

# HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

**HDRC CASE NO:** 2019-037  
**ADDRESS:** 1000 BROADWAY  
**LEGAL DESCRIPTION:** NCB 459 BLK ALL OF BLK  
**ZONING:** FBZ T6-1,RIO-2  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Beth Wells/Bender Wells Clark Design  
**OWNER:** City of San Antonio Parks & Recreation  
**TYPE OF WORK:** Park improvements  
**APPLICATION RECEIVED:** January 17, 2019  
**60-DAY REVIEW:** March 18, 2019

## REQUEST:

The applicant is requesting a conceptual approval to:

1. Construct a fenced, off-leash dog park.
2. Install a Portland-Loo single restroom facility.
3. Modify existing sidewalks and install new pedestrian sidewalks and decorative paving.
4. Install various park amenities, including picnic tables, a drinking fountain, and trash receptacles.
5. Install site plantings and low-impact development features.
6. Install site lighting.

## 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 at 1000 Broadway, commonly known as Maverick Park, is a 3-acre, city-owned public park located just north of downtown. The lawn was donated in 1881 by prominent San Antonian Sam Maverick. The applicant is requesting approval for various park improvements and public amenities.
- b. FENCING AND DOG PARK – The applicant has proposed to construct a new fenced, off-leash dog park. Staff finds the proposal generally consistent with the UDC, but requires final dimensions and design information.
- c. RESTROOM FACILITY – The applicant has proposed install a new Portland Loo single restroom facility. The facility will be located near the intersection of Broadway and Jones. Staff finds the proposal consistent with the UDC.
- d. SIDEWALKS AND PAVING – The applicant has proposed to install new sidewalks and paving within the park. Materials include native limestone blocks, basalt gravel, and cut stone. An existing pathway will be removed to accommodate proposed park amenities. Staff finds the proposal generally consistent with the UDC, but requires material finishes, specifications, and specific details for final approval.
- e. PARK AMENITIES – The applicant has proposed to install several park amenities, including picnic tables, a drinking fountain, and trash receptacles. Staff finds the proposal generally consistent with the UDC Sec. 35-642 (b), but requires final material specification information for final approval.
- f. LANDSCAPING – The applicant has proposed to perform various landscaping modifications, including a low-impact development garden, bioswales, stormwater improvements, and landscaping. The landscaping and stormwater modifications will help with drainage control and will not affect character defining elements of the park. Staff finds the proposal consistent with the UDC Sec. 35-642 (a).
- g. LIGHTING – The applicant has proposed to install pedestrian lighting along new and existing pathways within the park and at the proposed pavilion and play area. Staff finds the proposal consistent with the UDC.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

