THE OAKS AT RIVER ROAD

Trail Street

THE OAKS AT RIVER ROAD

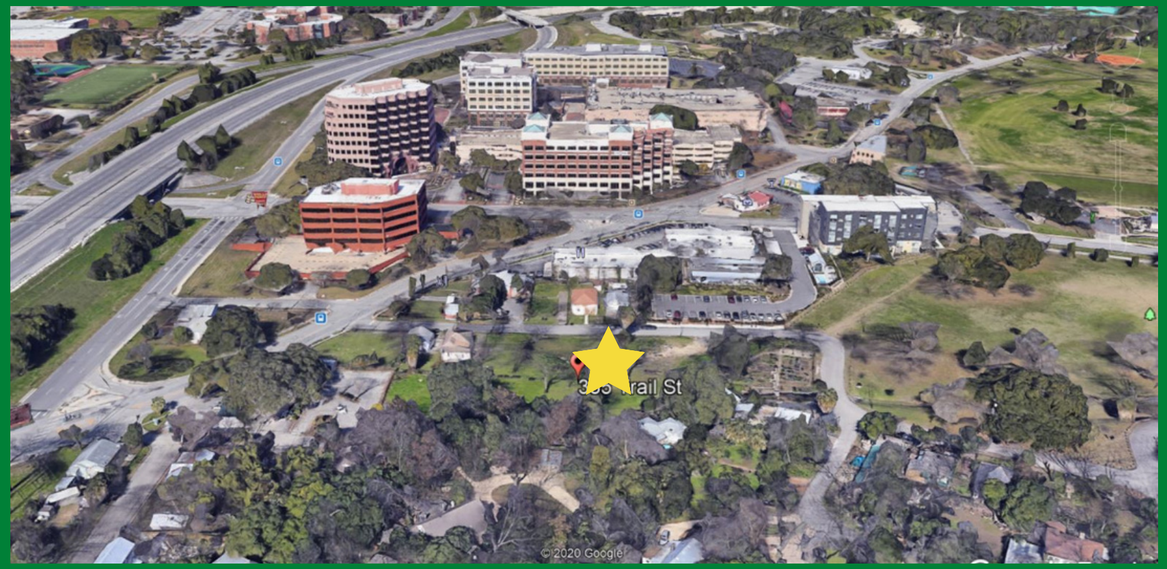
Huisache

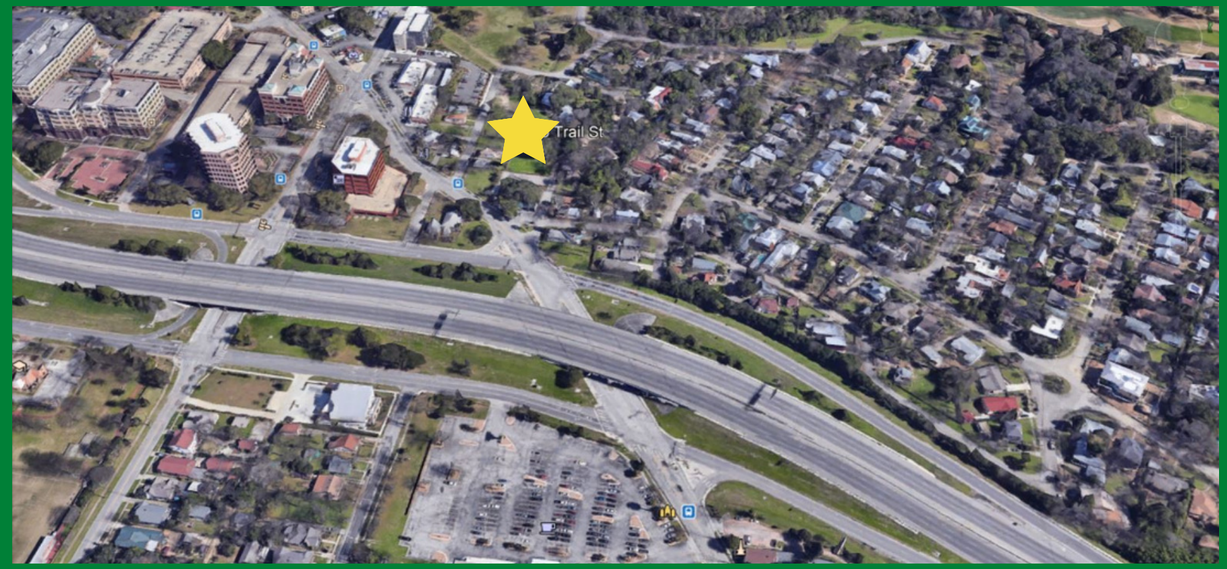
THE OAKS AT RIVER ROAD

Huisache

THE OAKS AT RIVER ROAD

Bounded by Huisache and Trail

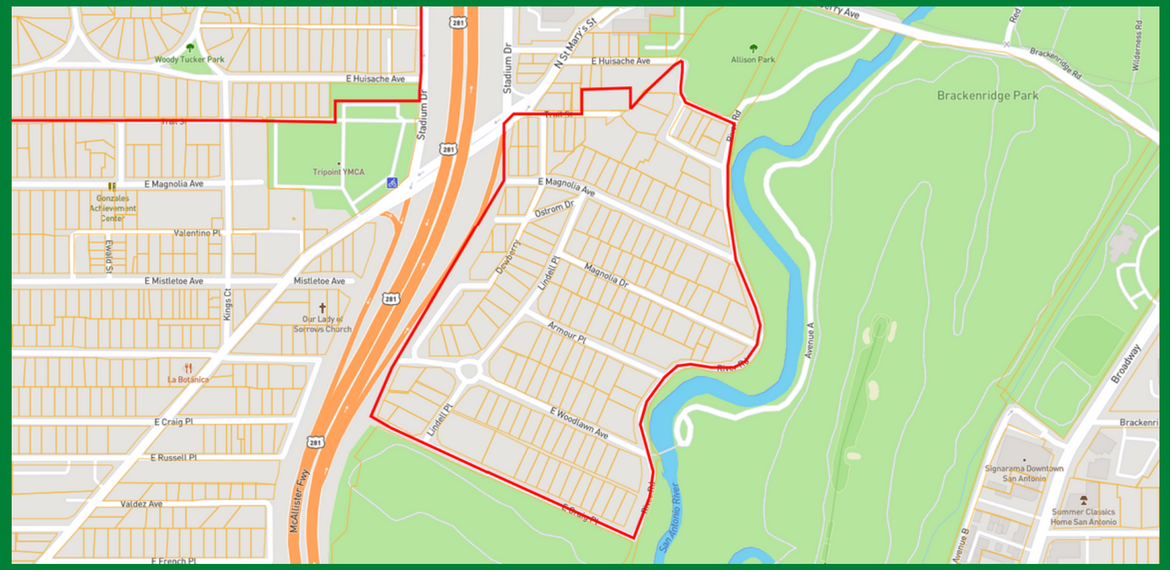


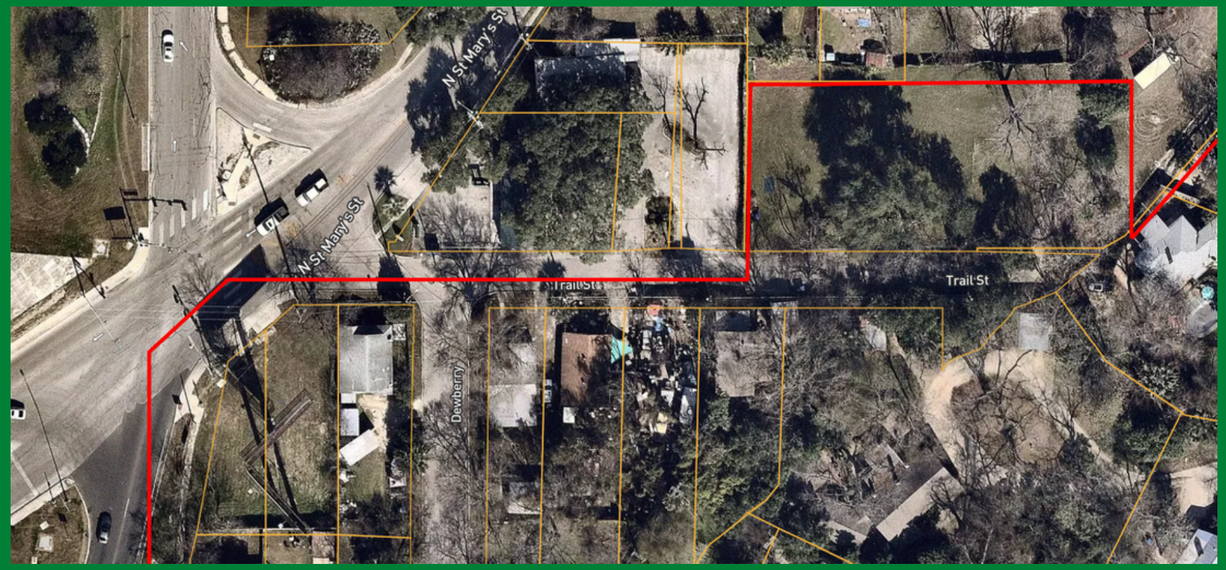


Transition between high-density commercial
and lower density residential

THE OAKS AT RIVER ROAD

Northernmost tip of River Road historic district





- The site has been zoned MF-33 since zoning began in San Antonio
- The site is partially within River Road and entirely covered by Rio-1

