

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2018-D01
IDENTIFIER: N/A
ADDRESS: 307 Dwyer Avenue and the east side of the 400 Block of South Main Avenue
LEGAL DESCRIPTION: NCB 173, Lots 1, 2, 10B, 10C, 10D, 12, 12A, 14, 16B, the south irregular 39 feet of Lot 3, and the north irregular 147.27 feet of Lot 11
ZONING: "D AHOD"
PUBLIC PROPERTY: No
COUNCIL DISTRICT: 1
DISTRICT: Downtown Business District
LANDMARK: No
APPLICANT: Josh Pollock, Argyle Residential
OWNER: Why Pay More, LLC and itamic, inc.
TYPE OF WORK: Increased building height and addition of retail and live/work components to a previously approved multi-family residential project

REQUEST:

The applicant requests a Certificate of Appropriateness to add a retail component and live/work units to a previously approved multi-family residential development. The proposed project includes 338 residential units, 10 live /work units, and approximately 7,600 square feet of retail space in a six-story building wrapped around a 6½-story parking garage, located in the 300 Block of Dwyer Avenue and the 400 Block of South Main Avenue (property bound by Dwyer Avenue, Stumberg, South Main Avenue, and Old Guilbeau Street). The development comprises the majority of the block, with frontage on all four streets. Signage is not included in this request and will be submitted separately when the development name and retail tenants have been chosen.

The design standards and guidelines listed below apply to the entire project as a mixed-use development, not only the newly proposed retail and live/work components.

APPLICABLE CITATIONS

City of San Antonio Downtown Design Guide:

Required Design Standards

Chapter 2: Sidewalks and Setbacks

- A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.
- A.4. Provide continuous landscaped and hardscaped area, commonly referred to as "parkway," adjacent to the curb on predominantly non-commercial streets.
- A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.

Chapter 3: Ground Floor Treatment

- A.1. Locate active uses along the street 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.

- A.2. 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.
- A.3 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 or alley.
- A.4. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.
- A.5. 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. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.
- A.6. 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 River Walk.
- A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
- B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.

Chapter 4: Parking and Access

- A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.
- A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.
- A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
- A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.
- B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

Chapter 6: On-site Open Space

- Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.
- Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.
- Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7: Architectural Detail

- A.1. 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 entrances shall read differently from retail storefronts, restaurants, and commercial entrances.
- C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.
- C.12. Prohibited Exterior Materials
 - 1. Imitation stone (fiberglass or plastic);
 - 2. Plywood or decorative exterior plywood;
 - 3. Lumpy stucco, CMU;

4. Rough sawn or natural (unfinished) wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. 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).

E.9. Parking and security lights shall not provide spillover to neighboring residential properties.

H.1. Exterior roll-down doors and security grills are not permitted in downtown

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8: Streetscape Improvements

B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

B.2. Asphalt is not permitted for public sidewalks in downtown.

C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.

E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."

F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.

G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.

G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.

G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.

G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:

- a. Vending machines
- b. Automatic teller machines
- c. Pay phones
- d. Photo booths

- e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling 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 animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Chapter 11: Sustainable Design

D.1. All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).

Encouraged Design Guidelines

Chapter 2: Sidewalks and Setbacks

- A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
- A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
- A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
- A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
- A.9. Where existing sidewalks are narrow, the reviewing body may determine that a canopy or similar shading device be provided, in lieu of street trees.
- A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.
- A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.
- A.12. New development should be landscaped or paved to match the adjacent public frontage.
- B.1. Adjacent to retail, the setback, if any, should be used primarily for sidewalk widening and may be used for outdoor dining and other commercial activities.
- B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.

Chapter 3: Ground Floor Treatment

- A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
- A.12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
- A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.
- B.2. 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.
- B.3. Architectural features that reinforce the retail character of the ground floor street and river wall and/ or help to define the pedestrian environment along the sidewalk, such as canopies, awning, and overhangs are encouraged and should be integral to the architecture of the building.

B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access

A.2. Parking areas should be integrated into the project it serves. Public parking may be either freestanding structure, shared parking, or integrated into a project, provided it is clearly signed as public parking.

A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.

A.5. On-street parking lanes may be converted to travel lanes during rush hour.

A.6. Provide on-street parking for visitors and customers.

A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.

B.4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; 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. Additional treatments such as “live” green walls similar to a chia pet provides for a more aesthetic and pleasing facade.

B.7: Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.

C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall

A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into “modules” that are similar in scale.

A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

A.3. A new building should incorporate design elements that provide a base, middle and a top.

A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

B.1. Street walls should be located against the back of sidewalk.

B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

B.4. 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

B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6: On-site Open Space

Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.

Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.

Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.

Ch.6.other. Landscape Elements to Provide Shade and Function:

- On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
- Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail

- A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.
- A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.
- A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
- A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).
- B.1 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.
- B.2. 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.
- B.4. 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.
- B.5. 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.
- C.2. 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.3. Use especially durable materials on ground floor façades.
- C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.
- C.5. Detail buildings with rigor and clarity to reinforce the architect’s design intentions and to help set a standard of quality to guide the built results.
- C.6. 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 and not appear as surface pastiche.
- C.7. 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.
- C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

- C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
- C.11. 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.
- D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.
- D.3. Strong colors should emphasize architectural details and entrances.
- D.4. Deep recessed entries into the building are encouraged.
- E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
- E.3. 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 plant-ons around the window.
- E.4. 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.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
- F.1. Ground-floor window and door glazing should be transparent and non-reflective.
- F.2. 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.
- F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
- G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
- G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
- G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
- G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
- G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
- G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
- I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
- I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
- I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.

- I.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
- I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.

Chapter 8: Streetscape Improvements

- A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
- A.3. All streets on which residential or commercial development is located are “pedestrian-oriented streets” and should be designed and improved accordingly.
- C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
- C.4. Crosswalks should be clearly marked with high contrast “zebra” striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
- D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
- D.3. Paving surfaces must be chosen for easy rollability.
- E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
- E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
- E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
- E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
- E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
- E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer’s specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
- F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
- F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
- F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:
- Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
 - Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.

- All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
- All lighting systems should be cut-off, so as not to “spillover” light into adjacent buildings.

G.5. Bicycle racks (e.g., “loop rack” and “ribbon bar”) should be selected that are durable and consistent with other streetscape furnishings.

G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.

G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.

H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.

H.3. Light poles should be separate from power poles.

Chapter 11: Sustainable Design

A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.

C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

The proposed development and design meet the purpose and intent of the **Downtown Design Guide** required standards and encouraged guidelines.

RECOMMENDATION:

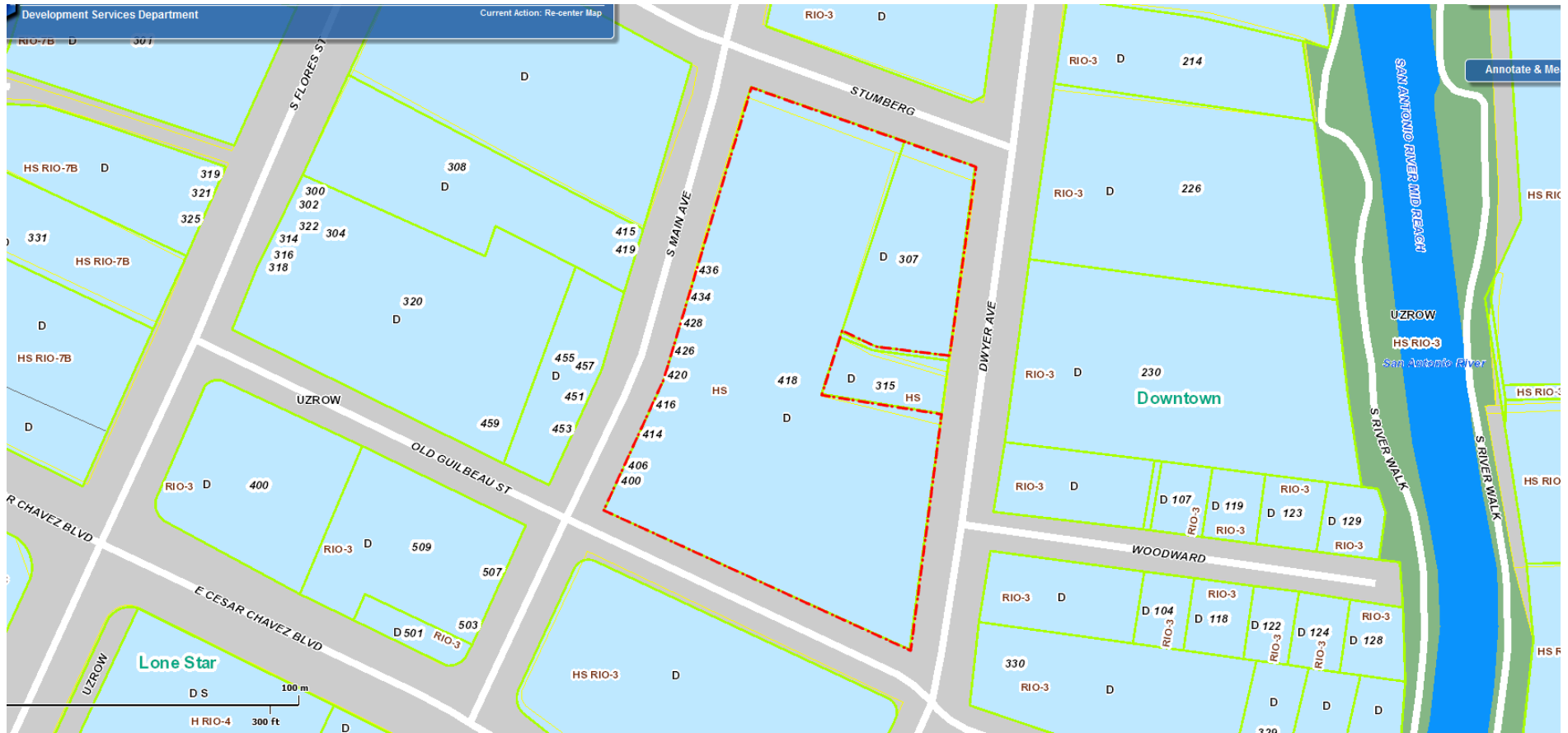
Staff recommends approval as submitted, as shown in the attached Exhibit Package (**Exhibits A-K**).

CASE MANAGER:

Micah Diaz, Planning Coordinator, Planning Department

2018-D01 – 307 Dwyer Avenue and the east side of the 400 Block of South Main Avenue

Zoning* and Location Exhibit



*The zoning map INCORRECTLY shows an “HS” Historic Significant designation on a large portion of the subject property. Staff has verified that the subject property does not carry any historic or RIO overlay zoning district. Staff will work with ITSD to get the zoning map corrected.





DISCLAIMER: RENDERING ON THIS SHEET MAY NOT REPRESENT THE MOST CURRENT DESIGN

2018-D01: 307 Dwyer Avenue & the east side of the 400 Block of South Main Avenue
Exhibit Packet for HDRC Meeting 11/15/2017

