

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-583
ADDRESS: 5102 OLD PEARSALL RD
LEGAL DESCRIPTION: NCB: 15970 BLK: LOT: 26 (STONE HILL SUBD)
ZONING: I-1
CITY COUNCIL DIST.: 4
APPLICANT: Beth Wells/Bender Wells Clark Design
OWNER: Mark Wittlinger/CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: September 27, 2019
60-DAY REVIEW: November 26, 2019
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a new bicycle pump track and bicycle playground.
2. Construct a new restroom facility.
3. Install shade structures near the bicycle playground, pump track, and basketball court.
4. Construct access drive from Pearsall Road and the Howard Peak Greenway Trailhead.
5. Install sidewalks and asphalt trails.
6. Install various park amenities, including picnic tables, a drinking fountain, bicycle station, and trash receptacles.
7. Install site plantings and irrigation.
8. Install site lighting.

APPLICABLE CITATIONS:

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should

enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

FINDINGS:

- a. The property located at 5102 Old Pearsall Road, commonly known as Pearsall Park, is a 505-acre, city-owned public park located on the city's southwest side. The park was developed as part of the 2017 Parks Bonds. The applicant is requesting approval for various park improvements and public amenities.
- b. BICYCLE PARK – The applicant has proposed to construct a new bicycle pump track and bicycle playground. Staff finds the proposal consistent with the UDC.
- c. RESTROOM FACILITY – The applicant has proposed to install a new restroom facility. The facility will be located north of the bicycle park parking area, near the new access drive from Pearsall Road. Staff finds the proposal consistent with the UDC Sec. 35-642 (b).
- d. SHADE STRUCTURES – The applicant has proposed to install fabric shade structures near the bicycle pump track and bicycle playground. Staff finds the proposal consistent with the UDC.
- e. ACCESS DRIVE – The applicant has proposed to construct an access drive from Pearsall Road and the Howard Peak Greenway Trailhead. Staff finds the proposal consistent with the UDC Sec. 35-642 (a).
- f. SIDEWALKS AND TRAILS – The applicant has proposed to construct new sidewalks and asphalt trails connecting the new bicycle park areas. Staff finds the proposal consistent with the UDC.
- g. PARK AMENITIES – The applicant has proposed to install a new restroom facility. The facility will be located

north of the bicycle park parking area, near the new access drive from Pearsall Road. Staff finds the proposal consistent with the UDC Sec. 35-642 (b).

