HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO:	**2018-069**
COMMON NAME:	Hemisfair Park
ADDRESS:	210 S ALAMO ST
LEGAL DESCRIPTION:	NCB 13814 BLOCK 3 LOT EIRR 78.72FT OF 14 (H B GONZALEZ CONVENTION CENTER SUB'D)
ZONING:	D H RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	Hemisfair Historic District
APPLICANT:	Rene Garcia/ZH Downtown Development Company, LLC
OWNER:	ZH Downtown Development Company, LLC
TYPE OF WORK:	New construction of a fourteen story, mixed-use hotel tower; an eight story mixed-use office tower; a two story, mixed-use market building; and a subgrade parking structure
APPLICATION RECEIVED:	February 02, 2018
60-DAY REVIEW:	

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 14-story mixed use hotel building, approximately 230,000 square feet.
2. Construct an eight (8) story mixed-use office building.
3. Construct a two (2) story mixed-use market building.
4. Construct a two (2) level underground parking garage.

APPLICABLE CITATIONS:

Section 35-672. Neighborhood Wide Design Standards

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

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

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

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

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

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

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

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

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

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

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

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

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

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

(2) Primary and Secondary Entrances.

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

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

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

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

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

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

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

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

(2) Street Furnishing Materials.

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

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

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

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

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

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

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

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

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

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky

and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

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

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

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

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

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

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

Sec. 35-674. Building Design Principles

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

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

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

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

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

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

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

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

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

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

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

Table 674-1

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

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

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

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

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

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

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

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

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

Table 674-2

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

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

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

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

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are

a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
C. They should match the shape of the opening.
D. Simple shed shapes are appropriate for rectangular openings.
E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.
A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.
A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
B. Lights that illuminate the storefront are appropriate.
C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

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

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
(2)USGS maps;
(3)Soil Survey maps;
(4)Distance to water;
(5)Topographical data;
(6)Predictive settlement patterns;
(7)Archival research and historic maps;
(8)Data on file at the office of historic preservation.

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

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

General Findings:

a. The applicant is requesting conceptual approval of four components within the redevelopment of Hemisfair Park. Within this request, the applicant has proposed the construction of a fourteen story, mixed use hotel structure of approximately 230,000 square feet to feature 200 hotel and retail functions; an eight story, mixed-use office structure of approximately 200,000 square feet featuring office and retail functions; a two story, mixed-use market structure of approximately 16,000 square feet featuring retail and hospitality functions and a two level,

underground parking garage of approximately 200,000 square feet.

b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 31, 2018. At that meeting, committee members noted the appropriateness of the proposed design and asked questions regarding potential materials.
d. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has provided design diagrams noting the various points of pedestrian access to and from the site as well as access to various park aspects. This is consistent with the UDC.
e. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

<u>Findings related to request item #1:</u>

1a. ENTRANCE ORIENTATION – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has oriented primary building entrances for the proposed hotel tower toward the street as well as pedestrian oriented access points within the site. The proposed entrance orientation is consistent with the UDC.
1b. HUMAN SCALE – Per the UDC Section 35-674(b), all building should appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Opening shall appear in a regular pattern or be clustered to form a cohesive design. The applicant has proposed a façade that introduces elements which are designed toward a human scale. These elements include balcony railings and recessed façade elements responding to floor heights. This is consistent with the UDC.
1c. HEIGHT COMPATIBILITY - UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The applicant has provided a diagram noting the proposed height of the hotel structure in comparison to heights of existing structures downtown. The proposed height will be comparable to that of the Hilton Palacio del Rio. Staff finds the proposed height appropriate and consistent with the UDC.
1d. MATERIALS – The applicant has not specified specific materials at this time; however, has noted that limestone and other masonry materials will be used throughout the structure's base. Staff finds the use of limestone appropriate and complementary of the historic architecture found on many repurposed houses in Hemisfair Park. The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. The applicant is responsible for complying with this section of the UDC.
1e. FAÇADE COMPOSITION – According to the UDC Section 35-674(e) in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. The applicant has proposed a building cap that features an alternate height and façade rhythm than that of the other building floors. The proposed architectural cap is consistent with the UDC.
1f. TOWER MASSING – While the RIO standards are generally silent in regards to tower design, the Downtown Design Guide provides guidance for tower massing and form. Buildings more than 10 stories tall should be tapered and should be designed to reduce overall bulk. The applicant has proposed a curved design that provides reduced width from various views as well as preserves views to and from the park of existing landmarks.

<u>Findings related to request item #2:</u>

2a. ENTRANCE ORIENTATION – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an

architectural feature. The applicant has proposed multiple entrances that relate to Hemisfair Park as well as entrances that relate to S Alamo. This is consistent with the UDC.

2b. HUMAN SCALE – Per the UDC Section 35-674(b), all building should appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Opening shall appear in a regular pattern or be clustered to form a cohesive design. The applicant has proposed an overall height and façade arrangement that promotes human scale on many levels, including at the base, above the base and at the roof height. This is consistent with the Guidelines.

2c. HEIGHT COMPATIBILITY - UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The proposed new construction is comparable in height and massing to many structures located in the vicinity and is consistent with the Guidelines.

2d. MATERIALS – The applicant has not specified specific materials at this time; however, has noted that limestone and other masonry materials will be used throughout the structure's base as well a metal and wood materials throughout the upper levels. Staff finds the use of limestone appropriate and complementary of the historic architecture found on many repurposed houses in Hemisfair Park. The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. The applicant is responsible for complying with this section of the UDC.

<u>Findings related to request item #3:</u>

3a. ENTRANCE ORIENTATION – The applicant has proposed a two story, mixed use market to be located between the proposed hotel and office structures. The proposed market is situated in a location that promotes pedestrian access across the site. This is consistent with the UDC Section 35-673.

3b. HUMAN SCALE – Per the UDC Section 35-674(b), all building should appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Opening shall appear in a regular pattern or be clustered to form a cohesive design. The applicant has proposed not only façade arrangement, but also entrance orientation and breezeways to promote a human scale. This is consistent with the UDC.

3c. MATERIALS – The applicant has not specified specific materials at this time; however, has noted that limestone and other masonry materials will be used throughout the structure's base. Staff finds the use of limestone appropriate and complementary of the historic architecture found on many repurposed houses in Hemisfair Park. The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the flowing: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. The applicant is responsible for complying with this section of the UDC.

<u>Findings related to request item #4:</u>

4a. AUTOMOBILE ACCESS & PARKING – The applicant has proposed automobile parking in the form of subgrade parking to feature two levels and approximately 200,000 square feet. The applicant has noted that the garage will be used for public parking and will meet the parking needs of the all through other project components. The proposed parking location is consistent with UDC Section 35-672.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through 4a with the following stipulations:

i. That when submitting for final approval the applicant provide staff with information regarding final material selections.

ii. That all mechanical equipment be screened from view from the public right of way at both S Alamo and within

Hemisfair Park.

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

CASE MANAGER:

Edward Hall

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JANUARY 31, 2018 HDRC Case# ——

ADDRESS: HEMISFAIR PARK Meeting Location: 1901 S ALAMO

APPLICANT: RENE GARCIA

DRC Members present: DANIEL LAZARINE, CURTIS FIGA, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: BOB SHEMWELL (OVERLAND)

REQUEST: CONSTRUCTION OF OFFICE SPACE / TOWER AT HEMISFAIR PARK / HOTEL AND MARKET

COMMENTS/CONCERNS: BS: OVERVIEW OF PROJECT. CF: A VERY WELL DEVELOPED PROJECT ON ALL LEVELS - NOTHING OF CONCERN AT THIS TIME WITH THE PROPOSED DESIGN. DL: PLAN WISE THE DESIGN IS PERFECT. BASES OF BUILDINGS COMBINE CONTEMPORARY WITH SAN ANTONIO'S HISTORIC ARCHITECTURE. THE TOWER PORTIONS SLIGHTLY CLASH WITH BASES. CF: QUESTIONS REGARDING MATERIALS, OVERALL CONCEPT.

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

Committee Chair Signature (or representative) 1-31-18 Date

NWZ P3: South Alamo St. Parcel

HDRC Conceptual Submission - February 2018

Zachry Hospitality / Overland / GGN

INTRODUCTION

HPARC intentionally set out to create a walkable, urban district, reintegrating the 1968 world's fair site back into the fabric of a vibrant live-work-play downtown. Through a rigorous selection process involving a group of highly qualified applicants, HPARC eventually selected the Zachry team based not only on the concept presented—which was approved by City Council in February 2017—but on the shared philosophy, passion, and long-term commitment essential to both developing and operating a world-class, mixed-use, urban development. Since that approval, the Zachry team has been developing the concept to a schematic level, as presented here, with the intention of moving without delay to develop the design through construction drawings and to an anticipated construction commencement of July 2018. At every step, we are working closely with HPARC, the City, and with the community to ensure that the project accomplishes the vision for Hemisfair's redevelopment and its pivotal role in transforming San Antonio.

MISSION STATEMENT

The HPARC P3: South Alamo Project is a unique offering of San Antonio that presents our city to the world and brings the world to San Antonio. It draws upon the metaphor of Roots and Wings—a celebration of San Antonio's unique culture and history while pointing to an aspirational, sustainable future for our city. The vision for the site begins with the guiding principles established by HPARC, with the goal of activating the Park for the citizens of San Antonio, as well as visitors, by creating an exciting mixed-use development that provides a balance of housing with local retail, hospitality, restaurants, cultural programs, stimulating art and educational spaces, peaceful courtyards, and other opportunities that can be enjoyed and celebrated by the entire community.

GUIDING PRINCIPLES

1 / LEADERSHIP
The redevelopment of Hemisfair requires dedicated, long-term civic leadership in order to be sustainable.

Provide a development team that works collaboratively with the City of San Antonio's and HPARC's leadership to deliver a marquee project.

2 / PRESERVATION
Protection of historic buildings within Hemisfair is mandatory. However, the strategic removal of non-historic or temporary buildings may be considered. Relating development to existing historic structures is critical in the creation of a unique urban environment.

Protect historic buildings and recall the historic fabric of the area through careful integration of existing historic structures and new development. New buildings will respond to historic structures through appropriate scale.

3 / PUBLIC SPACE
Expand and preserve public and open space. Bring park and public space up into the buildings - the park at multiple levels.

Expand and preserve existing green and public space while providing enhancements to make the space usable and successful as an urban public resource. The architecture will bring public space up into the buildings and become an extension of the logic and pattern of the park itself. Program entries, stairs, and elevators are strategically located in places which create activity and vitality.