THE OAKS AT RIVER ROAD

The majority of property owners in the immediate area support the project

THE OAKS AT RIVER ROAD

Huisache Street

The overwhelming majority of property owners on Huisache support the project

THE OAKS AT RIVER ROAD

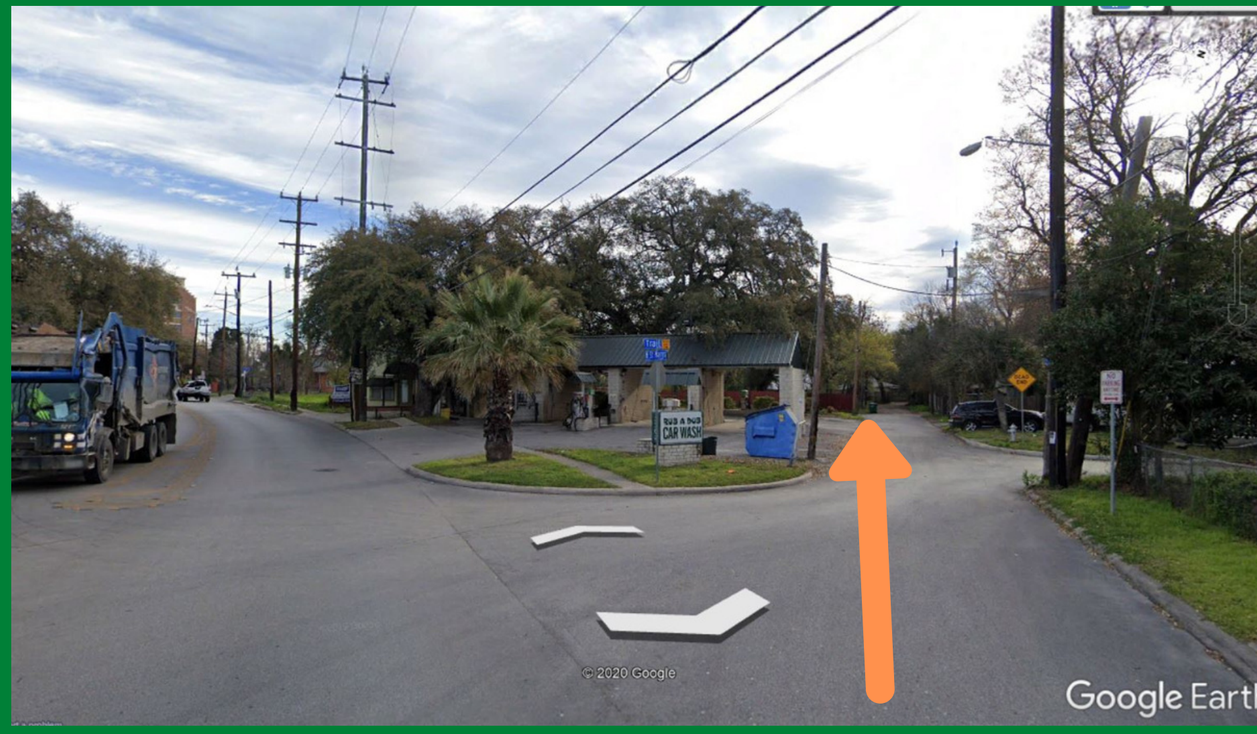
Trail Street

Trail Street has been neglected for many years

THE OAKS AT RIVER ROAD

Visibility from Surrounding Area

Dewberry & Trail

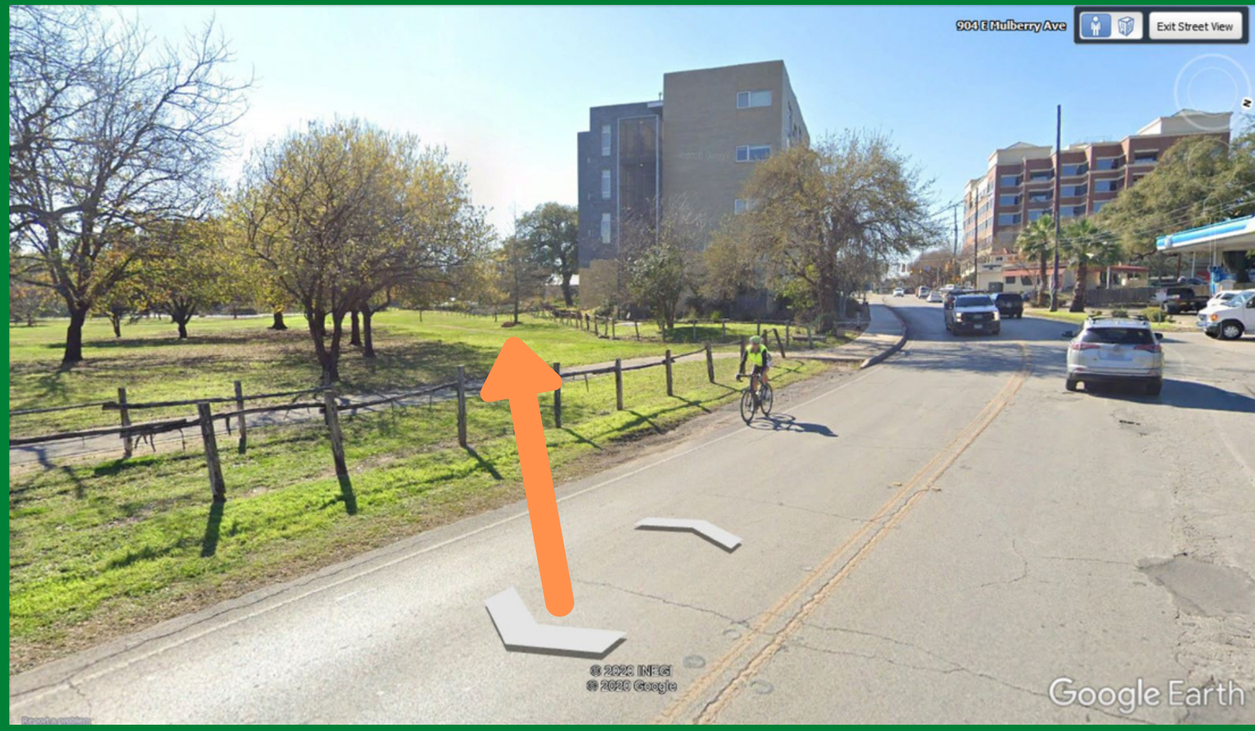


St. Mary's & Trail

THE OAKS AT RIVER ROAD

Visibility from Surrounding Area

Huisache & St. Mary's



Mulberry

