

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-347
ADDRESS: 3100 HIAWATHA
LEGAL DESCRIPTION: NCB 10833 BLK LOT TR-5
ZONING: R-4
CITY COUNCIL DIST.: 3
APPLICANT: Joe Cannata/RVK
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: May 29, 2019
60-DAY REVIEW: July 28, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to carry out the following park improvements:

1. Install a fabric shade canopy with lighting over the existing basketball court.
2. Install concrete picnic tables with fabric shade canopies.
3. Construct a concrete trail connecting the Senior Center to the existing east/west trail.
4. Add solar pedestrian lighting along the existing trail segment.

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:

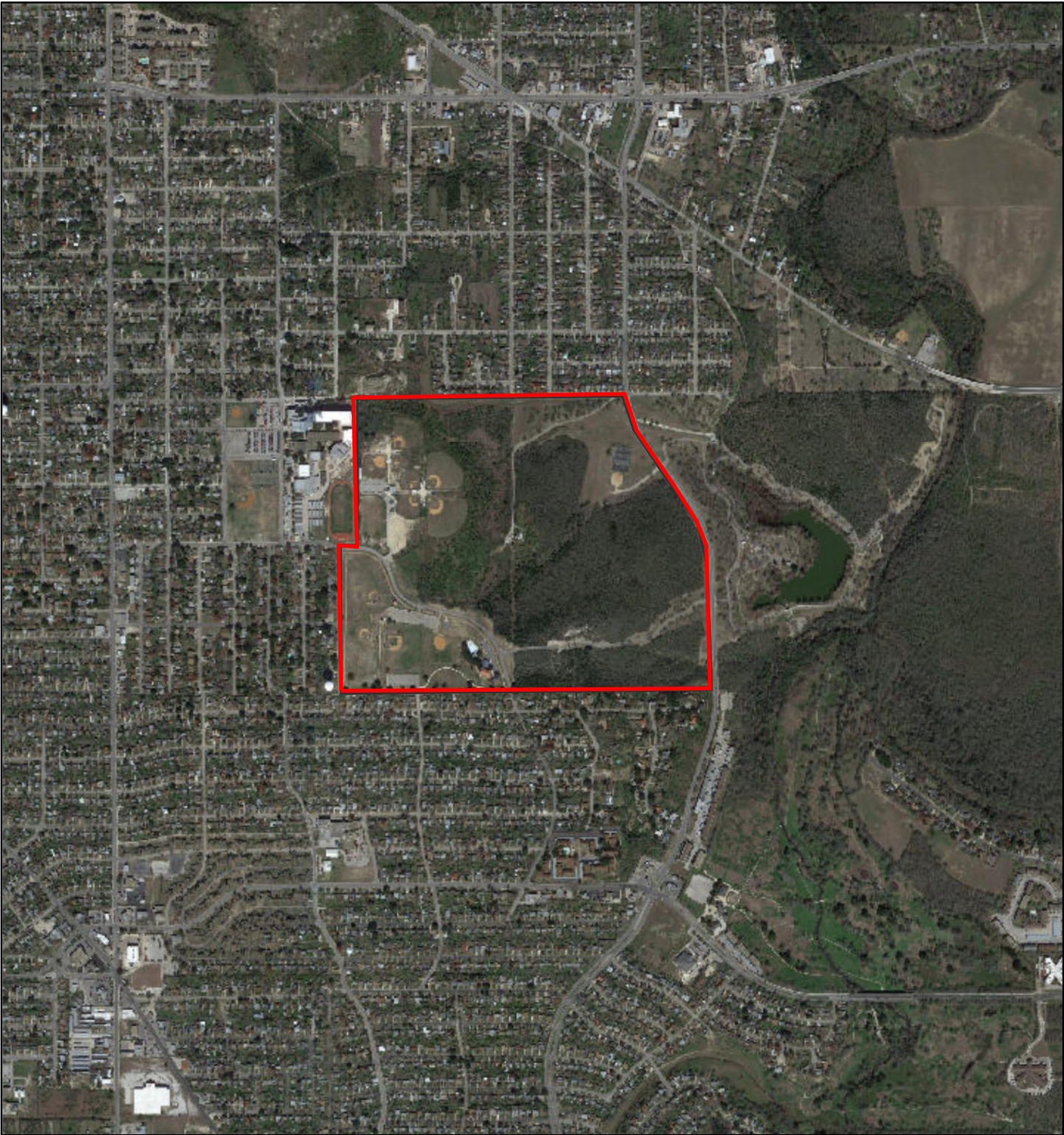
- a. The property located at 3100 Hiawatha, southeast of Downtown, is a public park with the common name of Southside Lions Park. The applicant is requesting approval to carry out various park improvements.
- b. FABRIC CANOPY – The applicant has proposed to install a fabric shade canopy with lighting over the existing basketball court. Staff finds the proposal consistent with the UDC.
- c. PICNIC TABLES – The applicant has proposed to install concrete picnic tables with fabric shade canopies. Staff finds the proposal consistent with the UDC.
- d. CONCRETE TRAIL – The applicant has proposed to construct a concrete trail connecting the Senior Center to the existing east/west trail. Staff finds the proposal consistent with the UDC.
- e. LIGHTING – The applicant has proposed to add solar pedestrian lighting along the existing trail segment. 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 of the proposed park improvements based on findings a through f with the following stipulation:

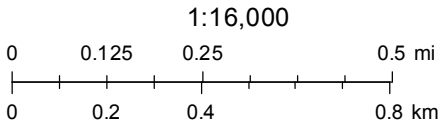
- i. That the applicant coordinate with the City Arborist's office to develop a comprehensive tree preservation plan.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

3100 Hiawatha



June 11, 2019

— User drawn lines





Highlands High School

3100 Hiawatha Street

South Side Lions
Swimming Pool

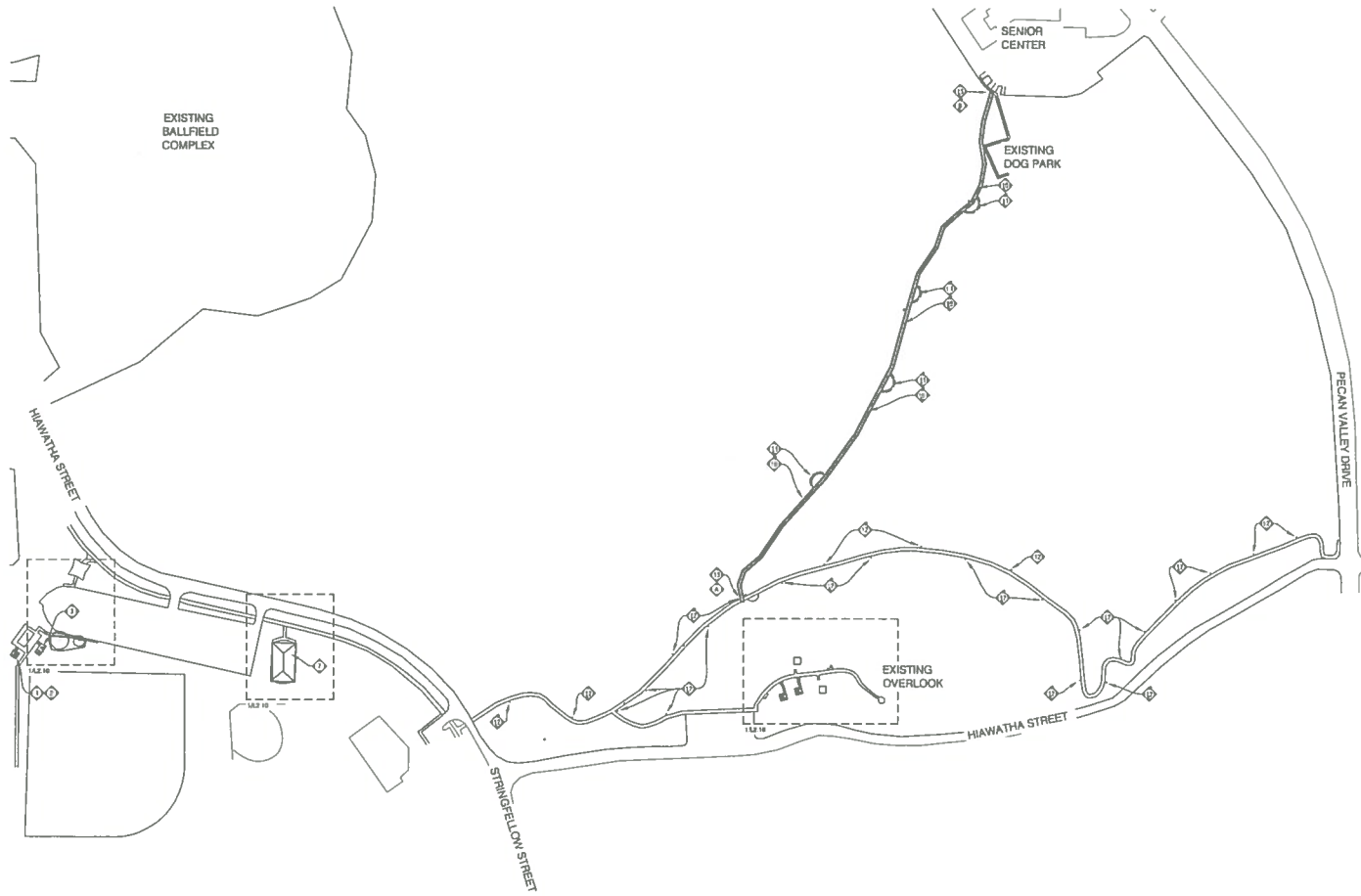
Eastview Cemetery

Untitled Map

Legend



Google Earth



1 OVERALL SITE PLAN

PRELIMINARY
This design document indicates the design concept and the general scope of the project. It is incomplete and may not be used for regulatory approval, permits, or construction.



Date:	Revisions/Submitals:

CITY OF SAN ANTONIO
TRANSPORTATION AND CAPITAL IMPROVEMENTS
VERTICAL DIVISION
MUNICIPAL PLANNING AND CONFORMANCE
SAN ANTONIO, TX 78265
TEL: (210) 207-2079 FAX: (210) 207-2197

WAYFINDING KEYNOTE LEGEND

- ① TRAIL INTERSECTION WAYFINDING MARKER
