

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-502
COMMON NAME: OLD SPANISH TRAIL PARK
ADDRESS: 3668 FREDERICKSBURG RD
LEGAL DESCRIPTION: NCB 8409 P-100 (DRAINAGE RIGHT OF WAY)
ZONING: UZROW
CITY COUNCIL DIST.: 1
APPLICANT: Stanley Albus/Rialto Studio, Inc
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform draining and landscaping modifications.
2. Install new scoreboards, spectator seating, and equipment storage.
3. Install new lighting
4. Install new signage.

APPLICABLE CITATIONS:

UDC 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.

UDC 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.

FINDINGS:

- a. The property located 3600 Fredericksburg Rd, commonly known as Old Spanish Trail Park, currently doubles as a city and county stormwater detention facility. The applicant has proposed to add several high-quality sports recreation accommodations to the park. Enhancements include drainage improvements, vegetation, irrigation systems, lighting, signage, and several spectator improvements including seating, scoreboards, and equipment storage.
- b. LANDSCAPING AND DRAINAGE MODIFICATIONS – The applicant has proposed to perform various landscaping modifications. The landscaping and stormwater modifications will help with drainage control and will not affect character defining elements of the park. Landscaping improvements include the addition of several soccer fields within the existing park. Staff finds the proposal consistent with the UDC Sec. 35-642 (a).
- c. SEATING, STORAGE, AND SCOREBOARD – The applicant has proposed new spectator seating, equipment storage areas, and scoreboards for the recreational fields. The locations of these elements are sensitive to existing draining and stormwater areas as well as those planned for improvements to incorporate the proposed underground irrigation system. Staff finds the proposal consistent with the UDC.
- d. LIGHTING – The applicant has proposed to install pedestrian lighting along new and existing pathways within the park and at the proposed spectator areas. Staff finds the proposal consistent with the UDC.
- e. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

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

- i. That the applicant provides staff with the final soccer field plan chosen for final approval.
- ii. That comprehensive signage proposal(s) comply with the UDC requirements for signage. The applicant should coordinate with the Development Services Department Field Services Division – Signs to ensure compliance.
- iii. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 09, 2018

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OLD SPANISH TRAILS PARK SITE PHOTOS

Existing Basins



Security Fencing



Maintenance Access



Existing Accommodations





OLD SPANISH TRAILS PARK SPORTS FACILITY PROJECT DEVELOPMENT NARRATIVE

September 28, 2018

This project intends to add high-quality sports recreation accommodations to an existing city park. The park currently doubles as a city/county stormwater detention facility. The Urban Soccer Leadership Academy (USLA) currently has lease of the storage basin areas, and enhancements by this project will be designed and constructed according to their guidelines with San Antonio Parks and Recreation oversight and City of San Antonio Stormwater Department review. Work will be limited to within the limits of the detention basins. The USLA is agreeable to shared use with other groups.

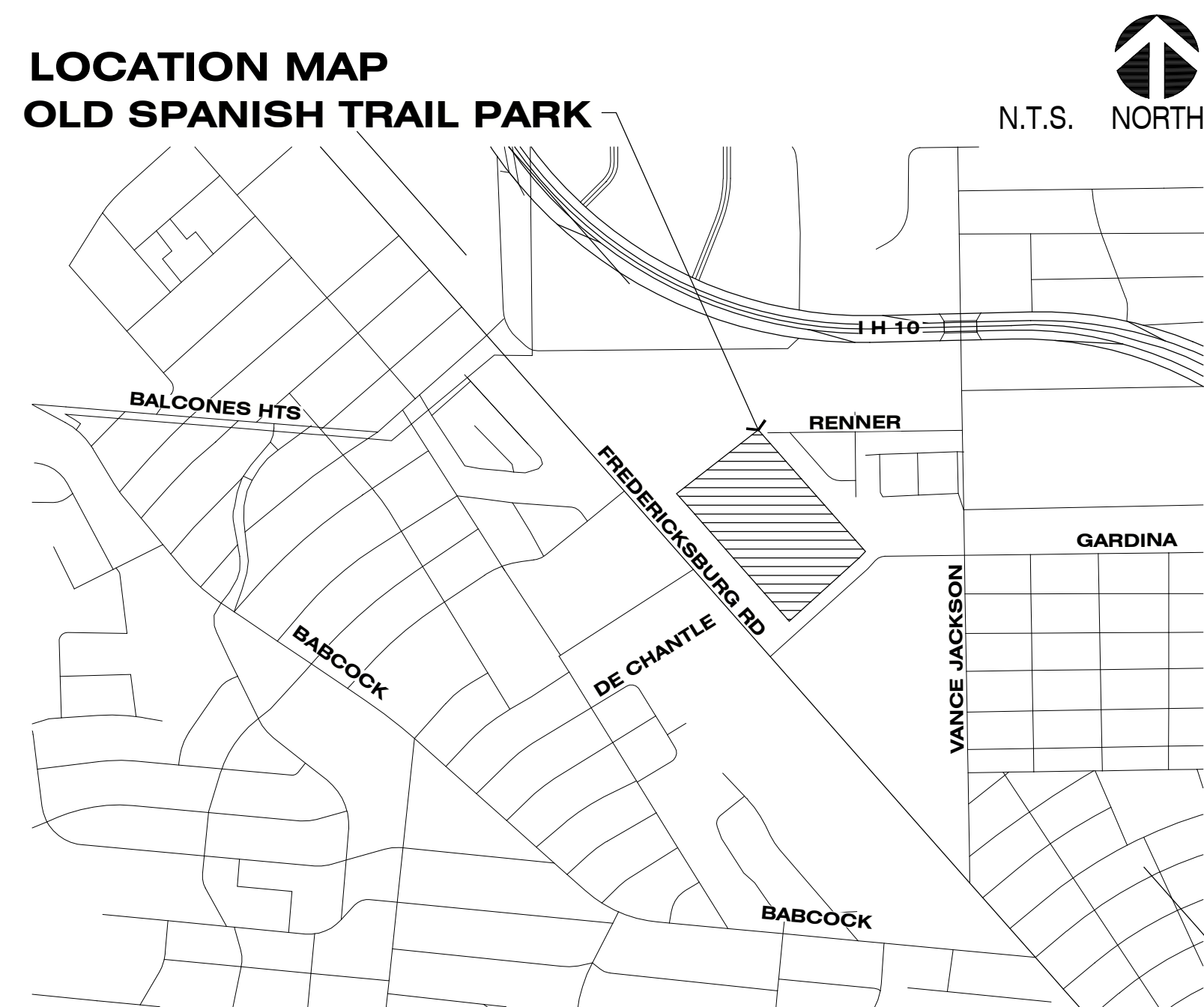
This project seeks to:

- Improve residual drainage of the basin floors and, therefore, decrease down-time following rain events.
- Improve the quality of the vegetation cover to promote safety and playability at a competitive level.
- Provide permanent and automatic underground irrigation to sustain the proposed field upgrades.
- Provide professional-quality lighting for nighttime use and after-hours security.
- Support the competitive play agenda with spectator seating, scoreboard(s), and equipment storage.
- Provide a safe and secure environment for players and spectators through the inclusion of warning signage and a public address system.

The proposed sports facility will be served by the existing parking, accessible walkway system, and security fencing. VIA bus service also exists at the park.

Construction of the proposed improvements will utilize existing facility maintenance access points thereby allowing for uninterrupted use of the walking trails by park patrons. Construction is expected to complete in phases and provide field access as early as July 2019 in preparation for the fall soccer season.

Environmental assessment has concluded that all historically significant elements of the property were removed during stormwater facility construction.



DATE OF ISSUE

8.15.2018

PROJECT NUMBER

XX-XXXXX

FUNDING

2017 BOND

CITY COUNCIL:

MAYOR

RON NIRENBERG

COUNCIL

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CLAYTON PERRY	DISTRICT 10

CITY OF SAN ANTONIO

OLD SPANISH TRAIL PARK

3600 FREDERICKSBURG RD #126D
SAN ANTONIO, TEXAS



CITY MANAGER

SHERYL SCULLEY

PARKS & RECREATION

DIRECTOR

XAVIER URRUTIA

TCI DIRECTOR

MIKE FRISBIE

PROJECT MANAGER

DESIREE SALMON
SR. LANDSCAPE ARCHITECT
PH. # 210-207-2113

PRIME CONSULTANT

RIALTO STUDIO, INC.
LANDSCAPE ARCHITECTURE
PH. # 210-828-1155

DESIGN

DEVELOPMENT SET

SHEET INDEX

- G1.1 GENERAL CONDITIONS & NOTES
- G1.2 EXISTING TOPOGRAPHY
- G1.3 EXISTING TOPOGRAPHY
- L2.1 LAYOUT & DIMENSION CONTROL (NORTH)
- L2.2 LAYOUT & DIMENSION CONTROL (SOUTH)
- L2.3 USAGE SCENARIOS (NORTH)
- L2.4 USAGE SCENARIOS (SOUTH)
- L3.1 SECTIONS & ELEVATIONS
- L0.0 OPINION OF PROBABLE COSTS
- L0.1 LIGHTING SCHEMATIC



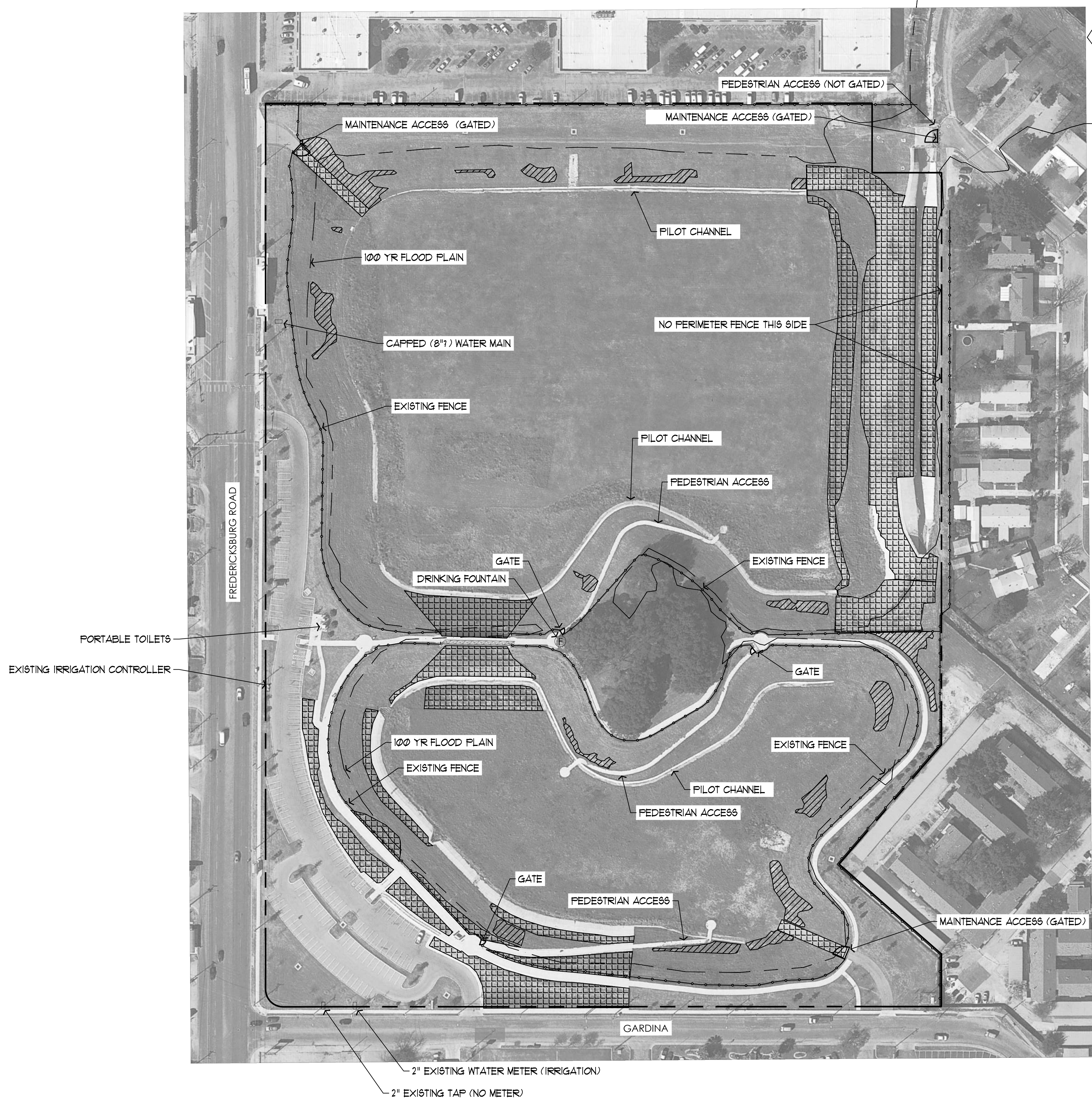
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TRANSPORTATION & CAPITAL IMPROVEMENTS DEPARTMENT

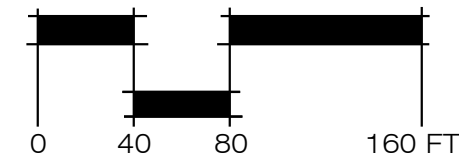
P.O. BOX 839966, SAN ANTONIO, TX 78283 PH # 210-207-8140 FAX # 210-207-2197

"Although it is not the responsibility of the City to provide sets of drawings and/or specifications to the successful Contractor for the construction of this project, the City may provide extra or returned sets that are available, if any from the bidding process. All other sets as deemed required by the Contractor, for the purposes of construction of this project, shall be obtained and paid by the Contractor."



