

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

HDRC CASE NO: 2023-491
ADDRESS: 436 LABOR ST
LEGAL DESCRIPTION: NCB 886 BLK 12 LOT 901 (PARK) (VICTORIA COMMONS)
ZONING: IDZ
CITY COUNCIL DIST.: 1
APPLICANT: Beth Wells/Bender Wells Clark Design
OWNER: Mark Wittlinger/CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: December 01, 2023
60-DAY REVIEW: January 30, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install a new dog park.
2. Install a new walkway from Refugio Street to the dog park area.
3. Complete drainage improvements.
4. Construct a new restroom facility.
5. Install new pedestrian lighting and complete lighting upgrades.
6. Install new site furnishings.
7. Install a new 960-square-foot shade structure.

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 436 Labor is commonly known as Labor Street Park. The park is located to the west of the Lavaca Historic District boundary, and is bound by Refugio Street to the north, Santa Clara Place to the east, and Labor Street to the south and west. The park is adjacent to Victoria Courts and the Lavaca neighborhood and is currently a multi-use area with an existing baseball diamond, basketball court, and playscape. The proposed park improvements include creating a new dog park and install a drinking fountain and site furniture. All of the proposed improvements will be accessible and constructed of long-lived materials. All improvements were developed through neighborhood input.
- b. DOG PARK – The applicant has proposed to construct a fully enclosed dog park with areas for small and large dogs. The proposed dog park will be located to the southeast of the existing baseball diamond and south of the existing playscape. The dog park will include wire mesh panel fencing installed in concrete footings. The proposed fencing will be 5'-6" in height with a maximum of 8 feet between posts. The fencing for the small dog area will not exceed 4' in height. The dog park will feature an all-dog entry vestibule and a small dog entry gate, mulch area, concrete walks, trash & recycling receptacles, picnic benches, dog waste dispensers, and drinking fountains. Staff finds the proposal generally appropriate.
- c. DOG PARK AMENITIES – The applicant has proposed to install trash & recycling receptacles, picnic benches, dog waste dispensers, and drinking fountains. The amenities will match the existing amenities in the park. The proposal includes a drinking fountain with a jug filter and stainless-steel dog bowls. Staff finds the proposal consistent with the UDC.
- d. SIDEWALK IMPROVEMENTS – The applicant has proposed to make the dog park area accessible by installing a concrete walk from the main dog park entry to the picnic table and shade area and an additional concrete walk on the east end of the site to connect the dog park to Peyton Path. Additionally, the applicant has proposed to install a concrete path and a 1,408-square-foot concrete pad at the northeast side of the park, off of Refugio Street. Staff finds the proposal consistent with the UDC.
- e. DRAINAGE IMPROVEMENTS – The applicant has proposed to complete drainage improvements with the installation of dry streambeds within the dog park. The dry streambeds will be lined with Geotech fabric and will be filled with river cobble. Staff finds the proposal consistent with the UDC.
- f. RESTROOM FACILITY – The applicant has proposed to construct a pre-fabricated, 1-story restroom facility on the northeast side of the park, to the north of the existing play area along Refugio Street. The proposed restroom facility will feature a front gable standing seam metal roof, stucco cladding with stone wainscoting, drinking fountains mounted on the front façade, one (1) solid restroom entry door on each side elevation, and one (1) solid entry door on the rear elevation. Staff finds the proposal consistent with the UDC.
- g. LIGHTING IMPROVEMENTS – The applicant has proposed to install new light fixtures on existing poles and new light fixtures on new poles throughout the park to improve pedestrian lighting. The proposed fixtures are consistent with fixtures and poles currently installed in several city parks. Staff finds the proposal consistent with the UDC.
- h. SITE FURNISHINGS – The applicant has proposed to install new site furniture including picnic units and trash and recycling receptacles to match the existing furnishing in the park. Furnishings will be installed in the dog park and throughout the park, including new picnic units installed on the proposed concrete pad on the northeast side of the park. Staff finds the proposal appropriate.
- i. SHADE STRUCTURE – The applicant has proposed to install a shade structure to cover the picnic tables that will be installed on the new concrete pad proposed at the northeast side of the park. The proposed shade structure will be a total of 960 square feet and will match the existing shade canopy installed over the playground equipment. Staff finds the proposal appropriate.

- j. 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 j with the following stipulation:

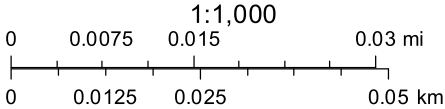
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



December 14, 2023

— User drawn lines



LABOR STREET PARK IMPROVEMENTS

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

Bender Wells Clark Design and their sub-consultants have developed Construction Documents for these proposed improvements. Components of this project will include:

- 1) A new accessible concrete walk from Refugio Street to the new dog park area
- 2) Enhanced drainage through the site with rock cobble
- 3) Addition of a dog park with small and large dog areas, drinking fountain with dog bowl, and pet pick-up units.
- 4) New Restroom building with attached drinking fountains (materials to match nearby residential multi-family units).
- 5) New Pedestrian Lighting and upgrades to the existing lighting.
- 6) New site furniture (picnic units and trash/recycling receptacles).
- 7) New 24' x 40' fabric shade gathering area with lighting and picnic units (as an Alternate)

All the proposed improvements will be accessible, constructed of long-lived materials and match in colors to existing elements. All the improvements were approved through neighborhood meetings.