- ② SENIOR CENTER WAYFINDING MARKER

KEYNOTE LEGEND

- ① STANDARD PICNIC UNIT REF: DTL 51.3.10
- ② PICNIC UNIT CANOPY REF: DTL 51.3.30
- ③ DOUBLE PICNIC UNIT REF: DTL 51.3.50
- ④ LITTER BIN / PICNIC BING UNIT REF: DTL 51.3.30
- ⑤ PICNIC TABLE & BENCHES REF: DTL 51.3.30
- ⑥ STANDARD ORILL UNIT REF: DTL 51.3.30
- ⑦ STANDARD ORILL CANOPY REF: DTL 11.3.30
- ⑧ LARGE PAVILION REF: DTL 51.3.35
- ⑨ 8" WIDE CONCRETE SHOULDER REF: CML
- ⑩ 8" WIDE CONCRETE TRAIL REF: CML
- ⑪ TRAIL MARK REF: DTL 51.3.30
- ⑫ TRAIL LIGHTING REF: MEP
- ⑬ SIGNAGE REF: DTL 51.3.30

75% CONSTRUCTION DRAWINGS

SOUTHSIDE LIONS PARK
IMPROVEMENTS
3100 HIAWATHA
SAN ANTONIO, TEXAS
OVERALL SITE PLAN



Designed by:	JC
Drawn by:	JC
Date:	03-22-2019
Project No.:	17098A
Filename:	51-2001.dwg

PRELIMINARY
This drawing
Document indicates
the design concept
and the general scope
of the project.
It is not to be used for
regulatory approval,
permits, or
construction.