THE OAKS AT RIVER ROAD

Visibility from Surrounding Area

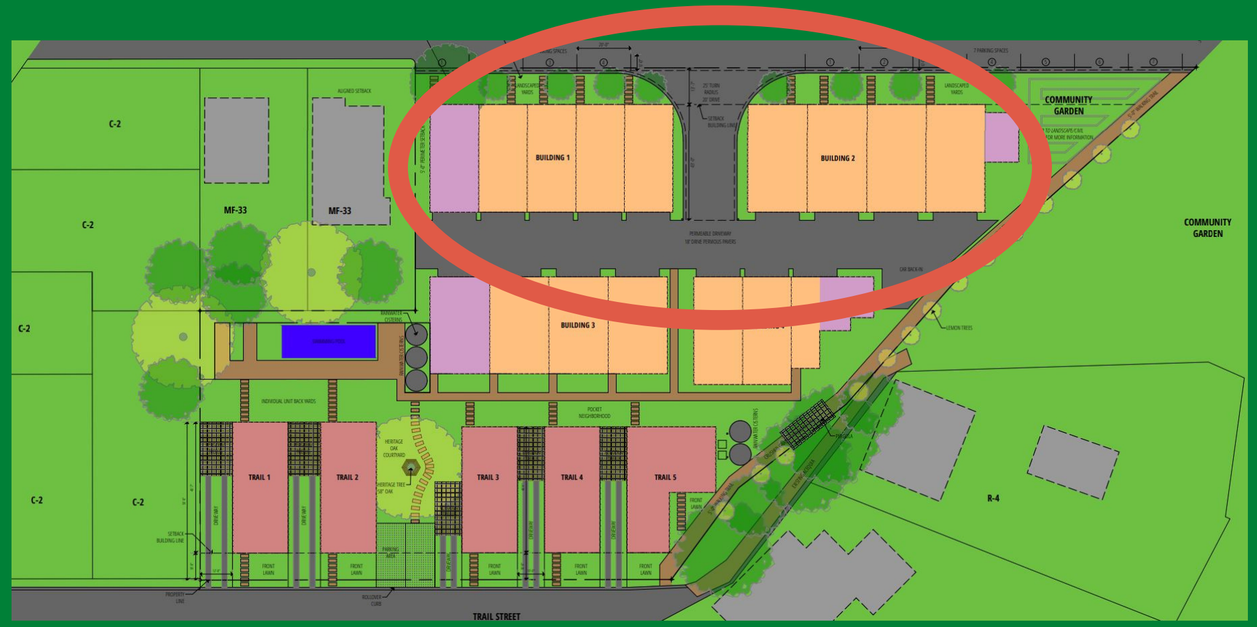
River Road

Anastacia Street

THE OAKS AT RIVER ROAD

THE OAKS AT RIVER ROAD

THE OAKS AT RIVER ROAD



THE OAKS AT RIVER ROAD

Site Elements -- Inspired by River Road

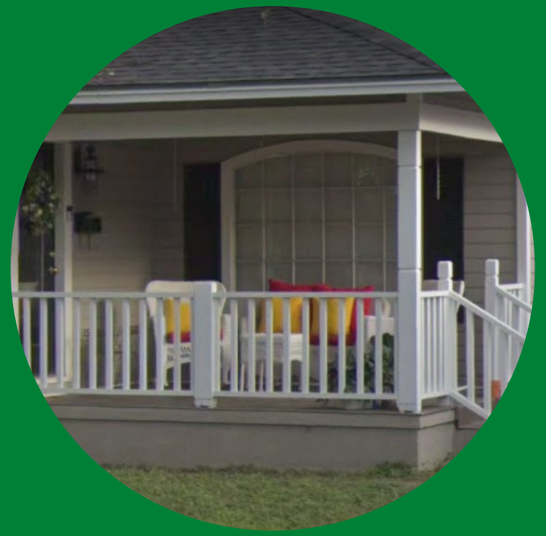




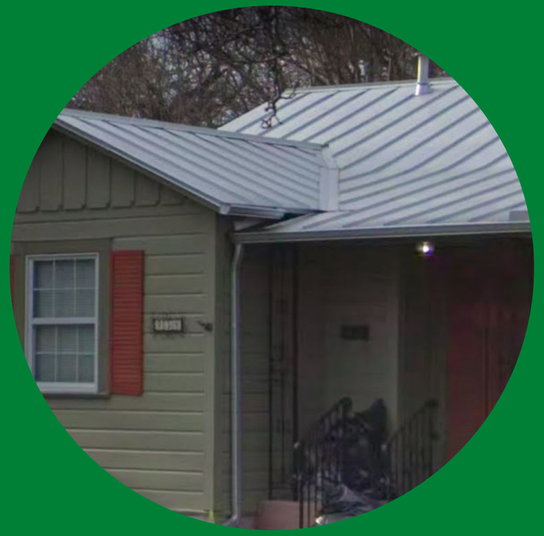



THE OAKS AT RIVER ROAD

Architectural Elements -- Inspired by River Road





WE RESPONDED

<u>Neighborhood Requests</u>
1) Reduce Unit Count
2) Two Stories on Trail Street
3) Stormwater Plan that Respects Acequia
4) Preserve Heritage Oak Tree
