

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-070
COMMON NAME: Dignowity and Lockwood Parks
ADDRESS: 701 NOLAN
801 N OLIVE ST
LEGAL DESCRIPTION: NCB 548 BLK 10 LOT ALL OF 10
NCB 539 BLK LOT P-100
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Elaine Kearney/TBG Partners
OWNER: City of San Antonio
TYPE OF WORK: Park Improvements
APPLICATION RECEIVED: February 06, 2019
60-DAY REVIEW: April 7, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out various park improvements at Lockwood Park and Dignowity Park, in order to create a unified destination park that appeals to the needs of neighborhood residents and provide a location for city-wide events. The applicant is requesting approval to:

1. Permanently close a segment of Burnett Street, between N. Olive and N. Hackberry.
2. Perform various hardscape and landscape modifications.
3. Perform various park improvements.

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 properties located at 701 Nolan (Dignowity Park) and 801 N. Olive (Lockwood Park), are public parks located east of Downtown. The applicant is requesting approval for various park improvements in order to create a unified destination park.
- b. STREET CLOSURE – The applicant has proposed to permanently close a segment of Burnett Street between N. Olive and N. Hackberry, including demolition of existing curbs, asphalt, and overhead electric poles in this area. By closing this segment of the street, the historic development pattern of the district will not be negatively impacted. However, staff finds that the location of the street segment could be more clearly delineated with the use of hardscape features to serve as a visual reminder of the presence of this street. Staff finds the proposal to be appropriate with the stipulations listed in the recommendation.
- c. HARDSCAPE AND LANDSCAPE MODIFICATIONS – The applicant has proposed to perform various hardscape and landscape modifications, including the selective removal of vegetation and trees and selective demolition of existing brick retaining walls, concrete site furnishings, hardscape, existing playground and exercise equipment, pole-mounted park lighting. The extent of demolition of the existing irrigation system will require further assessment. Staff finds the proposal consistent with the UDC.
- d. RESTROOM FACILITY – The applicant has proposed to install a new Portland Loo single restroom facility. Staff finds the proposal consistent with the UDC.
- e. PARK IMPROVEMENTS – The applicant has proposed various park improvements, including the construction of a playground, restroom facilities, power infrastructure that can support large events, splashpad, fenced dog

- park, walkways, site lighting, and sidewalk improvements. Staff finds the proposal consistent with the UDC.
- f. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

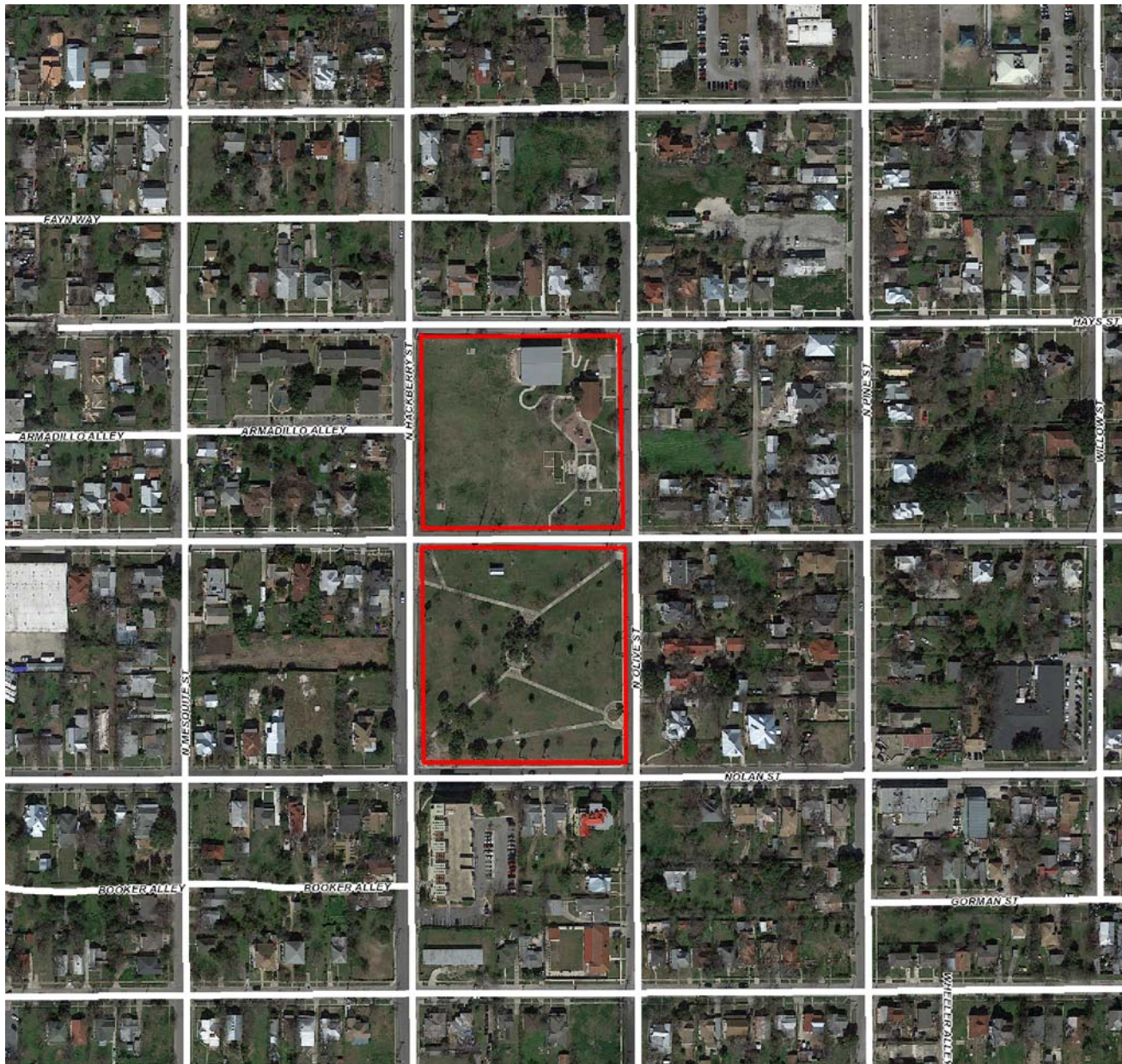
RECOMMENDATION:

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

- i. That the applicant more clearly dilate the segment of Burnett Street, between N. Olive and N. Hackberry, with the use of hardscape features. The applicant is required to submit updated plans that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the applicant coordinate with the City Arborist's office to develop a comprehensive tree preservation plan and landscaping plan for final approval, and indicate where existing trees will be removed, if applicable.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Burnet St

N Olive





Express Mart #4

Sonny's Nails

LUX Agency

801 North Olive Street

Lockwood Park

Dignowity Park

TX Luxury Interiors

WC White Apartments

Express Body Shop

River City Care Center

Panchos & Gringos Deli

Law Offices of
Damisela Chavira Brown

amo Beer Company

Rodd's Lumber &
Veneer (Door Mill)