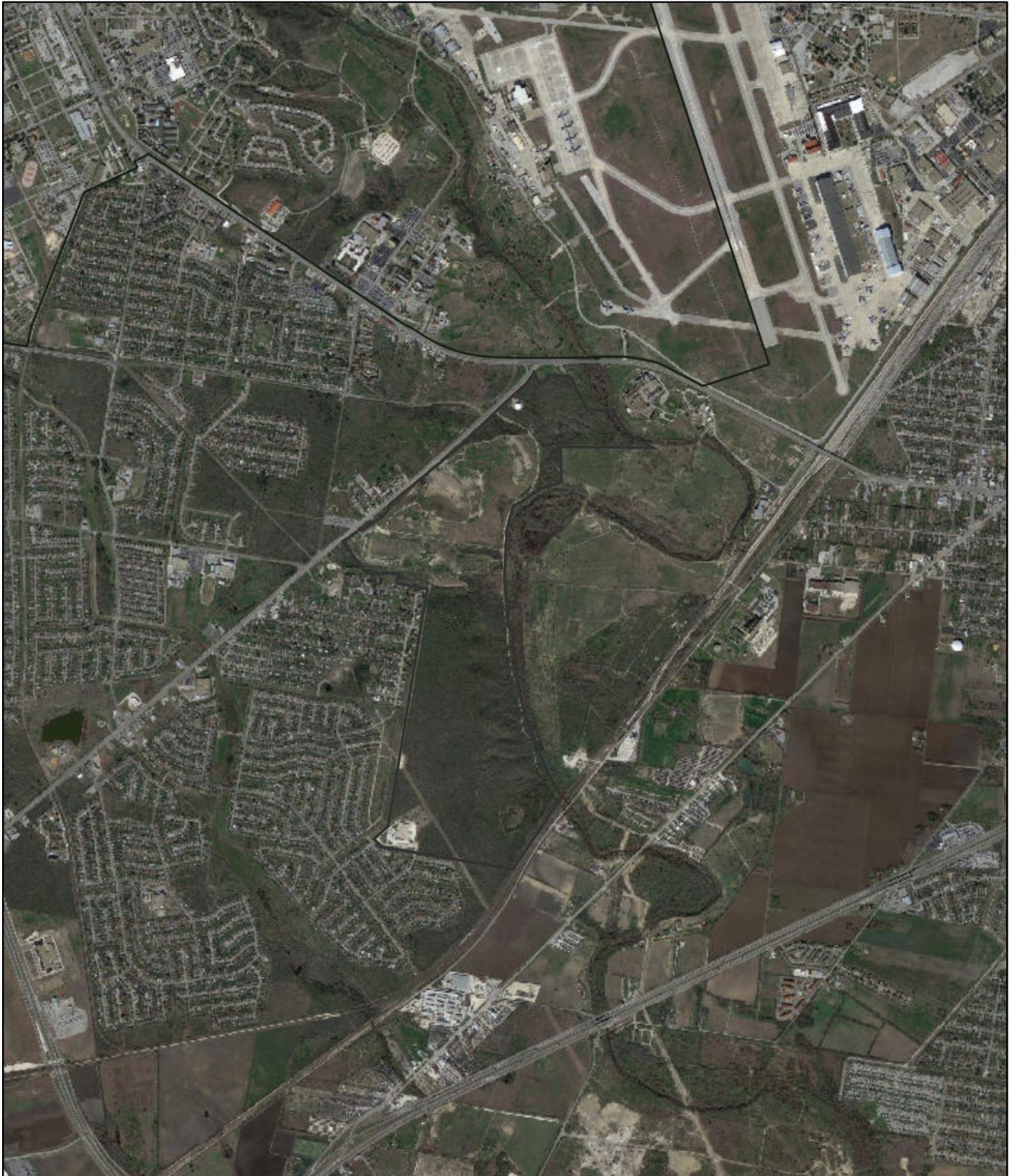
- h. LANDSCAPING – The applicant has proposed new planting and irrigation for the project. Staff finds the proposal consistent with the UDC.
- i. LIGHTING – The applicant has proposed new lighting for the parking areas and the new access drive. Staff finds the proposal consistent with the UDC.
- j. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

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

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

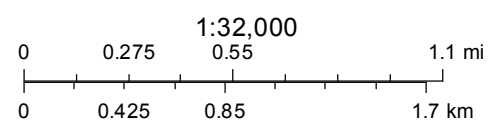
City of San Antonio One Stop



October 8, 2019

— User drawn lines

□ COSA City Limit Boundary



CoSA

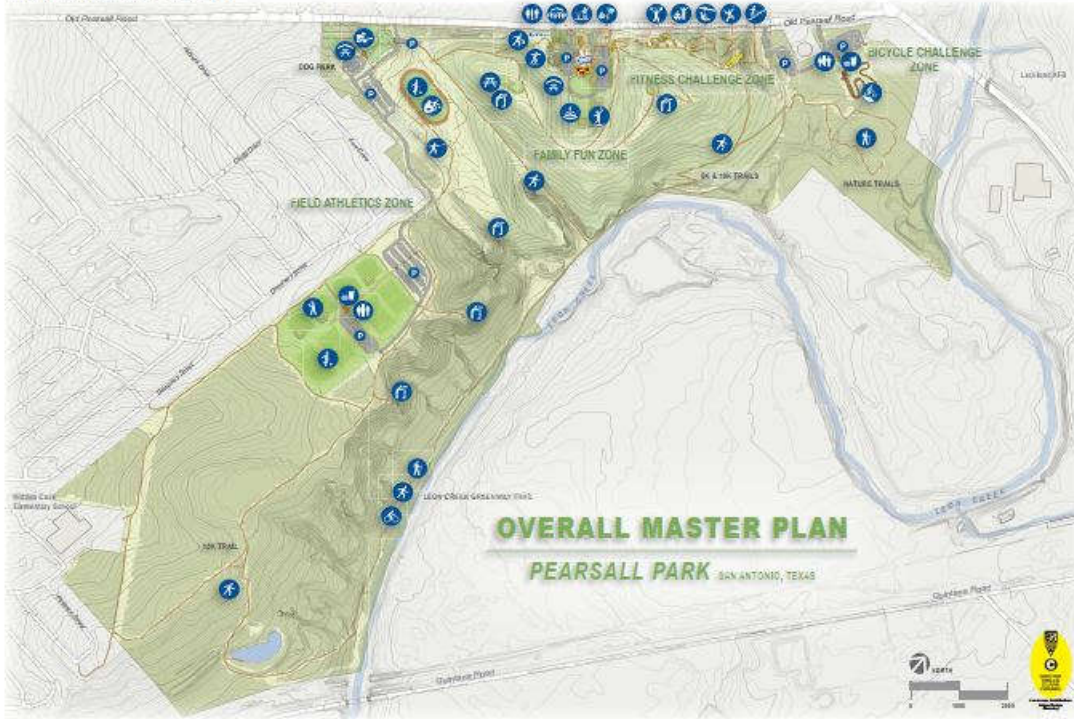
PEARSALL PARK IMPROVEMENTS- 2017-2022 BOND

