

# HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

**HDRC CASE NO:** 2018-493  
**COMMON NAME:** Right of way at Dolorosa between San Pedro Creek and N Flores  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**APPLICANT:** Steve Jaffe/IKE Smart City, LLC  
**OWNER:** City of San Antonio, Office of Innovation  
**TYPE OF WORK:** Installation of an IKE Smart City Kiosk  
**APPLICATION RECEIVED:** September 17, 2018  
**60-DAY REVIEW:** November 16, 2018

## REQUEST:

The applicant is requesting conceptual approval to install an interactive kiosk in the public right of way on the south side of Dolorosa opposite of Plaza De Armas. This location has been proposed in lieu of a previously approved kiosk at N Frio and W Commerce.

## APPLICABLE CITATIONS:

*Unified Development Code Section 35-640 – Public Property and Rights-of-Way*

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

*Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.*

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

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

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

- (1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
- (2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
- (3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
- (4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

- (1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.
- (2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.
- (3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.
- (4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.
- (5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.
- (6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.
- (7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.
- (8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one

(1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to install an interactive kiosk in the public right of way on the south side of Dolorosa opposite of Plaza De Armas. This location has been proposed in lieu of a previously approved kiosk at N Frio and W Commerce.
- b. **PREVIOUS APPROVALS** – At the March 21, 2018, Historic and Design Review Commission hearing, the applicant received approval for the location and design of 24 kiosks. At the April 18, 2018, HDRC hearing, the applicant received approval for the installation of eleven additional locations. All locations were approved with the below noted stipulations:
  - i. That every effort be made to minimize visual impacts from the River Walk or river right-of-way.
  - ii. That no individual installation damage or obscure historic fabric such as bridges, unique sidewalk features, or architectural elements.
  - iii. That no individual installation detract from the primary entrance of view to a significant historic building or resource.
  - iv. That a clear pedestrian path of 72” be maintained around each installation. Instances where this cannot be met should be coordinated with the Disability Access Office.
  - v. **ARCHAEOLOGY**- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
  - vi. That all locations make every attempt to group closely with existing street amenities and furnishings such as B Cycle stations.

Since the original approvals, an administrative amendment has been approved to remove the Zona Cultural graphics from the primary faces of the kiosks to only the sides out of concern for maintenance.

- c. Staff finds the proposed installation to be appropriate and consistent with the UDC. At no time should be kiosk impede on existing park uses or access.