COVER SHEET

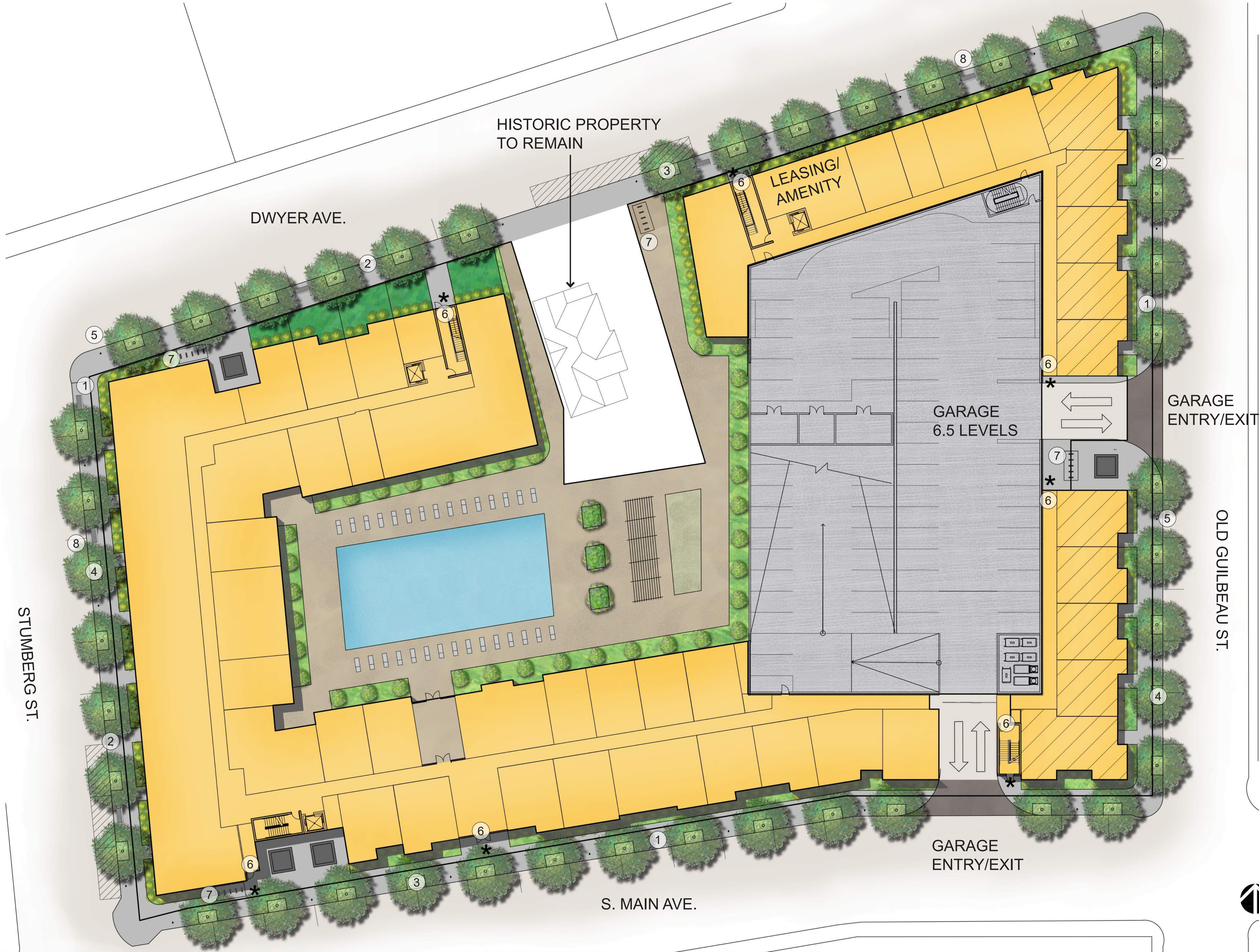
Heritage Plaza
 San Antonio, Texas

Job #: 17006.01
 File Name: A0.01 - Site Plan
 Date: 10/13/2017
 Drawn by: RS



2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.303.1500



LEGEND

- ① 72" WIDE CONCRETE PEDESTRIAN SIDEWALK
- ② 60" WIDE CONTINUOUS PARKWAY
- ③ 5'-0" x 8'-0" TREE WELLS
- ④ STREET TREES AT 30' ON CENTER
- ⑤ 16'-0" PEDESTRIAN LIGHTS AT 60' ON CENTER
- ⑥ BUILDING ENTRY/EXIT
- ⑦ BICYCLE PARKING
- ⑧ BENCHES

LANDSCAPE SITE PLAN

HERITAGE PLAZA
SAN ANTONIO, TEXAS

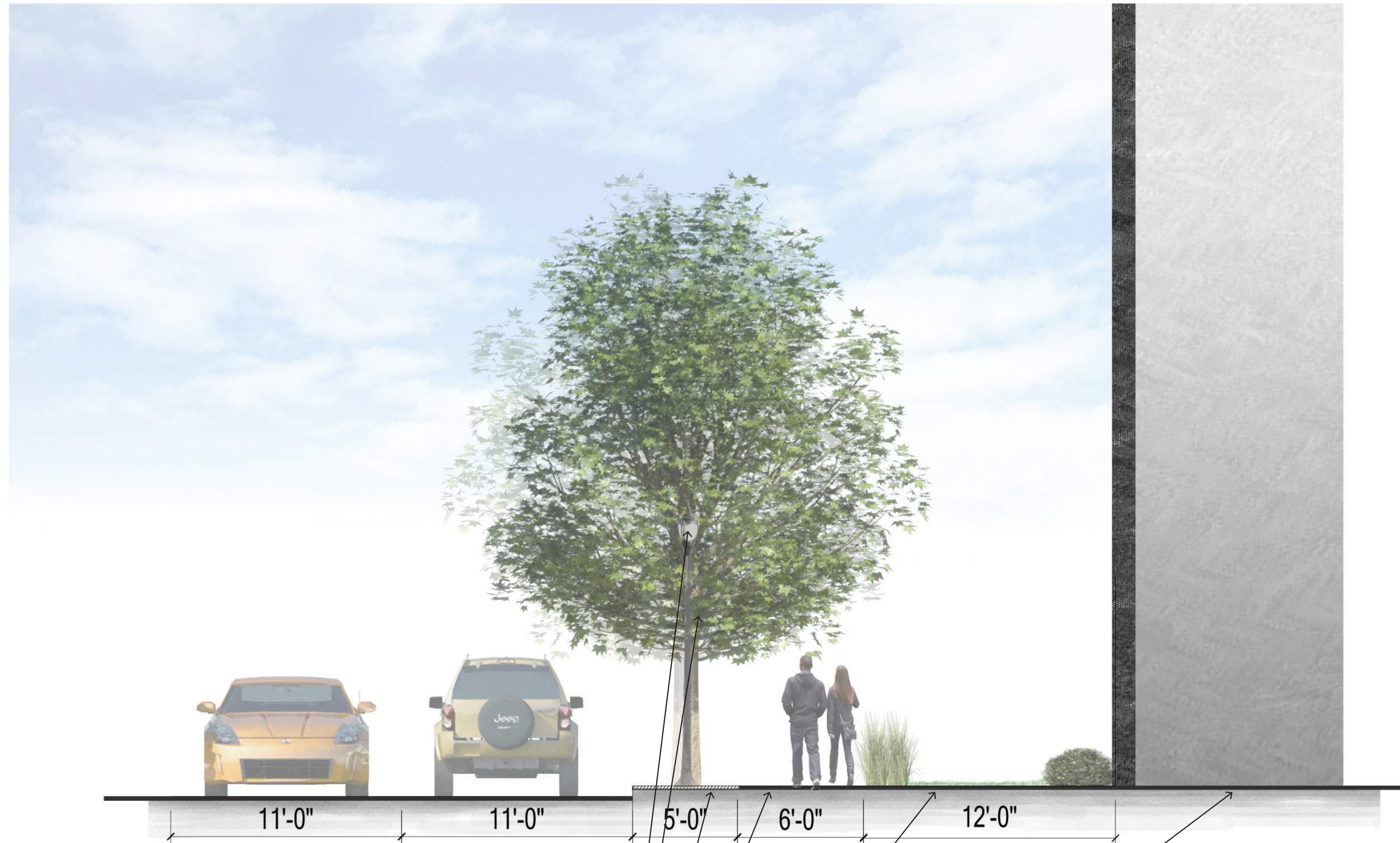
Job #: 17006.01
File Name: 17006 L-SITE-PLAN.PDF
Date: 10/13/2017
Drawn by: CLM

2018-D01: Exhibit A



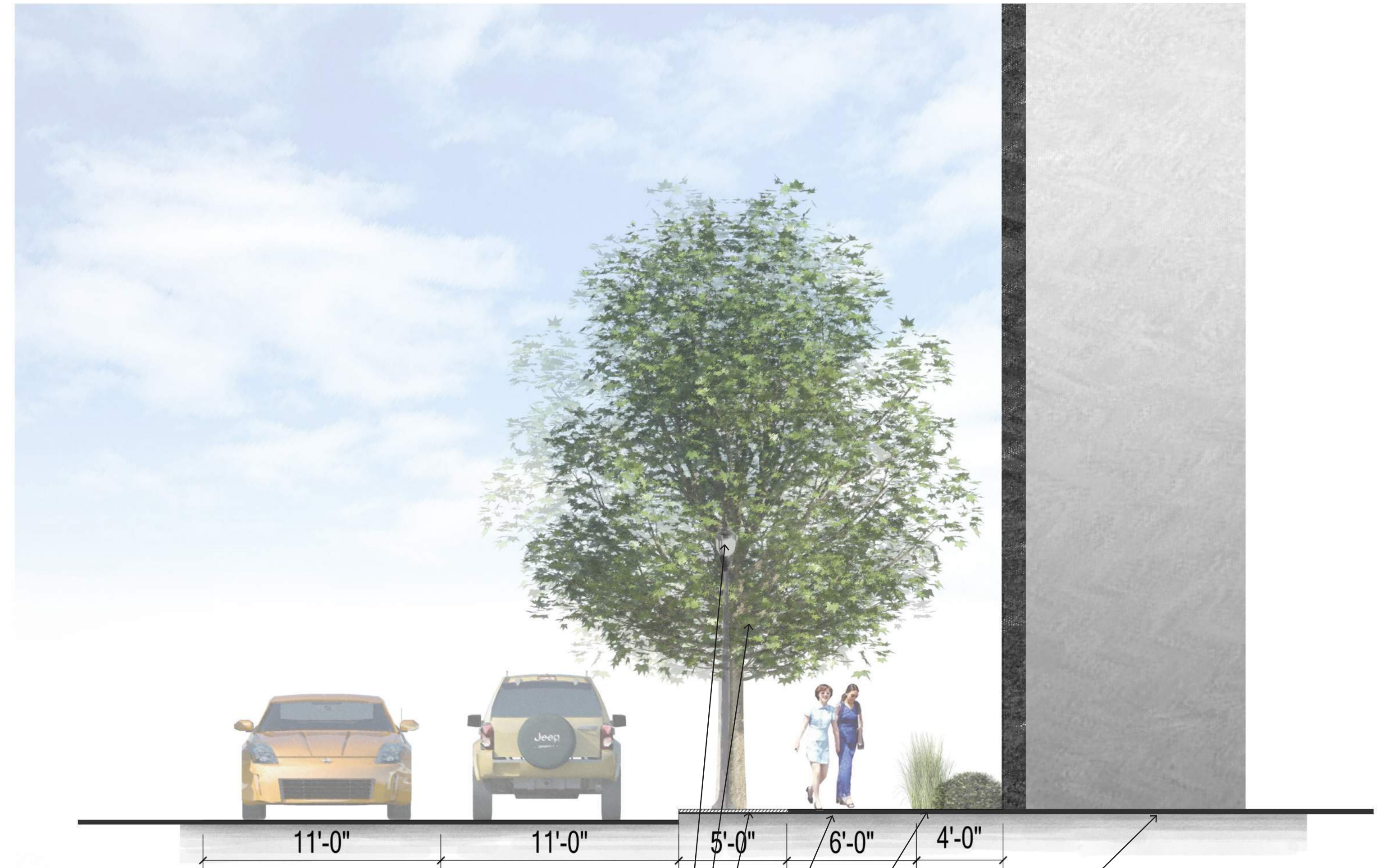
2808 Fairmount Street, Suite 300
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DWYER AVE

- 16'-0" HT. PEDESTRIAN SCALE LIGHTING
SPACING 60' O.C.
- STREET TREE SPACING AT 30' O.C.
- 5'-0" X 8'-0" TREE WELLS IN PARKWAY
- 6'-0" CONTINUOUS PEDESTRIAN PATHWAY
- FOUNDATION PLANTING/FRONT YARD
(WIDTH VARIES: 4'-0" TO 20'-0")
- 6 STORY MULTI-FAMILY



S MAIN AVE/OLD GUILBEAU ST/ STUMBERG ST

- 16'-0" HT. PEDESTRIAN SCALE LIGHTING
SPACING 60' O.C.
- STREET TREE SPACING AT 30' O.C.
- 5'-0" X 8'-0" TREE WELLS IN PARKWAY
- 6'-0" CONTINUOUS PEDESTRIAN PATHWAY
- FOUNDATION PLANTING
(WIDTH VARIES: 4'-0" TO 8'-0")
- 6 STORY MULTI-FAMILY

STREETSCAPE SECTIONS

HERITAGE PLAZA
SAN ANTONIO, TEXAS

Job #: 17006.01
File Name: 17006-L-SITE-SECTIONS.PDF
Date: 10/13/2017
Drawn by: CLM

2018-D01: Exhibit B



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SITE PLAN/ LEVEL 1

Heritage Plaza
San Antonio, Texas

Job #: 17006.01
File Name: 24X36 Building Plans.psd
Date: 10/13/2017
Drawn by: RS

2018-D01: Exhibit C



ARCHITECTS

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500



LEVELS 2 & 3

Heritage Plaza
San Antonio, Texas

Job #: 17006.01
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2018-D01: Exhibit D



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LEVEL 4

Heritage Plaza
San Antonio, Texas

Job #: 17006.01
File Name: 24X36 Building Plans.psd
Date: 10/13/2017
Drawn by: RS

2018-D01: Exhibit E



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LEVELS 5 & 6

Heritage Plaza
San Antonio, Texas

Job #: 17006.01
File Name: 24X36 Building Plans.psd
Date: 10/13/2017
Drawn by: RS

2018-D01: Exhibit F



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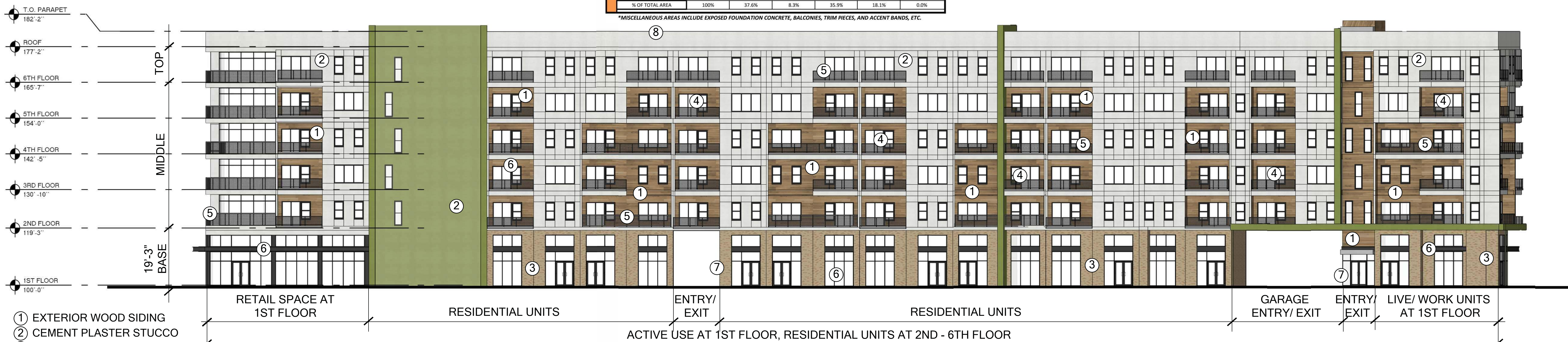
**ALL AREAS PROVIDED ARE FOR REGULATORY APPROVAL AND PERMITTING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PRICING.

