

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-456
COMMON NAME: 1211 E Commerce
ZONING: D
CITY COUNCIL DIST.: 2
APPLICANT: Paul Kahlich/MCS Architects, LLC
OWNER: Raju Bhagat/Kennedy Hotel, LP
TYPE OF WORK: Construction of a 4-story hotel
APPLICATION RECEIVED: August 06, 2019
60-DAY REVIEW: October 05, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 4-story hotel on the vacant lot at 1211 E Commerce. The lot is bounded to the south by E Commerce and by Center Street to the north. The lot is bounded on the west by an existing, historic structure and to the east by a vacant lot. The lot is zoned Downtown only.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide:

Required Design Standards

Chapter 2: Sidewalks and Setbacks

A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.

A.4. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets.

A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5’ feet wide.

Chapter 3: Ground Floor Treatment

A.1. Locate active uses along the street façade to enhance the building’s relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

A.6. A building’s primary entrance, defined as the entrance which provides the most direct access to a building’s main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.

A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building’s architecture.

Chapter 4: Parking and Access

A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.

A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.

A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.

A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.

B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

Chapter 6: On-site Open Space

Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.

Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that

identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.

Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7: Architectural Detail

A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.

C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.

C.12. Prohibited Exterior Materials

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. Lumpy stucco, CMU;
4. Rough sawn or natural (unfinished)wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).

E.9. Parking and security lights shall not provide spillover to neighboring residential properties.

H.1. Exterior roll-down doors and security grills are not permitted in downtown

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8: Streetscape Improvements

B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

B.2. Asphalt is not permitted for public sidewalks in downtown.

C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.

E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."

F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot "Windsor" or similar.

G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.

G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.

G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.

G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:

- a. Vending machines
- b. Automatic teller machines
- c. Pay phones
- d. Photo booths
- e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling 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 animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Chapter 11: Sustainable Design

D.1. All projects must comply with the City's green building ordinance, Build San Antonio Green (BSAG).

Encouraged Design Guidelines

Chapter 2: Sidewalks and Setbacks

A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.

A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.

A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.

A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.

A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.

A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.

A.12. New development should be landscaped or paved to match the adjacent public frontage.

B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.

Chapter 3: Ground Floor Treatment

A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

A.12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.

A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.

B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.

B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access

A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.

A.5. On-street parking lanes may be converted to travel lanes during rush hour.

A.6. Provide on-street parking for visitors and customers.

A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.

C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall

A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into "modules" that are similar in scale.

A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

A.3. A new building should incorporate design elements that provide a base, middle and a top.

A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

B.1. Street walls should be located against the back of sidewalk.

B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6: On-site Open Space

Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.

Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.

Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations.

Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.

Ch.6.other. Landscape Elements to Provide Shade and Function:

- On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
- Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail

A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.

A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.

A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).

B.1 Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

B.2. Vertically articulate the street wall façade, establishing different treatment for the building’s base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

B.4. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.

B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.

C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.

C.3. Use especially durable materials on ground floor façades.

C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.

C.5. Detail buildings with rigor and clarity to reinforce the architect’s design intentions and to help set a standard of quality to guide the built results.

C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building’s massing and structural elements. The skin should reinforce the integrity of the design concept and the building’s structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.

C.7. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.

C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.

C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.

D.3. Strong colors should emphasize architectural details and entrances.

D.4. Deep recessed entries into the building are encouraged.

- E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
- E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
- E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
- E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
- F.1. Ground-floor window and door glazing should be transparent and non-reflective.
- F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
- G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
- G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
- G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
- G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
- G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
- G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
- I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
- I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
- I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.
- I.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
- I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.

Chapter 8: Streetscape Improvements

- A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
- A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.
- C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
- C.4. Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
- D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
- D.3. Paving surfaces must be chosen for easy rollability.
- E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
- E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
- E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
- E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not

impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.

E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.

E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.

F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.

F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.

F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:

- Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
- Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
- All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
- All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.

G.5. Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.

G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.

G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.

Ch. 8.H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.

Ch. 8.H.3. Light poles should be separate from power poles.

Chapter 11: Sustainable Design

A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.

C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 4-story hotel on the vacant lot at 1211 E Commerce. The lot is bounded to the south by E Commerce and by Center Street to the north. The lot is bounded on the west by an existing, historic structure and to the east by a vacant lot. The lot is zoned Downtown only. The proposed hotel will feature eighty-seven (87) hotel rooms.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 13, 2019. At that meeting, committee members commented on architectural details, recommended that the proposed window shutters be removed, and noted concerns regarding the parking garage façade and the enclosed courtyard at the street level.
- c. SIDEWALK & SETBACKS WIDTH – The applicant has noted a sidewalk width of twelve (12) feet. This is consistent with the Downtown Design Guide. Additionally, the applicant has noted a setback of approximately five (5) feet from the sidewalk to the building face, which will be landscaped.
- d. LANDSCAPE & HARDSCAPE – The applicant has noted the installation of a parkway along the curb, as noted in finding b and has noted in the installation of street trees, consistent with the Downtown Design Guide. Additionally, the applicant has provided detailed landscaping plan noting landscaping materials and their planned locations.
- e. GROUND FLOOR TREATMENT – Chapter 3, Section A of the Downtown Design Guide notes that active uses are to be located along the street façade, that ground floor retail space shall feature a depth of at least twenty-five

(25) feet in depth and an overall floor to ceiling height of fourteen (14) Feet. Additionally, storefront systems, windows and doors shall comprise of seventy (70) percent of the street façade. The applicant has proposed a ground floor treatment on E Commerce to feature retail spacing fronting E Commerce, and an overall depth of more than twenty-five (25) feet. Regarding the overall floor to ceiling height, the applicant has proposed a smaller massing for the retail space, which features a floor to ceiling height that is separate from that of the primary hotel structure. Staff finds that this is inconsistent with the Downtown Design Guide. Staff finds that the entire structure should feature a ground floor height of at least fourteen (14) feet.

