818, a desague of the Upper Labor Acequia, and a military redoubt. Therefore, archaeological investigations are required. The applicant should coordinate the archaeology scope of work with the OHP prior to the commencement of construction activities.

RECOMMENDATION:

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

i. That the applicant provide additional information regarding site furnishings, their placement and materials.
ii. That the applicant provide additional information regarding architectural and site lighting.
iii. That the applicant provide additional information regarding the screening of any mechanical equipment.
iv. That the applicant provide a solar study including both the summer and winter solstice.
v. That the applicant provide wall sections noting the depth at which each window will be inset.
vi. That the applicant introduce window fenestration and façade elements to separate the façade and add depth on the noted north and west elevations on the parking garage levels.
vii. That the applicant provide additional façade separation and fenestration patterns that will promote pedestrian traffic and activate Lexington Avenue throughout the length of the site.
viii. That the applicant provide additional information on the impact that traffic will have on pedestrian traffic.
ix. That the applicant provide additional information on the proposed metal screening that is to screen the parking garage elevels.
x. An archaeological investigation is required.

CASE MANAGER:

Edward Hall

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: MARCH 9, 2016 HDRC Case# 2016-101

ADDRESS: 101/123 LEXINGTON Meeting Location: 1901 S ALAMO

APPLICANT: SCOTT THOMPSON / POWERS BROWN ARCHITECTURE

DRC Members present: MICHAEL GUARINO, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: CHUCK BREMLEY, JOHN CARENHEAD

REQUEST: CONSTRUCTION OF A MIXED USE TOWER ON THE RIVERWALL.

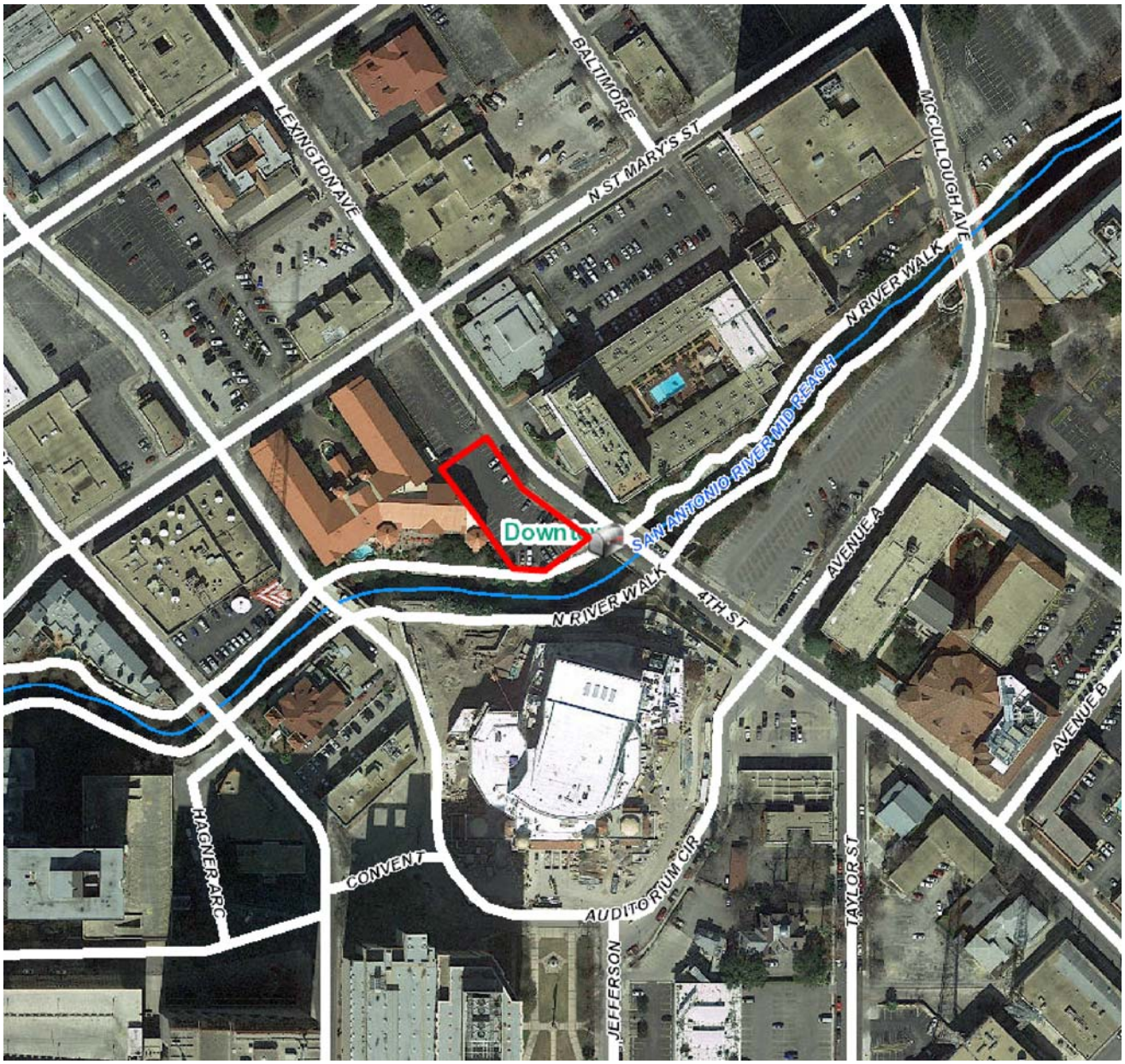
COMMENTS/CONCERNS: DL: WHAT SETBACKS HAVE BEEN PROPOSED FROM NEIGHBORING STRUCTURES? QUESTIONS REGARDING PARKING ACCESS. WILL THERE BE AREAS RESERVED FOR PUBLIC ACCESS? MG: QUESTIONS REGARDING PROPOSED ZINC GARAGE CLADDING. PROPOSED [redacted] GARAGE LEVELS POTENTIALLY PROBLEMATIC. GARAGE VENTS COULD PROVIDE FACADE SEPARATION. DL: ARE ZINC PANELS PERFORATED? [redacted] MG: EVOLUTION OF PROJECT HAS PROGRESSED -- MASSING IS APPROPRIATE.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

ACCOMMODATE COMMENTS ON PLINTH — VENTILATION?

Committee Chair Signature (or representative)

3/9/16
Date



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Auditorium Cir
River Walk
River Walk
Hotel Indigo San Antonio-Riverwalk
News 4 (WOAI) San Antonio
Lexington Ave
Richmond Ave
El Tropicano Riverwalk
Lexington Ave
My Brother Bar
N St Mary's St
N St Mary's St


My Brother Bar
N St Mary's St
N St Mary's St
Lexington Ave
El Tropicano Riverwalk
Hotel Indigo San Antonio-Riverwalk
Lexington Ave
Riverwalk N
Auditorium Cir

POWERS BROWN ARCHITECTURE

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Thompson Hotel Architectural Design Narrative

The proposed Thompson Hotel located at 101 Lexington is a vertically integrated mixed-use development including Luxury hotel facilities, on-site parking, chef-driven Riverwalk restaurant, 61 residential units and sky-bar at the topmost level (19th floor) with a view towards downtown.

Riverwalk

The success of the project is directly dependent on its relationship to the Riverwalk – integrating without altering too much in order to enhance the already walkable area. We propose a chef – driven restaurant open to pedestrians along this amenity with a variety of outdoor seating areas. The seating areas are terraced gradually as they get closer to the Riverwalk offering a destination open to pedestrians as they pass by.

Hotel

The hotel lobby is located with primary frontage along Lexington. Parking is valet only with structured parking on a site accessed by a drop-off located entirely within the building footprint. The hotel bar and restaurant are both located on first floor with a monumental stair connection to a ballroom located on level 02. A 4,000 sf Spa is located on Level 03. Level 04 is the pool area located in proximity to the Riverwalk where the tower is setback substantially in order to allow maximum daylighting to pedestrians at the river level below. Structured parking is dispersed through levels 01-05. 167 Hotel rooms are located on levels 06-11. The sky-bar is managed by the hotel and located on the Riverwalk side on the 19th floor.

Residences

61 residences are incorporated on levels 12-18 with a designated 2-story lobby located at the corner of N St Mary's and Lexington. Vertical circulation for these units is offered by 2 private elevators in the corner lobby or by 2 elevators also used by hotel guests granting residents easy access to hotel amenities.

Materials

The building materials are chosen as a means to relate the building to San Antonio Vernacular, however remaining forward-thinking to the future of San Antonio. We are proposing a trowel applied high-performing natural limestone cladding for a majority of the tower. Curtain wall glazing with clear vision glass in inverted conical shapes give the building an identity at the scale of a city. A three-dimensional zinc panel at the base of the building indexes the Tobin Center for Performing Arts directly across the Riverwalk.

MEXICAN BUCKEY (Ungnadia speciosa)

TEXAS SAGE (Leucophyllum frutescens)

MUHLY GRASS (Muhlenbergia capillaris ‘Pink Muhly Grass’)

BALD CYPRESS (Taxodium distichum)

CHINESE JUNIPER (Juniperus chinensis)

UPRIGHT ROSEMARY (Rosmarinus officinalis ‘Upright’)

TEXAS RED OAK (Quercus buckleyi)

RED YUCCA (Hesperaloe parviflora)

YARROW (Achillea millefolium)

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PROJECT TITLE

THOMPSON
RIVERWALK HOTEL
101 LEXINGTON AVE
SAN ANTONIO, TX 78205

A PROJECT FOR
Thompson San Antonio Investors LP

GENERAL NOTES

swa

	DATE	△ REVISION
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PLANTING PALETTE

SEAL

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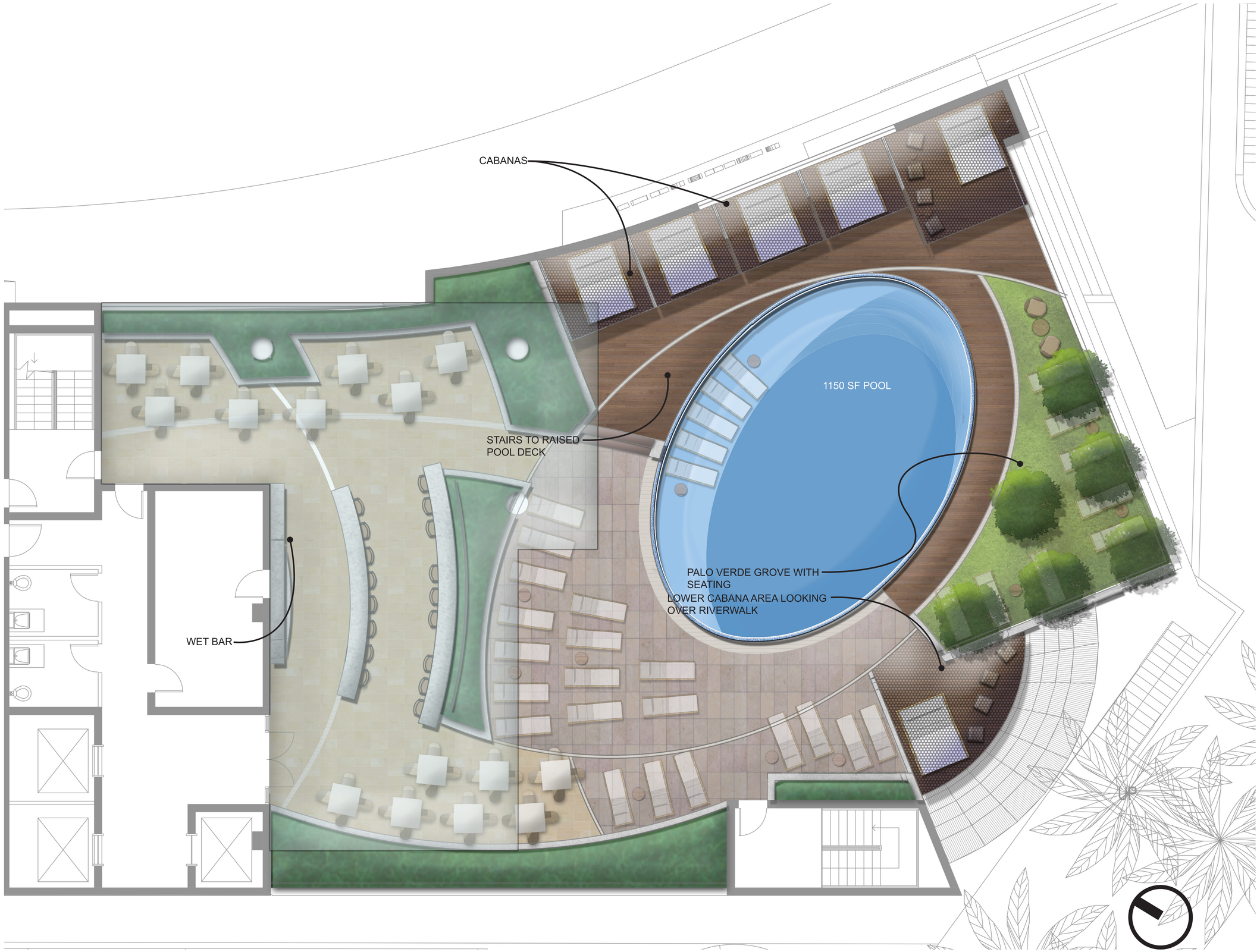