4 / MIXED USE
Mixed-use development which includes mixed-income housing, as well as commercial, institutional, and civic uses is desired.

Incorporate mixed-use development (mixed-income housing commercial, institutional, and civic uses), to support and enhance downtown and to establish Hemisfair as a major downtown asset. Create a human-scaled destination designed to enhance the well-being of locals who desire to live, work and play downtown.

5 / CONNECTIVITY
Linkages within Hemisfair to and from the adjacent areas are critical to the area's viability. Connectivity must address multimodal transportation, including pedestrian, bicycle, wheelchair and vehicular access, including parking.

Landscape and buildings dialogue. Buildings extend the plan and idea of the park. Scale - buildings designed to respond to historic structures. Outside - in and inside - out. Buildings frame and provide access to park and invite people into HPARC and connect it to surroundings.

Link Hemisfair with adjacent areas through multiple modes of transit by ensuring compatible and supportive land uses throughout the space. The architecture serves as a connector rather than a barrier, framing views and providing access to the park.

6 / BALANCE
A balance between public open space and development is required.

Deliver a project that maintains a balance between green space and development in mutually supportive combinations.

7 / SUSTAINABILITY
The redevelopment of Hemisfair and its surrounding area should consider environmental, social, and economic impacts in order to ensure a better quality of life for everyone, now and in the future.

Achieve the highest possible standard of environmental, social, and economic sustainability to ensure a better quality of life for all San Antonians—now and in the future—through a district-wide approach to sustainability efforts.

URBAN CONTEXT

As a gateway to downtown, the HPARC P3 site is uniquely located at the confluence of what are and will be several of San Antonio's greatest amenities including South Alamo, Source Plaza, Zocalo, the Great Lawn, the Promenade, La Villita and the Riverwalk. Historically, the convention center has acted as a considerable barrier between the park and downtown. Thus, the primary design objectives are to reconnect the park to the city both physically and visually, to leverage the city's existing amenities nearby, and to strategically locate new design elements in a way that activates and supports the park, creating a continuous pedestrian urban environment. The development invites and connects visitors both to the park and the surrounding downtown offerings, becoming a convenient destination with parking and direct access to the Riverwalk and Alamo. The P3 development will also support the park by providing parking, restrooms, programming and other amenities.

A PLACE THAT FITS

Life
San Antonio is a city of vibrant public life. Annual events like Fiesta and Luminaria draw tens of thousands of locals downtown to celebrate. The civic park is designed to support events of varying size (up to 10,000 people) and will become the city's great place for celebration. To be a successful part of the life of San Antonio, the civic park must also increase opportunities for citizens to enjoy "everyday life," providing gathering and active spaces where locals can meet and enjoy urban outdoor living.

Urban Character
The Civic Park must be compatible with the physical character of the city. To do this successfully, it must consider the scale of the structures and spaces, the materials, and the quality of light that is unique to San Antonio. The urban form and grain of streets is a product of the city's long and rich history of response to the San Antonio River. The complexity of the street grids connects back to the historical system of colonization, including irrigation channels that aligned to the meandering course of the river. Over time, these patterns defined the unique scale and complexity of the city fabric we see today. The new Civic Park will look to connect to and build on this character.

San Antonio is a layered city, with one pattern and character of life at the level of the river, and another at the level of the street twenty feet above. A successful civic park should relate to both levels, offering new opportunities for connection and dialogue between the two.

Landscape Character
The Civic Park design relates to the character of the region's larger landscape. San Antonio's location is unique; it sits at the border between the semi-arid climate of the western half of the state and the sub-tropical climate of the east, and also along the fault zone of the Balcones Escarpment that divides the state east-west. This dynamic zone marks the transition from the Hill Country and Great Plains to the north and the Blackland Prairie and Coastal Plains to the south. This confluence of conditions is unique to San Antonio and gives the city and its surroundings a distinct character. The civic park will borrow from and refine this character.

To the north of downtown San Antonio, the Hill Country provides changes in elevation and long open vistas. The limestone of the rolling hills has been sculpted by water over time creating a rich mixture of exposed faces and lush valleys. The Balcones Escarpment is characterized by a series of faults that have created a dramatic rift between the Hill Country and the coastal plains to the south. Water flowing from the Hill Country often passes into these faults and into the aquifer below, creating natural sink holes and disrupted streams. Though now compromised, the Blackland Prairie once defined the landscape south of the Balcones Escarpment. This gently rolling land had a thick accumulation of sediments that supported a grassland ecology.

CIVIC PARK

As an urban catalyst and integrating framework, the Civic Park extends out into the city, and the P3 parcels sit within the park. Consideration of the current surroundings guided the layout of key park program elements and also guided the design of the circulation throughout the park. The design of the park seeks to clearly establish its presence within the city by fitting into and connecting with its surroundings. Rather than presenting a strong boundary or border, park edges will be porous and visible to the surrounding city.

The basic framework for the Civic Park locates Source Plaza on the northwest of the park site near the corner of Market Street and Alamo Street, with a direct connection to downtown. The Zocalo welcomes visitors into the heart of the park with a promontory view to the south. The Lawn occupies the center of the park and is visible from all approaches. The Shallows is located in the southeast area of the park to draw park-goers through the park and to occupy a central location within the larger Hemisfair District, thereby connecting the Civic Park to the future Tower Park, Yanaguana Gardens, and the River Walk. The Promenade acts as a circulation spine linking primary spaces throughout the park.

Additional courtyards, passages, gardens, and groves link these primary areas and integrate them into the surrounding urban fabric and streets. These supporting and connecting spaces are a critical component of integrating the P3 parcels into the park spaces, scale and sequence to ensure a seamless connection between park and development as well as the larger city.

URBAN CONNECTIONS

The ground-level planning of the individual buildings considers each as a part of a whole with the aim of providing connectivity within the site as well as access to nearby amenities such as La Villita and Alamo Plaza. The building edges, as well as ground-level pass-throughs, enhance those connections to La Villita, the River Walk and Civic Park as outlined in the Urban Design Manual.

The residential mixed-use parcel (D1, D2) splits to link across Market St. to the River Walk. The office mixed-use (D5) splits to connect a pedestrian path to the southern portions of Hemisfair Park. Similarly, the hotel mixed-use (D3) splits to provide a unique paseo-type urban space which provides a path as well a visual connection from S. Alamo St. through to the park's Zócalo and the convention center mural beyond.

The result is a series of buildings that serve as connectors rather than a barriers, becoming extensions to the logic and pattern of the park itself. At the ground level, the structures are porous, leveraging existing circulation patterns and allowing for greater movement through the site. All primary entrances are located adjacent to the park, injecting the park with energy generated by pedestrian traffic.

RETAIL PLAN

The retail vision set forth by CBRE is founded on the premise of building a next-generation community that encourages innovation while celebrating the culture and history of San Antonio. The symbiotic merchandising mix includes concepts that create an authentic but varied experience and incorporates local and urban specialty retailers, niche fitness venues, food hall, gourmet grocer, chef-driven restaurants, and entertainment venues. In addition to more traditional dining options, "eatertainment" will be core to the project, fusing culinary options with other entertainment experiences. These include venues and activities such as biergartens, interactive cooking, live music, restaurant lab, cinemas, and bowling, among many others. Retail offerings will include progressive, community-building activities and brands, such as group fitness, pop-up shops, garden groups and farmer's market, and responsible retailers like Tom's and Warby Parker. The integration of retail, office, hotel, and innovation creates a formula for success that preserves the legacy of San Antonio and facilitates new stories for generations to come.

PARKING

The parking garage will cover area under development parcels D1, D2, D3 and D5. The two story garage will provide 825 parking spaces total, with some tandem parking for valet. Main entrance / exits are located on Market and Alamo street with single lane access below the Mixed Use Hotel and below the Mixed Use Office.

Large, convenient and synergistic parking supports event, evening and weekend use for the park as well as for the ongoing activity of the buildings. Public pedestrian stairs from the parking to the park level also provide convenient access to the park. The garage also discretely houses the mechanical equipment and helps support trash management across the site.

SUSTAINABILITY GOALS

True sustainability embraces context. Responding to context early in the design process results in the greatest efficiencies and reduction in resource utilization as well as greatest gains in occupant well-being.

Overland's process optimizes sustainable design benefits by focusing on specific aspects at the time during the project when they provide the most impact.

Overland is committed to the 2030 challenge, which aims to have all new buildings, developments and major renovations carbon neutral by 2030. By incrementally increasing our energy reduction year to year, we can achieve this goal. This development will be designed to a 70% reduction of energy usage as compared to regional average / median use for buildings of these types. The team is utilizing a central plant in the garage to connect our separate buildings together and maximize energy efficiency. A solar panel array will occupy the Mixed Use Office roof, providing a significant portion of the electrical energy to the project. The design goals also include condensate water usage for water features and park irrigation as well as the specific strategies listed on this page.

MIXED-USE HOTEL CONCEPT

HOTEL BASE AS EXTENSION OF THE PARK

The base of the building steps down to the park providing generously sized, activated green terraces on the park side. In both expression and activity, this podium of the building is seen as an extension of the park landscape and its vitality.

ROOTS AND WINGS

The hotel's lower levels act as a strong base to root the design in its context and connect people to land, heritage, and each other.
The hotel's tower rises up from this base and reveals itself like an ephemeral cloud which points to an uplifting, vibrant and sustainable future.

CONNECTIVITY

Terraces, a public exterior stair, and interior spaces that are open and oriented to the outside are all ways that visual connectivity is developed as a theme of the building: outside to in and inside to out.
The buildings frame views, inviting visitors into the park and create a gateway to downtown that coordinates with La Villita, S. Alamo St., and the Riverwalk.

COMPOSITION OF PARTS

The massing of the hotel tower sweeps from the southwest edge to the northeast, compositionally joining the geometries of the adjacent buildings while leaving a lower building profile building along Source Plaza and the Civic Park.
The curved tower embraces the park as an "abrazo", which completes and connects the buildings into a coherent composition.

MASSING

The massing of the building fits comfortably within the existing downtown context and refrains from excessive height in order to develop a more intimate relationship with the park.

PROGRAM

Park activation is maximized through the allocation of program at each level. The most public spaces are arrayed across the lower three floors, culminating in an expansive lobby terrace that overlooks the park.
The building also brings energy and activity to the sides of the building facing the plaza and S. Alamo St.

