HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 38

HDRC CASE NO:	**2016-258**
COMMON NAME:	San Pedro Creek
CITY COUNCIL DIST.:	1
LANDMARK:	Acequia Segundo - Archaeological Site
APPLICANT:	Office of Historic Preservation
TYPE OF WORK:	Proposed Revisions to Article VI, Division 6, RIO, Including design requirements for a new River Improvement Overlay District (RIO-7)

REQUEST:

The applicant is requesting HDRC review and recommendation for proposed revisions to Article VI, Division 6, RIO, including design requirements for a new River Improvement Overlay District (RIO-7).

FINDINGS:

a. In alignment with the San Pedro Creek Public Improvements Project, the San Antonio River Authority has contracted with a consultant to develop design requirements for properties adjacent to the planned San Pedro Creek improvements. The objective of the new requirements is to ensure quality public and private development within the vicinity of the Creek Improvements and compatible
b. Two public informational meetings were held in March 2016, and the draft amendments have been publicly available since that time. Stakeholder groups, such as Bexar County, the San Pedro Creek Advisory Committee, the King William Association, the AIA, and a few private groups have all provided comments for the draft.
c. The design requirements, which include site development standards, creek connectivity, and building massing, will be applied to the Unified Development Code (UDC) as a new RIO district (RIO-7). Staff has developed the current draft based on comments receive. Briefings have been held with the Design Review Committee of the HDRC and the Development Process Task Force.

RECOMMENDATION:

Staff recommends approval of the proposed UDC Amendments.

CASE MANAGER:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Design Standards for San Pedro Creek Area (RIO-7)

Parties Involved: San Antonio River Authority, Bexar County

Council Districts: 1 & 5

Summary

The San Antonio River Authority has contracted with a consultant to develop design requirements for properties adjacent to the planned San Pedro Creek improvements. The objective of the new requirements is to ensure quality public and private development within the vicinity of the Creek Improvements and compatible. Two public informational meetings were held in March 2016, and the draft amendments have been publicly available since that time. Stakeholder groups, such as Bexar County, the San Pedro Creek Advisory Committee, the King William Association, the AIA, and a few private groups have all provided comments for the draft. Councilman Treviño has also met with staff and the guidelines consultant regarding the amendments. The design requirements, which include site configuration standards, creek connectivity, and building massing, will be applied to the Unified Development Code (UDC) as a new RIO district (RIO-7). Staff is currently finalizing the draft and has held briefings with the Design Review Committee of the HDRC and the Development Process Task Force.

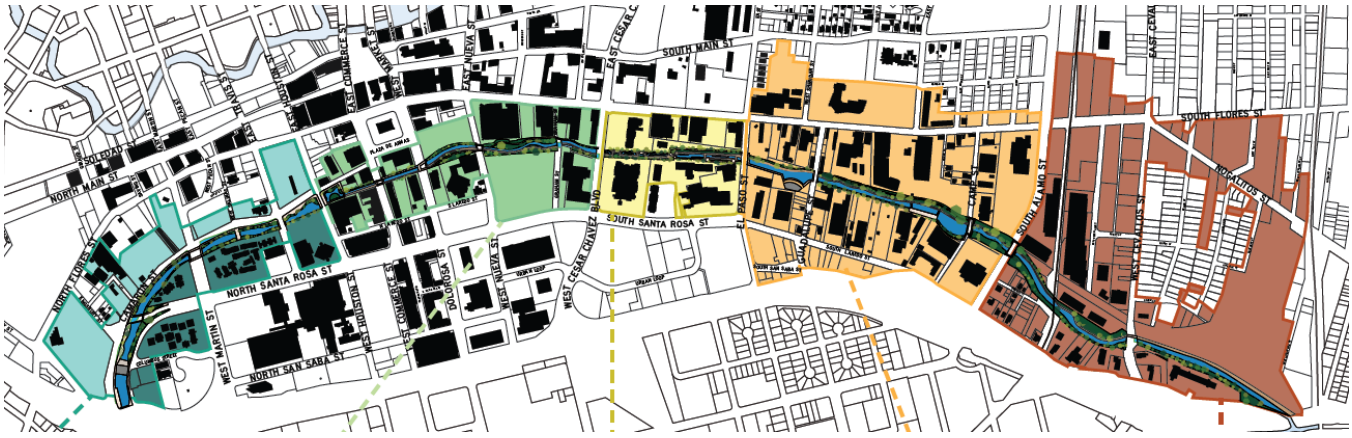
Next Steps:

The draft UDC Amendments will be vetted through a public adoption process. The proposed schedule for adoption is as follows:

July 6	Historic and Design Review Commission (HDRC)
July 19	Zoning Commission
August 15	Neighborhoods and Livability Committee
September 8	Target City Council A-Session

Once the amendments are approved by City Council, staff will initiate a zoning case to apply the RIO-7 overlay to the approximate 150 properties within the proposed boundaries. A current draft can be viewed online at:

http://spcproject.org/design-overlay-district



Updated June 28, 2016

DIVISION 6. - "RIO" DISTRICTS

Sec. 35-670. - Criteria for Certificate of Appropriateness—Generally.

STATEMENT OF PURPOSE

In reviewing an application for a certificate of appropriateness for properties in the ~~six (6)~~ seven (7) river improvement overlay districts, the HDRC shall consider the character and design objectives for each river improvement overlay district, as well as the design standards set forth below. The commission also shall view the river or creek and ~~its~~ their improvements as ~~one (1) precious~~ important natural, cultural, and historic resources. ~~from the northern boundary near Hildebrand to the most southern corporate limits of San Antonio.~~ A building design or alteration shall recognize and acknowledge its relationship to the river or creek in its entirety. Sensitivity in design and an overall harmonious blending cannot be overemphasized.

(a) Policy Manuals Adopted. The San Antonio River improvements project concept design guidelines, the Riverwalk policy guidelines, as amended, and the design guidelines for development of properties along the San Antonio River, prepared for the City of San Antonio, and the San Pedro Creek Design Guide are hereby adopted as policy guides for use by the commission and property owners. Copies are available from the historic preservation office.

(b) Design Objectives for River Improvement Overlay Districts.

(1) Enhance the pedestrian experience with high quality streetscape designs.

(2) Design buildings to relate to the pedestrian scale.

(3) Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the stormwater runoff expected downstream as a result of such developments.

(4) Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.

