

HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO: 2018-469
ADDRESS: 3903 N ST MARYS; Located on Tuleta Drive
LEGAL DESCRIPTION:
ZONING: R-6, Public Property
CITY COUNCIL DIST.: 2
APPLICANT: Jeffrey Watson/Alamo Architects
OWNER: San Antonio Zoo/COSA
TYPE OF WORK: Construction of a parking garage
APPLICATION RECEIVED: September 14, 2018
60-DAY REVIEW: November 13, 2018
REQUEST:

The applicant is requesting conceptual approval to construct a parking structure to service the San Antonio Zoo and neighboring institutions including Alamo Stadium, Brackenridge Park and the Japanese Tea Gardens.

In addition to conceptual approval of the design of the parking structure, the applicant is requesting a Certificate of Appropriateness to begin site work including site clearing, site preparation, underground utilities and concrete foundations.

This property is public property, but is not located within the boundaries of the Brackenridge Park National Register of Historic Places District, nor is it located within a local historic district or the River Improvement Overlay.

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 construct a parking structure to service the San Antonio Zoo and neighboring institutions including Alamo Stadium, Brackenridge Park and the Japanese Tea Gardens. In addition to conceptual approval of the design of the parking structure, the applicant is requesting a Certificate of Appropriateness to begin site work including site clearing, site preparation, underground utilities and concrete foundations. This property is public property, but is not located within the boundaries of the Brackenridge Park National Register of Historic Places District, nor is it located within a local historic district or the River Improvement Overlay.
- b. DESIGN REVIEW COMMITTEE –
- c. SITE DESIGN – The UDC Section 35-642(a) notes that building sites should be planned to take into consideration existing natural climatic and topographical features, including the avoidance of intrusive leveling. Additionally, this section of the UDC notes that special consideration should be given to maintain the existing urban design characteristics, that accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic and that historically significant aspects of the site shall be identified and is possibly incarnated into the site design. The applicant has proposed site elements that include those which promote the pedestrian atmosphere of the site adjacent to the pedestrian right of way. While trees will be removed through the construction of the parking structure, much of the surrounding tree canopy will remain untouched.
- d. SITE DESIGN – The applicant has proposed one (1) vehicular entry on Tuleta Drive. Staff finds the proposed, single entry to be appropriate.
- e. SITE DESIGN – The applicant has proposed a significant buffer between vehicular traffic on Tuleta Drive and a pedestrian sidewalk that is to run parallel to both the proposed parking structure and Tuleta. Staff finds that upon returning for final approval of the garage design that the applicant should provide a detailed landscaping plan that notes plant and landscaping materials.
- f. BUILDING DESIGN – The UDC Section 35-642(b) notes that buildings for the public should maintain the highest quality standards of design integrity, shall be in scale with their adjoining surroundings, shall feature materials that are suitable to the type of building and design for which they are used, shall feature building components that are designed to contribute to the proportions and scale of their surrounding context and shall feature colors that are harmonious with their surroundings.
- g. BUILDING DESIGN – The applicant has proposed two options for garage design. These two options feature a similar massing; however, materials vary between the two.
- h. BUILDING DESIGN (Option 1) – Option one features a precast concrete structure, a precast concrete stair enclosure, an exposed foundation wall, green screen walls and landscaping elements.
- i. BUILDING DESIGN (Option 2) – Option two features a precast concrete structure, a stair enclosure with perforated metal panel cladding, an exposed foundation wall, green screen walls (more screening is included in option 2 than option 1) and landscaping elements.
- j. BUILDING DESIGN – Staff finds that option two is the most appropriate given the additional design elements as well as the addition screening elements. Staff finds that the ability to incorporate additional screening into option two would be appropriate.
- k. MECHANICAL EQUIPMENT – The UDC Section 35-642(b)(6) notes that mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. The applicant is responsible for complying with this section of the UDC.
- l. LIGHTING – The UDC Section 35-642(b)(6) notes that lighting should be an integral part of the design. Staff

finds that lighting at the top level of the garage should be designed in a manner that does not result in unattractive lighting elements or light spillover onto neighboring properties. Staff finds that sconce lights on the top level may be most appropriate.

- m. SIGNAGE – The applicant has proposed two options for signage, both of which include reverse channel letters that read “San Antonio Zoo”. Option two also includes artwork consisting of perforated metal paneling. Staff finds both options appropriate; however, the inclusion of the artwork would add additional visual interest to the façade as well as further screen the precast concrete panels. All signage must receive approval from the Historic and Design Review Commission prior to installation.
- n. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends conceptual approval of design option two for the proposed new parking structure based on findings f through m with the following stipulations:

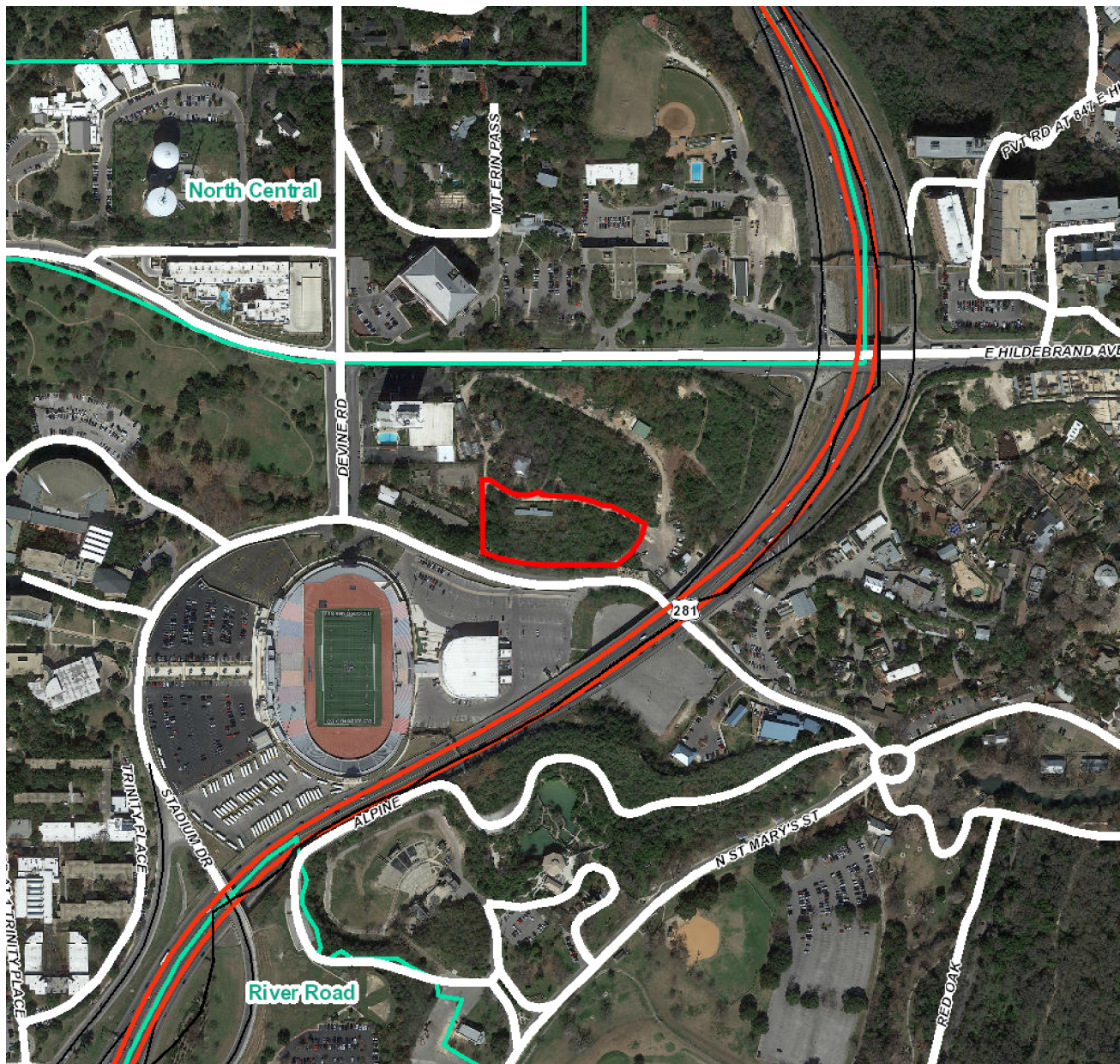
- i. That the applicant submit a detailed landscaping and lighting plan when returning for final approval.
- ii. That lighting at the top level of the garage be designed in a manner that does not result in unattractive lighting elements or light spillover onto neighboring properties and that lighting be an integral part of the overall design.
- iii. That the applicant study the incorporation of additional screening on each façade of the garage.
- iv. That the applicant screen all mechanical equipment from view at the public right of way.
- v. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Staff recommends final approval of the proposed site clearing, site preparation, underground utility work and concrete foundation installation based on findings c through e with the following stipulations:

- i. That the applicant address the above listed stipulations of conceptual approval for the garage design prior to returning for final approval of the overall design.
- ii. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2018

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JULY 24, 2018 HDRC Case#

ADDRESS: TULETA DRIVE AT J81 Meeting Location: 1901 S ALAMO

APPLICANT: MIKE LANFORD/ALAMO ARCHITECTS

DRC Members present: JOHN LAFDON, JEFF FETZER, CURTIS FISH, MICHAEL GUARINO

Staff present: EDWARD HALL (OHP), ~~MARK~~ MARV BEAVERS (TLI)

Others present: OSMO GUIDO/GUIDO, JEFF WATSON/ALAMO ARCHITECTS, BEN BARTON ^(SA ZOO)

REQUEST: CONSTRUCTION OF A PARKING GARAGE ON TULETA DRIVE
NEAR US HWY J81

COMMENTS/CONCERNS: ML: OVERVIEW OF PROPOSED PARKING GARAGE,
REQUIREMENTS OF PROPOSED DESIGN. LG: HOPE TO BEGIN FOUNDATION
WORK W/ APPROVAL PRIOR TO RECEIVING FINAL APPROVAL OF PARKING
DESIGN. MG: CURRENT LOCATION OF GARAGE IS BETTER THAN PREVIOUSLY
PROPOSED LOCATION. MG: HOW WILL ZOO BE ACCESSED FROM PROPOSED
LOCATION? LG: OVERVIEW OF ACCESS FROM GARAGE LOCATION TO ZOO.
JF: PROVIDING LANDSCAPING ON/ALONG PEDESTRIAN PATHWAY FROM
GARAGE TO ZOO SHOULD BE INCLUDED, CAN HEIGHTS OF SCREENS/
GREEN SCREENS ALTERNATE.