- f. **PARKING & ACCESS** – The Downtown Design Guide notes that parking should be integrated into the project that they serve. The Downtown Design Guide also notes that with the exception of the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street. The applicant has proposed for automobile parking to be wrapped with access into the structure at the center of the lot. The applicant has noted an emergency access point on Center. Generally, staff finds the location of the parking garage to be appropriate; however, staff finds that the applicant should continue to incorporate architectural elements that separate the façade so that it does not read as a one single plane.
- g. **PARKING & ACCESS** – The applicant has noted that there will be bicycle parking on site and within the parking garage.
- h. **MASSING & STREET WALL** – The applicant has proposed for the structure to feature four stories in height, with the double leveled parking structure serving as a podium below three floors of hotel rooms. The Downtown Design Guide 5.A.i. notes that large building facades should be divided so that no building section is longer than 100 feet in length. Additionally, structures should feature a base, middle and cap, should maintain the alignment of other horizontal elements on the block and should feature floor to floor heights similar to other structures on the block. The applicant has proposed for the primary massing of the hotel to feature a setback and an angle that does not align with the street; only the one story retail component is to align with the street. Staff finds this to be inconsistent with the Downtown Design Guide. Additionally, staff finds that the primary massing of the structure should be aligned with that of the historic structure found to the immediate west.
- i. **ARCHITECTURAL DETAILS** – The Downtown Design Guide requires for each structure to feature a base, midsection and cap. Staff finds that the proposed design includes both a base and mid-section; however, staff finds that the proposed cornice should be simplified to resemble that of the cornice immediately above the primary entrance. Additionally, staff finds that the proposed tile should be increased to the full sixteen foot height of the base on the southern façade and at the entrance on the western façade.
- j. **ARCHITECTURAL DETAILS** – The historic structure to the immediate west features fenestration and an overall street façade that respond to the street. Staff finds that fenestration, façade separation and architectural elements (floor to ceiling heights, window and storefront trim) should be comparable to those found on the historic structure to continue the architectural rhythm found on the block.
- k. **MATERIALS** – The applicant has proposed materials that include EIFS panels and porcelain stone façade tiles. The Downtown Design Guide notes that the use of EIFS is prohibited. Staff finds that the applicant should either install stucco in lieu of EIFS, or, ensure that the EIFS panels are sized and textured to resemble stucco with expansion and control joints. Staff finds that no EIFS or stucco should be used on the ground floor, per the Downtown Design Guide.
- l. **MATERIALS** – The Downtown Design Guide notes that materials should be layered on each façade to provide visual variety, depth and a variety of textures. Staff finds that the applicant should incorporate additional materials to achieve this standard. Brick and metal façade panels are appropriate materials.
- m. **WINDOWS** – The applicant has noted the installation of aluminum windows and faux shutters. Per the construction documents, the proposed windows will be installed with a one (1) inch depth. Staff finds that the applicant should increase the proposed installation depth to at least two inches and that the faux shutters should be eliminated. Staff finds that the applicant should continue to differentiate fenestration through control joints in the EIFS panels and other detailing.
- n. **LIGHTING** – The applicant has noted on the elevations various architectural lighting. Generally, staff finds the inclusion of architectural lighting to be appropriate.
- o. **MECHANICAL EQUIPMENT** – The applicant has noted the installation of mechanical equipment on the roof, where it will be screened from view at the public right of way by parapet walls. Staff finds this location to be appropriate.

RECOMMENDATION:

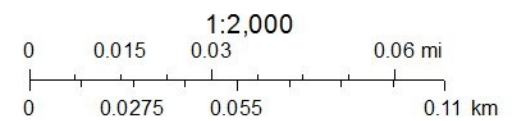
Staff does not recommend approval at this time. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

- i. That the entire structure feature a ground floor height of fourteen (14) feet, rather than the detached commercial element as noted in finding e.
- ii. That the street façade, include upper levels feature at least seventy (70) percent windows or glazing as noted in finding e.
- iii. That the applicant incorporate additional façade separation elements on the first level where the parking garage is to further separate the wall planes so that they do not appear as a solid mass as noted in finding f.
- iv. That the applicant align the primary massing of the structure to E Commerce and the historic structure to the immediate west to continue the established street wall as noted in finding h.
- v. That the applicant increase the proposed wall tiles on the E Commerce façade and at the location of the west entrance as noted in finding i.
- vi. That the applicant install stucco in lieu of EIFS, or, ensure that the EIFS panels are sized and textured to resemble stucco with expansion and control joints as noted in finding j. Additionally, no stucco or EIFS should be used on the ground floor.
- vii. That the applicant recess all windows at least two (2) inches within wall and eliminate the faux shutters as noted in finding m.
- viii. That the applicant design a street façade that features elements that respond to those of the historic structure to the immediate west, as noted in finding j.
- ix. That the applicant incorporate additional façade materials as noted in finding l.

City of San Antonio One Stop



August 15, 2019



Candlewood Suites - 1211 E. Commerce St, SATX
OHP Review and HDRC Application - MCS Architects Response
July 17, 2019

Response to Edward Hall, OHP, comments of 9-21-18 and 11-01-19 (attached)

A. Ground Floor Treatment- Plans re-designed to accommodate a retail space with a depth ranging from 25' to +36'. The trapezoidal space has 1,325 assignable sf. The facade facing East Commerce is parallel to street and sidewalk.

B. Retail space depth is noted above. The ceiling height is 14 ft at the front facade area. Areas under the footprint of the hotel tower can be higher. Note that to accommodate street access, the retail finish floor elevation is 33" lower than the finish floor of the hotel first floor.

C. Retail front facade is 46'-8" in length of which 35'-8" is storefront openings. This is 76.4% of the entire wall length. On the additional fenestration above the canopy, the owner would like to have a solid wall in response to cost considerations.

D. Primary entrances must be located on the primary street or on a courtyard, plaza or paseo that is connected to and visible from the public street (Commerce). At least one building entrance/exit must be located on each street frontage.

1. Retail entrance is located directly off the 11 ft wide E. Commerce sidewalk.
2. Hotel entrance is visible from both E. Commerce (primary street) and Center Street.
3. The Hotel entrance is accessed from both streets via landscaped paseos.

E. Parking is handled by a 2 level parking garage. South, east and west sides have articulation that breaks down the massing of the parking garage.

F. Parking has been broken down vertically with a 3'-6" offset from the room tower on the west side. On both the east and west elevations of the garage the walls are varied by one wall system having horizontal rustication reveals and another being smooth. The wall with the rustication reveals projects in front of the adjacent walls and is of a different color. Additionally, the portion of the building closest to E. Commerce is clad with porcelain tile that looks like stone.

G. Building segments have been modified such all segments are less than 100 ft as required. Additionally, the wall elements vary from stone, smooth EIFS and EIFS with horizontal rustication reveals. All three of these wall systems vary in color.

H. Building Massing and Architectural details - Building massing has been separated into three segments: a base, midsection and cap. Additionally, a 42" highly articulated cornice has been added as a separation from the base and midsection component. This element is detailed on all of the exterior wall sections.

I. Materials - Color rendering attached shows all of the Benjamin Moore colors and the specification of the porcelain stone units. I will send samples of these colors and the stone when submitting to the HDRC unless you need it now. The hotel wood windows and storefronts are dark bronze aluminum to emulate painted wood.

Candlewood Suites - 1211 E. Commerce St, SATX

Project Detailed Description - MCS Architects

August 6, 2019

This proposed project is being constructed for an 87 room **Candlewood Suites Hotel**. In addition to the COSA, the brand governing the quality and amenities is IHG, InterContinental Hotels Group (Holiday Inn, Staybridge, etc.). The amenities provided are a meeting room, Cupboard for purchase of soft drinks and sundries, a Fitness Center and an outdoor sitting area. There is no breakfast area or restaurant as a part of this hotel. All rooms have a kitchenette, desk/table and sitting area.

While no off street parking is required for this downtown site, a 2 level parking garage is provided. This parking garage has 60 concealed parking spaces. There are no parking spaces outside of the parking garage.

This project is located in the Downtown Historical District. This requires that a retail space be provided that faces the primary street, East Commerce Street. Below are detailed descriptions for the solutions for:

- Retail space
- Primary Hotel Entrance
- Parking
- Building segments, massing and architectural details
- Building Exterior materials, finishes and colors.

A. Ground Floor Treatment- Plans re-designed to accommodate a retail space with a depth ranging from 25' to +36'. The trapezoidal space has 1,325 assignable sf. The facade facing East Commerce is parallel to street and sidewalk.

B. Retail space depth is noted above. The ceiling height is 14 ft at the front facade area. Areas under the footprint of the hotel tower can be higher. Note that to accommodate street access, the retail finish floor elevation is 33" lower than the finish floor of the hotel first floor.

C. Retail front facade is 46'-8" in length of which 35'-8" is storefront openings. This is 76.4% of the entire wall length. On the additional fenestration above the canopy, the owner would like to have a solid wall in response to cost considerations.