A. Design Objectives for "RIO-1" River Improvement Overlay District - 1.

i. Maintain the character of existing residential neighborhoods and redevelop commercial nodes.

ii. Maintain two (2) separate contexts within its boundaries: 1) residential areas and 2) newly revitalized commercial nodes.

iii. Allow higher density, multi-family residential and mixed-use buildings.

iv. Preserve existing neighborhoods.

v. Encourage mixed-use redevelopment of urban character along Broadway.

vi. Allow for neighborhood-oriented business and redevelopment of the area.

vii. Redevelop Broadway and Avenue B as urban corridors with consistent street edges.

viii. Maintain scenic open space and the natural character of the river, particularly through Brackenridge Park.

ix. Maintain scenic open space and natural character of the river, particularly through Brackenridge Park, so that it is in character with its nearby residential neighbors; residents should be able to easily access this open space while maintaining their sense of privacy.

(B) Design Objectives for "RIO-2" River Improvement Overlay District - 2.

i. Encourage high-density, mixed-use developments as extensions of the downtown core.

ii. Extend the urban character of downtown, as perceived from the river, throughout "RIO-2" so that it becomes a high density, mixed-use area.

iii. Create a positive pedestrian experience as perceived at the street edge.

iv. Encourage neighborhood and cultural tourism oriented uses as well as those that provide additional housing for downtown workers.

v. Enhance the pedestrian experience with high quality streetscape designs and links to the public Riverwalk.

vi. Emphasize the street edge to enhance the pedestrian experience through continuous building walls and well-designed streetscape.

vii. Link the public Riverwalk with street edges to maintain adequate pedestrian circulation and views of both the street and the river.

viii. Maximize usable open space to provide opportunities for passive recreation and community gathering.

ix. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and primary entrances facing the street.

x. Design buildings to maintain the human scale of the environment.

xi. Ensure adequate solar access.

xii. Use varied materials and forms, including balconies, to provide visual interest.

xiii. Orient primary building entrances toward the street, but buildings should also have entrances facing the river, which are subordinate in character and scale to street entrances.

C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the Riverwalk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the Riverwalk.

D. Design Objectives for "RIO-4" River Improvement Overlay District - 4.

i. Encourage urban quality mixed-use developments.

ii. Preserve and enhance historic character as well as emphasize street scene.

iii. Construct new development that complements nearby historic King William area but does not mimic its style.

iv. Encourage new development in clustered nodes.

v. Development nodes should overlook the river, or be located at major intersections.

E. Design Objectives for "RIO-5" River Improvement Overlay District - 5.

i. Maintain the residential character of the area while encouraging development of new mixed-use nodes that offer neighborhood shopping and services.

ii. Respect established neighborhoods in new top-of-bank riverscape designs, particularly recreational opportunities that require parking or transport of recreational equipment.

F. Design Objectives for "RIO-6" River Improvement Overlay District - 6.

i. Maintain the historic rural Texas character while encouraging development of new and mixed-use nodes.

ii. Maintain the natural quality at the top of the riverbank using native plants and minimizing formally landscaped areas. Maintain natural character of river.

G. Design Objectives for “RIO-7” San Pedro Creek Overlay District – 7.

i. Additional Neighborhood wide Design Objectives “RIO-7” River Improvement Overlay District-7.

1. Create a new linear, urban park along San Pedro Creek with distinct character areas that recognize the creeks historic and cultural importance to San Antonio.

2. Encourage existing and new high quality pedestrian connections between the surrounding neighborhoods and the creek with pedestrian friendly streets, paseos, arcades, tree-alleys, and linear gardens connecting the high and low bank paseos to the surrounding neighborhoods.

3. Develop a series of mixed-use districts along San Pedro Creek.

4. Encourage good contemporary architecture and landscape architecture compatible with the historic character of San Pedro Creek.

5. Encourage sensitive mixed-use buildings along with the reuse and rehabilitation of existing buildings.

6. Enlarge the perceived boundaries of the linear park with publicly accessible open spaces along the creek right-of-way.

7. Create unique, memorable places at the creek and street intersections.

ii. Unique Design Objectives by district

1. “RIO-7a” River Improvement Overlay District 7a Design Objectives.

a. Develop a high-density downtown neighborhood.

b. Develop Camaron Street as a pedestrian focused, urban street that expands the perceived boundary of the San Pedro Creek Improvements Project.

c. Provide high quality pedestrian connections between the creek and the following neighborhood destinations:

I. Central Library.
II. Southwest School of Art.
III. Santa Rosa Hospital.
IV. San Antonio River Walk.

d. Provide a pedestrian connection from Santa Rosa Street to W. Salinas Street.

2. "RIO-7b" River Improvement Overlay District 7b Design Objectives.

a. Develop a commercial, cultural arts, and civic center district.

b. Connect with the El Mercado Zona Cultural.

c. Encourage higher-density mixed-use buildings compatible with existing historic buildings and structures.

d. Interpret the historic ground-plane relationship between the creek and existing pre-1880's structures.

3. "RIO-7c" River Improvements Overlay District 7c Design Objective.

a. Develop a new Downtown Core south of the Civic District consistent with the Lone Star Community Plan.

b. Provide high quality pedestrian connections between the creek and Commanders House Park.

c. Implement the Lone Star Community Plan.

4. "RIO-7d" River Improvement Overlay District 7d Design Objectives.

a. Develop the existing Neighborhood Core as described in the Lone Star Community Plan.

b. Provide high quality pedestrian connections between the creek and the surrounding neighborhoods.

c. Provide pedestrian links between the creek and the San Antonio River.

d. Create a positive pedestrian experience along S. Flores Street.

5. "RIO-7e" River Improvement Overlay District 7e Design Objectives.

a. Develop a Mixed Use Transition area as described in the Lone Star Community Plan.

b. Provide high quality pedestrian connections between the creek and surrounding neighborhoods.

c. Provide pedestrian links between the creek and the San Antonio River.

d. Create a positive pedestrian experience along S. Flores Street.

(Ord. No. 95352 § 3 Attachment 2) (Ord. No. 2011-03-31-0240, § 2, 3-31-11)

Sec. 35-671. - Criteria for a Certificate of Appropriateness—New Construction, Additions and Alterations.

In considering whether to recommend approval or disapproval of an application for a certificate of appropriateness for new construction, additions or alterations in a river improvement overlay district, the historic and design review commission shall be guided by the compatibility standards set forth below. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face both a street and the ~~San Antonio River~~ river or creek, the historic and design review commission shall consider the visual compatibility standards below with respect to each facade.