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

[Signature]
Committee Chair Signature (or representative)

7/24/18
Date

SL: WILL EXISTING VEGETATION BETWEEN SITE AND J81 BE RETAINED? ML:
WILL ATTEMPT TO.

MG: ROOFTOP LIGHTING SHOULD NOT BE DESIGNED TO ALLOW FOR LIGHT POLLUTION.

MG: RELATIONSHIP WITH JAPANESE TEA GARDEN - POTENTIAL VIEWSHED CONCERNS.

JW: BASE AT HEIGHT OF FREEWAY. GARAGE 60' ABOVE HIGHWAY (ROOF HEIGHT).

EF: EAST FACADE MAY NEED ADDITIONAL SCREENING.

JF: ACCOMMODATING GREEN SCREEN FOR NORTH FACADE FOR ADDITIONAL SCREENING
WOULD BE APPROPRIATE.

Project:

San Antonio Zoo Parking Garage
Alamo Architects Job No: 2018-27

Subject:

HDRC Submission – 2018-09-14

We're seeking conceptual approval for design of a new parking structure servicing the San Antonio Zoo. In addition to providing parking for the San Antonio Zoo, and its Zoo School, the parking garage will help to alleviate parking for some of its neighboring institutions, which include: Alamo Stadium, Brackenridge Park, and the Japanese Tea Gardens. In addition to conceptual approval of the overall design of the structure, we're seeking a certificate of appropriateness to begin site clearing, site preparation, underground utilities, and concrete foundations. Although the project is adjacent to Brackenridge park, it is not included within the boundaries of the National Register of Historic Places as Historic Landmark site for Brackenridge park, nor is it included in the RIO-1 Overlay.

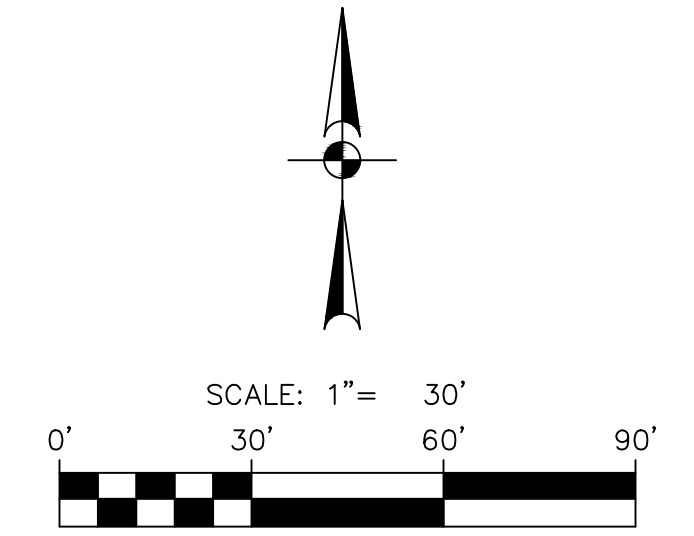
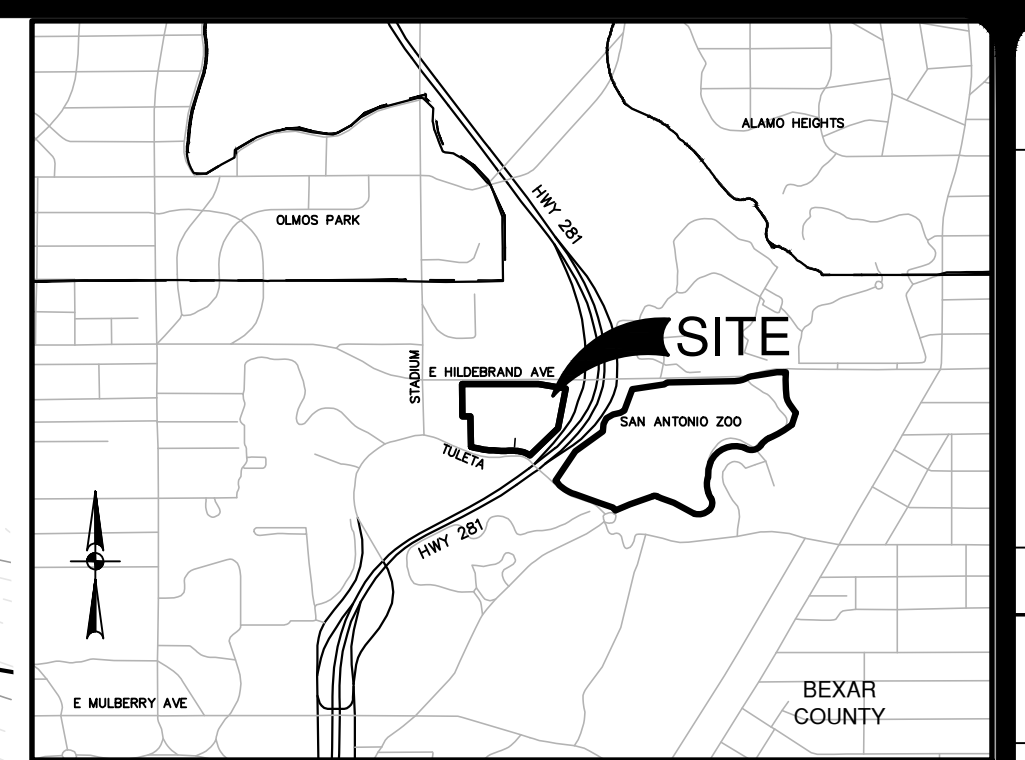
The parking garage is located off of Tuleta Drive, just north west of the San Antonio Zoo entrance; and it will be a five story precast concrete structure accommodating 600 cars, clad with green screen walls. Included in the scope of the project will be a new pedestrian path along Tuleta Drive from the garage to the entry of the zoo.