Labor Street Park Improvements



Aerial Photo of site



Existing Play Area



Existing Softball Field



Existing Fitness Equipment



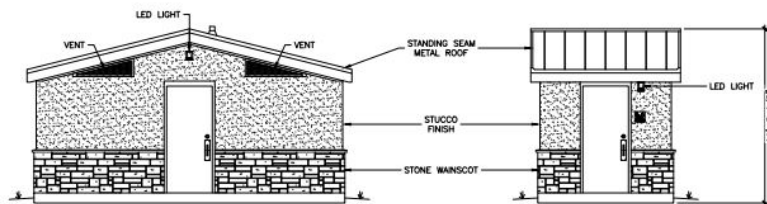
Existing basketball court (on Opportunity Homes property)



Existing picnic areas (New furniture to match)

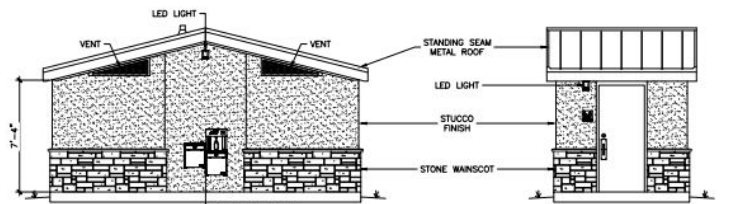


Proposed Dog Park Fencing



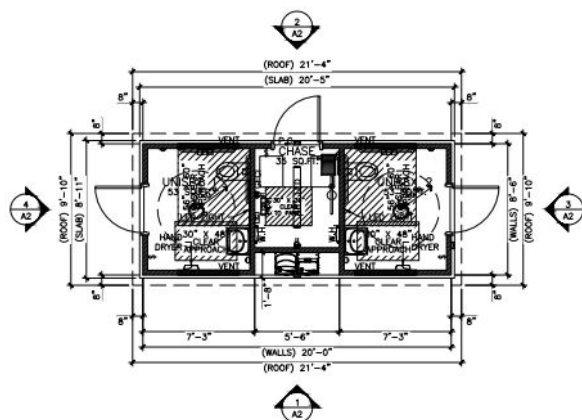
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④ LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



① FRONT ELEVATION
Scale: 1/4" = 1'-0"

③ RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



Stucco with Stone Wainscot

Proposed Pre-fabricated Restroom Building (stucco and stone exterior materials)



Proposed Drinking Fountain with dog bowl



Cobble example at dry stream

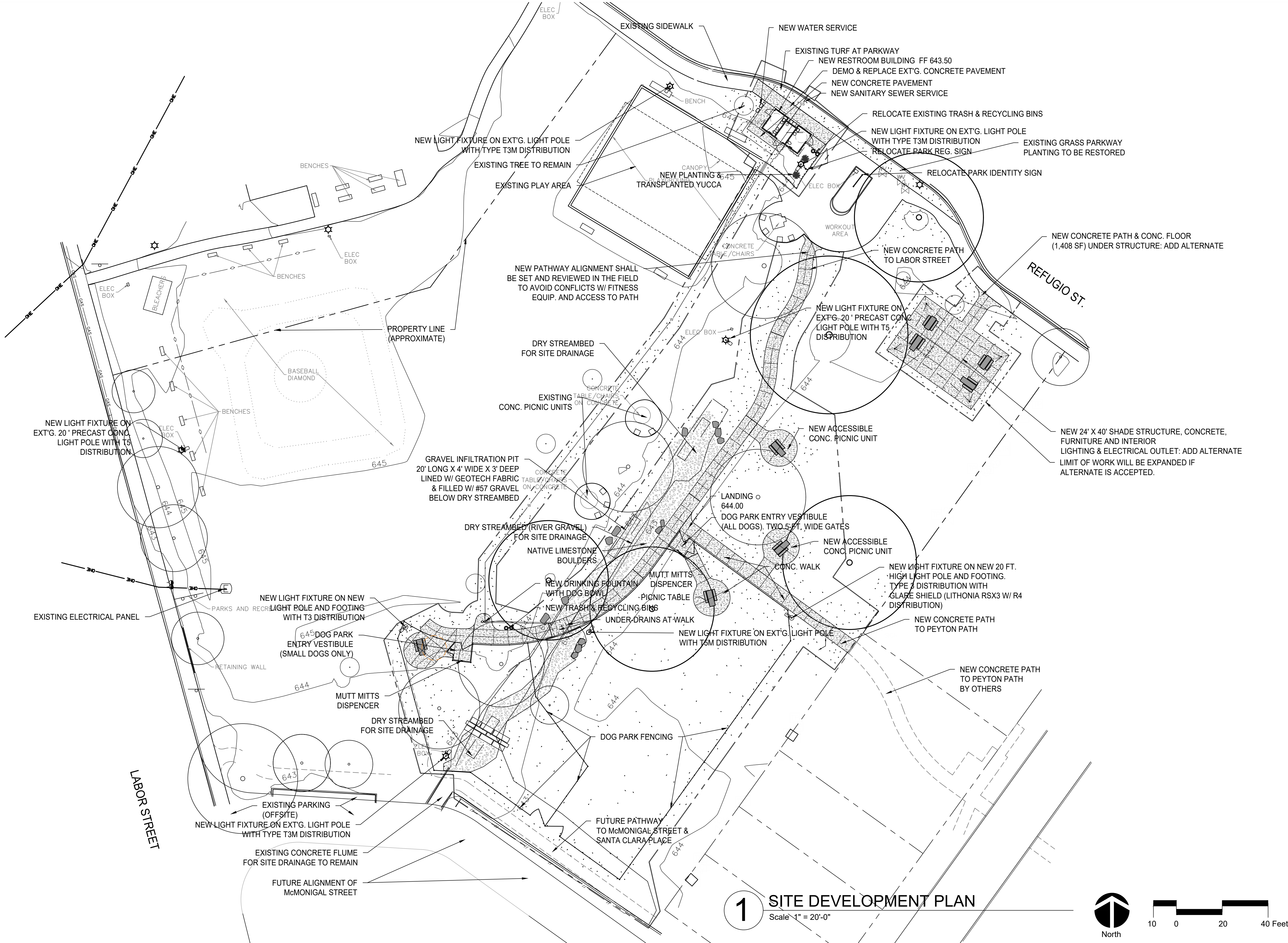


New Park Lighting



Fabric Shade Gathering Area (Alternate) to match existing shade over play equipment