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POOL DECK PLAN
4TH FLOOR

SEAL

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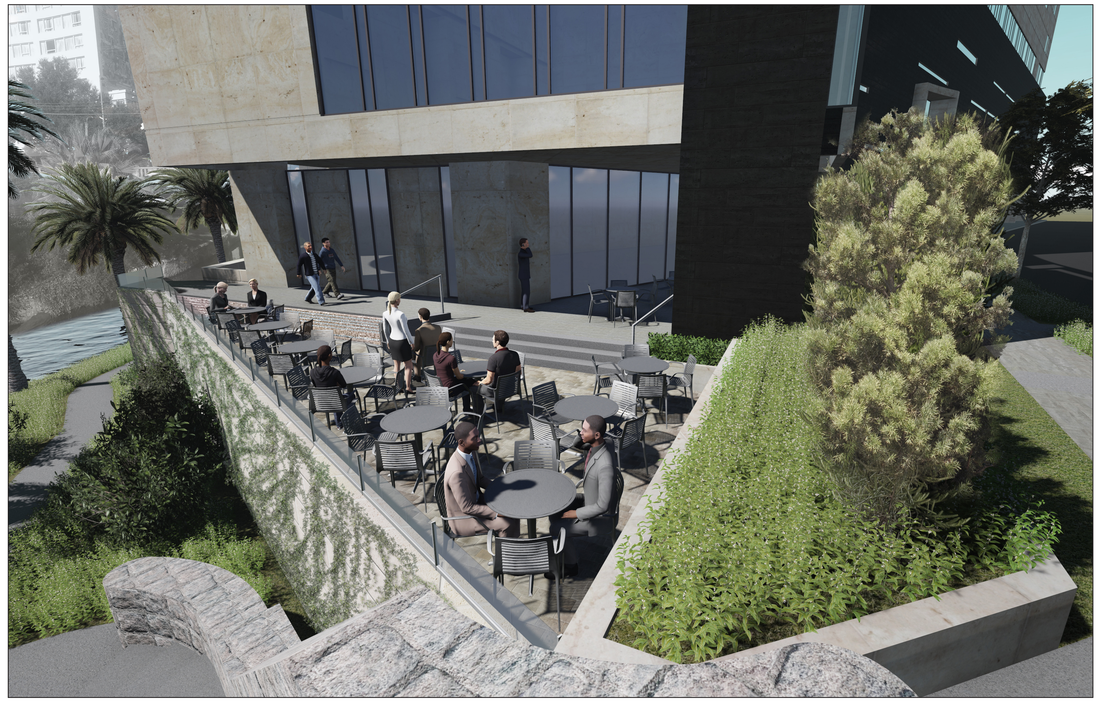

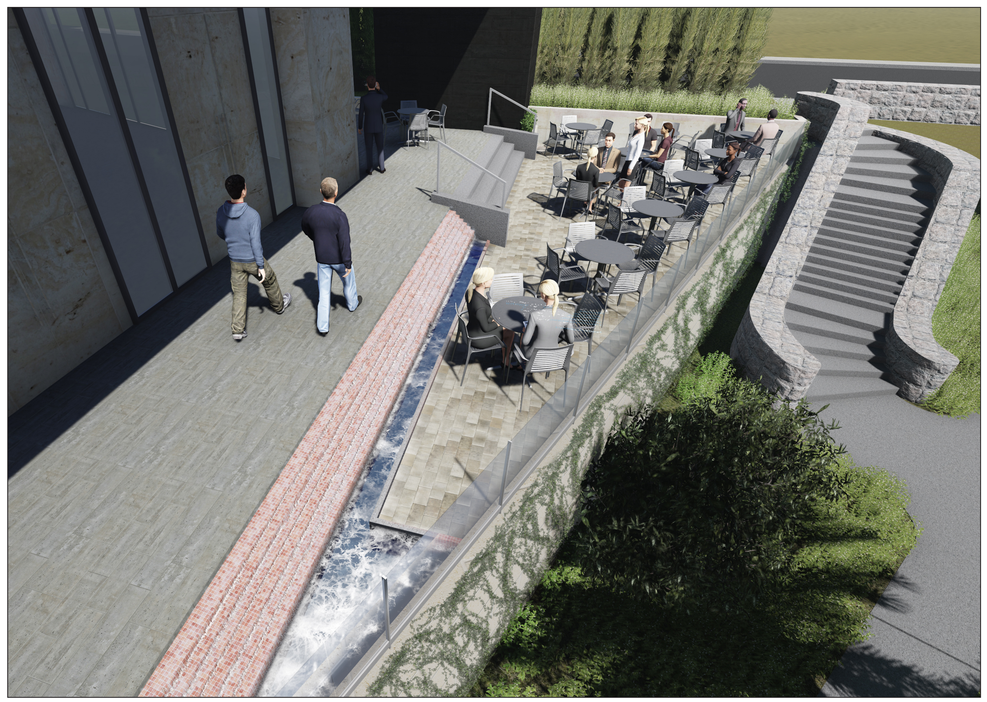

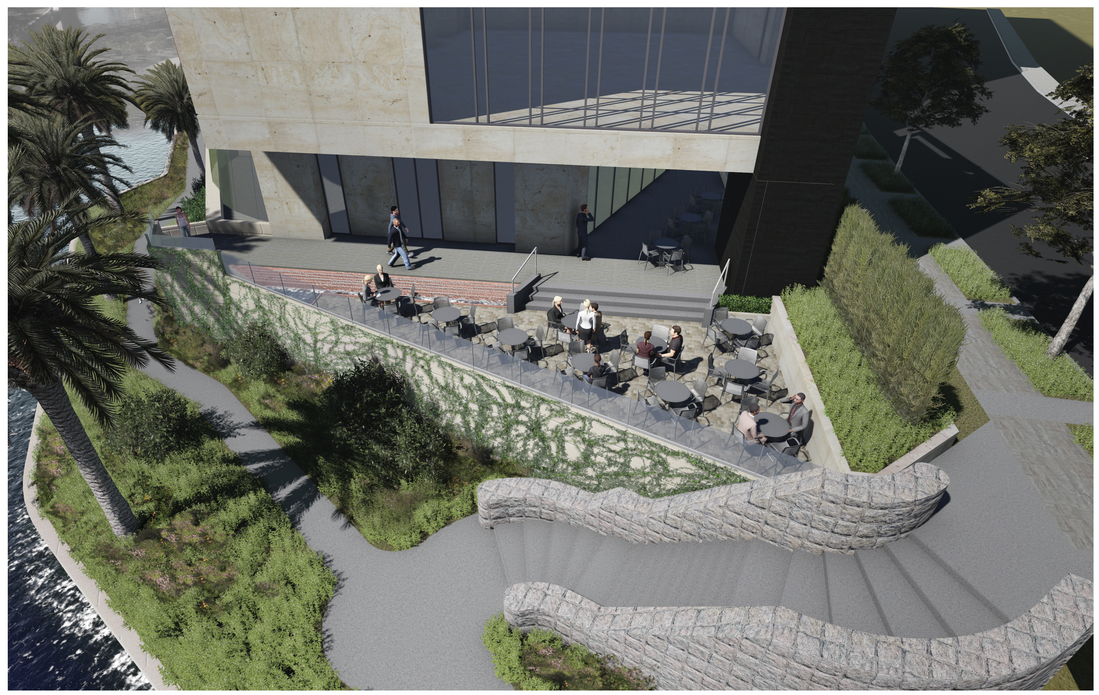

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PROJECT TITLE

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RIVERWALK PLAZA
PROPOSED
ENHANCEMENTS

SEAL

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PROJECT TITLE

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101 LEXINGTON AVE
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A PROJECT FOR
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GENERAL NOTES

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RIVERWALK PLAZA
EXISTING CONDITIONS

SEAL

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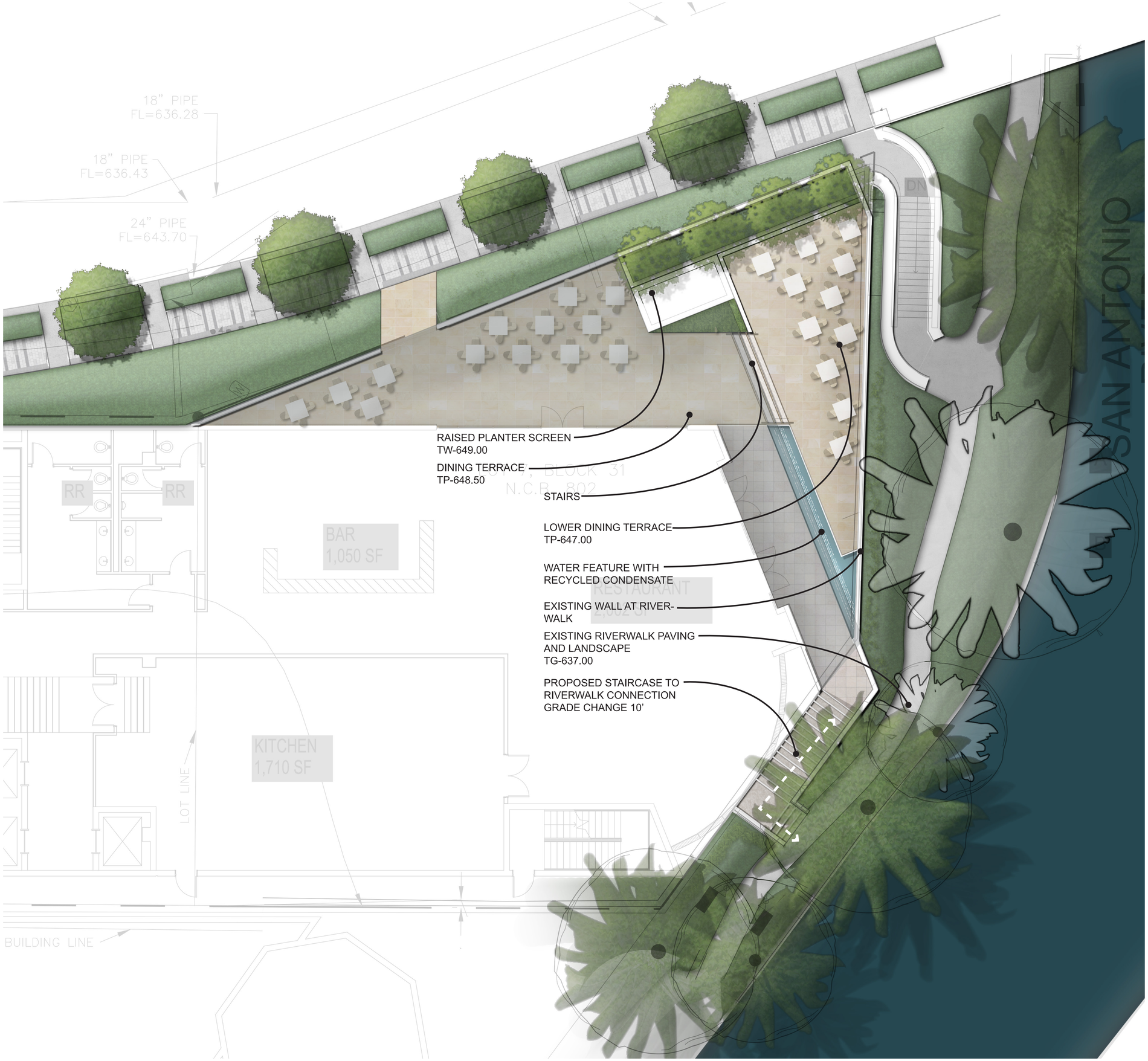

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PROJECT TITLE

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RIVERWALK PLAZA
ENLARGEMENT

SEAL

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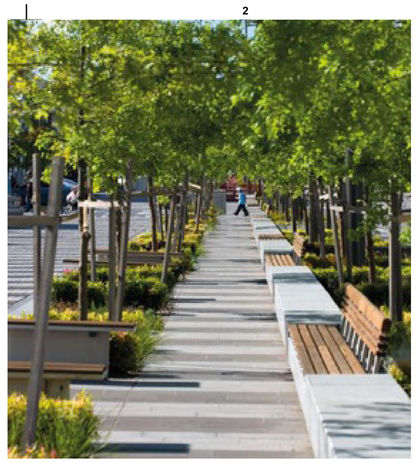
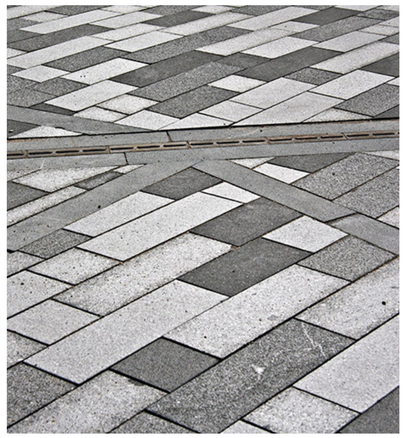
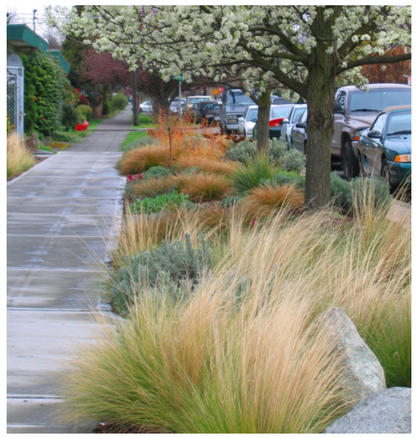
STREETSCAPE ATMOSPHERE



