

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-263
COMMON NAME: US 90 underpass near the intersection of Mission Rd and Steves Ave
ZONING: UZROW
CITY COUNCIL DIST.: 5
DISTRICT: Mission Historic District
APPLICANT: James Gray
OWNER: Sean Strong/CITY OF SAN ANTONIO
TYPE OF WORK: Public art installation, park improvements
APPLICATION RECEIVED: June 11, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Install public art.
2. Complete landscaping improvements.
3. Install park amenities.
4. Complete sidewalk improvements.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

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.

FINDINGS:

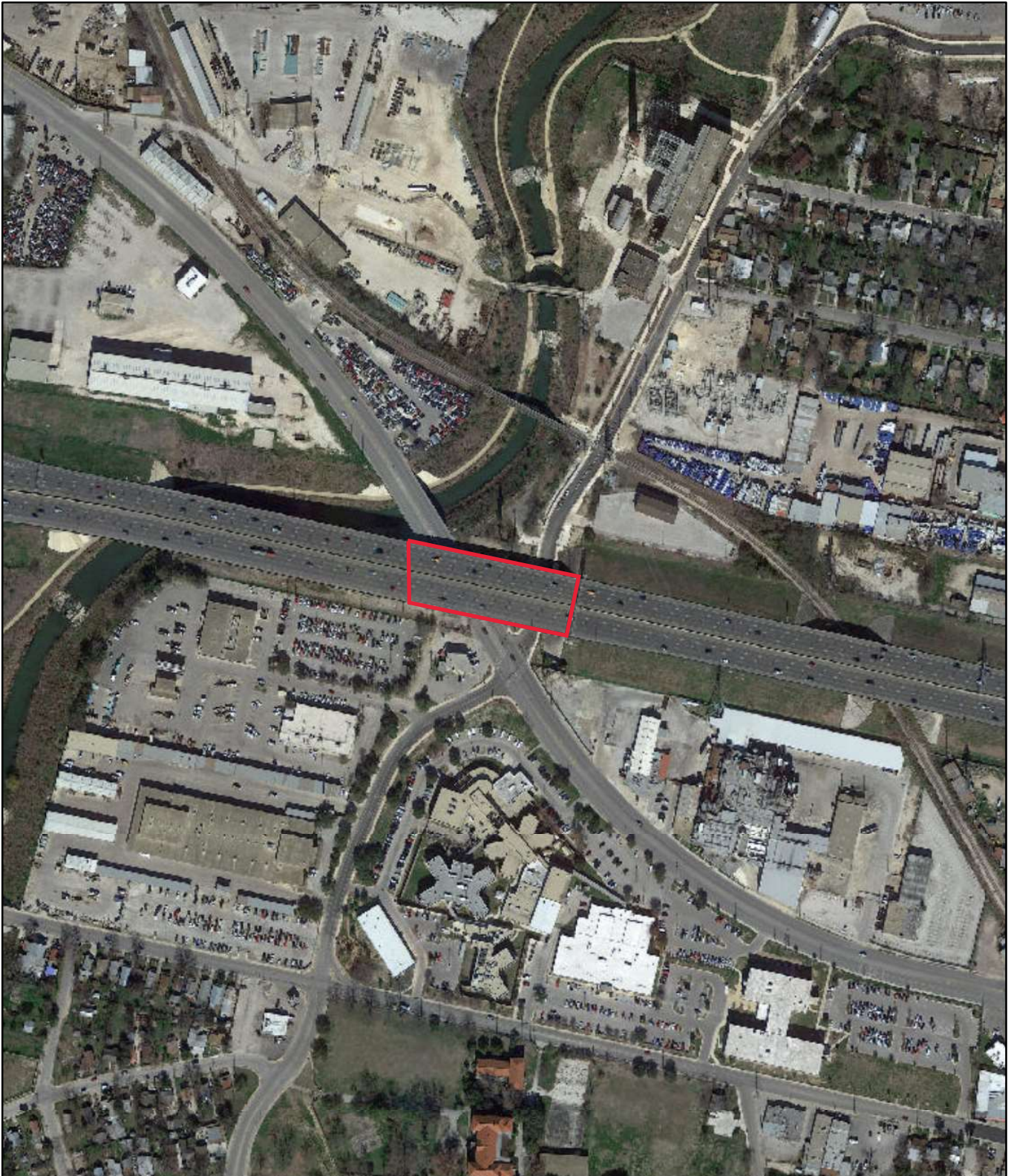
- a. The property located at Mission Road and Steves Avenue is the US 90 underpass. The overall US 90 Underpass Art project includes improvements as the highway underpasses located at South Presa Street, Roosevelt Avenue, and the intersection of Mission Road and Steves Avenue. The improvements are intended to enhance the underpasses in conjunction with the existing column artwork located at these intersections. This project is a collaboration between Transportation & Capital Improvements, the Texas Department of Transportation, and the City World Heritage Office.
- b. PUBLIC ART – The applicant has proposed to install an art feature at the center island of the US 90 underpass which will include a representation of a map of the San Antonio Missions located on the San Antonio River. The map consisting of the river, roads, and annotations is planned to be engraved in 18-inch square limestone panels. The panels are to be arranged on the ground to make a complete map on the river and