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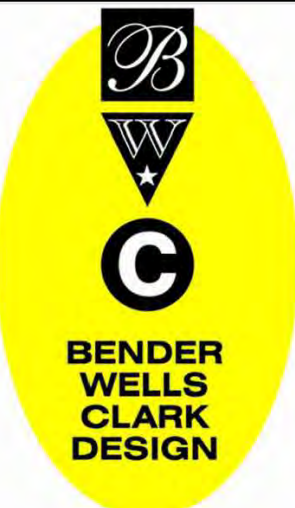


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**Labor Street Park
Site Improvements**

**645 Labor Street
San Antonio Tx 78210**

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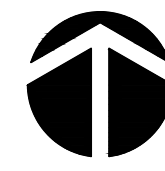
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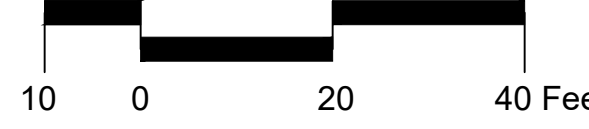
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1

SITE DEVELOPMENT PLAN
Scale 1" = 20'-0"



North

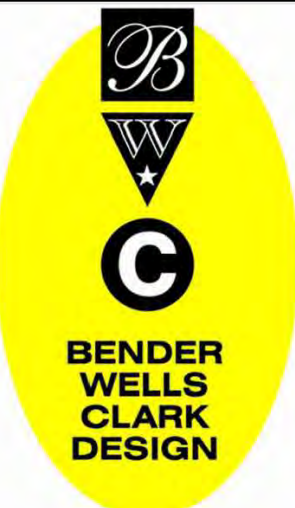


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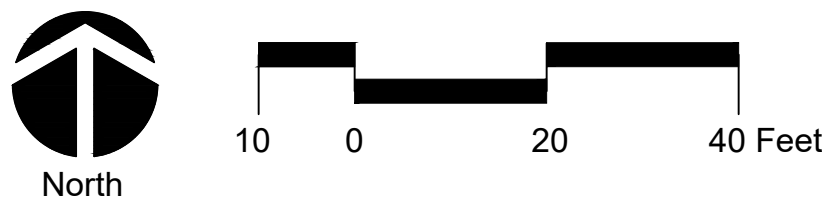
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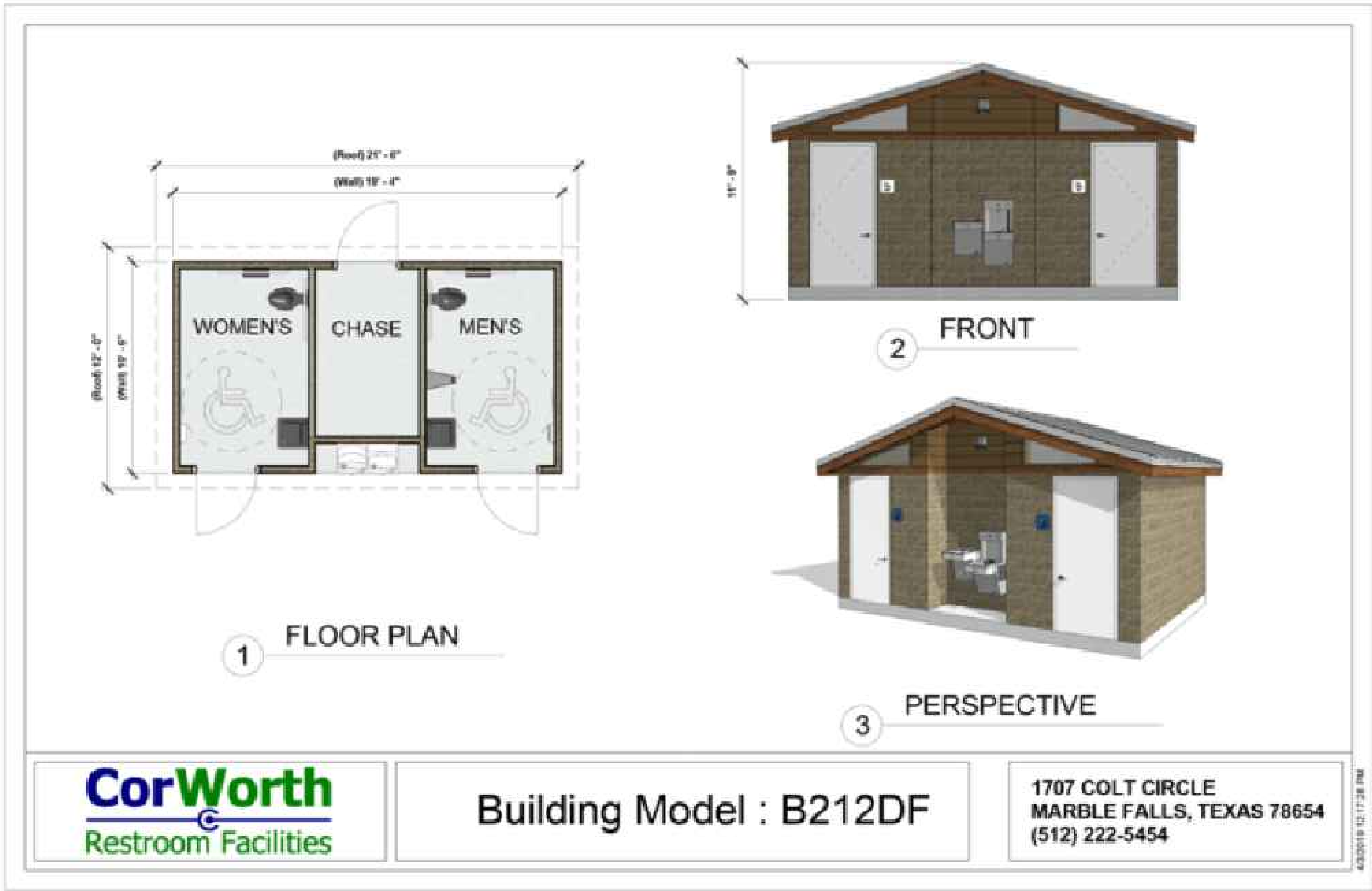


