HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO:	2017-144
COMMON NAME:	1318 SE Loop 410
LEGAL DESCRIPTION:	NCB 12886 BLK LOT N 344.08' OF S 367.64' OF 2, PT OF 2 ARB 2G , P-
	2 & P-20
ZONING:	I-1
CITY COUNCIL DIST.:	2
APPLICANT:	Angel Garcia/Marmon Mok
OWNER:	Cathleen Crabb/City of San Antonio
TYPE OF WORK:	New construction of city service center

REQUEST:

The applicant is requesting final approval to construct a new city Service Center to include three (3) base buildings, accessory structures, and parking on 45 acres of a 90 acre site.

APPLICABLE CITATIONS:

DIVISION 4. – PUBLIC PROPERTY.

Sec. 35-642. - New Construction of Buildings and Facilities.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum. (8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade. (Ord. No. 98697 § 6)

FINDINGS:

- a. The existing site at 1318 SE Loop 410 is currently undeveloped and features an informal car pathway, tall grass, and small shrubbery. The site is neighbored by one to two story industrial buildings and the 410 access road.
- b. The proposed city service center will feature three (3) base buildings to include a 22,500 square foot administration building, a 37,400 square foot vehicle maintenance building, and a 4,900 square foot storage building. The service center will also feature accessory structures and surface parking for 351 vehicles.
- c. The proposed service center is consistent with the UDC guidelines for massing, scale, site setting, and materials and is appropriate for its surroundings.
- d. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d with the following stipulation:

i. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Stephanie Phillips







HDRC PRESENTATION



GENERAL DESCRIPTION

SCOPE

The new Southeast Service Center will house the administrative personnel and associated supplies and equipment for the following City of San Antonio user groups:

- Solid Waste Management
- TCI Streets
- Building and Equipment Services Department (BESD) Fleet Acquisitions (Alternate #1)
- Development Services Code Enforcement Division (Alternate #3)

The administrative and supports functions for these five user groups will be housed in three main buildings on the site:

- Administration Building 20,242 GSF (Base Bid) o Code Enforcement (Alternate #3) 1,920 GSF
- Vehicle Maintenance Building 31,017 GSF o BESD Acquisitions (Alternate #1) 6,484 GSF
- Storage Building 4,933 GSF

GENERAL INFORMATION

CITY OF SAN ANTONIO

HDRC PRESENTATION

In addition to these buildings, the site will include parking for service and employee vehicles, bulk material storage yards, and fueling and washing facilities for heavy and light duty vehicles.

LOCATION

The new Southeast Service Center is to be located on the southeast side of San Antonio along the Loop 410 Access Road, between the intersections of Houston Street and Rigsby Avenue. The site will be accessed from the north bound access road of Loop 410.

DESIGN NARRATIVE

ARCHITECTURAL SITE DESIGN Site Overview

The site is a 96 acre parcel with access from the Loop 410 Access Road. The site is divided in half by a creek that runs north-south through the property. Eleven acres of land along the creek falls within a 100-year flood plain that varies in width but is approximately 300' wide in most locations. West of the flood plain is a 45 acre L-shaped piece of property which will be used for building the new Southeast Service Center. East of the flood plain is a 40 acre parcel that is square in shape. This west portion will remain undeveloped for a future use. Locations for future crossing of the creek to gain access to this west portion of the site will be planned for in the current design.

There is an existing 60' pipeline easement that runs diagonally northwest to southeast near the center of the site and crosses the creek. Building foundations cannot be located within this easement. Site Layout

There are three access points into the site. The south drive is three lanes wide. One lane is for COSA vehicle entering the service center and the other two lanes are for vehicles entering and exiting the Fuel Island. The north drive is an exit only lane for COSA vehicles leaving the service center. The center drive is for personal vehicles entering and exiting the Employee/Visitor Lot.

The Administration Building and Employee/Visitor Lot is located along the west edge on the site, fronting the 410 access road. The building is oriented north-south, facing Loop 410 with the entrance to the building aligned with the center entry/exit drive. The Employee/Visitor Parking Lot has space for 217 employee, 6 visitor and 23 satellite vehicles with additional space to the north for a future 75 employee and 7 satellite vehicles. This parking lot will be fenced separate from the rest of the site with a gate and card reader along with a call button at the entrance.