roads near the San Antonio Missions. Limestone blocks representing the San Antonio Missions are planned to be placed on the map in the general locations of the Missions. Engravings of the respective Mission will be installed as limestone caps on top of each block. Staff finds the proposal appropriate.
- c. LANDSCAPING – The applicant has proposed to install Texas Blend river rock and 1-to-3-inch washed limestone and a concrete area, which will serve as a space for the art feature and a bike rack. Staff finds the proposal generally appropriate.
- d. PARK AMENITIES – The applicant has proposed to install a bike rack between existing columns in proximity to the public art installation. The bike rack proposed is a Bike Rib inverted u rack with galvalume finish. It will be installed in concrete. Additionally, the applicant has proposed to install limestone benches at the sidewalk. Staff finds the proposal consistent with the UDC.
- e. LIGHTING – The applicant has proposed to install mounted flood lights fastened to steel bars attached to existing highway beams underneath the highway overpass. The flood lights will be positioned to highlight the existing column artwork. Staff finds the proposal appropriate.
- f. SIDEWALK IMPROVEMENTS – The applicant has proposed to install an additional sidewalk on the east side of Steves Avenue underneath the US 90 overpass. The sidewalk will be the length of the road underneath the overpass. Additionally, the applicant has proposed to construct gutters underneath the bridge to prevent water stains on the artwork located on the bridge columns. Staff finds the proposal appropriate.
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