1 SITE LAYOUT PLAN
Scale 1" = 20'-0"



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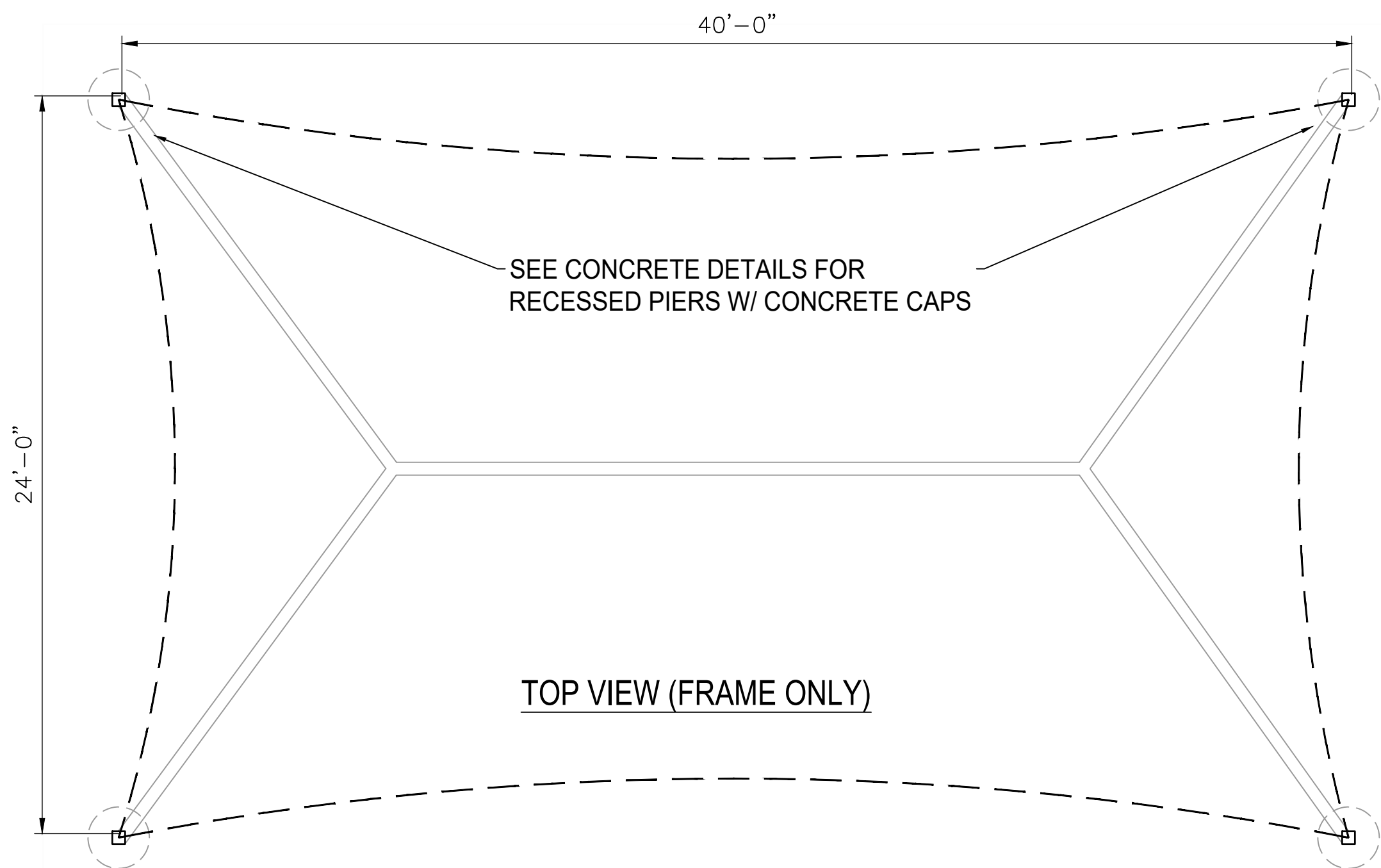
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GENERAL NOTE- RESTROOM STRUCTURE:
RESTROOM MANUFACTURER SHALL SUBMIT SHOP DRAWINGS WITH ALL FOOTINGS, REINFORCEMENT, STRUCTURAL ELEMENTS AND ATTACHMENTS DETAILED. DRAWINGS SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER WITH CURRENT STATE OF TEXAS LICENSURE AND REGISTRATION. UPON RECEIPT OF DRAWINGS, PLANS WILL BE SUBMITTED TO THE CITY OF SAN ANTONIO FOR PERMITTING.

1 RESTROOM STRUCTURE

Scale 1/4" = 1'-0"



24' x 40' Standard Hip 10' Entry Height as manufactured by USA Shade, or approved substitution

GENERAL NOTE- PAVILION:
PAVILION MANUFACTURER SHALL SUBMIT SHOP DRAWINGS WITH ALL FOOTINGS, REINFORCEMENT, STRUCTURAL ELEMENTS AND ATTACHMENTS DETAILED. DRAWINGS SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER WITH CURRENT STATE OF TEXAS LICENSURE AND REGISTRATION. UPON RECEIPT OF DRAWINGS, PLANS WILL BE SUBMITTED TO THE CITY OF SAN ANTONIO FOR PERMITTING BY THE MANUFACTURER'S REPRESENTATIVE AS A "CHILD" PERMIT (DEFERRED PERMIT).