At this time, we are considering, and have included in the presentation materials, two designs for the cladding of the structure. These two designs illustrate different levels of articulation of the building façades, that will be further developed as we continue to refine the construction budget. As the design progresses we'll consolidate these schemes into a single submission for final approval from the HDRC.

Option 1 includes green screen elements attached along the South and East facades of the concrete structure. This is the baseline for the design, and the minimum amount of green screen being considered at this time.

Option 2 provides green screening beyond that of Option 1; and adds additional elements along the West Elevation, perforated panels enclosing the stair towers, and commissioned artwork to enhance the South and East facades of the building.

In both options the design team intends to provide the necessary infrastructure to provide cladding to the North elevation as the Zoo continues to expand.



SAN ANTONIO ZOO

**SAN ANTONIO
ZOO SCHOOL**

LOT 38
BLOCK
NCB A52

TULETA DR

HWY 287



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 TBPLS FIRM REGISTRATION #10028800

ZOO PARKING GARAGE
SAN ANTONIO, TEXAS

SCHEMATIC SITE PLAN
SECOND LINE FOR NAME OF PLAN

PLAT NO. _____
JOB NO. 8980-08
DATE SEPT. 2018
DESIGNER AR
CHECKED AR DRAWN JG
SHEET EX 1

XXXXXXXXXX





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Alamo
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San Antonio Zoo Parking Garage

Historic Design and Review Commission - Conceptual Submission

September 14, 2018



Site Location

Scale: 1"=50'-0" @ 11x17



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San Antonio Zoo Parking Garage
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Site Photos
Northbound Tuleta Drive
Scale: N/A



