

## HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

**HDRC CASE NO:** 2018-615  
**COMMON NAME:** Rivercenter Mall  
**ADDRESS:** 106 ALAMO PLAZA  
**LEGAL DESCRIPTION:** NCB 151 LOT 3, A1,A2,A3,A4,A5,A6,7,8,60,61, 62,63,65,A66 & 64 EXC SW 32 FT (2.533 AC) & NCB 1010 BLK 2 LOT 26 (.99 AC), 28 (1.44 AC), 31 (.71 AC) & PT OF LOT 30 (5.11 AC)  
**ZONING:** D, HS, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Alamo Plaza Historic District  
**LANDMARK:** Joske's Dept Store  
**OWNER:** New Rivercenter Mall II, LP  
**TYPE OF WORK:** Construction of a patio seating and performance area  
**APPLICATION RECEIVED:** November 30, 2018  
**60-DAY REVIEW:** January 29, 2019  
**REQUEST:**

The applicant is requesting conceptual approval to construct a patio at the river/lagoon area for outdoor seating as well as performances. The patio will feature permanent seating; however, will have the ability to be removed if needed for various circumstances.

### APPLICABLE CITATIONS:

*UDC Section 35-673. – Site Design Standards*

(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.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens).
- H. Speakers.

(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.
- B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(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.

(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.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

- A. At all street and vehicular bridge crossings over the river.
- B. Where publicly owned streets dead end into the river.
- C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

- A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
- B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
- C. Reciprocal access agreements between property owners are permitted.

(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.

#### *UDC Section 35-674. – Building Design Standards*

(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.

**FINDINGS:**

- a. The applicant is requesting conceptual approval to construct a patio at the river/lagoon area for outdoor seating as well as performances. The patio will feature permanent seating; however, will have the ability to be removed if needed for various circumstances.
- b. DESIGN – The applicant has noted that the proposed patio will be designed in a manner that is to be permanent; however, will feature the ability to be removed under certain circumstances. Additionally, the applicant has noted that the patio will feature an overall design that is consistent with the design and materials that are found in the mall at the lagoon.
- c. MATERIALS – The applicant has noted that the materials of the patio will be consistent with those that are found throughout the lagoon level of the mall. Staff finds this to be appropriate.