(Ord. No. 95352 § 3 Attachment 2)

Sec. 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the ~~six (6)~~ seven (7) river improvement overlay districts.

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

(1) Provide sidewalks that link with existing sidewalks on adjoining properties If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of way, on the street sides of the property in all river improvement overlay districts

B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.

C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.

• In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

D. In RIO-7, two distinct public paths exist along the San Pedro Creek. The High Bank Paseo is a pedestrian path connecting the creek to sidewalks at the street level. The Low Bank Paseo provides a continuous pedestrian path at the creek level that is uninterrupted by cross streets. It connects to street level and existing sidewalks by stairs and ramps, usually at bridges. Where a High Bank Paseo public path is not provided, a shared sidewalk and/or patio space must connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

Figure 672-1

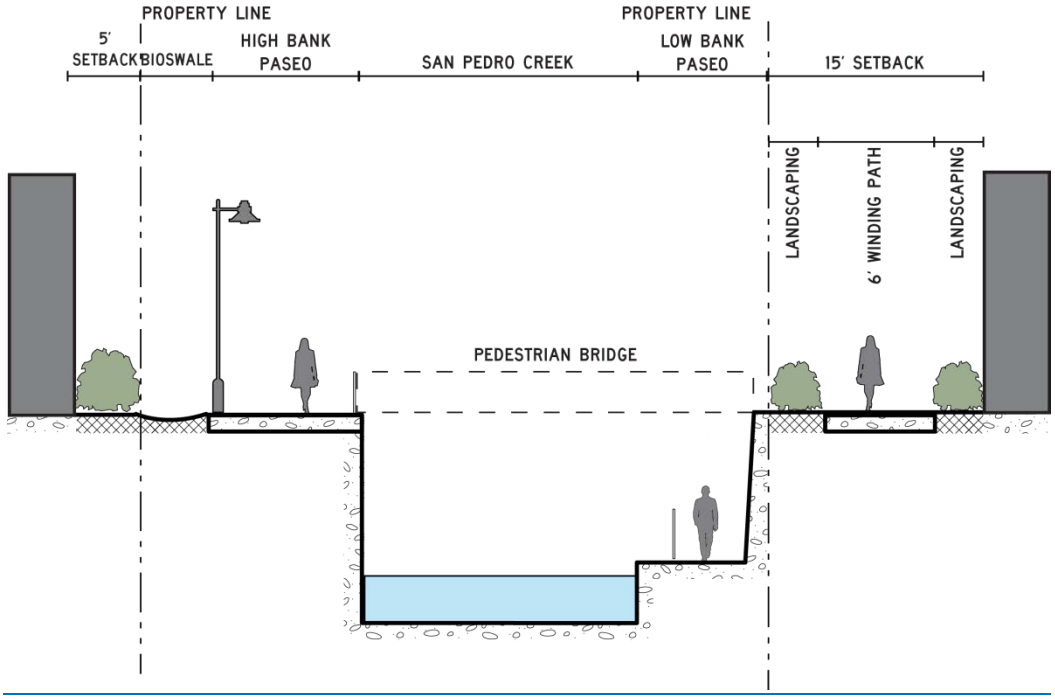
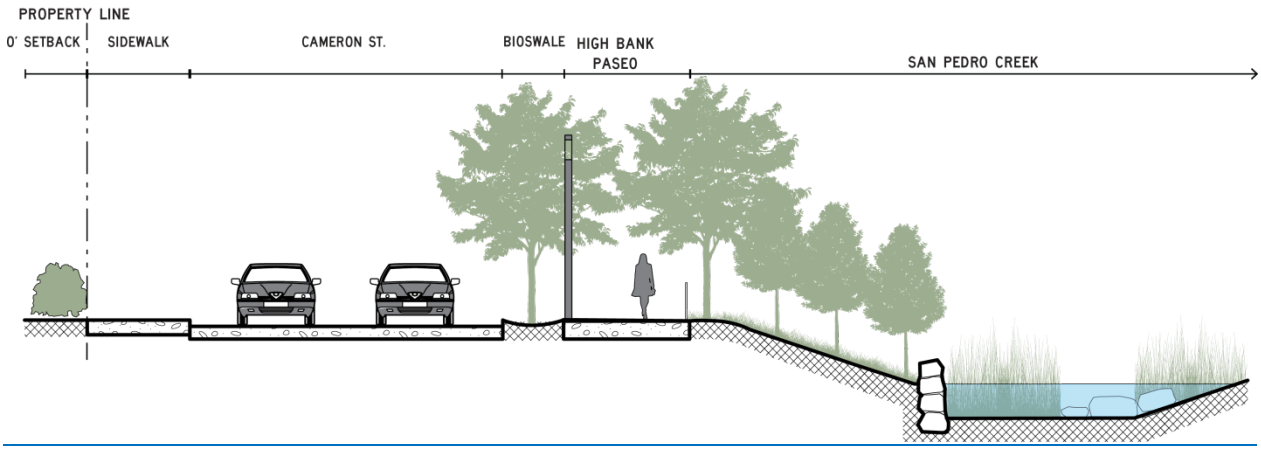


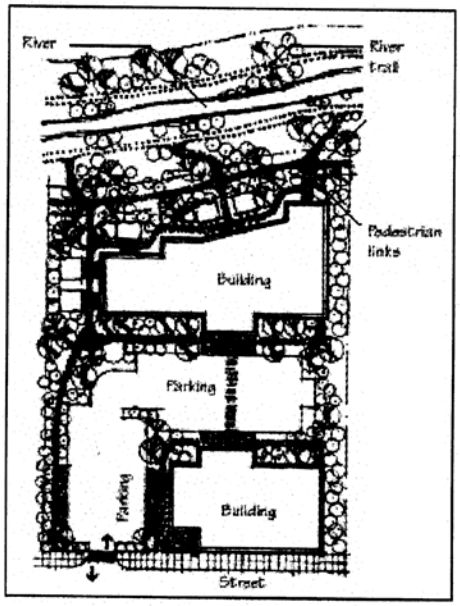
Figure 672-2



(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. (see Figure 672-1)

Figure 672-1



Renumber Figure to 672-3

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The ~~public works~~ Transportation and Capital Improvements department will maintain the designated multi-use path locations.

(4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.

(5) Pedestrian Access Along the ~~Riverwalk~~ Public Pathways Shall Not Be Blocked.