HOTEL PODIUM
The podium is crafted from native limestone that speaks to the pre-historic ocean that once occupied Texas. This limestone escarpment is home to water and native vegetation that overflows the horizontal stone striations, a continuation of the park up onto the building. Fissures within this mass of rock provide openings for connectivity and circulation.

PASEO
The Paseo is a central public gathering space located on the ground level of the Mixed-Use Hotel. Though offering a contemporary retail experience, its proportioning and scale are drawn from that of the Alamo and other historic missions of San Antonio, reflecting the capabilities of the building technologies of the time and locale. The footprint of the Alamo is considered in the design proportions of the Paseo, demonstrating how it directly informs the structural grid of the hotel.

LEVEL 02
The second level provides an extensive offering of conference, meeting, and ballroom space. A dramatic vaulted prefunction area leads to wrap-around terraces with uninterrupted views into the park. Prefunction space for the meeting rooms leads to outdoor spaces on all sides with panoramic views to important civic spaces and landmarks.

Accessed from the ground-floor, double-height lobby below, the meeting spaces are arranged along the perimeter of the building. The ballroom and its prefunction area faces out toward the park with access onto a terrace, while the meeting rooms are arranged along the S. Alamo St. and Source Plaza side.

The kitchen and back-of-house functions are centralized and discreet.

A retail space on this level activates the terrace overlooking the park.

LEVEL 03
The centerpiece of social activity is the expansive terrace lobby on the third level. The garden terrace features water, gardens and indoor/outdoor spaces providing a privileged view over the new park.

Along the south, hotel guests check-in and transfer from the podium elevators to the hotel guest elevators.

To the north is a restaurant which opens out onto the north and south terraces.

The bar is located centrally, between the lobby and the restaurant, serving those spaces as well as the terraces outside.

The external space is an extension of the lobby and restaurant, with intimate spaces that step down to the pool.

HOTEL TOWER
The hotel tower floats above its surroundings. It is a light, diaphanous volume in contrast to the solid podium below. An offset pattern of fritted glass softens the lines of the building, while a gentle curve creates moments of unexpected slenderness. This lithe arc is emphasized by exterior shade fins on the park side that cast shadows along its length. Balconies with fantastic views are embedded within the volume of the building, further dissolving the edges and contributing to the image of the tower as an airy volume at home in the sky.

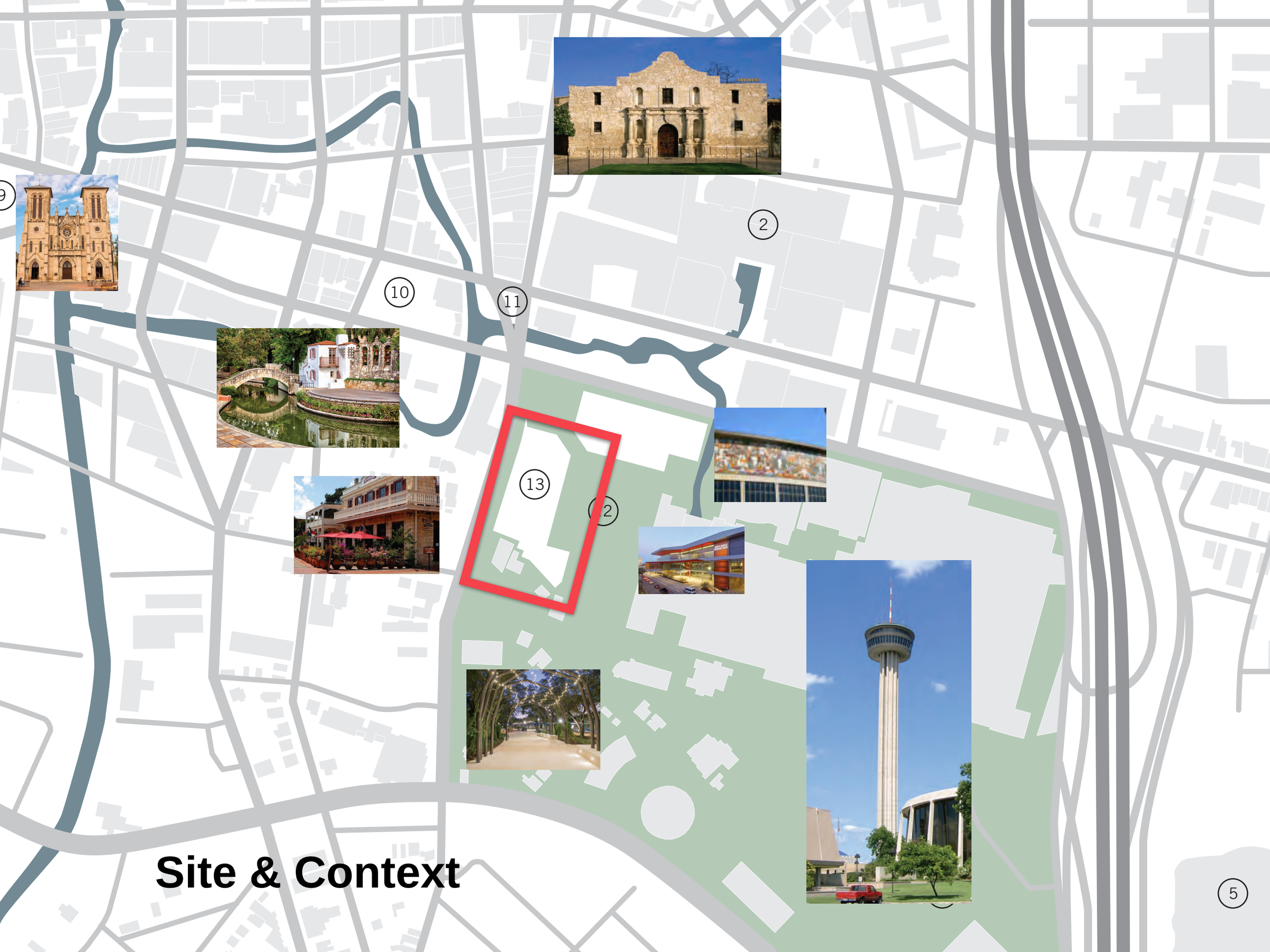
GUESTROOM VIEWS
The hotel rooms are organized along a curve, optimizing the privacy and views from the unique surrounding context. Orientation of the core to avoid views blocked by the Palacio del Rio is a primary objective in preserving the other views while situating the massing back from the park.

Each room has a scenic view of the Civic Park, Source Plaza, the River Walk, or iconic San Antonio buildings.

SOLAR EXPOSURE
The appeal of park-oriented views helped to define the primarily southeast orientation of the majority of the guestrooms. To ensure a high level of thermal control and comfort (as well as reduced energy use and cost), a solar analysis was conducted to evaluate the exposure of this facade in particular.

Annual cumulative solar radiation exposure was highly considered. Based on the fact that the summer season has the least number of hours within a comfortable range, the analysis isolated that exposure to study just the summer season. An interesting gradient of exposure was identified with results showing that the southernmost rooms receive far more sun than those to the east.

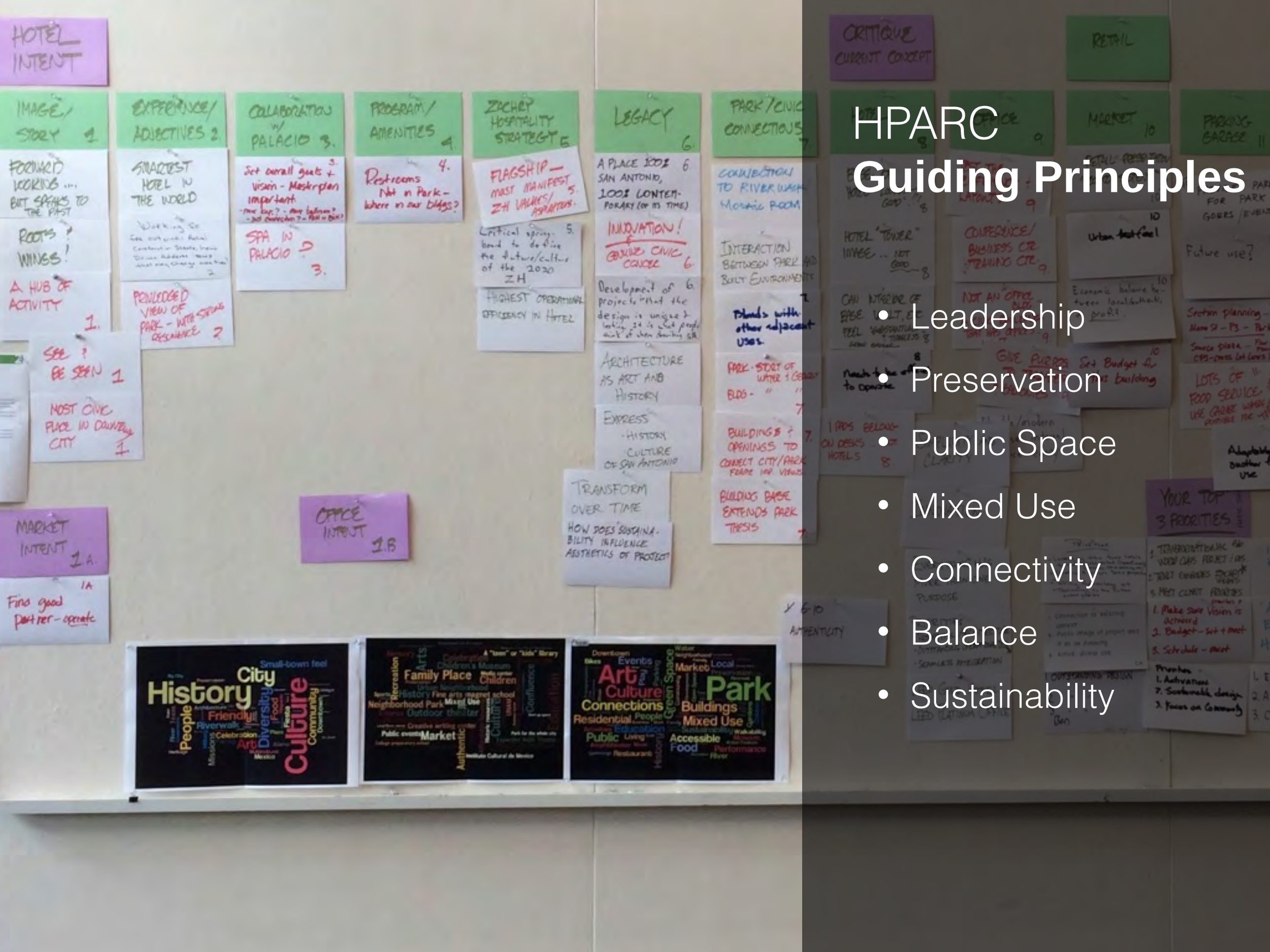
To reduce this exposure, horizontal fins, or sunshades, were proposed which also accentuate the massing, tracing the impact of the sun path along the curve of the building.