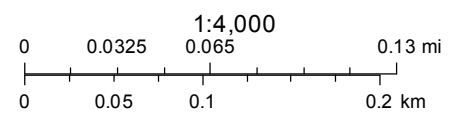
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



June 17, 2020

— User drawn lines





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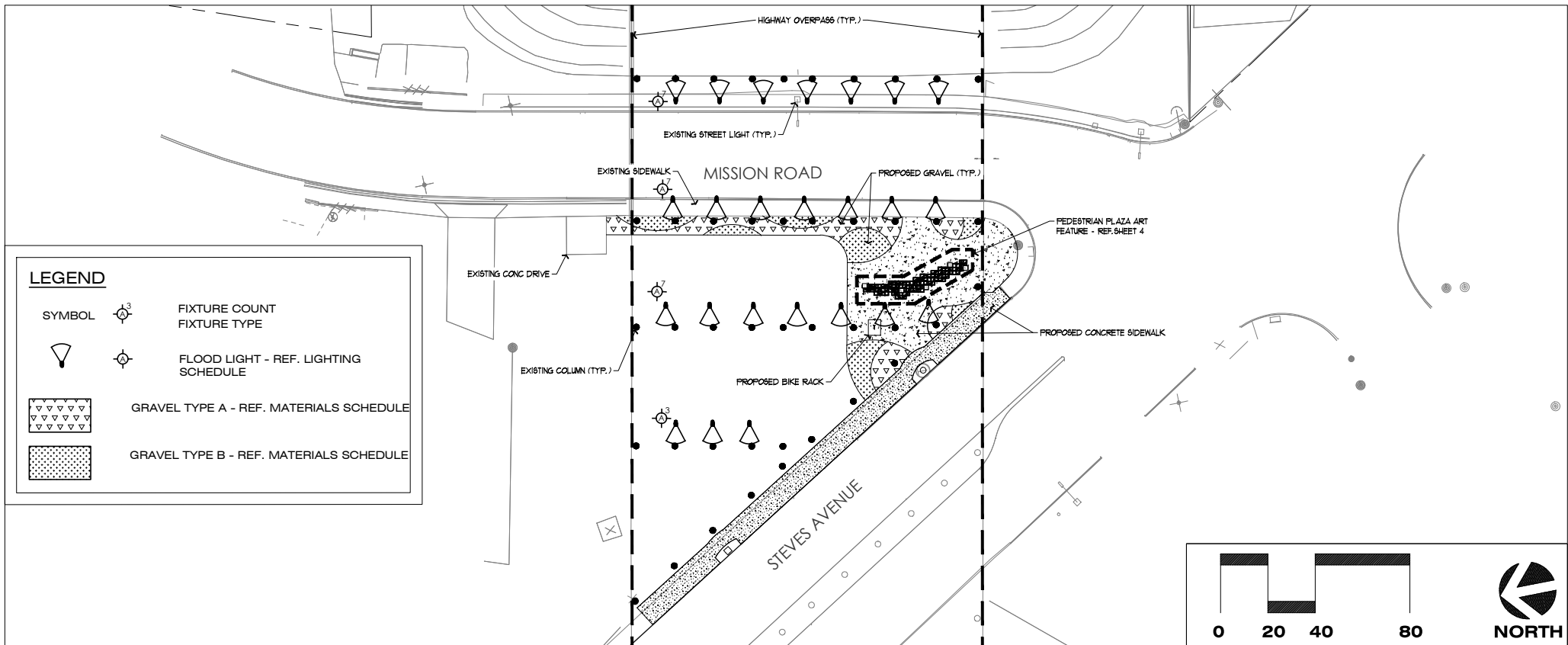