LEGEND

- UNEARTHED CONCRETE EROSION CONTROL BLOCKS
- ERODED SLOPED AREAS
- EXISTING FENCE
- EXISTING GATES
- DRINKING FOUNTAIN



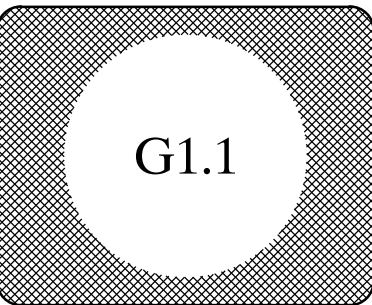
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2425 Broadway, Suite 105
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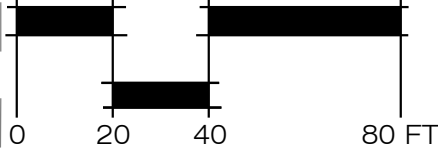
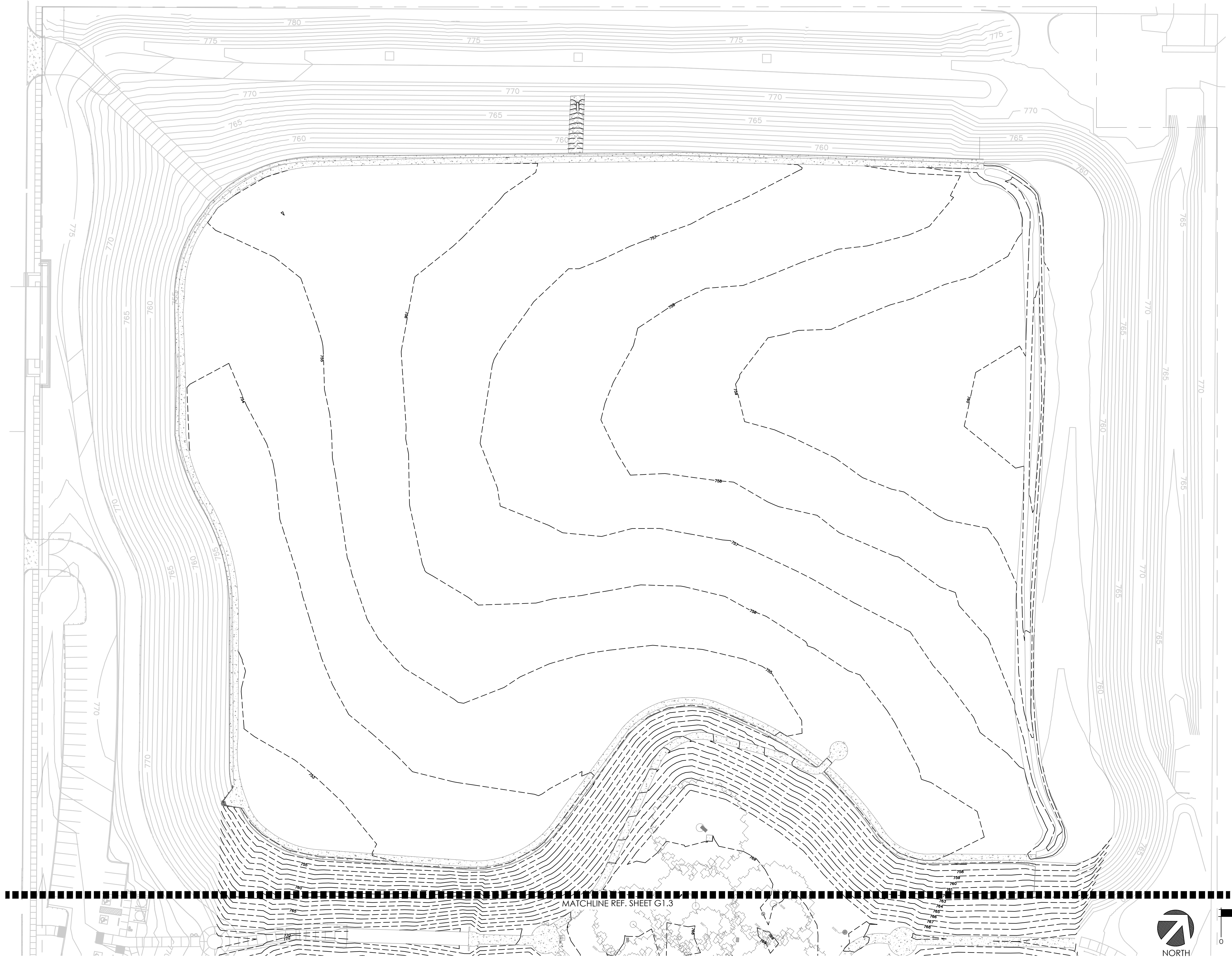
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OLD SPANISH WALKING
TRAILS PARK
San Antonio, Texas
Design Development Plans
GENERAL CONDITIONS & NOTES



Drawn By: MR
Designed By: SFA
Date: August 15, 2018
Project No.: RSI-1806
Filename:

FREDERICKSBURG ROAD



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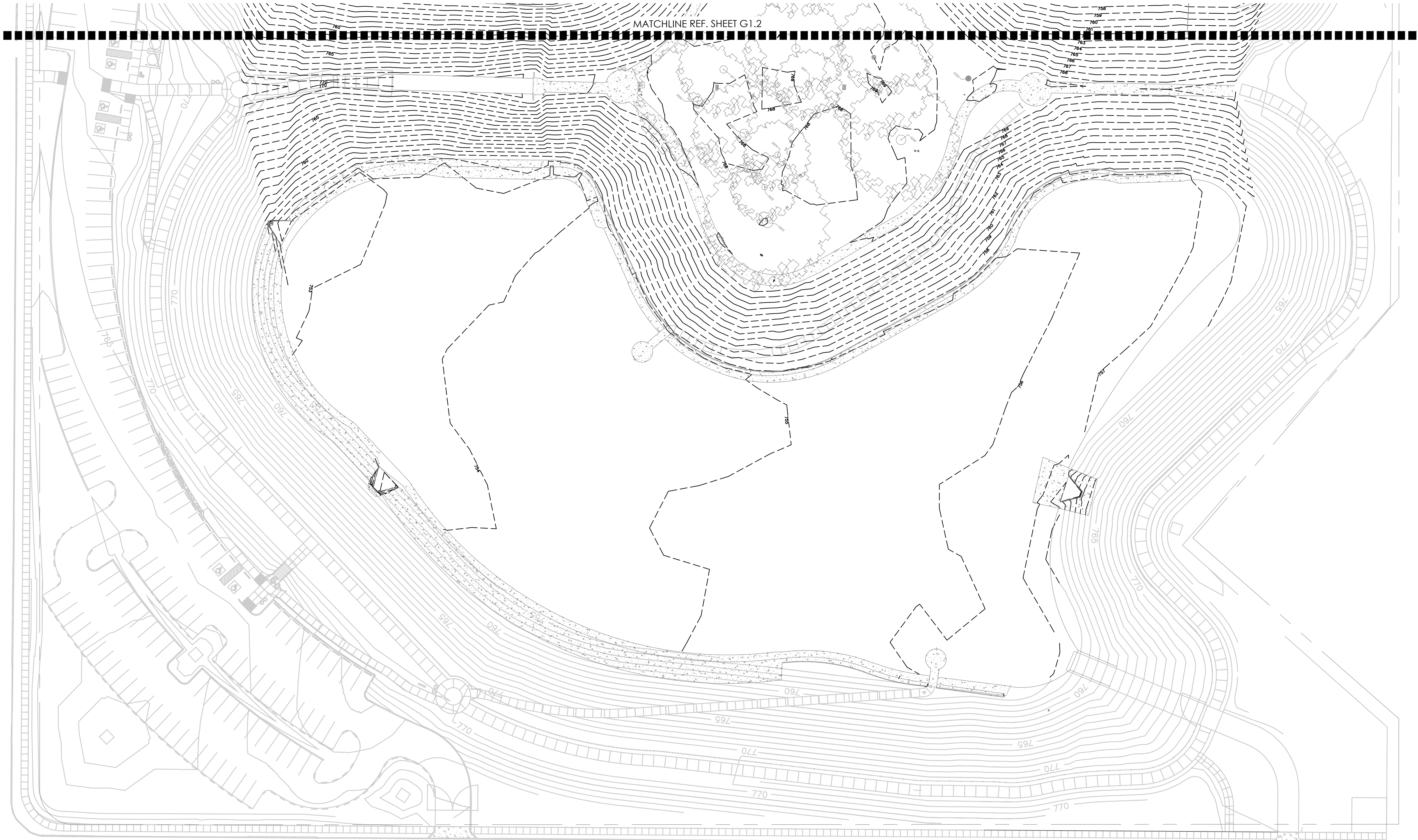
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OLD SPANISH WALKING TRAILS PARK
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Design Development Plans