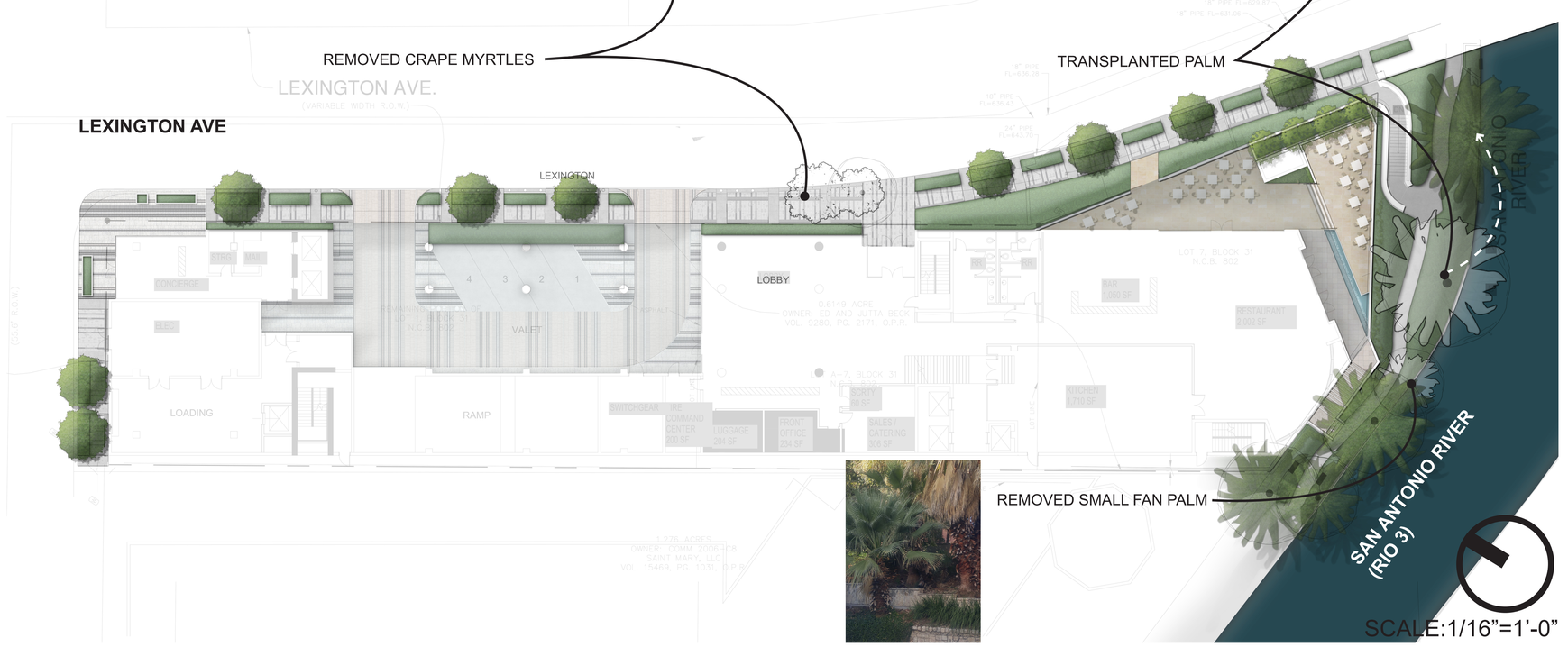




EXISTING VEGETATION

REMOVED CRAPE MYRTLES

TRANSPLANTED PALM



REMOVED SMALL FAN PALM

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PROJECT TITLE

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OVERALL SITE PLAN

SEAL

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DRAWING INDEX

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							•	G002A	DRAWING INDEX

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							•	EX2	SITE EXHIBIT

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							•	L0.2	RIVERWALK PLAZA ENLARGEMENT
							•	L0.3	RIVERWALK PLAZA EXISTING CONDITIONS
							•	L0.4	RIVERWALK PLAZA PROPOSED ENHANCEMENTS
							•	L0.5	POOL DECK PLAN 4TH FLOOR
							•	L0.6	PLANTING PALETTE

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							•	S0.002	3D VIEWS
							•	S0.003	3D VIEWS
							•	S0.004	3D VIEWS
							•	S0.005	3D VIEWS
							•	S1.100	FOUNDATION PLAN
							•	S2.102	LEVEL 2 FRAMING PLAN
							•	S2.103	LEVEL 3 FRAMING PLAN
							•	S2.104	LEVEL 4 FRAMING PLAN
							•	S2.106	LEVEL 6 FRAMING PLAN
							•	S2.114	LEVEL 14 FRAMING PLAN
							•	S2.118	LEVEL 18 FRAMING PLAN
							•	S2.119	ROOF LEVEL FRAMING PLAN

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Future Issue (8)	Future Issue (7)	Future Issue (6)	Future Issue (5)	Future Issue (4)	Future Issue (3)	Future Issue (2)	HDRC Submittal	Sheet Number	Sheet Name
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							•	A101.	OVERALL FLOOR PLANS
							•	A102.	OVERALL FLOOR PLANS
							•	A103.	OVERALL FLOOR PLAN
							•	A104.	OVERALL FLOOR PLAN
							•	A105.	OVERALL FLOOR PLAN
							•	A106.	OVERALL FLOOR PLAN
							•	A107.	OVERALL FLOOR PLANS
							•	A201.	OVERALL 3D BUILDING ELEVATIONS
							•	A202.	OVERALL 3D BUILDING ELEVATIONS
							•	A203.	OVERALL ELEVATIONS
							•	A204.	OVERALL ELEVATIONS
							•	A301.	OVERALL BUILDING SECTION
							•	A302.	BUILDING SIGNAGE
							•	A303.	VIEW FROM N ST MARY'S
							•	A304.	VIEW FROM LEXINGTON BRIDGE
							•	A606.	EXTERIOR FINISHES

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Future Issue (8)	Future Issue (7)	Future Issue (6)	Future Issue (5)	Future Issue (4)	Future Issue (3)	Future Issue (2)	HDRC Submittal	Sheet Number	Sheet Name
							•	MEP201	OVERALL MEP PLAN - LEVELS 01/02
							•	MEP206	OVERALL MEP PLAN - LEVELS 6-10 (TYPICAL)
							•	MEP207	OVERALL MEP PLAN - LEVEL 11
							•	MEP208	OVERALL MEP PLAN - LEVEL 12-16
							•	MEP210	OVERALL MEP PLAN - LEVEL 18

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A PROJECT FOR

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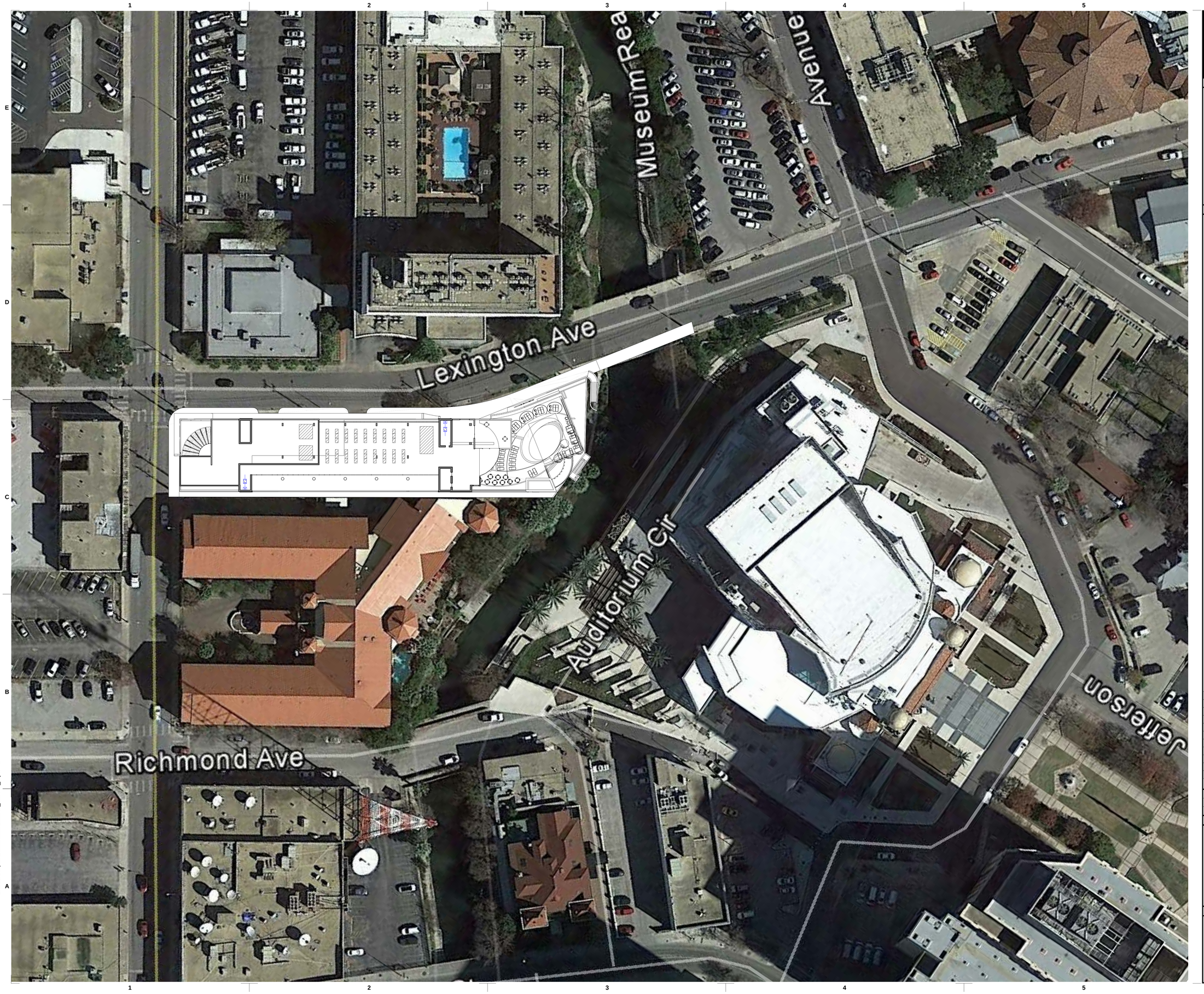

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SHEET TITLE

SITE PLAN

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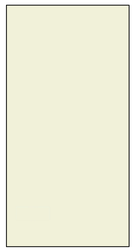
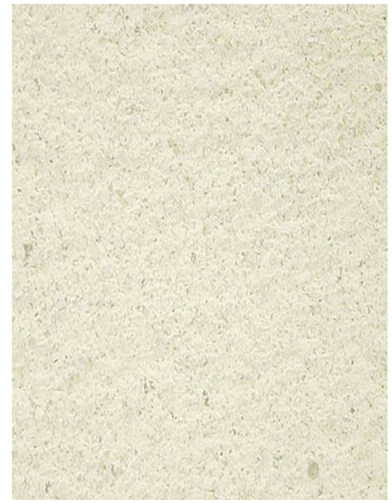


-MULLIONS-
KAWNEER - PERMACOAT - IVORY

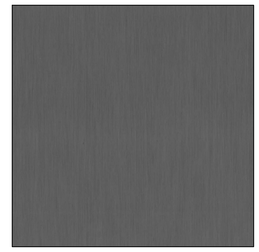
-LIMESTONE-
ALAMO STONE - VERONA CREAM

IGU - SNX 51/23 ON #2S - ULTRA WHITE

IGU - SNR 43 ON #2S - ULTRA WHITE



THERMOCROMEX LIMESTONE HIGH PERFORMANCE CLADDING



DRI-DESIGN - VMZINC - PIGMENTO BLUE

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PROJECT TITLE

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A PROJECT FOR
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GENERAL NOTES