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50 ft

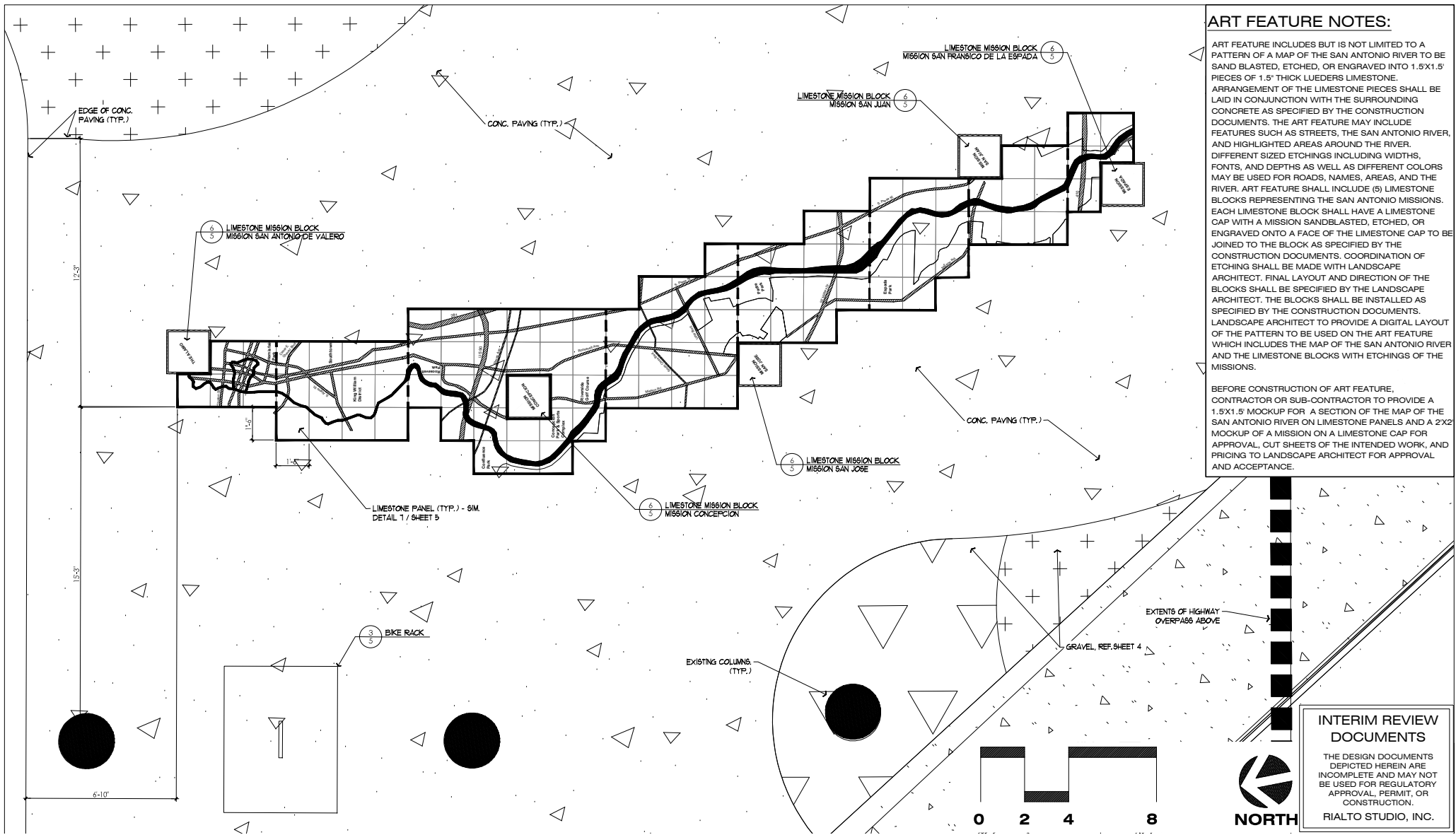


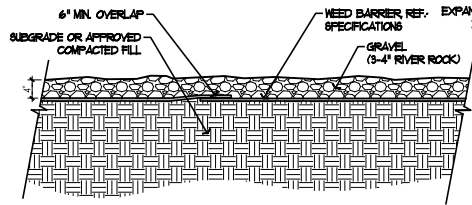
MATERIALS SCHEDULE							
ITEM	DESCRIPTION / LOCATION	MANUFACTURER / SUPPLIER	MATERIAL / PRODUCT	FINISH	COLOR	ACCESSORIES	NOTES
LANDSCAPE BLOCKS (BENCH)	ALONG SIDEWALK	N/A	NATURAL LUEDERS LIMESTONE	SAWN FACE TOP, BOTTOM, AND ENDS NATURAL CLEFT FACE ON FRONT AND BACK.	CORDOVA CREAM	N/A	SIZE: 2' X2' X5'
MISSION CAP	ART FEATURE	N/A	NATURAL LUEDERS LIMESTONE	Ref. Detail 6 / SHEET 5	CORDOVA CREAM	N/A	Ref. Detail 6 / SHEET 5
PANELS	ART FEATURE	N/A	NATURAL LUEDERS LIMESTONE	SIM. Detail 6 / SHEET 5	CORDOVA CREAM	N/A	18"W x 18"L x 1.5" THICK LIMESTONE. Ref. Detail 7 / SHEET 5
GRAVEL TYPE A	ALL INTERSECTIONS	KELLER MATERIALS	WASHED LIMESTONE	N/A	N/A	N/A	SIZE: 1-2"; REF. DETAIL 1/SHEET 5
GRAVEL TYPE B	ALL INTERSECTIONS	KELLER MATERIALS	TEXAS BLEND	N/A	N/A	N/A	SIZE: 1-3"; REF. DETAIL 1/SHEET 5