EXISTING TOPOGRAPHY

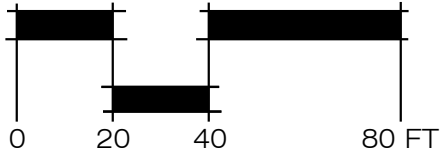
G1.2

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FREDERICKSBURG ROAD

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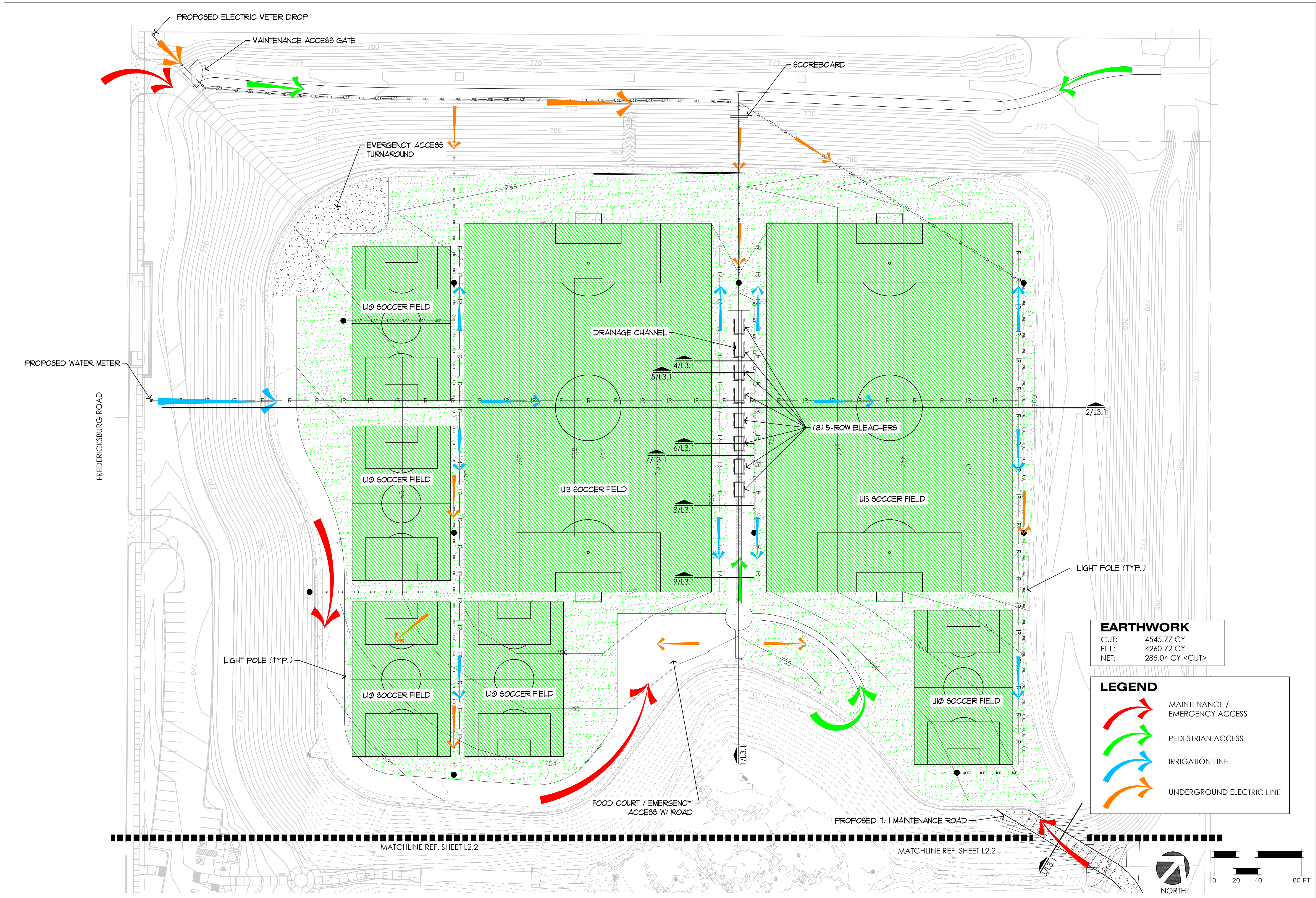
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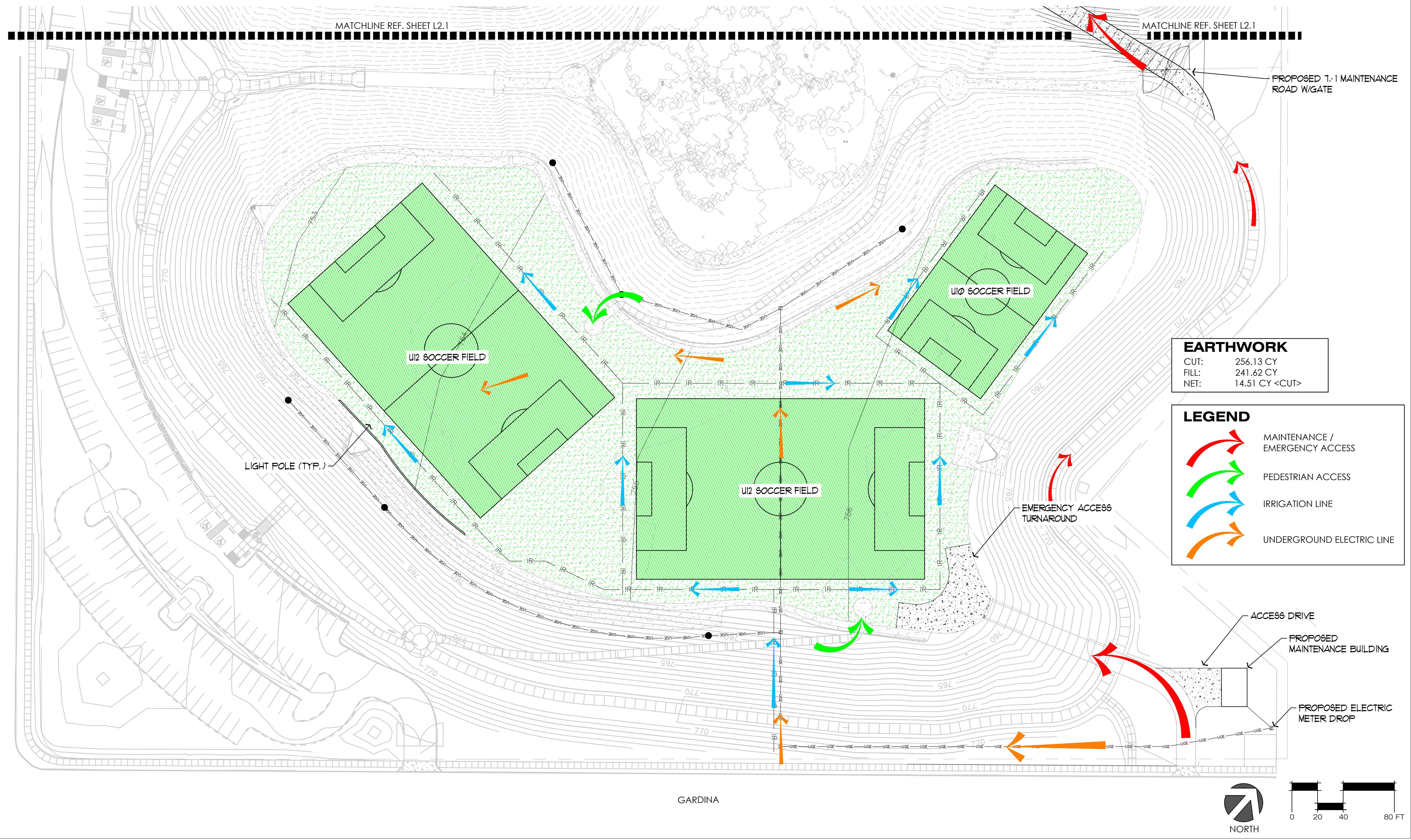
OLD SPANISH WALKING
TRAILS PARK
San Antonio, Texas
Design Development Plans
EXISTING TOPOGRAPHY

G1.3

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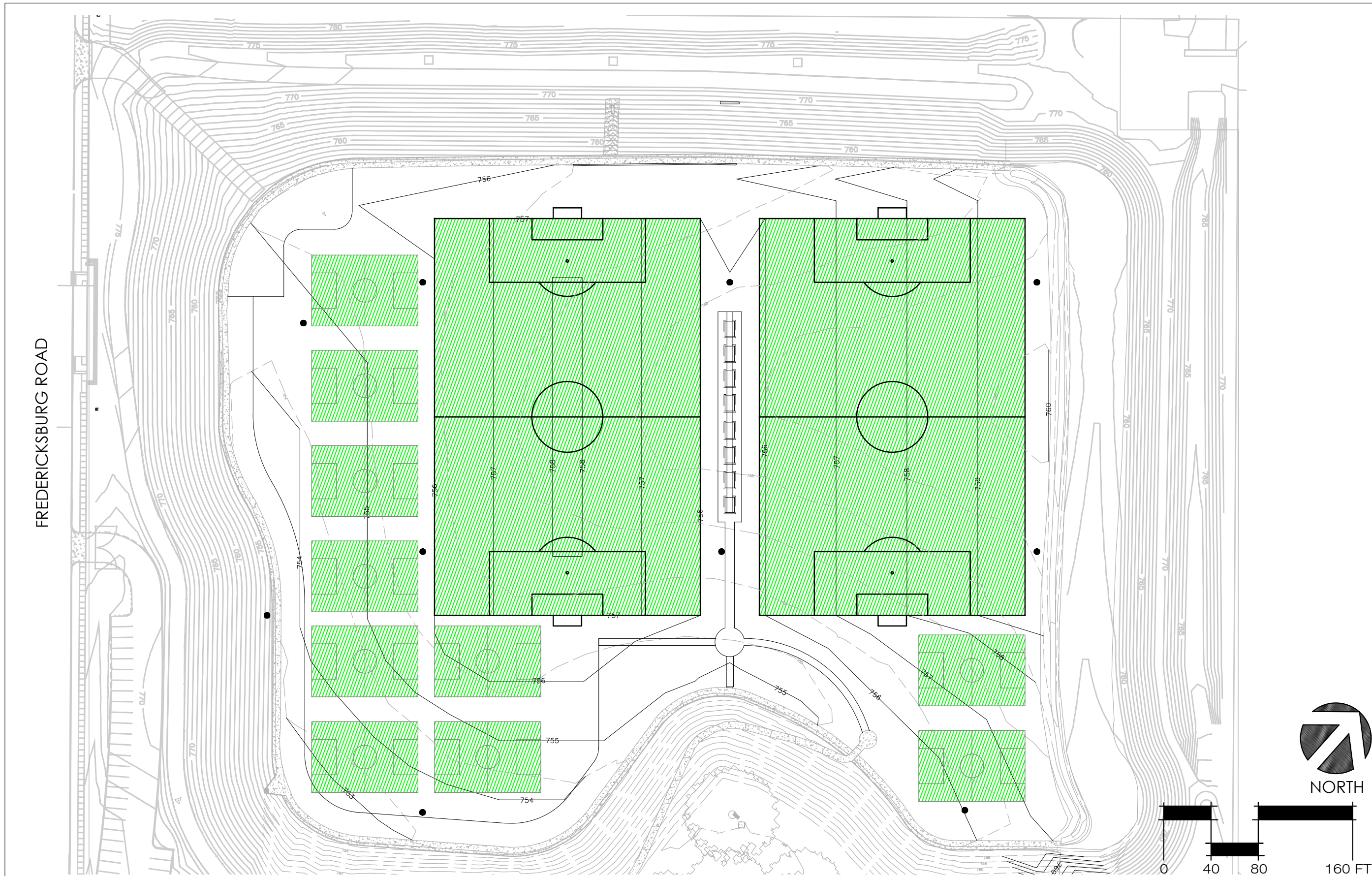
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OLD SPANISH WALKING
TRAILS PARK
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Design Development Plans
**LAYOUT & DIMENSION CONTROL
(SOUTH)**

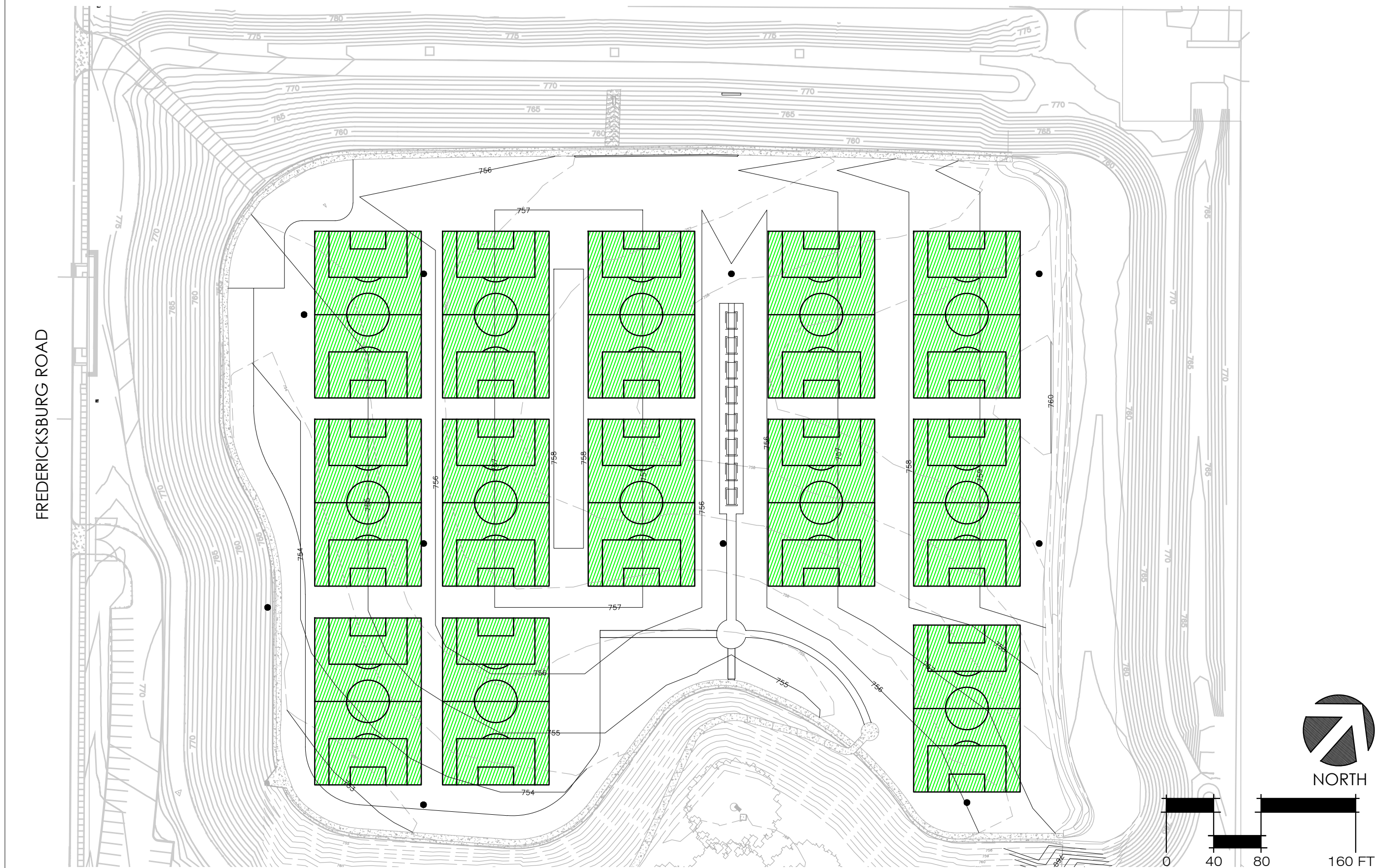
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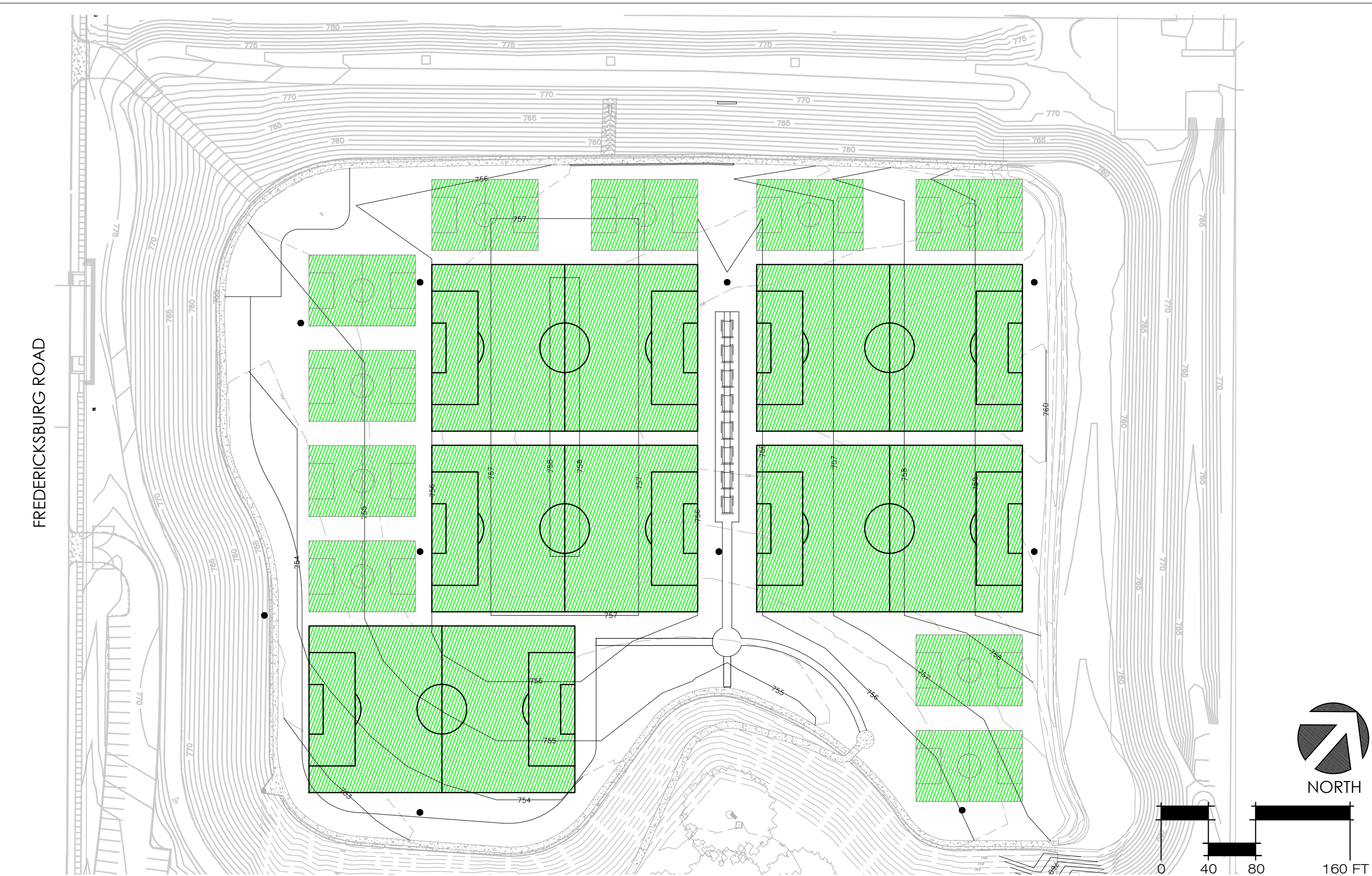
U13 SOCCER FIELDS