2 PAVILION STRUCTURE

Scale 1/4" = 1'-0"

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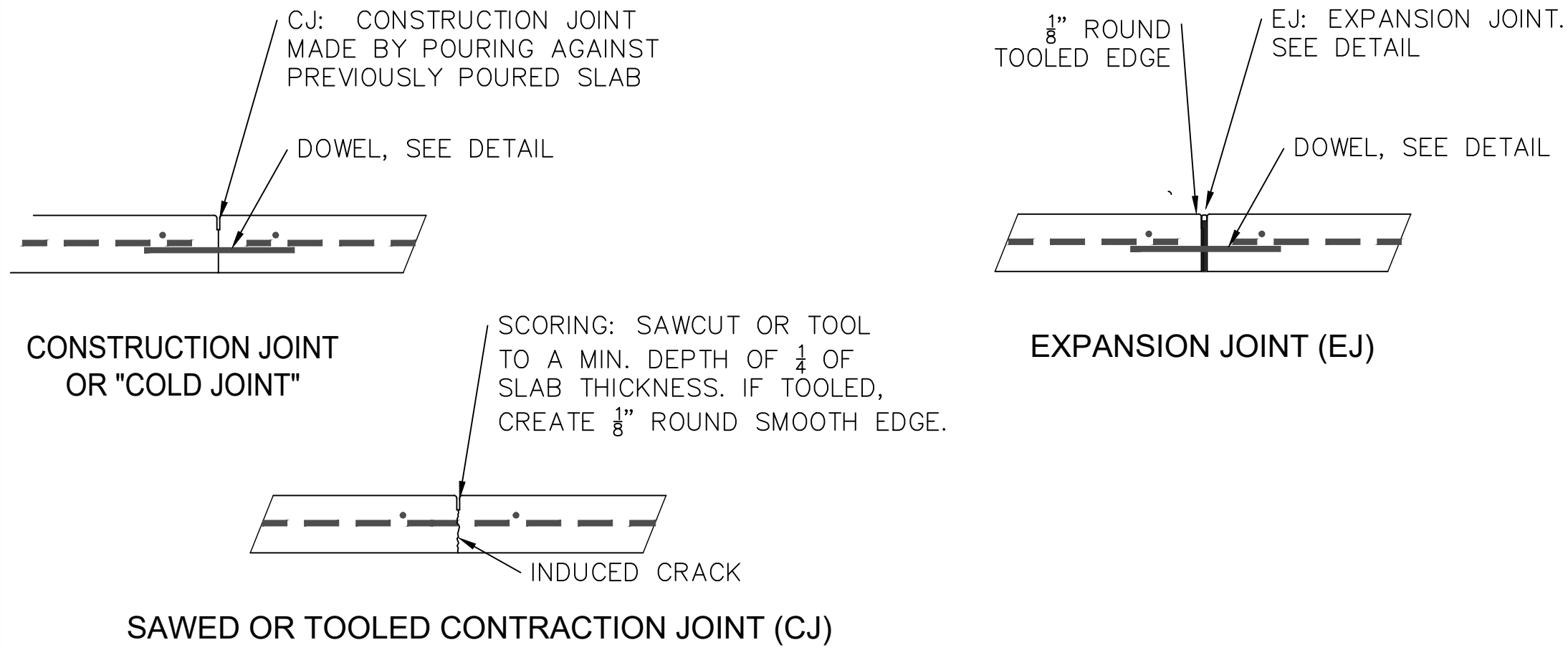
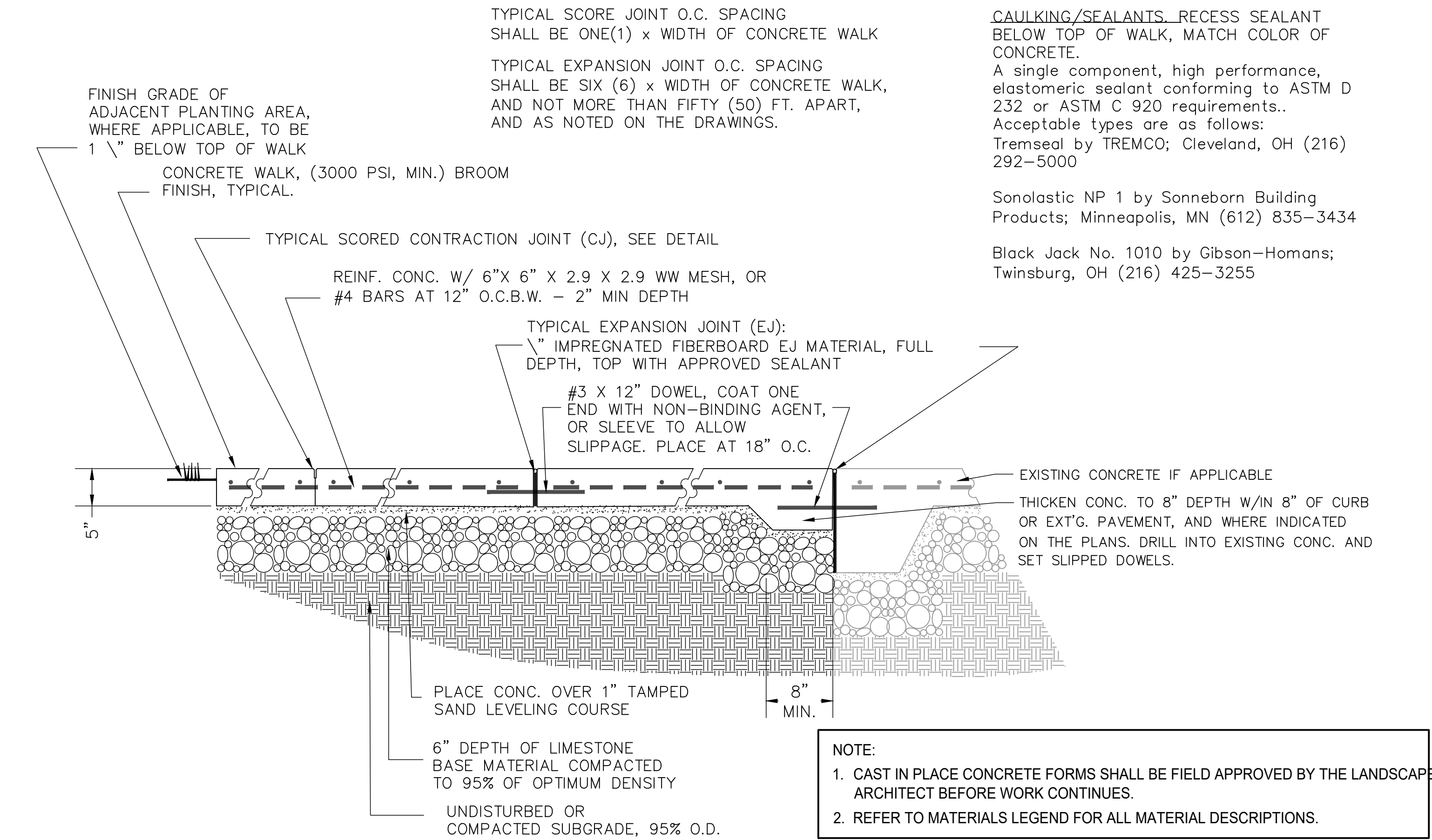