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EXTERIOR FINISHES

SEAL

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SHEET TITLE

VIEW FROM LEXINGTON BRIDGE

SEAL

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SHEET TITLE

VIEW FROM N ST MARY'S

SEAL

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GENERAL NOTES

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SHEET TITLE

BUILDING SIGNAGE

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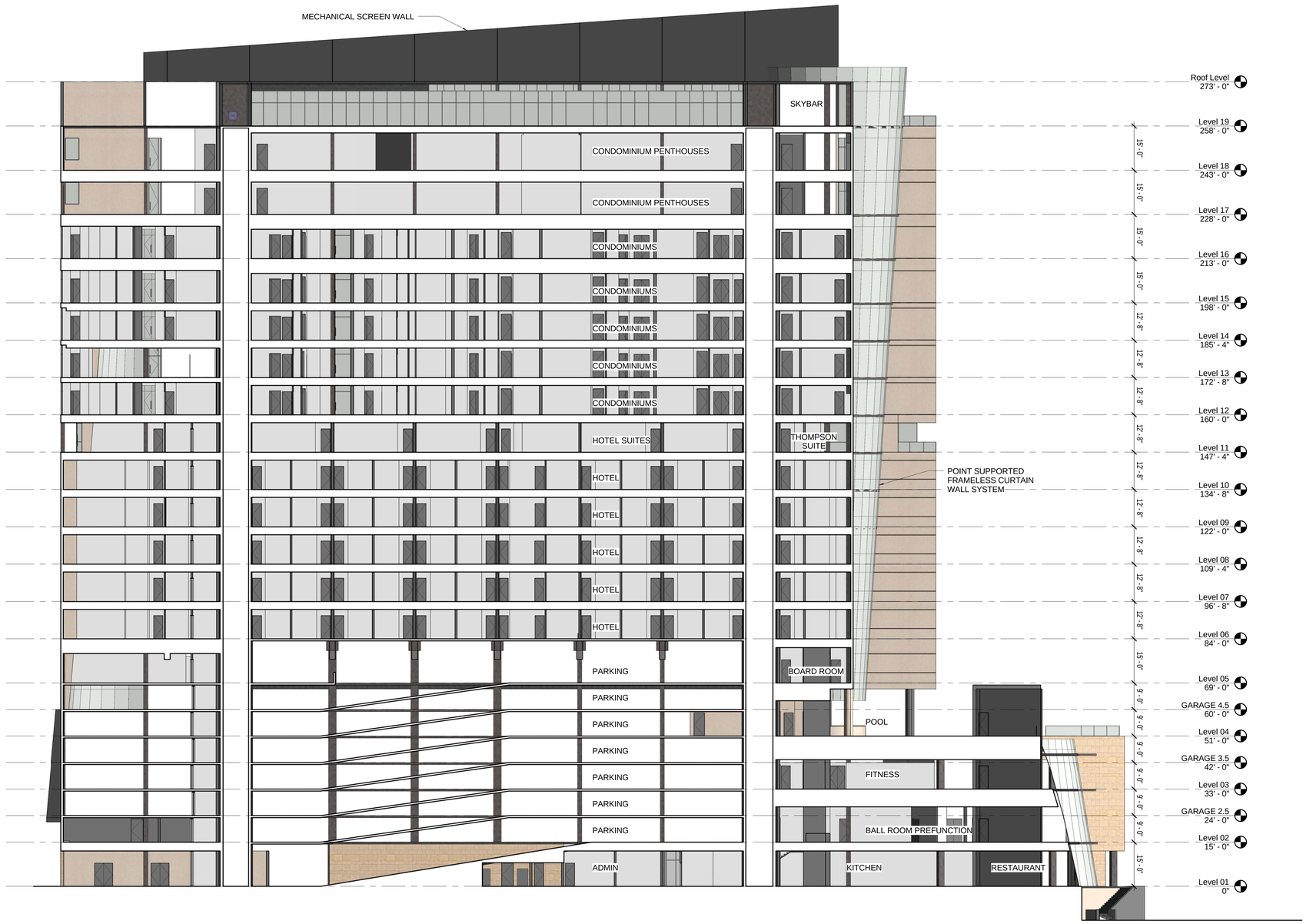

OVERALL BUILDING SECTION
SCALE: 1/16" = 1'-0"

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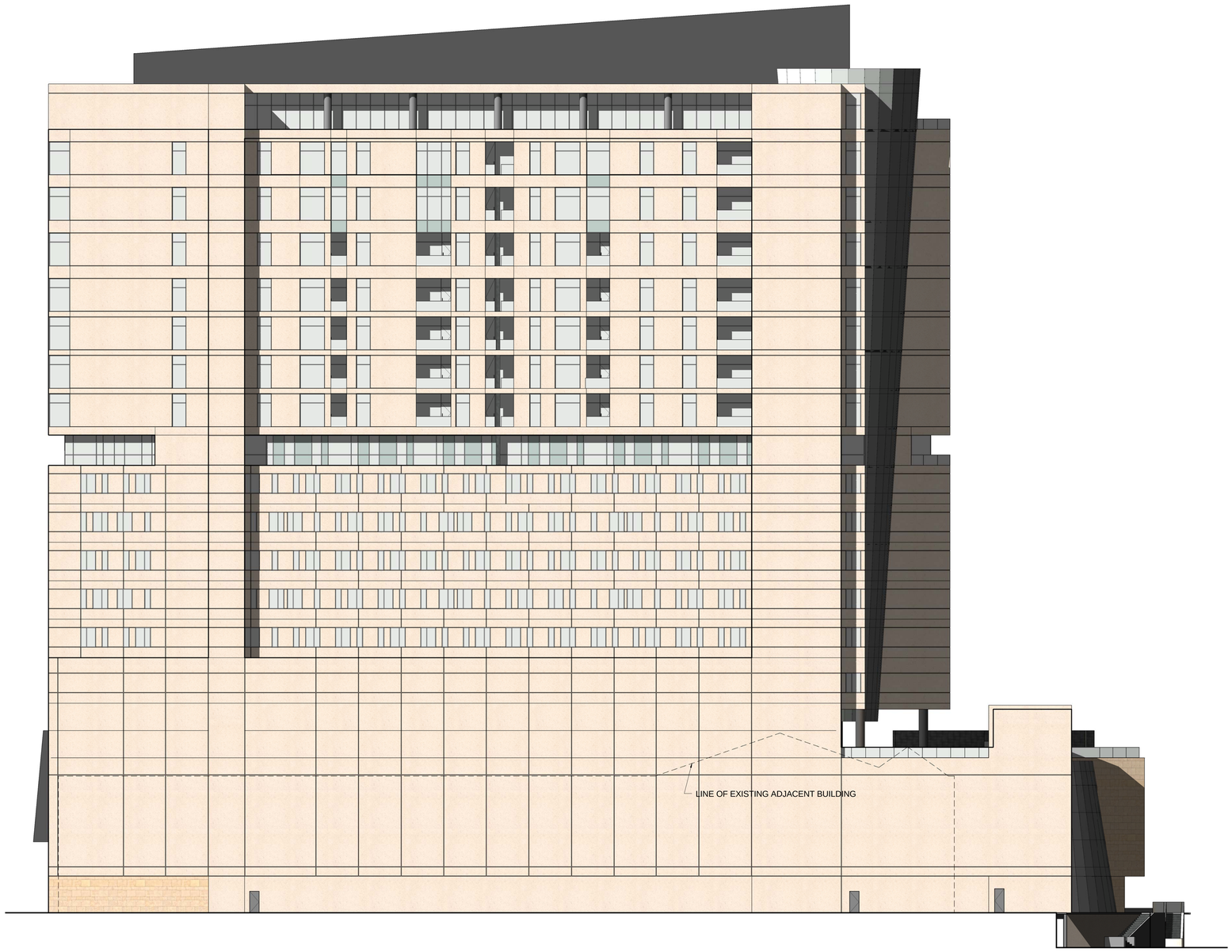
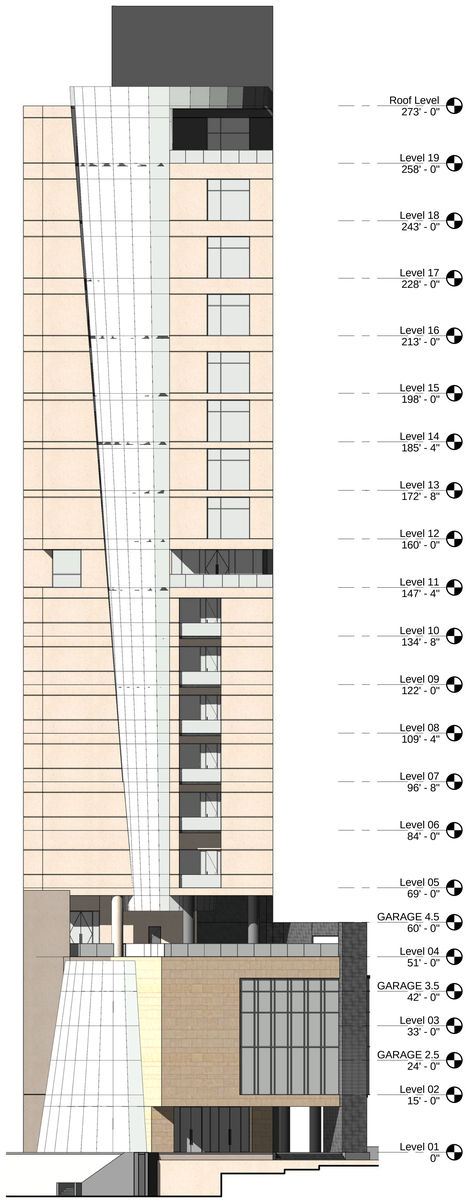


SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

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PROJECT TITLE

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A PROJECT FOR

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GENERAL NOTES

- ALUMINUM COMPOSITE MATERIAL
- SPANDREL GLAZING 1" INSULATED LOW - E GLAZING
- VISION GLAZING 1" INSULATED LOW - E GLAZING (CLEAR)
- ZINC PANEL - BLEND OF SMOOTH AND TAPERED PANELS
- LIMESTONE
- THERMOCROMEX LIMESTONE HIGH PERFORMANCE CLADDING

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OVERALL ELEVATIONS

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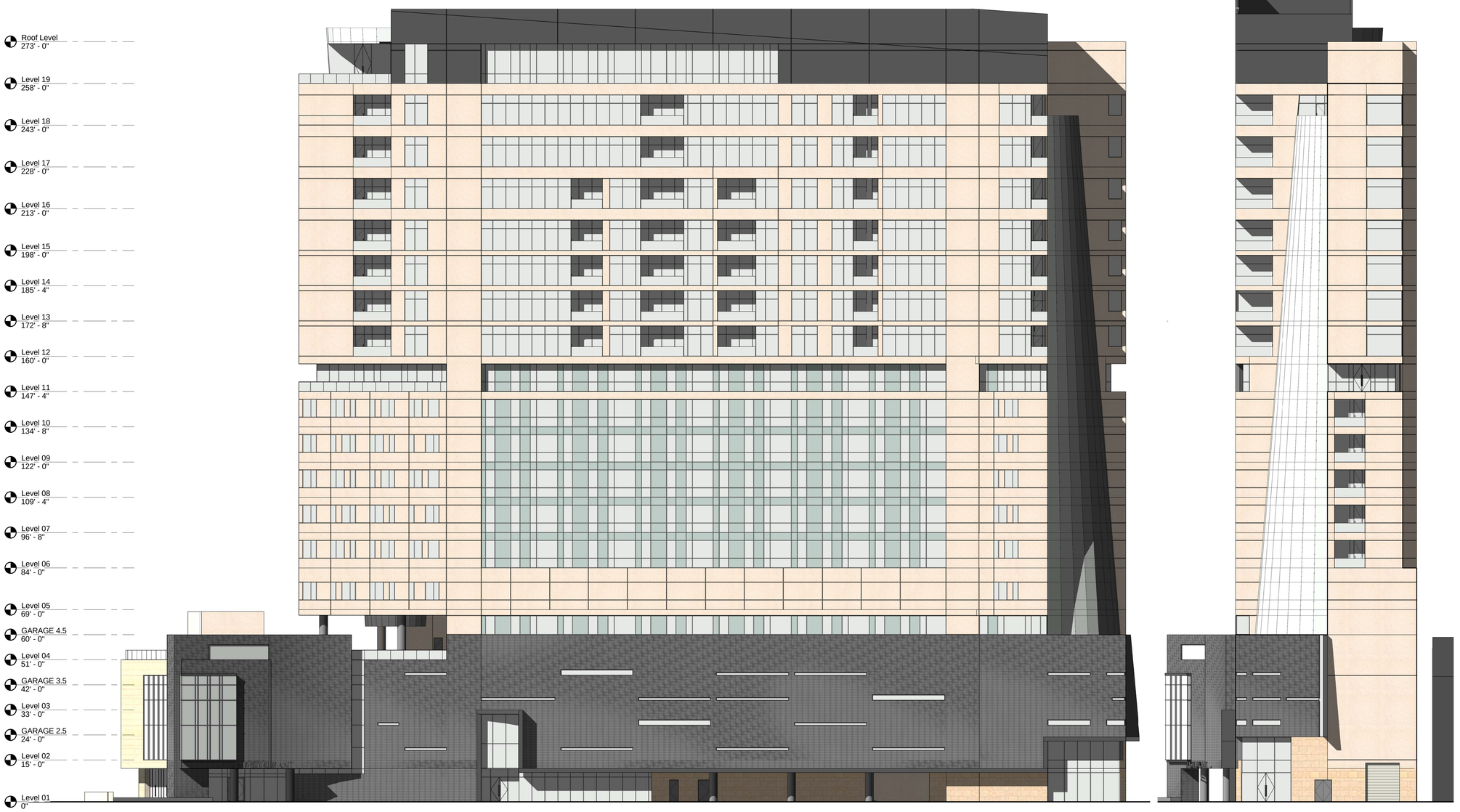

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION

SCALE: 1/16" = 1'-0"