DETAILS:
DIMENSIONS: 2 FIELD MAX
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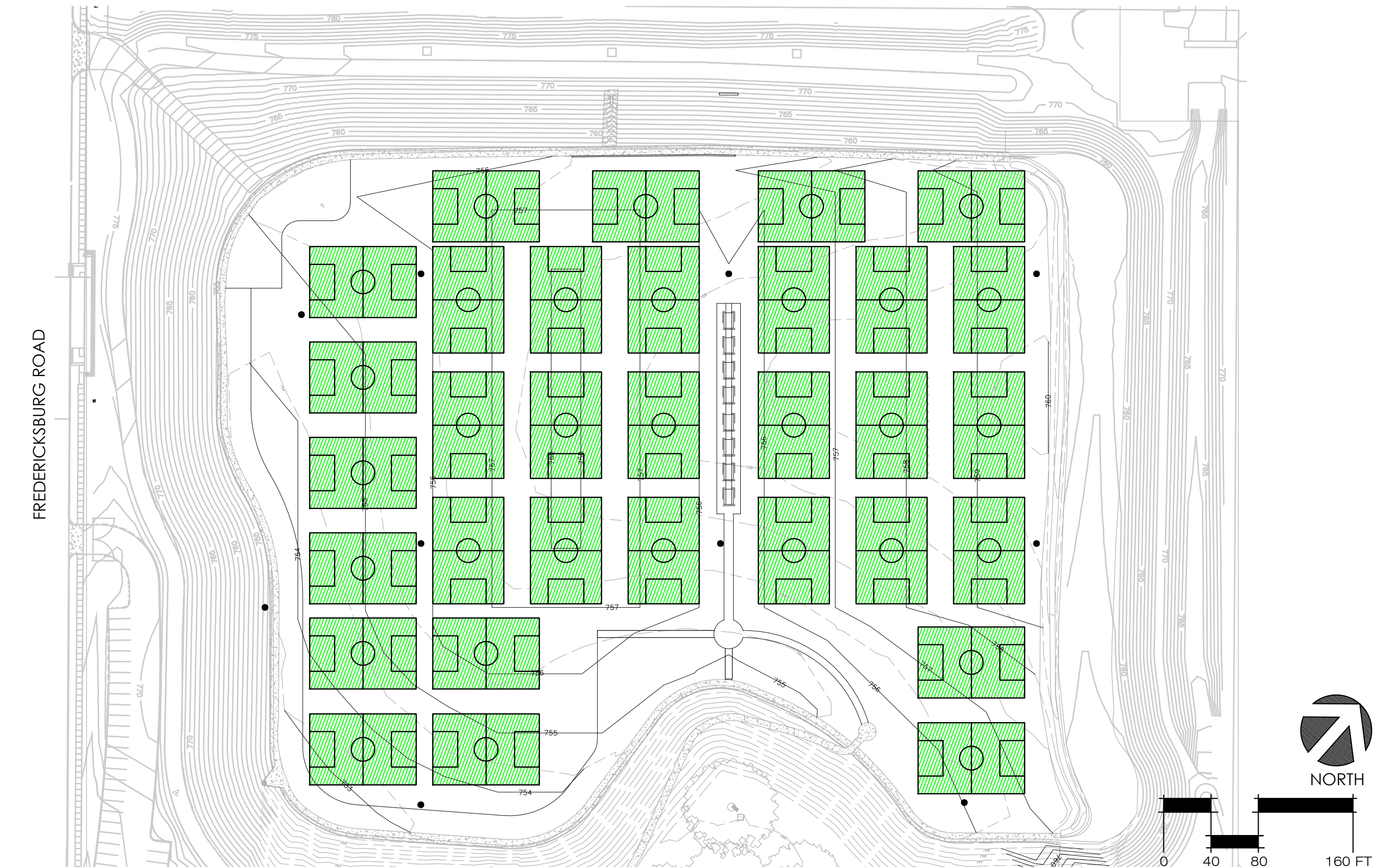
U10 SOCCER FIELDS

DETAILS:
DIMENSIONS: 13 FIELD MAX
90' W x 141' L



U12 SOCCER FIELDS

DETAILS:
DIMENSIONS: 5 FIELD MAX
141' W x 225' L



U8 SOCCER FIELDS

DETAILS:
DIMENSIONS: 32 FIELD MAX
60' W x 90' L

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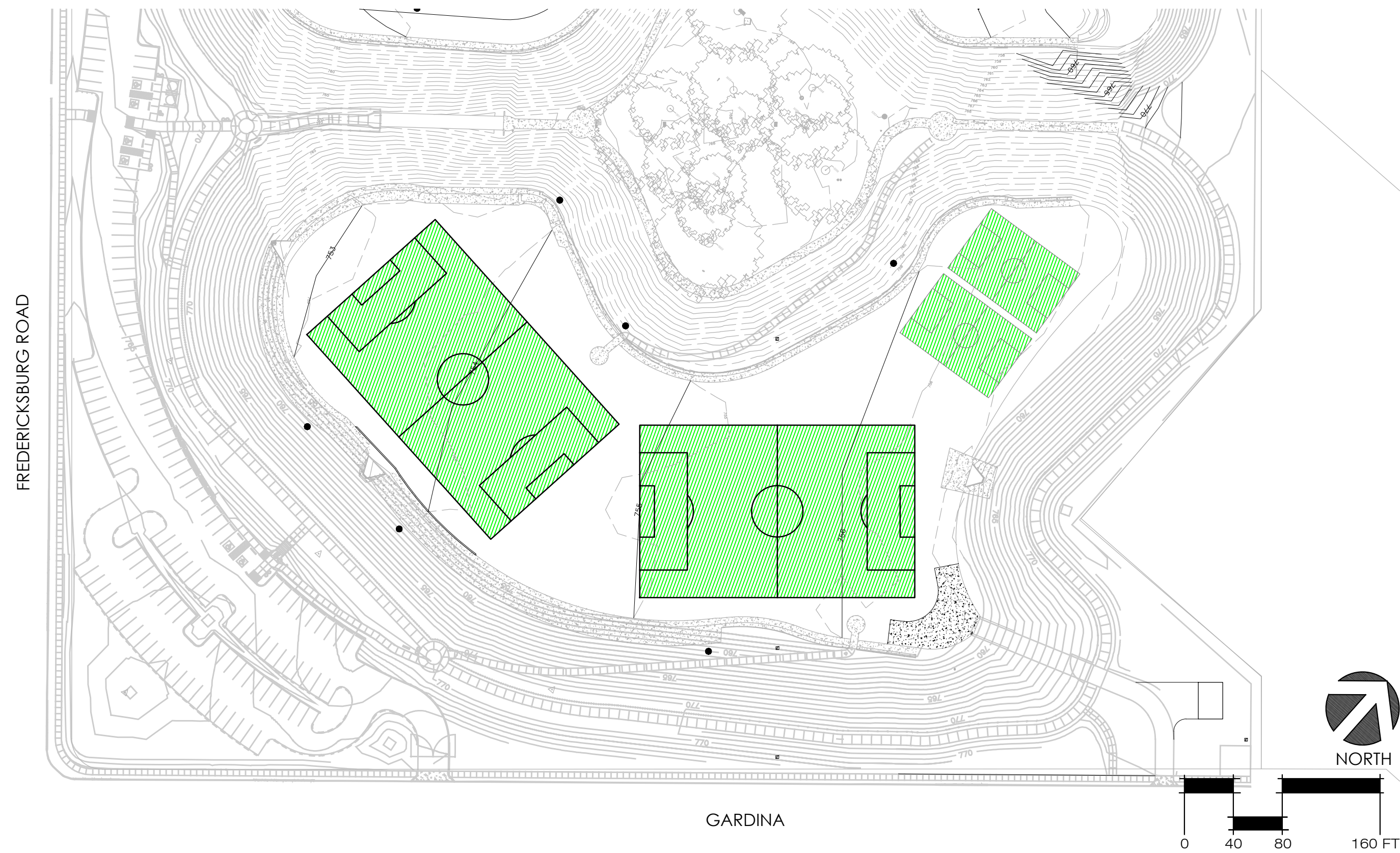
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OLD SPANISH WALKING
TRAILS PARK
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Design Development Plans
USAGE SCENARIOS (NORTH)