D. Primary entrances must be located on the primary street or on a courtyard, plaza or paseo that is connected to and visible from the public street (Commerce). At least one building entrance/exit must be located on each street frontage.

1. Retail entrance is located directly off the 11 ft wide E. Commerce sidewalk.
2. Hotel entrance is visible from both E. Commerce (primary street) and Center Street.
3. The Hotel entrance is accessed from both streets via landscaped paseos.

E. Parking is handled by a 2 level parking garage. South, east and west sides have articulation that breaks down the massing of the parking garage.

F. Parking has been broken down vertically with a 3'-6" offset from the room tower on the west side. On both the east and west elevations of the garage the walls are varied by one wall system having horizontal rustication reveals and another being smooth. The wall with the rustication reveals projects in front of the adjacent walls and is of a different color. Additionally, the portion of the building closest to E. Commerce is clad with porcelain tile that looks like stone.

Candlewood Suites - 1211 E. Commerce St, SATX

Project Detailed Description - MCS Architects

August 6, 2019

Page 2

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Legend

 1211 E Commerce St



1211 E Commerce St

View from Center Street

Google Earth


©2018 Google

Center

100 ft

N

Legend

 1211 E Commerce St



1211 E Commerce St



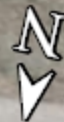
Legend
📍 1211 E Commerce St



Google Earth
©2018 Europa Technologies
©2018 INEGI
©2018 Google
©USFWS

View from Center Street

7.87 ft





Google Earth



EIFS OC-57
White Heron

EIFS OC-10
White Sand

EIFS HC-98
Olive Providence

EIFS AC-35
Valley
Forge Tan

EIFS OC-57
White Heron

EIFS AC-35
Valley
Forge Tan

EIFS CW-160
Dixon Brown
Shutters Typ.

EIFS HC-98
Olive Providence

EIFS OC-10
White Sand

Metal OC-57
White Heron

EIFS OC-57
White Heron

EIFS w/ Rustication Reveals
AC-35 Valley Forge Tan

Daltile 3/8" Porcelain Stone Attache'
Collection - Dignitary Herald Brown
DR12-Unpolished 24x48 field tile w/
12x24" Accent Tile Bands

EIFS OC-57
White Heron

EIFS OC-10
White Sand

CANDLEWOOD SUITES
1211 E. Commerce, SATX
7-17-19



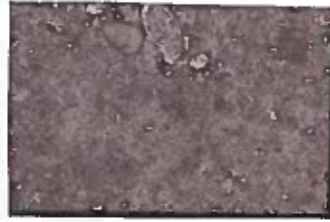


MONUMENT SIGN

7-17-19

Candlewood Suites - 1211 E. Commerce St, SATX
HDRC Application - Exterior Finish Selections
MCS Architects - August 5, 2019

Daltile 3/8" Porcelain Stone "Attache' Collection"
Dignity Herald Brown - DR-12 - Unpolished
24" x 48" Field Tile; 12" x 24" Accent Tile Band



White Sand OC-10
Benjamin Moore



White Heron OC-57
Benjamin Moore



Valley Forge Tan AC-35
Benjamin Moore



Olive Providence HC-98
Benjamin Moore



Dixon Brown CW-160
Benjamin Moore



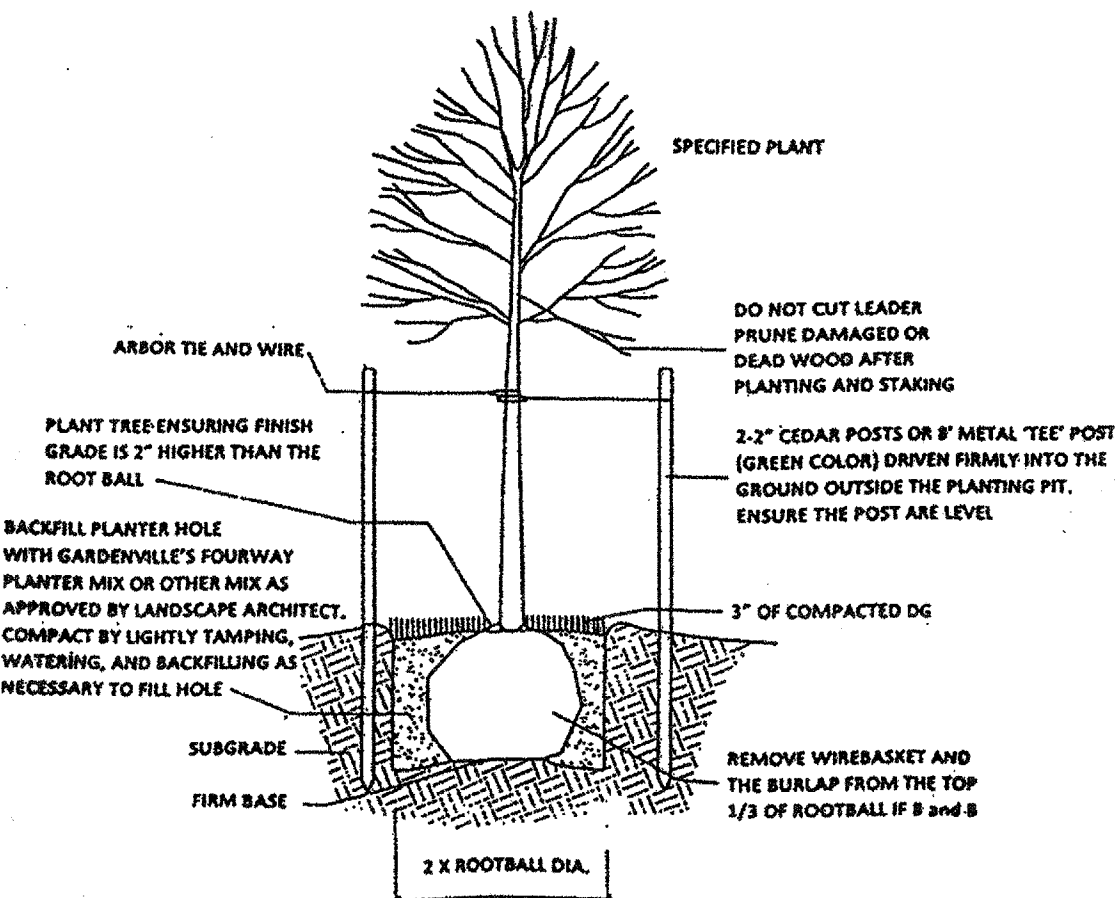
BROADCAST GARDENVILLE'S GRANULAR 7-2-2 ORGANIC FERTILIZER PRIOR TO INSTALLATION OF THE DG AND MULCH. SPREAD ½ CUP AROUND ALL 3 AND 5 GALLON PLANT MATERIAL AND 1 CUP AROUND EACH TREE

MAINTENANCE OF INSTALLED PLANT MATERIAL

All installed plant material shown on this plan to include Trees and shrubs shall be maintained by the landscape contractor until final acceptance by the Owner. Maintenance shall include watering, weeding, fertilizing, trimming, and pruning, etc. At the time of final acceptance, all plant material shall be alive, and in a healthy state of growth and meeting the size requirements as specified on the drawings as well as normal horticultural practice standards. Any diseased, dead, or partially dead plants shall be immediately replaced. All plant material shall be guaranteed for three months from the date of final acceptance.