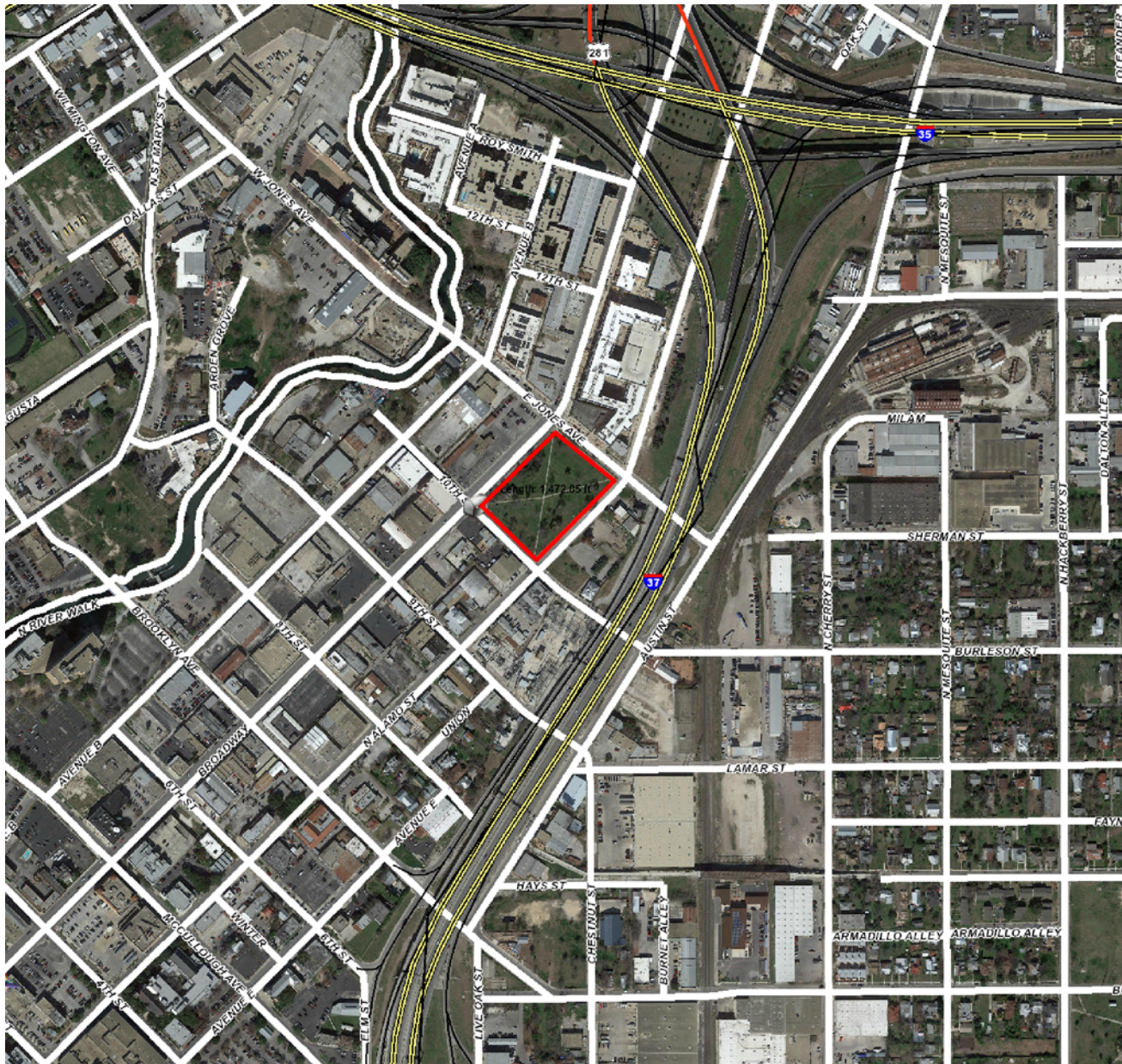
**RECOMMENDATION:**

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

- i. That the applicant coordinates with the City Arborist's office to develop a comprehensive tree preservation plan and landscaping plan for final approval. Submitted documents should indicate where existing trees will be removed, if applicable.
- ii. That the applicant submits all material specification information for review and approval.
- iii. That the applicant provides height, material, and design information for the proposed fencing.
- iv. 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: Feb 01, 2019

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## **MAVERICK PARK IMPROVEMENTS**

The applicant is requesting conceptual approval for construction of new park improvements at Maverick Park.

Bender Wells Clark Design has developed Design Documents for these proposed improvements. Components of this project were funded by the 2017 Parks Bonds and include:

- 1) A new Portland Loo (restroom facility).
- 2) A new fully enclosed fenced Dog Park with areas for small and large dogs
- 3) Sidewalk connections between the new and existing facilities.
- 4) Stormwater management features including a rain garden and bio-swale feature.
- 5) Removal of existing sidewalks and installation of new sidewalks and other walking surfaces.
- 6) New seating and picnic facilities.
- 7) Limited new planting and lighting.
- 8) Existing historic pavilion and large trees will be preserved on the site.

All the proposed improvements will be accessible, constructed of long-lived materials. All the improvements were approved through neighborhood meetings and are consistent with the approved Concept Plan for the park.