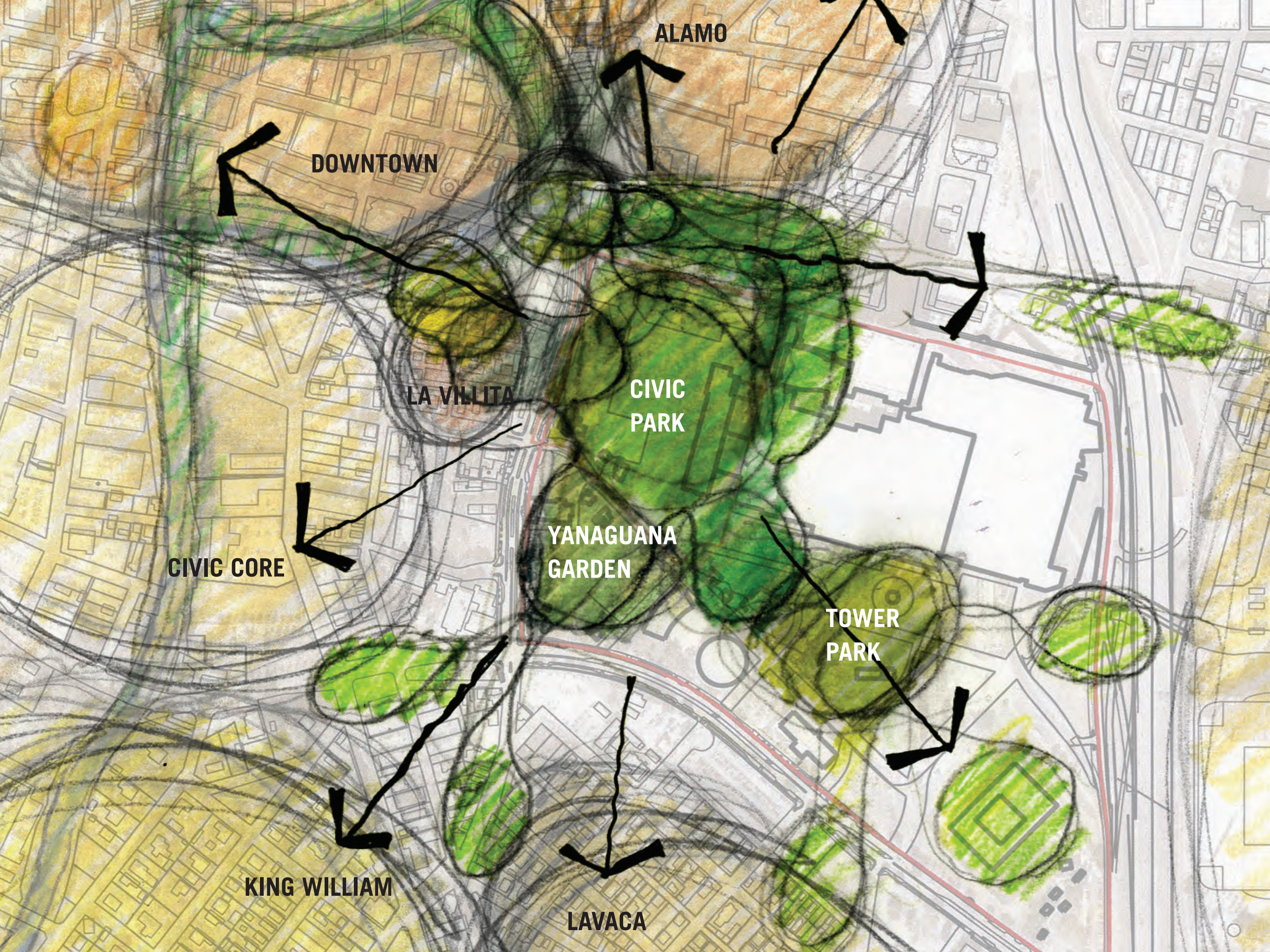


Site & Context

HPARC
Guiding Principles

- Leadership
- Preservation
- Public Space
- Mixed Use
- Connectivity
- Balance
- Sustainability




ALAMO
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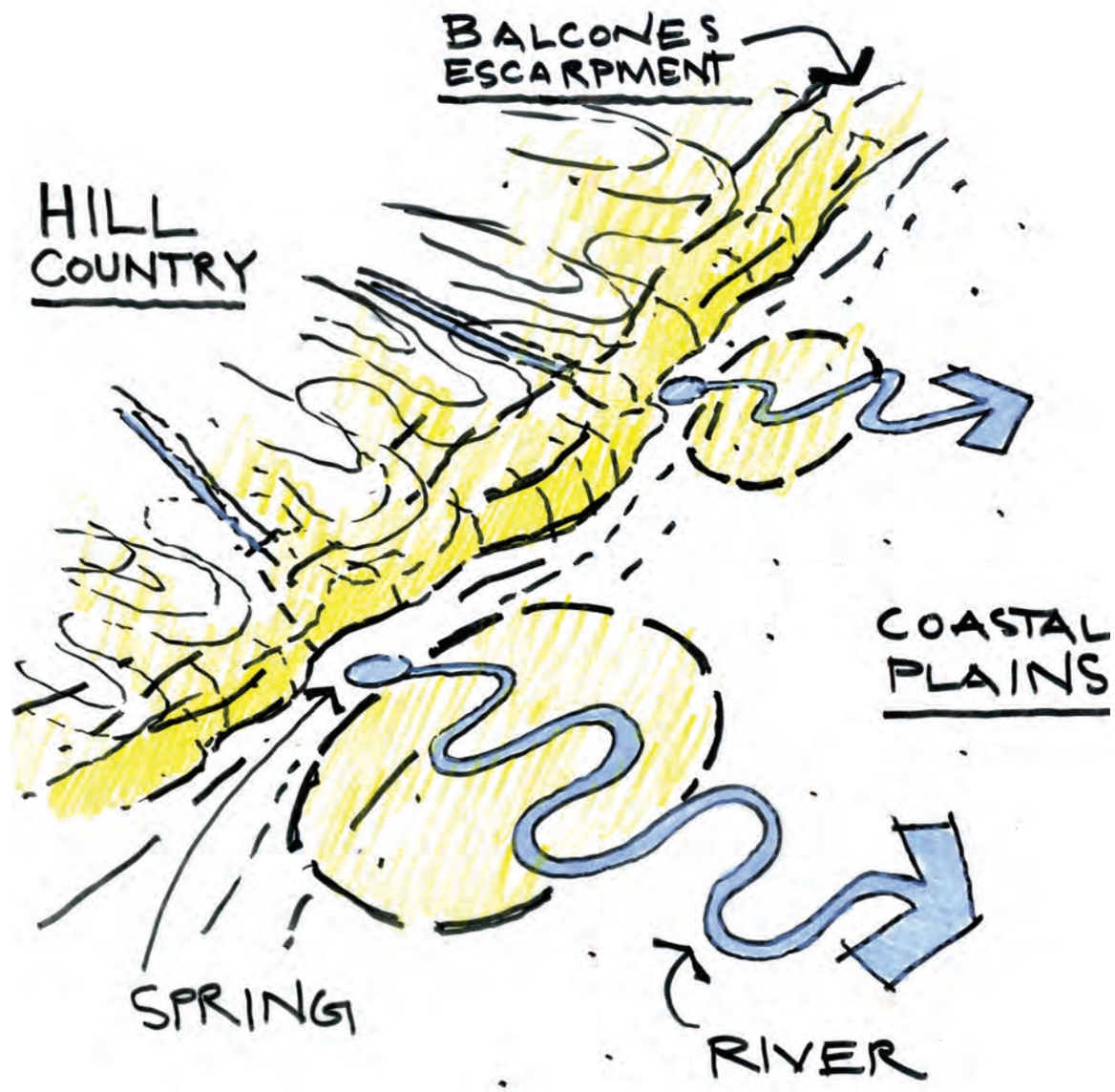
LA VILLITA
CIVIC PARK
CIVIC CORE
YANAGUANA GARDEN
TOWER PARK
KING WILLIAM
LAVACA