MATERIAL PERCENTAGES						
BUILDING ELEVATION EAST						
TOTAL AREA (ft. ²)	TOTAL WALL AREA	GLAZING AREA	MASONRY AREA	STUCCO AREA	WOOD SIDING	OPEN AREA
TOTAL SQUARE FEET	28,538	10,739	2,377	10,245	5,177	0
% OF TOTAL AREA	100%	37.6%	8.3%	35.9%	18.1%	0.0%

*MISCELLANEOUS AREAS INCLUDE EXPOSED FOUNDATION CONCRETE, BALCONIES, TRIM PIECES, AND ACCENT BANDS, ETC.

02

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



MATERIAL PERCENTAGES						
MAIN BUILDING - TOTALS						
TOTAL AREA (ft. ²)	TOTAL WALL AREA	GLAZING AREA	MASONRY AREA	STUCCO AREA	WOOD SIDING	OPEN AREA
TOTAL SQUARE FEET	102,347	37,595	7,400	37,110	20,241	0
% OF TOTAL AREA	100%	36.7%	7.2%	36.3%	19.8%	0.0%

*MISCELLANEOUS AREAS INCLUDE EXPOSED FOUNDATION CONCRETE, BALCONIES, TRIM PIECES, AND ACCENT BANDS, ETC.

01

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

RENDERED ELEVATIONS

HERITAGE PLAZA
SAN ANTONIO, TX

Job #:17006.01

File Name: RENDERED ELEVATIONS - HPSA.PSD

Date: 10/13/2017

Drawn by: SFA

2018-D01: Exhibit G



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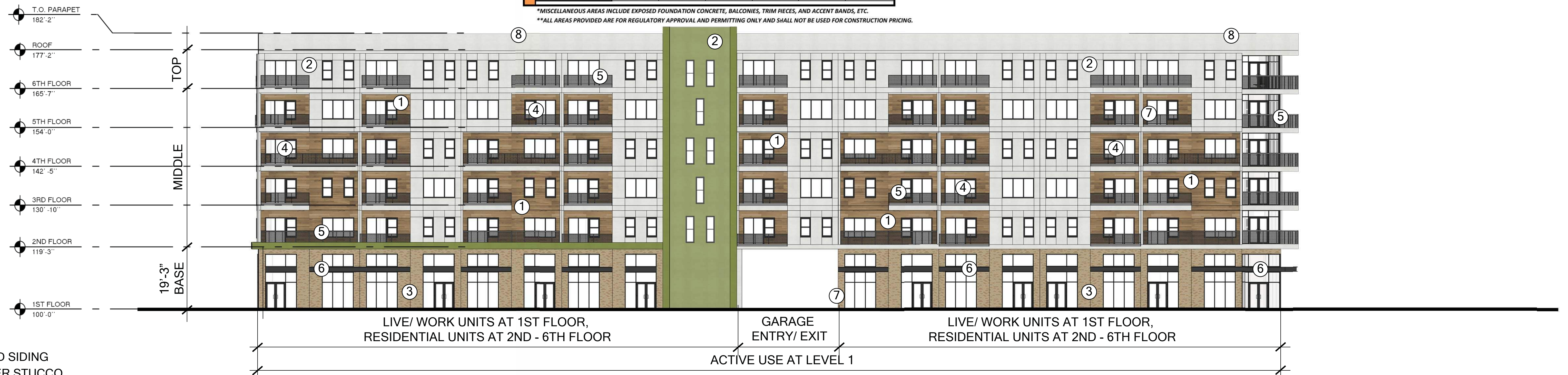
3300 West 7th Street, Suite 110
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MATERIAL PERCENTAGES						
BUILDING ELEVATION NORTH						
TOTAL AREA [ft ²]	TOTAL WALL AREA	GLAZING AREA	MASONRY AREA	STUCCO AREA	WOOD SIDING	OPEN AREA
TOTAL SQUARE FEET	17,688	7,972	932	5,341	3,442	0
% OF TOTAL AREA	100%	45.1%	5.3%	30.2%	19.5%	0.0%

*MISCELLANEOUS AREAS INCLUDE EXPOSED FOUNDATION CONCRETE, BALCONIES, TRIM PIECES, AND ACCENT BANDS, ETC.
 **ALL AREAS PROVIDED ARE FOR REGULATORY APPROVAL AND PERMITTING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PRICING.

02 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



MATERIAL PERCENTAGES						
BUILDING ELEVATION SOUTH						
TOTAL AREA [ft ²]	TOTAL WALL AREA	GLAZING AREA	MASONRY AREA	STUCCO AREA	WOOD SIDING	OPEN AREA
TOTAL SQUARE FEET	24,386	7,972	2,694	8,538	5,182	0
% OF TOTAL AREA	100%	32.7%	11.0%	35.0%	21.3%	0.0%

*MISCELLANEOUS AREAS INCLUDE EXPOSED FOUNDATION CONCRETE, BALCONIES, TRIM PIECES, AND ACCENT BANDS, ETC.
 **ALL AREAS PROVIDED ARE FOR REGULATORY APPROVAL AND PERMITTING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PRICING.

01 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

- ① EXTERIOR WOOD SIDING
- ② CEMENT PLASTER STUCCO
- ③ MASONRY
- ④ VINYL WINDOW / PATIO DOOR
- ⑤ PAINTED STEEL RAILING
- ⑥ METAL AWNING
- ⑦ ENHANCED ARCHITECTURAL TREATMENT OF MAIN/PUBLIC ENTRANCES
- ⑧ PARAPET COPING

RENDERED ELEVATIONS

HERITAGE PLAZA
 SAN ANTONIO, TX

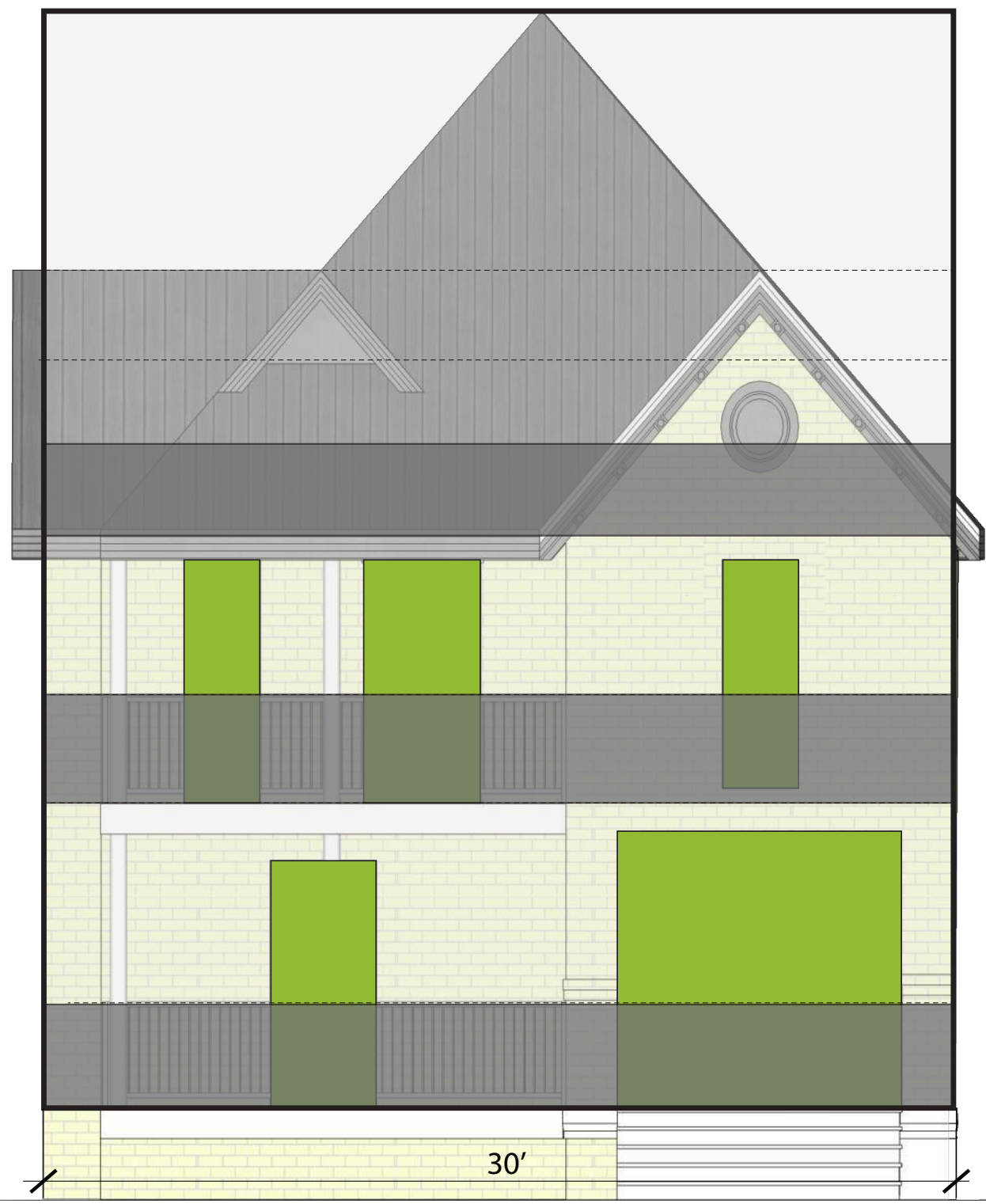
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 File Name: RENDERED ELEVATIONS - HPSA.PSD
 Date: 10/13/2017
 Drawn by: SFA