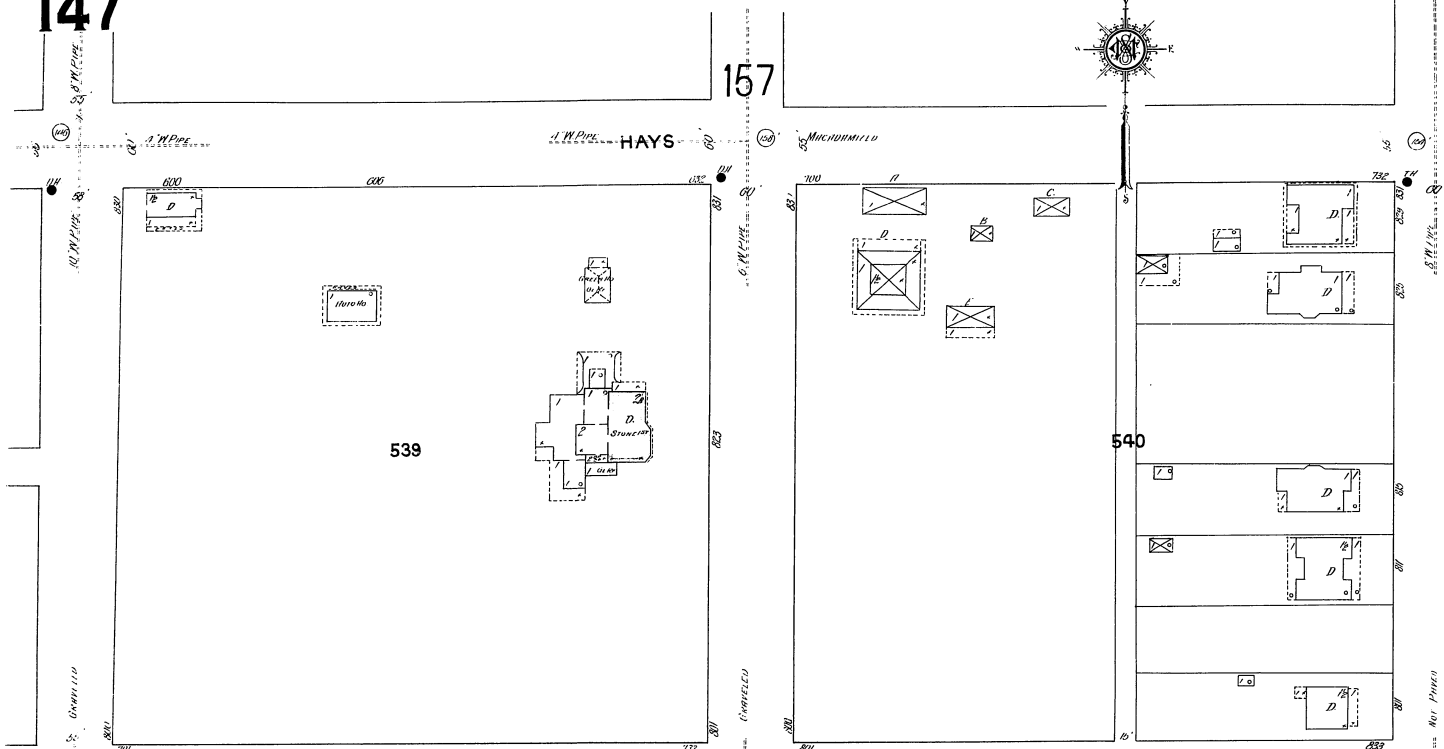
Catholic Worker House

Booker Alley

Gorman

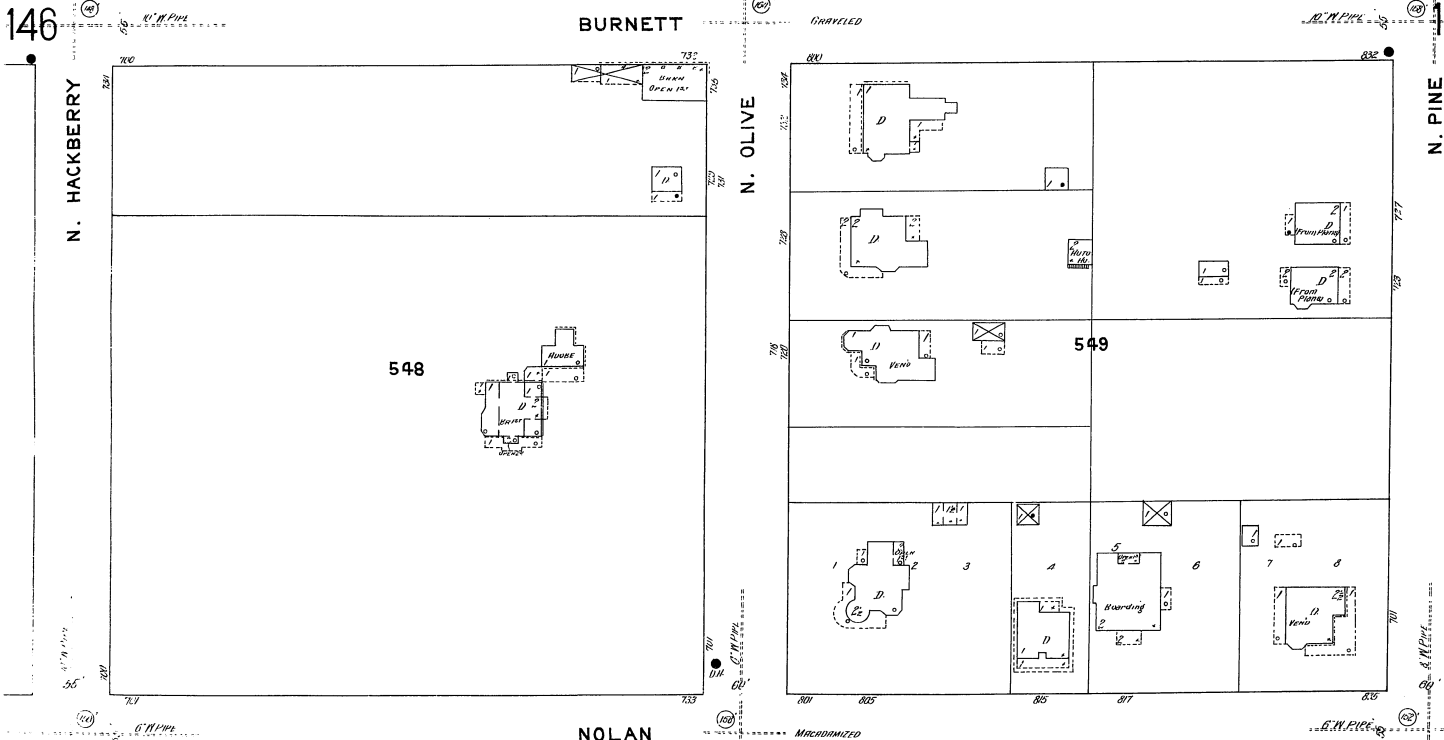
147

157



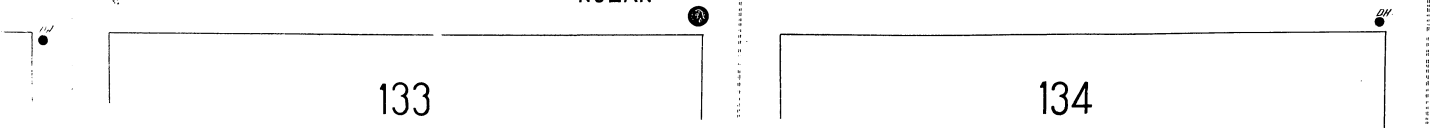
146

148

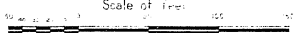


133

134



Scale of feet



147

TEX

157

HAYS

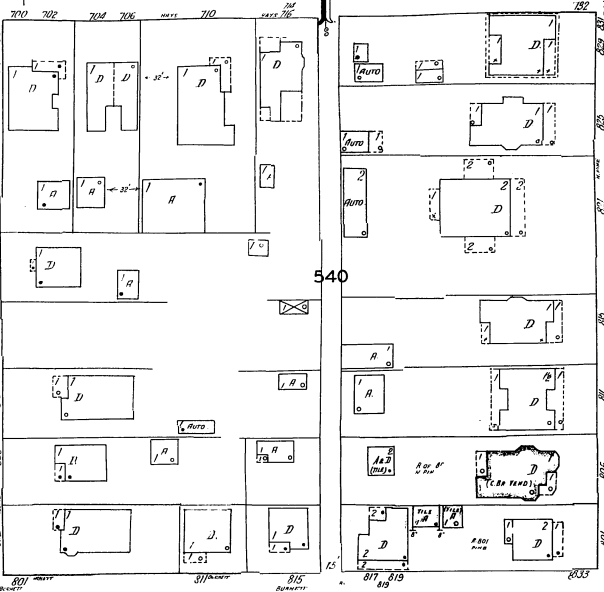
MICROFILMED



539



540



146

BURNETT

N. OLIVE

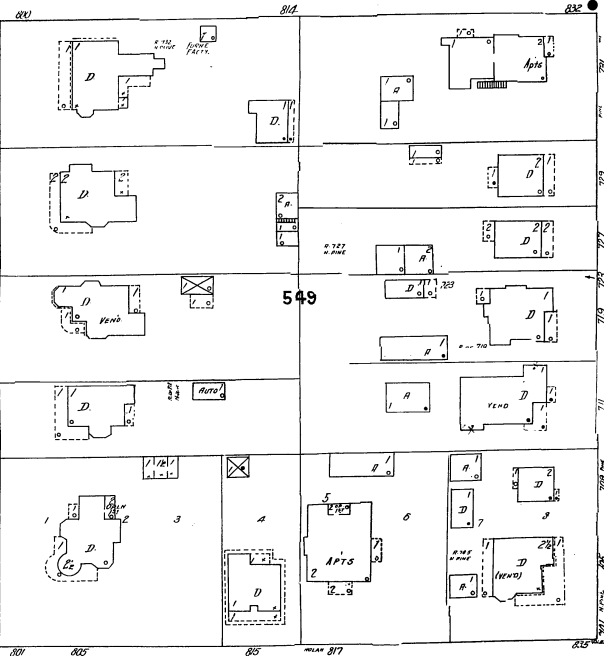
548

N. HACKBERRY

148

N. PINE

549



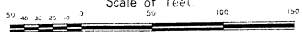
NOLAN

MICROFILMED

133

134

Scale of Feet





DESIGN NARRATIVE

The schematic design developed for Lockwood-Dignowity Park Bond Improvements includes program elements prioritized through a lengthy public input process, including input gathered by neighborhood residents in attendance at the Public Input meeting held on May 22, 2018 at the Martinez Street Women's Center. The elements that emerged focused on the creation of a destination park that appeals to the needs of neighborhood residents as well the ability to host city-wide events such as Luminaria or Beer Fest.

Prioritized improvements therefore include the permanent closure of Burnett Street, a playground, restroom facilities, and power infrastructure that can support large events. Furthermore, the program includes a splashpad, fenced dog park, and additional walkways and lighting. Additional improvements are focused on safety, circulation, and improved opportunities for exercise. These include site lighting, walking paths and improved sidewalks.

Demolition

Demolition will include selective removal of shrubby vegetation and trees, especially around the Harmony House plaza where safety concerns exist. Selective demolition of the Brick Retaining walls enclosing Harmony House is also advised. A small number of trees in conflict with the proposed sports field and other new improvements will need to be removed or relocated. Existing concrete site furnishings such as the circle benches at the corner of Nolan and Hackberry as well as the concrete furniture at Harmony House will be removed. The hardscape and existing playground and exercise equipment will be removed, as will all current pole-mounted park lighting. Further assessment will be required to determine the extend of demolition of the existing irrigation system. In order to facilitate the closure of Burnett Street, curbs and asphalt will be removed, but the existing road base and underground utilities will remain in place. The plans also call for the removal of overhead electric poles along Burnett Street and the abandonment of that service. Please refer to the Demolition Plan included in the schematic design drawing set. Please note that the small stone structure (which has been deemed of local historic value) is to remain in its current state.

Landscape Site Preparation

Every attempt will be made to balance cut and fill on site. A limited amount of mass grading will occur to shape the site to accommodate new ADA accessible paths, create level areas and topography for the playground and splashpad, and to bring the footprint of Burnett Street up to match surrounding grade. Excavation will be necessary for the underground vault at the splash pad. Imported topsoil will be required at new planting areas.

Park Elements

Improved Circulation

Circulation and connectivity within the park is improved through the creation of a new central spine, which arcs from the lower corners of the park and provides a safe, ADA accessible route to the activities which are clustered at the center of the park. Additional sidewalks have been added along the full frontages of both Olive and Hackberry streets. Secondary walkways connect and define the informal playfield, the picnic area and playground, and provide an important east-west connection through the site.



TBG

The Front Porch

