

## HISTORIC AND DESIGN REVIEW COMMISSION

June 1, 2016

### Agenda Item No: 12

**HDRC CASE NO:** 2016-182  
**COMMON NAME:** Main and Soledad  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**APPLICANT:** David McBeth/City of San Antonio - Transportation and Capital Improvements  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Streetscape improvements on Main Avenue and Soledad Street from E Commerce to E Pecan

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to fully reconstruct both Main Avenue and Soledad Street from E Commerce Street to E Pecan Street with new asphalt pavement, concrete curbs, sidewalks and driveways, pedestrian lighting, ADA compliant wheelchair ramps, 5' bicycle lanes, left hand turn lanes, streetscape amenities and landscaping.

### APPLICABLE CITATIONS:

*Sec. 35-646. - Construction in Public Rights-of-Way.*

(a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:

(1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.

(2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.

A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.

B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.

### FINDINGS:

- a. The applicant has proposed various capital improvements to both Main Avenue and Soledad Street which includes the total street reconstruction of both thoroughfares from E Commerce Street to E Pecan Street.
- b. This request was reviewed by the Design Review Committee on May 24, 2016, where committee members had questions regarding the proposed bicycle lanes that are to be painted green, the proposed concrete pavers and landscaping.
- c. A site visit was conducted by Office of Historic Preservation Staff on February 11, 2016, where historic elements were documented. Staff finds that all Texas Star Trail medallions should be preserved, that historic tiled entry ways to multiple buildings are to be protected and preserved and that curbs are to be replaced with square curbs that are to match the existing curbs within the project limits.
- d. On Main Avenue, the applicant has proposed a conversion from one-way to two-way traffic operations, to install traffic lanes ten (10) feet in width, bicycle lanes that are five (5) feet in width, bulb-outs for street side and reverse angle parking, underground storm drainage systems, curbs, sidewalks and incidental driveways, street and pedestrian lighting, bicycle racks, benches, ADA compliant wheel chair ramps and various landscaping elements.
- e. On Soledad Street, the applicant has proposed a conversion from one-way to two-way traffic operations, to install traffic lanes ten (10) feet in width, a continuous left turn lane, bulb-outs for street side and reverse angle parking, underground storm drainage systems, curbs, sidewalks and incidental driveways, street and pedestrian lighting,

bicycle racks, benches, ADA compliant wheelchair ramps and various landscaping elements.

- f. In regards to landscaping, lighting and pedestrian amenities, the applicant has proposed small rain gardens which provide a buffer from vehicular traffic, has proposed lighting fixtures which are comparable to existing fixtures found throughout downtown and has proposed benches featuring wood and rough cut stone.
- g. Staff finds the applicant's proposed improvements to both Main Avenue and Soledad Street appropriate and consistent with the UDC Section 35-646.
- h. ARCHAEOLOGY - The project is within public property and, therefore, is subject to the Antiquities Code of Texas. Archaeological investigations are required.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through f with the stipulation that archaeological investigations are required and that all historic elements, including Texas Star Trail medallions are to be preserved and reinstalled in their original locations.

**CASE MANAGER:**

Edward Hall



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April 13, 2016

#### Project Team

David McBeth, P.E.

#### Special points of interest:

- 2012 Bond Project
- District: 1
- **Funding**  
COA: \$9 million
- **Consultant:**  
Poznecki-Camrillo, Inc.
- **PER Design Start:**  
August 2013
- **Design Start:** January 2014
- **Construction Start**  
Summer 2016
- **Construction End**  
Summer 2017