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Site Photos

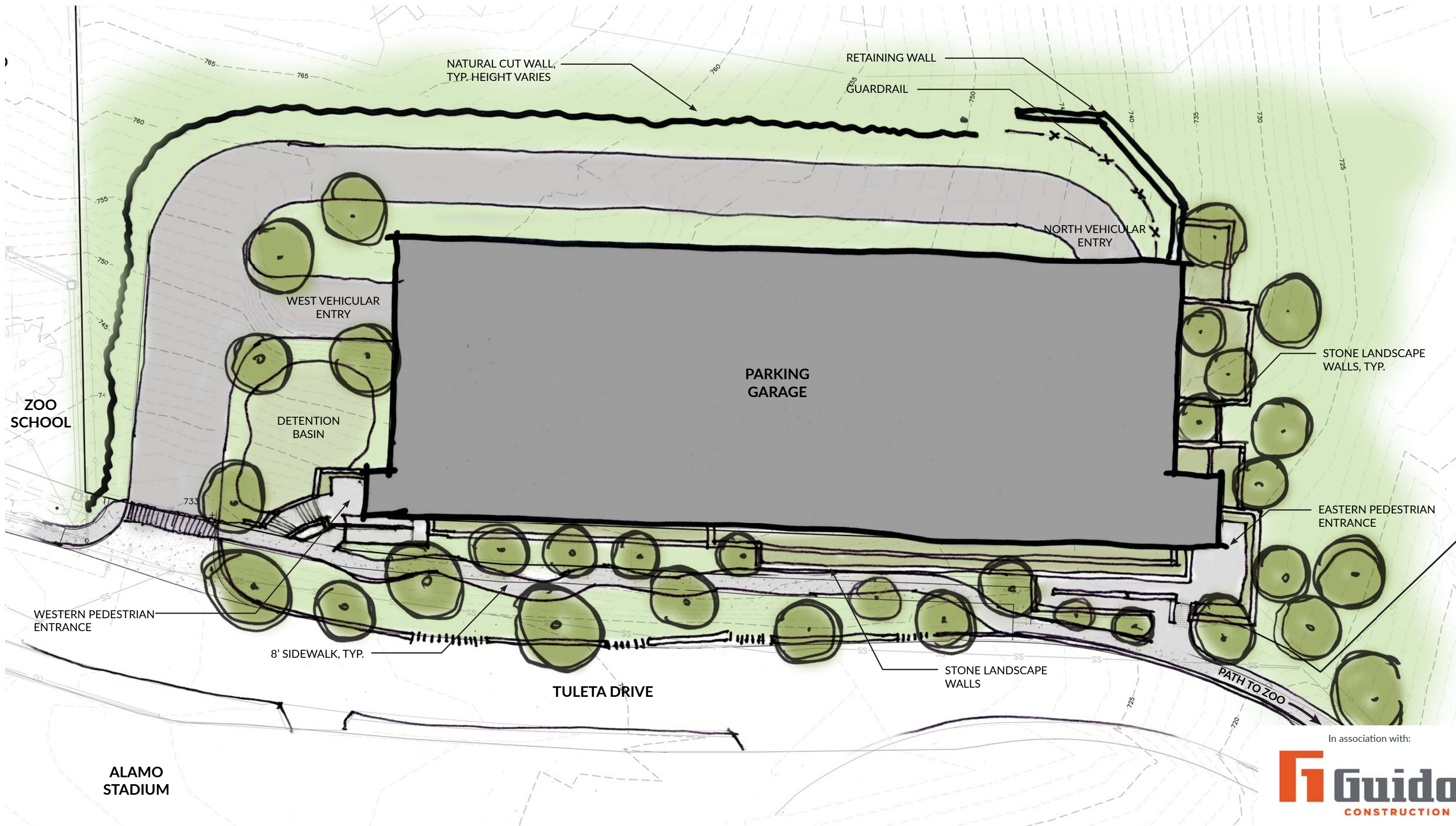
Southbound Tuleta Drive

Scale: N/A



PROJECT SITE





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San Antonio Zoo Parking Garage

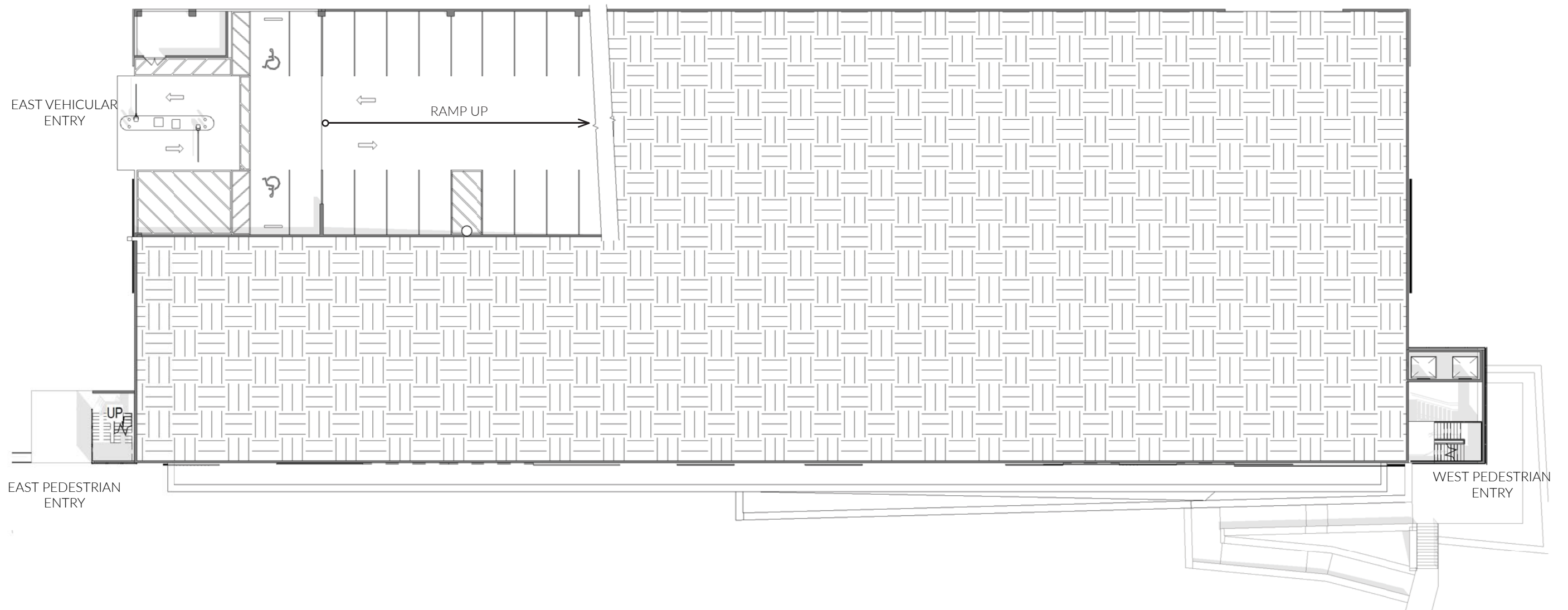
Historic Design and Review Commission - Conceptual Submission

September 14, 2018



Site Plan

Scale: 1"=40'-0" @ 11x17



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San Antonio Zoo Parking Garage