A linear arrangement of porch swings on the high side of the park near Martinez Street Women's Center are intended to provide social seating for everyone from teenagers to older residents who wish to appreciate the views of San Antonio and be near the activity of the playground and splashpad without being right in the fray. Each swing will accommodate two to three users and consist of metal structures that integrate seating suspended from cables.

Playground

The park playscape will combine custom and prefabricated elements that will be integrated into land forms to provide a completely unique play experience. The emphasis will be on selecting structures that have natural materials such as wood, rope, etc wherever possible. Boulders and berms will to help naturalize the play area and to provide informal seating. Providing shade (both through shade sails and shade trees) is a priority.

Splashpad

The splashpad is centrally located at the center of a new plaza, and located conveniently between the playground and the dog-park/harmony plaza. It is conceived as a civic-style interactive fountain. The size is approximately 30' in diameter and includes in-grade jets which will make it an interesting and interactive experience for children, while in-grade LED lighting will add activity and interest at night. The splashpad will be designed in conjunction with Kraftsman to meet City of San Antonio standards, including chlorinated and filtered water by use of an underground storage vault and above-ground pump/chemical storage. Backwash will be achieved via release into either a drywell or adjacent planting area as stormwater infrastructure is not available.

Restroom

A restroom has been included in the park due to input during the Public Input process, as well as to complement the needs of the splash pad for space for children to change into or out of swimsuits. We have recommended either a Portland-Loo style restroom (budget permitting), or a port-a-potty with a screened enclosure.

Harmony Plaza

Changing the perception of Harmony Plaza will be key to the success of this project. By increasing visibility into this segment of the park and activating it with regular users, such as dog-owners, it can become a pleasant, shaded "garden room". The recommendation is to remove all enclosing vegetation, remove the hardscape in favor of decomposed granite, and add string-lighting and moveable tables and chairs.

Dog Park

Dog-Nowity Park is a fully fenced dog park with separate areas for small and large dogs. It can be accessed from the existing diagonal walk along the southern end of the park, or via Harmony Plaza. The surfacing is anticipated to be mulch. Accessories will include informal seating, a water fountain with dog bowl, and dog waste bag dispenser.

Informal Playfield

The informal playfield takes advantage of an area of the park that is relatively flat and clear of trees. Selective removal of a few trees will allow this area to function as an informal field for kicking around a soccer ball or playing flag football.



TBG

Event Lawn / Event Power

The arcing pathway defines the edge of a naturally occurring slope where festival or concert-goers might spread out blankets to enjoy a pop-up event with clear sightlines to the bottom of the hill. Event Power located in close proximity to Hackberry will allow vendors to easily set up for large events in the park. See the MEP narrative for additional information.

Site Lighting

Site lighting is an important aspect of making the park inviting and safe to all users. The first priority is to light the major interior pathways and activity zones, such as the playground, splashpad, and dog park. String lights are envisioned at Harmony Plaza. The arcing pathway will be lit with bollards, while all other lighting will be achieved with pedestrian pole lights. Please refer to the MEP narrative for additional information.