NEW PLANT MATERIAL

ITEM	COMMON NAME	QUANTITY/BOTANICAL NAME	SPECIFICATIONS
1	Shumardii Red Oak	2-Quercus shumardii	3" cal., 9'-12' tall, BB/CT
2	Cedar Elm	9-Ulmus crassifolia	3" cal., 9'-12' tall, BB/CT
3	Texas Redbud	3-Cercis Canadensis 'Texana'	3" cal (multi-trunk), 6'-8'tall, BB/CT
4	Dwarf Yaupon Holly	17-Ilex vomitoria 'Nana'	24" tall, 5 gallon
5	Aztec Grass	12-Liriope gigantea 'Aztec'	18" tall, 3 gallon
6	Giant Liriope	11-Liriope gigantea	24" tall, 5 gallon
7	Butterfly Iris	9-Morea Iridioides 'Bicolor'	24" tall, 5 gallon
8	Compact Nandina	7-Nandina compacta	30" tall, 5 gallon
9	Rock Rose	6-Pavonia lasiopetala	24" tall, 3 gallon
10	Knock Out	7-Rosa x 'Radrazz'	36" tall, 7 gallon



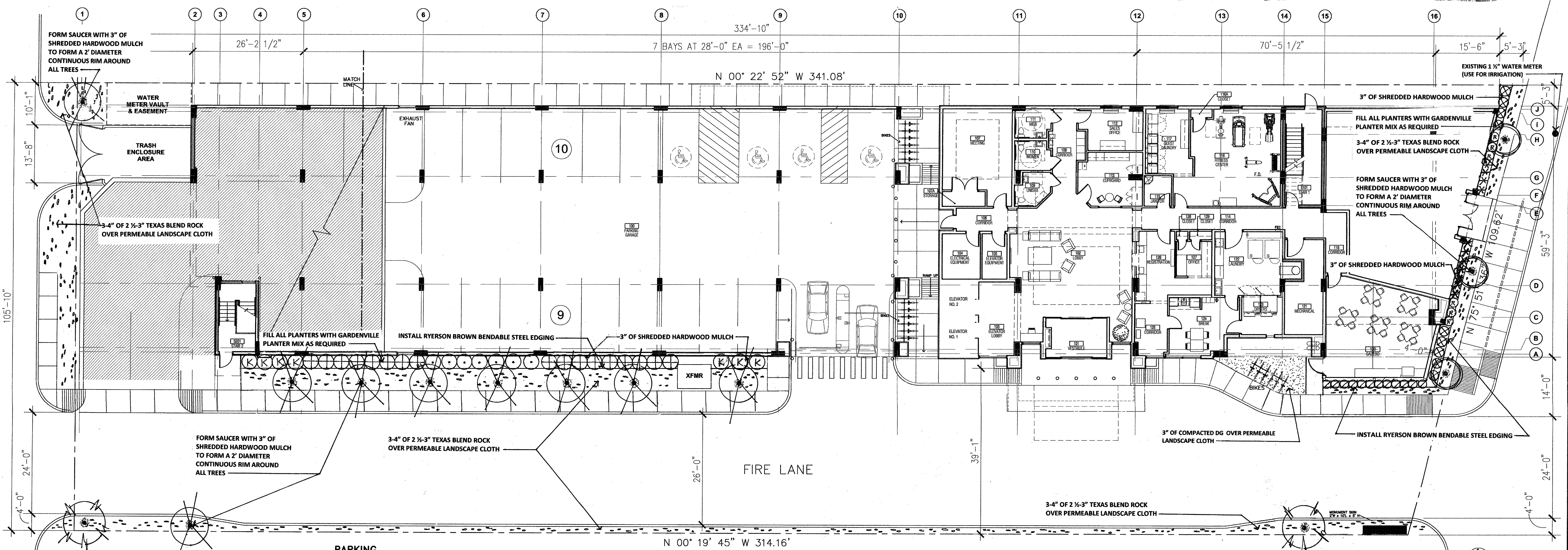
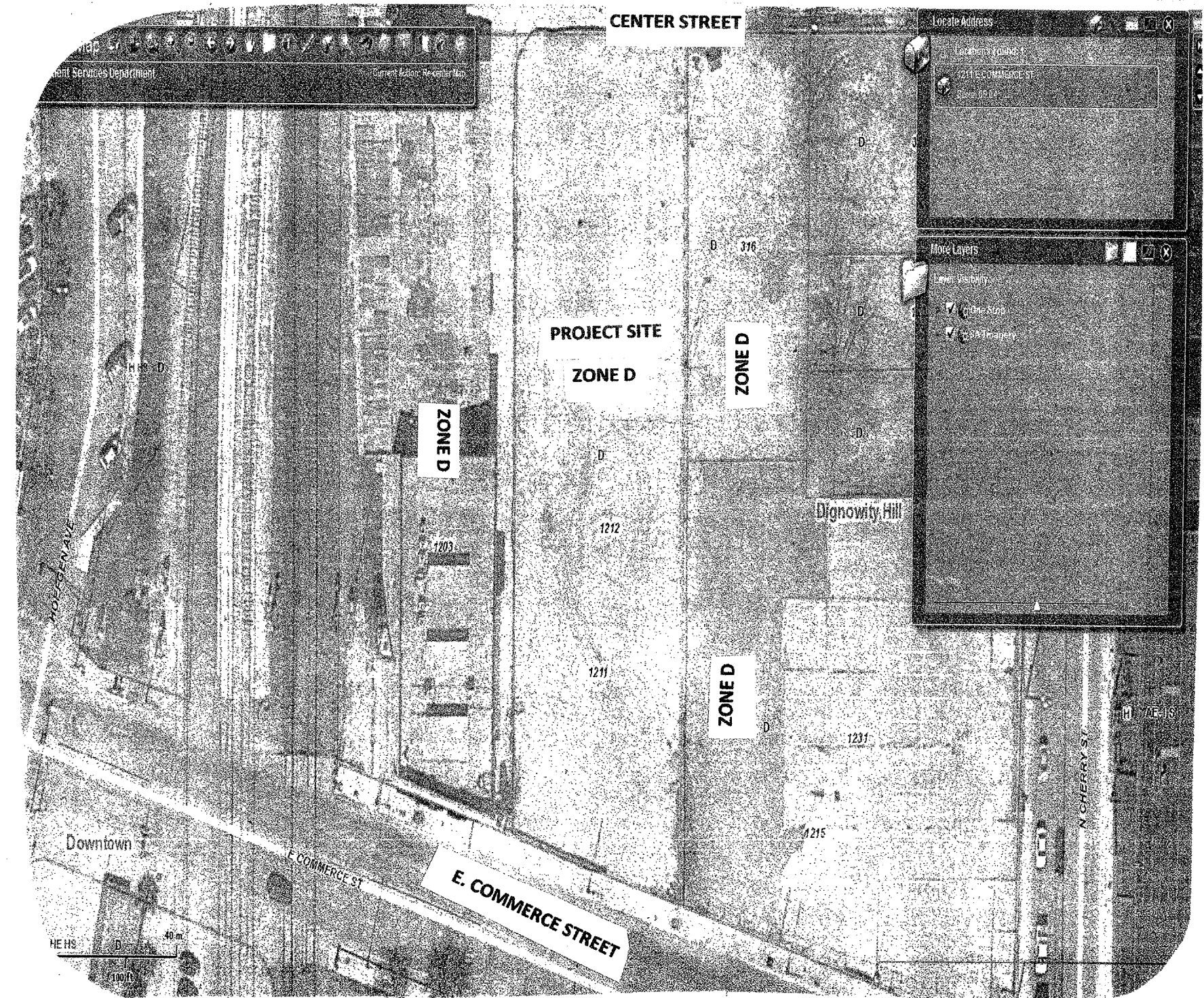
DECIDUOUS TREE PLANTING/STAKING
N75