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PROJECT TITLE

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GENERAL NOTES

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- LIMESTONE
- THERMOCROMEX LIMESTONE HIGH PERFORMANCE CLADDING

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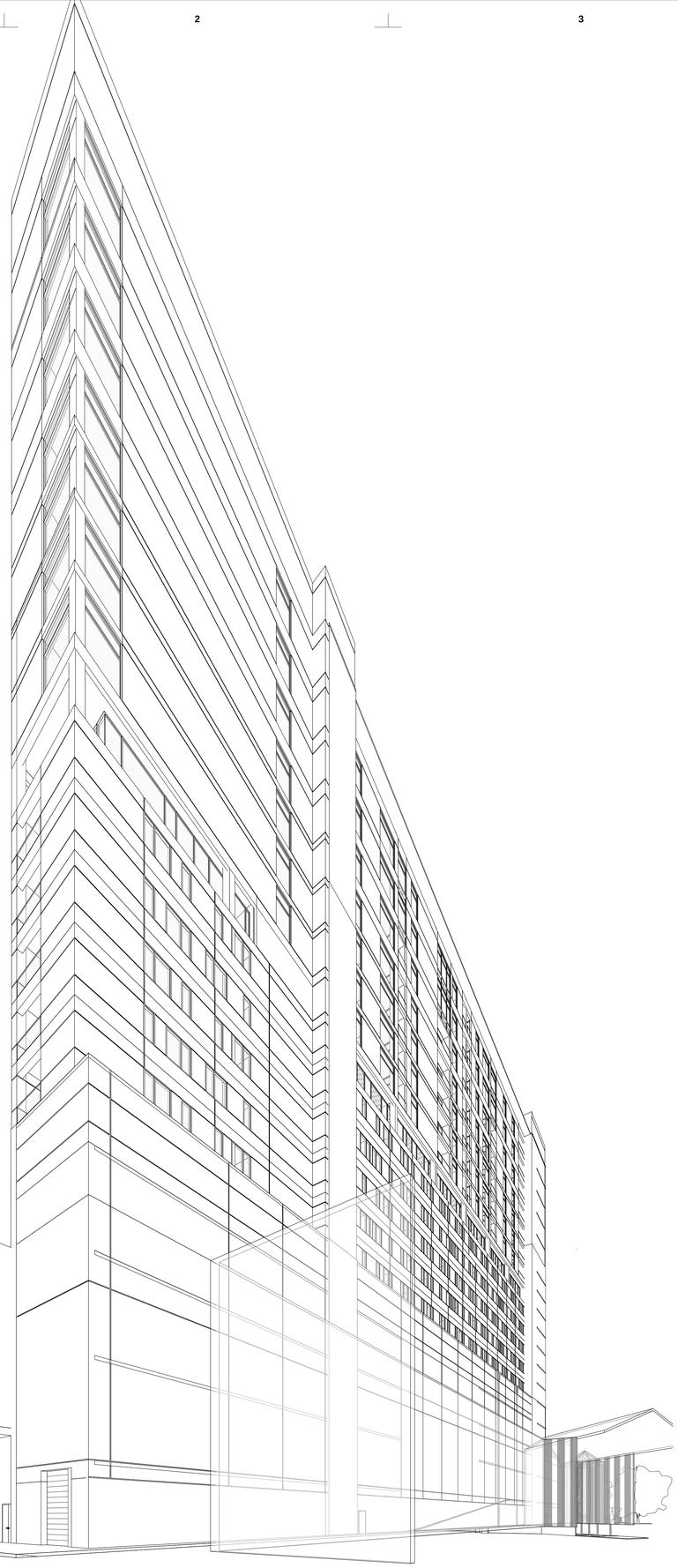
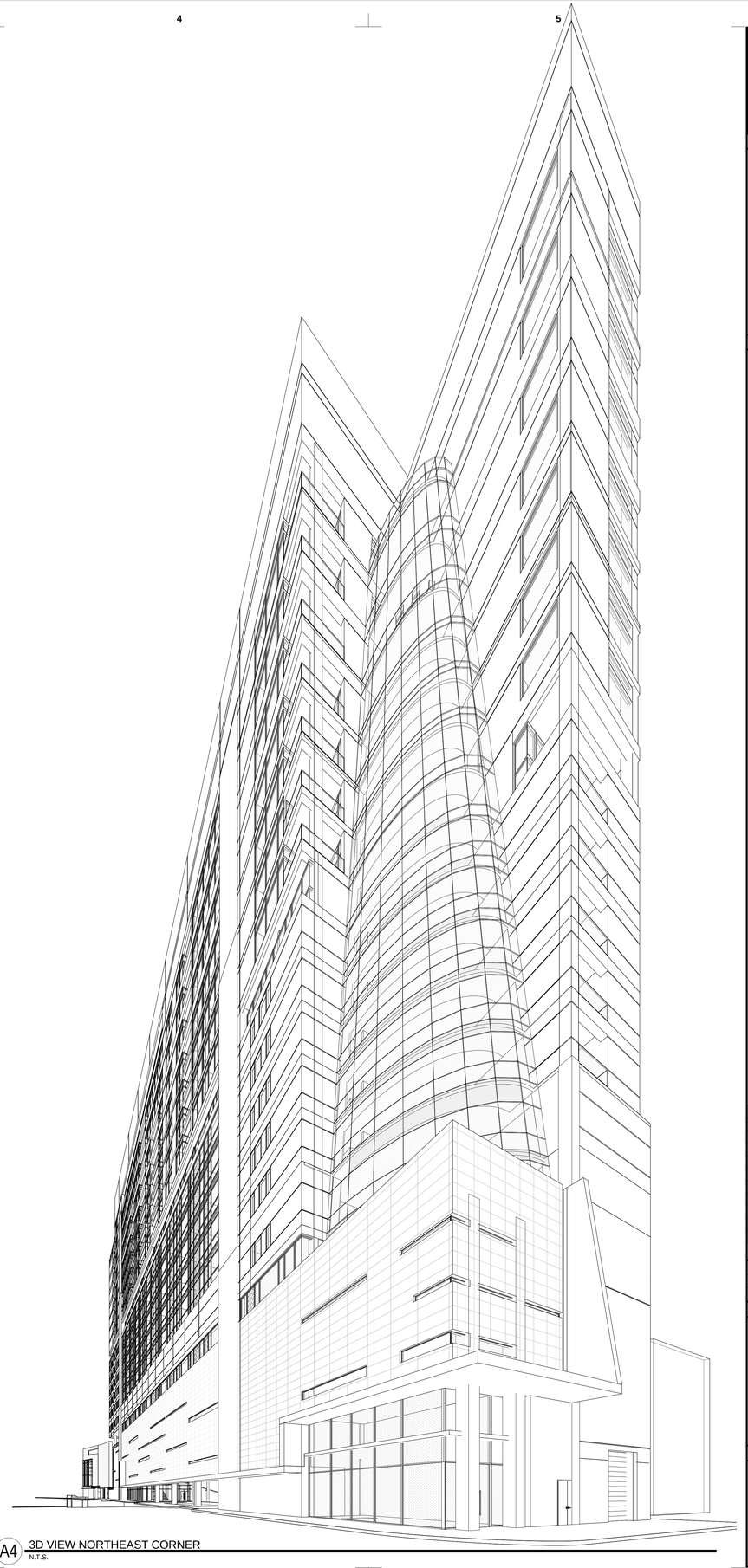


A1 3D VIEW NORTHWEST CORNER
N.T.S.



A4 3D VIEW NORTHEAST CORNER
N.T.S.

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OVERALL 3D BUILDING ELEVATIONS

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A1 3D VIEW FROM RIVERWALK
N.T.S.

A2 3D VIEW FROM ST MARYS
N.T.S.

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PROJECT TITLE

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GENERAL NOTES

- ALUMINUM COMPOSITE MATERIAL
- SPANDREL GLAZING 1" INSULATED LOW - E GLAZING
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- LIMESTONE
- THERMOCROMEX LIMESTONE HIGH PERFORMANCE CLADDING

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SHEET TITLE

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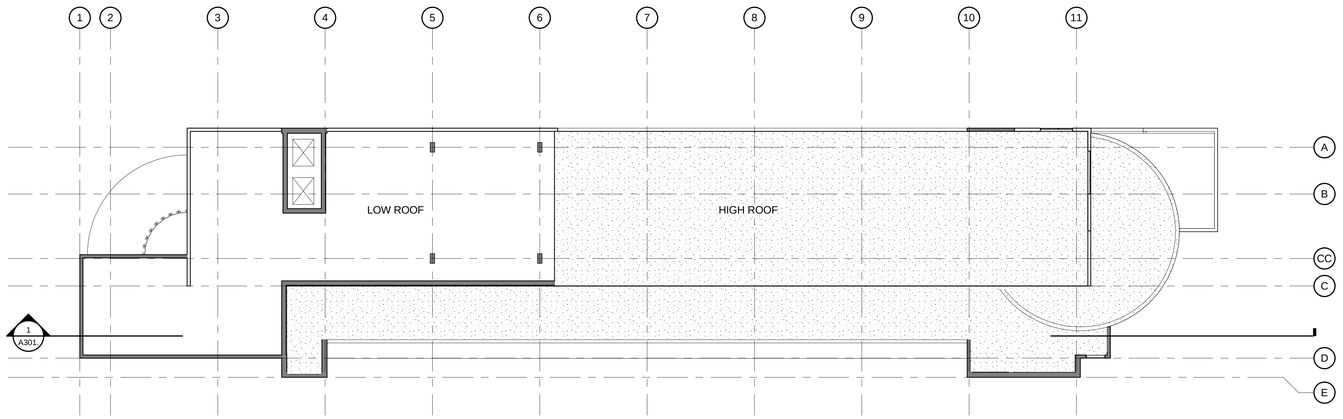
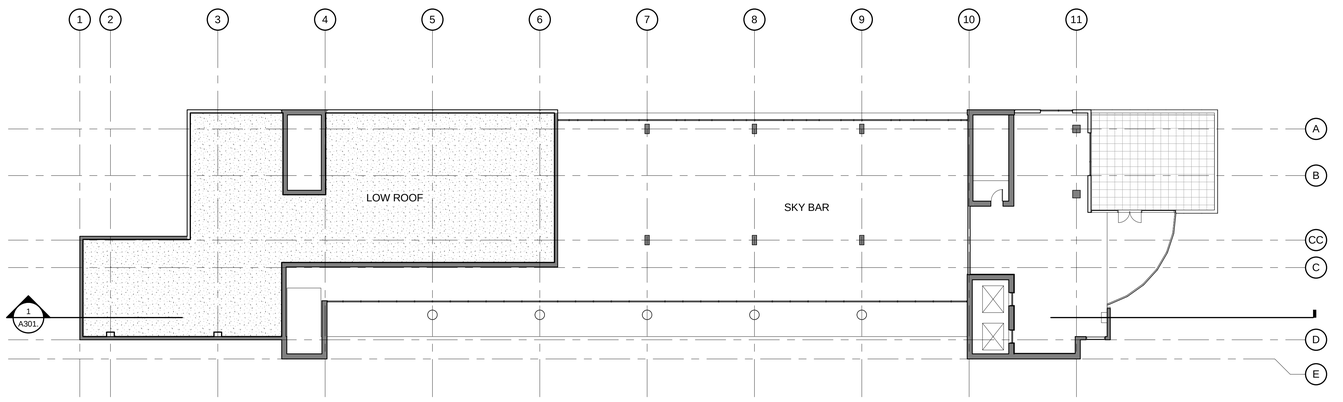


ROOF PLAN

SCALE: 1/16" = 1'-0"



19TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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OVERALL FLOOR PLANS

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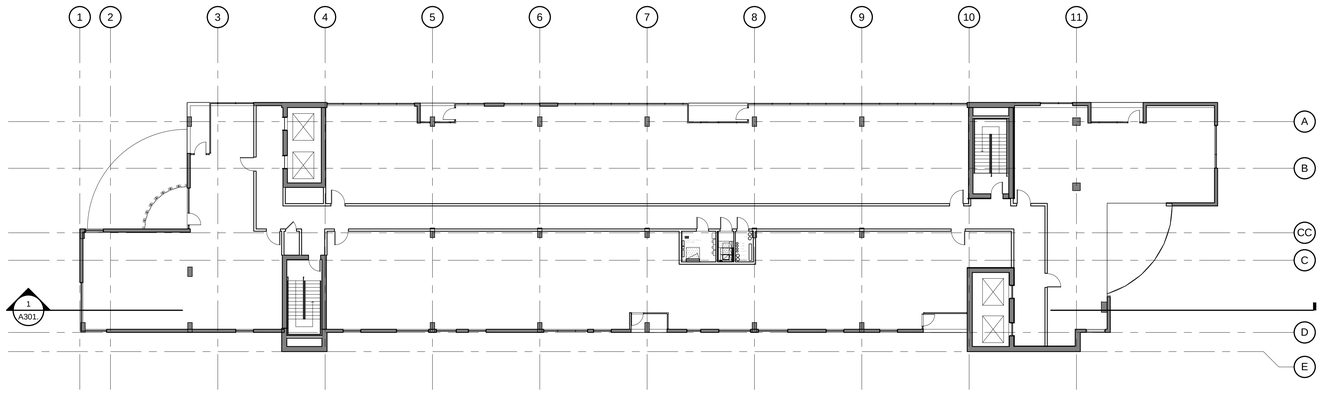
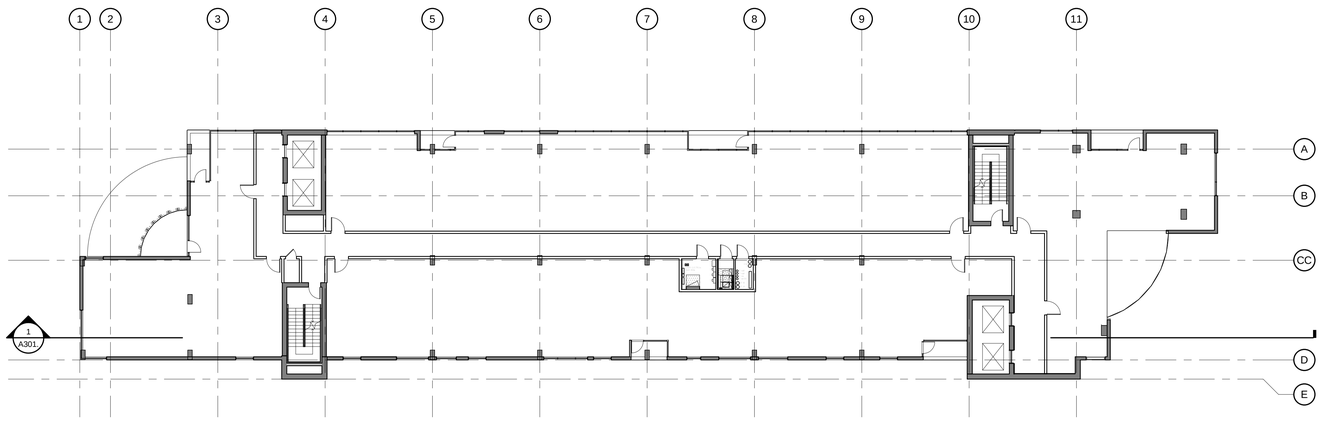