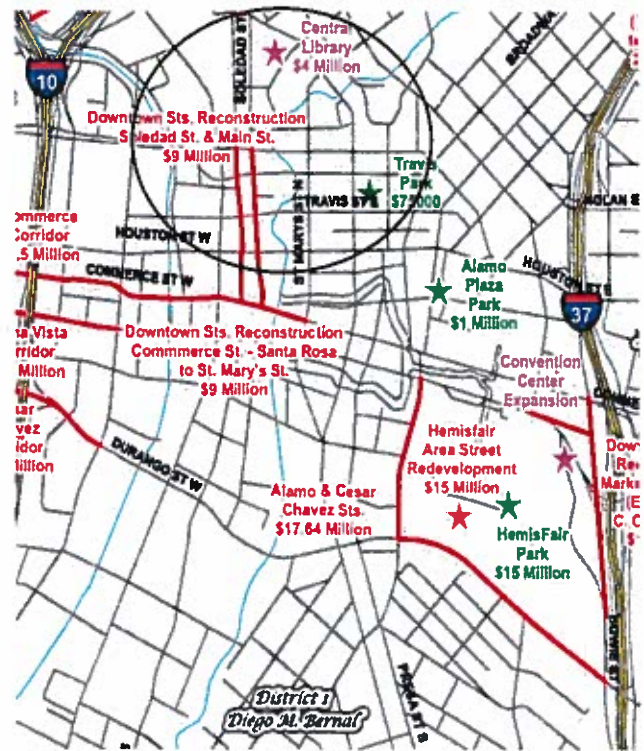
## CITY OF SAN ANTONIO

# Main Ave.& Soledad—Downtown Streets Reconstruction

Project Number: 40-00100

## Project Overview

The Main and Soledad roadways are part of the Downtown Streets Reconstruction Projects. Main Avenue is combined with Soledad as a 2012 Bond Project. Main Avenue is a one-way, five lane southbound road between Pecan St. and Commerce St. Soledad is a one-way, three-lane northbound roadway between Pecan St. and Commerce St.



## Project Scope

Both Main Ave and Soledad St. will be fully reconstructed from Commerce St. to Pecan St. with new asphalt pavement, new concrete curbs, sidewalks and driveways, pedestrian lighting, new streetscape amenities and landscaping.

Also as part of this bond project, both Main Ave. and Soledad will be converted to two-way traffic operations. Traffic and pedestrian signals will be replaced at all intersections along both corridors. Main Avenue will have one southbound lane and one northbound lane, 5 ft. bike lanes, and on-street parking. Soledad will have one northbound lane and one southbound lane, a center left turn lane and on-street parking.

SAWS water, sewer and CPS gas will be upgrading their infrastructure within the project limits on both Main Ave. and Soledad.

CPS electric, AT&T and MCI/Verizon will be making adjustments to accommodate construction, when necessary.



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## Main Avenue



Fig. 1: Main Ave.—Existing Picture facing south.