CITY OF SAN ANTONIO LANDSCAPE ORDINANCE COMPLIANCE

ITEM	DESCRIPTION	POINTS
STREET TREES	3 Small for 109 LF along E. Commerce Street (109 LF x .75=81.75 LF divided by 30=2.72 rounded up to 3 trees required and planned)	25 POINTS
TOTAL Required		25 POINTS

NEW PLANNED TREES:

TREE CANOPY	34,762 sq. ft. total site square footage X .25 = 8,690.5 sf canopy required
	Actual Shading Provided:
	2 Large Trees @ 1200 x .90= 2,160.00 sq. ft.
	9 Large Trees @ 875 x .90= 7,087.50 sq. ft.
	3 Small Trees @ 275 x .90 = 742.50 sq. ft.
	Actual Total Shade Provided: 9,990.00 sq. ft.
TOTAL CANOPY PROVIDED:	9,990.00 sq. ft.
PERCENTAGE CANOPY PROVIDED:	28.74%



PARKING
REGULAR PARKING SPACES = 57 SPACES
ACCESSIBLE PARKING SPACES = 4 SPACES
TOTAL PARKING SPACES = 61 SPACES
RATIO: 0.70 SPACES PER 1 ROOM

LANDSCAPE PLAN

SITE PLAN
1\"/>

CANDLEWOOD SUITES

1211 E. Commerce Street
Downtown San Antonio, Texas

DRAWING DATES

10-24-18 REVIEW
11-01-18

SHEET CONTENTS



PROJECT NUMBER:
1711
SHEET NUMBER:
L1

GENERAL IRRIGATION NOTES:

Irrigation in Texas is regulated by the:
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. BOX 13021
AUSTIN, TEXAS 78711-3021
L# 13023

UTILITY LOCATION:
-SAWS: (210)24-1291 (San Antonio Water Systems)
-CPS: (210)518-5313 (City Public Service)

- Trenching operations shall not occur under the drip line of existing trees unless absolutely necessary. If conditions do not allow for trenching to be directed around drip line, the trenching shall be done radial with the existing tree trunk.
- Contractor shall carefully verify a minimum static pressure adjacent to the water meter location. If the minimum design water pressure is not available, owner/designer will be immediately notified.
- General contractor shall supply a 2" conduit from the controller location to the landscape area as shown for valve wires and an 1" conduit from the controller location to the sensor(s) location on the roof.
- General contractor is responsible for providing a j-box with 15vac 1 phase power to the controller location. Controller shall be hard-wired.
- General contractor shall supply water meter as shown on drawing.
- The irrigation design is diagrammatic. The intent of the drawings is to show the general layout and logic of the system. Scaled measurements may not be accurate. Actual locations and quantities of pipe and fittings may vary due to field adjustments for existing and new trees and other obstructions to provide the proper and intended coverage.
- All heads to have flex risers or triple swing joints.
- Sprinkler heads are not to spray onto parking pavement, streets, or onto walls.
- Provide a rain/freeze sensor to shut off system.
- Electric remote control valves shall be Rainbird, Hunter, or Weathermatic solenoid operating, normally closed, installed in 10" valve boxes. Finish flow control device on all remote control valves including master valve.
- Back flow prevention device shall be double check valves, Febco assembly or equal installed in box with access lid to meet codes.
- Wire shall be #14 UF direct burial, copper wire with moisture tight wire connections for maximum insulation.
- All sprinkler lines shall be PVC SCH 40 class 200.
- Fittings shall be PVC SCH 40 type 1 medium impact.
- Provide pressure reducing device if necessary due to pressure exceeding 100 psi.
- Irrigation contractor will size unmarked piping in the field: not to exceed 5 feet per second velocity.
- Low elevation sprinkler heads to be furnished with anti-drain down feature.
- Controller to be multiple program with a minimum of 3 start times per program.
- No Piping will be installed under a paved surface unless no other route is available. All piping under pavement will be installed within a PVC sleeve large enough to accommodate irrigation piping and wires.
- Pressure Reducing Valve must be installed if static pressure exceeds 15 psi (COSA Requirement).

I, ROGER HASTINGS, A LICENSED IRRIGATOR IN THE STATE OF TEXAS DO CERTIFY THAT THE IRRIGATION PLAN SUBMITTED CONFORMS TO THE IRRIGATION DESIGN AND EQUIPMENT STANDARDS SET OUT IN 35-510(J) AND 35-511(C)(6) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE AND ALSO COMPLIES WITH THE REQUIREMENTS OF CHAPTER 344, 344.12-344.41 OF THE TEXAS ADMINISTRATIVE CODE. IF FURTHER INFORMATION IS REQUIRED, PLEASE CONTACT ME AT (210)593-8242.