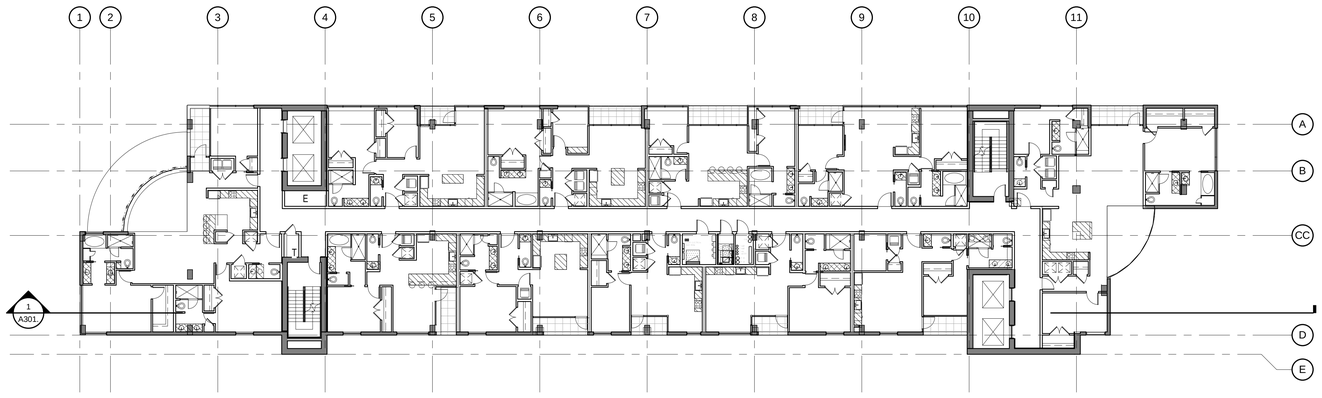
18TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



17TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



12TH - 16TH TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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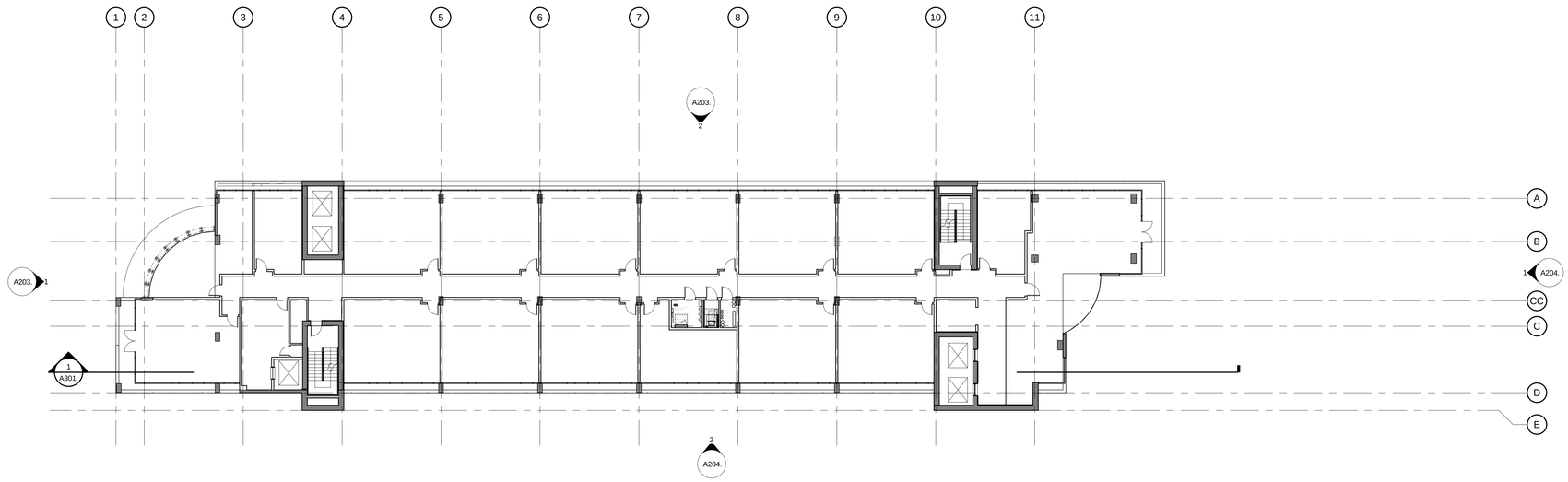
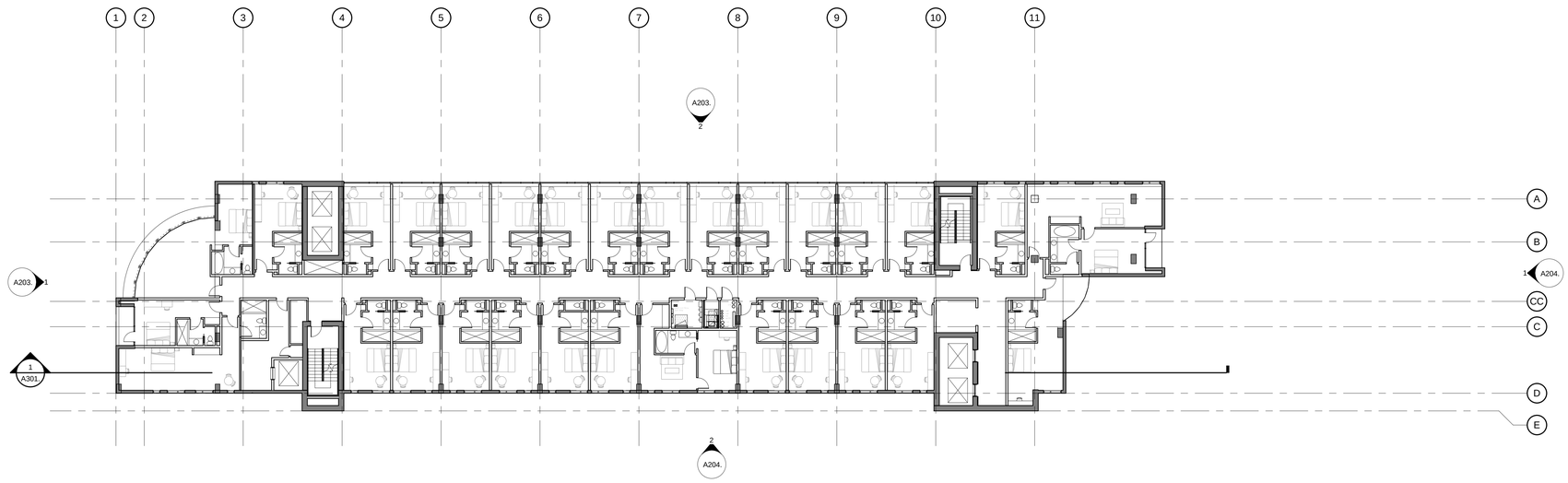


11TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



6TH-10TH TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROJECT TITLE

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OVERALL FLOOR PLAN

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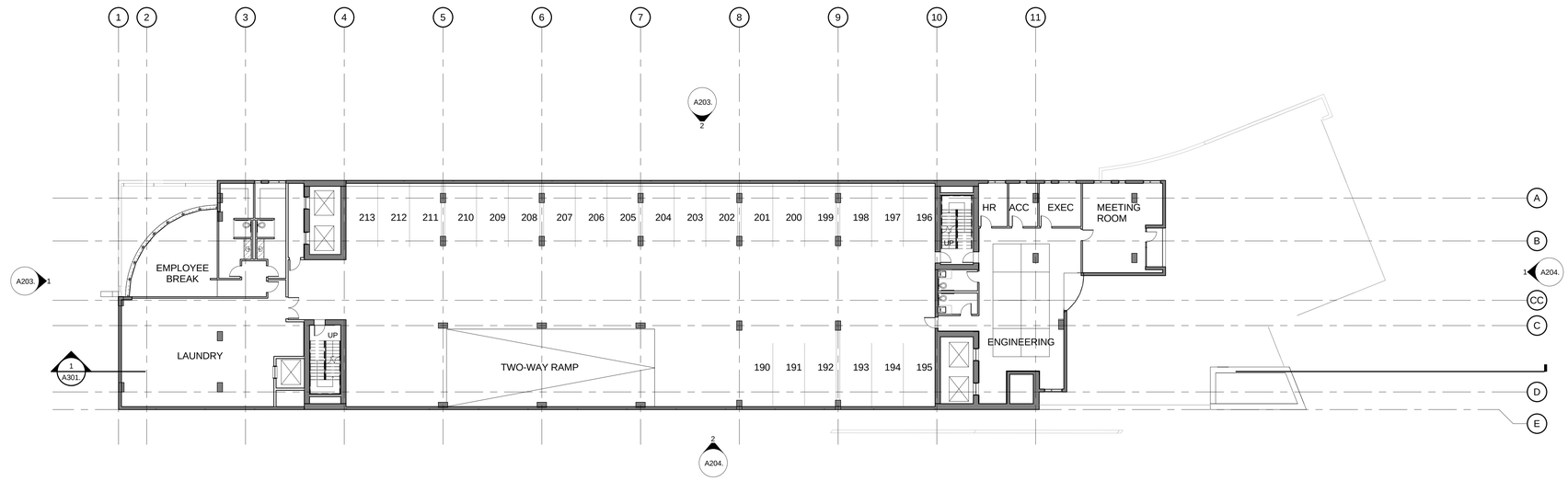
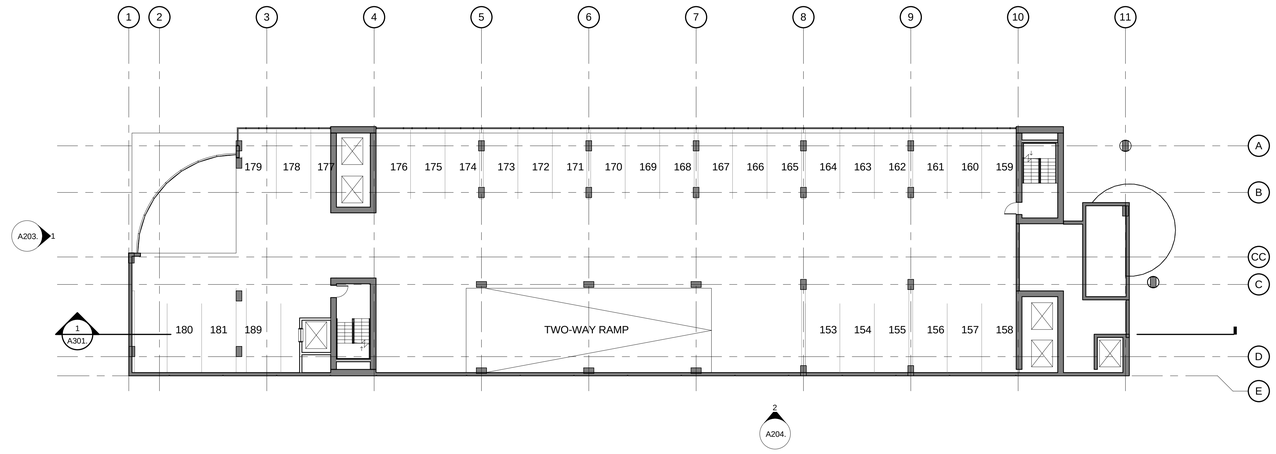


5TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



GARAGE LEVEL 4.5

SCALE: 1/16" = 1'-0"