2018-D01: Exhibit H

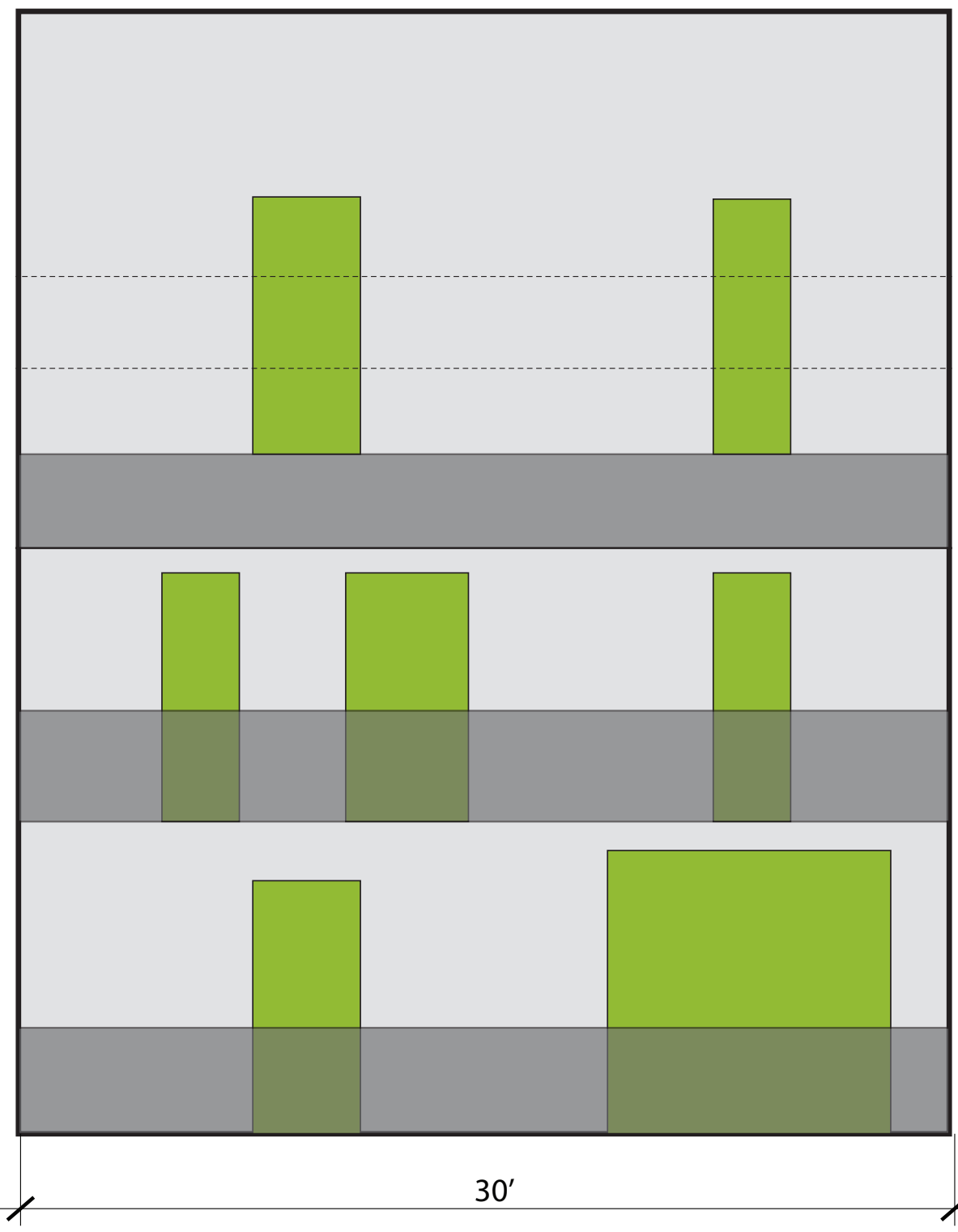


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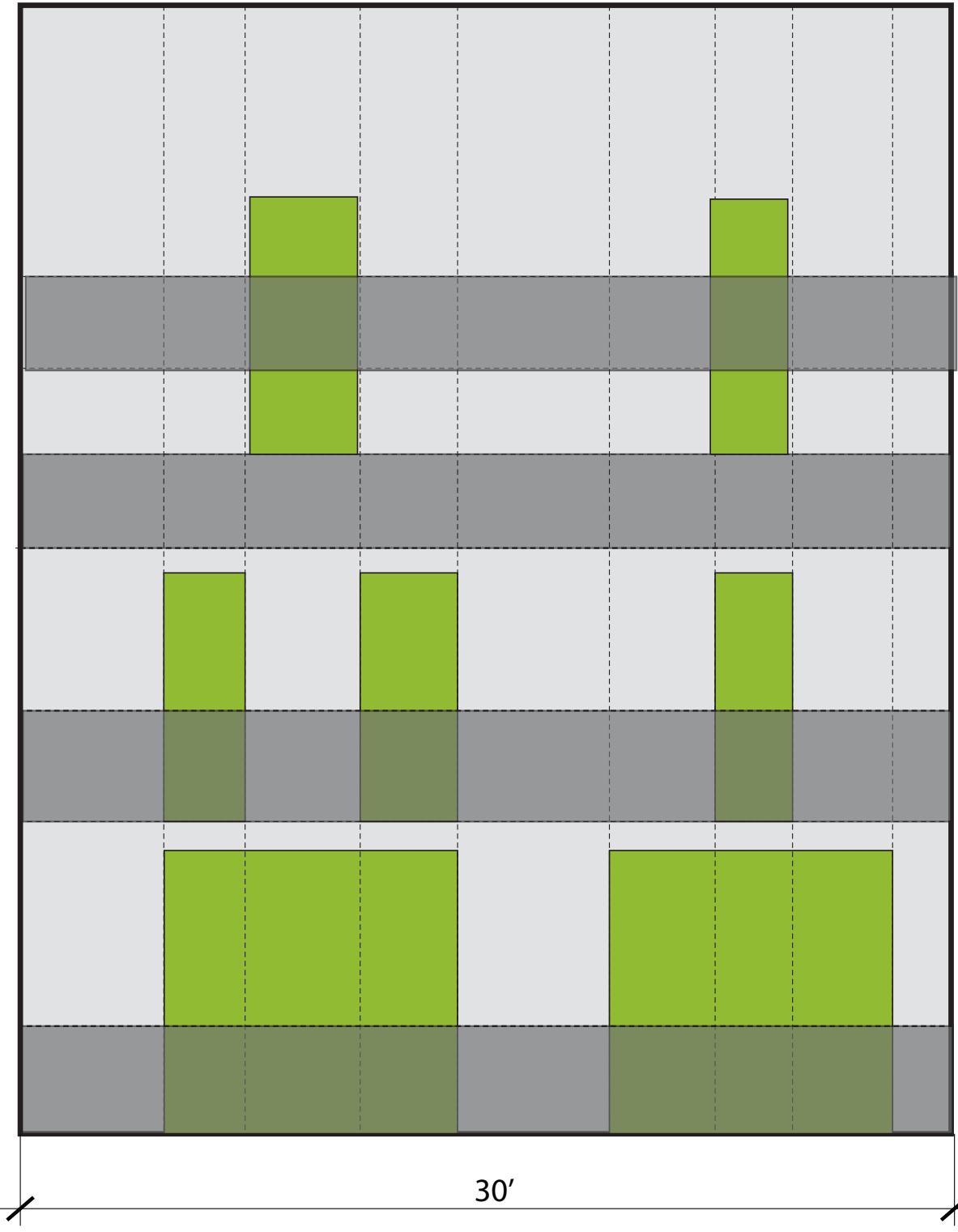
3300 West 7th Street, Suite 110
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01 HISTORIC STRUCTURE



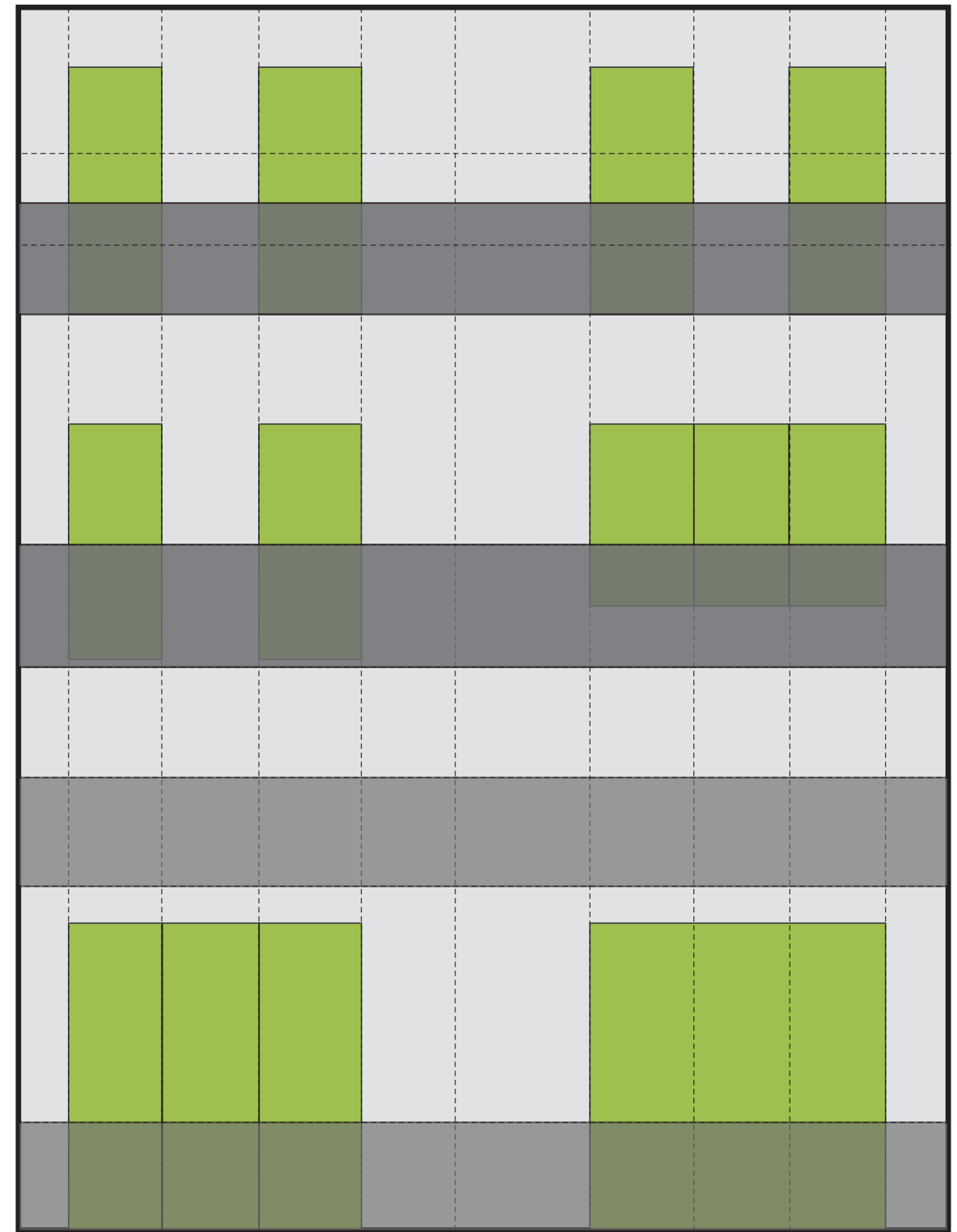
02 HISTORIC STRUCTURE
OPENINGS AND MASSING



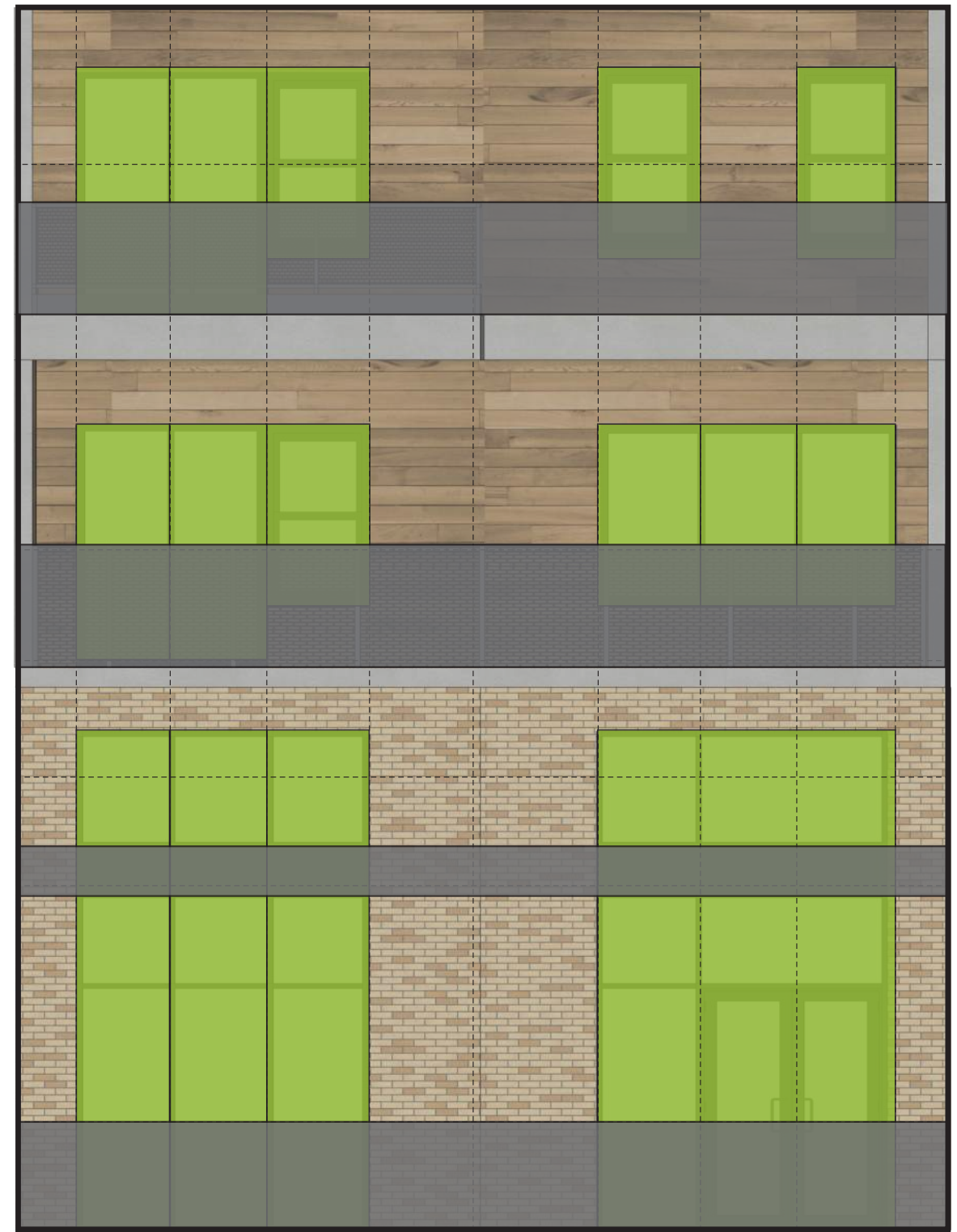
03 HISTORIC STRUCTURE
OPENING AND MASSING GRID



01 UNIT MODULE



02 UNIT MODULE
APPLY HISTORIC GRID / PROPORTIONS



03 STACKED UNIT MODULES
OPENINGS APPLIED BASED ON HISTORIC
PROPORTIONS AND GRID



04 STACKED UNIT MODULES
HISTORIC GRID AND PROPORTIONS
APPLIED TO FACADE
FACADE

HISTORICAL STRUCTURE MASSING DIAGRAM

Job #: 17006.01
 File Name: HISTORIC STRUCTURE DIAGRAM.AI
 Date: 10/13/2017
 Drawn by: SFA