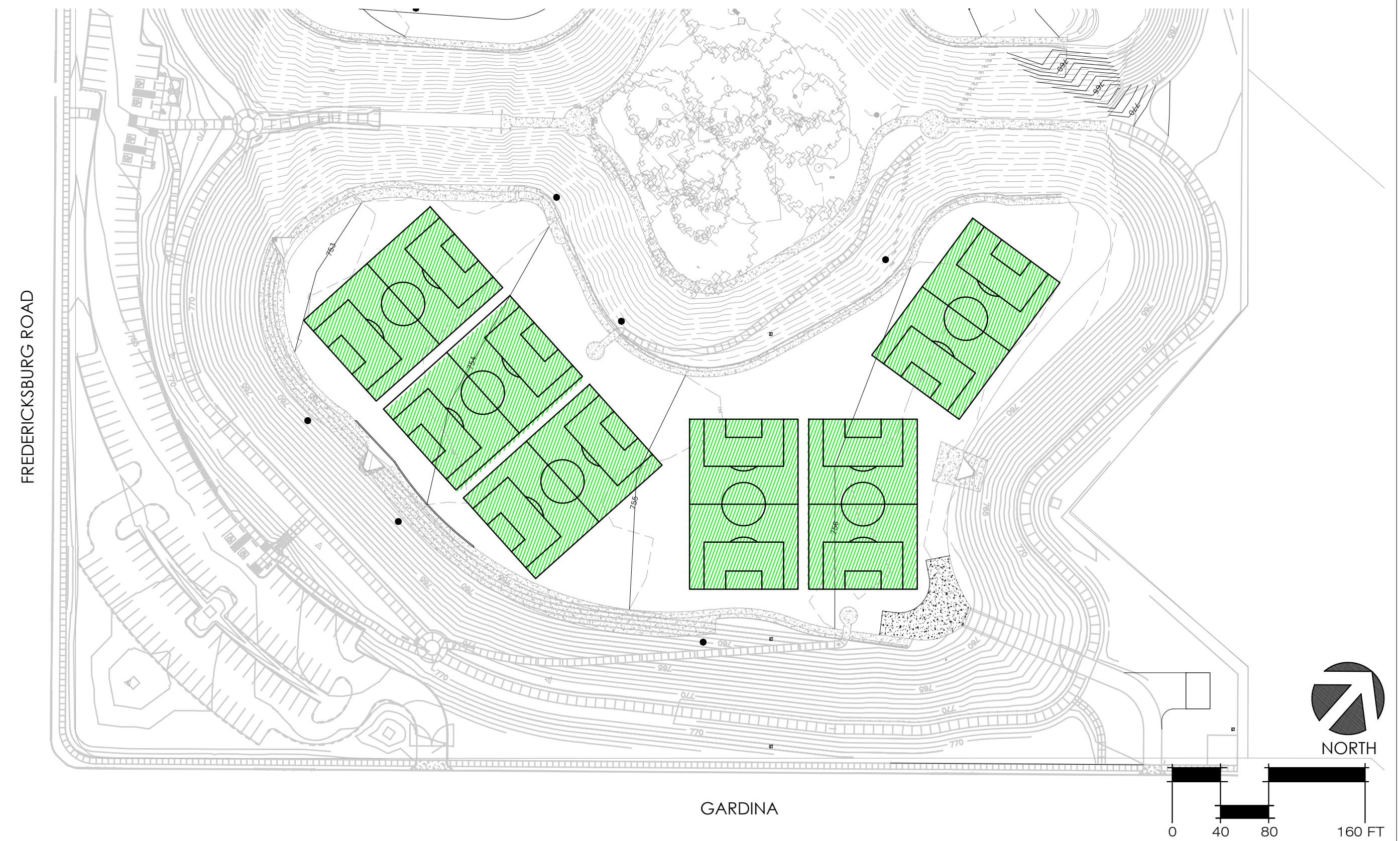
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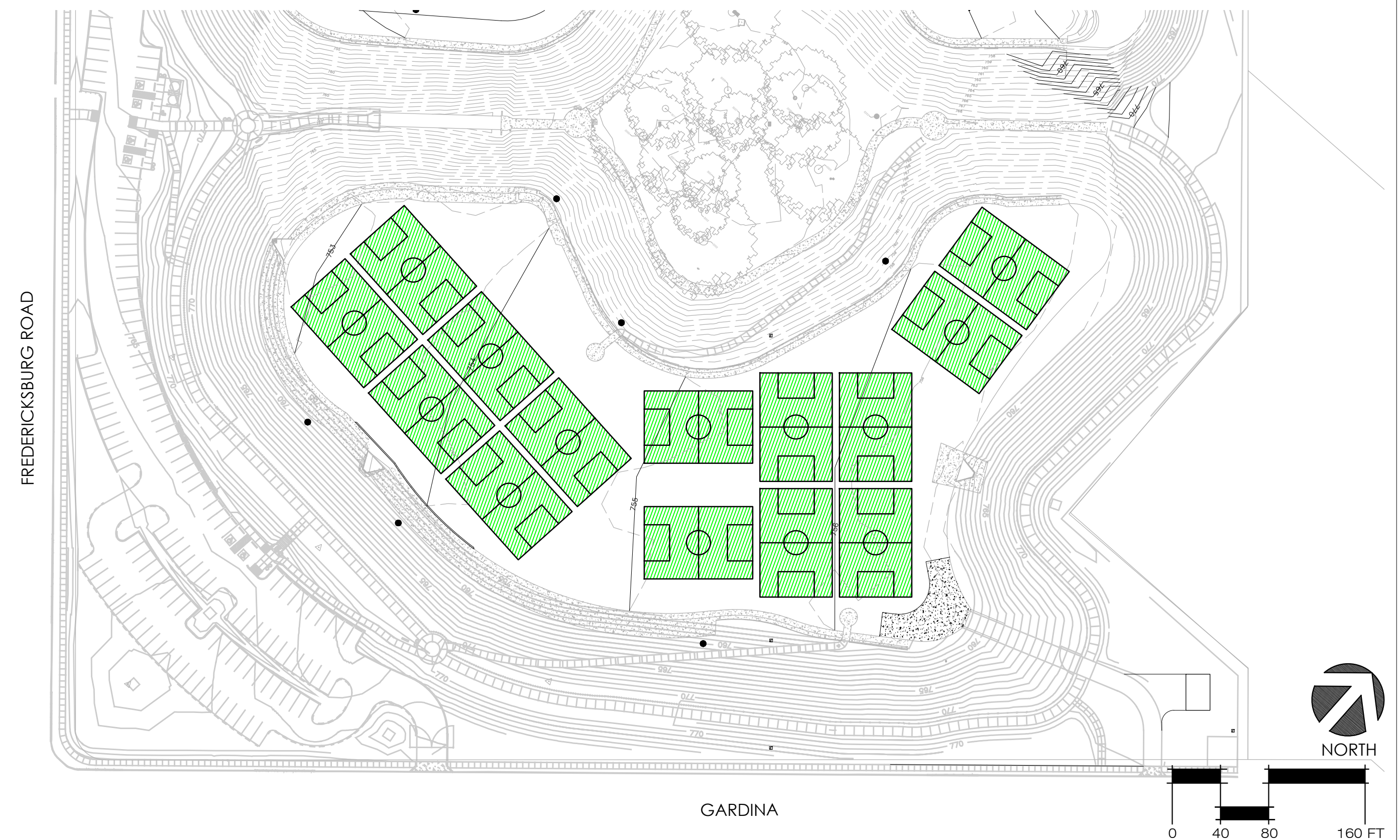
U12 SOCCER FIELDS

DETAILS: 2 FIELD MAX
DIMENSIONS: 141' W x 225' L



U10 SOCCER FIELDS

DETAILS: 6 FIELD MAX
DIMENSIONS: 90' W x 141' L



U8 SOCCER FIELDS

DETAILS: 14 FIELD MAX
DIMENSIONS: 60' W x 90' L

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TRAILS PARK

San Antonio, Texas
Design Development Plans

USAGE SCENARIOS (SOUTH)

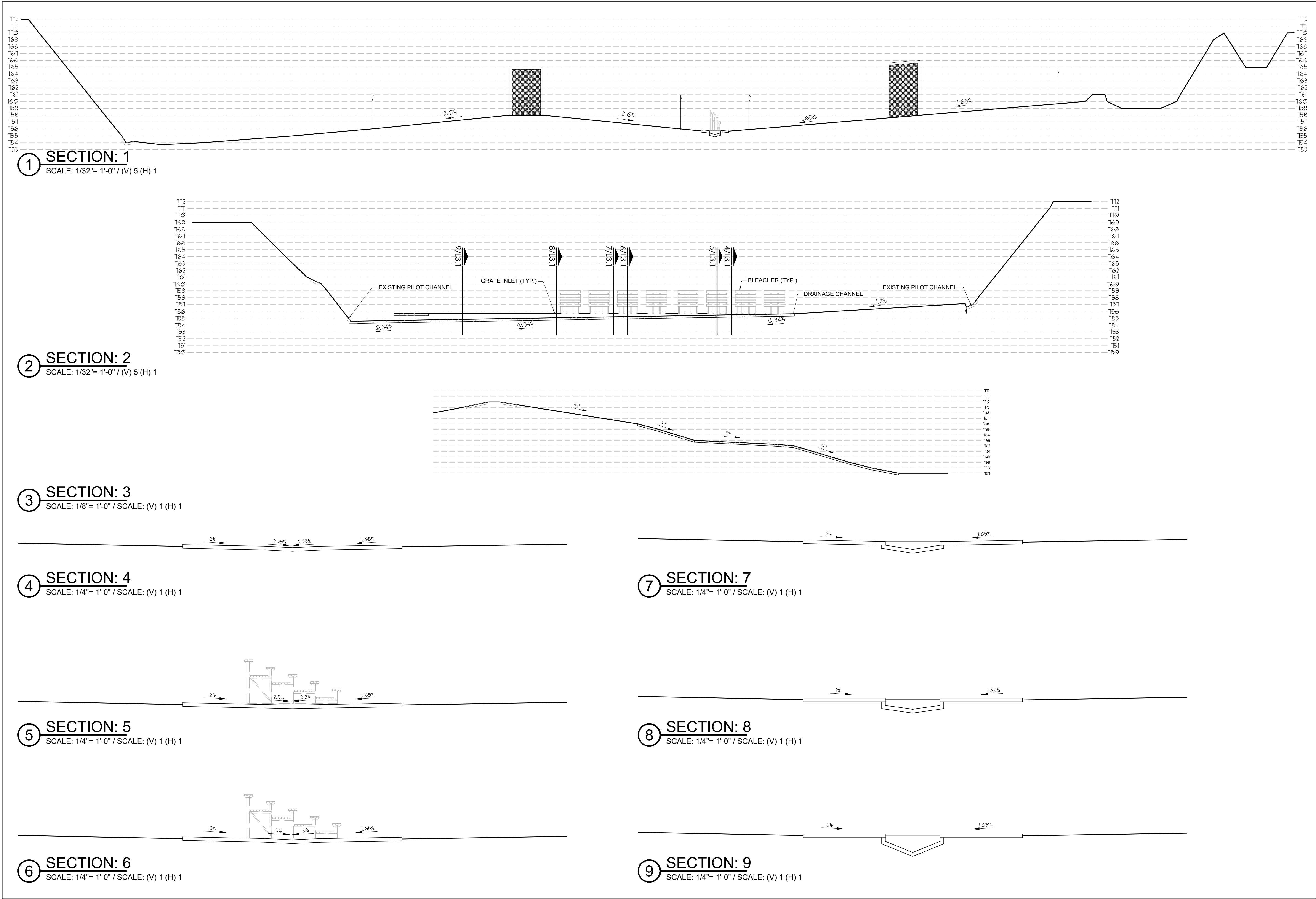
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August 15, 2018

Subject No. :
SI-1806

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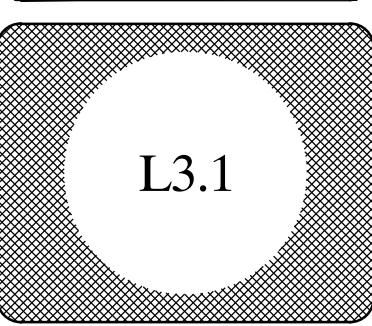
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OLD SPANISH WALKING
TRAILS PARK
San Antonio, Texas
Design Development Plans
SECTIONS AND ELEVATIONS



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OLD SPANISH TRAIL PARK PRODUCT SELECTIONS

**Design Development Submittal
15 August 2018**



Introducing
TLC *for* LEDTM
Total Light ControlTM



We Make It Happen.

TLCTM for LEDTM

Total Light ControlTM

Continuing the commitment to excellence...

Keeping good lighting affordable...

Guaranteed for 25 years, from foundation to poletop.

Light-Emitting Diode (LED) is a new tool but the issues for sports lighting are the same. For nearly a decade, the Musco Team has been testing the LED light source and applying it on projects where it was the best choice. While LED saved energy, for a typical recreational facility the hours of operation weren't great enough to offset the higher cost.

We've researched LED's distinctive challenges and advantages and applied our knowledge of light control to the unique characteristics of the diode, assuring the quality of lighting for which Musco is known.

We've paired our expertise in controlling light with the advancing output of LED to the point where we're confident it's a cost-effective option to consider for recreational facilities.

The result is a system that makes Musco's great lighting even better.

Better for players...

who want to perform their best and be able to track the entire flight of the ball.

Better for neighbors...

who don't want glare in or around their homes or lights left on when not in use.

Better for the night sky...

with bright, uniform light directed onto the field and not spilling above it.

Better for your budget...

an affordable system that's built to last and control operating costs.

And...you can mark maintenance off your list for 25 years!

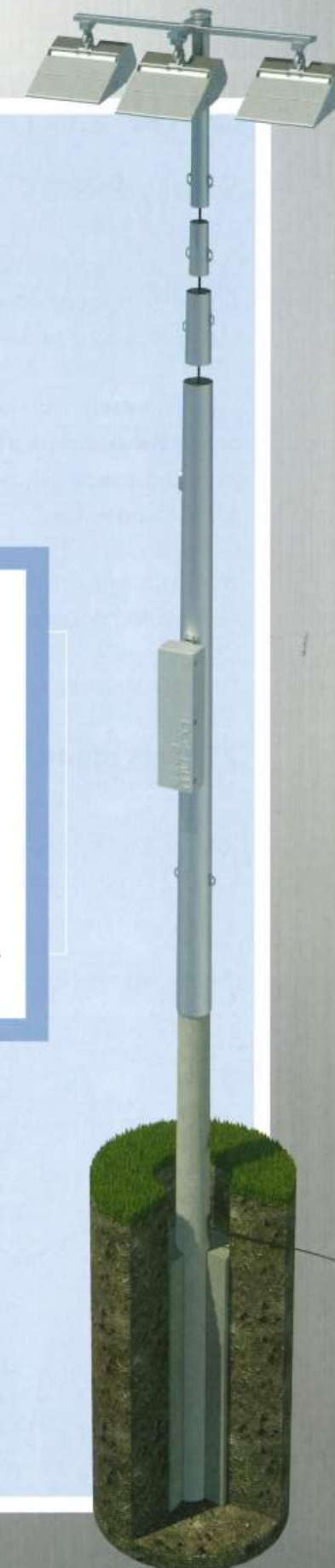
The Musco Team looks for the best combination of issues to achieve a solution to meet your needs—from structures, to quality of on-field light, to off-site impact, to energy and costs.

Control

from foundation to poletop...

from the light source to the field,
preserving the night sky...

assuring the results you expect,
day 1... year 1... and for 25 years.



The neighbors will love it.

Musco cares as much about preserving darkness as it does about creating light.

Emitting light is easy. But LED fixtures that can't effectively control the light being emitted brings the unintended consequences of glare for players and neighbors, and wasteful spill into the night sky.