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PROJECT TITLE

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OVERALL FLOOR PLAN

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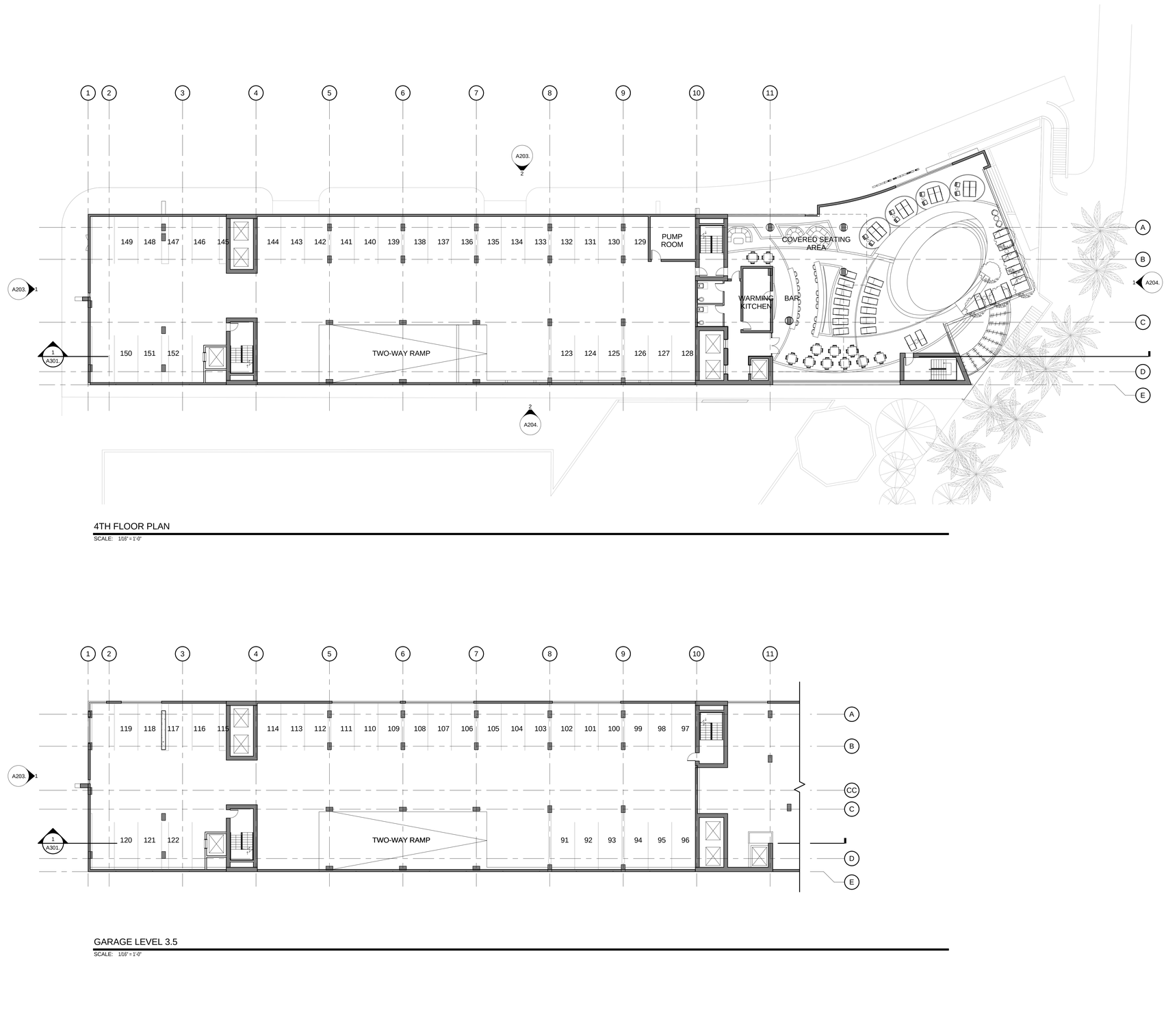

4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

GARAGE LEVEL 3.5

SCALE: 1/16" = 1'-0"

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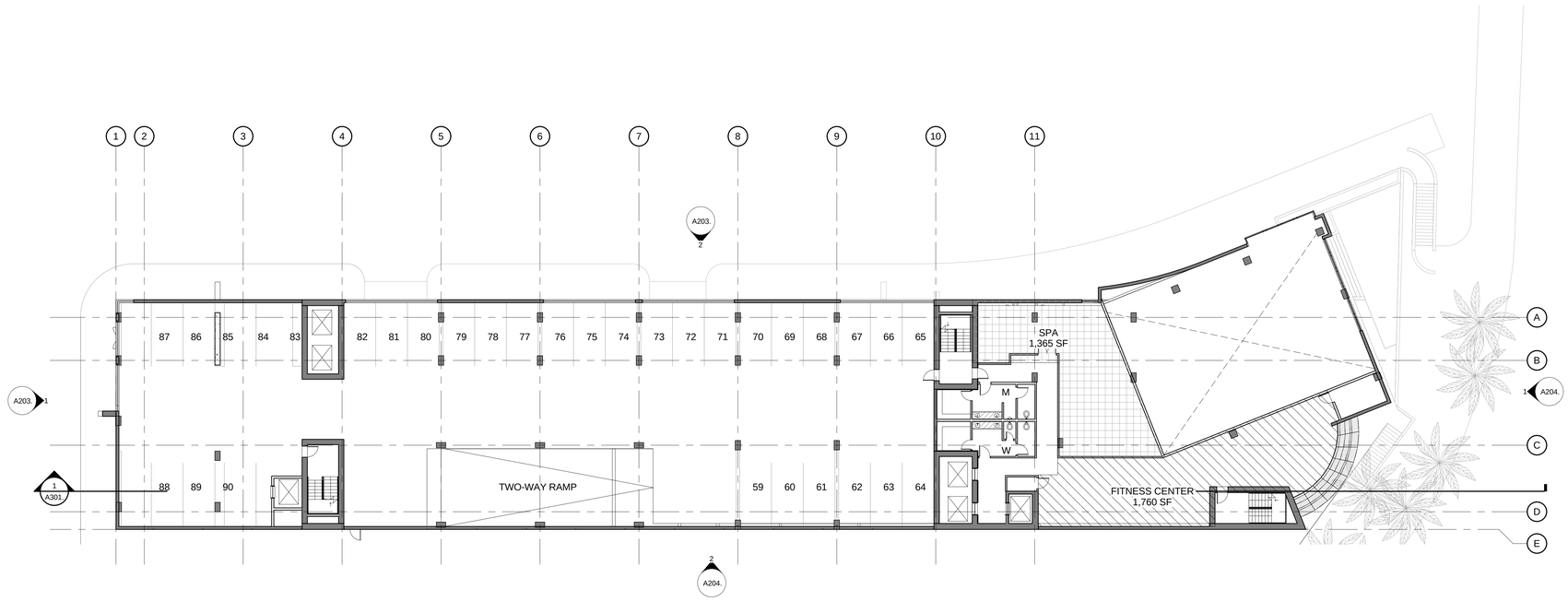
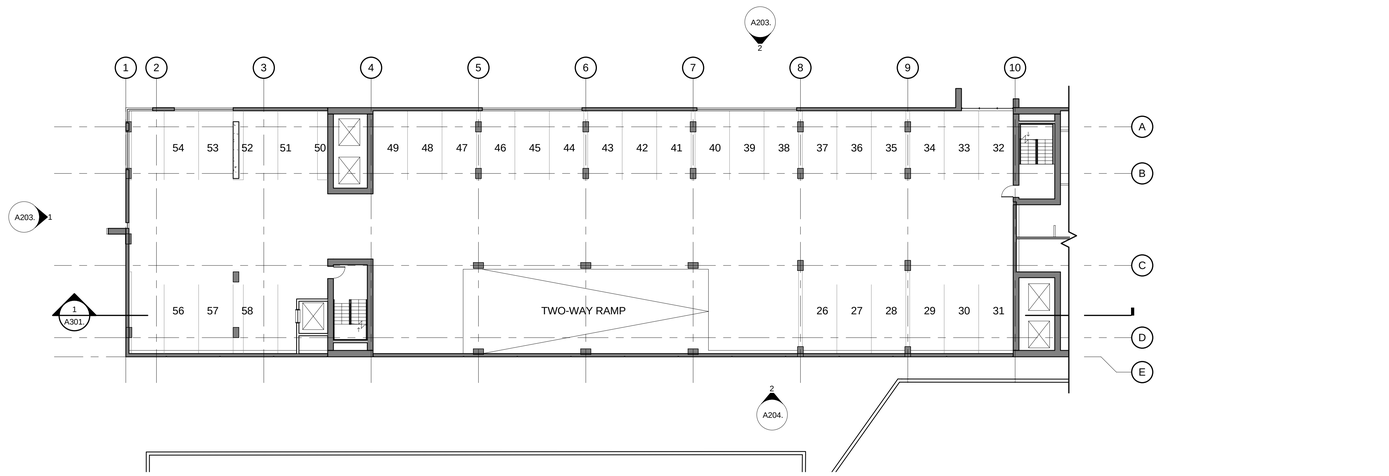


3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



GARAGE LEVEL 2.5

SCALE: 1/16" = 1'-0"

powers brown architecture

1314 Texas Ave., 2nd Floor
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

THOMPSON
RIVERWALK HOTEL
101 LEXINGTON AVE
SAN ANTONIO, TX 78205

A PROJECT FOR

Thompson San Antonio Investors LP

GENERAL NOTES

	DATE	△ REVISION
	02/15/2016	HDRC SUBMITTAL

PROJECT NO: 151145
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

OVERALL FLOOR PLANS

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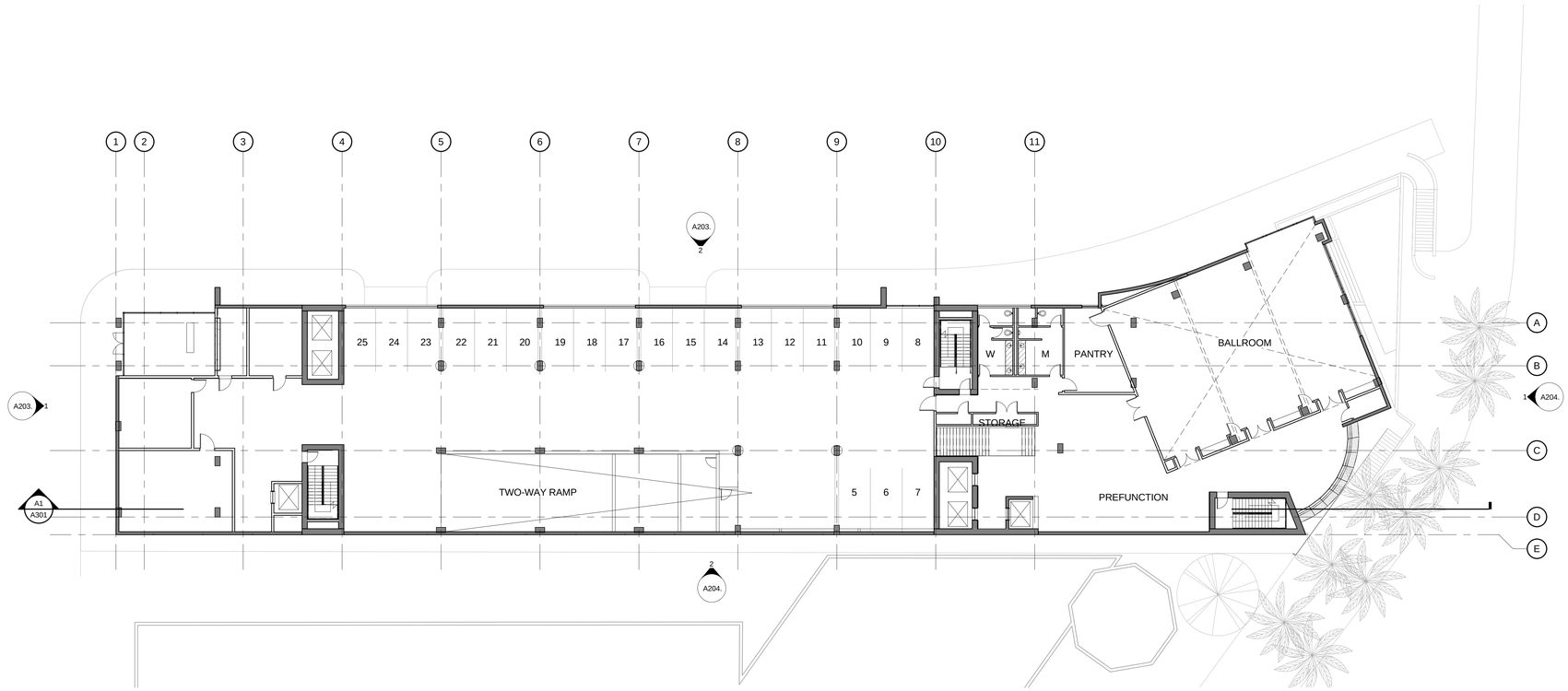
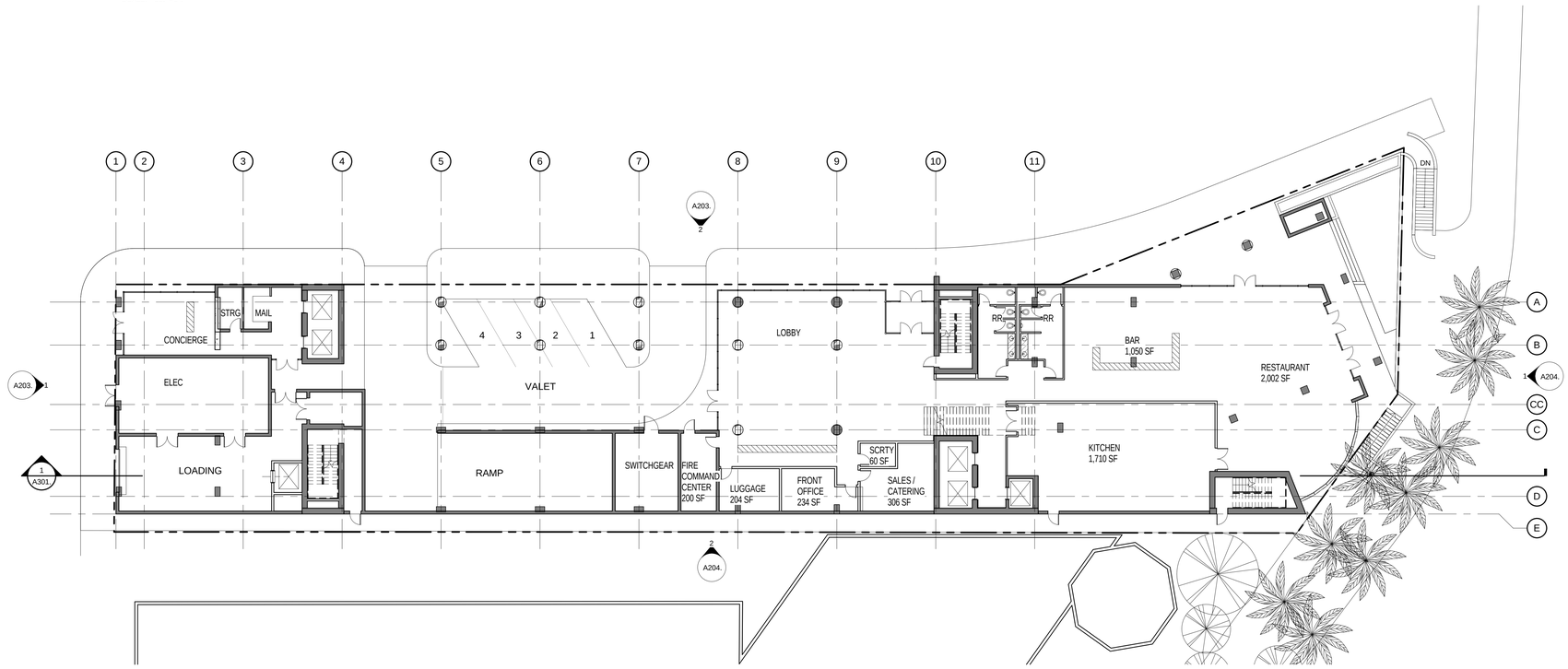