Hardscape

The primary hardscape material will be standard broom-finish concrete for all plazas, sidewalks and walkways. Stabilized decomposed granite is proposed for the “front porch” and Harmony plaza. Playground areas will include a combination of wood fiber, rubberized surfacing and synthetic turf. The dog park will be dressed with hardwood mulch. Mesa grande blocks line the edges of the playscape, plaza and Harmony Plaza to resolve grade and provide informal seating for events and gatherings.

Planting

All planting will consist of low maintenance drought tolerant species. Shrub beds are limited to focal areas at playground and plaza. Shade trees will line the front porch, arc walk, and dog-park park. Larger shade trees and ornamentals will be installed at the playground area to provide seasonal color and to highlight key elements of the playscape. Turf will be installed in areas that are disturbed during construction.

Irrigation

Irrigation will be focused on providing water to the limited areas of ornamental planting, to new trees, at the event lawn, and the informal sports field. Irrigation will be drip, unless otherwise noted.



TBG

Mechanical Design Narrative

A. Plumbing Systems:

1. Drinking Fountains

- The intent is to connect to the domestic water service for new drinking fountains, providing a coordinated effort with the civil engineer. Sanitary from the drinking fountain(s) is anticipated to discharge to the sanitary sewer systems associated with the restroom facilities.
- The drinking fountain shall be a stainless steel, ADA, bi-level, barrier-free, vandal-resistant, drinking fountain MOST DEPENDABLE FOUNTAINS, INC Model MDF 440-10145SM, color green, or equivalent. The fountain shall be lead-free and provided with corrosion resistant coating. The drinking fountain will be provided with water bottle fill station. The two (2) fountains anticipated for the dog parks will be provided with dog bowls.
- Drinking fountain drain lines shall discharge to a dedicated dry well located below grade in the vicinity of the fixture served.

2. Splash Pad Utility Provisions

- The intent is to connect a domestic water service for a new splash pad system, providing a coordinated effort with the civil engineer and the splash pad design consultant. It is currently anticipated that a 2" water metered line with CoSA required backflow protections will be provided within a pump/equipment room for contractor connection to the splash pad system single point of connection. Backwash from the splash pad pump(s) is anticipated to discharge to grade in a manner that does not cause nuisance. It is anticipated that the splash pad design consultant will be responsible for any and all pumping, piping infrastructure, water treatment, accessories associated with the splash pad. Plumbing scope is expected to be single point connection for domestic water only.

3. Restroom Utility Provisions (Portland Loo)

- The intent is to connect a new 1-1/2" domestic water service with backflow prevention and 4" sanitary for the new Portland Loo stand-alone bathroom, providing a coordinated effort with the civil engineer. Civil is expected to provide the line extension from N. Hackberry. Specification of the restroom unit shall be by others.

Electrical Design Narrative

A. Existing and Demolition Electrical:

1. Electrical Services, Power and Lighting:

- The existing open field floodlights mounted on wood poles including the electrical service shall be removed. A pole mounted transformer along Burnet St. to be closed is to be removed.
- The pole mounted transformer for the existing Electrical service at the open field area lighting also provides secondary power to a metered service at the Restroom Building which is to be demolished.
- The existing limited Historic value Restroom Building will remain with no improvements.
- The existing aerial primary and power poles will require removal by CPS Energy presently installed along Burnet street to be closed off for park improvements.
- An existing aerial CPSE high voltage primary will need to remain along Burnet. An easement for the primary will require that there be no major structures be planned within the easement.



- Existing park floodlights on a wood pole located near the Restroom building shall be removed for construction of a new walkway extending from one end of the park to the opposite end at the intersection of N. Hackberry and Nolan Streets.
- At the Lockwood area of the park an existing covered structure with seating, other features, electrical wiring and lighting in this area shall be removed and demolished for park improvements.
- An existing electrical service located along Hays Street is to remain. The overhead metered service presently serves the Women's Shelter and the Basketball Court lighting. This will be confirmed in a site visit survey in the next submission phase.
- An existing metered service located at the intersection with Burnet Street and N. Olive Street will require relocation or complete removal. It is unknown currently if this service is active and if it needs to remain in operation. This will be determined during a site visit survey in the next submission phase.
- The existing Street lighting located along N. Olive Street and N. Hackberry Street will require removal and relocation by CPSE Energy to the opposite side of the streets to allow for new curbs realignments and side parking for vehicles. The removal of the existing poles and lighting is anticipated necessary to clear new proposed head in or street parallel parking.

B. Electrical Systems:

1. Front Porch with Swings:

- New lighting in this area will consist of Pedestrian pole lighting mounted on concrete footings. The lighting is to be designed to satisfy IESNA illumination levels recommended for park facilities of an average of approximately 2-foot-candle level.
- New lighting and associated controls to comply per the current IECC 2015 shall be provided. A Lighting Relay panel with photocell and time switch is required to satisfy the Energy code for all exterior lighting controls.
- A new electrical service is proposed to serve the pedestrian lighting along the front porch area including some of the other areas in the park including event power and the Pump structure for the water splash area in the park. The new proposed power pole with a CPSE transformer bank will consist of a 120/208V, 3ph, 4 wire service for the pedestrian lighting in addition to in-ground mounted receptacles for Food trucks and special power for a music event in the improved landscaped area.
- A new panelboard will be designed to serve all lighting and power in the park areas with new sidewalks, plaza, front porch area and playscape area construction.
- In ground waterproof floor boxes with 30 ampere, 208V receptacles for the food trucks will be provided. Each receptacle will be provided with a GFCI module ahead of the receptacle.

2. Festival Plaza:

- New lighting in this area will consist of Pedestrian pole lighting mounted on concrete footings. The lighting is to be designed to satisfy IESNA illumination levels recommended for park facilities of an average of approximately 2-foot-candle level.
- Lighting will be connected to the new Lighting Relay Panel to be located at the proposed service for all new park Pedestrian lighting.



- Two power pedestals for Music event power will be provided at the locations required. A 100-ampere pedestal mounted on a concrete footing will be provided at locations required in the open improved landscape areas. Each power pedestal will include multiple 208V, 30 ampere and 50 ampere receptacles.
3. Nature based Playscape:
- New lighting in the playscape area will consist of Pedestrian pole lighting mounted on concrete footings. The lighting is to be designed to satisfy IESNA illumination levels recommended for park facilities of an average of approximately 2-foot-candle level.
 - Lighting will be connected to the new Lighting Relay Panel to be located at the proposed service for all new park Pedestrian lighting.
4. Park Pedestrian Lighting:
- New Pedestrian lighting located along a new proposed sidewalk extending from one end of the park to the opposite end of the park shall consist of bollard type lighting fixtures mounted on concrete footings. Pedestrian lighting shall also extend along a proposed main entrance to the park from N. Hackberry Street. The lighting is to be designed to satisfy IESNA illumination levels recommended for park facilities with an average of approximately 2-foot-candle level.
 - Lighting will be connected to the new Lighting Relay Panel to be located at the proposed service for all new park Pedestrian lighting.
 - Power pedestals for USB type charging outlets may be provided at locations along the walkway where required with aesthetic considerations.
 - Two power pedestals for Music event power will be provided at the locations required. A 100-ampere pedestal mounted on a concrete footing will be provided at locations required in the open improved landscape areas. Each power pedestal will include multiple 208V, 30 ampere and 50 ampere receptacles.
5. Improved Streetscape Lighting along N. Hackberry St.
- Lighting shall consist of a different and distinct Pedestrian type light pole along the sidewalk at four locations along a new sidewalk.
 - The new lighting is to be located as follows along N. Hackberry Street:
 - 1) A pedestrian light pole at each intersection on Hackberry at Hays and Nolan Streets.
 - 2) Two light poles on either side of a new walkway located where Burnet street was located.
 - The pedestrian lighting will be served from the new electrical service to be located along N. Hackberry Street.
6. Improved Streetscape Lighting Along Olive street:
- Lighting shall consist of a different and distinct Pedestrian type light pole along the sidewalk at four locations along a new sidewalk.
 - The new lighting is to be located as follows along N. Hackberry Street:
 - 1) A pedestrian light pole at each intersection on Hackberry with Hays and Nolan Streets.
 - 2) Two light poles on either side of a new walkway located where Burnet street was located.
 - The pedestrian lighting will be served from the new electrical service to be located along N. Hackberry Street.