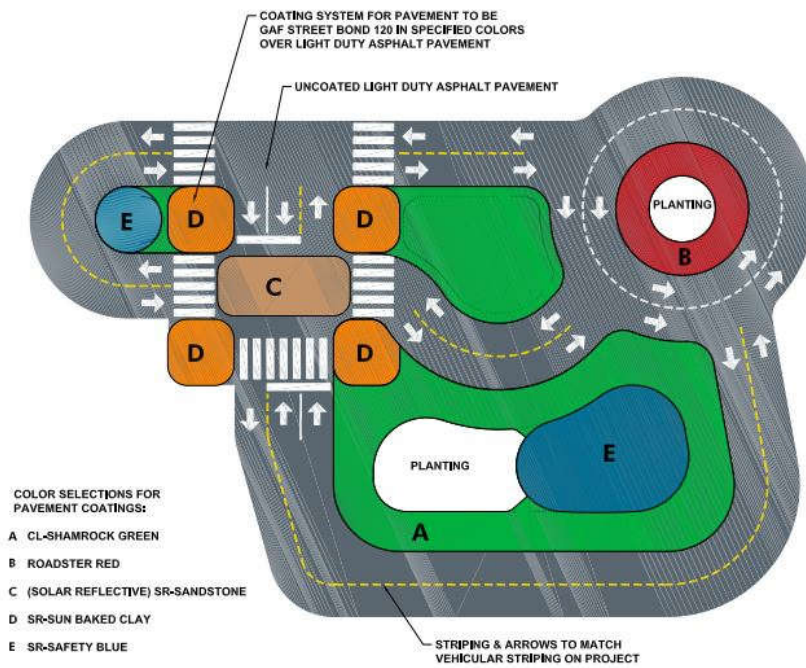
The applicant is requesting final approval for construction of new park improvements at Pearsall Park.

Bender Wells Clark Design and their sub-consultants have developed Construction Documents for these proposed improvements. Components of this project were funded by the 2017 Parks Bonds and include:

- 1) New bicycle pump track
- 2) New restroom building
- 3) New shade structures near the bicycle playground and pump track
- 4) New bicycle playground
- 5) New lit parking and access drive from Pearsall Road and the Howard Peak Greenway Trailhead
- 6) New sidewalks and asphalt trails
- 7) New site furniture
- 8) Planting and irrigation
- 9) Alternates for adding shade over one of the existing basketball courts, an accessible path from the family fun zone to the existing soccer fields, adding sand volleyball courts, and accessible path from the landfill hill to the fitness zone and nature trails

All the proposed improvements are accessible and will be constructed of long-lived materials. All the improvements were approved through neighborhood meetings and are consistent with the Pearsall Park Master Plan.