Date:	Review/Revise/Submit/Issue

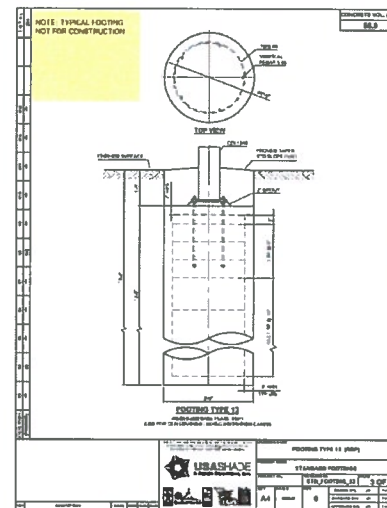
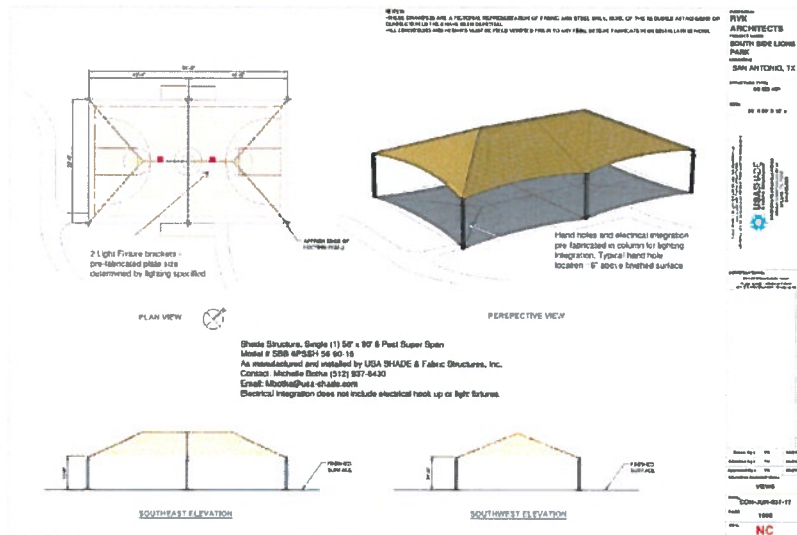
CITY OF SAN ANTONIO
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SOUTHSIDE LIONS PARK
IMPROVEMENTS
3100 HIAWATHA
SAN ANTONIO, TEXAS
CONSTRUCTION DETAILS

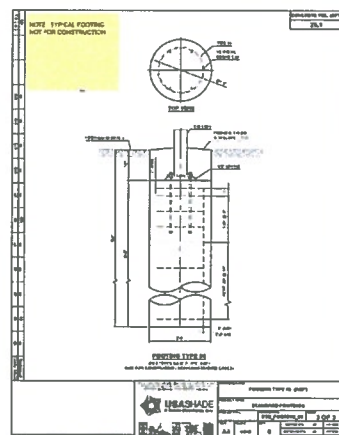
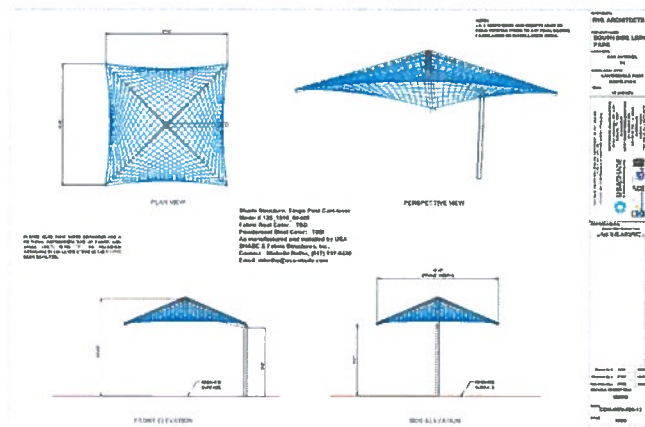


Designed by:
JC
Drawn by:
JC
Date:
03-22-2019
Project No.:
170PRLA
Filename:
S1-300.DWG