TBG

7. Harmony House Plaza (old Dignowity park):
 - Catenary lighting mounted on poles that span the short dimension of the plaza area are proposed. Strings of lights are proposed over the plaza area with seating. This lighting will be connected to the electrical service and associated lighting relay panel.
8. Open Field for Music Events:
 - Two power pedestals for Music event power will be provided at locations required. A 100-ampere pedestal mounted on a concrete footing will be provided at the events stage area for music activities. Each power pedestal will include multiple 208V, 30 ampere and 50 ampere receptacles.
 - Power for the pedestals will be fed from the proposed main electrical service.
9. Splash Pad Utility Provisions - Electrical:
 - A single point power supply will be provided to the Water splash pad Covered building structure to house the water pumps and any other miscellaneous loads such as general maintenance weatherproof receptacles and lighting in the structure. The single point connection will be per requirements from the Water Splash Park Consultant that is to design the entire water system and associated pumps to serve the splash pad area.
 - A surge protective device will be provided at the single point connection to serve power to the Pump Structure. The device shall be provided a Nema 4X enclosure.

Applicable Codes

- Life Safety Code, NFPA 101, 2006 edition, and all reference codes.
- International Building Code, 2018 edition, International Code Council, Inc. and COSA Amendments
- International Plumbing Code, 2018 edition, International Code Council, Inc. and COSA Amendments
- International Mechanical Code, 2018 edition, International Code Council, Inc. and COSA Amendments
- Applicable ANSI, ASTM and ASME codes and standards
- Applicable OSHA, EPA and Texas Commission on Environmental Quality (TCEQ) regulations
- Texas Accessibility Standards (TAS), Texas Department of Licensing and Regulations, Architectural Barriers Act, Ch. 469, Government Code.
- Americans with Disabilities Act, Public Law 101-336, enacted July 26, 1990
- IESNA Standards
- NFPA 70, 2017 National Electric Code
- 2018 International Energy Conservation Code with local amendments.

End of Schematic Design Narrative

DIGNOWITY / LOCKWOOD PARK

VICINITY MAP



LOCATION MAP



San Antonio, Texas

A PROJECT BY

OWNER:
CITY OF SAN ANTONIO

CONTACT: ERIC REYNA
SAN ANTONIO, TEXAS
O: 210/207-4131

LANDSCAPE ARCHITECT:
TBG PARTNERS

CONTACT: ELAINE KEARNEY
1221 BROADWAY STREET, SUITE 101
SAN ANTONIO, TEXAS 78215
O: 210/366-9933

CIVIL ENGINEER:
BIG RED DOG

CONTACT: JEREMY DOEDGE
5710 W HAUSMAN RD #115
SAN ANTONIO, TX 78249
O: 210/860-9224

ARCHITECT OF RECORD:
WORK5HOP

CONTACT: JAY LOUDEN
1100 BROADWAY ST, SUITE 300R
SAN ANTONIO, TEXAS 78215
O: 210/268-9224

DESIGN ARCHITECT:
LAKE FLATO

CONTACT: LEWIS MCNEEL
311 THIRD ST.
SAN ANTONIO, TEXAS 78205
O: 210/227-3335

STRUCTURAL ENGINEER:
INTELLIGENT ENGINEERING SERVICES

CONTACT: AGUSTIN TELLEZ
10001 REUNION PLACE, SUITE 200
UNION SQUARE II
SAN ANTONIO, TEXAS 78216
O: 210/349-8841

MEP:
CNG ENGINEERING

CONTACT: JERRY CABALLERO
1917 N. NEW BRAUNFELS AVE #201
SAN ANTONIO, TX 78208
O: 210/224-8841

IRRIGATION DESIGNER:
PRA IRRIGATION

CONTACT: PAUL RADLET
SAN ANTONIO, TEXAS
O: 210/412-1908

SURVEYING:
HMT ENGINEERING AND SURVEYING

CONTACT: CHRIS CRIM
8200 W INTERSTATE 10
SAN ANTONIO, TEXAS 78230
O: 830/625-8555

CITY COUNCIL:
MAYOR
RON NIRENBERG

CITY COUNCIL
ROBERT TREVINO
WILLIAM 'CRUZ' SHAW
REBECCA VIAGRAN
REY SALDANA
SHIRLEY GONZALEZ
GREG BROCKHOUSE
ANA SANDOVAL
MANNY PELAEZ
JOHN COURAGE
CLAYTON PERRY

ADMINISTRATION:
CITY COUNCIL
SHERYL SCULLEY

**DIRECTOR OF PARKS
AND RECREATION**
XAVIER D. URRATA

**DIRECTOR OF
TRANSPORTATION AND
CAPITOL IMPROVEMENTS**
MIKE FRISBIE

PROJECT COORDINATOR
ERIC REYNA



TBG



Landscape Architects • Planners
1221 Broadway, Suite 101
San Antonio, Texas 78215
(210) 366-9933
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

DIGNOWITY
LOCKWOOD
PARK

HDRC
APPLICATION

02/06/2019

SAN ANTONIO, TEXAS

Project Number:
S17499

Designed:

Drawn:

Reviewed:

Date Issued:

Revisions:

Sheet Title:

COVER

Sheet Number:

SHEET INDEX

EXISTING

- CONTEXT ANALYSIS
- EXISTING CONDITIONS- ANALYSIS
- EXISTING SITE PHOTOS
- EXISTING SITE PHOTOS

PROPOSED IMPROVEMENTS

- FUNCTIONAL USE DIAGRAM
- SCHEMATIC PLAN
- PROGRAM AND PRECEDENT IMAGERY
- PROGRAM AND PRECEDENT IMAGERY
- PROGRAM AND PRECEDENT IMAGERY
- SITE FURNISHINGS
- SITE WORK DEMOLITION PLAN



dignowity
lockwood
park

sheet index

san antonio, texas
HDRC application
02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.

SITE PLAN DIAGRAMS

Neighborhood & City Connections

ADJACENT AMENITIES & ATTRACTIONS

-  Education & Community
-  Food & Entertainment
-  Public Parks
-  Social Services
-  Hotels & Attractions

TRANSPORTATION

-  Bike
-  Pedestrian
-  Vehicle
-  Bus Route
-  Bus Stop
-  B-cycle Station: Existing
-  B-cycle Station: Future