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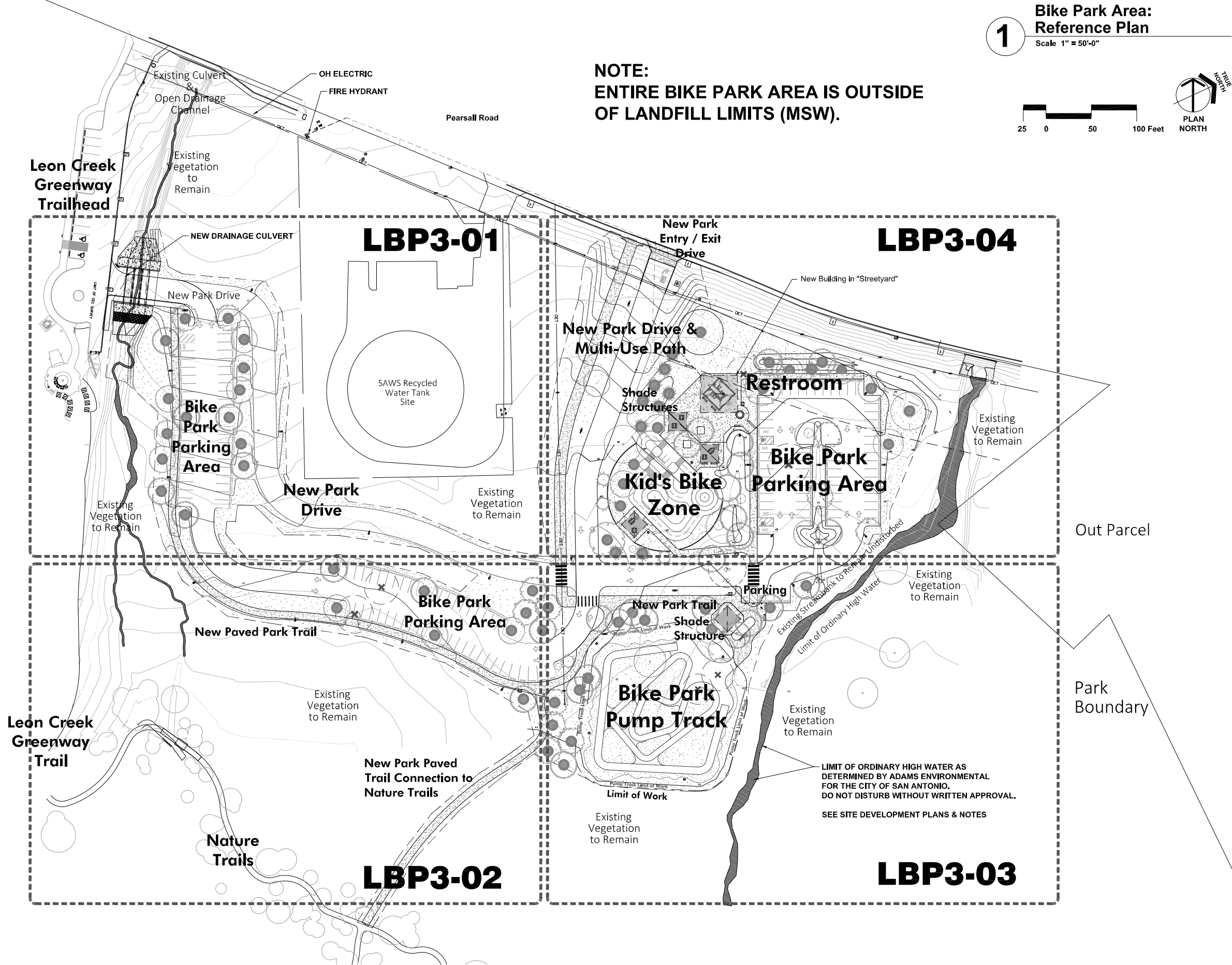


Proposed bike playground



Proposed bicycle pump track

Date: Sep 10, 2019, 11:15am User: LARRYCLARK
File: S:\2018 PROJECTS\Pearsall Park 2017 Bond\Workfile\CD PHASE\100 PERCENT CDS\2019-9-10 CD BIKE PARK SERIES.dwg



ISSUE DATE		
No.	Date	Issue Description

**Pearsall Park
2017 Bond
Site Improvements**

5102 Old Pearsall Road
San Antonio, Texas 78242

OWNER
City of San Antonio, TCI
Contact Mark Wittlinger
Project Manager
Tel: 210-207-2874

LANDSCAPE ARCHITECT / PRIME CONSULTANT
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BIKE PARK PUMP TRACK DESIGN
VELOSOLUTIONS