SINCERELY, *Roger Hastings*

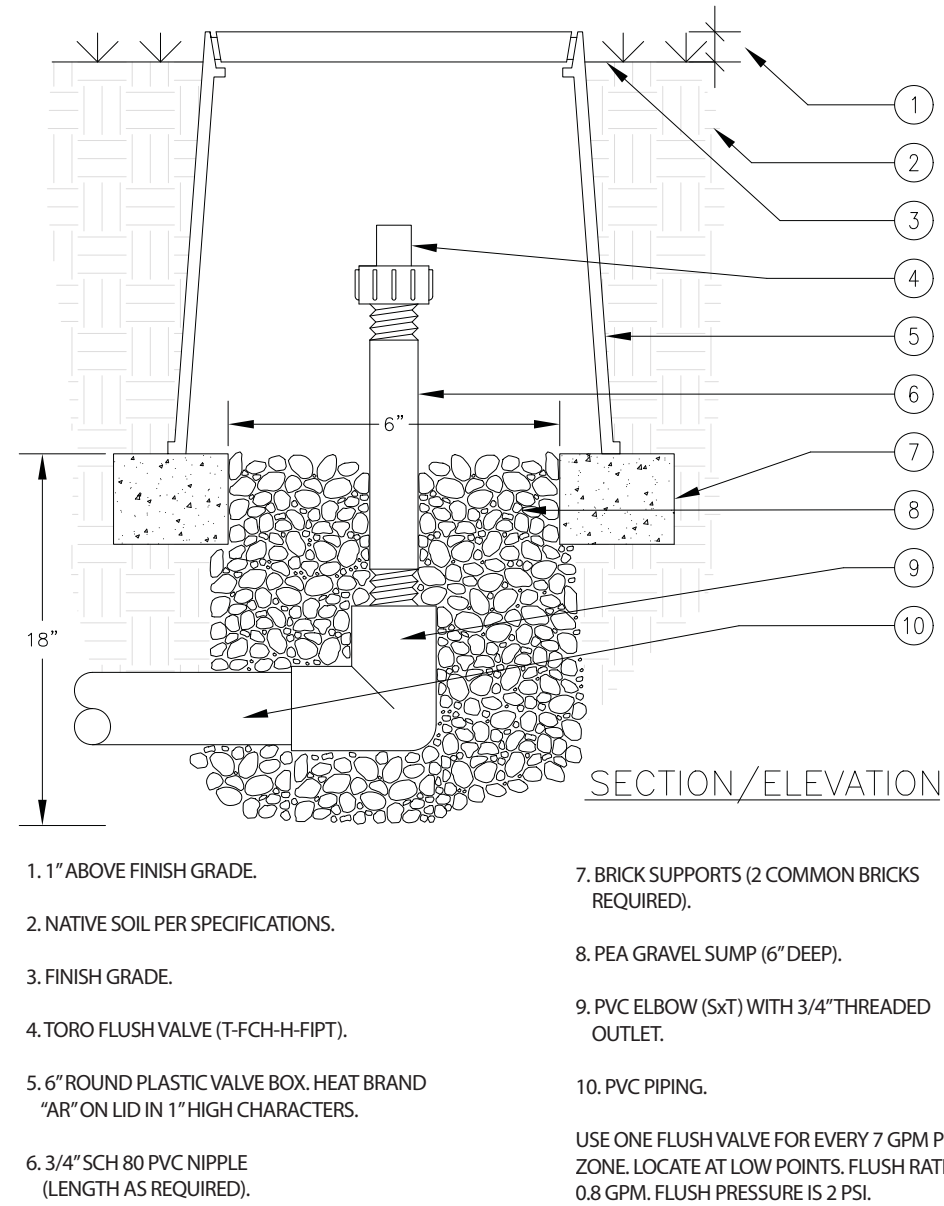
L#13023

PRESSURE LOSS CALCULATION

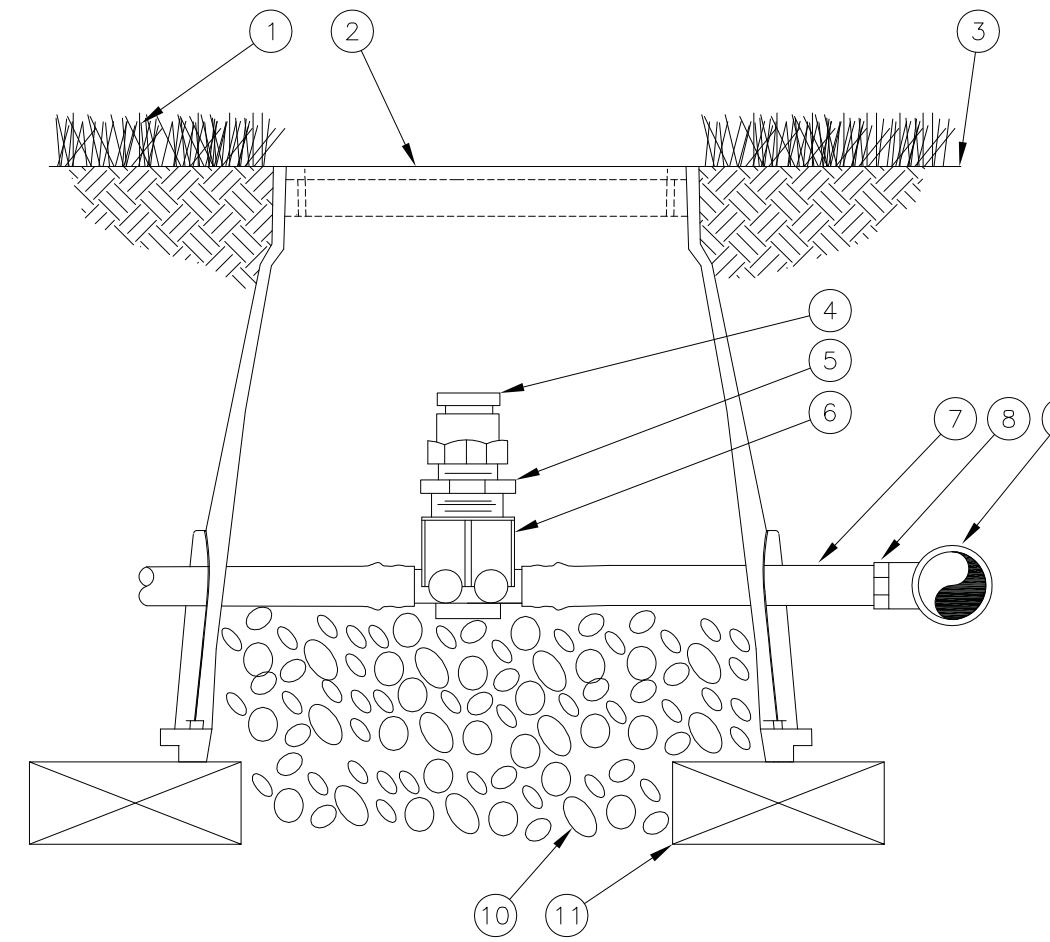
DEVICE	SIZE	GPM	LF	LOSS (psi)
Water Meter	1.5"	14		0.1
DCA Backflow Preventer	1"	14		4.6
Master Valve	1"	14		3
Mainline	1.25"	14	80	0.62
Zone Valve	1"	14		3.00
Discharge Pipe (Zone Loss)	.5" - 1.25"		453	3.98
Total Net Pressure Loss				15.31
Elevation Change (+/-)				1.30
Minimum Pressure required at Head "A" on Zone 1				30.00
Design Pressure				46.61
10% Safety Factor				4.66
Required Static Pressure at Service Main				51.27

ZONES AND RUN TIME

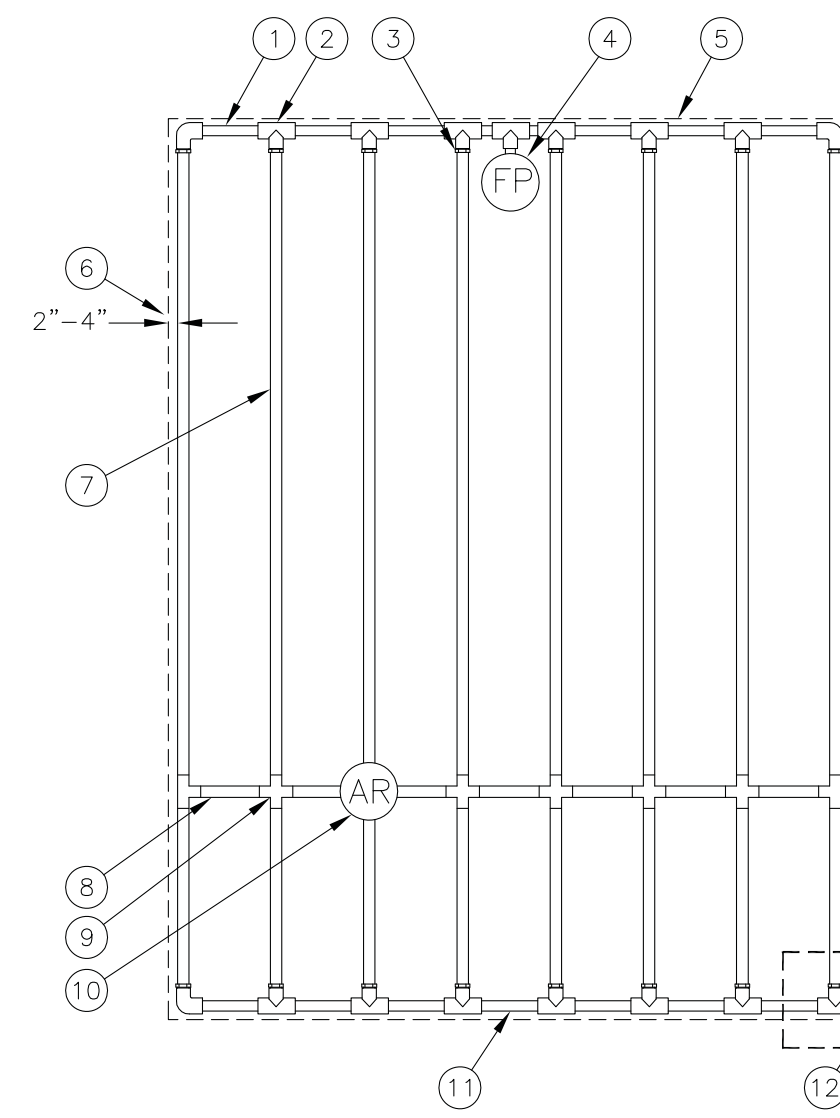
#	TYPE	GPM	PRECIP RATE - TOTAL RUN TIME
			In/Hr PER WEEK
1	TREE BUBBLER	14	3.83 16 minutes
2	DRIP	4	0.73 83 minutes