With Musco's Total Light Control—TLC for LED™, we've taken LED to a level of performance and precision never before seen in sports lighting. It means no disruptive glare into nearby homes and the preservation of dark skies above.

And it opens up new opportunities for where fields can be located within a community, and for existing fields that, until now, weren't able to install lights because of community push back.

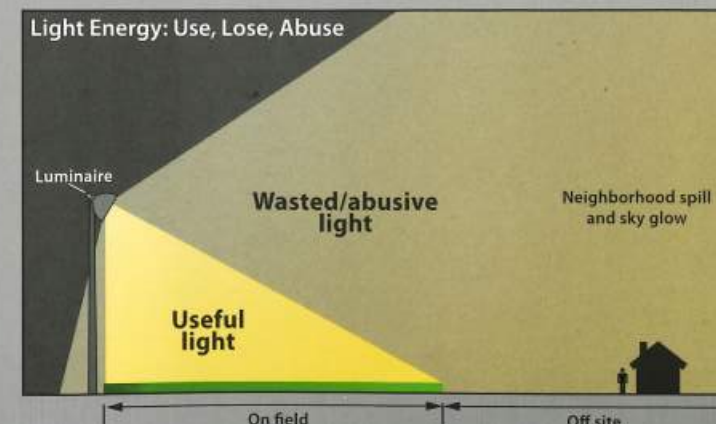
Control
preserving the night sky.

"Glyndon Park is in a naturally wooded residential area. We didn't want to illuminate the homes of neighbors in the area. I initially wasn't supportive of putting in traditional lights. The product Musco has developed allows us to light this field, yet light nothing else around it."

— Cathy Salgado,
Parks and Recreation Director, Vienna, VA



Glyndon Park Little League, Vienna, Virginia



And, your field is always ready to play.

Here's a look at what the Musco Team has done in the last year as a partner in service to customers like you...

- Turned lights on and off remotely for more than 4 million games and events
- Conducted routine inspections and maintenance at over 11,000 fields
- Taken more than 350,000 calls, answering questions and helping with scheduling
- Carried out group lamp replacements on more than 40,000 metal halide fixtures
- Traveled enough miles servicing fields to circle the equator 33 times

And here's what our customers enjoy for 25 years...

Peace of mind for 9,125 days knowing that if a problem arises, we'll be there, and a budget with virtually **zero dollars spent on maintenance, increased staff productivity** resulting from not having to worry about managing your lights, plus **restful nights**, free from midnight calls from unhappy neighbors about lights left on.



We do the R&D to create it. We customize and apply solutions to your facility.

"Musco called to let us know there was an issue before we knew we had a problem."

— Stephen Cooke, CPRP, CYSA
Greenville County Recreation Athletics Manager, Taylors, SC



We're on the road to support it for 25 years.

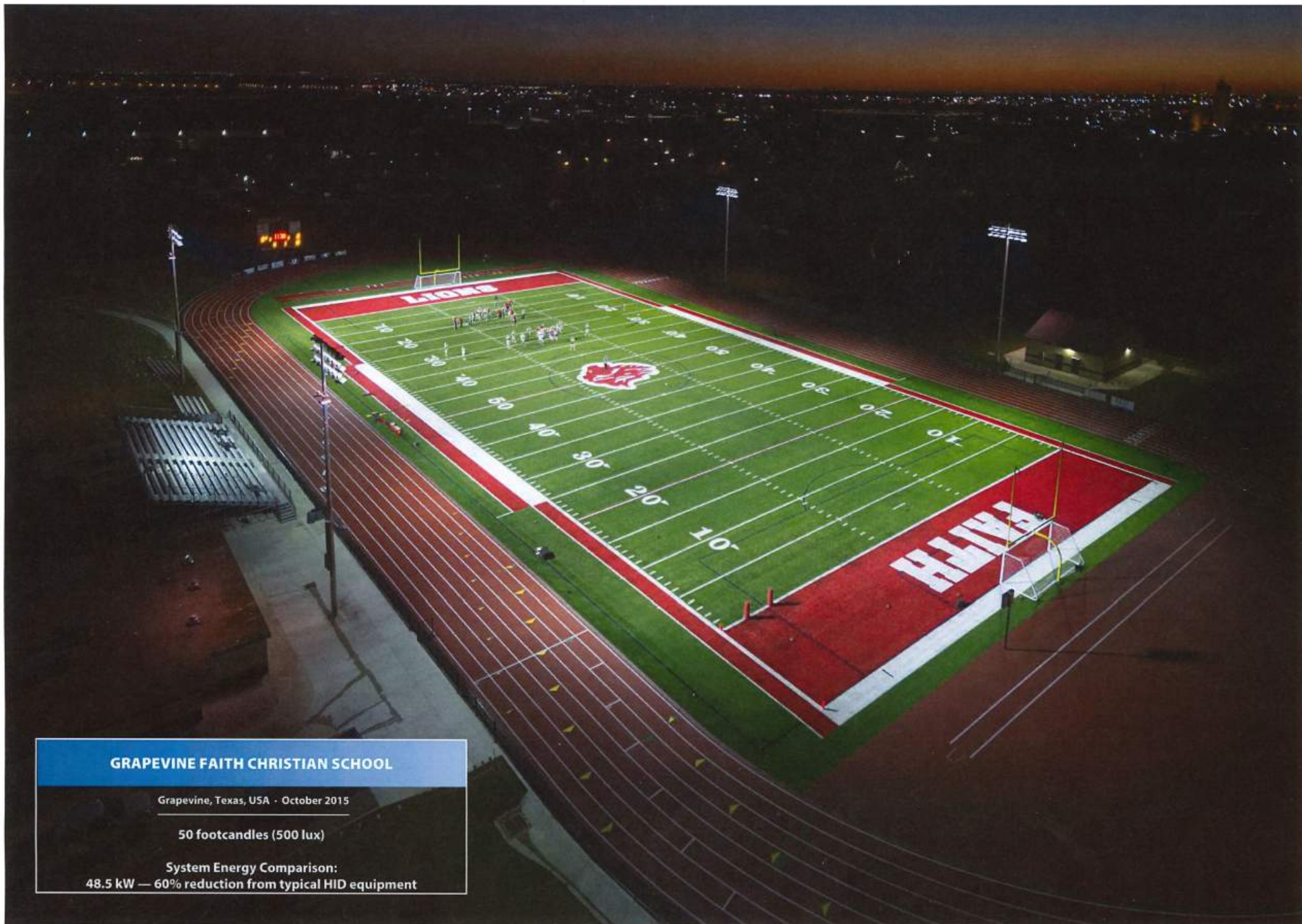


We provide 24-7 Control-Link® support to monitor and operate your facility.



From metal halide to LED,
Musco's Light-Structure System™ performs
in real world conditions **for 25 years, guaranteed.**
We Make It Happen.

Control
assuring the results you expect.



GRAPEVINE FAITH CHRISTIAN SCHOOL

Grapevine, Texas, USA - October 2015

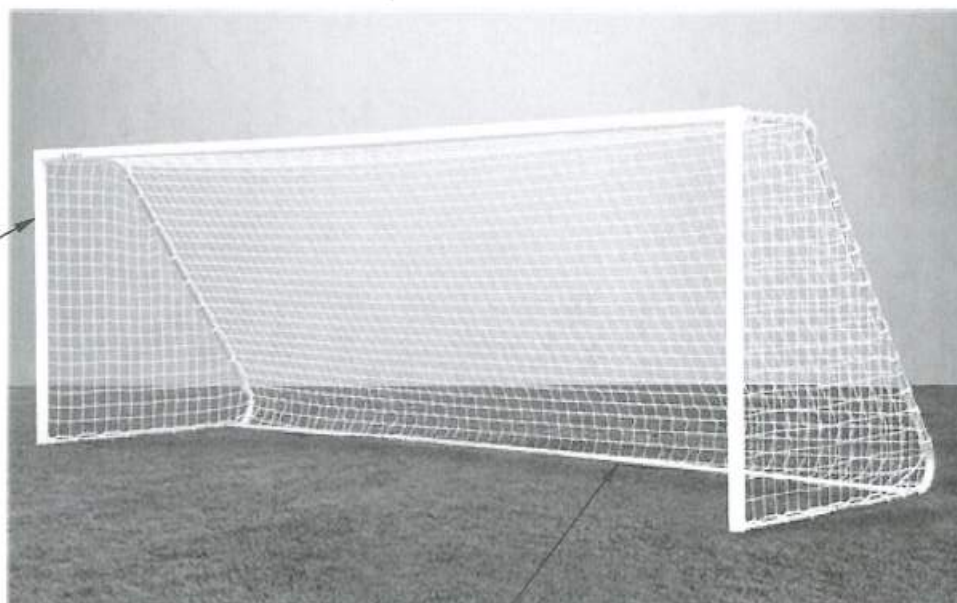
50 footcandles (500 lux)

System Energy Comparison:
48.5 kW — 60% reduction from typical HID equipment



CLASSIC CLUB GOAL

3" O.D. GOAL FACE



1.9" O.D. GALVANIZED STEEL BASE AND BACKSTAYS

CLASSIC CLUB GOAL FEATURES:

- > GOAL FACE IS 3" O.D. ROUND EXTRUDED ALUMINUM w/ CHANNEL FOR COMPLETE NET ATTACHMENT
- > 1.9" O.D. GALVANIZED STEEL BACKSTAYS AND BASE (REAR GROUND CROSSBAR INCLUDED ON THE THREE LARGEST SIZED GOALS.
- > EASY TRACK NET ATTACHMENT SYSTEM, WITH EXCLUSIVE FLUSH NET CLIPS
- > FACE OF GOAL IS POWDER COATED WHITE
- > ALL STAINLESS HARDWARE
- > COMES WITH 4" SQ. MESH WHITE NET AND NET CLIPS
- > MEETS ALL SAFETY REQUIREMENTS OF ASTM F2056 AND ASTM F2673.
- > OPTIONAL WHEEL KIT (CSGWK)
- > OPTIONAL ANCHORS:
 - IN-GROUND ANCHOR (SGA-60)
 - WEIGHT ANCHOR (SGA-40)



CHANNEL w/ NET CLIP

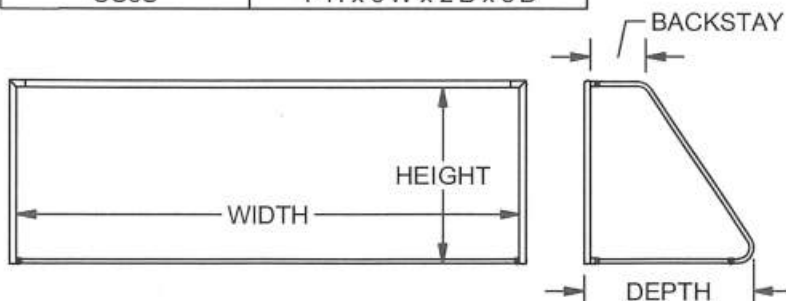


Soccer Goal Safety Program from Jaypro Sports

Goal is recommend base on the age and ability of the players.

CLASSIC CLUB GOAL	
MODEL NO.	GOAL SIZE
CC24S	8'H x 24'W x 4'B x 9'D
CC21S	7'H x 21'W x 3'B x 8'D
CC18S	6'-6"H x 18'6"W x 2'B x 6'D
CC12S	6'-6"H x 12'W x 2'B x 6'D
CC9S	4'-6"H x 9'W x 2'B x 5'D
CC6S	4"H x 6'W x 2'B x 5'D

AGE GROUP	RECOMMENDED GOAL SIZE	MAXIMUM BALL SIZE	MINIMUM PLAYERS/TEAM
U-13	8' x 24'	5	11 vs 11
U-12	Up to 6½' x 18½'	4	9 vs 9
U-11	Up to 6½' x 18½'	4	9 vs 9
U-10	Up to 6½' x 18½'	4	7 vs 7
U-9	Up to 6½' x 18½'	4	7 vs 7
U-8	Up to 4' x 6'	3	4 vs 4
U-6 / U-7	Up to 4' x 6'	3	4 vs 4



CLASSIC CLUB GOAL

3" O.D. ROUND GOAL FACE

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www.jaypro.com
(800) 243-0533
976 Hartford Turnpike
Waterford, CT 06385 USA

Sheet 1 of 1



Ph: 713.944.6200
Fax: 713.944.1290
spectrumscoreboards.com

10048 EASTHAVEN BLVD. HOUSTON, TX
Spectrum Corporation is a Licensed Electrical Sign Contractor No. 18040

DATE	8-14-18
PROJECT	RIOTO STUDIO
LOCATION	N/A
SALES REP	DAVID CINO
DRAWING NO.	18081403-01-P
DESIGNER	KAT

SPECIFICATIONS
(1) SPECTRUM SOCCER
SCOREBOARD 8016-C2
W/ LED DIGITS: 15" AND 21"

CONSTRUCTION

FACE
.063 ALUM. W/
POLY. FINISH

BACK
.050 MILL
ALUM. FINISH

COLORS

197 NAVY 010 WHITE

NOTES:
COLORS SHOWN ARE FOR DEMONSTRATION PURPOSES ONLY.
VARIATIONS IN COLOR ON FINISHED PRODUCTS MAY OCCUR.