A. Queuing is prohibited on the ~~Riverwalk~~ public pathway.

B. Hostess stations shall be located away from the ~~Riverwalk~~ public pathway so as to not inhibit pedestrian flow on the ~~Riverwalk~~ public 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~~ public 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~~ public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(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.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.

i. Primary Pedestrian Frontage Streets – Houston, Commerce, and north side of Nueva St.

a. New curb cuts are not allowed except:

I. Lots with no other access.

II. Lots with block faces over 300 feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

ii.. Secondary Pedestrian Frontage Streets – Flores & Camaron.

a. New curb cuts are only allowed where:

I. Lots front on Houston, Commerce Street, or the north side of Nueva St.

II. Lots have no other access.

III. Lots with block faces over 300 feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

iii.. All other streets:

a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street, river, or creek ~~side~~ edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in

a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the ~~one (1)~~ lot line along the primary street has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.

Table 672-1a

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Max. % Coverage of Lot Line*	50%	40%	N/A	40%	40%	30%
Buffering Required?	Yes	Yes	Yes	Yes	Yes	Yes

Table 672-1b

Description	RIO-7A	RIO-7B	RIO-7C	RIO-7D	RIO-7E
Max. % Coverage of Lot Line*	40%	N/A	40%	40%	40%
Buffering Required?	Yes	Yes	Yes	Yes	Yes

* Maximum length of parking lot allowed along the property line at the street. If applicable, maximum length of parking lot allowed along the river or creek side edges.

(3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

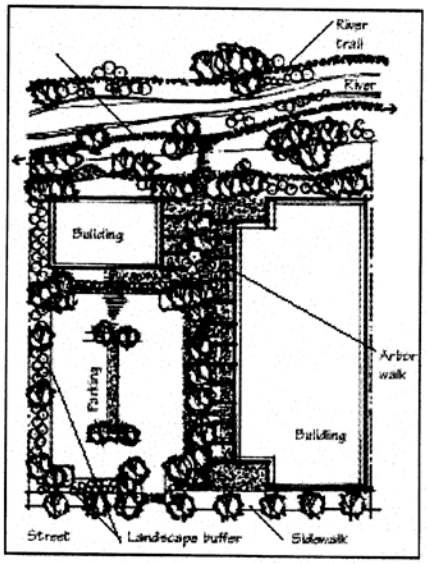


Figure 672-2

Renumber Figure to 672-4

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1-6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or 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) In RIO 7, Parking Structures should be designed in conformance with the Downtown Design Guide.

A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.

B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.

C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.

D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.

(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 or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river or creek 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 or creek, 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.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

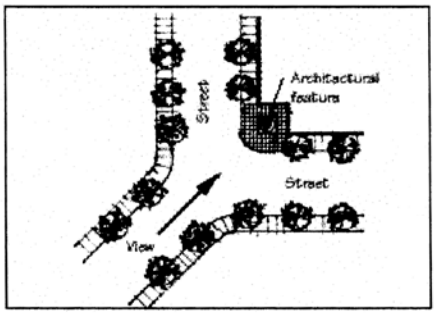


Figure 672-3

Renumber Figure to 672-5

(Ord. No. 95352 § 3 Attachment 2) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11)

Sec. 35-673. - Site Design Standards.

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

(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. Properties in RIO-7 are exempt from Solar Access requirements.

(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 with the exception of RIO-7. 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.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel. No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.

(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 river or creek side 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.

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances. (see Figure 673-1).

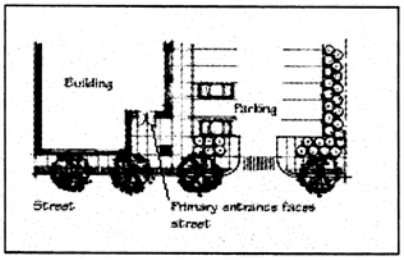


Figure 673-1

A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side 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.

(c) Topography and Drainage. The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with 35-673 (c) (8) San Antonio River Authority Coordination.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

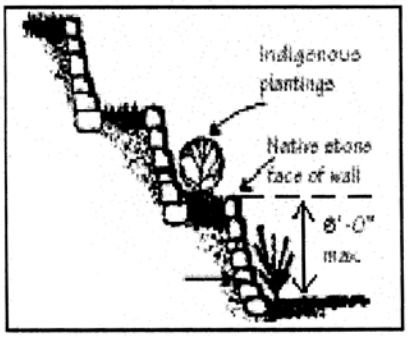
(2) Minimize the Potential for Erosion at the Riverbank or Creekbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates, and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted

conceptual plans of the river and creek, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO 7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls. (see Figure 673-2)

FIGURE 673-2



(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainage way or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited. (see Figure 673-3)

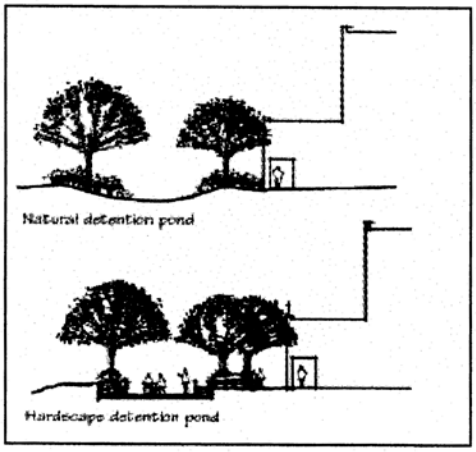


Figure 673-3

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River and Creek.

A. All roof drainage and other run-off drainage shall conform to the Transportation and Capital Improvements department standards so that they drain into sewer and storm drains rather than by overland flow ~~into the river~~. Drainage of this type shall not be piped into the river or creek unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(8) San Antonio River Authority Coordination. Coordination with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.

A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:

i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;

ii. Removal of existing park trail hardscape shall require SARA approval;

iii. Development shall make it clear for users of the park to discern public access points from private access points;

iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;

v. Acceptance of park trail access point(s) shall be the responsibility of SARA.

B. Landscaping and maintenance boundaries shall be defined in accordance with the final maintenance agreement entered into between the developer and SARA, which may occur after HDRC approval is granted.

C. Developments shall manage site storm water through LID components consistent with Section 35-210 of this Chapter and shall also comply with the following:

i. Storm water runoff shall pass to the river or creek through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-

by-case basis. Modification of this subsection shall require approval by SARA and the Director of Transportation and Capital Improvements, or their designee;

ii. Open concrete chutes shall be prohibited;

iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.