75% CONSTRUCTION DRAWINGS

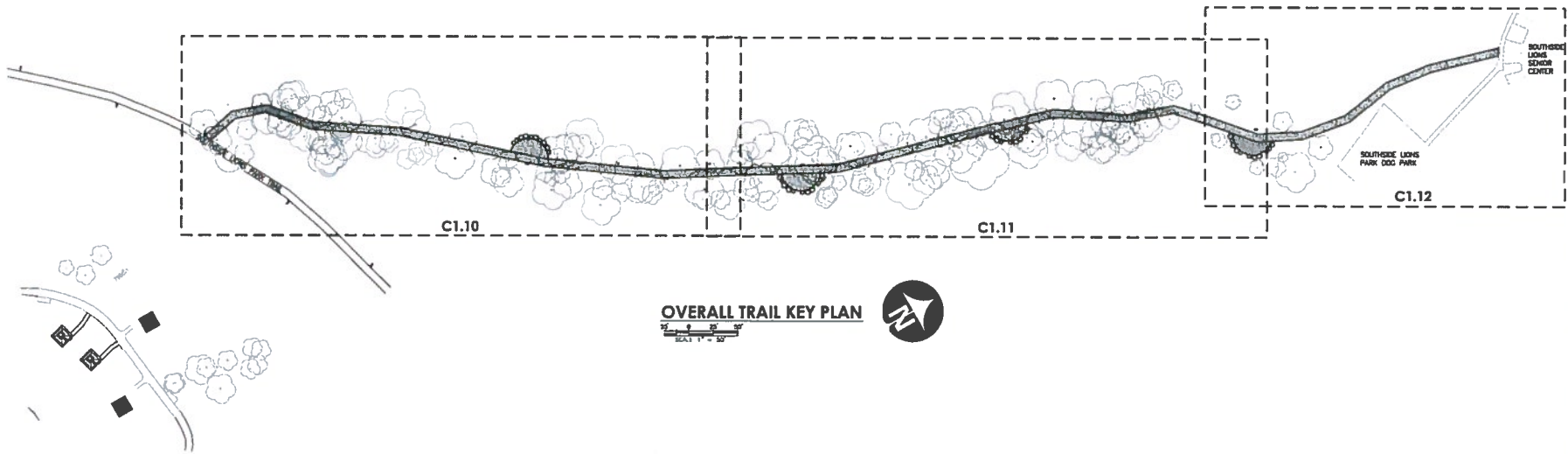


1 SHADE CANOPY DESIGN INTENT - PICNIC UNIT
STEEL FRAME, FABRIC CANOPY - OR APPROVED SUBSTITUTE
N.T.S.



2 SHADE CANOPY DESIGN INTENT - PICNIC UNIT
STEEL FRAME, FABRIC CANOPY - OR APPROVED SUBSTITUTE
N.T.S.

DESIGN INTENT: RANGE 4 PHOTO ABOVE REPRESENTS A SINGLE POST CANTILEVER SHADE CANOPY MANUFACTURED BY USA SHADE. LOCAL REPRESENTATIVE: MICHELLE BOTHA, 615 937 6430, MBOTHA@USA-SHADE.COM



OVERALL TRAIL KEY PLAN



INTERIM REVIEW DOCUMENTS

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE FINAL DESIGN DOCUMENTS FROM THE DESIGNER. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE IN WRITING BY THE DESIGNER.