BALCONES ESCARPMENT
HILL COUNTRY
COASTAL PLAINS
SPRING
RIVER

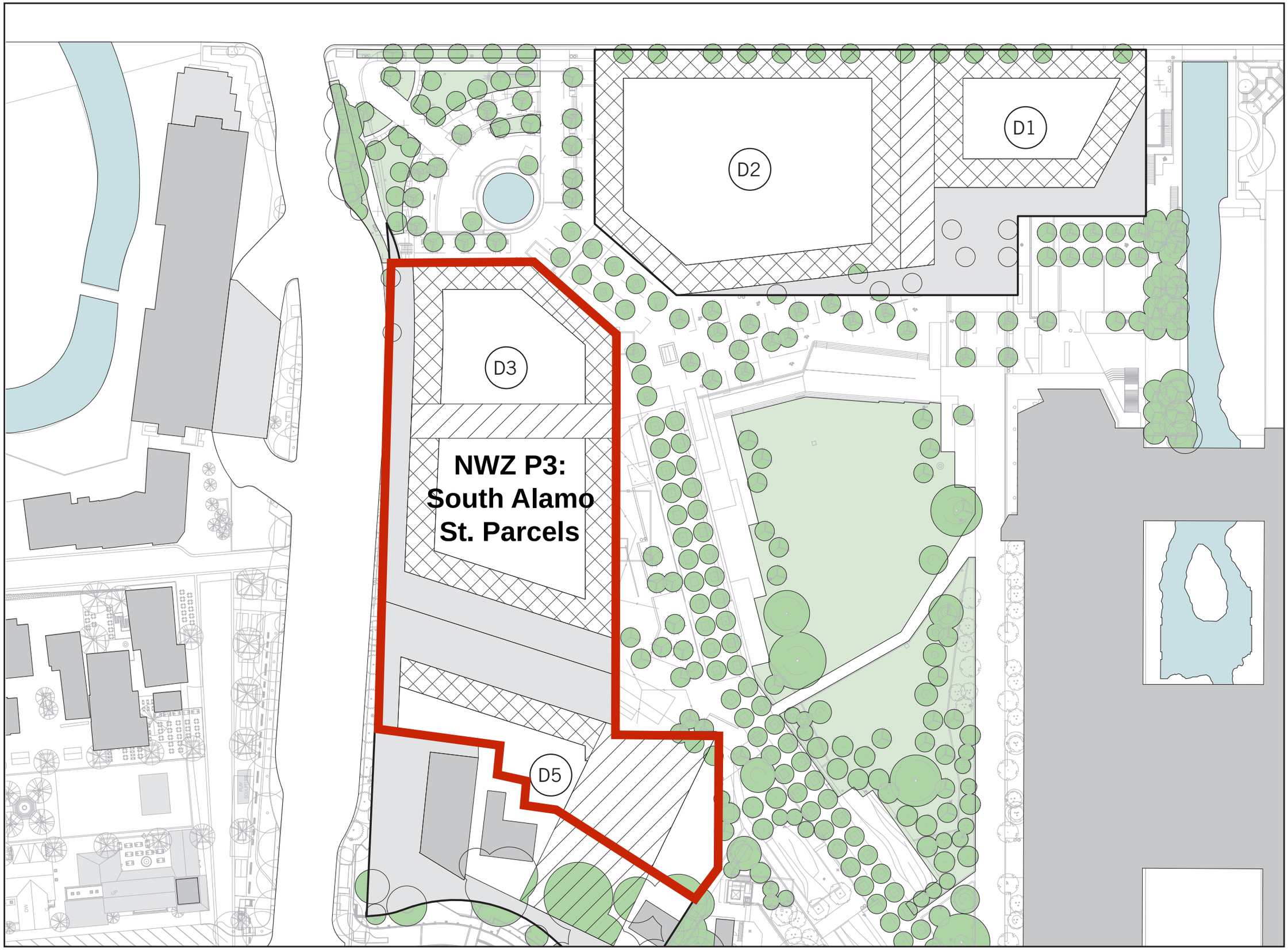

E Market St
Source Plaza
Residential
Hilton Palacio del Rio
Hotel
Zocalo
Overlook
Mural Room
Arneson River Theatre
Market
Promenade
Great Lawn
Street
Office
Henry B. Gonzalez Convention Center
La Villita
Shallows
Gardens
E Nueva St

Buildings Extend the Park

Roots & Wings

Visual & Physical Connectivity

Collaborative Composition



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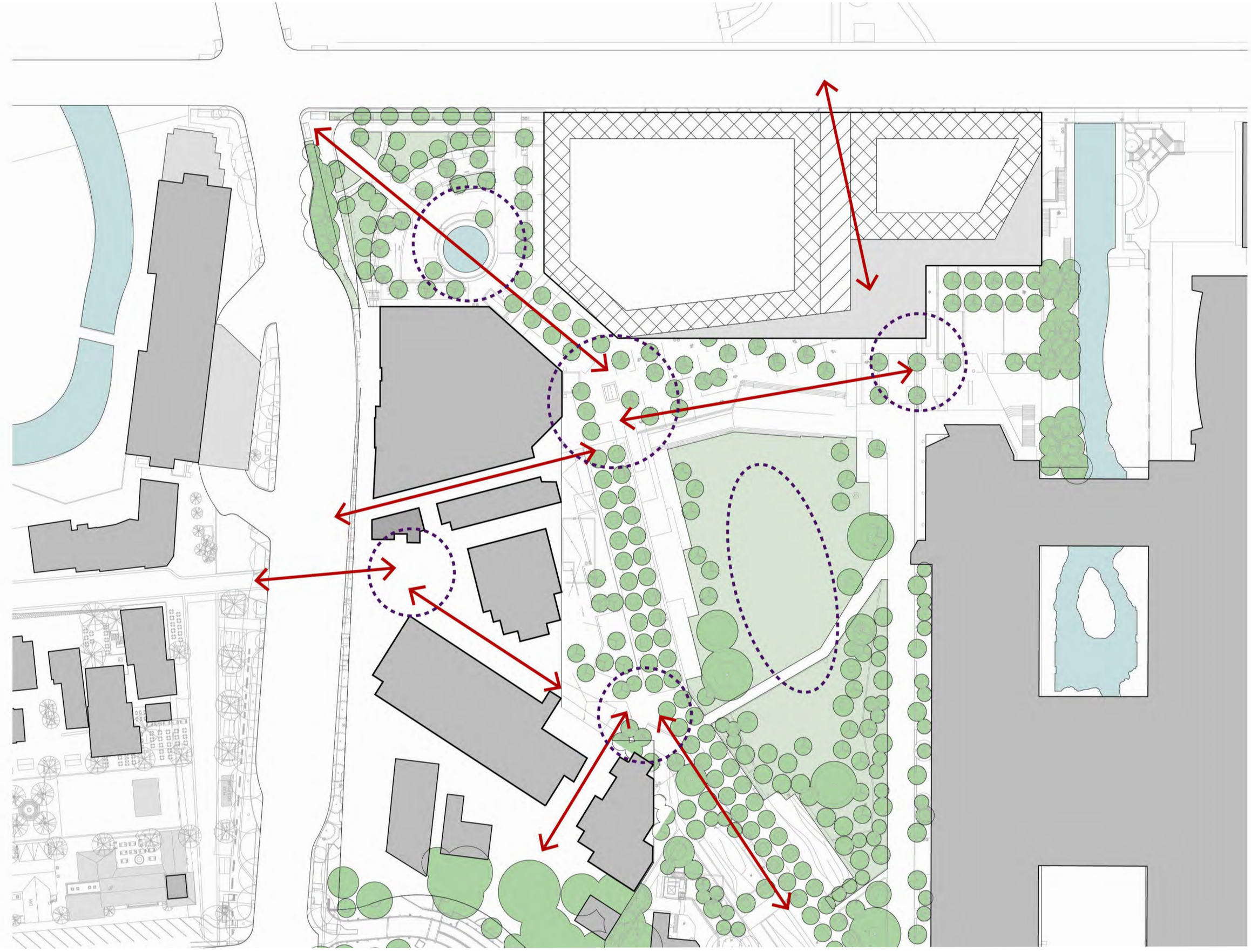
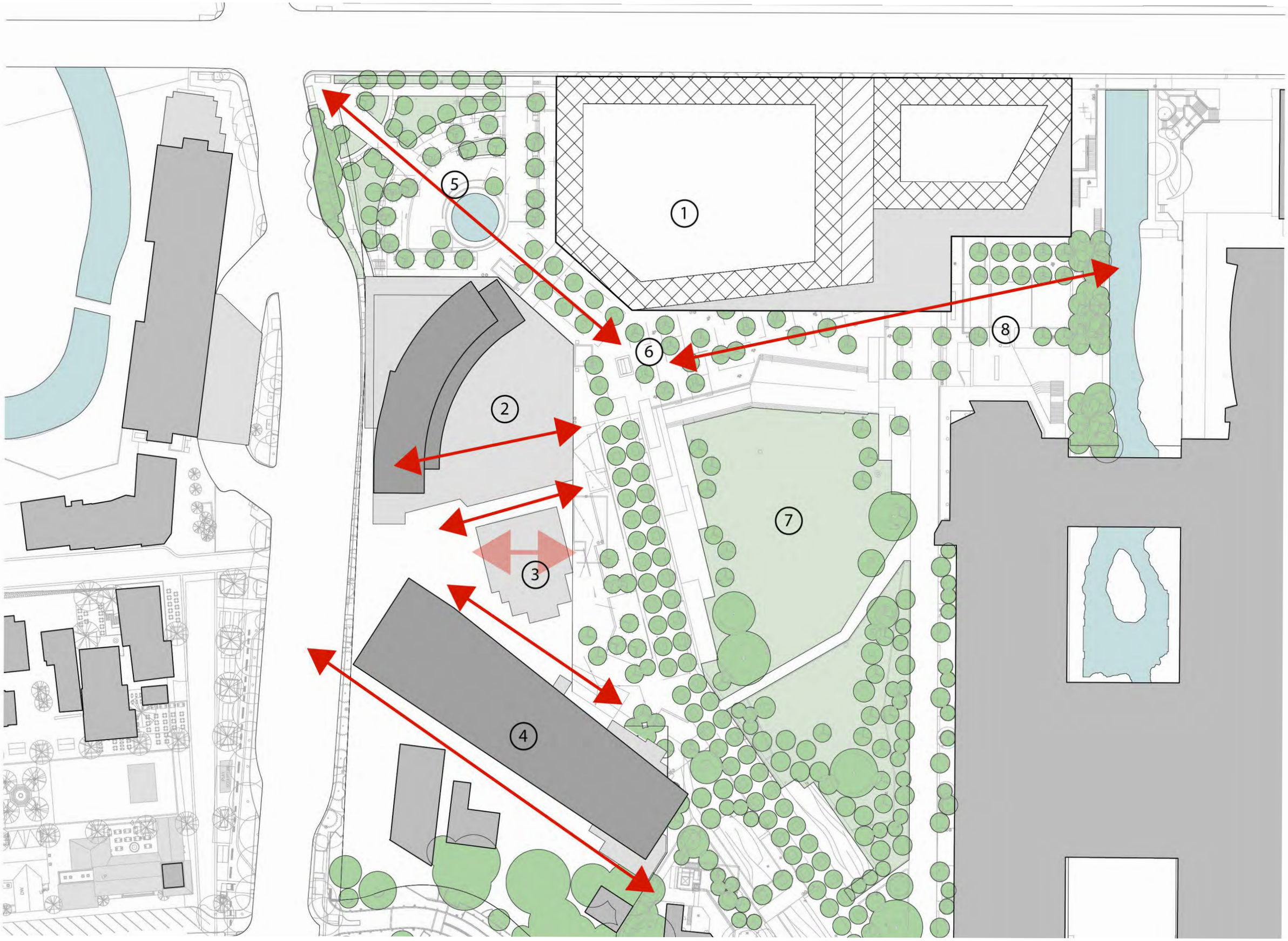
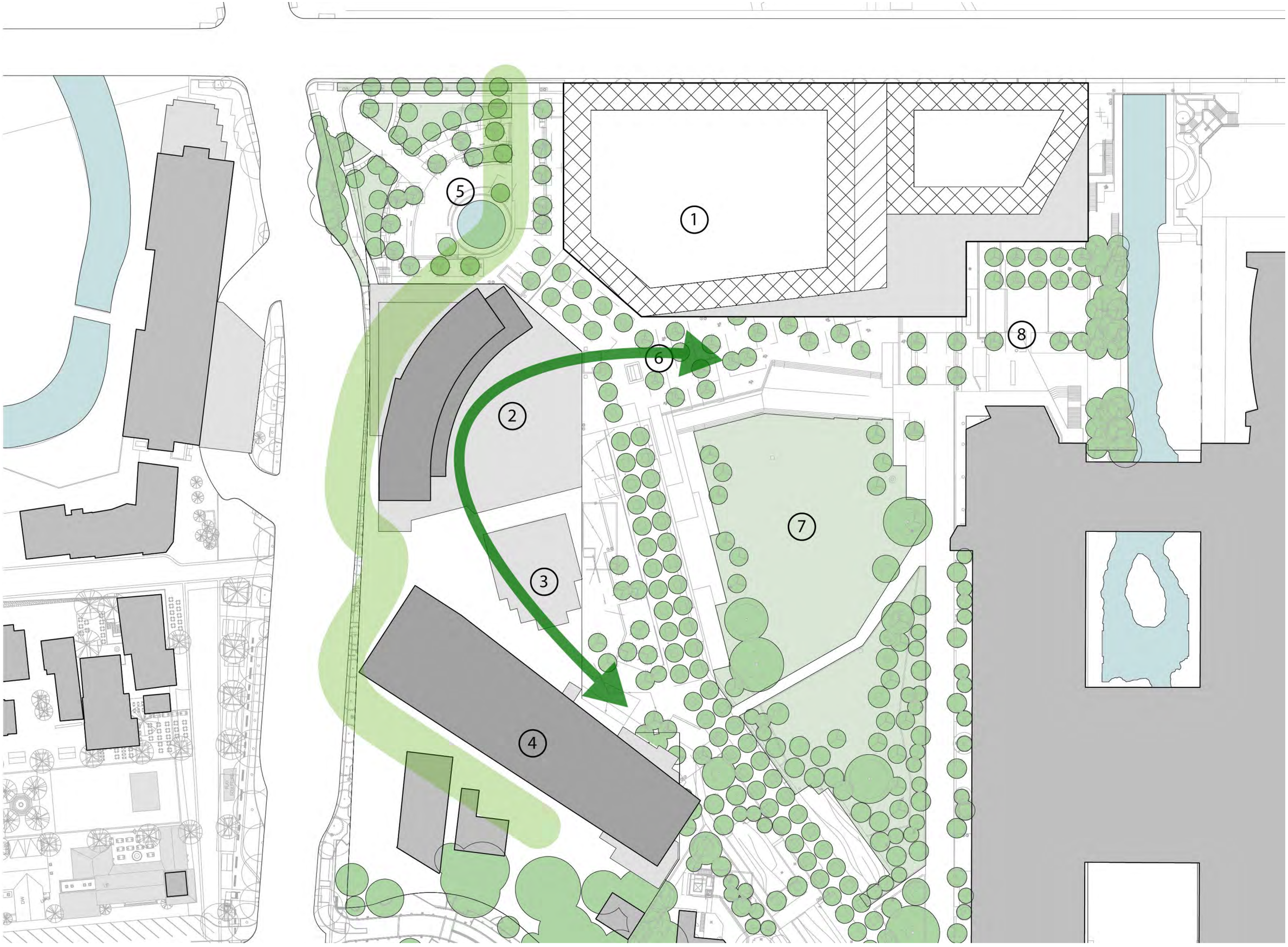
UDC Compliance