(d) Riverside and Creekside Setbacks. Riverside and Creekside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river, creek, and the street. In the more urban areas, buildings should align closer to the river or creek edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1a and 673-1b.

Table 673-1a

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback *	20 ft.	15 ft.	0 ft.	20 ft.	50 ft.	100 ft.

* Along the riverside, the setback will be measured from the top-of-bank.

Table 673-1b

Description	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Creekside Setback -High Bank Paseo*	na	5’	5’	5’	20’
Creekside Setback - Low Bank Paseo*	15’	15’	15’	15’	15’
Paseos on opposite bank only**	15’	15’	15’	15’	15’

*Along the creek, the setback will be measured from the San Pedro Creek Improvements Project (SPCIP) property line or easement.

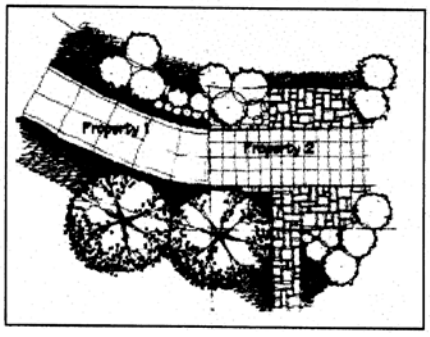
**Along the creek, in instances where both the Low Bank and High Bank Paseo are on the same side, the opposite side shall have a 15' setback to allow for a shared passageway. The Historic Preservation Officer may reduce the required setback for properties where there is a Low Bank Paseo only to no less than 8 feet for lots less than 100 feet in depth or on lots with a total area of less than 5,000 square feet.

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties. (see Figure 673-4)

Figure 673-4



(2) Planting Requirements in Open Space Abutting the River or creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO 7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

Table 673-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Required Planting	60%	50%	25%	60%	60%	70%	50%	25%	25%	50%	60%

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(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 River or Creekside of Properties Abutting the River or Creek. Pervious paving is encouraged where feasible and appropriate to the site.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

D. In RIO 7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(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.

(1) Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creekside of buildings directly adjacent to the publicly owned portion of the river or creek:

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(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.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(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 or creek 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 or creek 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 or creek right-of-way on the river or creek 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 or creek 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 or creek 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 creek 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.

B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to not conflict with any other requirement in this section.

(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 or Creekside of Properties Abutting the River or Creek.

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.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

~~(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.~~

~~(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:~~

~~A. At all street and vehicular bridge crossings over the river.~~

~~B. Where publicly owned streets dead end into the river.~~

~~C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.~~

~~(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:~~

~~A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.~~

~~B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.~~

~~C. Reciprocal access agreements between property owners are permitted.~~

~~(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek 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.~~

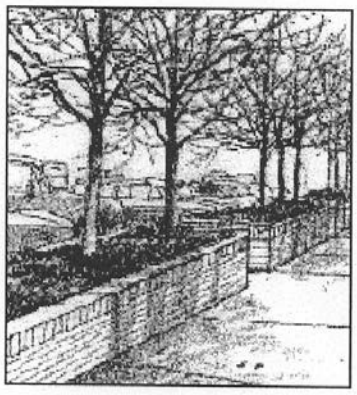
(~~m~~l) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width. (see Figure 673-8)

Figure 673-8



(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(~~l~~m) 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 or creek.

A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

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

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(~~m~~n) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

(o) 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 in RIO's 1 through 6. 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.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek 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.

(p) Access to the Public Pathway Along the Creek (RIO-7). These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. 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 creek area.

(1) Connections from private property to the publically owned pathway must maintain the functionality of publically installed Low Impact Development features like bioswales.

(2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.

(3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.

(4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.

A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.

B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, store, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.

C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.

D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.

(q) On-site Open Space. San Pedro Creek offers a unique opportunity to create privately owned, publicly- accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.

A. Forecourt - An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least 30% of the length of the building. Forecourts should be at least 50%deep as their creek-side length.

B. Courtyard - an outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.

C. Mid-Block Paseos - See Downtown Design Guidelines, Chapter 6, Paragraph 2.

i. Connect from a public street to another public street, public alley or San Pedro Creek.
ii. Be at least fifteen (15) feet wide and should be located in the middle one-third of a block.
iii. Be open to the public during normal business hours.
iv. Have a clear line of site from the street to the creek or other street.
v. Be at least 50% open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation
vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least 25% of its frontage.
vii. Include at least one gathering place with a fountain or other focal element.
viii. Add effective lighting to enhance visibility and safety.

D. Arcade - A covered pedestrian passage-way defined by a building wall on one-side and columns or arches on the remaining sides.

E. Canopy - A covered pedestrian passage-way defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.

F. Pedestrian oriented mid-block service drives and fire lanes - Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:

i. A pedestrian path with a clear walking path of 6' is provided.
ii. The sidewalk connects the creek to a street or connects two parallel streets. .
iii. Both sides of the service drive are planted with street trees no more than 45'-0" on- center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.
iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.
v. The view from the sidewalk to dumpsters, service yards, and transformers,

and other service and utility areas are screened with a 6'-0" high wall or landscape buffer.

vi. Parallel parking spaces may be provided along the service drive but are not required.

vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight- foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.

G. Creek and street intersection. The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.

i. Provide a publicly accessible open space of at least six hundred twenty five (625) square feet at street-creek intersections.

ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.

iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek- street intersection.

Table 673- 3

Length of façade along the creek	90'	91' to 270'	Greater than 270'
Number of required Publicly Accessible Open Spaces	1	2	3

(r) RIO 7 Mid-block crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.

(1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.

(2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in Sec. 35-670 (b) (4) G Design Objectives for RIO 7. Alternate path alignments may be allowed by the Historic Preservation Officer if the alternate path meets the goals of 35-670 (b)(4)G Design Objectives for RIO 7.

Sec. 35-674.01. - Building Design Principles in RIO's 1 through 6.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions…

Sec. 35-674.02. - Building Design Principles in RIO 7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

(a) 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) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.

(2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.

B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

C. New buildings over seventy five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.

D. Where a new building is infilled between an existing historic buildings on a block:

i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

iii. 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.

(b) Height. Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to

the creek and other significant landmarks are provided while allowing the appropriate density for an area.

A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.

B. Building step-backs shall be at least fifteen (15) feet.

C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.