5) High Parking Ratio to min. On-Street Parking
6) Design Enhancements / Changes
7) Ordered Windows
8) Traditional Front Porches
9) Tree Warranties for Heritage Trees Saved
10) Building Lot Ratio
11) Pier and Beam for Heritage Oak
12) Screening from single-family to townhomes
13) Questions about tree preservation

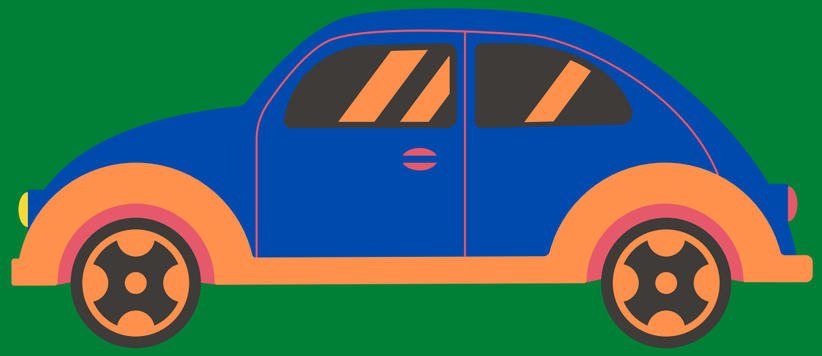
<u>HDRC Commission and Staff's Requests</u>
1) 15' Setback from Acequia
2) Switch Hammerhead Location
3) No Front-Facing Garages
4) Two Stories on Trail Street
5) Reduce Building Lot Coverage
6) Clear walkway / lawn to front doors