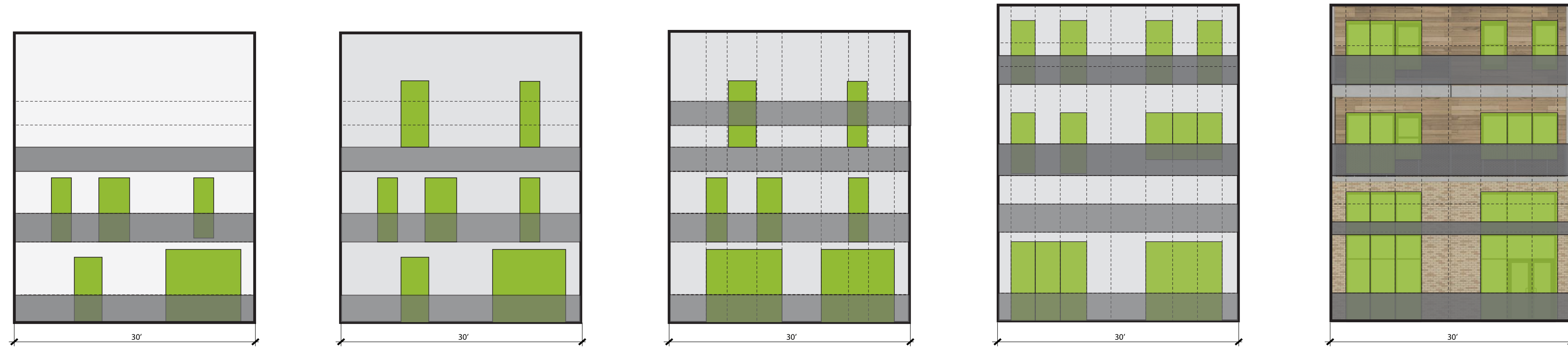
HERITAGE PLAZA
 SAN ANTONIO, TX

2018-D01: Exhibit I



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01 UNIT MODULE PROGRESSION
TYPICAL AT ELEVATIONS



02 STACKED UNIT MODULES
HISTORIC STRUCTURE'S PROPORTIONAL
RELATIONSHIP TO THE PROPOSED DESIGN

HISTORICAL DIAGRAM APPLICATION

HERITAGE PLAZA
SAN ANTONIO, TX

Job #: 17006.01
File Name: HISTORIC STRUCTURE DIAGRAM.AI
Date: 10/13/2017
Drawn by: SFA

2018-D01: Exhibit J



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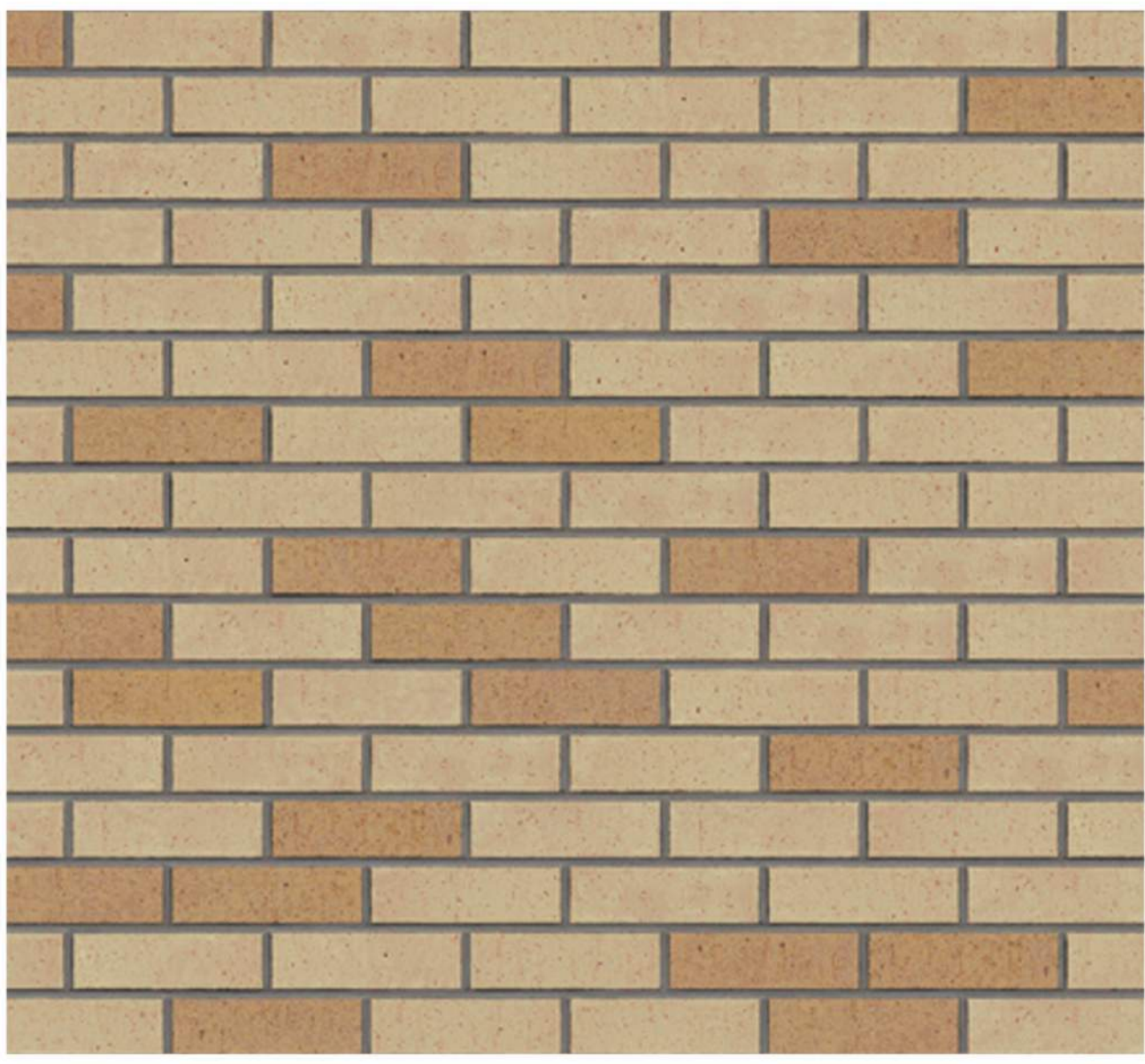
3300 West 7th Street, Suite 110
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EXTERIOR WOOD SIDING