View of parade bleachers looking south

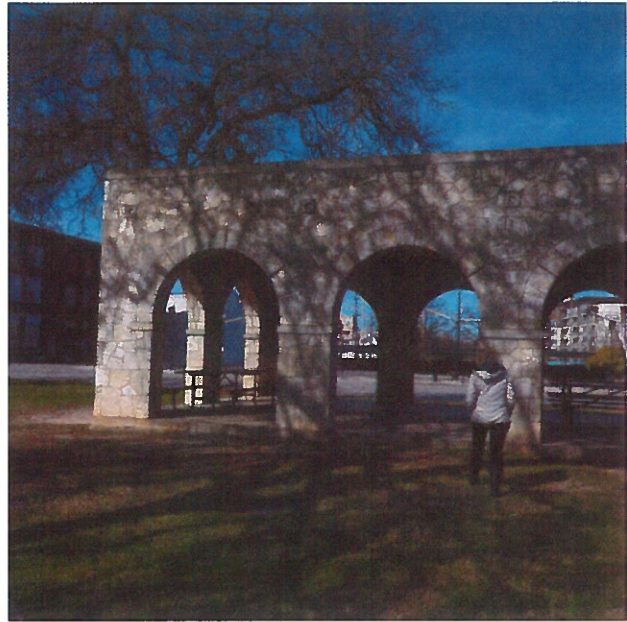


Aerial view of park looking south

## Maverick Park Improvements -2017 Bond



Existing Historic Pavilion



View of park looking south

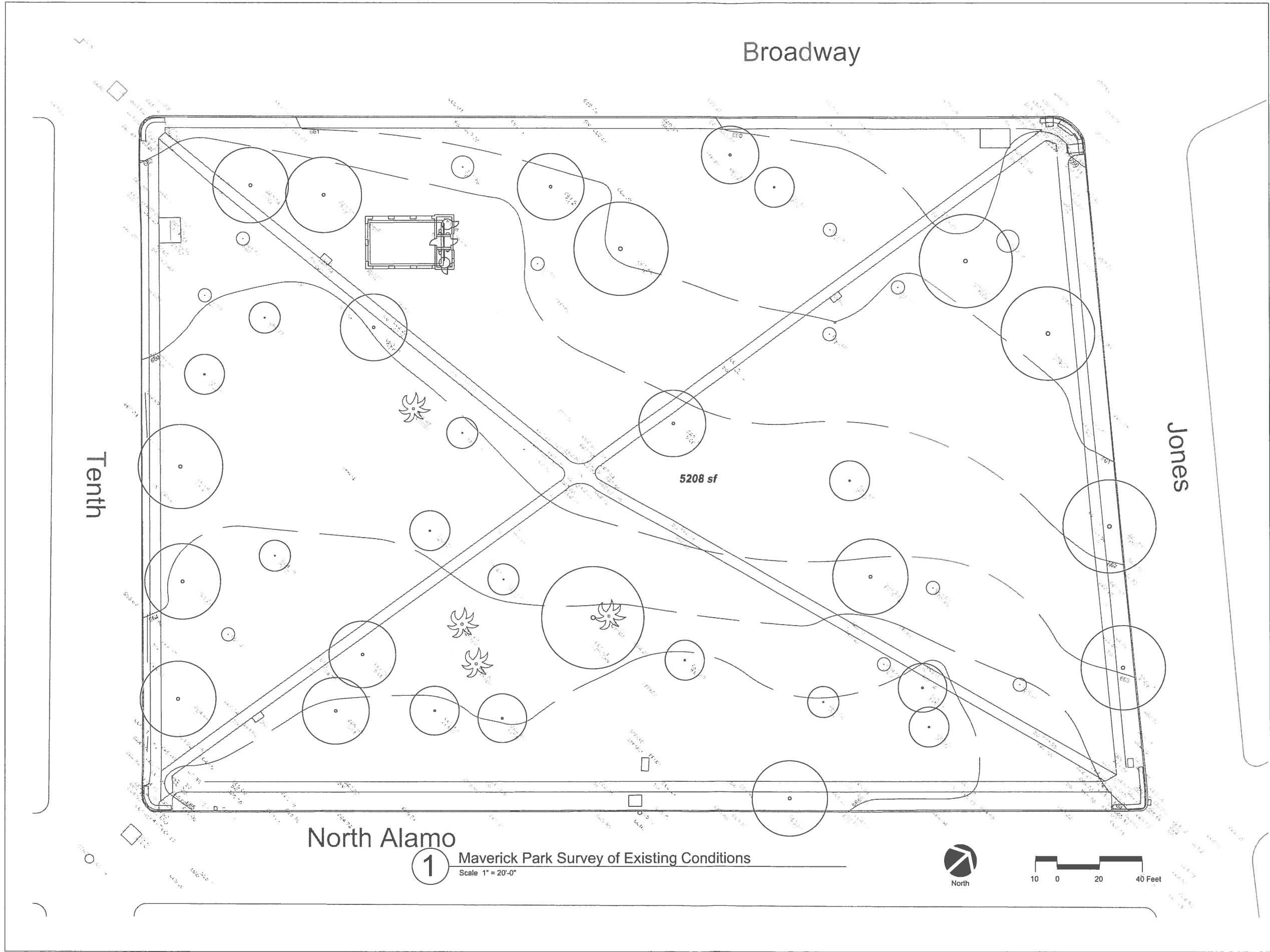


View of park looking north



Parade bleachers in park

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ISSUE DATE		
No.	Date	Issue Description
SD	2019-1-15	Concept Design Submittal

**Maverick Park  
Site Improvements**

**2017-2022 Bond**

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LANDSCAPE ARCHITECT'S LICENSURE