7 FLUSH VALVE
SCALE: NTS



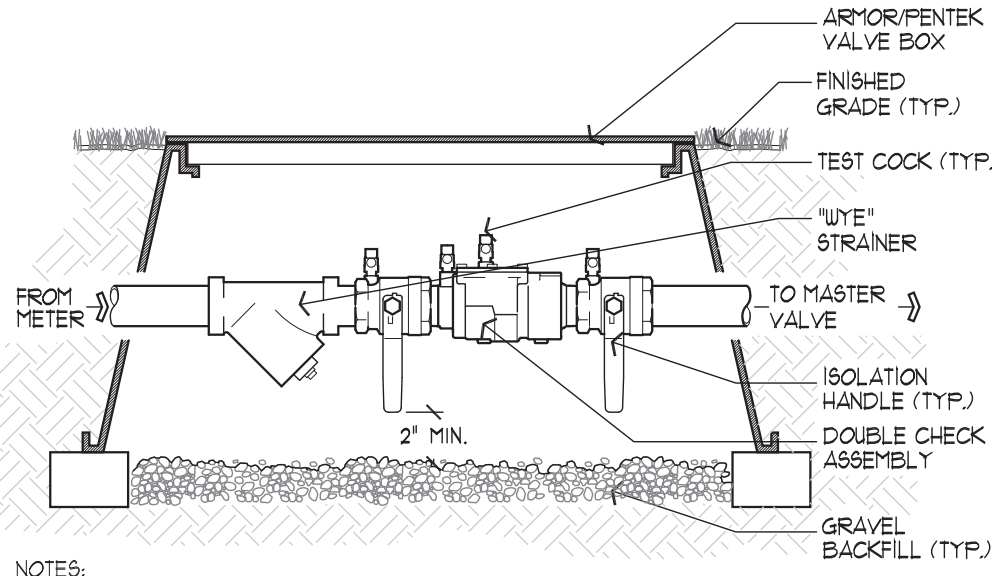
8 XFS SUB-SURFACE DRIPLINE
N.T.S. 1/2" AIR RELIEF VALVE IN XFS DRIPLINE



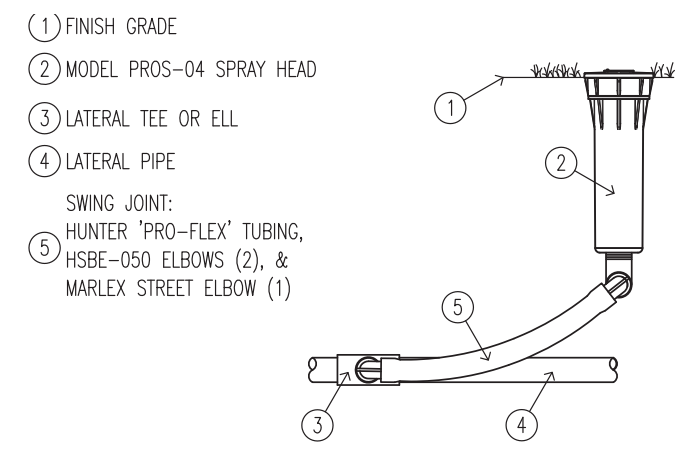
9 XFS SUB-SURFACE DRIPLINE
N.T.S. END FEED LAYOUT

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL)
- SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
- POTABLE, XFS DRIPLINE, NON-POTABLE, XFS DRIPLINE
- RAIN BIRD XF SERIES BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFF-CROSS (TYPICAL)
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF
- PVC SUPPLY HEADER
- PVC DRIPLINE MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SCH 40 RISER PIPE

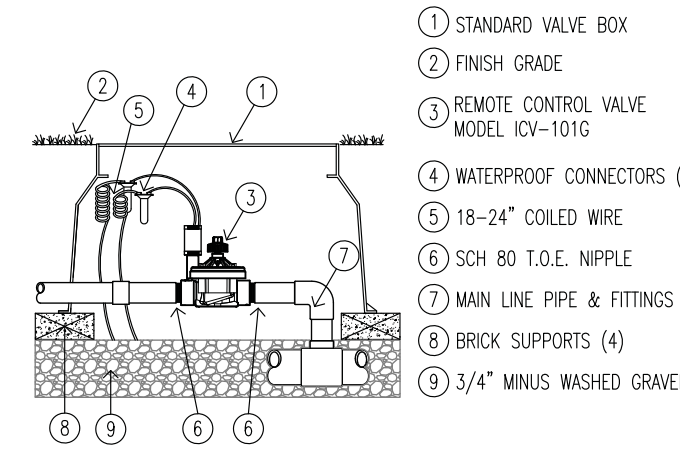
XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	284	506	368
30	360	230	413	350	586	414
40	395	255	455	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



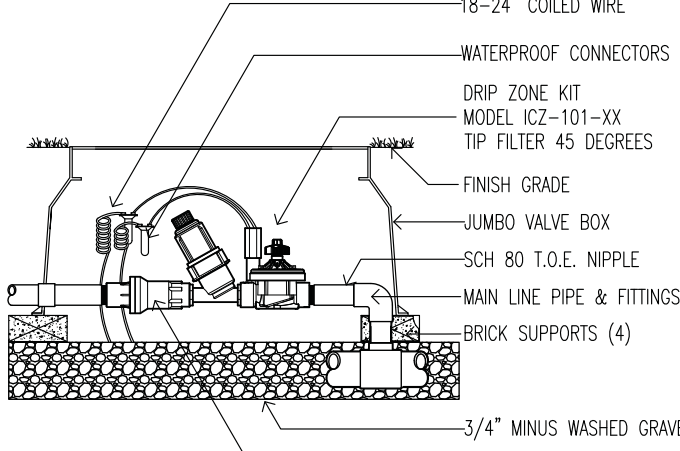
1 DOUBLE CHECK ASSEMBLY
SCALE: NTS



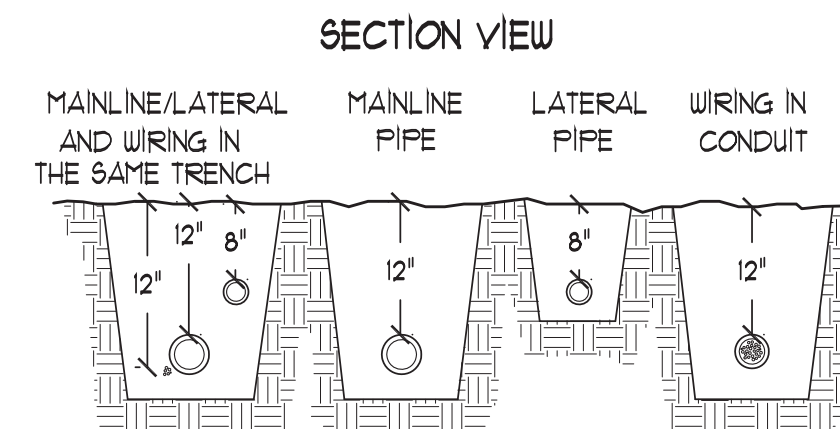
2 PROS-04 SPRAY HEAD
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