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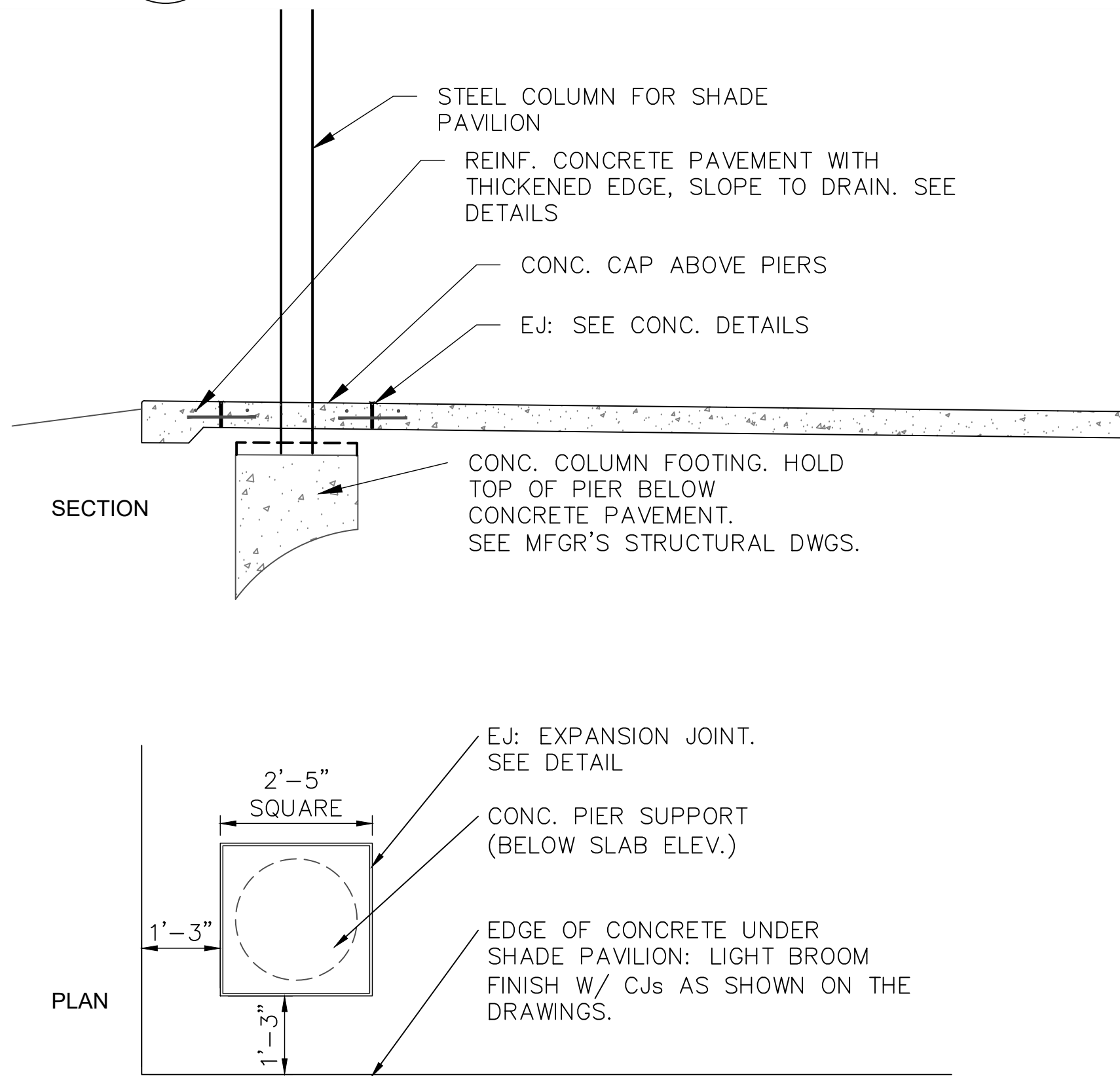
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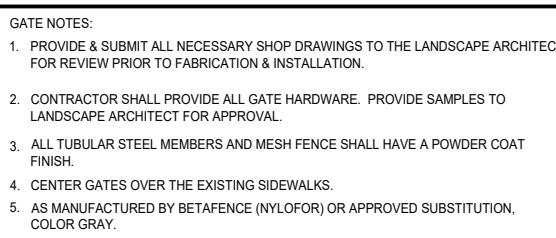
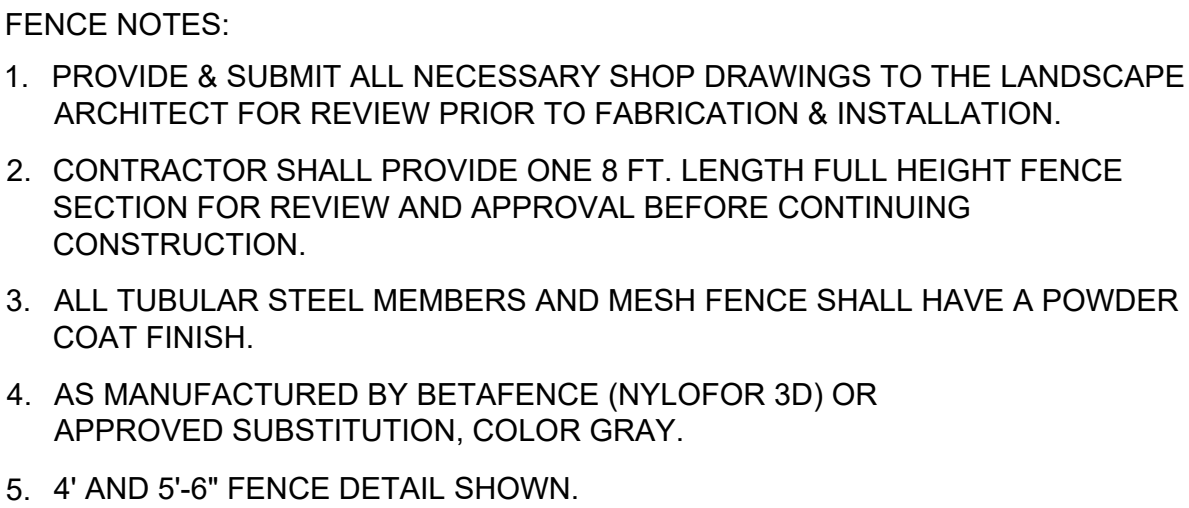