TBG

dignowity
lockwood
park

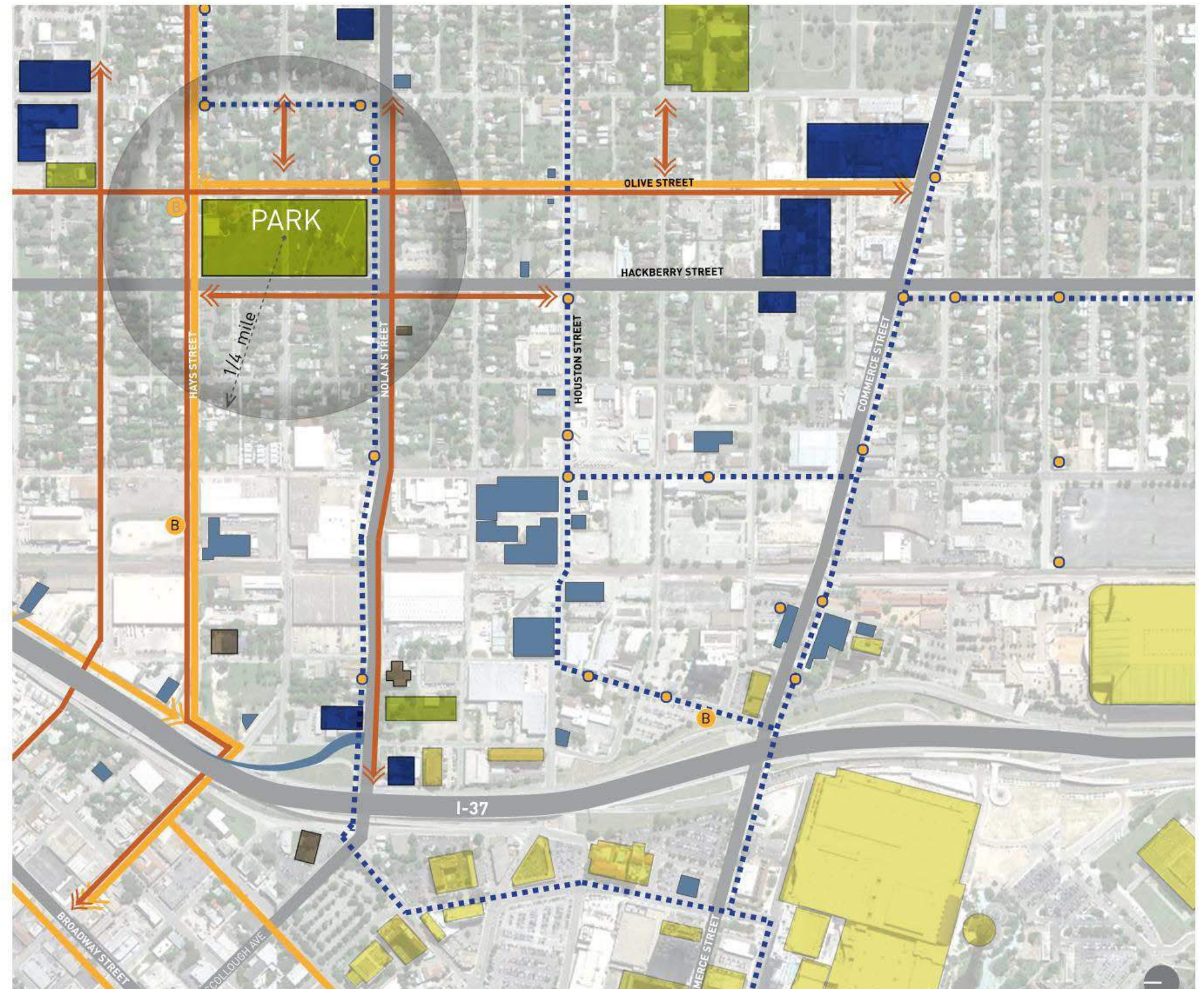
context analysis

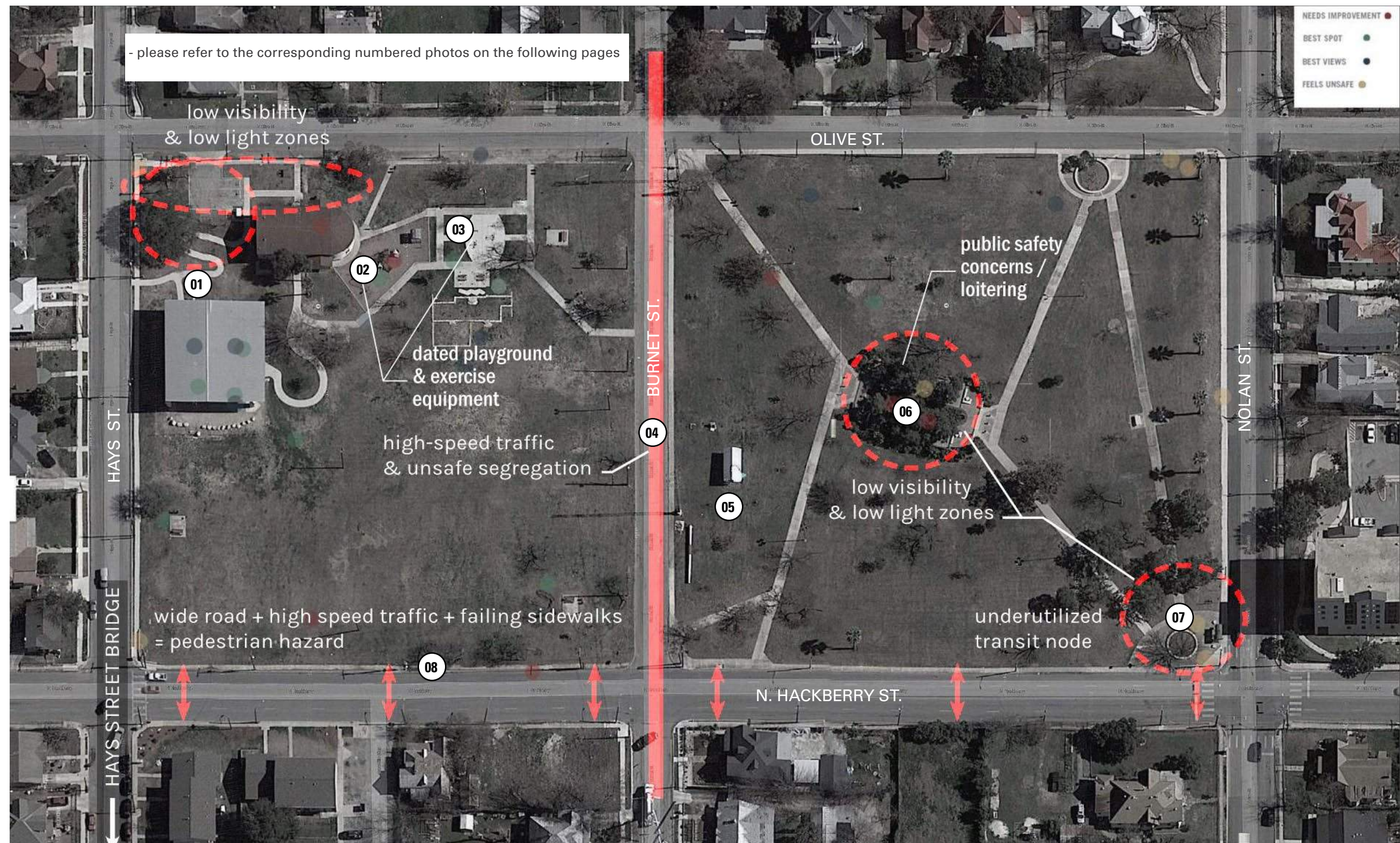
san antonio, texas
HDRC application
02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.





dignowity lockwood park

existing park conditions analysis

san antonio, texas
HDRC application
02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



01. existing covered basketball court



02. dated playground equipment / no shade



03. dated exercise equipment



04. Burnet street divides the park in half; is a major obstacle to park use and safety



TBG

dignowity
lockwood
park

site photos

san antonio, texas
HDRC application
02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.



