

## HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

**HDRC CASE NO:** 2019-001  
**COMMON NAME:** RICHARD CUELLAR PARK & ST. PAUL SQUARE  
**ADDRESS:** 5626 SAN FERNANDO ST  
**LEGAL DESCRIPTION:** NCB 16609 BLK LOT 1  
**ZONING:** R-4, UZROW  
**CITY COUNCIL DIST.:** 6, 2  
**DISTRICT:** St Paul Square Historic District  
**APPLICANT:** Steve Jaffe/IKE Smart City LLC  
**OWNER:** City of San Antonio, Office of Innovation  
**TYPE OF WORK:** Installation of IKE Smart City Kiosks at Richard Cuellar Park and St. Paul Square to replace two previously approved locations  
**APPLICATION RECEIVED:** December 24, 2018  
**60-DAY REVIEW:** February 22, 2019  
**REQUEST:**

The applicant is requesting conceptual approval to install an interactive kiosk at Richard Cuellar Park, located at 5626 San Fernando Street as well as in St. Paul Square. These locations have been proposed in lieu of previously approved kiosks at Dolorosa Street and Oscar Perez Memorial Park. The proposed kiosk in St. Paul Square will be located at E Commerce and Hoefgen Avenue.

### APPLICABLE CITATIONS:

Sec. 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 at Richard Cuellar Park, located at 5626 San Fernando Street as well as in St. Paul Square. These locations have been proposed in lieu of previously approved kiosks at Dolorosa Street and Oscar Perez Memorial Park. The proposed kiosk in St. Paul Square will be located at E Commerce and Hoefgen Avenue. The total number of approved kiosks remains at 35, including this request.
- 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.
- vii. 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 the kiosk impede on existing park uses or access nor should it impede ADA access.

#### **RECOMMENDATION:**

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

- i. That no individual installation damage or obscure historic fabric such as bridges, unique sidewalk features, or architectural elements.
- ii. That the proposed installation not detract from the primary entrance of view to a significant historic building or resource.
- iii. 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.
- iv. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- v. That all locations make every attempt to group closely with existing street amenities and furnishings such as B Cycle stations.

#### **CASE MANAGER:**

Edward Hall



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City of San Antonio  
Historic Design Review Commission  
Office of Historic Preservation  
1901 S. Alamo  
San Antonio, TX 78204

Greetings,

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

HDRC has previously approved the placement of one IKE Smart City kiosk at Dolorosa Street and one at Oscar Perez Memorial Park. Unfortunately, we were not able to identify a suitable path forward at either of these locations and will therefore not be able to proceed further.

In collaboration with City of San Antonio Office of Innovation we have identified the following replacements:

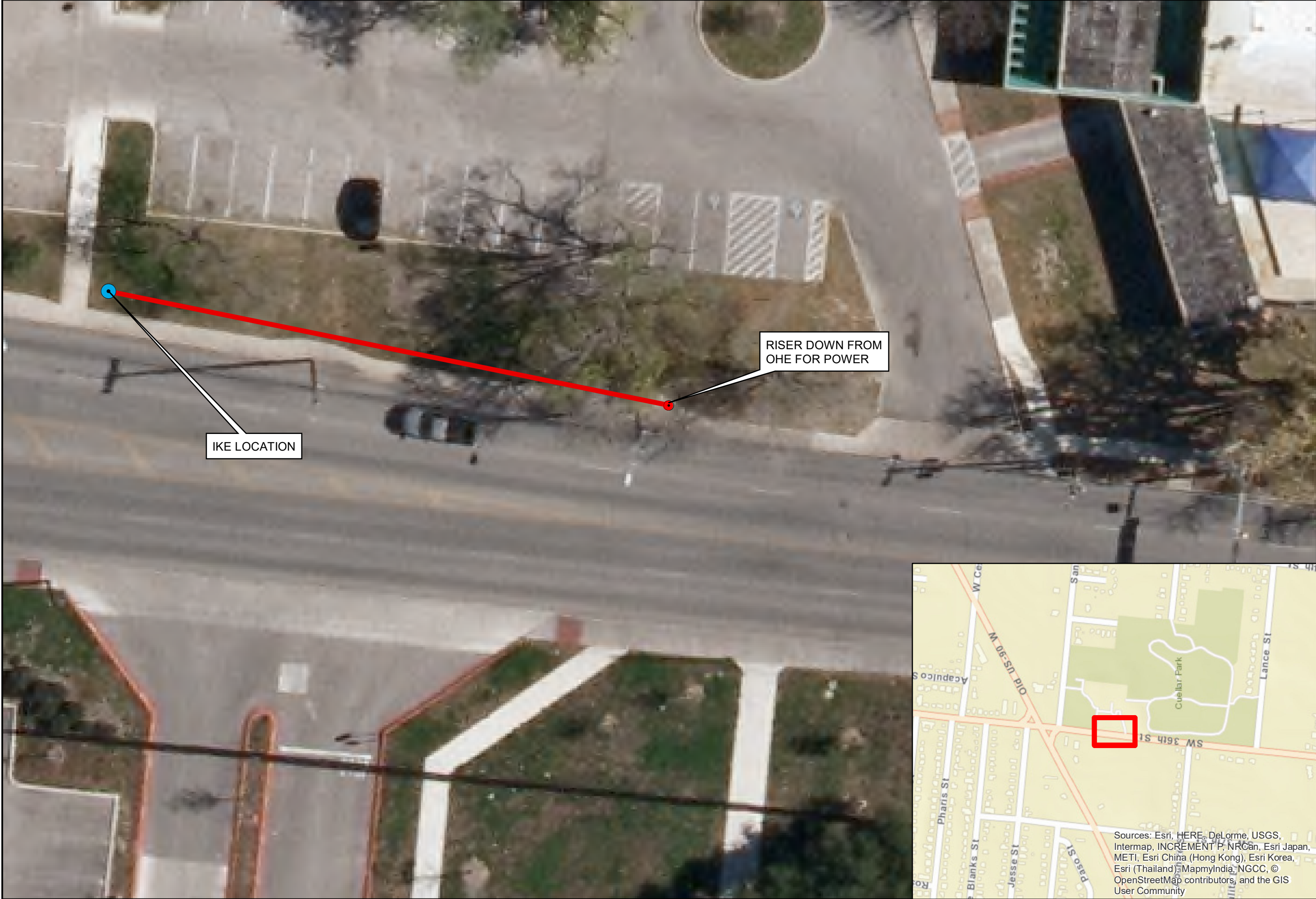
Replace Dolorosa Street with E Commerce Street & Hoefgen Avenue  
Replace Oscar Perez Memorial Park with Richard Cuellar Park

For your convenience, attached maps will indicate the prospective placements at each of these locations.