CONCERNS FROM RRNA

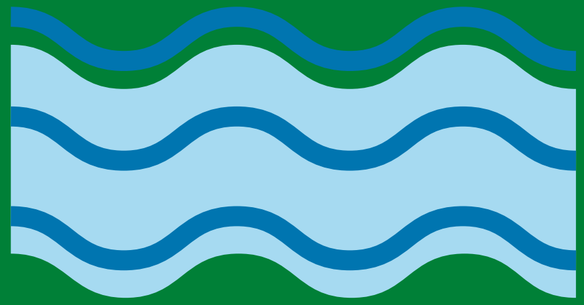
Massing

Trees

Lot Coverage



Parking



Acequia

CONCERNS FROM RRNA

Massing

- Softened massing on edge units
- 2, 2.5, and 3-story mix of units

CONCERNS FROM RRNA

Massing

- Mix of 2, 2.5, and 3-story units

CONCERNS FROM RRNA

Trees

- Preserving 58" Heritage Oak Tree
- Preserving 28" Grand Cypress Tree
- Conducted Full Arborist Report
- Heritage Oak Courtyard

CONCERNS FROM RRNA

Trees

See Arborist's Report in HDRC Application

TCIA VOICE OF TREE CARE

ETTER TREE CARE

ISA

MNO Partners
Attn: Mr. David Morin
201 Groveton Street
San Antonio, Texas 78210
(210) 469-5950
david@mnoinvestments.com

September 10, 2020

In response to our discussions regarding low impact alternative construction methods for driveways and walking paths, I provided some general guidance below. As we discussed, there is not a singular best solution.

Low impact solutions should be engineered to minimize negative impacts to significant tree roots (≥ 2" diameter), reduce risk of soil compaction by spreading the load of vehicles to a larger surface area, and allowing for soil gas exchange and water infiltration through and below the engineered driveway. Low impact designs include bridging over tree roots (placing materials on the soil surface with no to minimal soil excavation), the use of pavers, crusher run materials, geo-cells, ribbon driveways, and more.

The area of specific interest for low impact solutions for driveway construction is underneath the canopy of the 58-inch diameter live oak (*Quercus virginiana*) labeled 1817 on your tree survey (refer to the May 2020 assessment regarding the condition of the tree). In this particular instance, it is recommended that a method of bridging combined with permeable materials such as clean crusher runs (or some alternative) be utilized. This will keep the significant roots intact, allow adequate soil gas exchange and infiltration of water (good for trees and stormwater control), and will reduce the risk of long-term soil compaction. All of this will lead to less stress on the tree so that it will continue to be an asset into the future.

Please contact me should you have any questions and/or would like to further discuss low impact options for construction around trees.