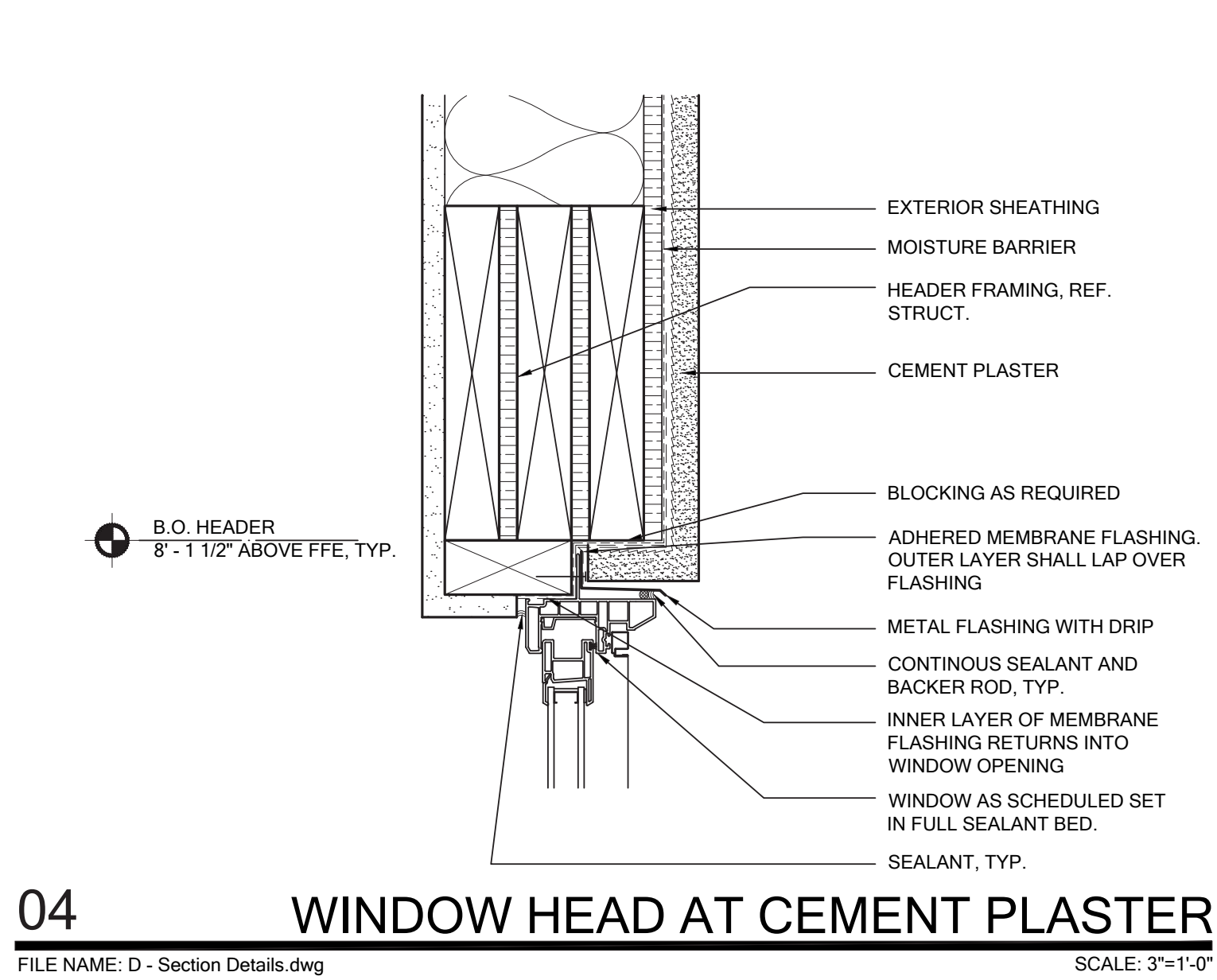
CEMENT PLASTER STUCCO



MASONRY

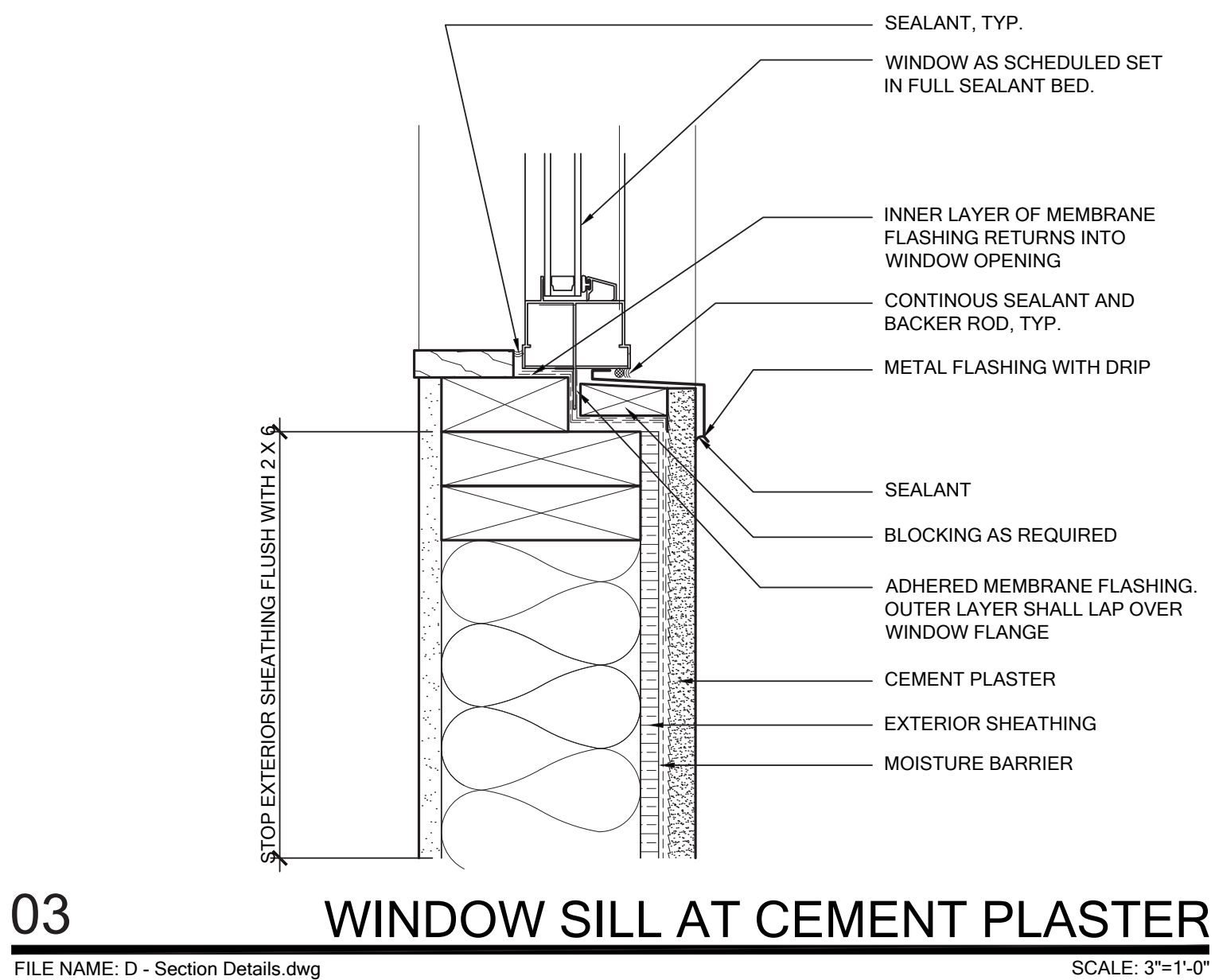


STOREFRONT



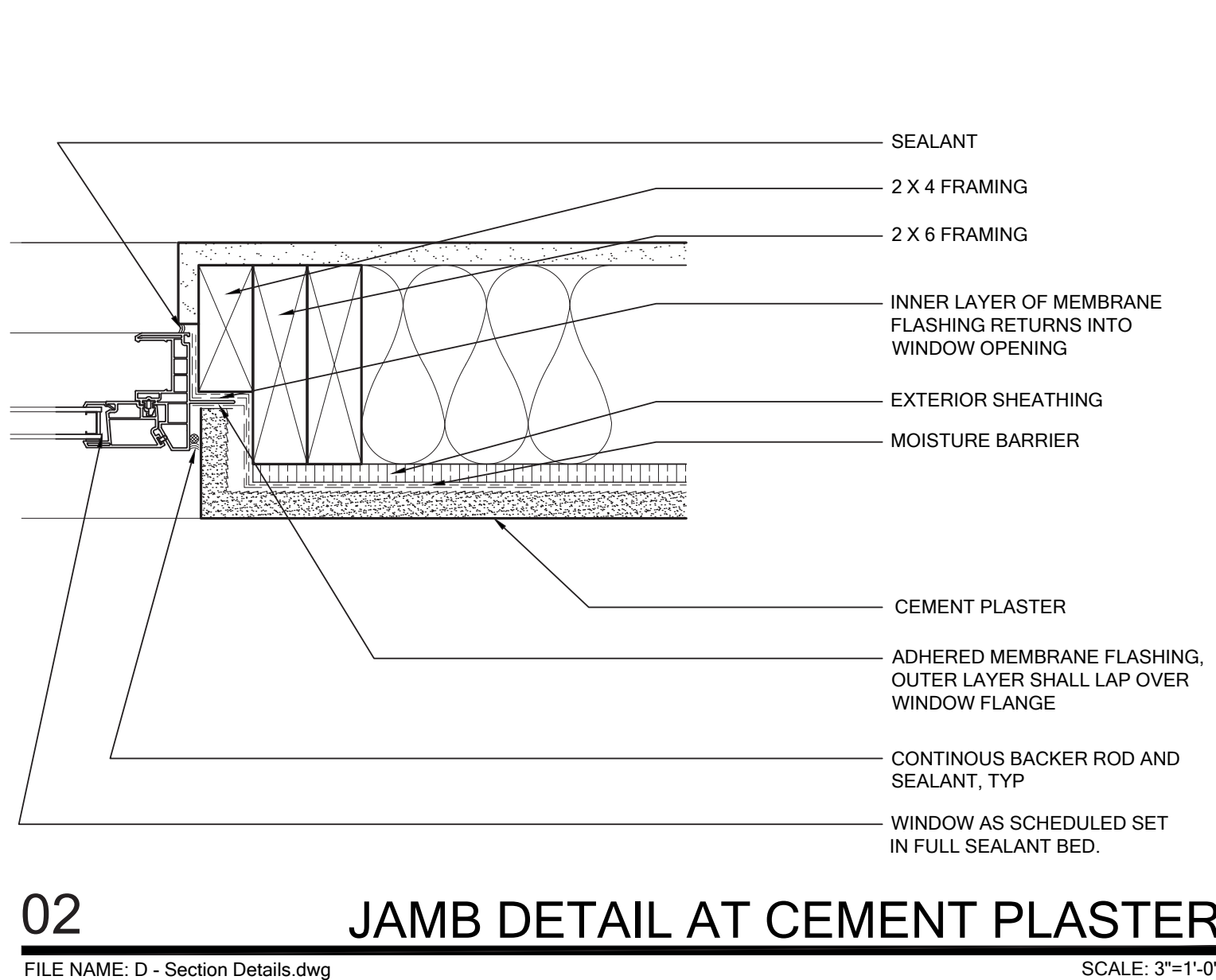
04 WINDOW HEAD AT CEMENT PLASTER

FILE NAME: D - Section Details.dwg SCALE: 3"=1'-0"



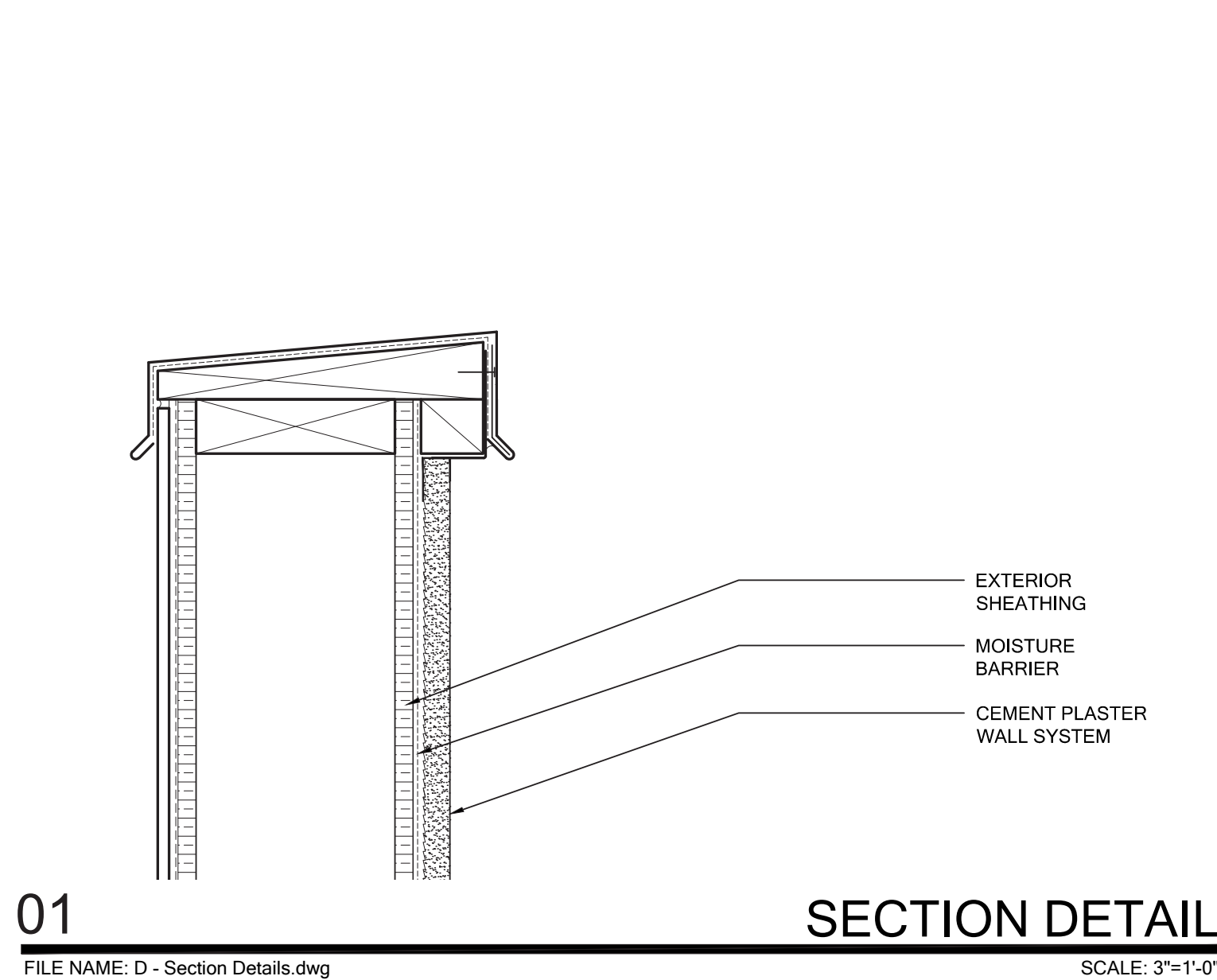
03 WINDOW SILL AT CEMENT PLASTER

FILE NAME: D - Section Details.dwg SCALE: 3"=1'-0"



02 JAMB DETAIL AT CEMENT PLASTER

FILE NAME: D - Section Details.dwg SCALE: 3"=1'-0"



01 SECTION DETAIL

FILE NAME: D - Section Details.dwg SCALE: 3"=1'-0"

HISTORIC AND DESIGN REVIEW
COMMISSION - MATERIAL BOARD

Heritage Plaza
San Antonio, Texas

Job #: 17006.01
File Name: 24x36_Material Board_Horizontal
Date: 10/13/17
Drawn by: SFA

2018-D01: Exhibit K



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PERSPECTIVE RENDERING

HERITAGE PLAZA
SAN ANTONIO, TX

Job #: 17006.01
File Name: HERITAGE PLAZA_PERSPECTIVE.JPG
Date: 10/13/2017
Drawn by: SFA



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500



PERSPECTIVE RENDERING

HERITAGE PLAZA
SAN ANTONIO, TX

Job #: 17006.01
File Name: HERITAGE PLAZA_PERSPECTIVE.JPG
Date: 10/13/2017
Drawn by: SFA



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HERITAGE PLAZA – ARGYLE RESIDENTIAL
HDRC FINAL APPROVAL APPLICATION NARRATIVE

November 08, 2017

** Asterisks indicate encouraged design guidelines, rather than required design standards.*

Ch.2.A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.

Response: A minimum 72 inch continuous path of travel is provided. Reference landscape plan. We are maintaining a minimum of 12' from back of curb to building face in most cases, if not more.

Ch.2.A.4. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets.

Response: A continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets is provided. Reference landscape plan and street sections.

** **Ch.2.A.5.** In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.*

Response: Trees will be planted at 30-50 feet-on-center in order to provide continuous shade at maturity along the sidewalks.

** **Ch.2.A.6.** Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.*

Response: Trees will be planted around the entire perimeter of the site. Reference Landscape plan and street sections.

Ch.2.A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.

Response: Trees are planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide. Reference landscape plan and street sections for locations.

** **Ch.2.A.8.** Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.*

Response: There are no known existing conflicts with basements, underground vaults, historic paving materials or other existing features. Owner will work with City of San Antonio to relocate existing street signs and parking meters to work with new streetscape design.

** **Ch.2.A.9.** Where existing sidewalks are narrow, the reviewing body may determine that a canopy or similar shading device be provided, in lieu of street trees.*

Response: In instances where existing sidewalks are narrow, for example the corner of Main and Old Guilbeau, this site plan has widened them to be a minimum of 12' from back of curb to building face, if not more than 12'. Reference Landscape plan and street sections.

** **Ch.2.A.10.** Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.*

Response: Streetscape is to be installed per Chapter 8. Reference comments for Chapter 8 in this narrative.

** Ch.2.A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.*

Response: Sidewalk improvements will be installed and maintained by the adjacent property owner. Irrigation will be provided in the tree wells.

** Ch.2.A.12. New development should be landscaped or paved to match the adjacent public frontage.*

Response: Installed pavement and landscaping to match, or better, the existing sidewalk and landscaping. Reference Landscape plan.

**Ch.2.B.1. Adjacent to retail, the setback, if any, should be used primarily for sidewalk widening and may be used for outdoor dining and other commercial activities.*

Response: The setback in front of the retail areas [Along Stumberg Street] and the live-work areas [along Old Guilbeau Street] all have a 15' setback from the back of curb to allow for wider sidewalks and outdoor dining where a restaurant tenant occupies a retail space. Reference Site plan for dimensions from back of curb around perimeter of the building.

** Ch.2.B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.*

Response: Variations in the building plan at street frontage will vary, to respond to the architecture, and to create visual interest as well as to respond to the interior function of the space. Reference building floor plans and elevations.

Ch.3.A.1. Locate active uses along the street 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.

Response: Active uses are located along the street face. Residential units as well as the Leasing Office and Common Amenity spaces are provided. The entire street frontage along Stumberg is being dedicated to Retail uses, and the entire frontage along Old Guilbeau is being dedicated to Live/ Work uses. Reference building plans and elevations.

Ch.3.A.2. 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.

Response: The entire street frontage along Stumberg is being dedicated to Retail uses, and the entire frontage along Old Guilbeau is being dedicated to Live/ Work uses. Retail and Live/ Work uses will have a 30' depth and have 14 feet height or higher. Reference building plans and elevations.

Ch.3.A.3 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 or alley.

Response: The entire street frontage along Stumberg is being dedicated to Retail uses, and the entire frontage along Old Guilbeau is being dedicated to Live/ Work uses. All of these tenant spaces will have direct street access from their respective streets. Reference building plans and elevations.