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

Best regards

Steve Jaffe  
City Operations Manager



IKE LOCATION

RISER DOWN FROM  
OHE FOR POWER



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Kimley»Horn

No.	Revision	By	Date

1 inch = 20 feet

CSA-41

CUELLAR PARK

LOCATION MAP

IKE SMART CITY

PLACEMENT OPTIONS MAP

DATE:	11/9/2018
DESIGN:	DCW
DRAWN:	DCW
CHECKED:	XXX
KHA NO.:	067803500

SHEET

1

OF 1 SHEETS

Document Path: K:\ISNA\_Civil\067803500-IKE Kiosks\GIS\cuellarPowerOptions.mxd





Alternate IKE location

Alternate IKE location CPS manhole location

short length of open trench from manhole to IKE

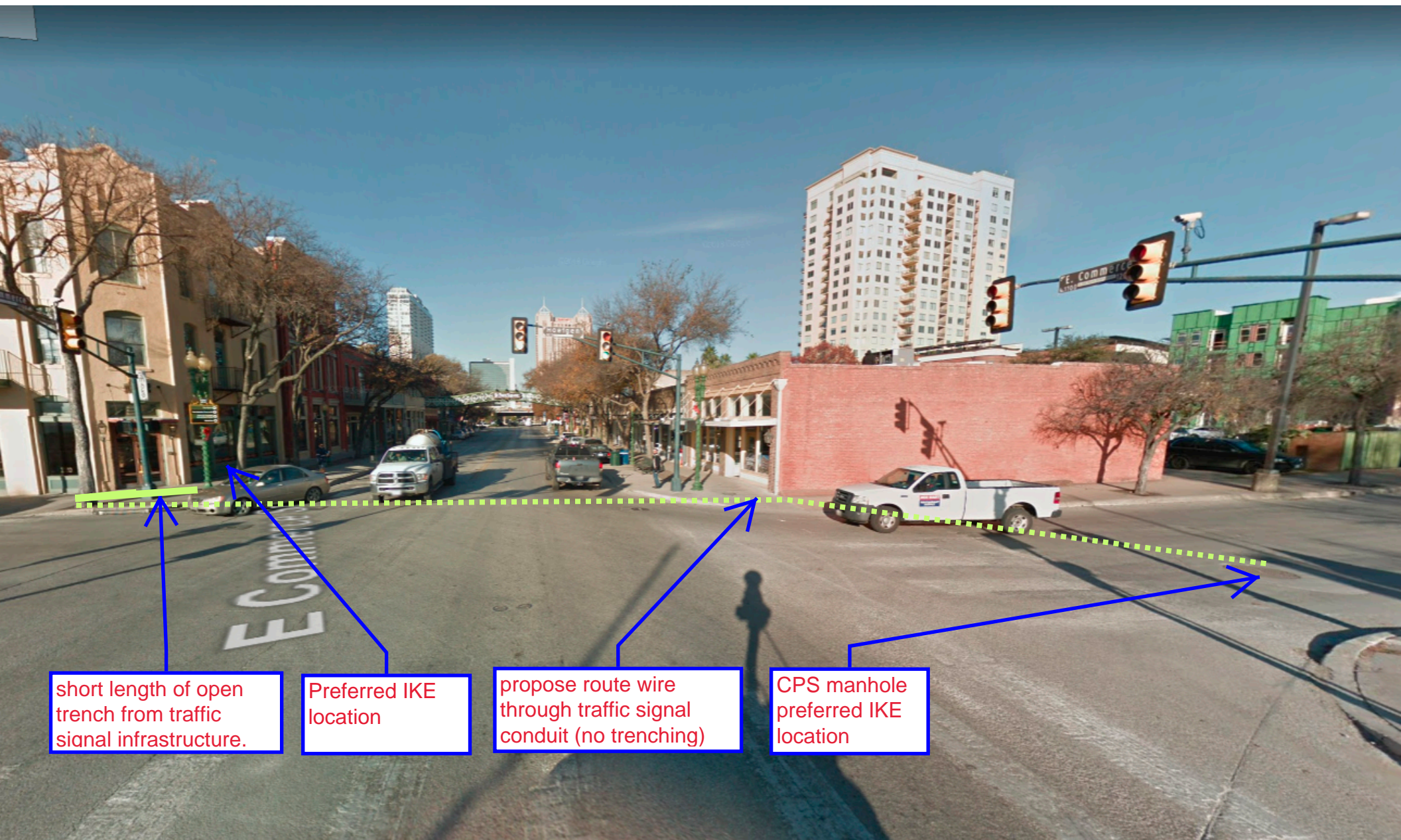
Preferred IKE location

CPS manhole preferred IKE location

propose new wire through existing traffic signal conduit (no trenching)

short length of open trench from traffic signal infrastructure.





short length of open trench from traffic signal infrastructure.

Preferred IKE location

propose route wire through traffic signal conduit (no trenching)

CPS manhole preferred IKE location





Alternate IKE location  
CPS manhole location

Open trench from  
manhole to IKE

Alternate IKE  
location