Pedestrian Park Access & Gathering



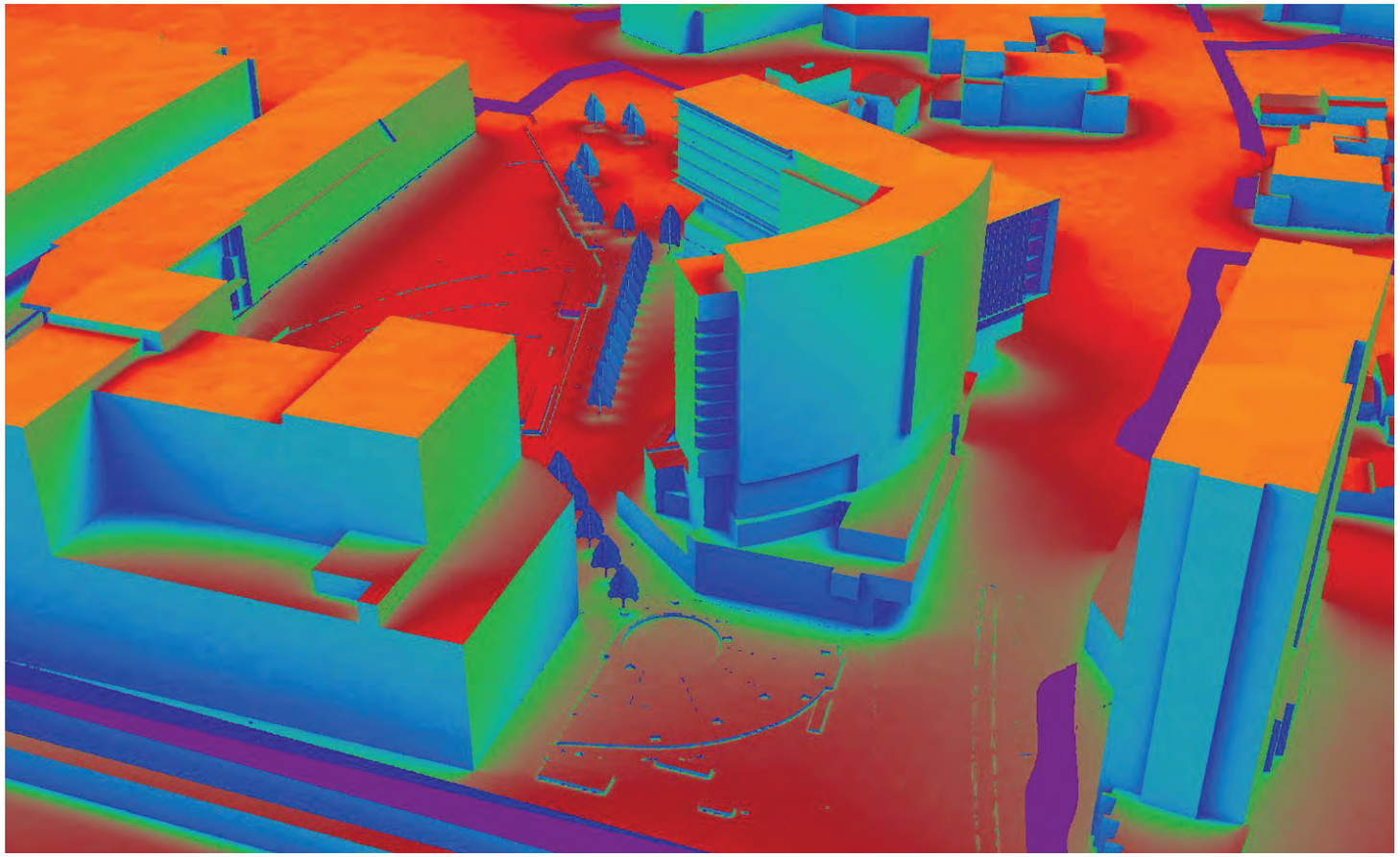
Views & Transparency

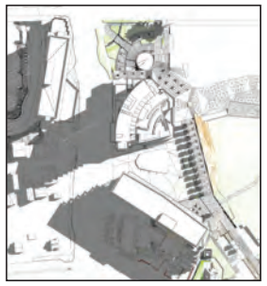


Urban Edges

Parking Strategy

- **Multi-Directional Access**
- **825 Cars - 2 Levels below ground**
- **625 spaces for general public use**
- *(reduces pressure on on-street parking in adjacent neighborhoods)*
- **Sympathetic Office Use**
- **Residential is Self-Parked**
- **Begins Park Experience**





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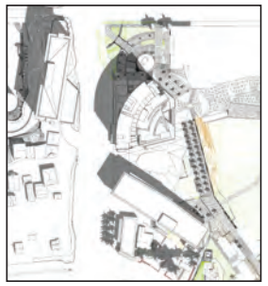
12 pm



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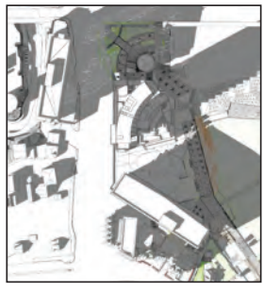
12 pm

5 pm



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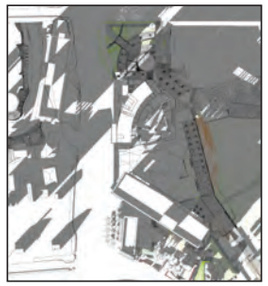

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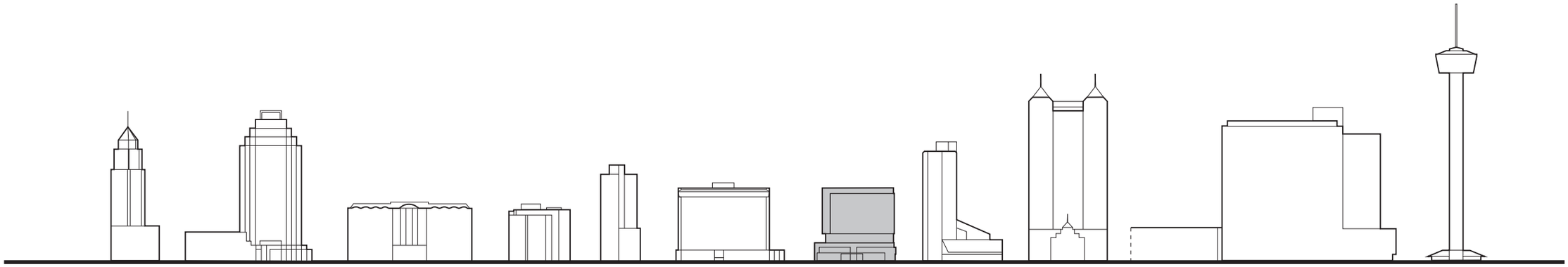
Comprehensive Sustainability

- Site
- Energy
- Water
- Materials
- Occupant Comfort
- Daylight
- Multi-Use
- Sympathetic Uses
- Collaboration