2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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101 LEXINGTON AVE
SAN ANTONIO, TX 78205

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GENERAL NOTES

DATE	△ REVISION
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THOMPSON RIVERWALK HOTEL

101 LEXINGTON AVE
SAN ANTONIO, TX 78205

ARCHITECTS PROJECT # 151145

A PROJECT FOR

Thompson San Antonio Investors LP

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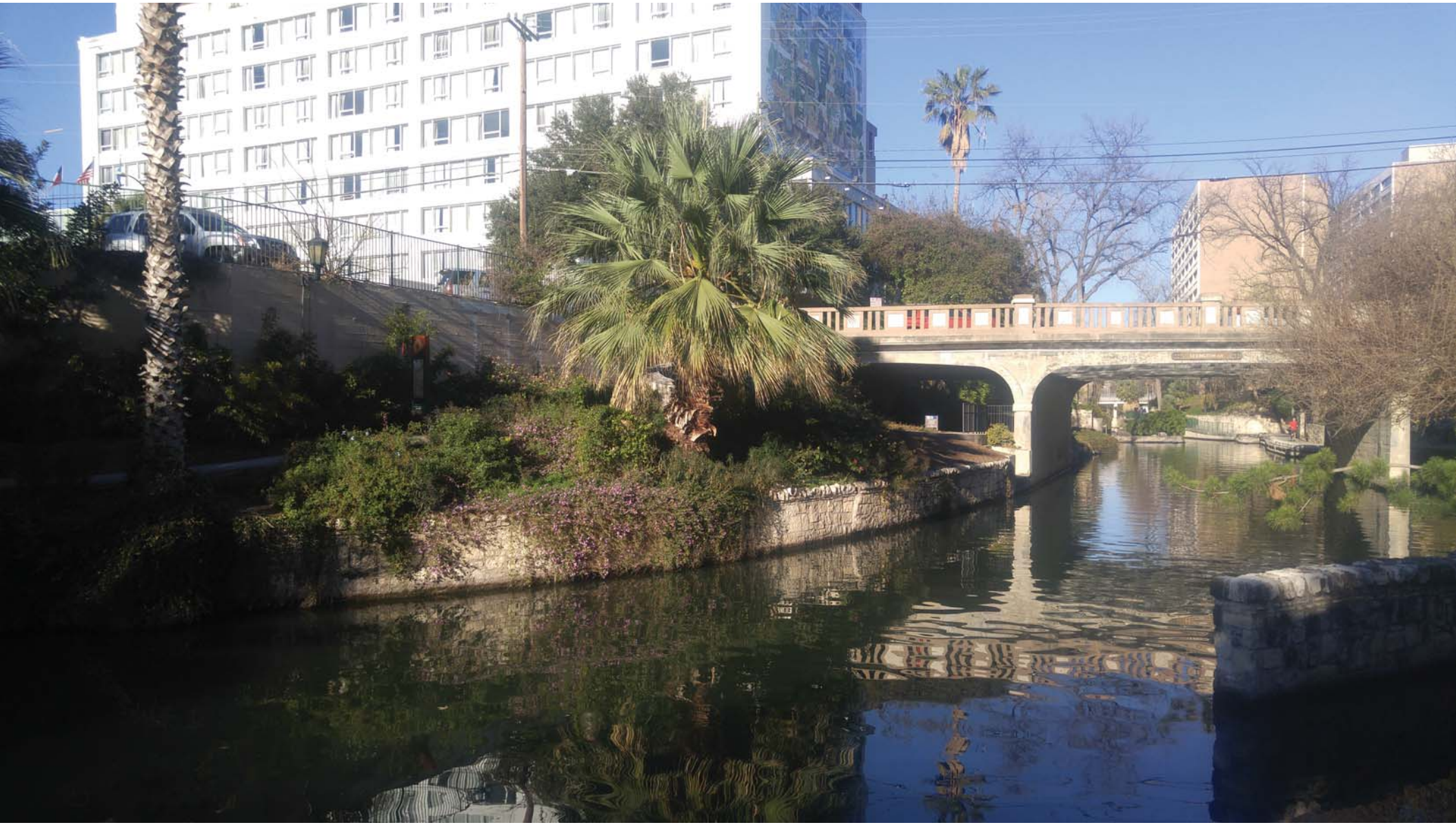


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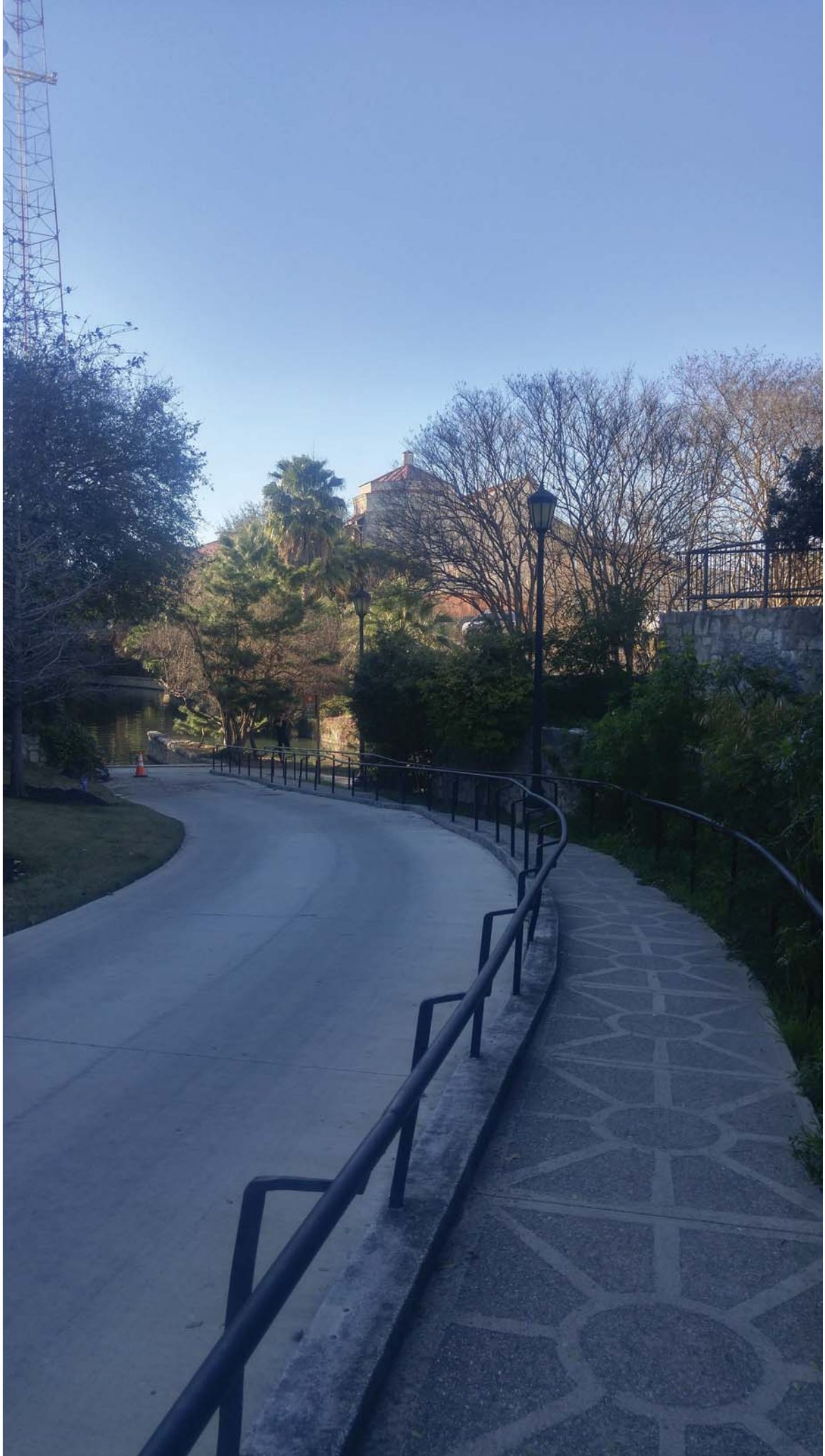
Please don't feed
the ducks, pigeons, &
other wildlife.

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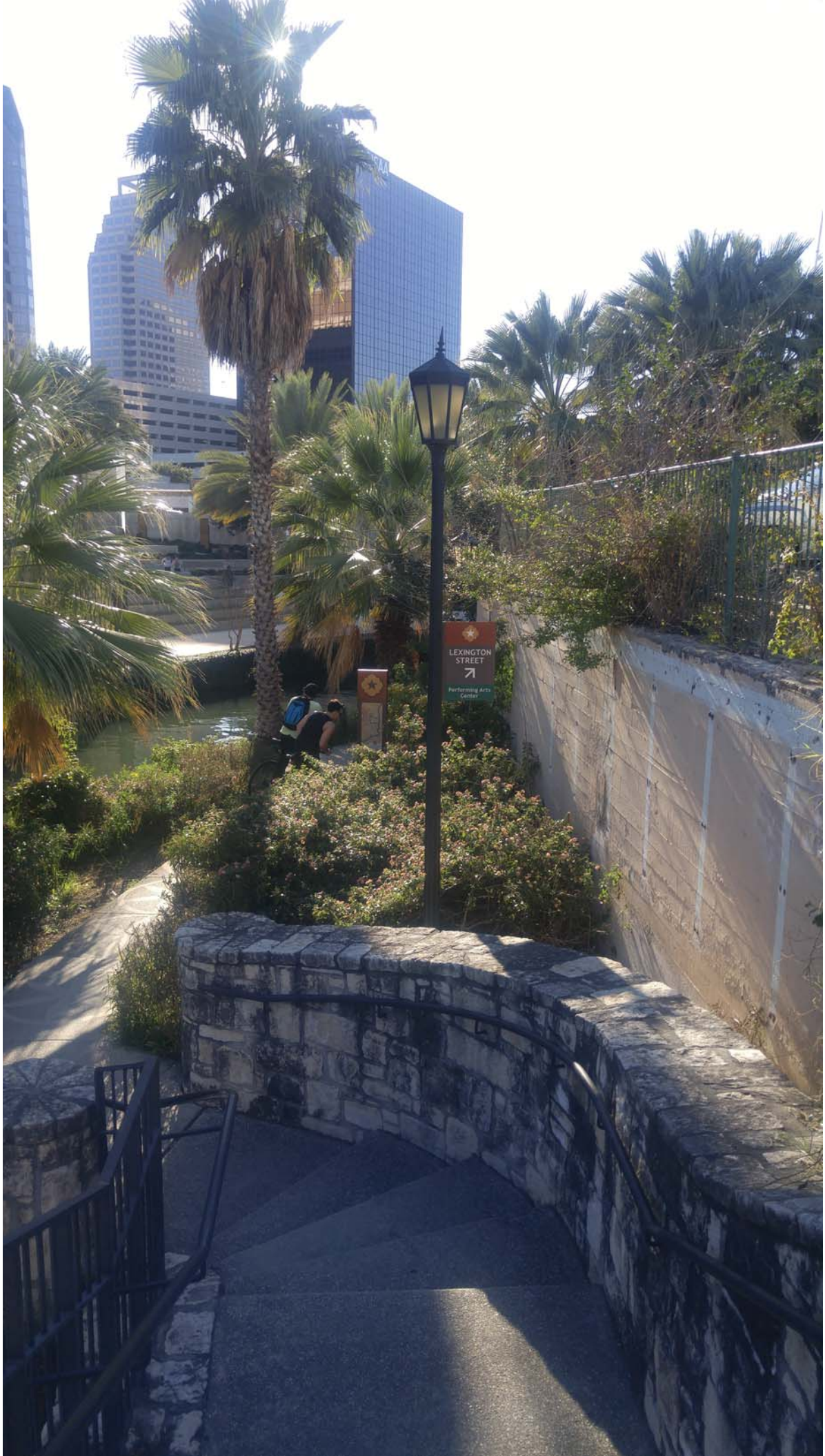
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110
ENTRANCE