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BWCD Proj. No. :  
SHEET TITLE & NO. :

Drawn By :

**Schematic Design  
Submittal: Existing  
Conditions**

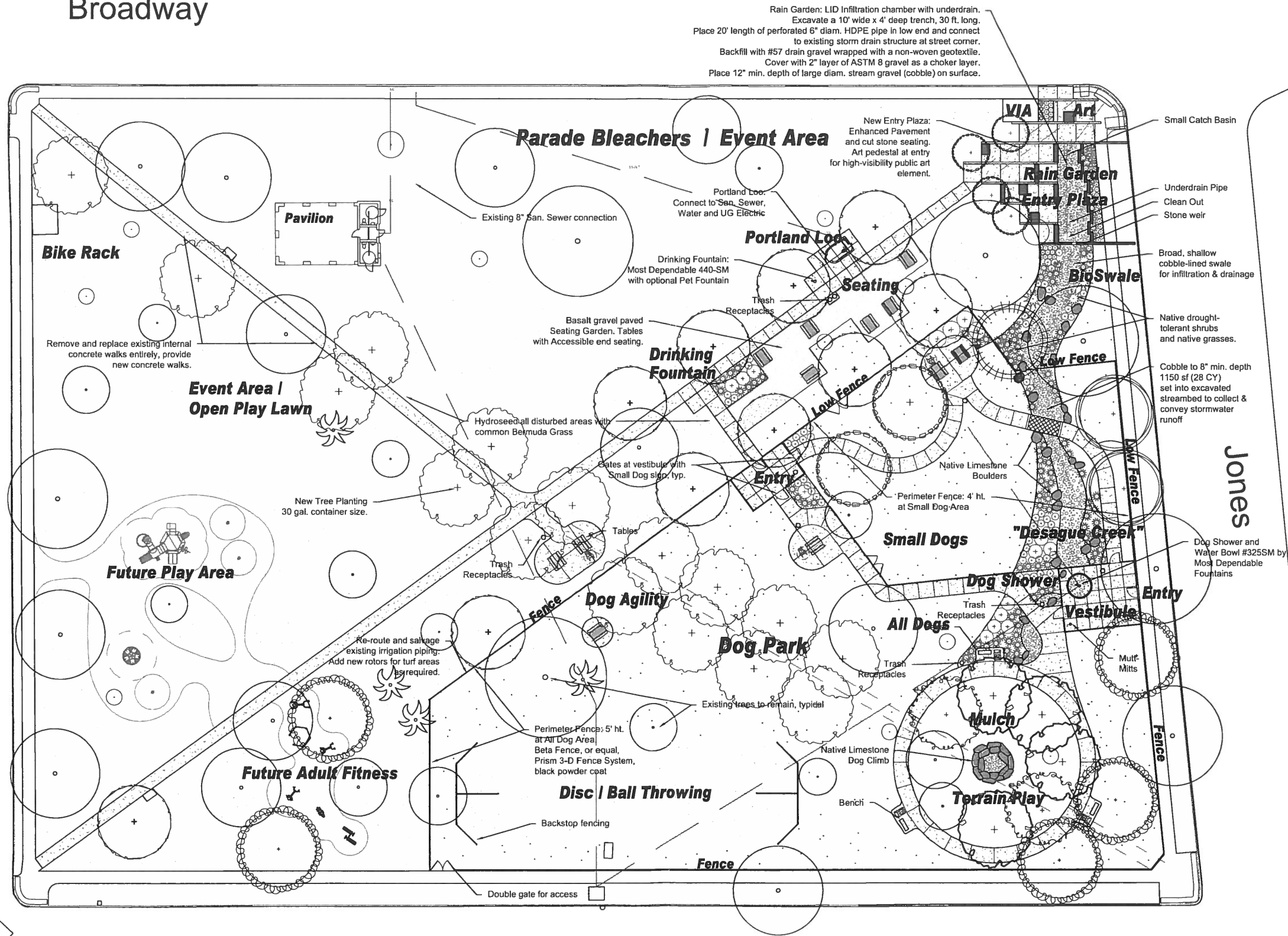
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Tenth

Broadway

North Alamo



1 Maverick Park Schematic Design Site Development Plan  
Scale 1" = 20'-0"



10 0 20 40 Feet

ISSUE DATE		
No.	Date	Issue Description
SD	2018-5-16	Schematic Design Submittal

# Maverick Park Site Improvements

## 2017-2022 Bond

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SHEET TITLE & NO. :  
**Schematic Design Site Development Plan**

# L0-01