ELECTRICAL REQUIRED

120VAC, 1.22AMPS

CUSTOMER APPROVAL

I UNDERSTAND THIS CONCEPTUAL ILLUSTRATION IS PROVIDED
FOR A PROJECT PREPARED FOR MY ORGANIZATION. IT MAY
NOT BE COPIED, REPRODUCED, EXHIBITED, OR SHOWN TO
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CONSENT FROM SPECTRUM SCOREBOARDS.

AUTHORIZED BY

DATE

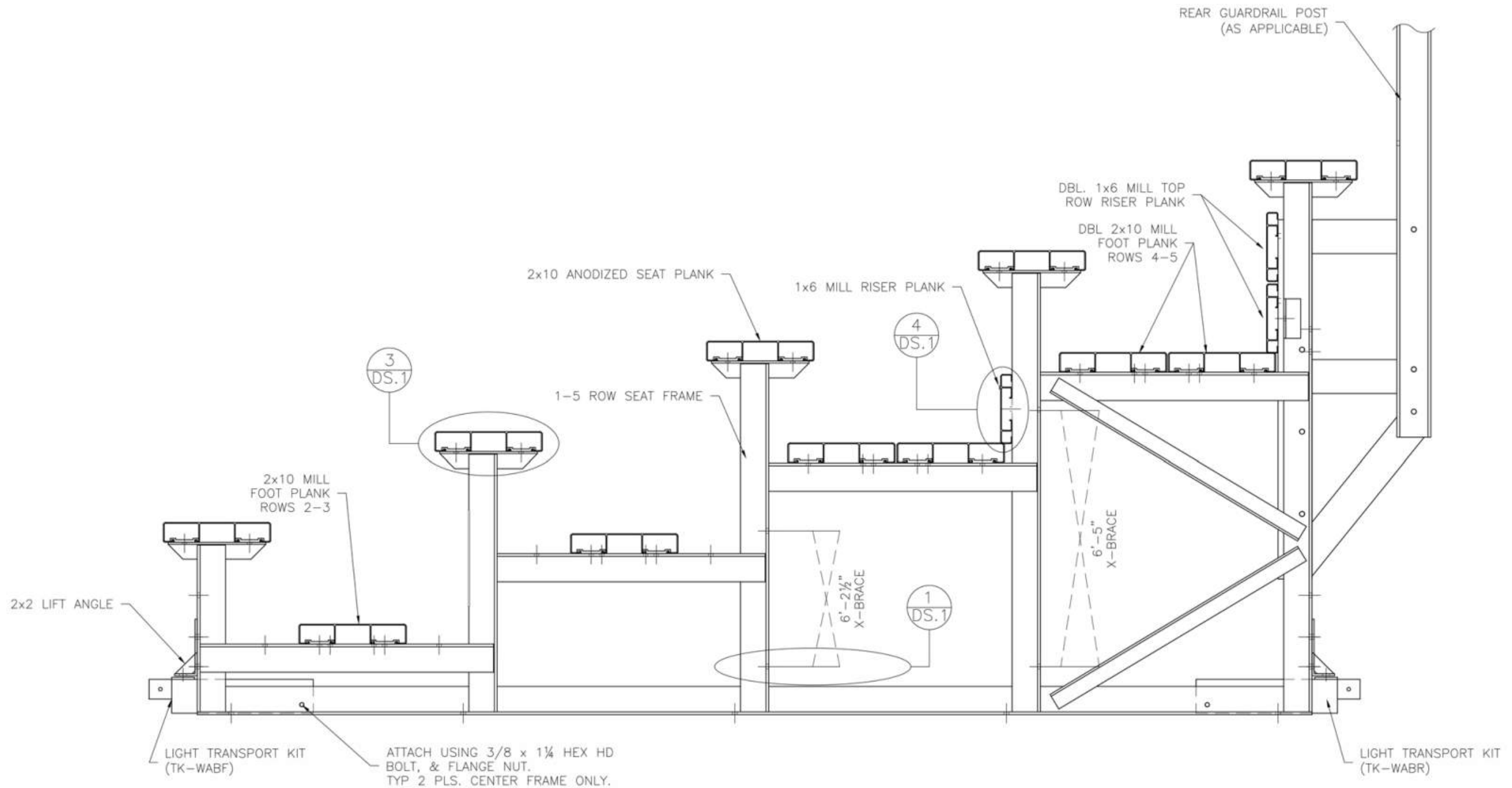
SCALE

1/2" = 1'-0"

OPTION

PAGE

1



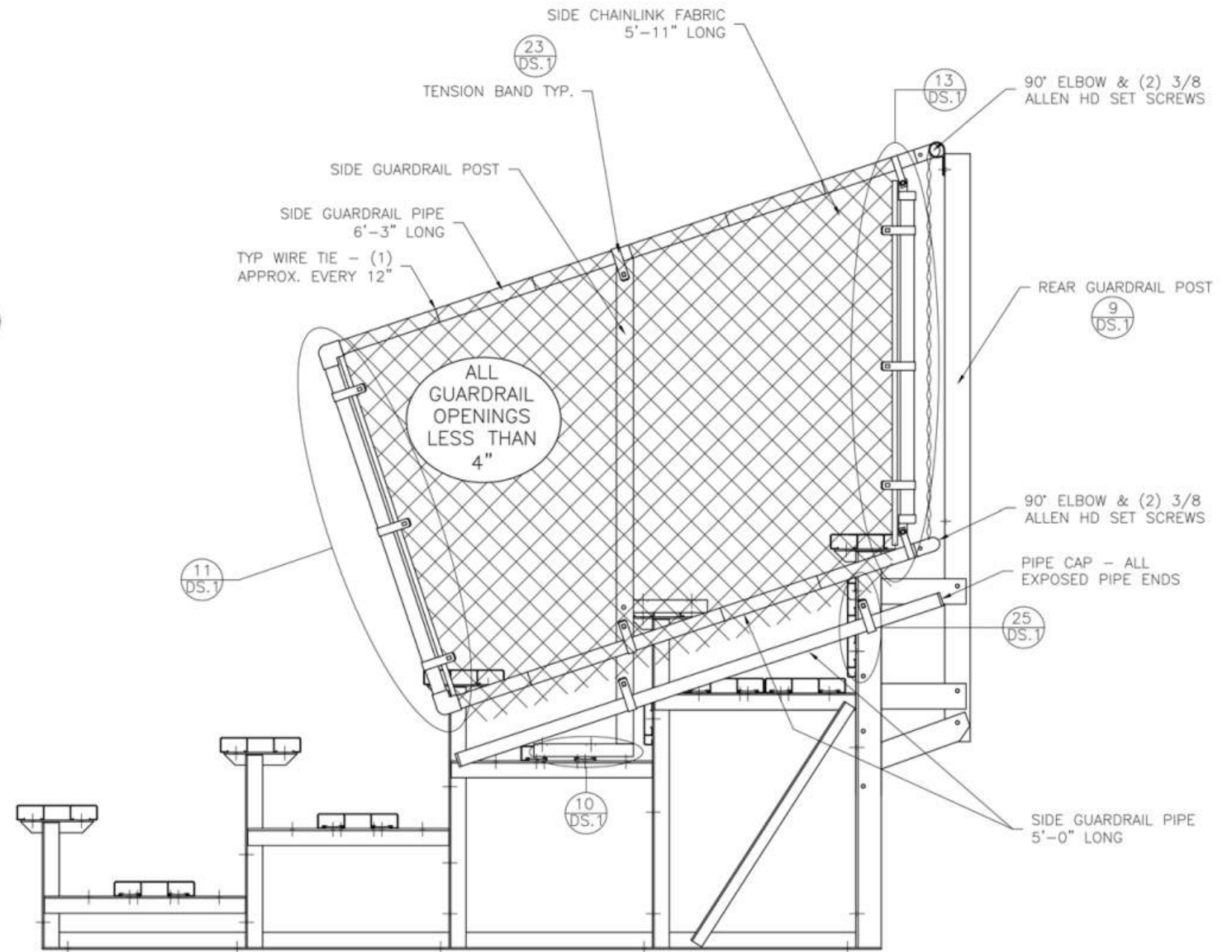
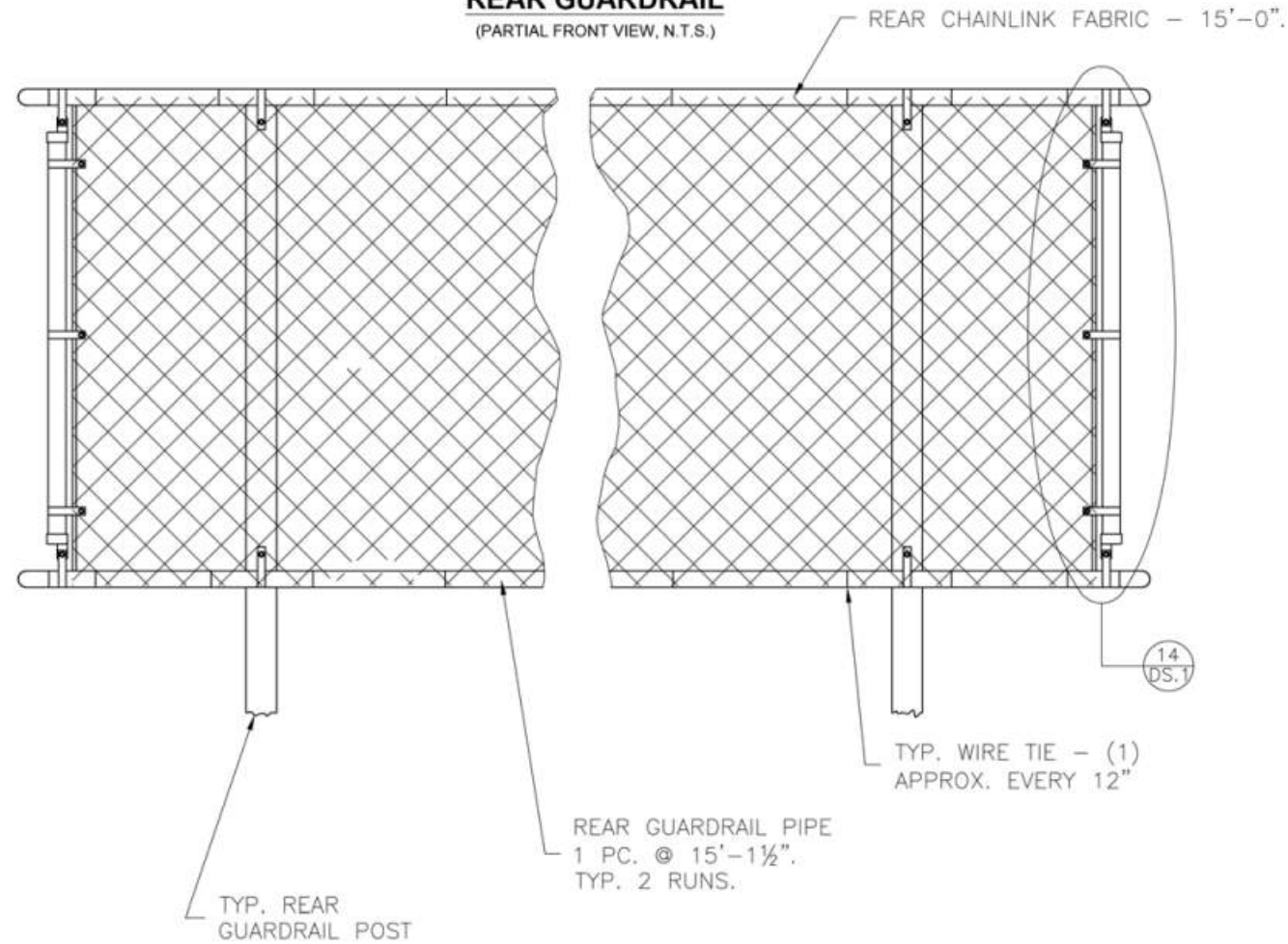
The Park and Facilities Catalog