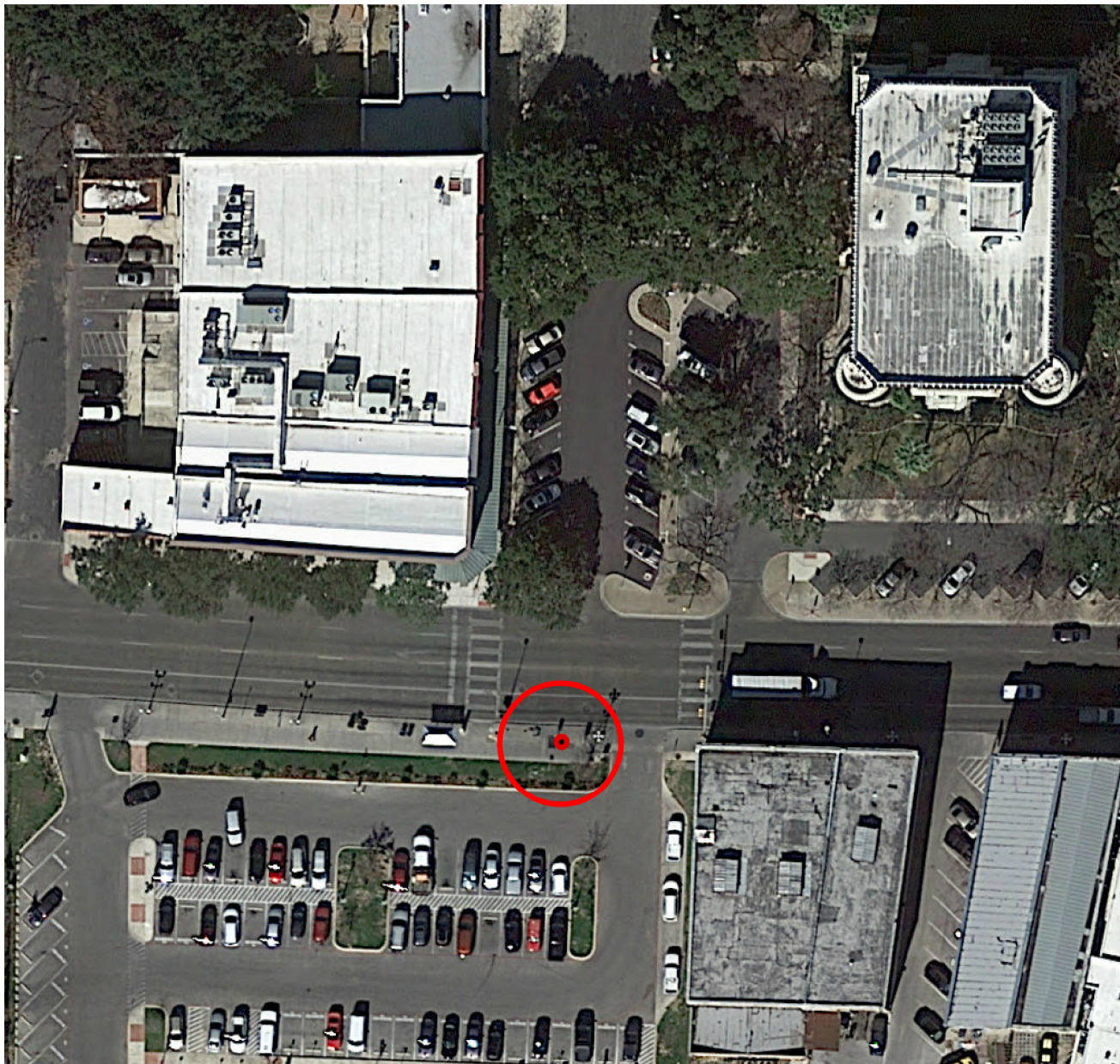
## **RECOMMENDATION:**

Staff recommends approval based on findings a through c with the following, previously approved stipulations:

- i. That every effort be made to minimize visual impacts from the River Walk or river right-of-way.
- ii. That no individual installation damage or obscure historic fabric such as bridges, unique sidewalk features, or architectural elements.
- iii. That the proposed installation not detract from the primary entrance of view to a significant historic building or resource.
- iv. That a clear pedestrian path of 72” be maintained around each installation. Instances where this cannot be met should be coordinated with the Disability Access Office.
- v. **ARCHAEOLOGY**- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- vi. That all locations make every attempt to group closely with existing street amenities and furnishings such as B Cycle stations.

## **CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2018

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Historic Design Review Commission  
Office of Historic Preservation  
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Greetings,

IKE Smart City LLC in partnership with City of San Antonio Office of Innovation would like to request a location change to be approved by the Historic Design Review Commission.

HDRC has previously approved (March 21, 2018) the placement of one IKE Smart City kiosk at Frio & Commerce. Unfortunately, we were not able to identify a suitable power supply at this location and will therefore not be able to proceed with placing a kiosk at this location.