05. stone structure (note also high voltage overhead power lines)



06. plaza area which is prone to loitering & safety concerns



07. bus stop at corner of Nolan and Hackberry



08. sidewalk along Hackberry is in poor condition and obstructed



TBG

dignowity
lockwood
park

site photos

san antonio, texas
HDRC application
02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

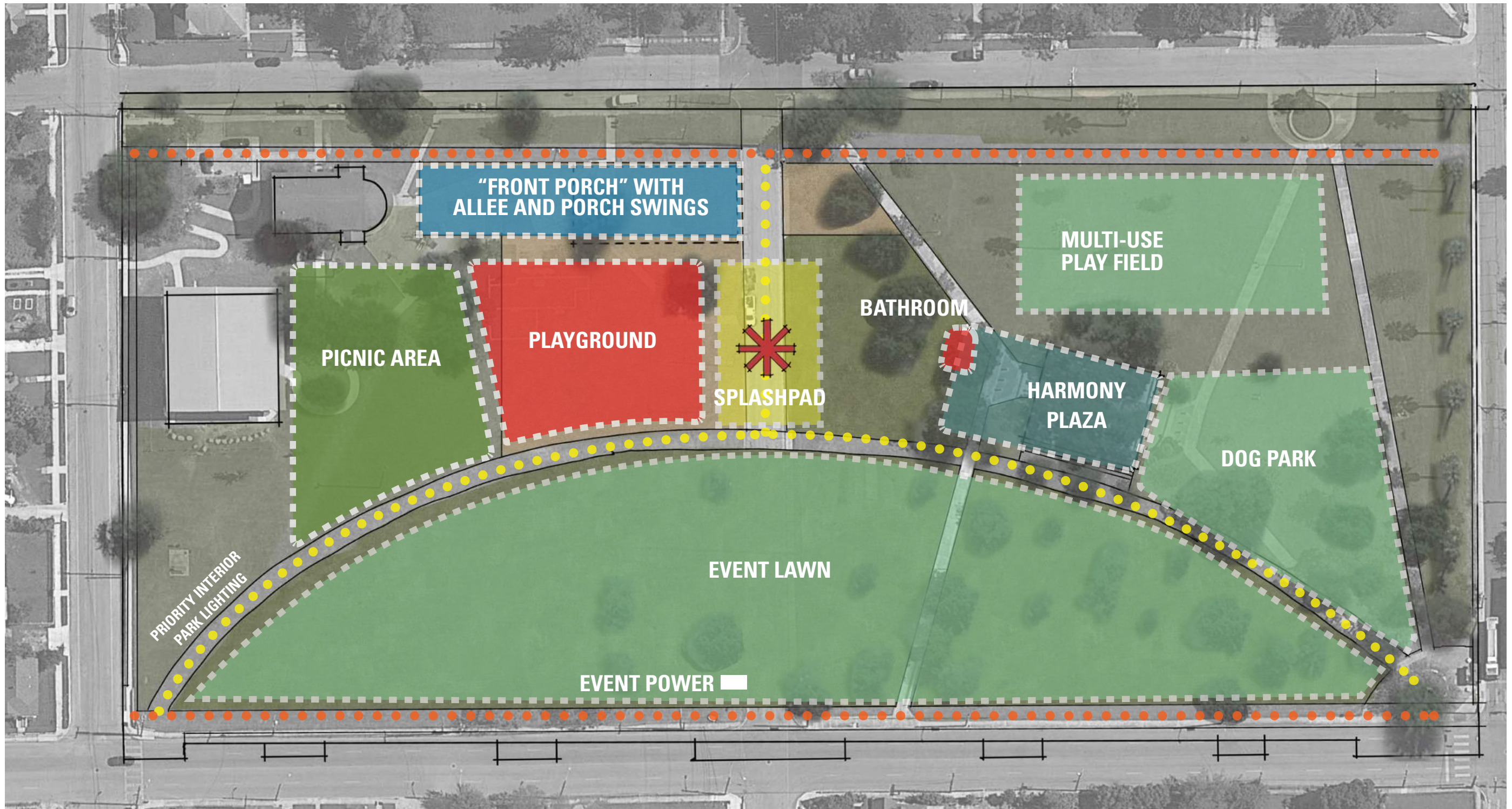
[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.



dignowity
lockwood
park

The information shown is based on the best information available and is subject to change without notice.



TBG

dignowity
lockwood
park

functional use diagram

san antonio, texas
HDRC application
02/06/2019



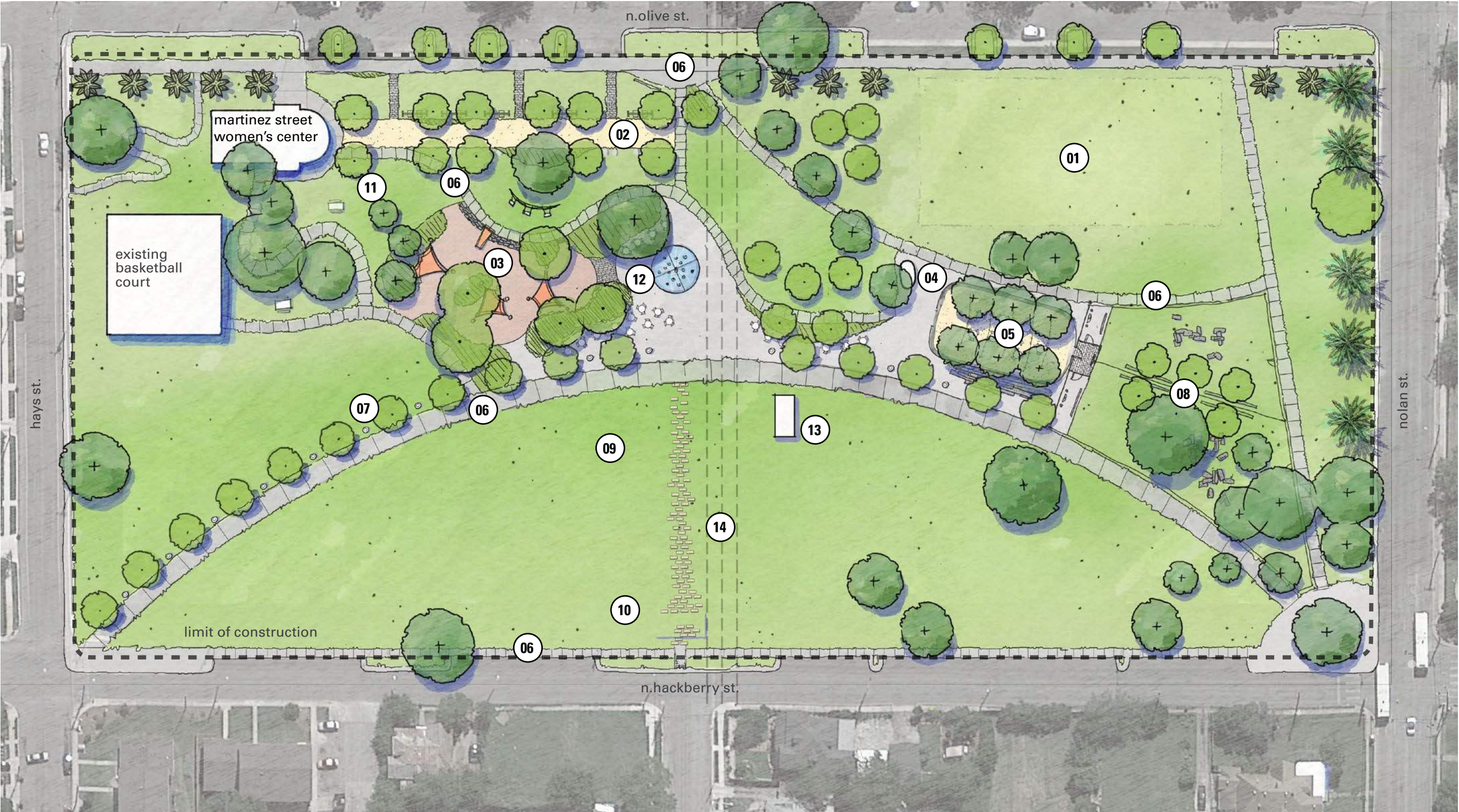
TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.

legend

- 01_ informal playfield
- 02_ "front porch" with porch swings
- 03_ playground
- 04_ 'portland loo' restroom
- 05_ harmony plaza
- 06_ new walkway
- 07_ site lighting
- 08_ dog-nowity park (with large & small dog areas)
- 09_ flexible lawn
- 10_ event power
- 11_ picnic area
- 12_ splash pad
- 13_ existing building to remain
- 14_ cps easement

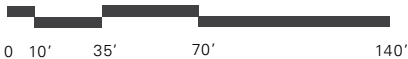


TBG

dignowity
lockwood
park

schematic plan

san antonio, texas
HDRC application
02/06/2019



TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.