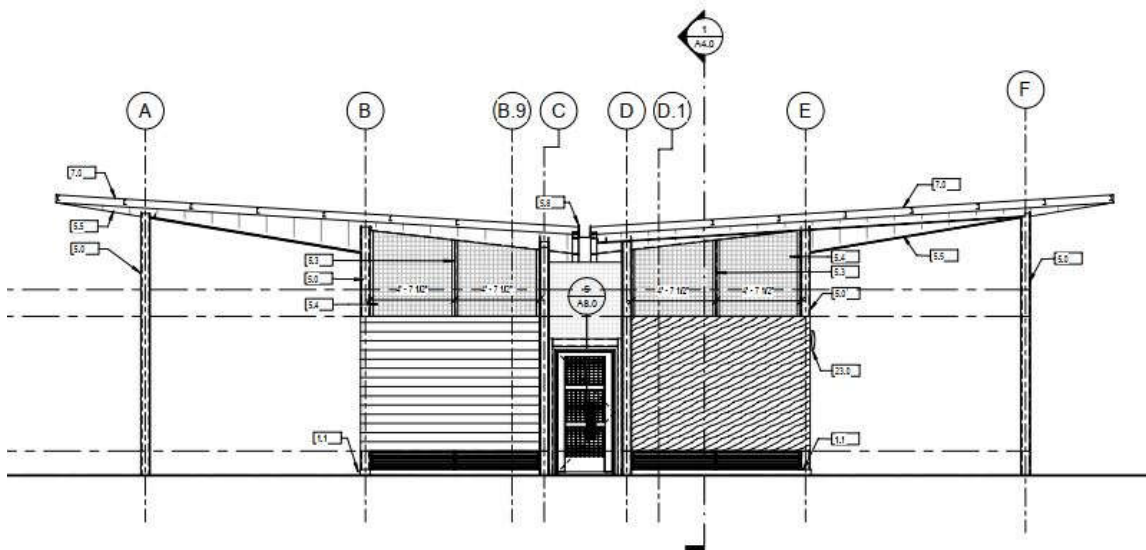
IRRIGATION
GARZA CONSULTING
P.O. Box 681974
San Antonio, Texas 78268
(210) 490-1191

100% Construction Documents

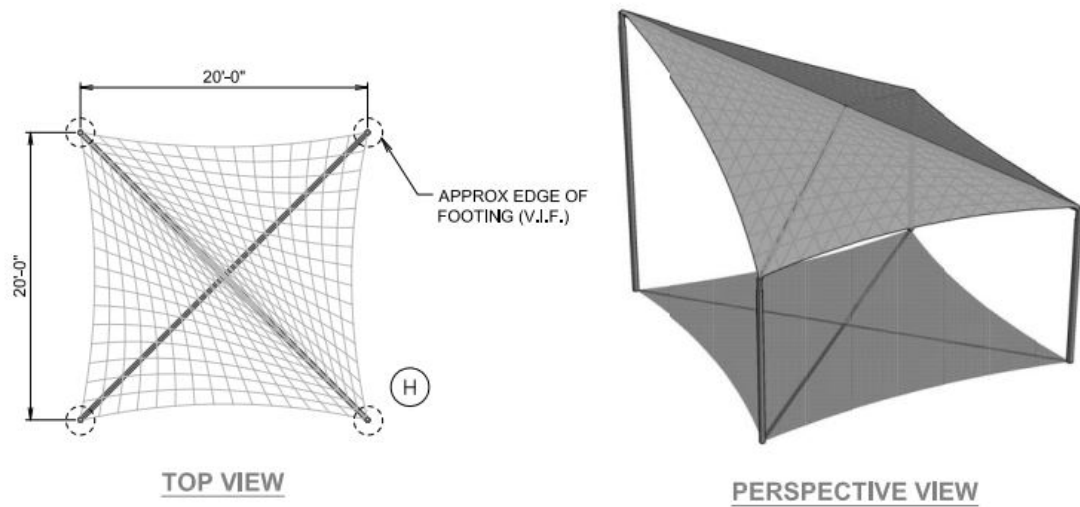
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BWCD Proj. No. :
SHEET TITLE & NO. :
Site Reference Plan: Bike Park

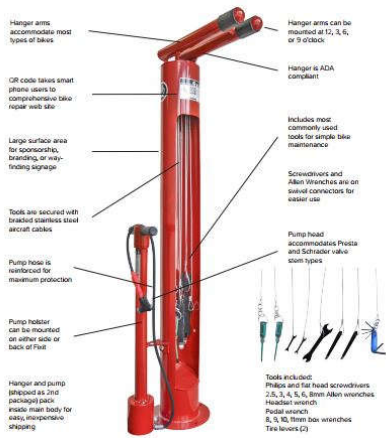
LBP0-02



Proposed Restroom Building Elevation



Proposed Fabric Shade Structures



Proposed Site Furnishings & Equipment