LANDSCAPE LIGHTING SCHEDULE											
QTY	FIXT DESCRIPTION	LOCATION	MANUFACTURE	MODEL	FINISH	LIGHT SOURCE	VOLTAGE	LAMP	COLOR	MOUNTING	ACCESSORIES
1	A FLOOD LIGHT	MISSION RD. & STEVES AVE.	LUMENPULSE	LBL-40K-WFL-BK-DIM-SY-3GV-UL-BK	BLACK SANDTEX	LED	TBD	TBD	4000 K	AS NOTED	N/A
											SEE DETAIL 2 / SHEET 6 FOR MOUNTING

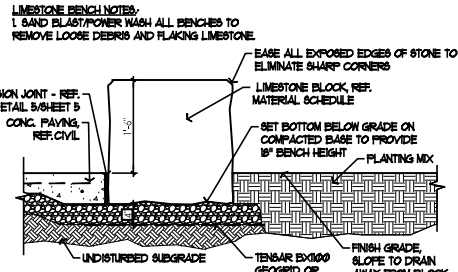
INTERIM REVIEW DOCUMENTS

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 RIALTO STUDIO, INC.

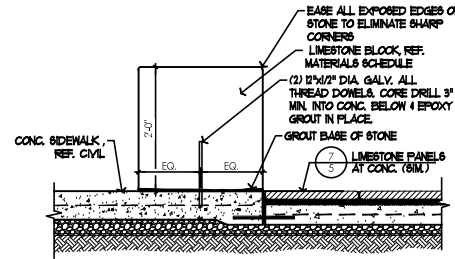




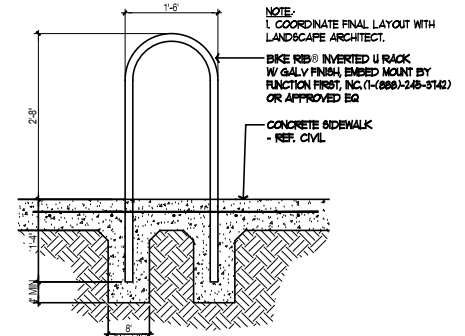
1 DETAIL: GRAVEL
SCALE: 1"= 1'-0"



2 SECTION: LIMESTONE BENCH
SCALE: 1"= 1'-0"



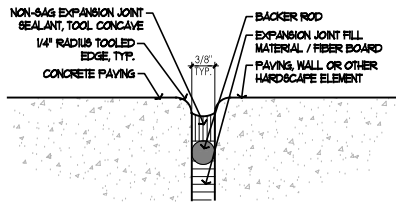
3 SECTION: LIMESTONE BENCH ON CONC.
SCALE: 1"= 1'-0"



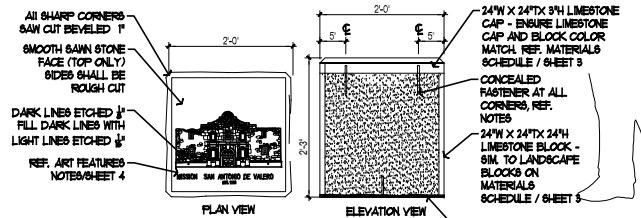
4 DETAIL: BIKE RACK
SCALE: 1/2"= 1'-0"