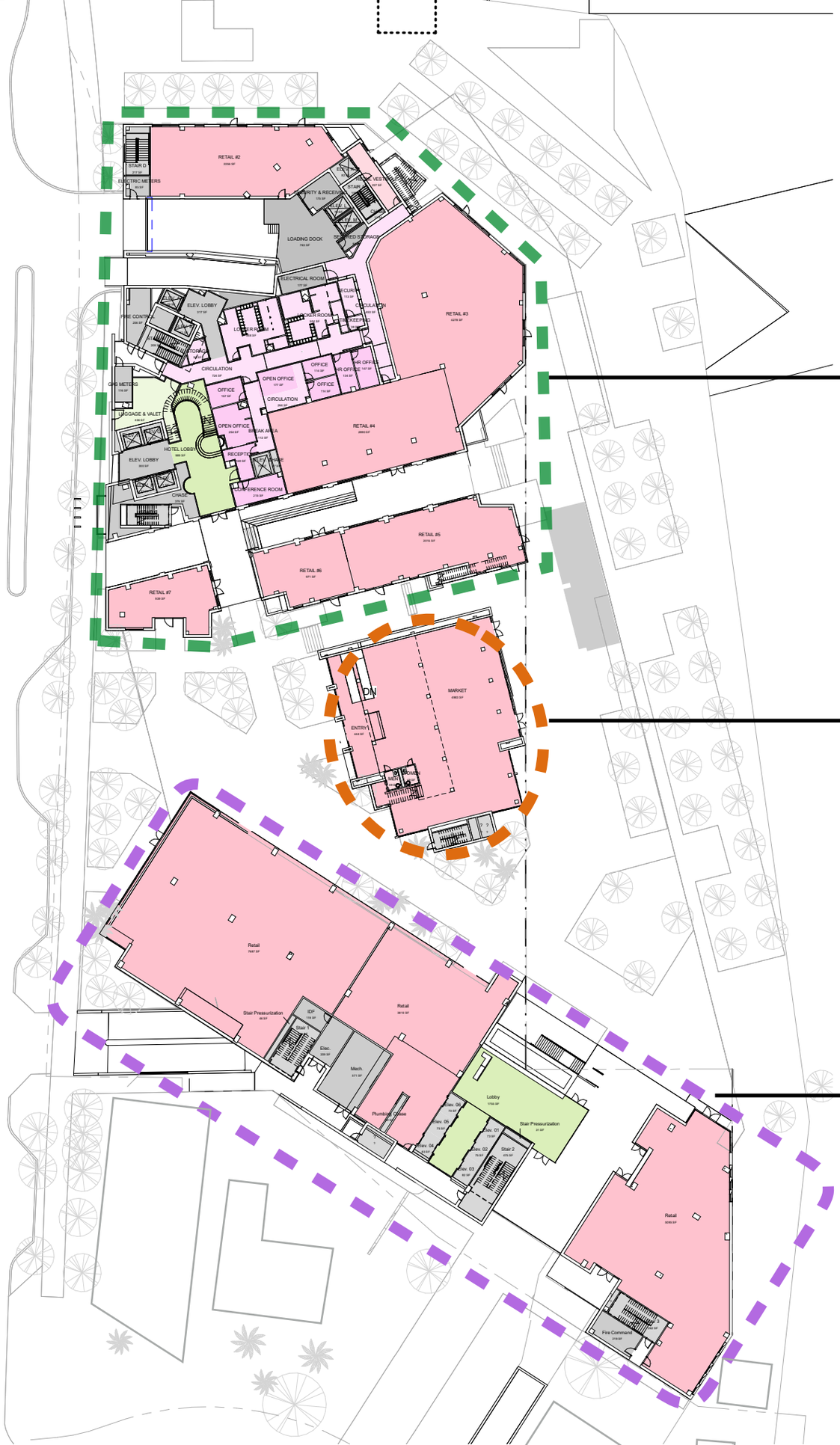


Comparative heights of downtown buildings

San Antonio skyline

EXISTING SITE - FROM NORTH

EXISTING SITE - FROM SOUTH



Mixed Use - Hotel

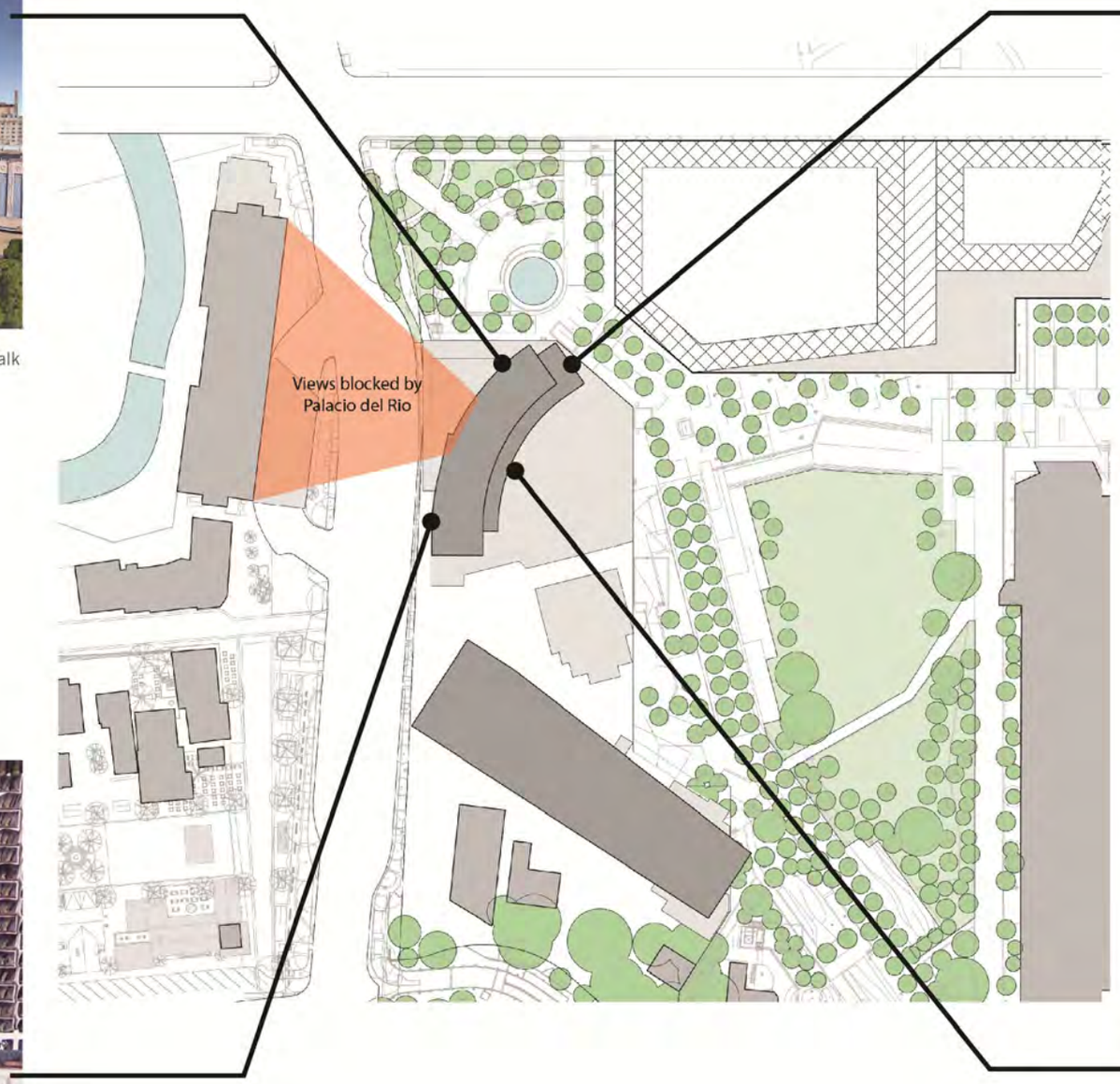
Mixed Use - Market

Mixed Use - Office

Retail Experience

GUESTROOM VIEWS

Northwest view out to the Torch of Friendship and the River Walk beyond



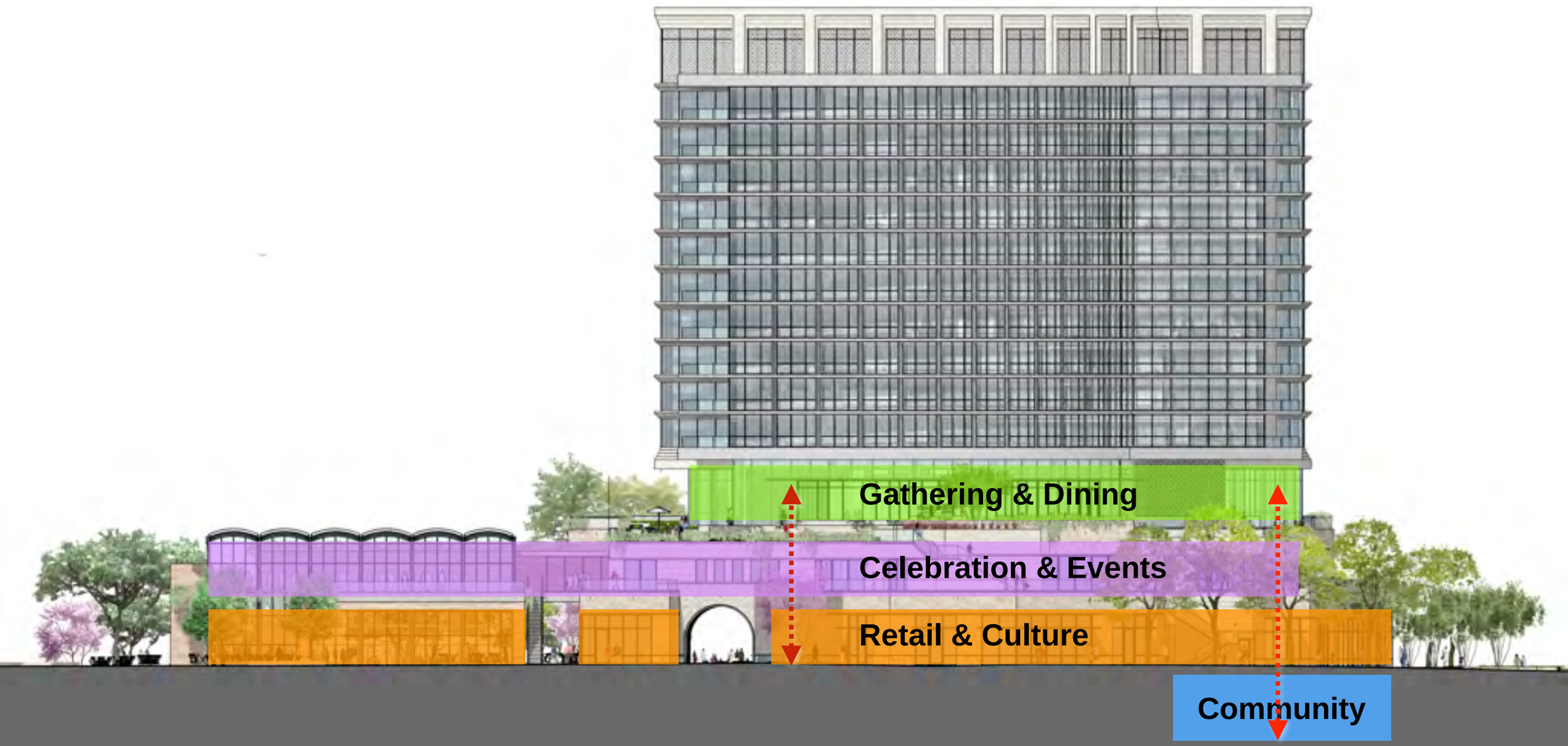
Northeast view out across River Walk extension / Rivercenter Mall