Table 674-3

Description	RIO-7a	RIO-7b	RIO-7c	RIO-7d	RIO-7e
Maximum # of Stories	Unlimited	Unlimited. In the Main and Military Plaza Historic District comply with the Guide for New Construction in Historic Districts	8	5	5
Maximum Height in Feet	NA	NA	96 ft.	60 ft.	60 ft.
First Creek side building step-back	NA	Towers over 75 feet must step back 20' from the creek ROW or easement line.	5 stories	NA	NA

(6) High-rise towers above ten (10) stories are encouraged in RIO 7a and allowed in 7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.

A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.

B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.

C. Towers may extend directly up from the property line at the street and are not required to be setback.

D. Tower siting and massing should maintain key views toward important natural or man-made features.

E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.

F. Design the top of buildings to be a "fifth façade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.

G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.

H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.

I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.

J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.

K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.

M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Fig 5.7.

(7) Low-rise and mid-rise buildings are encouraged in RIO 7c, 7d, and 7e.

(8) In RIO 7-d, organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

A. The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a forty-five-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).

(c) Materials and Finishes. After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.

(4) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.

A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.

B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.

C. Use especially durable materials on ground floor facades.

D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.

E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.

F. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.

G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

H. Design curtain walls with detail and texture, while employing the highest quality materials.

I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.

J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.

L. RIO 7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the Historic Preservation Officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(5) Prohibited Exterior Materials:

A. Imitation stone (fiberglass or plastic);

B. Plywood or decorative exterior plywood;

C. "Lumpy" stucco, CMU;

D. Rough sawn or "natural" (unfinished) wood, EIFS;

E. Used brick with no fired face (salvaged from interior walls);

F. Imitation wood siding;

G. Plastic panels.

(e) Pedestrian Orientation. New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

(1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this façade rhythm is encouraged in new buildings, even if a singular structure. (see Figure 7.1 in the Downtown Design Guide)

(2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.

(3) Horizontal Variation - Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.

B. Avoid continuous massing longer than 90 feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.

C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.

D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).

(4) Vertical Variation. Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane – often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high- rise building), and a top (the upper level that distinguishes a building and defines how it “meets the sky”) as seen in Figure 7.3 of the Downtown Design Guide.

A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.

B. Variation in the vertical plane of a building ought to define the building’s uses and visually differentiate ground floor uses, from core functions and how the building “meets the sky.”

i. Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

ii. Vertically articulate the street wall façade, establishing different treatment for the building’s base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

iii. Provide an identifiable break between the building’s ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.

iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.

v. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.

vi. Buildings taller than 75 feet should employ at least two vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.

(5) Fenestration. Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's façade.

A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).

B. Window placement, size, material and style should help define a building's architectural style and integrity.

C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.

D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.

E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.

F. Glazing. Incorporate glazing that contributes to a warm, inviting environment for interior spaces.

i. Ground-floor window and door glazing should be transparent and non-reflective.

ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.

iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.

(6) Street Wall. In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the Downtown Design Guide. The height of the street wall is an important element in shaping the character of the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

A. Street walls should be located against the back of sidewalk

B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.

E. Vertical breaks should also be taken into account with fenestration such as columns or bays.

F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:

i. Enhanced building façade.

ii. Enhanced garden or landscape in an open space.

iii. Variation in roof shape.

iv. Change material and color.

v. Tower element.

(7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These **On-site Open Spaces** [see 35-673 (q)] should be integrated with the San Pedro Creek Improvements Project. Where a building façade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.

A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. **See fig 674-1**

i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO 7 are met.

B. Buildings are not allowed to have a continuous, flat façade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as 1 of the On-Site Open Spaces required by Table 673-3

i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the façade into modules less than ninety (90) feet long.

ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space.

iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines.

iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces.

v. Sites that are 550 feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public

alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within 100 feet of the mid-block connection.

(8) Develop the first floor to activate the creek paseos and street sidewalks.

A. In mixed-use buildings, retail buildings, or office buildings the creek side façade should be primarily transparent with seventy five (75) percent of the length of the façade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in 35-672 (b)(1)D Curb Cuts should have at least fifty (50) of the façade devoted to windows.. Facades facing side streets should have at least 25% of the façade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.

B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior façade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.

C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.

D. Alternate arrangements that provide creek and street activation may be approved by the Historic Preservation Officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

A. Locate active uses along the street and creek façade to enhance the building‘s relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

B. Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 foot to 0 inch floor-to-ceiling height, with heights above 14 feet being very desirable.

C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.

D. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building‘s street and creek level façade as seen in Figure 3.2. of the Downtown Design Guide.

E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades

F. A building‘s primary entrance, defined as the entrance which provides the most direct access to a building‘s main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.

G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

H. Use clear windows and doors to make the pedestrian level façade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.

I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1. 10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.

J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

K. If a residential unit‟s individual entry along the street is the unit‟s primary entry, it should be accessible from the sidewalk.

L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.

(10) Incorporate a pedestrian-oriented scale at the street and creek level.

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building‘s architecture

B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian -scaled architecture along the street.

C.. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right of way whenever possible Don’t waste valuable street frontage on "back of house" uses.

E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. 6. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian -oriented should not be located with 100 feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right -of-way.

(11) Street Entrances. Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

A. Reinforce a building’s entry with one or more of the following architectural treatments:

i. Extra height lobby space;

ii. Distinctive doorways;

iii. Decorative lighting;

iv. Distinctive entry canopy;

v. Projected or deep recessed entry;

vi. Building name and address integrated into the façade;

vii. Artwork integrated into the façade or sidewalk;

viii. A change in paving material, texture, or color within the property line;

ix. Distinctive landscaping, including plants, water features and seating.

B. The primary street entrance of single buildings will be off the public sidewalk in RIO 7a, 7b, and 7c as seen in Figure 7.7 of the Downtown Design Guide.

i. In RIO 7d and 7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown if Fig. 673-1.

ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Fig. 672-2.