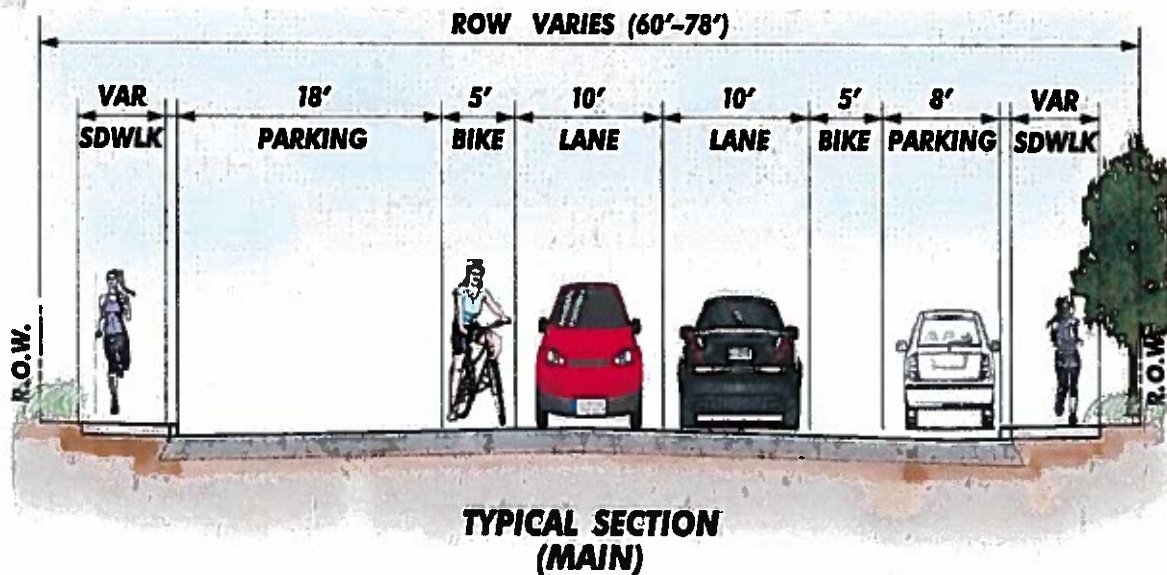


Fig. 2: Main Ave.—Proposed Cross Section





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## Soledad Street

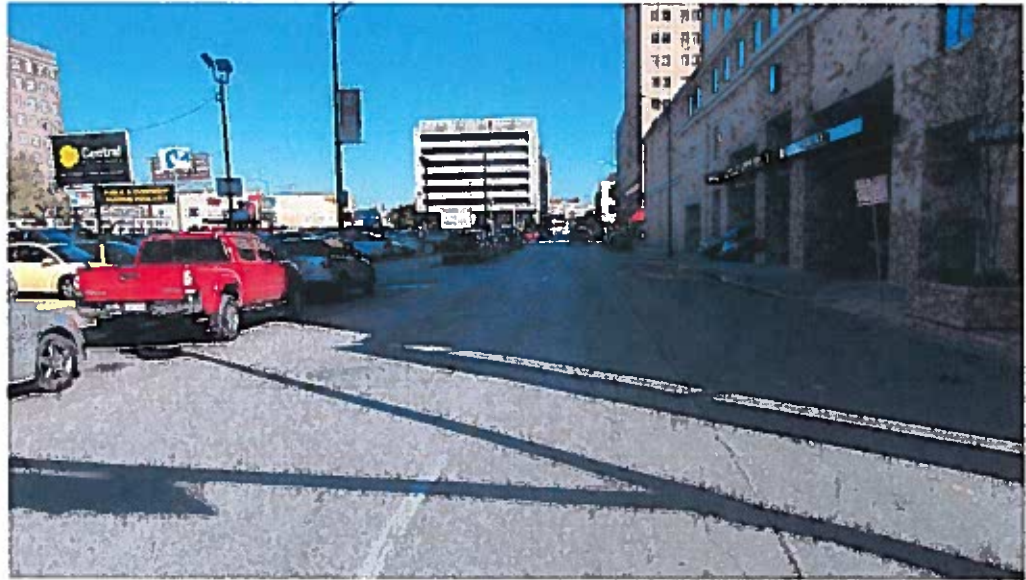


Fig. 1: Soledad Street—Existing Picture facing north.