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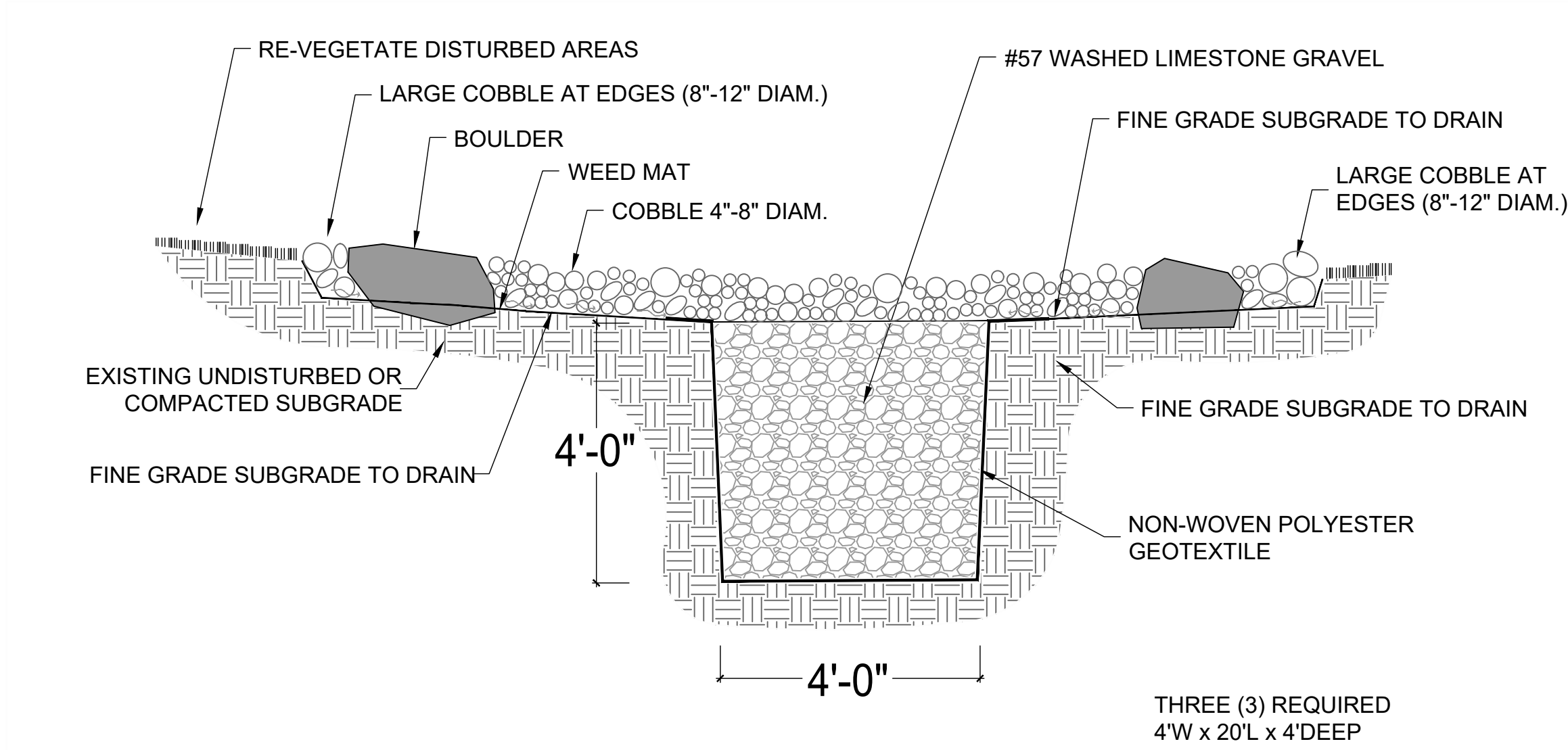