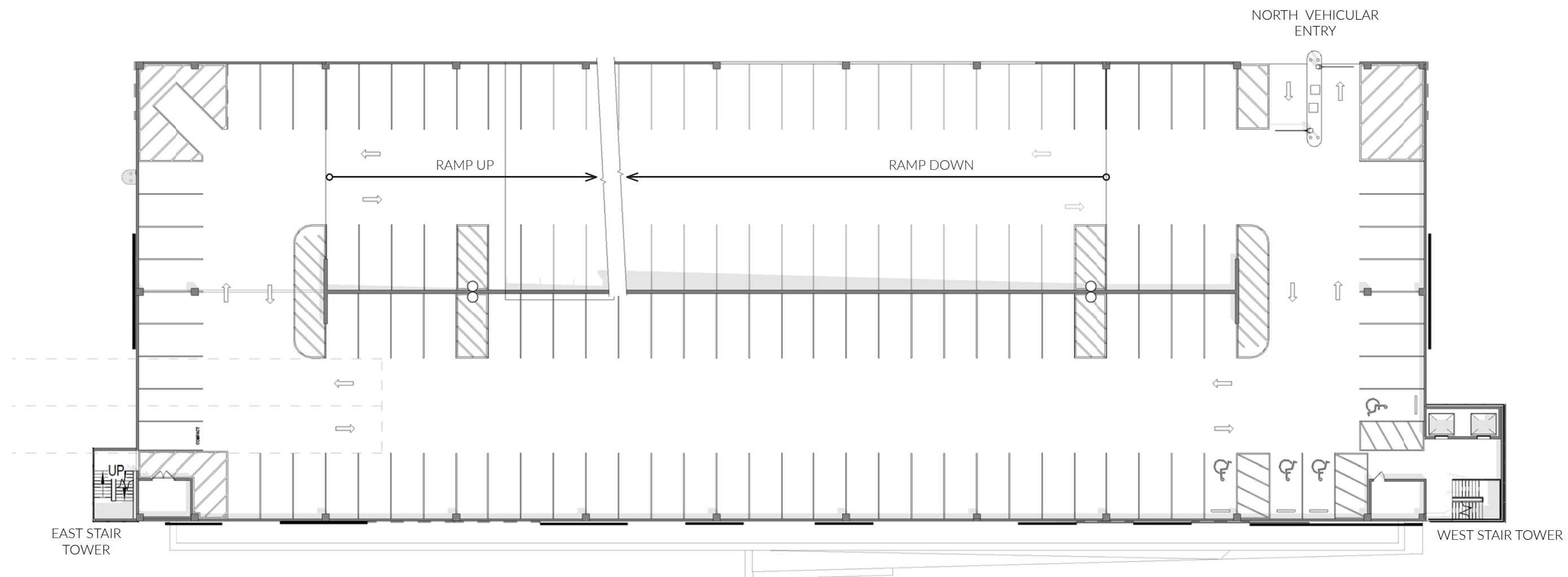
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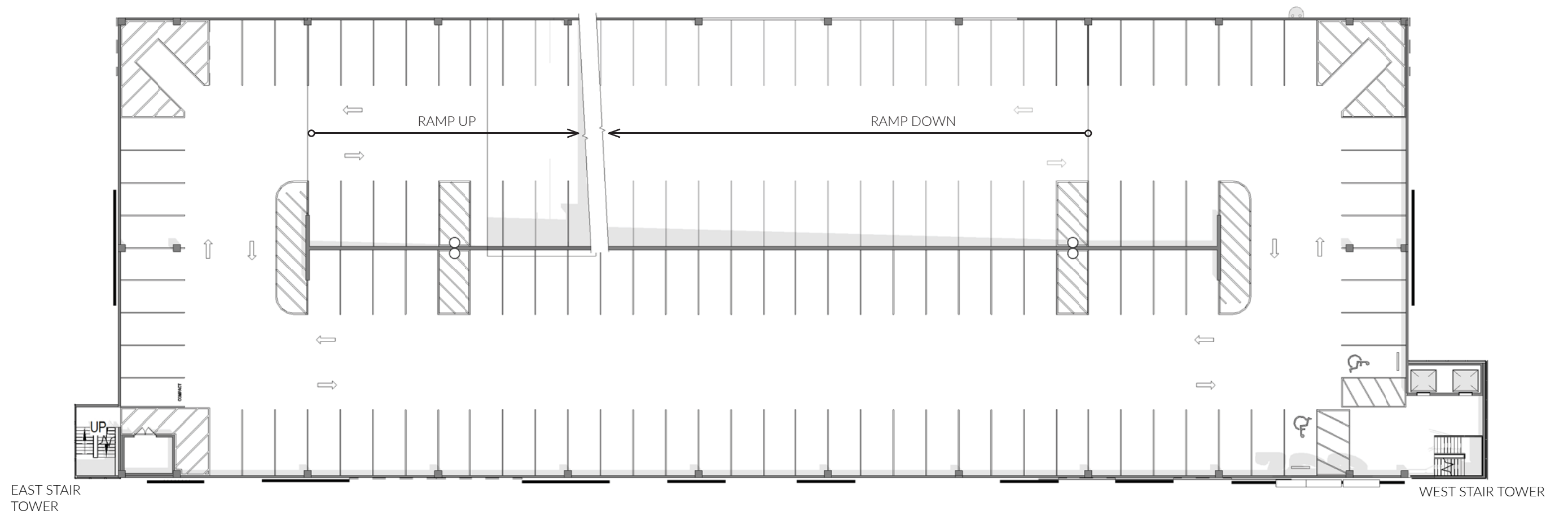
Floor Plan
1st Floor