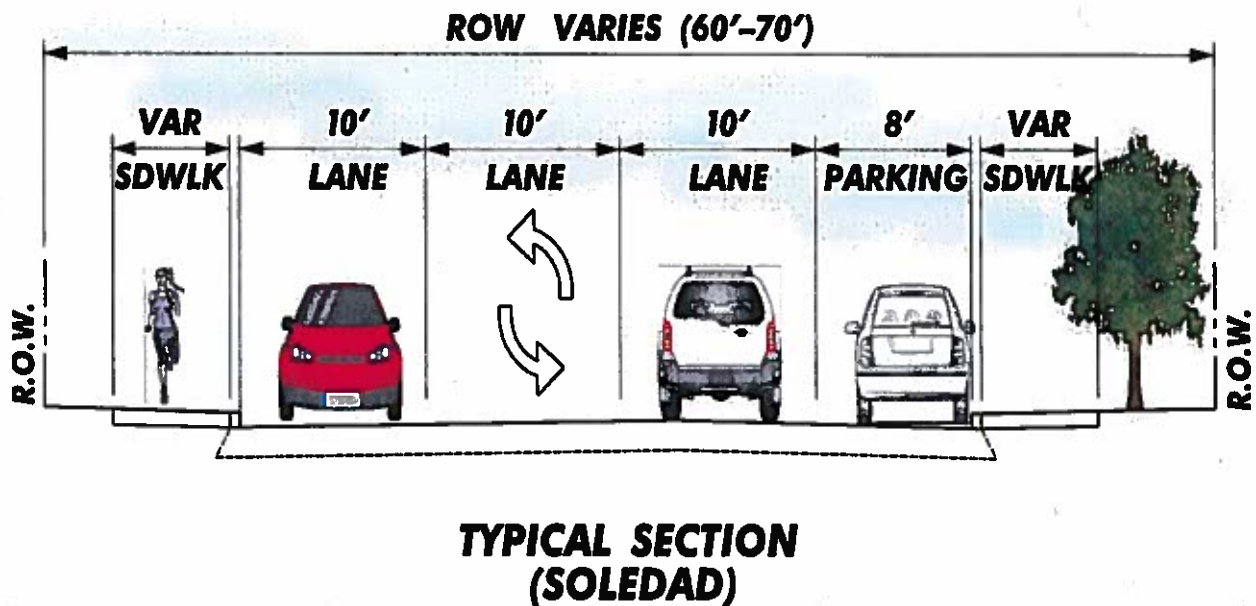


Fig. 2: Soledad Street —Proposed Cross Section



# **TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI)**

**2012 – 2017 Bond Project  
MAIN AVE. & SOLEDAD  
May 5, 2016**

**HDRC Presentation**



# Agenda

- **Main Ave. & Soledad Project**
  - Project scope
  - Existing conditions
  - Planned improvements
  - Historic preservation and Commitments
  - Schedule
- **End**





# TCI Introductions

- **City Council District 1**

Office of Councilman Roberto C. Treviño

- **TCI Design Team**

David Mc Beth P.E. – Project Manager

Florencio Rodriguez P.E. – Project Engineer

Peter Rodriguez – Capital Projects Officer

- **Main Ave. & Soledad**

Design Consultant – Poznecki Camarillo – Fernando Camarillo P.E. – Project Manager