Ch.3.A.4. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.

Response: Response: The retail spaces along Stumberg and the Live/ Work spaces along Old Guilbeau as well as the Leasing and Amenity area along Dwyer will have minimum of 70% wall

openings such as storefront. The residential uses along Main and Dwyer will not be subject to this requirement.

Ch.3.A.5. 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. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

Response: Clear glass for wall openings, i.e., doors and windows, is being used along all street used throughout project. No dark, reflective or opaque glazing will be used in either residential or in commercial spaces.

Ch.3.A.6. 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 River Walk.

Response: The main lobby at the Leasing Office/ Amenity space will be kept unlocked during business hours and is located mid-block along Dwyer just south of the existing structure. There are other Resident/ Visitor entrances/ exits located along other public streets in this project. Retail and Live/Work entrances will be kept unlocked during business hours in accordance with local authority having jurisdiction. Reference building plans.

Ch.3.A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

Response: Retail and Live/ Work Tenant spaces will each have their primary entrances/ exits off of Stumberg and Old Guilbeau streets. Resident building entrances/ exits are provided along each street frontage of Old Guilbeau Street, Dwyer Avenue, and South Main Avenue. These entrances serve residents and visitors. There are parking garage entrances along Old Guilbeau and South Main Street for vehicular and pedestrian access/ exit. Reference building plans and elevations.

*** Ch.3.A.11.** Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

Response: Street-level residential units will have private patios that include glass patio doors and windows that look out onto the street. Due to accessibility Code, the primary entrance to each residential unit will be from the access-controlled corridor.

*** Ch.3.A.12.** If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.

Response: Street-level residential units will have private patios that include secondary doors of glass, and windows that look out onto the street. Due to accessibility code, the Primary entrance to each residential unit will be from the access-controlled corridor.

*** Ch.3.A.13.** More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.

Response: There are 7 pedestrian entrances into the building which is more than required by code. In addition there are 2 planned entrances/ exits for the parking garage that will be both vehicular and pedestrian.

Ch.3.B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.

Response: Awnings and canopies will be fabricated of permanent materials compatible with the building's architecture. Currently the Leasing/Amenity area and the retail areas have a continuous

canopy along their frontage. The Live/ Work spaces along Old Guilbeau have individual canopies at each tenant space entrance. Reference Building Elevations.

** Ch.3.B.2. 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.*

Response: The building facades promotes pedestrian-scaled architecture along the street at level 1 through the use of street wall massing, entrances, doors and windows as well as with the use of quality materials such as metal, real wood, and masonry. Reference building plans, landscape plan, and elevations.

**Ch.3.B.3. Architectural features that reinforce the retail character of the ground floor street and river wall and/ or help to define the pedestrian environment along the sidewalk, such as canopies, awning, and overhangs are encouraged and should be integral to the architecture of the building.*

Response: The architecture along the retail and Live/ Work frontages as well as the Leasing and Amenity area reinforce the retail character of those spaces. And help to define the pedestrian environment. Canopies are provided along the Retail, Live/Work and Leasing areas to help reinforce and promote the retail nature of these spaces. Refer to building plans and elevations.

** Ch.3.B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.*

Response: All electrical transformers will be placed accordingly to meet the needs and requirements of CPS and will be approved by CPS. Where necessary the transformers are stepped back and fit within the architecture of the building so that the pedestrian experience is not interrupted. Mechanical equipment will be located inside the building or at the roof as to not be seen by pedestrian from the ground level. Any other equipment located along the ground street level will be placed accordingly to meet the needs and requirements by the provider.

Ch.4.A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.

Response: Off-street parking is behind the main building facades. Reference elevations and floor plans for locations for parking garage and associated entries.

**Ch.4.A.2. Parking areas should be integrated into the project it serves. Public parking may be either freestanding structure, shared parking, or integrated into a project, provided it is clearly signed as public parking.*

Response: All parking that is not existing on-street parking, will be located in the parking structure and will be well marked as being available for the Leasing/ Amenity, Retail, Live/Work and Residential patrons/ tenants.

** Ch.4.A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.*

Response: The parking garage is not visible on the ground floor of any building façade that faces a street except for the minimum ground-level frontage required to access parking and loading areas. Reference building plans and elevations.

** Ch.4.A.5. On-street parking lanes may be converted to travel lanes during rush hour.*

Response: Existing on street parking and signage will be kept in place for visitors and customers. Owner is not petitioning the City of San Antonio to alter any existing parking, signage or street circulation patterns. Reference site plan and landscape plan.

** Ch.4.A.6. Provide on-street parking for visitors and customers.*

Response: Existing on street parking will be kept in place for visitors and customers. Reference site plan and landscape plan.

** Ch.4.A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.*
Response: Total of 110 bicycle parking spaces will be provided throughout the project. 32 bicycle on street parking spaces are provided and a secured bicycle storage room is provided for 78 bicycle spaces at the garage on level 1. Reference building plans and landscape plan.

Ch.4.A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.
Response: Vehicular access is provided mid-block on a street along South Main and Old Guilbeau Street. Old Guilbeau Street garage parking access is existing and will remain in place.

Ch.4.A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
Response: The curb cuts and parking entries into the site/ buildings are minimized to two in the project. Entrance along Old Guilbeau is an existing curb cut to be maintained. Reference building plans.

Ch.4.A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.
Response: A visual and audible alarm and enhanced paving will be installed to warn pedestrians and cyclists of exiting vehicles, though at both garage entrances/ exits, we are more than 5 feet from back of property line.

Ch.4.B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.
Response: Parking garage is not exposed to prominent public view. Reference elevations.

**Ch.4.B.4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; 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. Additional treatments such as "live" green walls similar to a chia pet provides for a more aesthetic and pleasing facade.*
Response: All street-facing facades of the parking garage are screening by active pedestrian uses such as Live/ Work, Residential units and the Leasing center.

**Ch.4.B.7: Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.*
Response: Interior garage lighting will not produce glaring sources towards residential units and will provide safe, adequate lighting levels per Code. All light sources will be screened from residential units.

Ch.4.C.1. No existing alley shall be vacated for a project if 1) vehicular access to the project is otherwise provided; and 2) vacating the alley will result in the need for additional curb cuts for other parcels on the same block.
Response: Comment does not apply. No alleys occur on the site.

** Ch.4.C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.*

Response: Because there is no alley and the project includes frontage on a street, the project complies since the parking access is located mid-block along S. Main Avenue and Old Guilbeau which is removed from the street intersection. Reference building plans and elevations.

** Ch. 5.A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into "modules" that are similar in scale.*

Response: The building elevations have been divided into smaller modules, primarily based off the proportions of the existing historic house along Dwyer. Reference elevation diagrams and floor plans.

** Ch. 5.A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.*

Response: This project is not designed to be monolithic or slab-like. It is designed to be within the scale of the new developments adjacent at Main Plaza, as well as the La Cascada Condominiums and the Wyndham La Cascada hotel on Dwyer. The building is stepping back to relate to the historic structure mid-block along Dwyer and to provide views from within the building out to the city beyond.

** Ch. 5.A.3. A new building should incorporate design elements that provide a base, middle and a top.*

Response: This building is designed to have design elements that provide a base, middle and a top. Reference building elevations.

** Ch. 5.A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.*

Response: This project is designed to hold the horizontal elements along the block. Along Dwyer, horizontal elements on the project relate to the existing, historical building. Reference the building elevations and diagrams relating to the historical structure.

** Ch. 5.A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.*

Response: The floor-to-floor heights appear to be similar to the La Cascada Condominiums and Wyndham La Cascada and to the existing, historical structure.

** Ch. 5.B.1. Street walls should be located against the back of sidewalk.*

Response: The "street walls" are located, on average, at the back of the sidewalk, depending on if the building steps in or out toward or away from the street, per Ch. 2.B.2.

** Ch. 5.B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.*

Response: There are elements of the elevations that step in and out to give relief to the "street wall." Reference building elevations.

** Ch. 5.B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.*

Response: Breaks in the street wall occur at pedestrian/ visitor entrances, vehicular entrances, public plazas, and pedestrian pass-throughs. Some breaks in the wall will allow for electrical equipment but will be screened.

**Ch.5.B.4. 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 as seen in Figure 5.6.*

Response: There is an identifiable break between the Retail and Live/ Work ground floor level and the Residential uses above by the podium line AND by the fenestration pattern and percentage. Refer to building elevations.

** Ch. 5.B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.*

Response: Vertical breaks in the building are designed to take into account in regards to fenestration, columns, bays as well as the function of the space of the interior of the building. Reference the building elevations.

** Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.*

Response: It is intended that the majority of required street trees will be canopy trees.

Ch.6.other. Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.

Response: Landscaping and seating is provided at open spaces, the courtyard, and roof terraces. Roof terraces are designed not only to help step the building back adjacent to the existing structure, but also to augment open space for the Residential uses. Reference landscape plan and building plans.

Ch.6.other. Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.

Response: Anti-skateboard and antigraffiti design features such as protective coatings on the building exterior and anti-skating buttons attached to benches, railings, and low walls will be incorporated. Pedestrian scaled signage that identifies uses, as well as site furniture and bike-rack amenities will be incorporated. In addition, the building will have 24-hour camera surveillance.

** Ch.6.other. Outdoor Amenities*

Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.

Response: Seating areas in the public realm and along sidewalks and streets will be buffered from traffic by a planter/ planting parkway between the curb and bench. Reference the landscape plans.

Ch.6.other. Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Response: The building and the landscaping with help to create the "edge" of the project both street-side and within the private pool courtyard and will help to create a sense of 3-dimensional containment. Reference building plans and elevations. The roof top terraces will also use the walls, and landscape to create a sense of containment though with an open sky it will give a much broader feeling of openness yet contained within the residential building.

** Ch.6.other. Outdoor Amenities*

Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.

Response: Furniture and fixtures that are placed within the public realm will be selected to be durable. The street furniture will be located in close proximity to areas of high pedestrian activity. Reference landscape plans.

*** Ch.6.other. Landscape Elements to Provide Shade and Function**

- *On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.*
Response: Plantings in permanent and movable planters will be provided on the roof terraces. Both permanent and movable seating options will also be provided. Reference elevations and plans.
- *Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.*
Response: Landscape elements such as planters and trellises will be provided to support an easy transition between indoor and out. Refer to building elevations and plans in regards to roof terraces.
- *Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.*
Response: Landscape elements such as movable furniture, permanent and movable planters, and trellises will establish scale and reinforce continuity between indoor and out. Canopy trees and planting areas will be provided along streetscapes and at required setbacks. At maturity, the canopy trees will provide shade and shelter from the elements, especially the sun.

Ch.7.A.1. 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 entrances shall read differently from retail storefronts, restaurants, and commercial entrances.

Response: Main entrances and public entrances will be marked with architectural treatments of glazing, canopies, and architectural style that is compatible and will be visibly different than those located at the Retail and Live/ Work occupancies.

*** Ch.7.A.2.** Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.

Response: We have done our best to avoid long expanses of building massing that exceeds 150' feet not articulated with shadow, depth, projections and relief. There are pilasters on the Retail and Live/ Work elevations at ground floor that express the general bay widths. Reference building plans, elevations and existing historic structure diagrams.

*** Ch.7.A.3.** Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.

Response: This project was designed to have horizontal variation of an appropriate scale and will reflect building usage on the interior. The horizontal rhythm corresponds to a similar scale of the adjacent existing historical structure, as well and to the Wyndham La Cascada and La Cascada condominiums.

*** Ch.7.A.4.** Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

Response: This project has varying horizontal detailing to provide scale and 3-dimensional qualities. Reference the building elevations and diagrams.

** Ch.7.A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).*

Response: Because this project has street frontage on all 4 sides, all 4 sides are engaging to the street. Most “back of house functions” remain concealed from street view inside the parking structure. Refer to building plans.

** Ch.7.B.1 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.*

Response: As stated in Ch. 5.A.3 this building employs design elements that provide a base, a middle and a top. The materials found at the pedestrian level, and pedestrian scale high quality materials such as masonry, wood siding and plaster stucco to add texture and variety.

** Ch.7.B.2. 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.*

Response: The building is vertically articulated as shown in the diagrams, building elevations and perspective drawings. As stated in Ch. 5.A.3. the building’s base, middle and top are called out in the building elevations and diagrams.

** Ch.7.B.4. 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.*

Response: Refer to diagrams within this application that reflect how this building relates not only to the floor-to-floor elevations, but also to the fenestration pattern and cornice lines of the existing historic structure adjacent to the building.

** Ch.7.B.5. 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.*

Response: On elevations that face the sun, reveals have been created by stepping back the exterior wall to provide shade and in-set balconies and attached canopies for shading purposes. Refer to building elevations and perspectives.

Ch.7.C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.

Response: Project has deep reveals, inset balconies, and canopies to create shadow lines. Reference building plans and elevations.

** Ch.7.C.2. 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.*

Response: The materials palette uses durable and local materials: brick, plaster stucco and wood elements. The use of the materials helps to reinforce changes in both the horizontal and vertical planes. Refer to building elevations and perspectives.

** Ch.7.C.3. Use especially durable materials on ground floor façades.*

Response: Brick, and wood siding, both durable and long-wearing materials, are used at the ground floor elevations. Often the wood areas are in protected residential unit patios, away from sidewalk traffic.