Michael Nentwich
Certified Arborist: TX-3441A

CONCERNS FROM RRNA

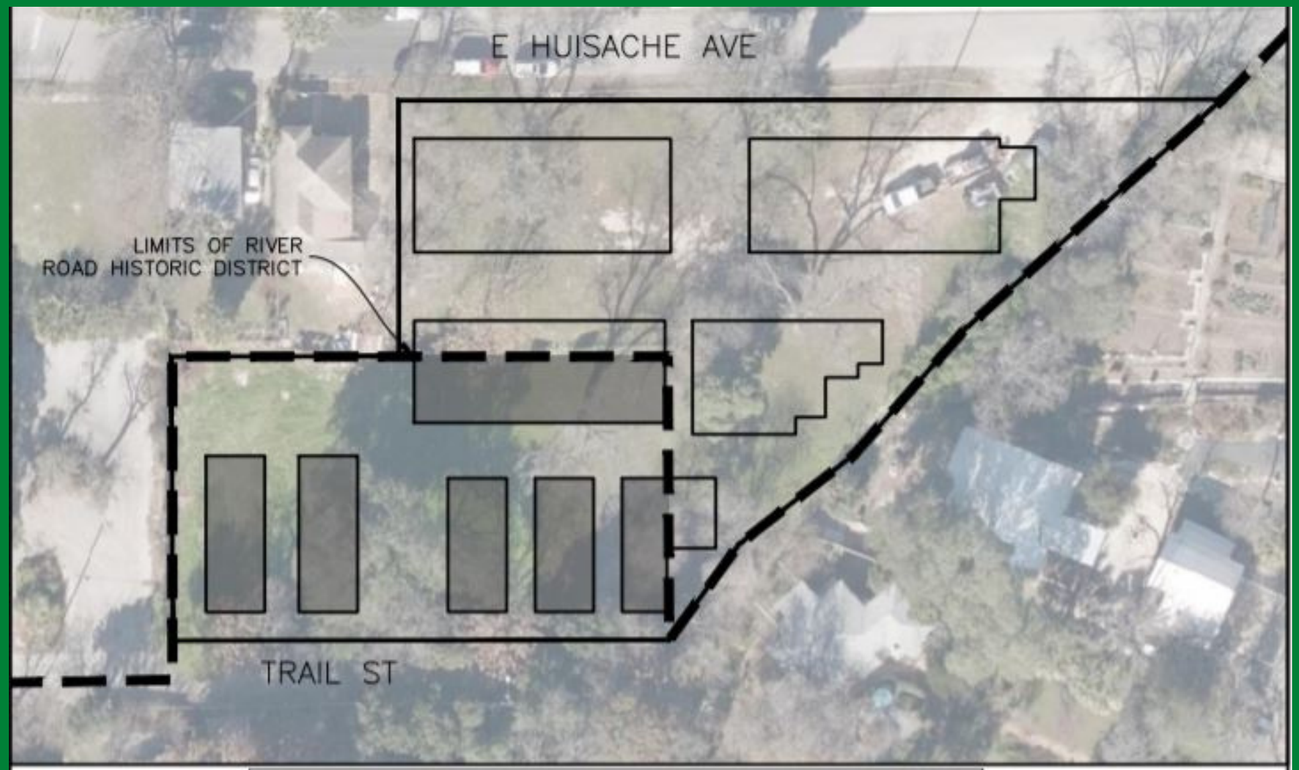
Lot Coverage

- Total Lot Coverage changed from 44% to 41%
- Lot Coverage in Historic Changed from 47% to 39%
- Guidelines Recommend Lot Coverage to be Less than 50%

CONCERNS FROM RRNA

Lot Coverage

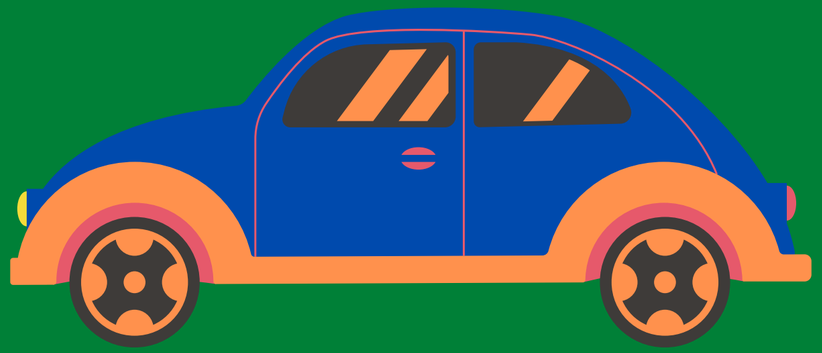
Please refer to the Lot Coverage Study in the HDRC Application



Total Land Area	43,681 SF	100%
River Road Historic District SF	17,388 SF	40%
Non-River Road Historic District SF	26,293 SF	60%
Total Building Footprint	17,906 SF	100%
River Road Historic District Building Footprint	7,037 SF	39%
Non-River Road Historic District Building Footprint	10,869 SF	61%

Percentage of Building Footprint in Historic District *(Historic District Building Footprint/Historic District Land Area)*	40%
Percentage of Building Footprint in Non- Historic District *(Non-Historic District Building Footprint/Non-Historic District Land Area)*	41%
Overall Percentage of Building Footprint on Site *(Total Building Footprint/Total Land Area)*	41%