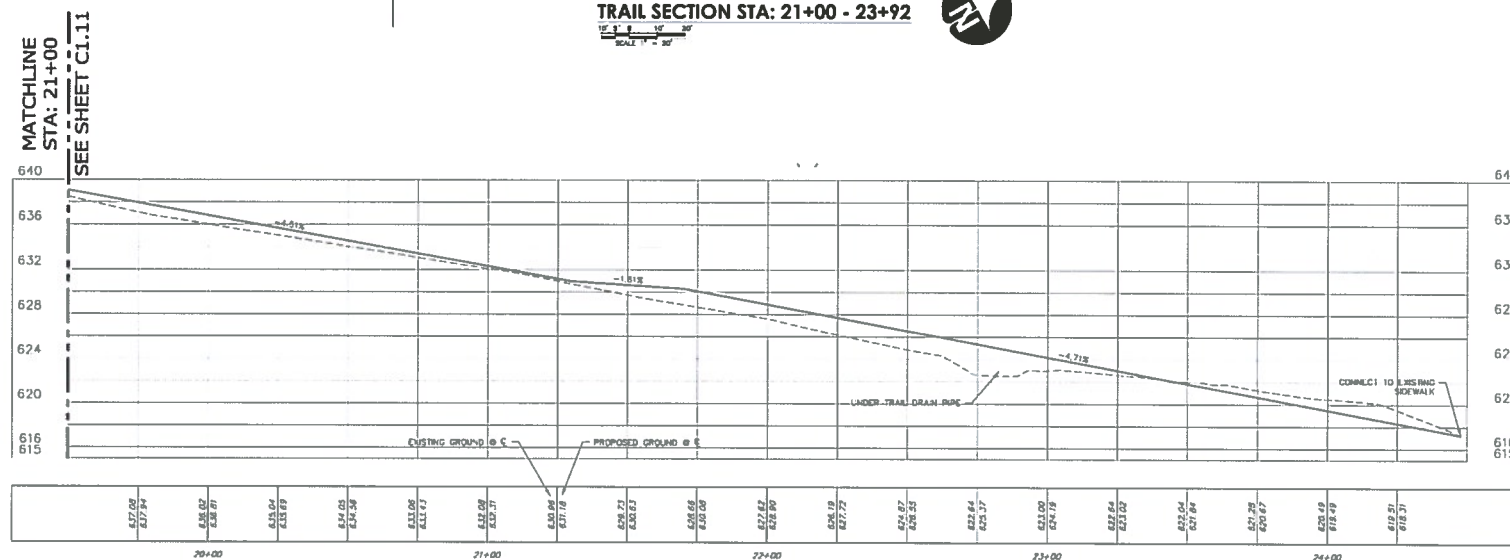
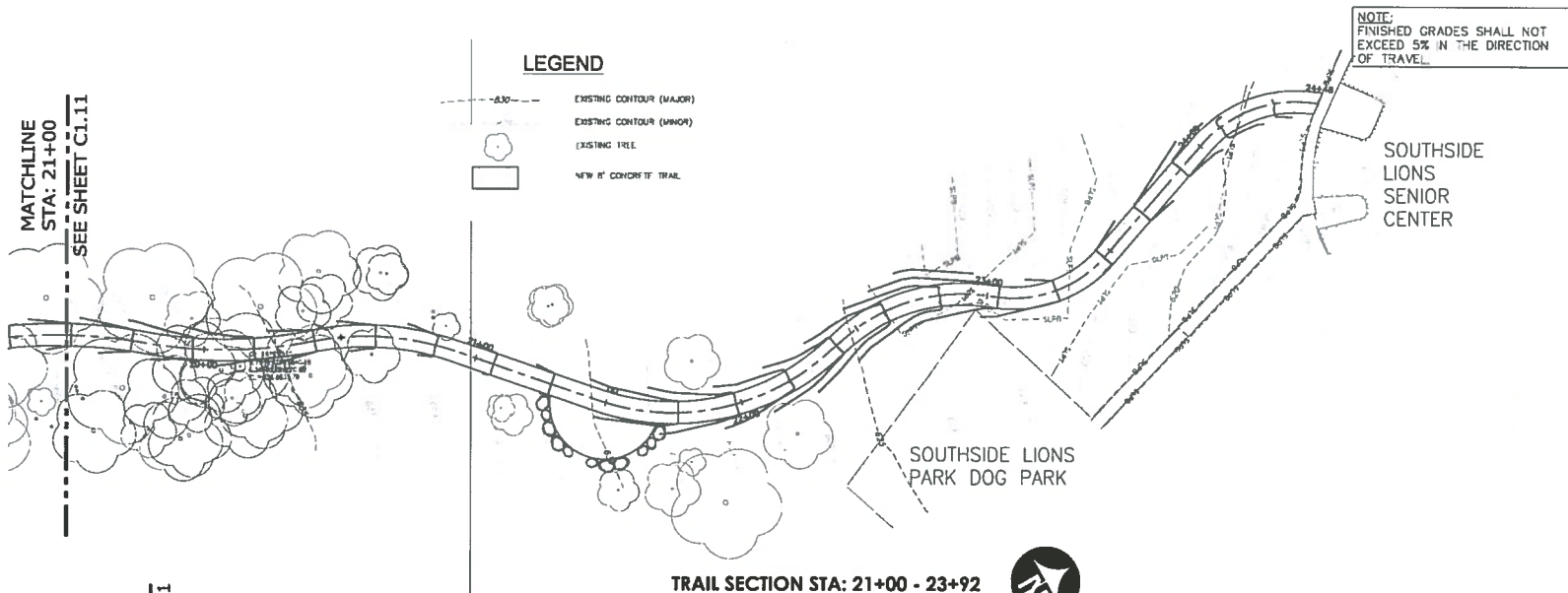
Date	Revisions/Comments