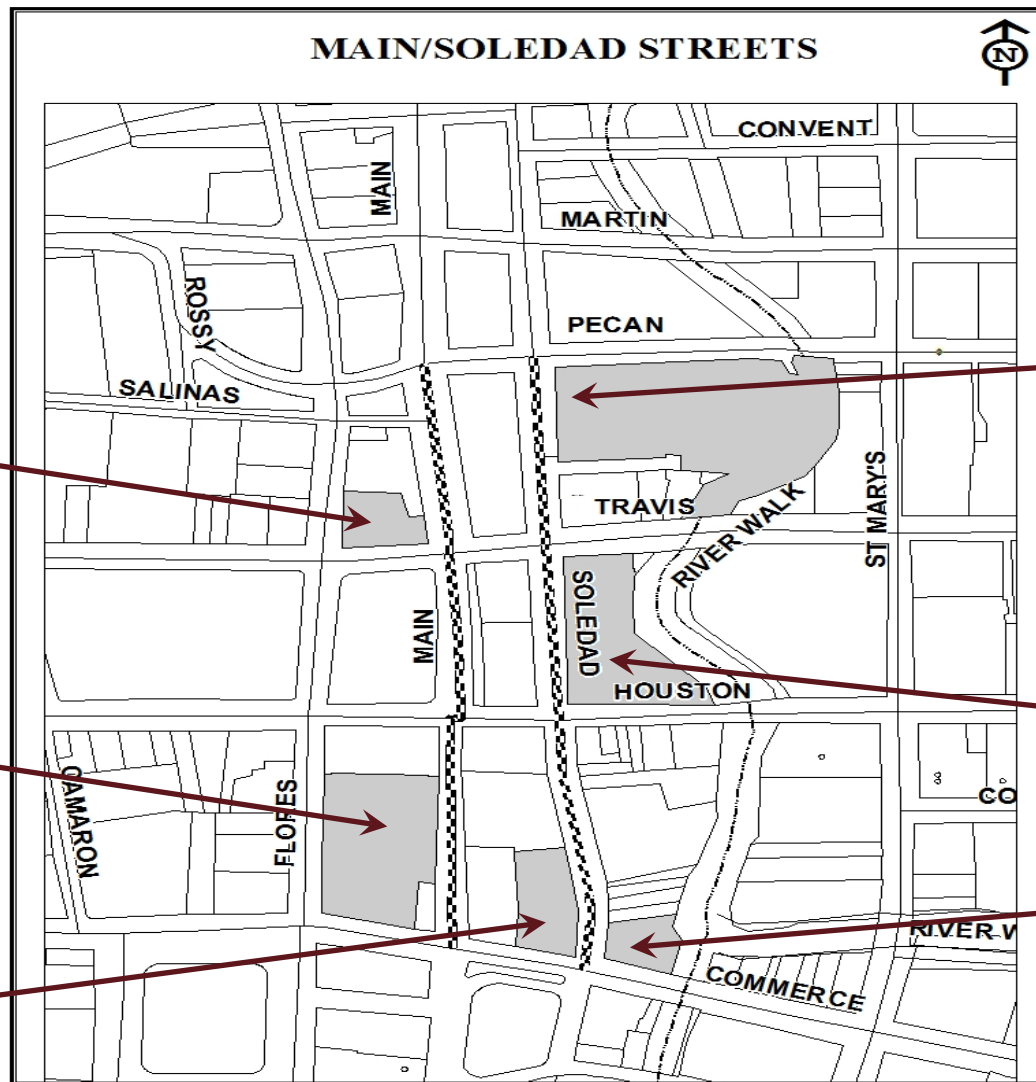


# Project Overview

**MAIN AVE. & SOLEDAD PROJECT OVERVIEW**



# Project Scope



ROBERT E. LEE  
HOTEL

FROST BANK

RIVERVIEW  
TOWERS

WESTON CENTRE

EMBASSY SUITES

PAYLESS SHOES





# Project Scope

## Project Scope:

### **Main Ave. & Soledad Street**

This project will include total reconstruction of roadway and conversion from one-way to two-way traffic operations. This project will include 5' bicycle lanes, curbs, variable width sidewalks, ADA compliant wheelchair ramps, left hand turn lanes, incidental driveway construction, landscaping plans, street and pedestrian lighting and amenities.

SAWS sewer and water work

CPS Gas work

CPS Electric, AT&T, MCI/Verizon adjustments

## Project Budget:

\$9,000,000 allocated in the 2012 – 2017 General Obligation Bond



# Existing Conditions Main Ave. & Soledad



## Main Ave. & Soledad Streets:

- One-way streets
- Outdated drive approaches
- Cracks on street pavement
- Broken and cracked sidewalks
- Outdated sidewalk ADA wheel ramps
- Lack of pedestrian and bicycle connectivity
- Outdated storm drainage system
- Curbside Parallel Parking





# Planned Improvements

- **Main Ave.**

- Total roadway reconstruction.
- Conversion from one-way to two-way traffic operations.
- 10' foot wide traffic lanes in each direction
- 5' foot wide bike lanes in each direction
- Bulb-outs for street side and reverse angle parking
- Underground storm drain system to reduce localized flooding
- Curbs, sidewalks and incidental driveway construction
- Landscaping plan
- Street and pedestrian lighting and amenities (bike-racks, benches)
- ADA compliant wheelchair ramps
- Main: Pecan to Navarro (mill & overlay / restriping)