West view out onto La Villita and the Tower Life building beyond

Southeast view out onto Hemisfair park and the Tower of the Americas beyond

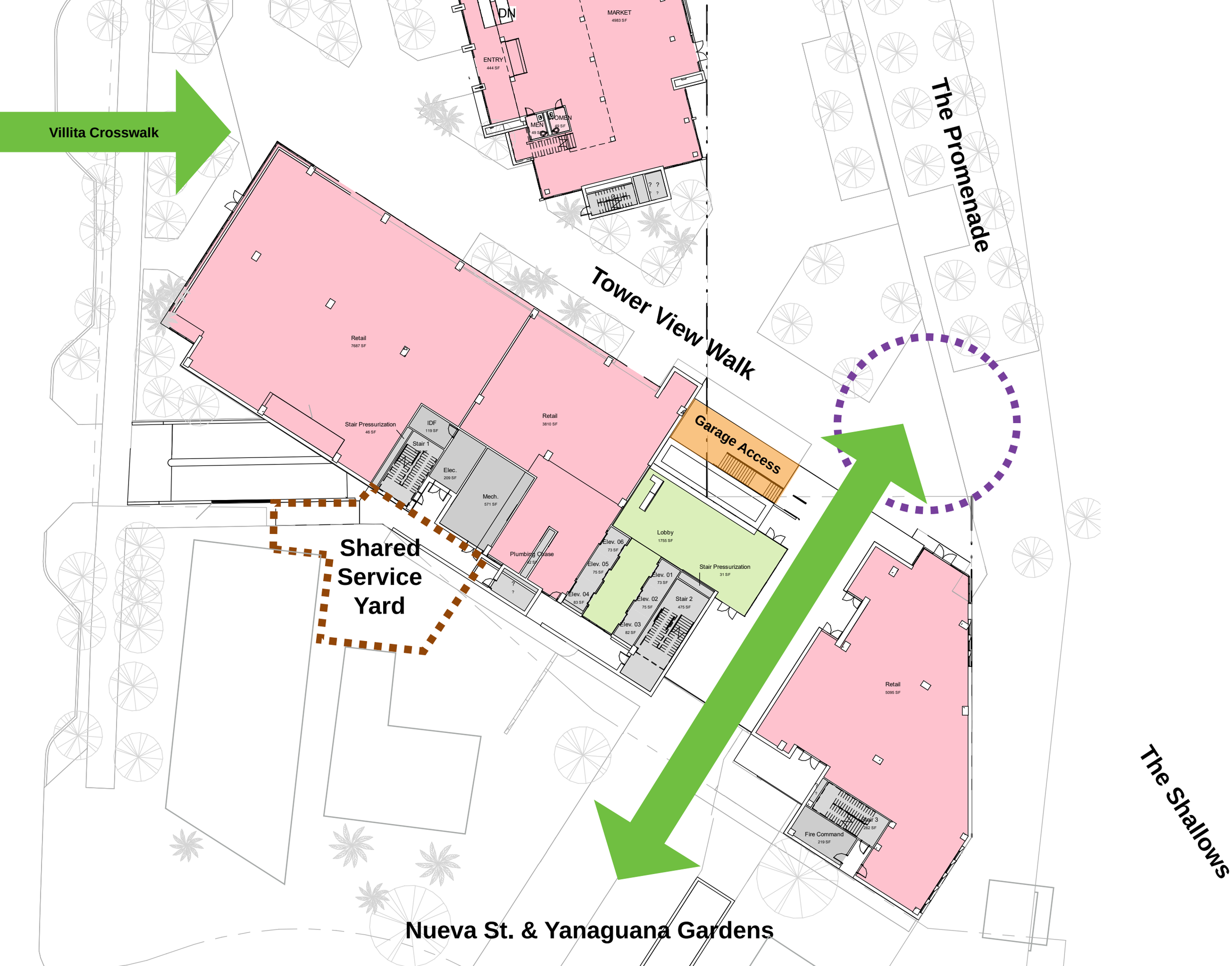
Park Level

SECTION THROUGH CHANCEL AND SACRISTY LOOKING NORTH



Park Activation


STUDIOSCHAFER


Villita Crosswalk
DN
MARKET
4983 SF
ENTRY
444 SF
MEN
49 SF
WOMEN
49 SF
The Promenade
Tower View Walk
Retail
7687 SF
Retail
3810 SF
Stair Pressurization
46 SF
IDF
119 SF
Stair 1
Elec.
209 SF
Mech.
571 SF
Garage Access
Lobby
1755 SF
Plumbing Chase
Elev. 06
73 SF
Elev. 05
75 SF
Elev. 04
83 SF
Elev. 01
73 SF
Elev. 02
75 SF
Elev. 03
82 SF
Stair Pressurization
31 SF
Stair 2
475 SF
Shared Service Yard
Retail
5095 SF
Stair 3
282 SF
Fire Command
219 SF
The Shallows
Nueva St. & Yanaguana Gardens

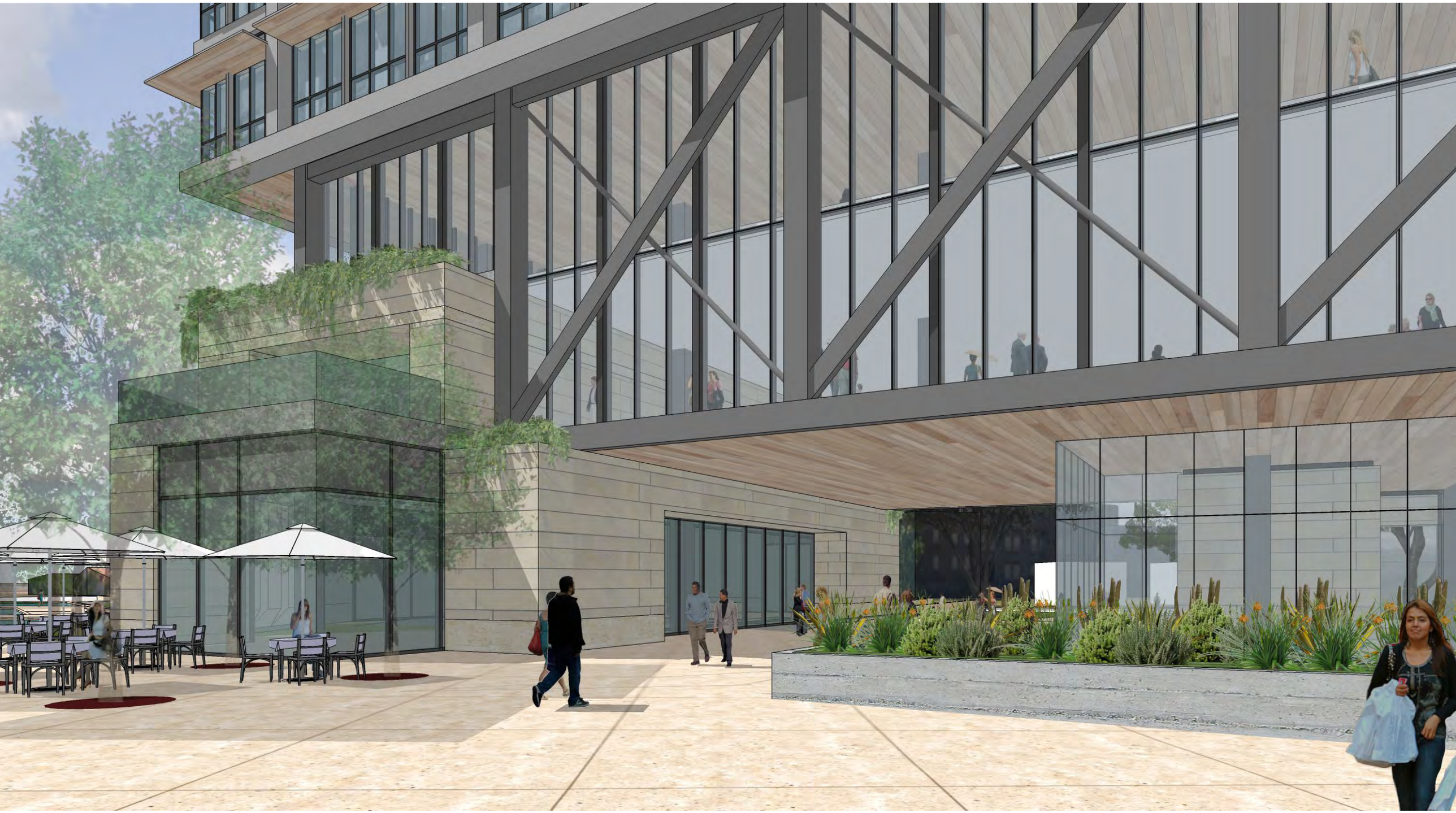
Park Activation


1
2
3
4
5
6
7
8
0
20
50
100
200'

Limestone Podium echoes the scale and materials of adjacent historic homes to the south of the Mixed-Use Office building.

Scale & Materials


DINE CAFE
STUDIOSCHAFER




STUDIOS


LUCKY
AEDA
STUDIOSCHAFER