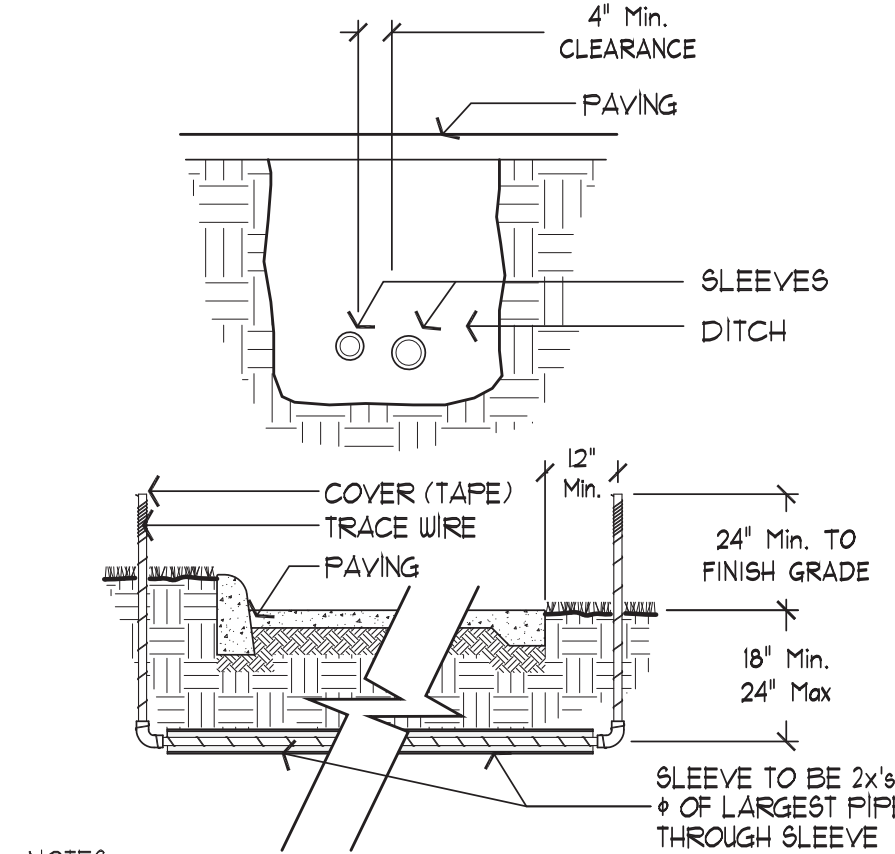
3 ICV 1" GLOBE VALVE
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



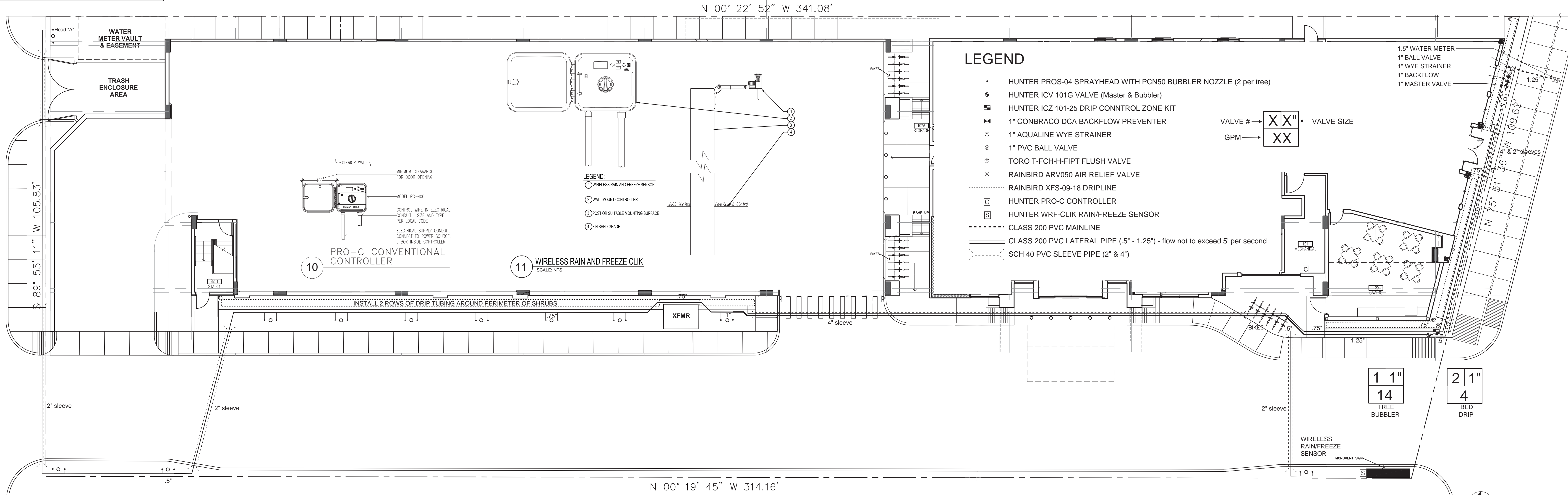
4 DRIPLINE CONTROL ZONE
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



5 PIPE & WIRE TRENCHING
SCALE: NTS



6 IRRIGATION SLEEVING
SCALE: NTS



LEGEND

- HUNTER PROS-04 SPRAYHEAD WITH PCN50 BUBBLER NOZZLE (2 per tree)
- HUNTER ICV 101G VALVE (Master & Bubbler)
- HUNTER ICZ 101-25 DRIPLINE CONTROL ZONE KIT
- 1" CONBRACO DCA BACKFLOW PREVENTER
- 1" AQUALINE WYE STRAINER
- 1" PVC BALL VALVE
- TORO T-FCH-H-FIPT FLUSH VALVE
- RAINBIRD ARV050 AIR RELIEF VALVE
- RAINBIRD XFS-09-18 DRIPLINE
- HUNTER PRO-C CONTROLLER
- HUNTER WRF-CLK RAIN/FREEZE SENSOR
- CLASS 200 PVC MAINLINE
- CLASS 200 PVC LATERAL PIPE (5" - 1.25") - flow not to exceed 5' per second
- SCH 40 PVC SLEEVE PIPE (2" & 4")

VALVE # → XX" ← VALVE SIZE
GPM → XX

- 1.5" WATER METER
- 1" BALL VALVE
- 1" WYE STRAINER
- 1" BACKFLOW
- 1" MASTER VALVE

1 1" TREE BUBBLER

2 1" BED DRIP

WIRELESS RAIN/FREEZE SENSOR

SCALE: 1" = 10' - 0"

IRRIGATION PLAN

CANDLEWOOD SUITES

1211 E. Commerce Street
Downtown San Antonio, Texas

DRAWING DATES

11/12/2018



11/12/2018

PROJECT NUMBER:

1711

SHEET NUMBER:

L2