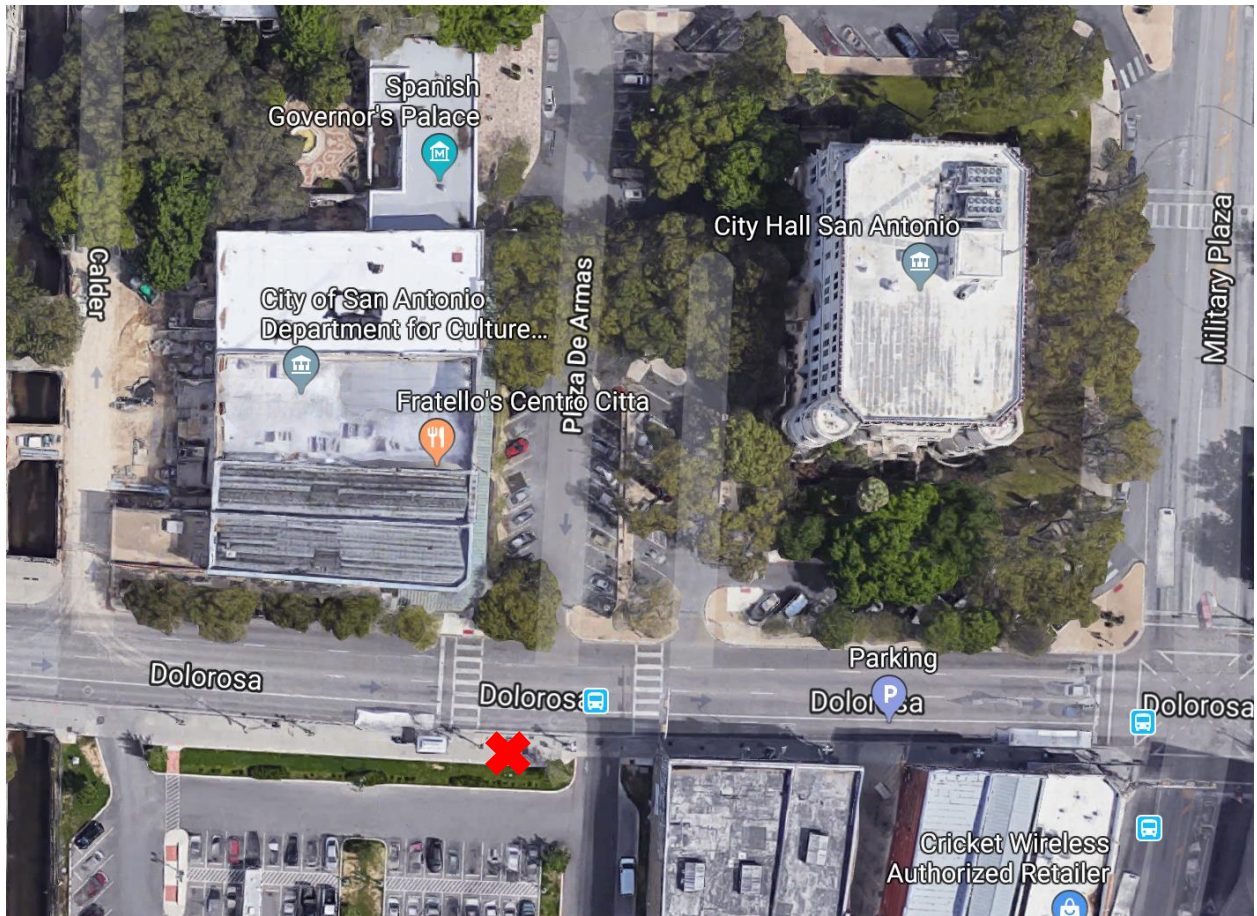
In collaboration with City of San Antonio Office of Innovation we have identified Dolorosa Street near City Hall as a suitable alternative location.

IKE Smart City is requesting HDRC approve the removal of Frio & Commerce for the replacement location at Dolorosa Street near City Hall. For your convenience, attached map will indicate the prospective placement on Dolorosa Street.

We thank you in advance for your consideration and evaluation of this request.

Best regards

Steve Jaffe  
City Manager



✖ Indicates projected IKE Smart City location for Dolorosa Street.