CITY OF SAN ANTONIO
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COMMERCIAL
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SOUTHSIDE LIONS PARK IMPROVEMENTS
3100 HIAWATHA
SAN ANTONIO, TEXAS
OVERALL TRAIL KEY PLAN



Designed by:
 BB
 Drawn by:
 BB
 Date:
 12-06-2018
 Project No.
 17098-A
 Filename:
 667 Site Plan.dwg



Date	Revision/Submitted

CITY OF SAN ANTONIO
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SOUTHSIDE LIONS PARK
IMPROVEMENTS
3100 HIWATHA
SAN ANTONIO, TEXAS
TRAIL PLAN & PROFILE



Designed By:
BB
Drawn By:
BB
Date:
12-06-2018
Project No.
17098.A
Filename:
667 Trail Profile.dwg

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NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. THE FUTURES LISTED IN THE FUTURE SCHEDULE HAVE BEEN SELECTED BASED ON A NUMBER OF FACTORS WHICH MAY OR MAY NOT BE UNIQUE TO THOSE FUTURES. THE CONTRACTOR MAY PROPOSE SUBSTITUTIONS IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN THE SPECIFICATIONS MANUAL.

[illegible][illegible]

ALDERSON
 & ASSOCIATES, INC.

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San Antonio, TX 78229
Telephone: 210.614.1110
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E-1008

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for permit, bidding or construction
Engineer: Dean Alderson
P.E. Reg. No. 54441
Firm: Alderson & Associates, T-1906

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CITY OF SAN ANTONIO
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VERTICAL DIVISION
MUNICIPAL PLAZA BUILDING 114 W. COMMERCE
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TEL. (210) 207-3579 FAX (210) 207-2197

**SOUTHSIDE LIONS PARK
IMPROVEMENTS**
3100 HIAWATILA
SAN ANTONIO, TEXAS
Electrical Schedules



Designed By:	AAI
Drawn By:	AAI
Date:	03-22-2019
Project No.:	17098.A
File name:	

FIXTURE TYPE 'A1'

RETURN TO SCHEDULE FOR MORE INFORMATION

FIXTURE TYPE 'P1'

RETURN TO SCHEDULE FOR MORE INFORMATION



PLAN NORTH
1
ENLARGED ELECTRICAL SITE PLAN
SCALE: 1" = 50'-0"



7700 Torrey St., Suite 101
San Antonio, TX 78229
Telephone: 210.814.1118
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7-1008

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Document Incomplete: Not intended
for permit, bidding or construction
Engineering: Doug Alderson
P.E. Reg. No. 24441
Firm: Alderson & Associates, Inc. 7-1008



Date	Revised/Submitted

CITY OF SAN ANTONIO
TRANSPORTATION AND CAPITAL
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VERTICAL DIVISION
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SOUTHSIDE LIONS PARK
IMPROVEMENTS
3100 HIAWATHA
SAN ANTONIO, TEXAS
Electrical Site Plan



Designed by:
AAI
Drawn by:
AAI
Date:
03-22-2019
Project No:
1709N.A
Filename:

GENERAL SITE NOTES: (APPLIES TO ELECTRICAL SITE WORK)