PROCESS NOTES:

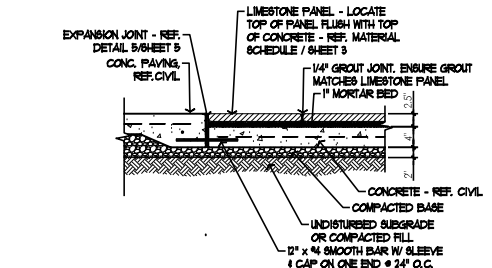
1. INSPECTION OF ETCHED CAP, STONE, AND MORTAR IS REQUIRED PRIOR TO ASSEMBLY.
2. HOLES ON CAP TO BE CORE DRILLED BY STONE PROVIDER, DEPTH OF HOLES NOT TO EXCEED 50% OF CAP THICKNESS.
3. PROVIDER TO CREATE A WOOD TEMPLATE TO PRECISELY CORE DRILL. (4) 3/8" HOLES AT EACH CORNER ON EACH BASE STONE. HOLES TO BE 1" INSET FROM CORNER EDGES. TEMPLATE TO BE PROVIDED TO CONTRACTOR FOR DRILLING OF STONE BASE.
4. POWER WASH ALL STONE AFTER DRILLING TO REMOVE ANY LOOSE DEBRIS AND FLAKING LIMESTONE.
5. EPOXY HOLES CORE DRILLED ON BASE STONE, PLACE (4) 3/8" STAINLESS STEEL, ALL-THREAD DOWELS INTO BASE STONE, LEAVE 1 1/2" OF DOWEL EXTRUDING STONE.
6. APPLY 1/2" OF PORTLAND CEMENT MORTAR ON TOP OF BASE STONE, ENSURE THE MORTAR MATCHES LIMESTONE BLOCK.
7. EPOXY DRILLED HOLES IN CAP, PROMPTLY PLACE CAP ONTO BASE STONE SECURING DOWELS INTO CAP.
8. LIGHTLY TAMPER CAP TO LEVEL, MORTAR JOINTS TO BE FLUSH WITHOUT TOOLING.
9. THIS PROCESS IS TIME SENSITIVE, DO NOT LET EPOXY/ MORTAR CURE BEFORE CAP IS SECURED.



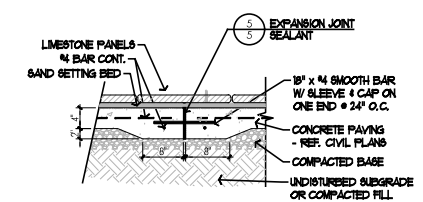
5 DETAIL: EXPANSION JOINT SEALANT
N.T.S.



6 DETAIL: LIMESTONE MISSION BLOCK
SCALE: 1"= 1'-0"



7 SECTION: LIMESTONE PANELS AT CONC.
SCALE: 1"= 1'-0"

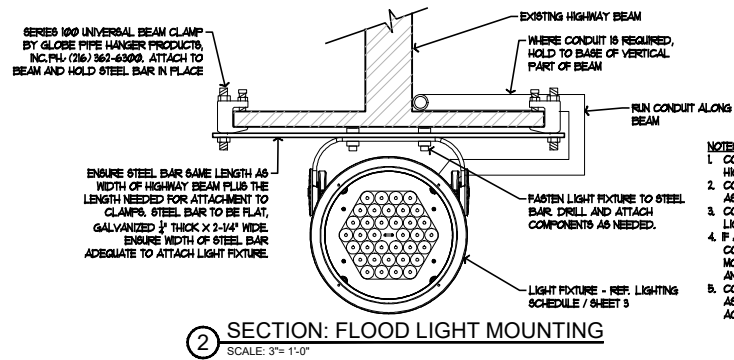
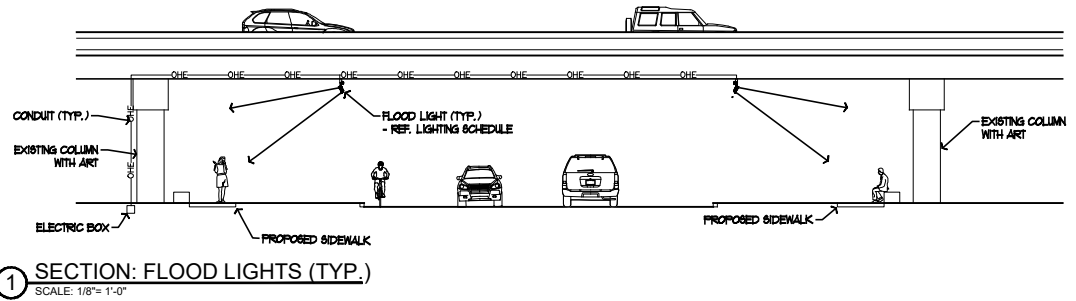