C. Strong colors should emphasize architectural details and entrances.

D. Deep recessed entries into the building are encouraged.

(12) Creek Side Façade and Entrances. The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

C. Internally illuminated awnings that glow are prohibited.

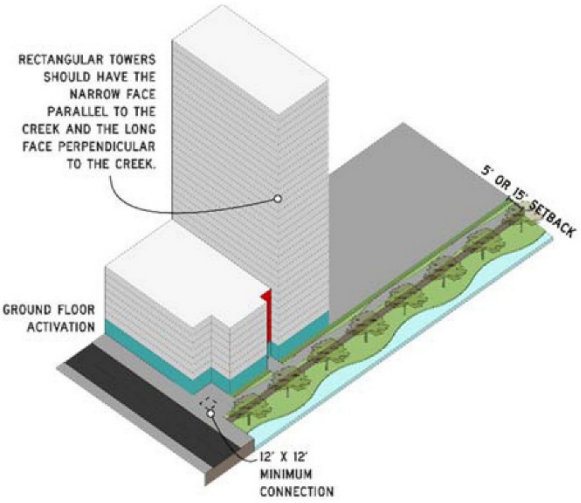
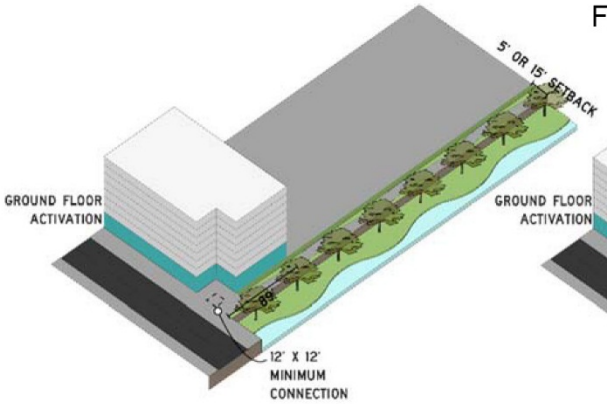
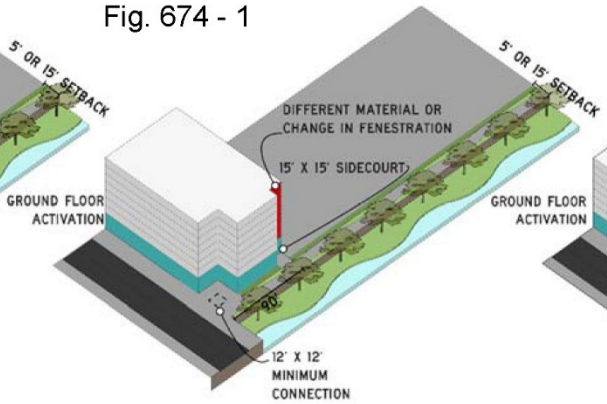


Fig. 674 - 1



Building less than 90' wide along the creek



Building greater than 90' to have sidecourts

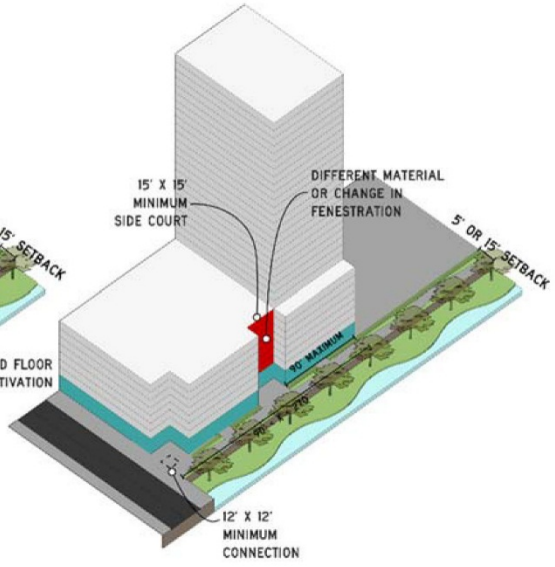


Fig. 674 – 2 i Building greater than 90' but less than 270' to have sidecourts

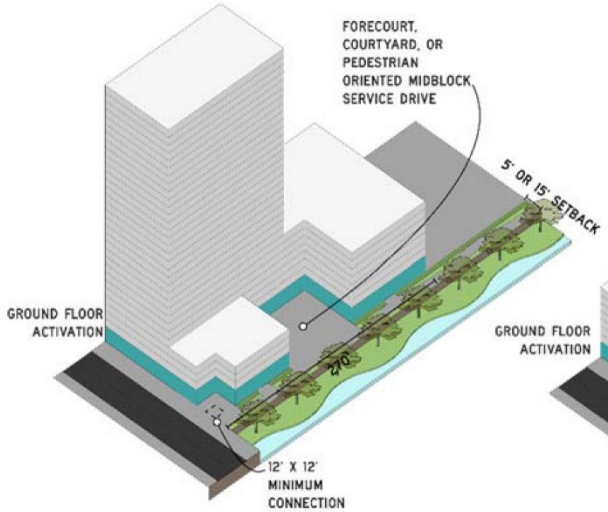


Fig. 674 – 2 ii Building 270' long or longer Mass building forms around on-site open spaces. On-site open spaces do not need to be extruded for the full height of the building.

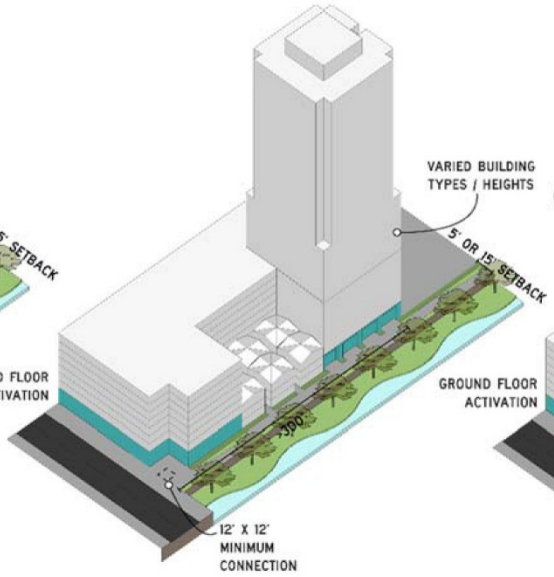


Fig. 674 – 2 iii: single development 300' or longer

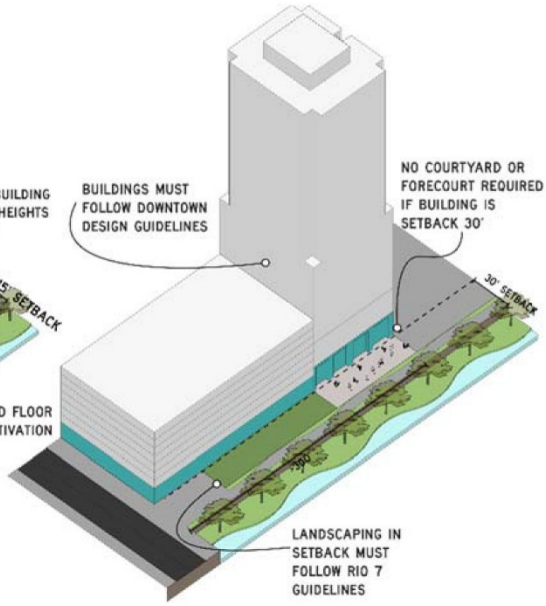


Fig. 674 – 2 iv: setback exception

Sec. 35-681. - Signs on the Riverside of Properties Abutting the River or Creek.