3 CONCRETE DETAIL: CAP AT PAVILION PIERS

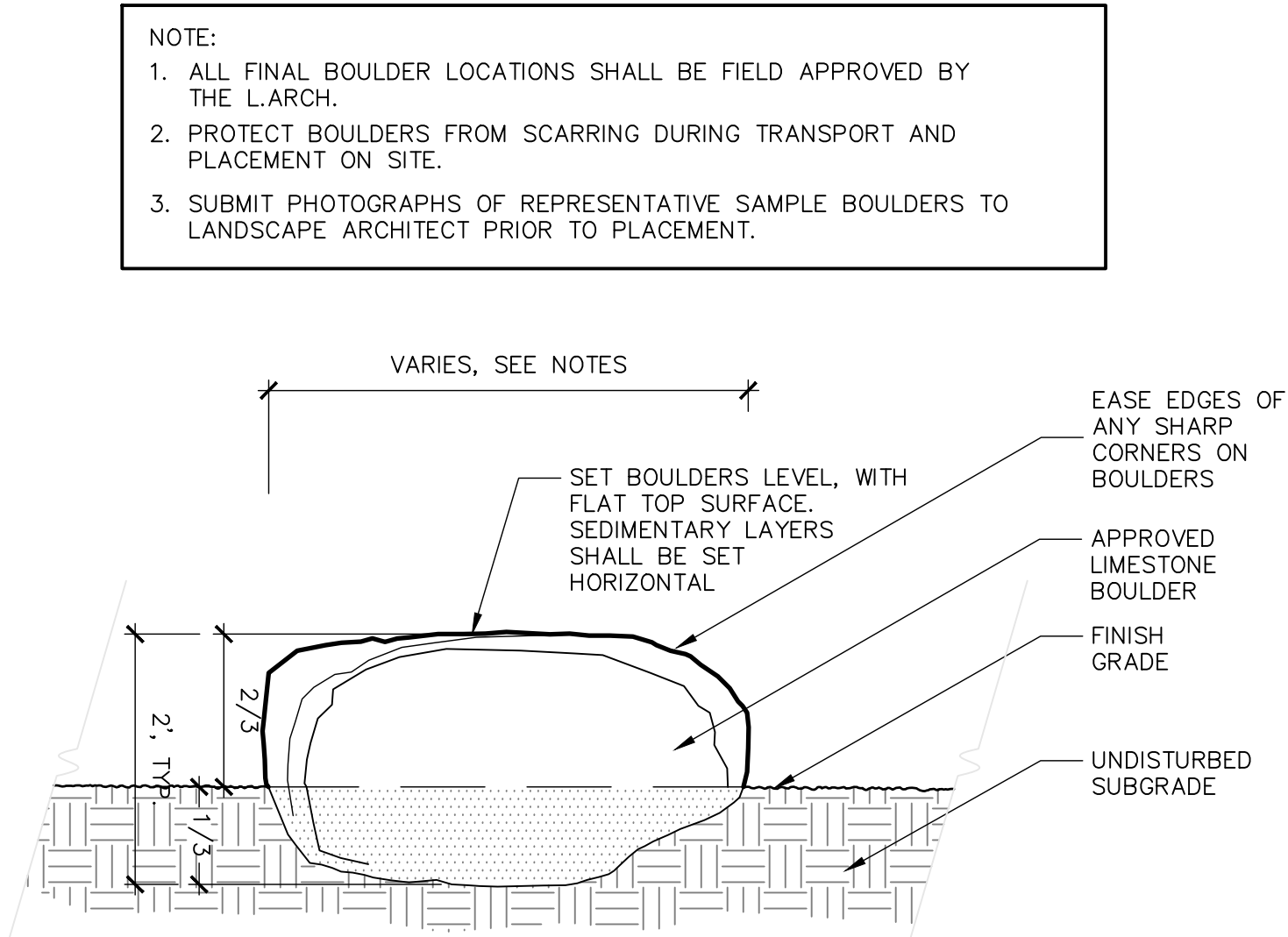
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Site Development Details		
SD-2.2		

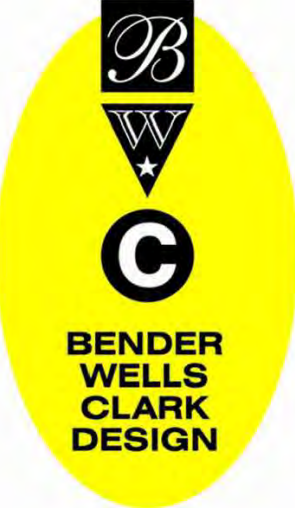


1 DETAIL: DRY STREAMBED WITH INFILTRATION BASIN
NTS



2 SECTION: BOULDER
NTS

- NOTE:
1. ALL FINAL BOULDER LOCATIONS SHALL BE FIELD APPROVED BY THE L.ARCH.
 2. PROTECT BOULDERS FROM SCARRING DURING TRANSPORT AND PLACEMENT ON SITE.
 3. SUBMIT PHOTOGRAPHS OF REPRESENTATIVE SAMPLE BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

ISSUED SETS		
Date	Description	
REVISIONS		
No.	Date	Description
<div><div><div><div>Landscap Architecture</div><div>Urban Design Planning</div></div><div>830 North Alamo Street San Antonio, Texas 78215 210-692-9221 www.bwcdesign.com</div></div></div>		
PRIME CONSULTANT LANDSCAPE ARCHITECT BENDER WELLS CLARK DESIGN 830 N. ALAMO ST. SAN ANTONIO, TEXAS 78215		
CIVIL ENGINEER CUDE ENGINEERS 4122 POND HILL ROAD SAN ANTONIO, TEXAS 78231		
MEP ENGINEER HM3 ENGINEERS 2902 N. FLORES ST. SAN ANTONIO, TEXAS 78212		
IRRIGATION CONSULTANT GARZA CONSULTING P.O. BOX 681974 SAN ANTONIO, TEXAS 78268		
GEOTECHNICAL CONSULTANT RABA KISTNER, INC. 12821 W. GOLDEN LANE SAN ANTONIO, TEXAS 78249		
<div><div><div>Labor Street Park Site Improvements</div><div>645 Labor Street San Antonio Tx 78210</div></div><div><small>This drawing and this design was prepared specifically for this site and is not to be used for any other project without the written approval of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.</small></div></div>		
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Drawn By : LCC		
SHEET TITLE & NUMBER: Site Development Details SD-2.3		