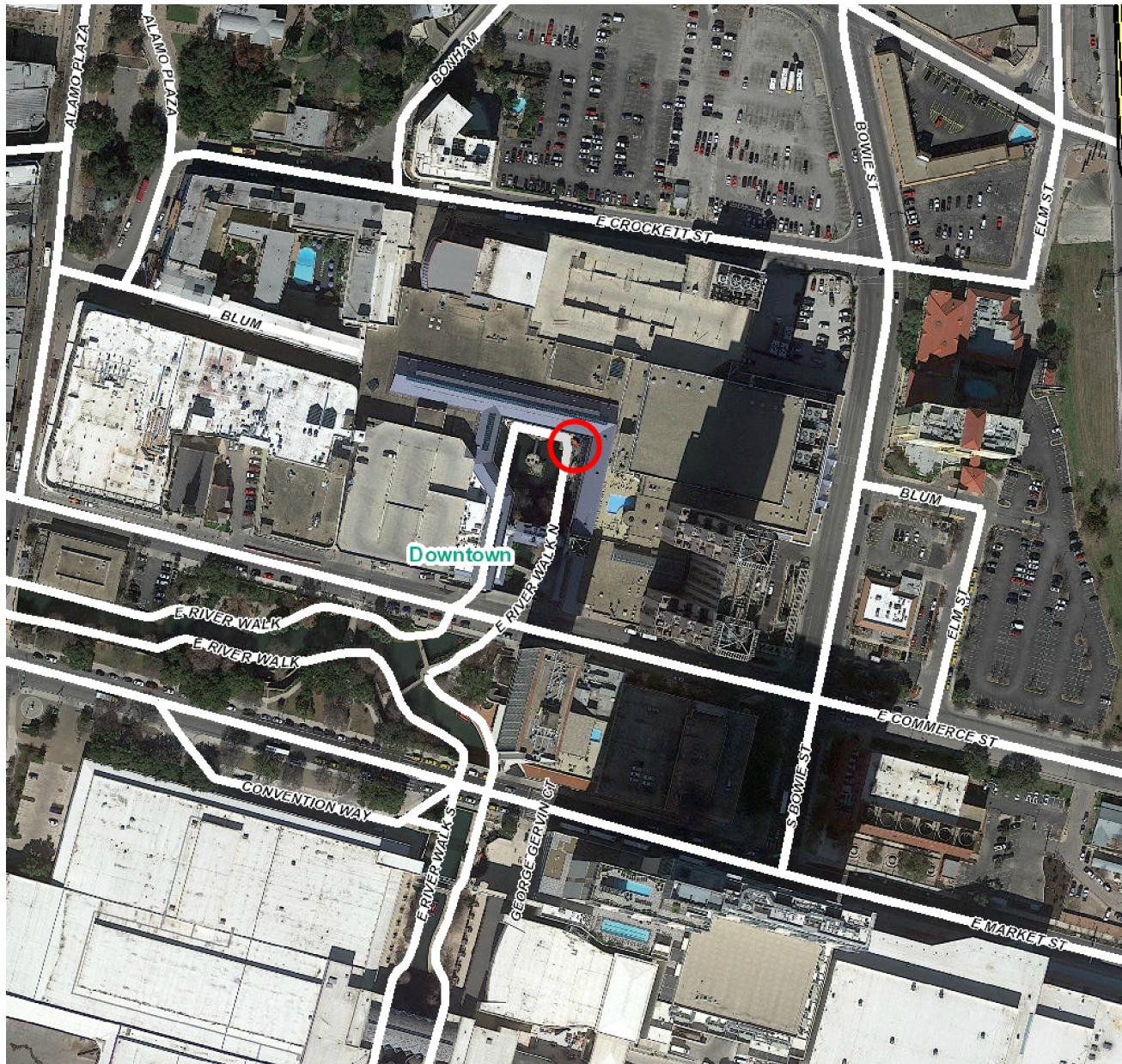
**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the following stipulation:

- i. That the design of the proposed patio feature a profile, details and materials that are consistent with those existing at the lagoon level.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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## **Overview of Proposed Request for 106 Alamo Plaza**

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The property owner, New Rivercenter Mall II, LP, of the Shops at Rivercenter (“Rivercenter”), is requesting conceptual approval to construct an outdoor patio for a restaurant. The proposed outdoor patio will be located within the 106 Alamo Plaza address and exhibits of the proposal are attached.

The addition of an outdoor patio will enhance the amount of activity in the lagoon area and provide connection between the pedestrians on the Riverwalk and visitors of Rivercenter. The area within Rivercenter that has direct access to the Riverwalk is the area referred to as the lagoon area. The lagoon already contains a patio for the Margaritaville restaurant, which has encouraged more activity and interaction between with public realm and Rivercenter. This type of improvement is consistent with all of the increased activity Rivercenter wants to encourage; this is evident with all of the new improvements that have been made and are being made and with the new tenants being brought to Rivercenter. As a staple of downtown and the heart of San Antonio, it is imperative that Rivercenter continues to enhance the pedestrian experience for tourists and locals alike. The outdoor patio space will only augment that relationship.

The outdoor patio will be of use for a potential restaurant within Rivercenter. In addition to providing increased seating, it will also create a more interactive experience for patrons of the potential restaurant. The patio will be permanent in nature because it will be in location over 360 days of the year. However, the patio will be temporary in design because it could be removed from the lagoon area if there is a special event, such as the Final Four, and that space is needed for pedestrian access or a stage. Although the patio could be removed easily, the design of the patio will still be consistent with the overall character of Rivercenter.