1. COMPLETE WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND INTERPRETATIONS OF AIA.
2. COORDINATE WORK WITH OTHER TRADES AS REQUIRED TO PROVIDE COMPLETE SYSTEMS AND AVOID CONFLICTS.
3. COORDINATE WORK IN THE PARKING AND CONSTRUCTION AREAS WITH OWNER, TO AVOID CONFLICT WITH OTHER ACTIVITIES OR FUNCTIONS THAT REQUIRE ACCESS TO THE AREA.
4. COORDINATE AND SCHEDULE ELECTRICAL AND COMMUNICATION SERVICE DRAIAGES TO EXISTING FACILITIES WITH OWNER IN ADVANCE OF OUTAGE.
5. COORDINATE AND SCHEDULE ALL CONSTRUCTION, TRENCHING, BACKFILL, CONCRETE WORK, LIGHT POLE ERECTION, AND OTHER SITE WORK WITH OWNER IN ADVANCE OF THIS WORK, OBTAIN SPECIAL CONSIDERATION TO WORK AROUNDING CONTROLLED ACCESS TO PARKING LOTS AND OCCUPIED AREAS.
6. REQUEST UTILITY LOCATING SERVICE TO IDENTIFY ALL UNDERGROUND UTILITIES IN THE VICINITY OF UNDERGROUND WORK. VERIFY WITH UTILITY LOCATING SERVICE THAT MARKING IS COMPLETE PRIOR TO COMMENCING WORK.
7. PROVIDE AND PLACE TEMPORARY BARRIERS, WARNING CONES AND OTHER SURVIVAL DEVICES TO ADEQUATELY PROTECT THE PUBLIC AND SCHOOL POPULATION FROM ALL HAZARDS PRESENTED BY THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: STORAGE OF MATERIALS AND EQUIPMENT, OPERATION OF TRENCHING EQUIPMENT AND MOTOR VEHICLES, OPEN TRENCHES AND POLE BASE CORE DRILLS, EXCAVATED MATERIAL, & CONCRETE DELIVERY AND POUR.
8. REVIEW PROTECTION PLAN WITH OWNER FOR APPROVAL, PRIOR TO BEGINNING WORK.
9. COORDINATE AND REVIEW DELIVERY AND PLACEMENT OF ALL ELECTRICAL MATERIALS AND EQUIPMENT TO THE SITE WITH OWNER FOR APPROVAL, PRIOR TO DELIVERY.
10. COORDINATE AND REVIEW SCHEDULE AND PLACEMENT FOR EQUIPMENT OPERATION FOR PROJECT CONSTRUCTION WITH OWNER FOR APPROVAL, PRIOR TO IMPLEMENTING THIS WORK. PROTECTION OF THE PUBLIC AND SCHOOL POPULATION BY LIMITING ACCESS TO THE WORK AREAS SHALL BE REVIEWED WITH THE OWNER FOR APPROVAL.
11. LIGHT FIXTURES, WIRING DEVICES, AND EQUIPMENT SHALL BE Labeled AND LABELED BY A WFL.
12. VOLTAGE DROP TO LAST DEVICE ON BRANCH CIRCUIT SHALL NOT EXCEED 3 PERCENT FROM PANEL. INCREASE BRANCH CIRCUIT CONDUIT SIZES AS REQUIRED TO ALLOW FOR CIRCUIT LENGTH.
13. MARK JUNCTION BOX COVERS USING PERMANENT MARKING INDICATING THE PANEL AND CIRCUIT NUMBERS SERVING THE JUNCTION BOX.
14. EAC OR LFAC SHALL BE USED FOR CONNECTIONS TO VIBRATION PRODUCING EQUIPMENT, SUCH AS MOTORS, TRANSFORMERS, AND HVAC EQUIPMENT. LFAC SHALL BE USED IN DAMP AND WET LOCATIONS.

KEYED NOTES: (APPLIES TO THIS SHEET) 0

1. PROVIDE NEW SOLAR LIGHT FIXTURE, POLE, AND POLE BASE. REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO PROVIDE NUMBER IDENTIFICATION ON EACH POLE LIGHT.



STEEL AND FABRIC SHADE CANOPY @ BASKETBALL



TYPICAL TRAIL REST NODE



PICNIC UNIT SHADE CANOPY



TYPICAL CONCRETE TRAIL SECTION