The Service Island is located east of the Administration Building along the south drive to provide easy access for city and county vehicles that come to the site to fuel during the day. This area includes 4 Manual Wash Bays, an automatic car wash, a water filling station, infrastructure for the future install for 30 car charging stations, and fuel islands with unleaded gas, diesel, propane and DEF. Underground storage tanks will be used for the unleaded and diesel. This area will be fenced separate from the rest of the site with gates and card readers at two locations and a third exit only gate with an exit loop.

The Vehicle Maintenance Building is located east of the Service Island, also along that south drive. Adjacent to the building is dead line parking, ready line parking, fleet employee parking, 4 visitor spots and 10 satellite spots.





BESD Acquisitions is located in the east end of the Vehicle Maintenance Building, therefor their lot is adjacent to the east. This lot is fenced separately from the rest of the site. Within the lot there are 5 electric charging stations. South the BESD Acquisitions lot is an unpaved portion of land that can provide a future location to cross the creek.

The Material Storage Yard is located north of the BESD lot. This yard contains four (4) 30'x30' concrete bins with 7'-6" high walls, three (3) 7,000 gallon vertical asphalt emulsion tanks, a deicer rack, an asphalt recycling area and containment parking for 4 patch trucks, 6 crack sealer trucks, 5 oil trucks, 2 slurry trucks and 4 fuel trucks. Additionally, the patch trucks require power. The Materials Storage Building is located at the southeast corner of this yard.

The fleet lots for Solid Waste Management and TCI Streets are located to the west of the Material Storage Yard and Building and east of the Administration Building along the north drive. Within these lots is space for additional satellite parking and for the future spaces listed in the program.

There are two Ice and Water Stations with pull-off lanes spread across the site.

The entire site will be fenced with gates and card readers located at the employee parking lot, the main entrance drive, and two at the Service Island. Exterior Materials

Exterior walls will consist of pre-formed metal panel over continuous insulation attached to Pre-Engineer Metal Building (PEMB) frames and aluminum storefront glazing. The Administration Building will be accented with brick masonry veneer. The roofs will be a standing seam metal roof at a 2:12 slope and clearstories with windows and exhaust louvers. All exposed steel is to be painted. Wash bay walls will incorporate glazed CMU walls and Ice/Water Station walls will be painted CMU.

Interior Materials

Flooring

- Typical Administration: Polished Concrete .
- Typical Vehicle Maintenance & Storage: Sealed Concrete •
- Wellness Room: Resilient Sports Flooring •
- Shower/Restrooms: Ceramic Tile •

Vehicle Maintenance Bays: Concrete w/ Dry Shake Hardener • Wall Base

- **Typical:** Rubber •
- Showers/Restrooms: Ceramic Tile • Walls
- ٠
- Typical Vehicle Maintenance Bays & Storage: Painted CMU .
- Conference Rooms: Glass Walls w/ HM Frames •
- Showers/Restrooms: Ceramic Tile on Wet Walls •
- Assembly Rooms: Operable Wall Partition Ceilings
- Offices & Support Spaces: Acoustic Tile System •
- Storage & Repair Shop: Exposed Structure Painted
- Showers & Restrooms: Painted Gypsum Board . Doors
- Exterior: Painted hollow metal doors •
- Interior: Plastic Laminate Wood Doors •
- **Overhead Coiling Doors: Factory Finish** ٠
- Overhead Sectional Doors: Factory Finish (no glazing) • Millwork
- **Plastic Laminate Cabinets**
- Plastic Laminate Countertops

Lighting

Typical: LED

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Typical Administration & Vehicle Maintenance Offics: Painted Gypsum Board on Metal Studs