CONCERNS FROM RRNA



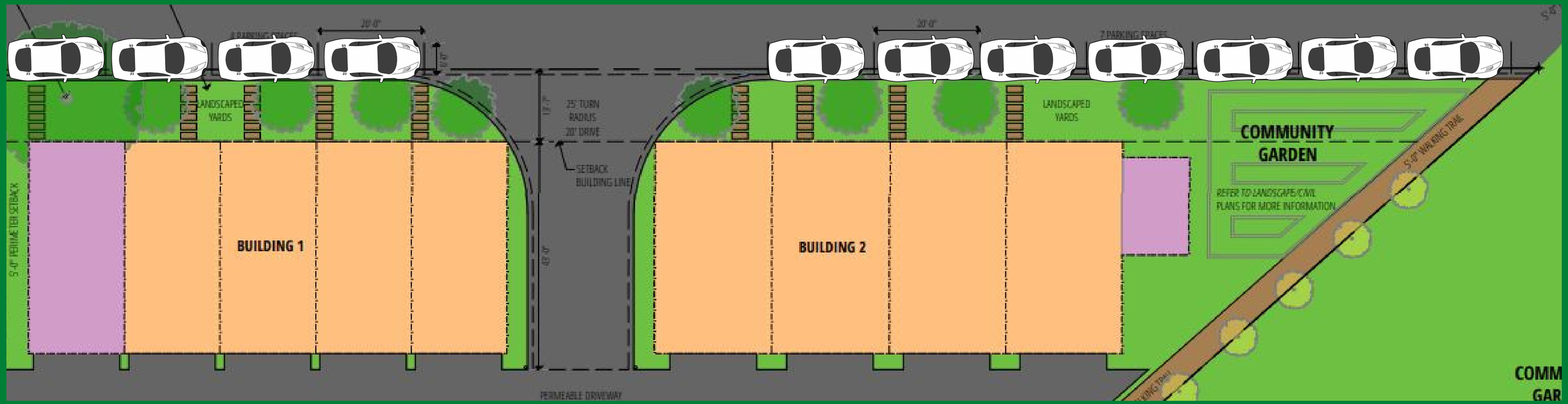
Parking

- Expanding Huisache by 6'
  - 11 Potential Guest Parking Spaces
- Trail Street has long traditional driveways
  - Can accommodate 15 vehicles
  - Each unit supports up to 3 vehicles
- 58 Parking Spaces -- if you include Huisache
  - 2.76 to 1 parking ratio
  - 2.33 to 1 parking -- internal spaces
- Greatly exceeds the 1.5 to 1 parking ratio required by the zoning law

CONCERNS FROM RRNA

Parking

Plans to improve / expand Huisache by 6' to better accommodate guest parking



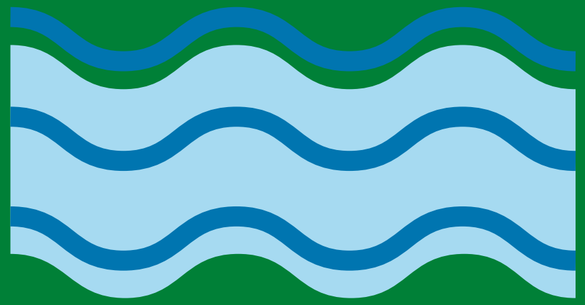
Allows up to 11 guests to park on Huisache

CONCERNS FROM RRNA

Parking

Parking accommodates residents and guests

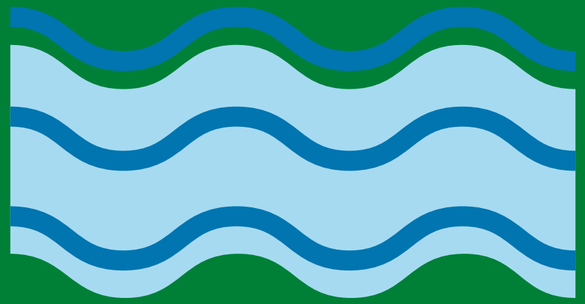
CONCERNS FROM RRNA



Acequia

- Stormwater Plan that does not drain any stormwater into the acequia
- Reduced lot coverage
- 15' setbacks from acequia
- Walking trail to celebrate acequia
- Archaeological study conducted

CONCERNS FROM RRNA



Acequia

No stormwater drainage into the acequia

New plan reduces lot coverage and impact

To Whom it May Concern:

The above-mentioned project is located within the City of San Antonio, Texas, along E Huisache Ave near the intersection of N St Mary's St. A drainage report was previously submitted and approved with the subdivision plat (Plat No. 19-11800095). The approved report addressed initial sizing and analysis of on-site detention facilities and deferred the final detention design to the permitting phase.

Recent changes to the site plan include a reduction in the height of the buildings along Trail Street and a reduction in the total building footprint from 19,077 square feet to 17,906 square feet. Onsite mitigations are necessary to reduce any increases in runoff immediately downstream of the site. Two measures are proposed to account for this mitigation, which include two forms of Low Impact Development (LID) and detention. These proposed methods reduce both the higher frequency events (i.e. 2-year event) and lower frequency/high flow events using a combination of LID and onsite detention. Stormwater runoff from both of these areas are directed to either the pond, garden area or E Huisache Ave (or a combination thereof). There is no direct discharge towards or into the acequia.

As mentioned above, runoff produced by the development of the site is accounted for utilizing two methods: detention and low impact development. Development of the site does not increase the runoff to the acequia. The proposed methods will reduce the overall stormwater runoff seen by the properties immediately downstream of the site with no discharge directly to the acequia.

Please let me know if you should have any questions or require additional information regarding the site.

Sincerely,

UP ENGINEERING, LLC.
Texas Engineering Firm No. F-17992

Ryan R. Plagens, P.E., CFM
Vice President
ryan@upengineering.com

SIGNIFICANT CHANGES MADE

HDRC Approved Project

- 24 units
- 3 Story units on Trail Street
- Front-facing garages
- 47% lot coverage historic
- Modern/Contemporary design
- Private porch area
- Modern window pattern
- Townhouses on Trail
- Heritage Oak eliminated

New Application

- 21 units
- 2 Story units on Trail Street
- No front-facing garages
- 39% lot coverage historic
- Traditional design
- Inviting, open, front porches
- Traditional window pattern
- Single-family homes on Trail
- Heritage Oak preserved

THANK YOU