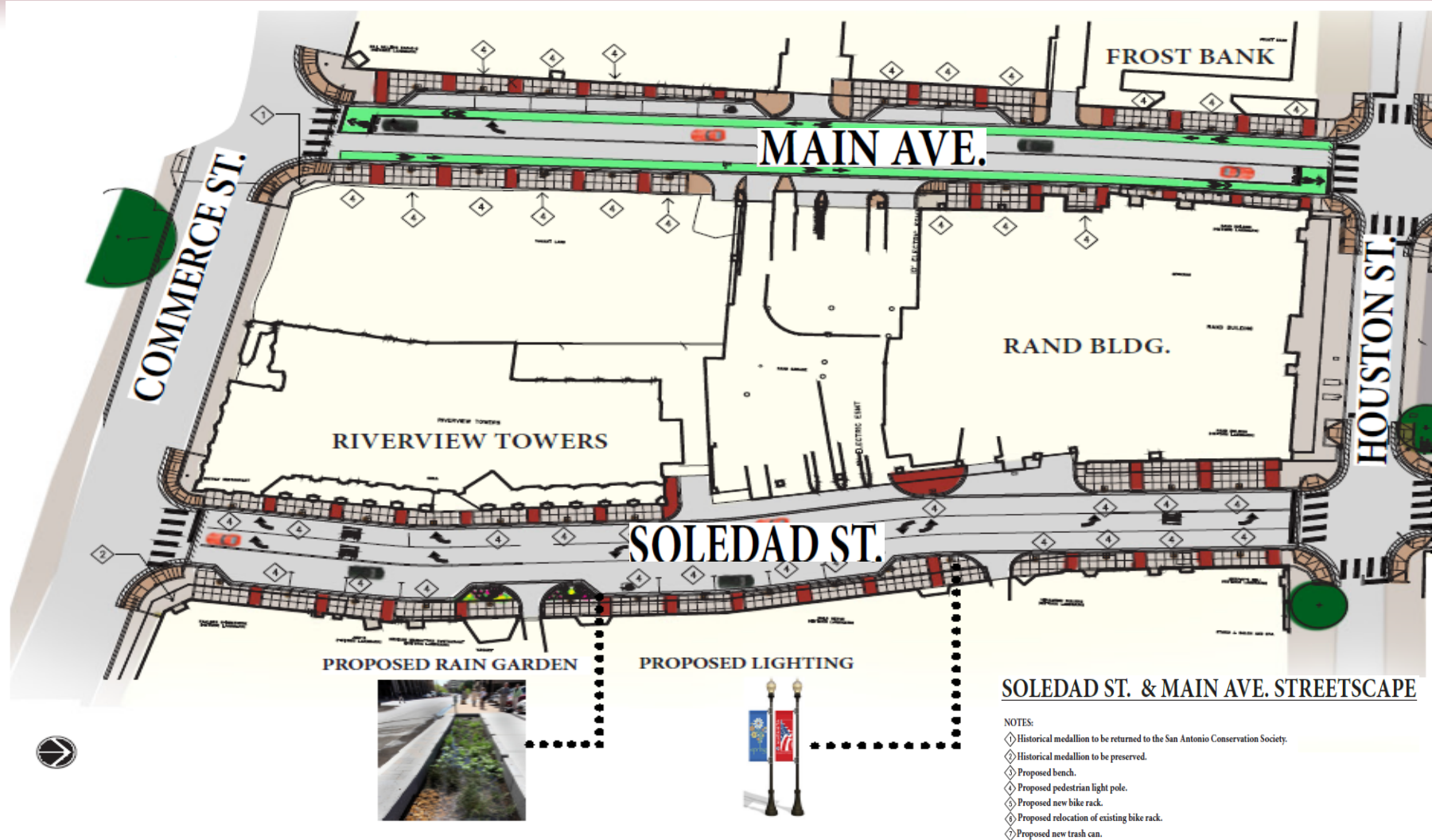
# Planned Improvements

- **Soledad Street**

- Total roadway reconstruction
- Conversion from one-way to two-way traffic operations
- 10' foot wide traffic lanes in each direction
- A continues left turn lane
- Bulb-outs for street side and reverse angle parking
- Underground storm drain system to reduce localized flooding
- Curbs, sidewalks and incidental driveway construction
- Landscaping plan
- Pedestrian lighting and amenities (bikeracks,benches)
- ADA compliant wheelchair ramps
- Soledad: Pecan to San Pedro (mill & overlay/restriping)