EXISTING CONDITIONS - SOUTHEAST SERVICE CENTER

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EXISTING CONDITIONS - NORTHWEST SERVICE CENTER

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NORTHWEST SERVICE CENTER MAINTENANCE BUILDING HATOR CITY OF MRS. LILA COCKEDE CITT COUNCIL 8 RICHARD TENIENTE L. PHIL PYNDUS K BOE BILLA HENRY CISNEROS REV. CLAUDE W. BLACK Æ GLEN HARTMAN NTO AL ROHDE DR. D. FORD NIELSEN CITY MANAGER SAN GRANATA, JR. P.E. N DIRECTOR OF PUBLIC WORKS MELVIN C. SUELTENFUSS. PE CITY ENGINEER 6 JAMES H. ACOSTA, P.E. TEXAS GENERAL CONTLACTOR KUNZ CONSTRUCTION GOMPANY, INC. 1976 ARCHITECT MARTIN AND OPTEGA ARCHITECTS STERNER LT

EXISTING CONDITIONS - NORTHWEST SERVICE CENTER

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Design. Done.



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Tool Yard BASE Service Center Functions:

SWMD (Existing at Tool Yard)

PW Streets (Existing at Tool Yard)

Tool Yard "Other" Non-Service Center Functions:

New Southeast BASE Service Center Functions:

SWMD (from S. New Braunfels)

PW Streets (from S. New Braunfels)

New Southeast "Other" Non-Service Center Functions:

BESD Acquisitions (from Tool Yard)

Code Compliance

Service Center Functions: Updated March 7, 2017











SOUTHEAST SERVICE CENTER SITE - AERIAL









SOUTHEAST SERVICE CENTER - OVERALL SITE DESIGN CITY OF SAN ANTONIO HDRC PRESENTATION









SITE PLAN - BASE BID





SITE PLAN - ALTERNATE

SOUTHEAST SERVICE CENTER - OVERALL SITE DESIGN CITY OF SAN ANTONIO HDRC PRESENTATION





BIRDSEYE PERSPECTIVE - OVERALL SITE LOOKING SOUTHEAST BIRDSEYE PERSPECTIVE - OVERALL SITE













SITE ENTRANCE MONUMENT SIGN



OVERALL SITE PERSPECTIVE









MAIN ENTRY PERSPECTIVE

SOUTHEAST SERVICE CENTER - ADMINISTRATION BUILDING CITY OF SAN ANTONIO

HDRC PRESENTATION







ADMINISTRATION BUILDING PERSPECTIVE - CODE ENFORCEMENT - BASE BID



ADMINISTRATION BUILDING PERSPECTIVE - ALTERNATE







ADMINISTRATION BUILDING PLAN - BASE BID







ADMINISTRATION BUILDING PLAN - ALTERNATE

SOUTHEAST SERVICE CENTER - ADMINISTRATION BUILDING CITY OF SAN ANTONIO

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EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION











EXTERIOR MATERIALS







ASSEMBLY ROOM



LOBBY INTERIOR

RESTROOM INTERIOR

SOUTHEAST SERVICE CENTER - ADMINISTRATION BUILDING CITY OF SAN ANTONIO HDRC PRESENTATION









VEHICLE MAINTENANCE BUILDING PLAN - BASE BID

SOUTHEAST SERVICE CENTER - VEHICLE MAINTENANCE BUILDING **CITY OF SAN ANTONIO**

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VEHICLE MAINTENANCE BUILDING PLAN - ALTERNATE

SOUTHEAST SERVICE CENTER - VEHICLE MAINTENANCE BUILDING

CITY OF SAN ANTONIO

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VEHICLE MAINTENANCE BUILDING PERSPECTIVE



VEHICLE MAINTENANCE BUILDING PERSPECTIVE - BESD ALTERNATE

SOUTHEAST SERVICE CENTER - VEHICLE MAINTENANCE BUILDING **CITY OF SAN ANTONIO**

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SOUTH ELEVATION

SOUTHEAST SERVICE CENTER - VEHICLE MAINTENANCE BUILDING CITY OF SAN ANTONIO HDRC PRESENTATION







PROGRAM GSF =	4,679 SF
ACTUAL CRE -	4 900 85

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MANUAL WASHBAY

MANUAL WASHBAY - PLAN





SOUTHEAST SERVICE CENTER - SITE BUILDINGS **CITY OF SAN ANTONIO** HDRC PRESENTATION













HDRC PRESENTATION



Design. Done.