8 DETAIL: E.J. AT PANELS
SCALE: 1"= 1'-0"



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NOTES:

1. CONTRACTOR TO ENSURE PRODUCTS SPECIFIED FITS EXISTING HIGHWAY BEAM AND CAN BE INSTALLED CORRECTLY.
2. CONTRACTOR TO TAKE MEASUREMENTS ON-SITE AND ADJUST ASSEMBLY TO MATCH HIGH BEAM DIMENSIONS.
3. CONTRACTOR TO ENSURE C-CLAMP IS RATED TO HOLD WEIGHT OF LIGHT ASSEMBLY AND STEEL BAR.
4. IF ASSEMBLY NOT ADEQUATE TO HOLD LIGHT MOUNTING ASSEMBLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED LIGHT MOUNTING ASSEMBLY TO LANDSCAPE ARCHITECT FOR APPROVAL AND ACCEPTANCE.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED CONDUIT ASSEMBLY TO ATTACH TO HIGHWAY BEAM FOR APPROVAL AND ACCEPTANCE.

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TEXAS BLEND RIVER ROCK
SIZE: 1-3"



WASHED LIMESTONE
SIZE: 1-2"



LIMESTONE BLOCK
DESCRIPTION: LUEDERS



LIMESTONE CAP / PANELS
DESCRIPTION: LUEDERS



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HDRC APPLICATION: DETAILED PROJECT DESCRIPTION 06.11.2020

Project 1785: US 90 Underpass Sidewalk and Landscape Improvement
US 90 Underpass Art
Intersection at Mission Rd. and Steves Ave.

The overall US 90 Underpass Art project includes improvements at the highway underpasses located at South Presa Street, Roosevelt Avenue, and the intersection of Mission Road and Steves Avenue. The improvements are intended to enhance the underpasses in conjunction with the existing column artwork located at these intersections. Incorporated in Add. Alternate 1 of the project, the improvements at the intersection of Mission Road and Steves Avenue include:

1. Additional sidewalk along Steves Avenue
2. Construction of gutters underneath the bridge to prevent water stains on the artwork located on the bridge columns
3. Enhancing the landscaping underneath the underpass with gravel design.
4. Renovating the underpass to include a concrete area with an art feature.
 - a. Addition of a bike rack.
 - b. Art feature includes a representation of a map of the San Antonio River with the locations of the Missions. Materials to be used in feature include:
 - i. Limestone blocks and limestone panels
 - ii. Representations of the San Antonio Missions and San Antonio River by engravings, sand blasting, or etching.
5. Illumination of the artwork located on the columns through light fixtures attached to the underpass (Alternate 5)

The project team is coordinating closely with Transportation & Capital Improvements personnel, Texas Department of Transportation, and the City World Heritage Office to ensure the constructability of the pedestrian, lighting, and landscaping enhancements.

Rialto Studio, Inc.
Landscape Architecture

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San Antonio, Texas 78215

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