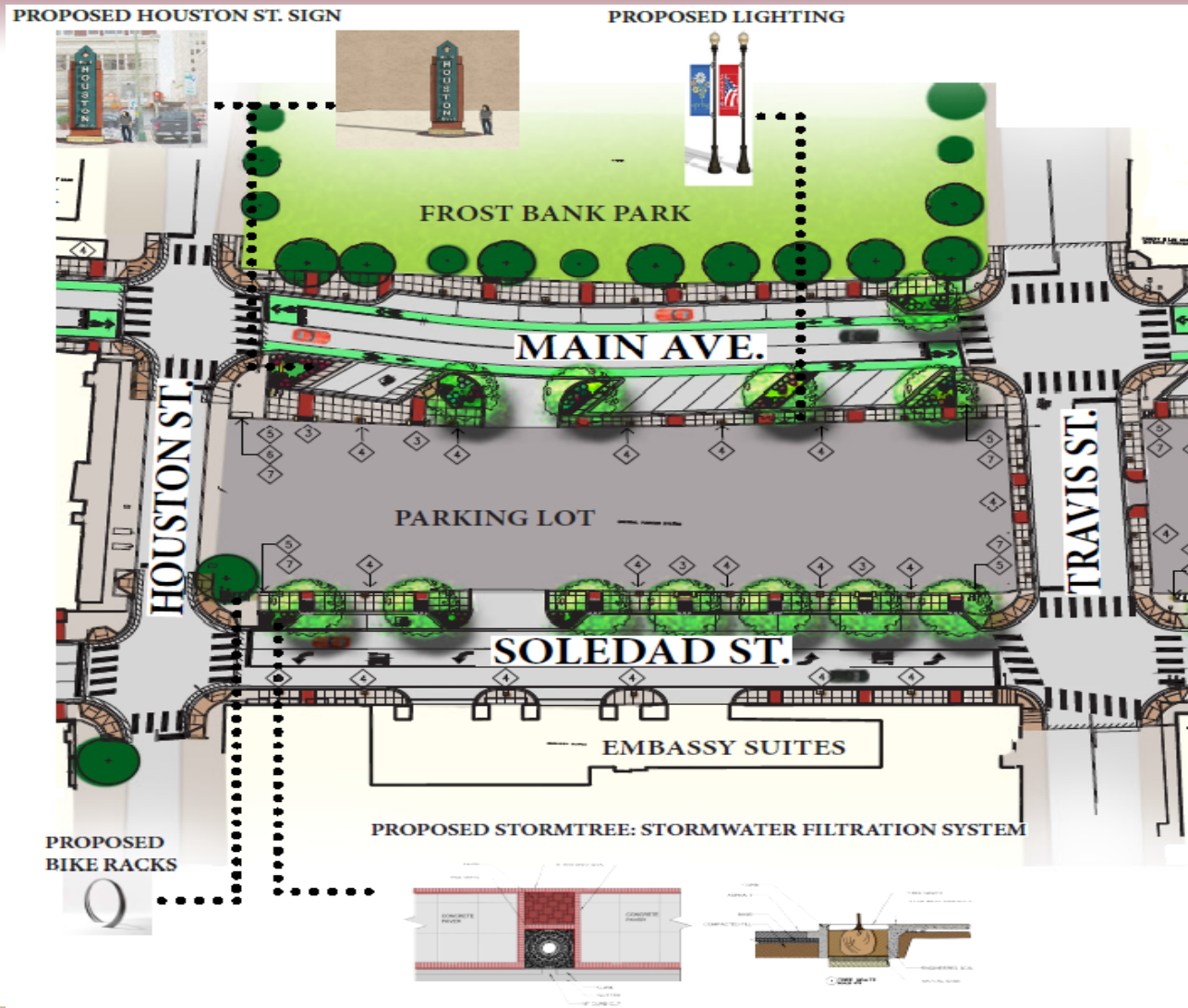


# Planned Improvements





# Planned Improvements



## SOLEDAD ST. & MAIN AVE. STREETSCAPE

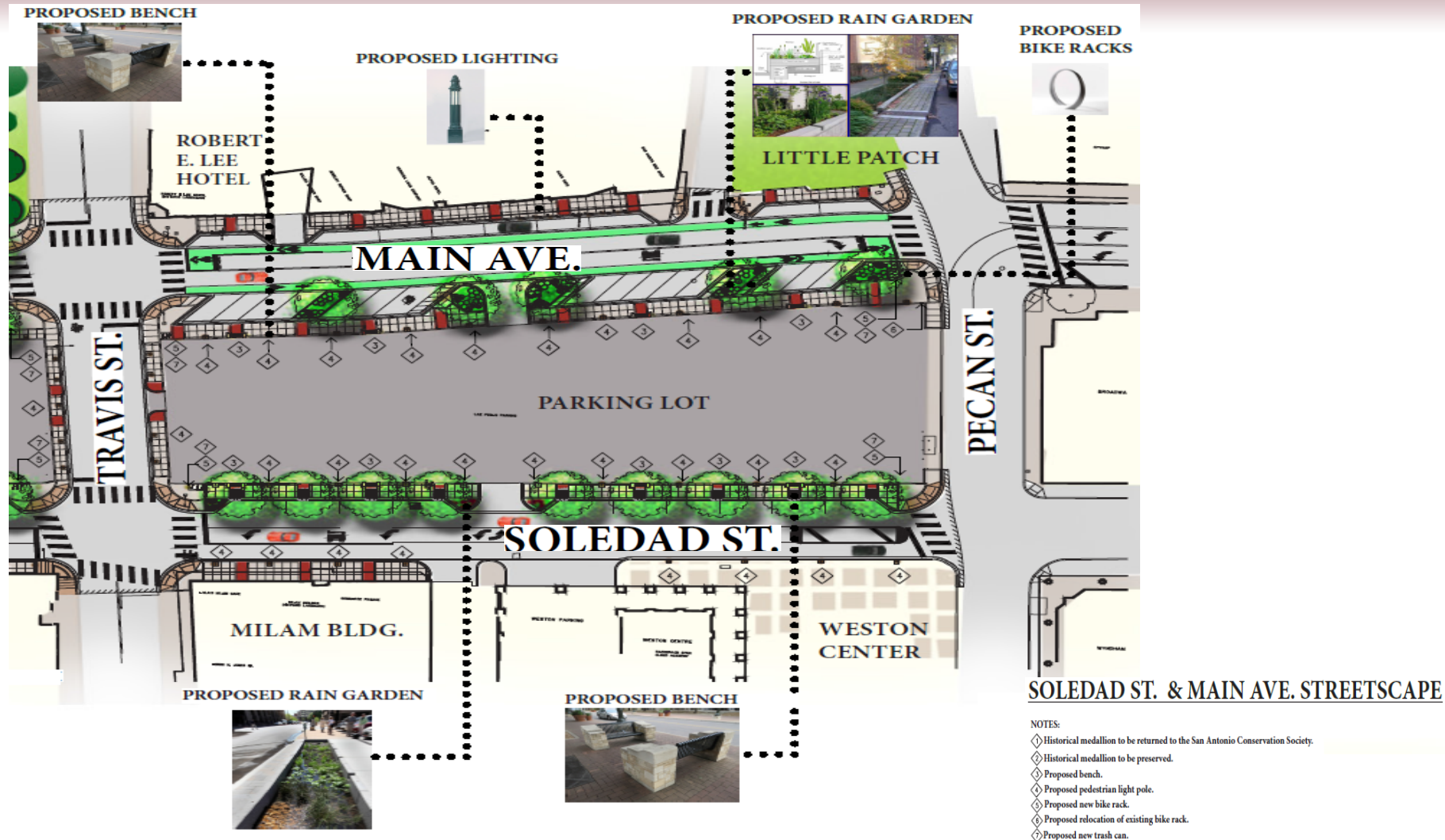
### NOTES:

- ◇ Historical medallion to be returned to the San Antonio Conservation Society.
- ◇ Historical medallion to be preserved.
- ◇ Proposed bench.
- ◇ Proposed pedestrian light pole.
- ◇ Proposed new bike rack.
- ◇ Proposed relocation of existing bike rack.
- ◇ Proposed new trash can.





# Planned Improvements





# Planned Improvements

- **Cultural Resources Preservation Main Ave. & Soledad**
  - Main and Military Plazas National Register Historic District and local historic district.
  - On February 11<sup>th</sup> 2015 a site visit by the Office of Historic Preservation was conducted to document any historically sensitive elements and features that must be preserved
  - Texas Star Trail medallions are to be removed and returned to OHP.
  - Protection and retention of historic tiled entries at numerous buildings.
  - Curbs are to be replaced with square curbs to match the shape of the existing curbs within the project limits.



# Planned Improvements Commitments

## • Cultural Resources Preservation Main Ave. & Soledad

- Contractor is responsible for preventing damage to historic structures during the entire length of construction
- Contractor to saw cut existing sidewalk, 8” to 12” inches away from historic structures
- If the remaining 8” to 12” inches of sidewalk needs to be removed, the contractor will remove it by hand.
- Contractor to repair or replace in kind, and at his own expense any historic materials damaged during construction



# Historic Tiled Entryways

**Alpha Hotel**



**Robert E. Lee Hotel**







# Project Schedule

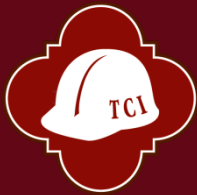
Main Ave. & Soledad Schedule	
Project Bidding	Spring 2016
Construction start	Summer 2016
Estimated construction completion*	Summer 2017
* Weather permitting	

For information in regards to the project during the Design Phase:

Please contact: Pete Rodriguez – TCI Capital Projects Officer at 210-207-8154

[Pete.Rodriguez@sanantonio.gov](mailto:Pete.Rodriguez@sanantonio.gov)

If you would like to be added to an e-mail list for project updates or future meeting announcements, please ensure you fill out the sign-in sheet and check the permission block.



# End