3350 NW Boca Raton Blvd. B2 Boca Raton, FL 33431

SCALE: N.T.S.	APPROVED BY: chuck	DRAWN BY: JML
DATE: 07/11/2016		
TITLE: BLEACHER ASSEMBLY		
		DRAWING NUMBER: BA.1

REAR GUARDRAIL

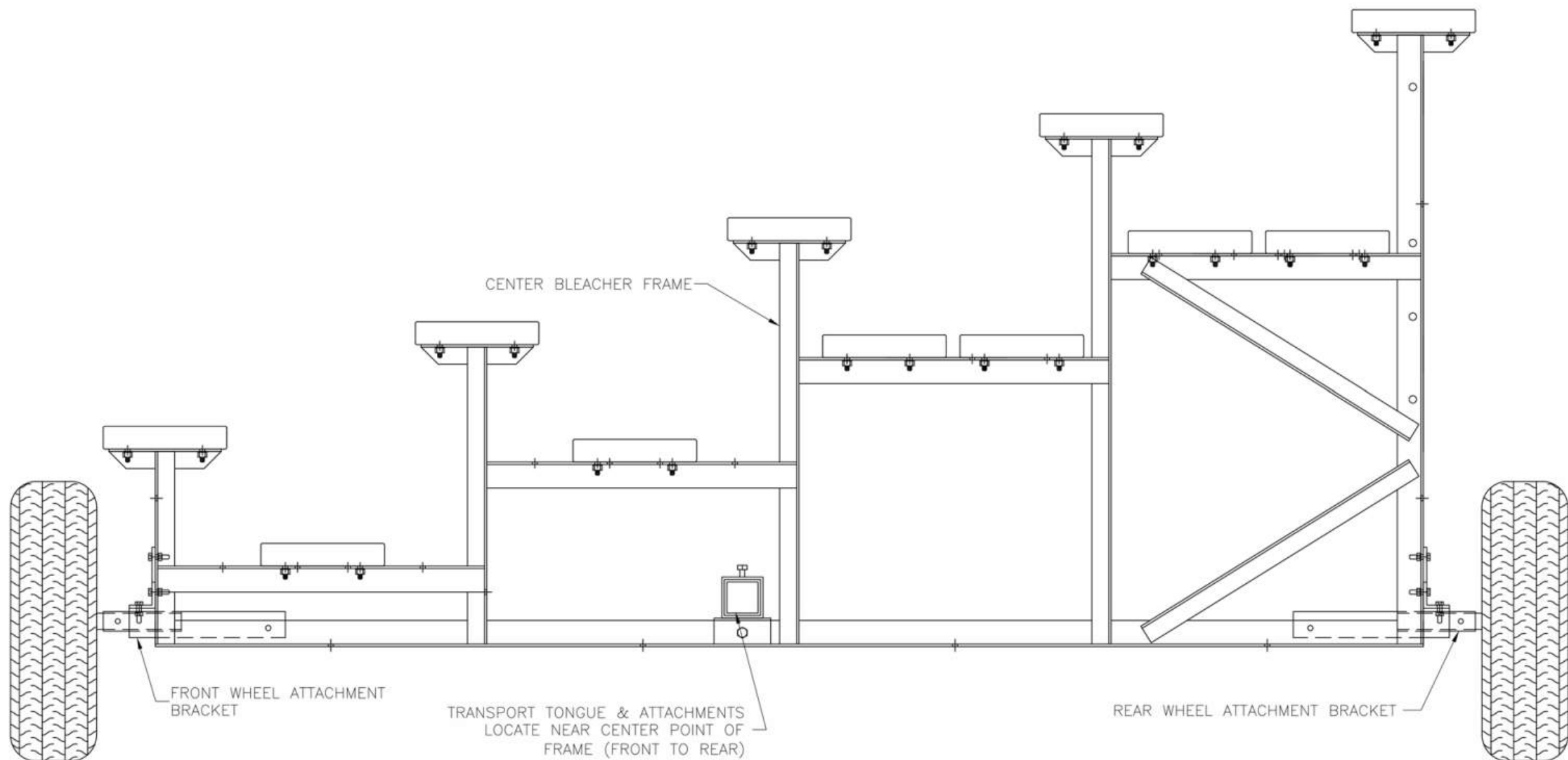
(PARTIAL FRONT VIEW, N.T.S.)



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SCALE: N.T.S.	APPROVED BY: CHUCK	DRAWN BY: JML
DATE: 07/11/2016		
TITLE: NON ELEVATED 5 ROW x 15'-0" GUARD RAIL ASSEMBLY		
	DRAWING NUMBER: GR.1	

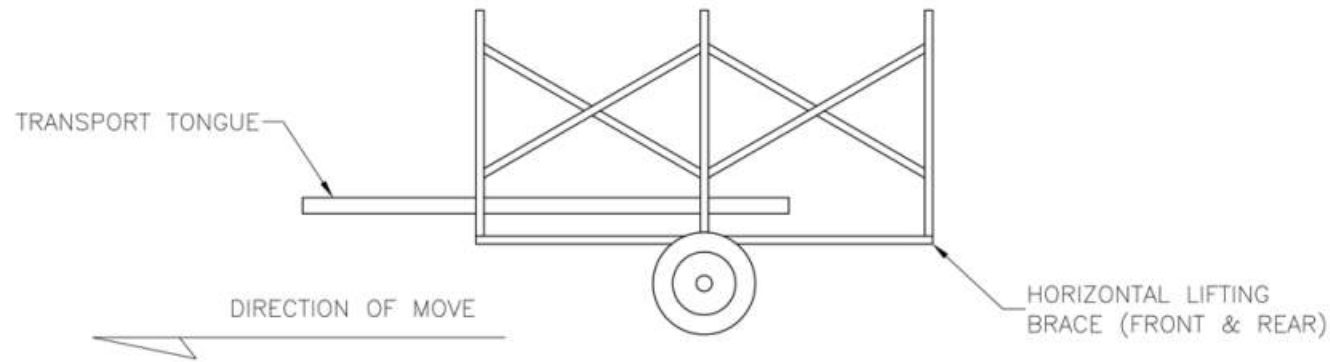


The Park and Facilities Catalog

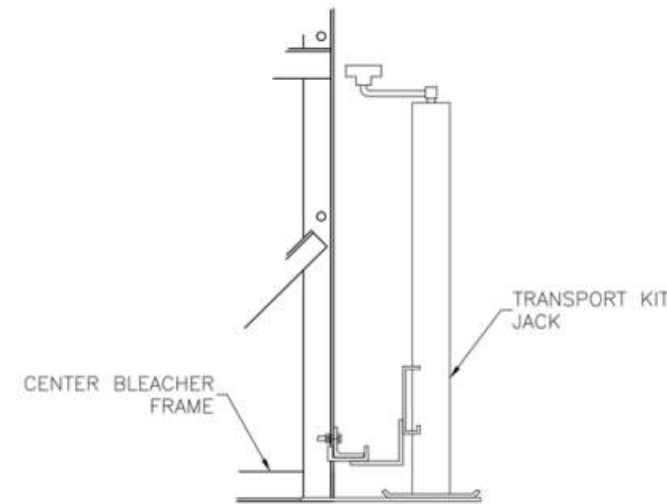
3350 NW Boca Raton Blvd. B2 Boca Raton, FL 33431

SCALE: N.T.S.	APPROVED BY: CHUCK	DRAWN BY: JML
DATE: 07/11/2016		
TITLE: NON ELEVATED 5 ROW x 15'-0" TRANSP. KIT ASSEMBLY		
DRAWING NUMBER:		TA.1

REAR VIEW

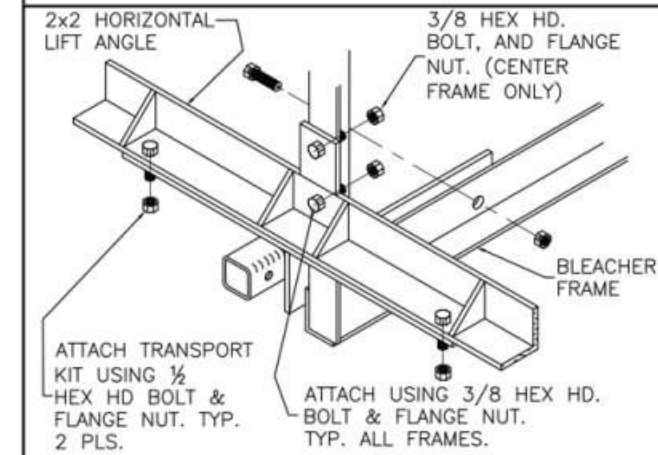


JACK ATTACHMENT

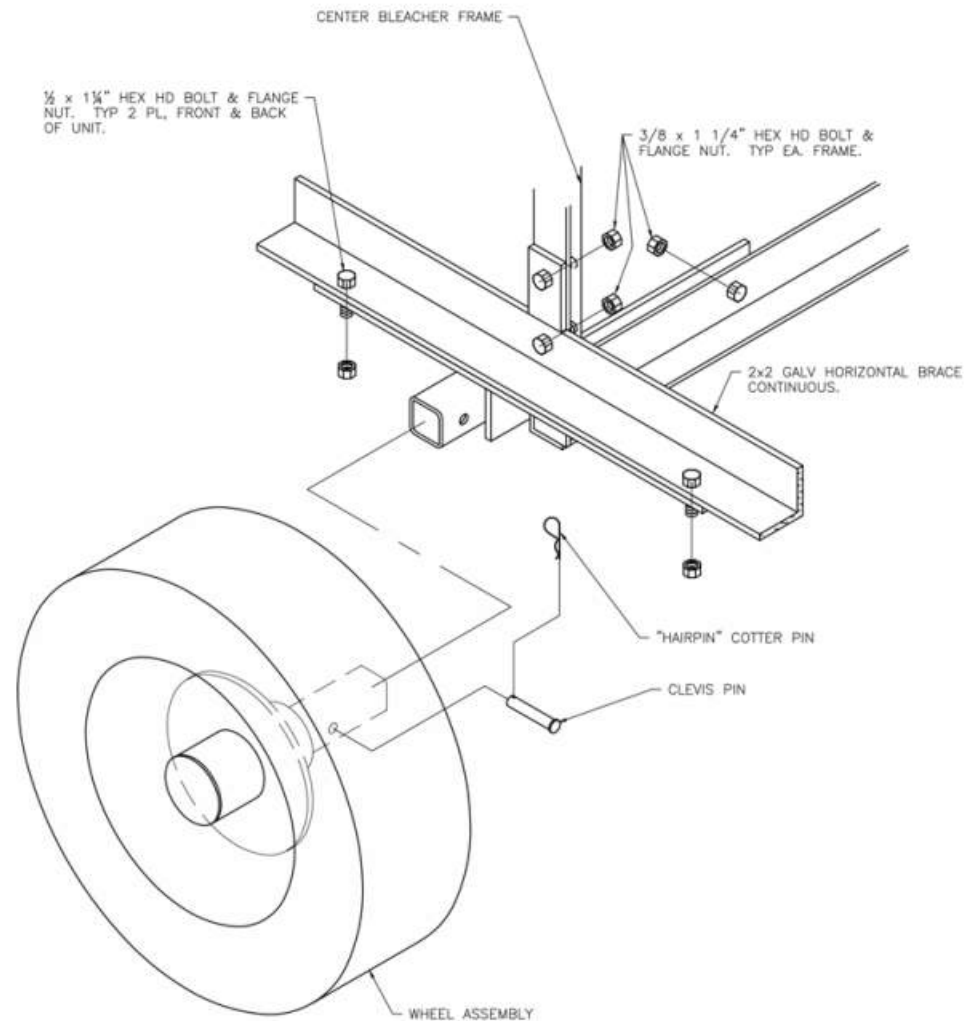


PLACE JACK ON UNDER SIDE OF HORIZONTAL BRACE
APPROX. 14"–18" AWAY FROM CENTER FRAME, AS SHOWN.
BLEACHER SHOULD ALWAYS BE ON SOLID, LEVEL GROUND,
AND BE STABILIZED TO PREVENT MOVEMENT WHEN USING JACK.

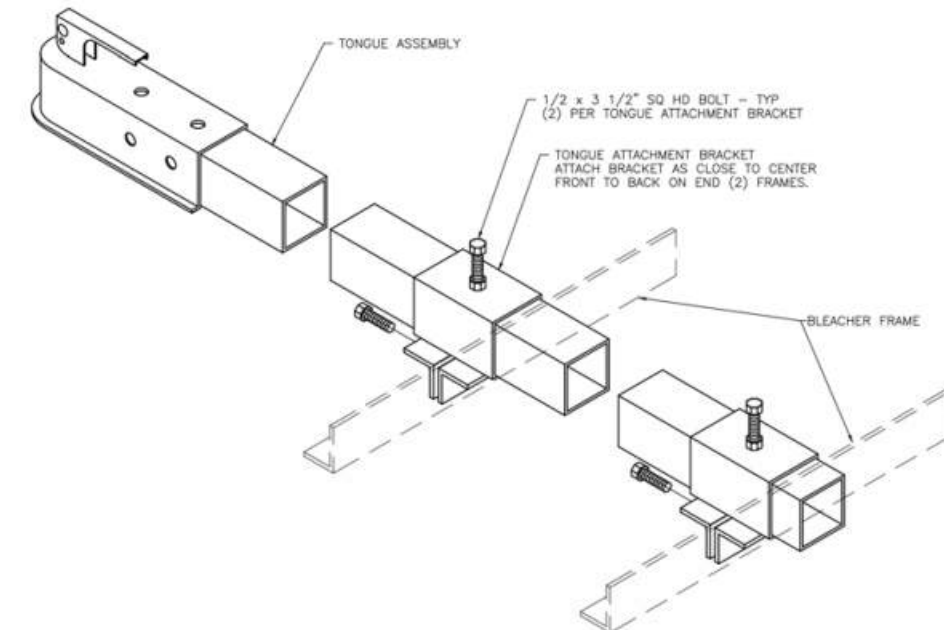
HORIZ. LIFT ANGLE ATTACHMENT



WHEEL ASSEMBLY



TONGUE ASSEMBLY



The Park and Facilities Catalog
3350 NW Boca Raton Blvd. B2 Boca Raton, FL 33431

SCALE: N.T.S. APPROVED BY: CHUCK DRAWN BY: JML
DATE: 07/12/2016

TITLE: NON ELEVATED 5 ROW x 15'–0" TRANSP. KIT ASSEMBLY

DRAWING NUMBER: TA.2