Scale: 1"=30'-0" @ 11x17



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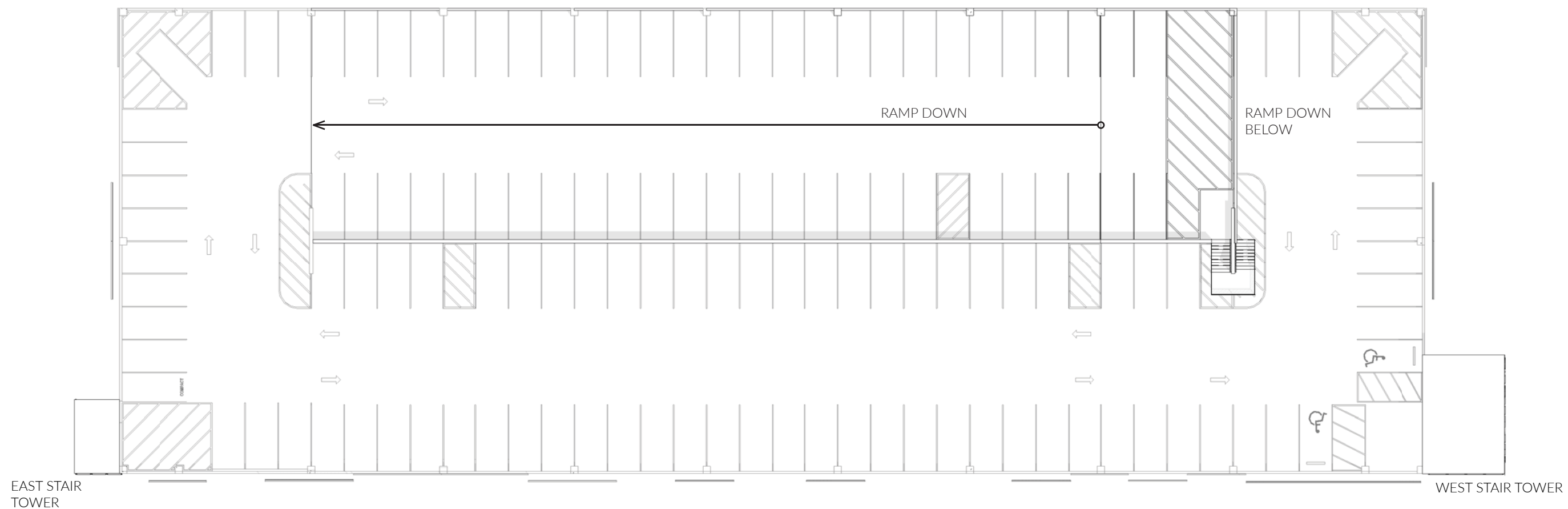
September 14, 2018



Floor Plan

3rd - 5th Floors Sim.

Scale: 1"=30'-0" @ 11x17



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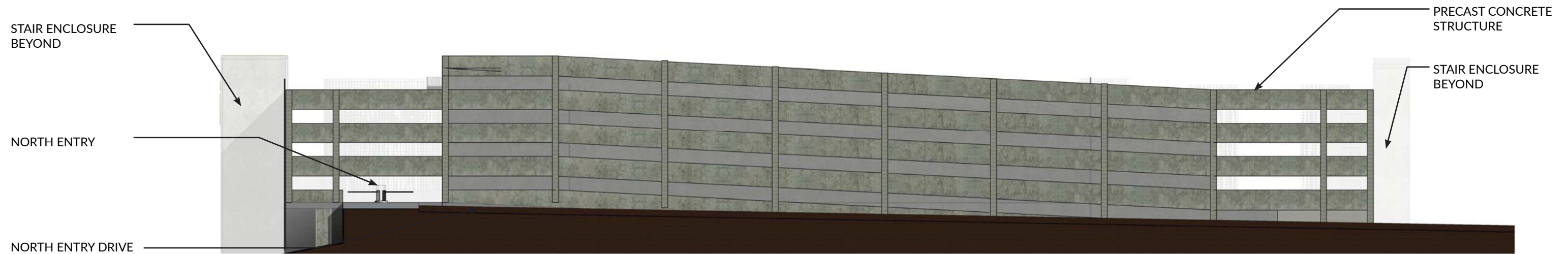
SOUTH ELEVATION - OPTION 1



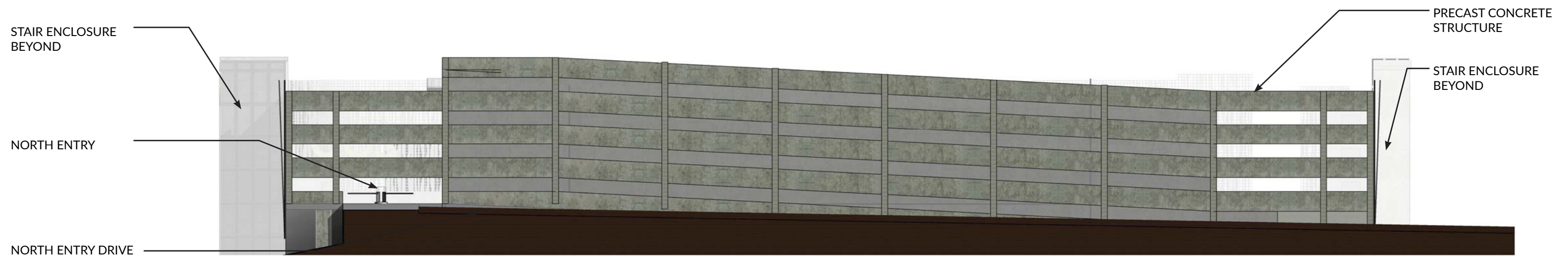
SOUTH ELEVATION - OPTION 2

In association with:





NORTH ELEVATION - OPTION 1



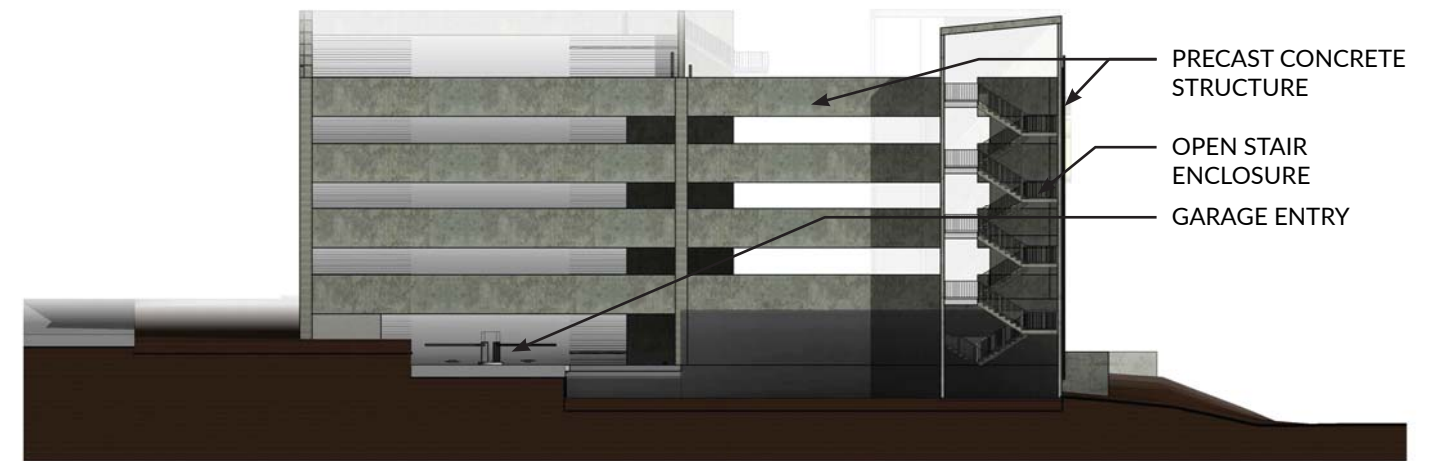
NORTH ELEVATION - OPTION 2

In association with:





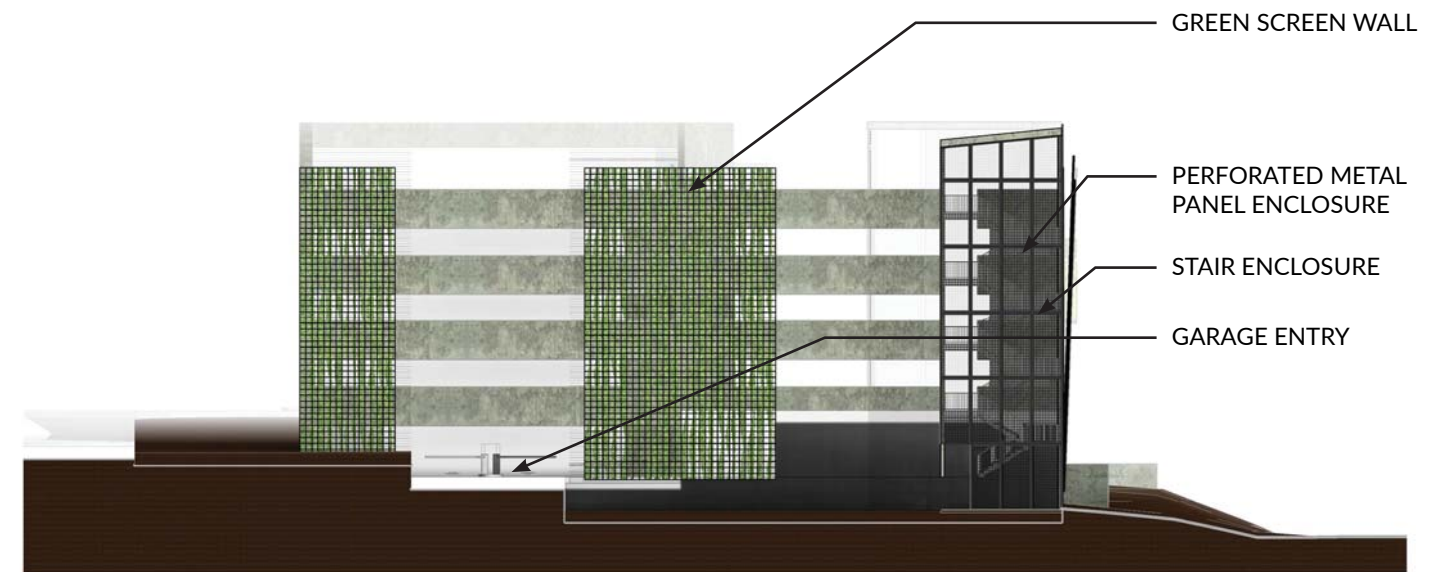
EAST ELEVATION - OPTION 1



WEST ELEVATION - OPTION 1



EAST ELEVATION - OPTION 2



WEST ELEVATION - OPTION 2

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SAN ANTONIO
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San Antonio Zoo Parking Garage

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Building Elevations

Scale: 1/16" = 1'-0" @ 11"x17"



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San Antonio Zoo Parking Garage

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Perspective Rendering
281 Northbound - Option 1

Scale: NTS



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Perspective Rendering
281 Northbound - Option 2

Scale: NTS



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Perspective Rendering
281 Northbound - Option 2

Scale: NTS



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Perspective Rendering
281 Northbound - Option 2

Scale: NTS