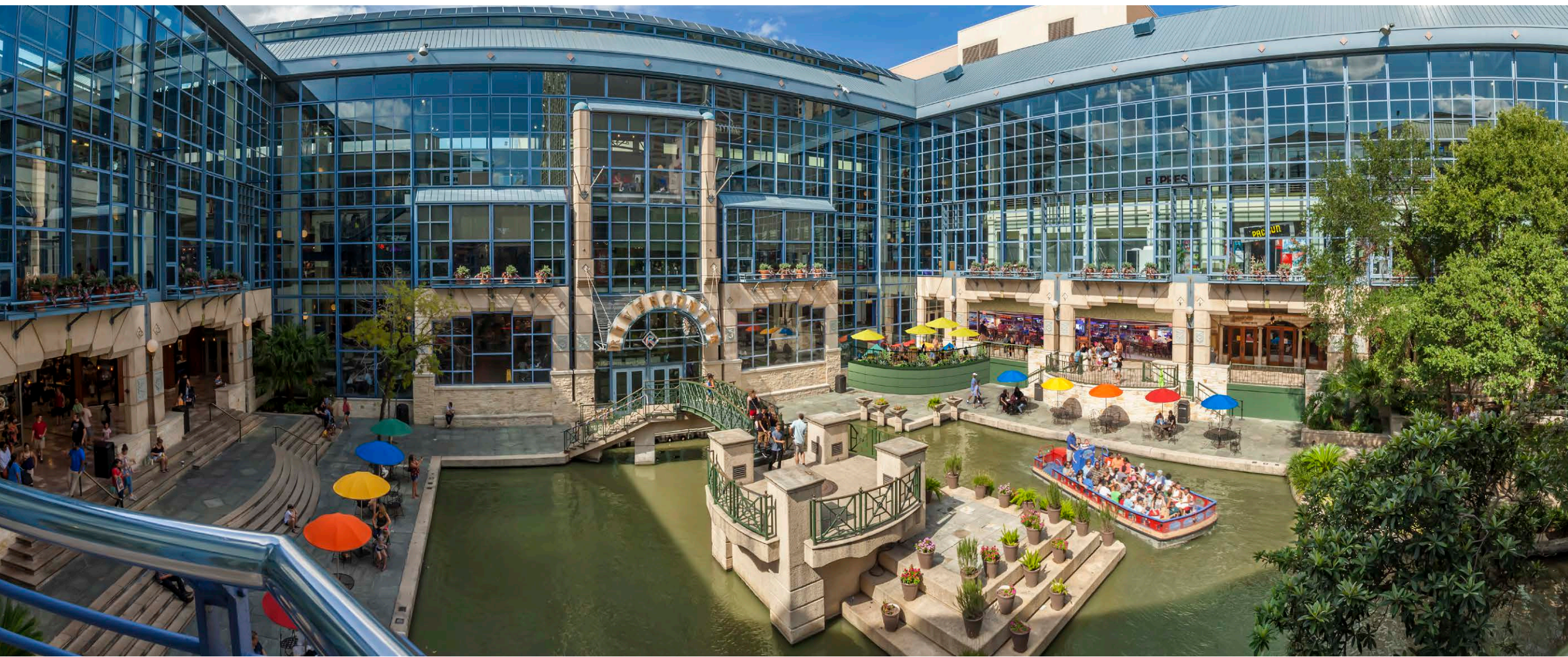
Since this portion of Rivercenter is located within the “RIO-3” River Improvement Overlay District and recognized as a “HE” Historic Exceptional District, exterior improvements or additions to the mall must be approved by the Historic and Design Review Commission. The conceptual approval request is only the first step in the process and more detailed information regarding the materials used will be presented during the final approval phase of the process.



# SHOPS AT RIVERCENTER 2018













GENERAL NOTE:  
THE TENANT SHALL FIELD VERIFY ALL  
EXISTING CONDITIONS AND DIMENSIONS  
PRIOR TO ANY WORK AND SHALL BE  
RESPONSIBLE FOR ALL WORK AND  
MATERIALS FURNISHED BY GENERAL &  
SUB-CONTRACTORS.