** Ch.7.C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.*

Response: Brick and wood siding, both durable and long-wearing materials, are used at the ground floor elevations. Often the wood areas are in protected residential unit patios, away from sidewalk traffic. Stucco is reserved for the upper floors or away from pedestrian areas.

** **Ch.7.C.5.** Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.*

Response: The building will be detailed to convey the design intent of this application. Some standard details that will help to achieve some of these goals are to step back the parapet at the street wall and to inset the windows a minimum of 2 inches to cast shadows around the windows and convey depth. Refer to attached details within this submission. The materials palette on this project is not complicated, it's the use of the materials together that conveys the richness of the material properties.

** **Ch.7.C.6.** 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 and not appear as surface pastiche.*

Response: All of the building materials provide various thicknesses in their inherent use: masonry is thicker than wood siding is thicker than plaster stucco. This combination and the transitions between the materials will reinforce their relationship to one another and lend itself to the character of the building, creating depth, catching light and casting shadows

** **Ch.7.C.7.** 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.*

Response: The building face does step in and out rhythmically to provide depth of plane along the building street wall. Refer to diagrams included in this application.

** **Ch.7.C.8.** Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.*

Response: The building street wall is eroded often to create inset patios, creating comfortable, shaded usable outdoor spaces for the residential units. If this is what is meant by "cutouts" and "skygardens."

** **Ch.7.C.9.** Design curtain walls with detail and texture, while employing the highest quality materials.*

Response: There are no curtain wall components on this building.

** **Ch.7.C.10.** Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.*

Response: The color palette is designed to reinforce both the sturdiness of a 6 story building in the masonry and to accent more public-use areas such as Retail and Live/Work spaces. The warmth that the wood and blond brick offer to soften the tone for a residential use and the crisp detailing of stucco that offers refinement.

** **Ch.7.C.11.** 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.*

Response: Masonry is located along most of the 1st floor level. Also see comments Ch.7.C.2, C.3, and C.4, above. Reference building elevations and perspectives.

Ch.7.C.12. Prohibited Exterior Materials

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;

3. Lumpy stucco, CMU;
4. Rough sawn or —natural (unfinished) wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

Response: No prohibited materials is used on the exterior of this project. Reference elevations and materials board.

Ch.7.D.1. Reinforce a building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

Response: Project will reinforce a building's entry with architectural treatments and landscape features. Reference elevations, landscape plan, and floor plans. The ground floor has a minimum of 14' clear to accent this level, especially for the Retail and Live/ Work spaces. See response for Ch. 7.A.1.

** Ch.7.D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.*

Response: The primary visitor/ public entrances and all Retail and Live/ Work entrances will be from the public sidewalks and not from a parking area. Residents will park in the parking garage and will have access to the building directly from the access controlled parking garage.

** Ch.7.D.3. Strong colors should emphasize architectural details and entrances.*

Response: Strong colors and materials as well as the verticality of the building elements emphasize the entrances. Reference building elevations.

** Ch.7.D.4. Deep recessed entries into the building are encouraged.*

Response: The public entrances to the building are typically recessed back from the street wall plane. The Retail and Live/ Work entrances are shaded under canopies. Reference building elevations.

Ch.7.E.1. 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).

Response: Windows will be low-e glass to clear, 88 percent light transmission minimum.

** Ch.7.E.2. Window placement, size, material and style should help define a building's architectural style and integrity.*

Response: The window placement, rhythm, material and style help to define the building style and the function of the interior of the building. Both Retail and Live/ Work spaces have a higher percentage of glazing/ fenestration to accent their function versus those of the residential uses. Reference building elevations.

** Ch.7.E.3. 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 plant-ons around the window.*

Response: The windows in this building are recessed from the exterior material face by the depth of the material (at brick) or achieved via framing at stucco and wood siding materials. Reference details attached within this submission.

** Ch.7.E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.*

Response: Windows are recessed from the exterior fall surface a min. of 2 inches. Most doors are recessed or are covered by a canopy, awning, or in a recessed patio to provide shading and protection.

** Ch.7.E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.*

Response: Due to the stacking nature of residential buildings, most of the windows stack directly and are identical to the floor below, or are in alignment if the uses differ. Refer to elevations and perspectives.

Ch.7.E.9. Parking and security lights shall not provide spillover to neighboring residential properties.

Response: Project lighting will not provide spillover to neighboring residential properties.

** Ch.7.F.1. Ground-floor window and door glazing should be transparent and non-reflective.*

Response: Ground floor glazing is transparent and non-reflective.

** Ch.7.F.2. 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.*

Response: Upper-floor glazing will match the transparency of the lower floors.

** Ch.7.F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.*

Response: It is not anticipated that there will be a need for any amount of translucent glazing on the ground floor.

** Ch.7.G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.*

Response: Light poles along the street are 16' in height. Reference street sections.

** Ch.7.G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.*

Response: All exterior lighting will be integrated into the building design, create a sense of safety, encourage pedestrian activity after dark and support Downtown's vital nightlife. This will be achieved by street lights, landscape lights, lights at each of the building's entrances/ exits, building lighting along the 1st floor Leasing Office/ Amenity area, as well as the individual unit patio/ balcony lights.

** Ch.7.G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.*

Response: All exterior lighting will be integrated into the building design, create a sense of safety, encourage pedestrian activity after dark and support Downtown's vital nightlife. This will be achieved by street lights, landscape lights, lights at each of the building's entrances/ exits, building

lighting along the 1st floor Leasing Office/ Amenity area, as well as the individual unit patio/ balcony lights. Sign illumination and display window illumination will only be provided at the Retail area and Live/ Work units along Stumberg St. and Old Guilbeau St.

- * **Ch.7.G.4.** *Architectural lighting should relate to the pedestrian and accentuate major architectural features.*

Response: All exterior lighting will be integrated into the building design, create a sense of safety, encourage pedestrian activity after dark and support Downtown's vital nightlife. This will be achieved by street lights, landscape lights, lights at each of the building's entrances/ exits, building lighting along the 1st floor Leasing Office/ Amenity area, as well as the individual unit patio/ balcony lights. Accent lights will be incorporated into the design to highlight architectural accents such as the main canopy at the Leasing office, the vertical elements at each entrance/ exit.

- * **Ch.7.G.5.** *Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.*

Response: Landscape lighting will be used to accentuate and highlight the trees and plantings around the building and in the residential courtyard as well as on the roof terraces.

- * **Ch.7.G.6.** *Exterior lighting should be shielded to reduce glare and eliminate light being cast into the nightsky.*

Response: Lights installed on the building and in the landscape areas will cast light downward and will utilize light shields to reduce glare and spillover.

- * **Ch.7.G.7.** *In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.*

Response: The parking garage and garage entries will be well lit and clearly visible.

- * **Ch.7.G.8.** *Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.*

Response: The exterior lighting on the building will be durable and vandal resistant to the highest extent possible in keeping with the design intent of the building.

- * **Ch.7.G.10.** *Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.*

Response: The buildings lighting design and landscape lighting design will be indistinguishable from remainder of the lighting because it will be one and the same. The building will be well-lit at all times in relation to the exterior of the building as well as the interior and courtyard.

- Ch.7.H.1.** Exterior roll-down doors and security grills are not permitted in downtown

Response: No exterior roll-down doors and security grills used in project.

- Ch.7.I.1.** Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

Response: Ventilation intakes and exhausts will be minimized visually from sidewalks.

- * **Ch.7.I.2.** *Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.*

Response: Mechanical equipment will be located inside the building or at the roof as to not be seen by pedestrian from the ground level. Any other equipment located along the ground street level will be placed accordingly to meet the needs and requirements by the provider.

** Ch.7.I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.*

Response: Penthouses and stair-roof access will be designed into the building and not appear as foreign structures. In most cases the penthouses will not be visible from the public viewpoint due to the parapet of the building.

Ch.7.I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Response: No fixtures will be directed at the window of a residential unit either within or adjacent to a project.

** Ch.7.I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.*

Response: Apart from glazing on the windows and storefront, there are no highly reflected or polished materials designed into this project.

Ch.8.A.1. Improvement projects undertaken by public agencies, shall comply with the Complete Street Policy (<http://www.sanantonio.gov/planning/regionalplanning/>)

Response: This comment does not apply to this project.

** Ch.8.A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.*

Response: The public right of way is anticipated to remain within the public realm and is not intended to be encroached upon by this project.

** Ch.8.A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.*

Response: The streets adjacent to this property are intended to remain "pedestrian-oriented streets" and as such, active uses are being designed to face onto these streets. Reference building elevations.

Ch.8.B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

Response: Sidewalks will be paved with slip resistant finish.

Ch.8.B.2. Asphalt is not permitted for public sidewalks in downtown.

Response: Asphalt will not be used in public sidewalks.

Ch.8.C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.

Response: Crosswalks will be provided at all types of street intersection configurations.

** Ch.8.C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.*

Response: Owner will work with CoSA to locate needed crosswalks on blocks longer than 550 feet.

** Ch.8.C.4. Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.*

Response: Owner and Landscape Architect will work with CoSA on required striping for crosswalks adjacent to this property.

** Ch.8.D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.*

Response: Paving will be coordinated with the paving patterns and colors used in the public right-of-way.

** Ch.8.D.3. Paving surfaces must be chosen for easy rollability.*

Response: Paving surfaces will be chosen for easy rollability.

** Ch.8.E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.*

Response: Trees will be planted at 30-50 feet-on-center in order to provide continuous shade at maturity along the sidewalks. Owner will work with City of San Antonio to relocate existing street signs and parking meters to work with new streetscape design. Ref. to responses for Ch.2.A.5 & 2.5.8 above. Reference landscape plan and street sections.

** Ch.8.E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.*

Response: Refer to landscape plan and street section for street tree planting locations, spacing.

** Ch.8.E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.*

Response: Refer to response for Ch.2.A.5. above.

** Ch.8.E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.*

Response: Trees will be planted per recommended spacing and will be coordinated with the existing on-street parking spaces.

** Ch.8.E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.*

Response: Automatic drip irrigation system will be installed on this project for appropriate plantings.

Ch.8.E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."

Response: A permit will be requested prior to pruning and will adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards as required of existing trees.

** Ch.8.E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.*

Response: Tree wells are intended to be covered with ADA compliant tree grates. Reference Landscape plan and street sections.

Ch.8.F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.

Response: The street light pole will meet all the minimum standards as required. Reference Landscape plan and street sections.

** Ch.8.F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.*

Response: Street lights installed for this project will comply to the fullest extent possible.

** Ch.8.F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.*

Response: Lighting fixtures will compliment the project's architecture.

** Ch.8.F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:*

- *Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.*
- *Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.*
- *All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.*
- *All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.*

Response: Pedestrian street lights will be installed where applicable in order to maintain the required light levels and the required pedestrian and planting zone clearance requirements.

Ch.8.G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.

Response: Site furniture in the project will be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, as well as to discourage skateboarding.

Ch.8.G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.

Response: Site furniture on walkways and sidewalks will maintain a clear passage for pedestrians and will avoid potential pedestrian and vehicular conflicts.

Ch.8.G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.

Response: The lower portion of the building will support human scaled streetscapes, open spaces and quality pedestrian environments. Reference elevations.

Ch.8.G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:

- a. Vending machines
- b. Automatic teller machines
- c. Pay phones
- d. Photo booths
- e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling 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 animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Response: No prohibited street furnishings will be included in project. Reference building plans, elevations and landscape plans.

* **Ch.8.G.5.** *Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.*

Response: Bicycle racks will be selected to be durable and complimentary to the project design and streetscape furnishings.

* **Ch.8.G.6.** *Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.*

Response: Street furnishings will meet the standards of CoSA.

* **Ch.8.G.7.** *Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.*

Response: refer to landscape plan and street section for street furnishing placement and location.

* **Ch. 8.H.1.** *Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.*

Response: Owner will work with CPS for optimum utility service placement.

* **Ch. 8.H.3.** *Light poles should be separate from power poles.*

Response: It is anticipated that the light poles will be separate from utility poles. In our preliminary meetings with CPS, the overhead power poles are to be removed and the service placed underground. Reference street sections.

* **Ch.11.A.3.** *Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.*

Response: Since this project encompasses nearly the entire block, it will have a convenient orientation to a nearby transit stop, if not more than one transit stop.

* **Ch.11.C.1.** *Incorporate on-site landscape elements that reduce energy use and enhance livability.*

Response: Drought tolerant planting and drip irrigation will be installed to reduce energy and enhance livability.

Ch.11.D.1. All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).

Response: The Project will comply with the City's green building ordinance, Build San Antonio Green (BSAG).

Ch.11.D.2. Projects that preserve or rehabilitate historic structures must be reviewed with the City of San Antonio Historic Design Guidelines.

Response: This project does not have a historic structure as part of this submission. The adjacent existing historic structure is NOT part of this project. Project is to be submitted and reviewed by HDRC committee.

Ch.12.B.1. All artwork erected in or placed upon City property must be approved by the Public Art Board. In cases where artwork is erected or placed upon private properties located within a designated historic districts or historic overlay districts, approvals must be approved by the Public Art Board and the Historic and Design Review Commission.

Response: All artwork erected or placed upon City property, if any, will be submitted for approval to the Public Art Board.