01. informal sports field
 _ suitable for pickup games
 _ no backstops or sports field lighting



02. porch swings
 _ enjoy views of downtown
 _ inviting to all ages



03. playground
 _ inspired by nature



03. playground
 _ natural materials



03. playground
 _ makes use of natural topography



04. 'portland loo' restroom
 _ centrally located to serve splashpad, sports fields, dogpark and playground.



05. harmony house garden room
 _ increase visibility into the space
 _ remove existing hardscape and furnishings
 _ activate with lighting and proximity to dog park



06. new concrete walkways
 _ improve circulation through the park
 _ ADA accessible



dignowity
 lockwood
 park

program and precedents

san antonio, texas
 HDRC application
 02/06/2019

TBG
 1221 broadway
 suite 101
 san antonio, tx 78215
 [210] 366-9933
 tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



07. site lighting - pole lighting
_Invue Pedestrian/Pole Cat. # Luminis
EC803



07. site lighting - bollards
_ Invue Bollard- Cat. EC 822 Series



08. "dog-nowity" park
_ fully fenced
_ separate areas for small and large dogs



09. flexible lawn
_ passive recreation
_ event seating



10. event power
_ for pop-up events, such as Beer Fest



11. picnic area
_ relocate concrete tables near existing shade
trees



TBG

dignowity
lockwood
park

program and precedents

san antonio, texas
city of san antonio
11/15/18

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.



12. splashpad
_ in-ground jets
_ doubles as a plaza when not in use



12. splashpad
_ incorporates LED lighting for a civic feel



13. existing stone structure
_ local historic designation
_ to remain “as-is”



olive streetscape (not currently in budget)
_ head-in parking
_ food trucks



hackberry streetscape (not currently in budget)
_ parallel parking
_ improved lighting



TBG

dignowity
lockwood
park

program and precedents

san antonio, texas

HDRC application

02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.



01. wooden bench
_landscape forms 'harpo'



02. aluminum bench
_landscape forms 'harpo'



03. wooden table
_landscape forms 'harpo'



04. litter receptacle
_landscape forms 'plexus'



07. bike racks
_landscape forms 'flo'



08. drinking water fountain
_most dependable 10155-18 SM & SMSS CHILLED



TBG

dignowity
lockwood
park

site furnishings

san antonio, texas

HDRC application

02/06/2019

TBG
1221 broadway
suite 101
san antonio, tx 78215

[210] 366-9933
tbgpartners.com

The information shown is based on
the best information available and
is subject to change without notice.

A

B

C

D

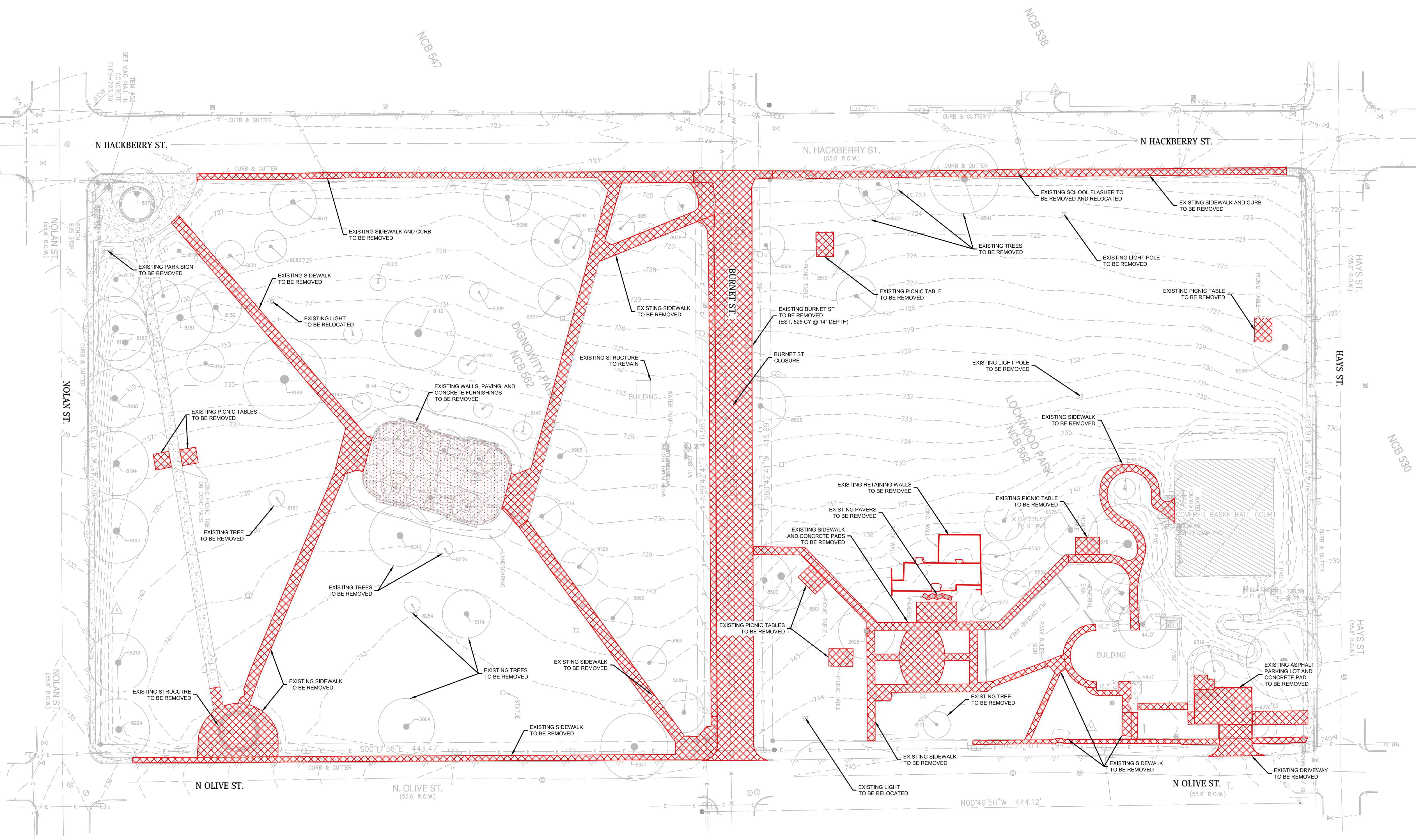
E

F

G



Know what's below.
Call before you dig.



WWW.BIGREDDOG.COM

210.860.9224

DIGNOWITY-LOCKWOOD PARK
SAN ANTONIO, BEXAR COUNTY, TEXAS 78202

PROPOSED DEMOLITION PLAN

CLIENT:	COSA
DRAWN BY:	ET
DESIGNER:	ET
REVIEWER:	JD
B.R.D. PROJECT:	0006.10.001

SHEET