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, San Pedro Creek, and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

(a) Character of Signs. Signs should respect and respond to the character of the historic Riverwalk area or Creek Improvements. The display of signs and other graphics on the riverside of property abutting the river shall not be permitted except as provided for in this article. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Standards for Signage.

(1) Proportion. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(2) Size. The maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. In RIO 7, the maximum allowable size of any sign on the creek-side of property abutting the publicly owned Paseo shall be twelve (12) square feet. However, additional square footage may be approved, except in RIO-3, provided that the additional signage is in conformity, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and design of the site, setback from the river and shall be appropriate for the area in which it is being placed.

(3) Roof Top/Parapet Signs. No signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.

(4) Signs for Riverwalk Business Only. No sign, visual display, or graphic shall be placed in the Riverwalk area unless it advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk. Only buildings that have an entrance directly onto the Riverwalk may display a sign or graphic.

(5) Number of Signs. Only one (1) identification sign shall be allowed for each store, shop, restaurant, nightclub, or place of business in the Riverwalk area and fronting on the Riverwalk. In addition to a sign, establishments serving food or beverages may erect a menu board, which shall be used only for displaying menus.

(6) Illumination. Internally illuminated signs are prohibited in RIOs 1 through 6. The light source for exterior illumination shall be steady light concealed by a hood or other acceptable method of indirect lighting. Flashing lights, rope lighting and exposed neon lights are prohibited. In RIO 7, halo-lit letters are permitted as a source of internal illumination.

(7) Materials. Signs may be constructed of wood, metal, glass. Lettering may be painted, stamped, etched, carved, applied metal or wood. Vinyl lettering may be permitted for interior signs provided it respects and responds to the character of the historic Riverwalk area.

(8) Pedestrian Menu Boards.

(A) Pedestrian menu boards shall not exceed two (2) square feet.

(B) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.

(C) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.

(D) All items listed on a menu board must be placed within the border of the menu board or within the display case.

(E) There may be no more than one (1) pedestrian menu board per establishment unless there are two primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.

(9) Signage on Umbrellas or Street Furniture. Advertising brand name products may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas. Additionally, logos or wording of any kind may not be placed on umbrellas, tables, chairs, table decorations or other street furniture that are located on outdoor patio areas.

(10) Directory Signage. Buildings with several businesses may be permitted to install directory signage in lieu of individual signs. Directory signage may not exceed eight (8) square feet.

(11) Revolving Signs, Etc. Revolving signs, flashing lights, search lights and attention-getting devices, including, but not limited to, banners, festoons, paper and vinyl rope-like-banners are not permitted. Digital and/or LED lighted signs, with or without rotating, flashing lettering, full motion video, icons or images are also not permitted.

(12) Projecting Arm Signs. Signs hung from poles are allowed on the riverside of properties abutting the publicly owned river right-of-way as long as the pole height does not exceed seven (7) feet, the pole diameter does not exceed three (3) inches, and does not encroach upon the right-of-way.

(13) Temporary Signage. No more than one (1) temporary sign is allowed at any given time. Temporary signs facing the river shall not exceed eight (8) square feet in RIO-3 and twenty-four (24) square feet in all other RIO districts. Temporary signage for special events shall be limited to installation forty-eight (48) hours before the event and must be removed within twenty-four (24) hours of completion of the event for a total of no more than thirty (30) days.

(14) Prohibited Signs. No billboards, junior billboards, portable signs, posters, sandwich boards or advertising benches shall be allowed on the riverside of buildings abutting the river. Any sign, visual display, or graphic which is located in the Riverwalk area and which is visible from the publicly owned portion of the San Antonio River channel or adjacent walkways must meet the requirements for signs, visual displays, and graphics as set out in this division. No sign, visual display or graphic shall be allowed in the Riverwalk area unless it is advertising or giving information concerning a business or activity that is located on the same lot as the sign, visual display or graphic.

(d) Installation. Signs, posters, decals or advertisements may not be tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation.

(e) Hardship Cases.

(1) Whenever the location, topography or configuration of any lot is such as will cause a hardship by the limitations placed on the signs permitted by this article due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography

of the parcel, approval may be granted to either allow additional signage, or to increase the amount of building mounted sign area by not more than twenty-five (25) percent.

(2) No additional signage shall be approved unless it is found that approval of the proposed application will not be of substantial detriment to adjacent property and that the character of the area will not be changed by the granting of additional signage.

(3) Any additional signage approval shall be limited to the applicant only, and shall not apply to any future tenant or business.

(f) Nonconforming Status. Any legally erected sign which, by reason of revisions to this chapter, no longer complies with its provisions, shall be awarded nonconforming status upon review of all necessary city departments.

(g) Violations in River Improvement Overlay Districts and on the Riverwalk. In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the historic preservation officer, the department of development services or park police shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the department of development services, park police or historic preservation officer may remove the sign within three (3) days after notification, and/or the department of development services, the historic preservation officer or park police may file an action in municipal court as outlined in section 28-15. In addition, nothing herein shall prevent the city attorney from seeking civil remedies.

(1) Dilapidated Signs. All signs shall be maintained in good working condition so as to present a neat and orderly appearance. The historic preservation officer, through the office of historic preservation, code compliance department, department of planning and development services or the park police may give written notice to remove or repair any sign which shows gross neglect or which becomes dilapidated. Failure to comply shall be considered a violation of this chapter, and the sign shall be removed at the owner's expense.

(2) Abandoned Signs. A sign, including its supporting structure or brackets, shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer on the premises and such sign has been determined to be abandoned under the provisions of chapter 28. Such sign, if not removed within thirty (30) days from the determination of abandonment by such business shall be considered to be in violation of this chapter, and shall be removed at the owner's expense. This does not include signs that are currently approved as contributing structures.

(Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11)