

# HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2024

**HDRC CASE NO:** 2024-371  
**ADDRESS:** RIGHT OF WAY on Burleson, Hays, Burnet, Austin, W Jones, 9th, 10th, Brooklyn, and McCullough  
**COMMON NAME:** Right of Way on Burleson/10th between N Hackberry and N Alamo, Right of way on Hays between N Hackberry and the Hays Street Bridge, Right of way on Burnet/Brooklyn between N Cherry and N Alamo, Right of Way on Austin between Burnet/Brooklyn and W Jones, Right of way on W Jones between Austin and the Riverwalk, Right of way on McCullough between N Alamo and IH-37  
**LEGAL DESCRIPTION:** Public Right of Way  
**ZONING:** R-6, H, Public Property  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Adrian Garcia/WGI Engineering  
**OWNER:** Mariano Martino/City of San Antonio - ROW  
**TYPE OF WORK:** Right of Way Improvements, site work and paving, lighting, street furnishings, signage, landscaping and sidewalk modifications  
**APPLICATION RECEIVED:** October 29, 2024  
**60-DAY REVIEW:** December 28, 2024  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications to the public right of way to connect multiple public parks to the Hays Street Bridge and the San Antonio Riverwalk via a shared use path and urban trail. Within this request, the applicant has proposed the following:

1. Perform ADA improvements and modifications to include the replacement of ramps and sidewalks throughout the project area.
2. Perform driveway and sidewalk modifications throughout the project area to connect to new street paving.
3. Install new pedestrian street lighting throughout the project area.
4. Replace existing fencing on E Jones Avenue under the IH-37 Overpass and at Maverick Park. Fencing materials will match the existing.
5. Install new landscaping, hardscaping and irrigation elements where trees are proposed along the shared use path.
6. Install two (2) overhead arc signs on each side of the Hays Street Bridge, and wayfinding signage throughout the project area, to include post mounted directional signs, directional pylons, map pylon signs and regulatory signs.
7. Install a retaining wall of less than three (3) feet in height along the shared use path and Austin Street, between the shared use path and TxDOT right of way.
8. Install various site furnishings including waste bins, benches, and dog waste stations.

Proposed scopes of work all are located within the right of way, and portions are located within the Dignowity Hill Historic District and the River Improvement Overlay, District 2.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines or Site Elements*

### 4. Residential Streetscapes

#### A. PLANTING STRIPS

- Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been

retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

*iii. Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

## B. PARKWAYS AND PLANTED MEDIANS

*i. Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

*ii. Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

## C. STREET ELEMENTS

*i. Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

*ii. Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

*iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

*iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

*v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### C. CURBING

*i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

*ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## 6. Non-Residential and Mixed-Use Streetscapes

### A. STREET FURNITURE

*i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

*ii. New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

### B. STREET TREES

*i. Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

#### C. PAVING

*i. Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

#### D. LIGHTING

*i. General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

*ii. Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

*iii. Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

*iv. Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

*v. Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

### 8. Americans with Disabilities Act (ADA Compliance)

#### A. HISTORIC FEATURES

*i. Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

*ii. Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discreetly located addition as a means of providing accessibility.

#### B. ENTRANCES

*i. Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

*ii. Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

*iii. Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

#### C. DESIGN

*i. Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

*ii. Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

*iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

#### *UDC Section. 35-640. - Public Property and Rights-of-Way.*

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

(a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:

(1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.

(2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.

A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.

B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.

(3) Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.

A. Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.

B. Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.

C. Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.

D. Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.

E. Vending Machines. Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.

F. Vending Carts and Kiosks. Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.

G. Outdoor Dining. Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb and the leased or licensed space to provide an uninterrupted public walkway.

H. Street Objects. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(4) Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications to the public right of way to connect multiple public parks to the Hays Street Bridge and the San Antonio Riverwalk via a shared use path and urban trail. Proposed scopes of work all are located within the right of way, and portions are located within the Dignowity Hill Historic District and the River Improvement Overlay, District 2.
- b. SUB-COMMITTEE REVIEW – This request was reviewed by the Historic and Design Review Commission’s sub-committee on September 24, 2024. At that meeting, Commissioners asked questions about landscaping, lighting, impacts to the right of way, sidewalk profiles and widths, and maintenance. Commissioners recommended the applicant present updated design documents to neighborhood associations and individual property owners.
- c. ADA IMPROVEMENTS – The applicant has proposed to perform ADA improvements and modifications to include the replacement of ramps and sidewalks throughout the project area. The applicant has noted that the majority of the proposed ADA improvements will occur on Hays Street, Austin Street, E Jones Avenue, and Burleson Street, where in some locations, there are no sidewalks or significantly damaged sidewalks. Staff finds the proposed scope of work to be appropriate.

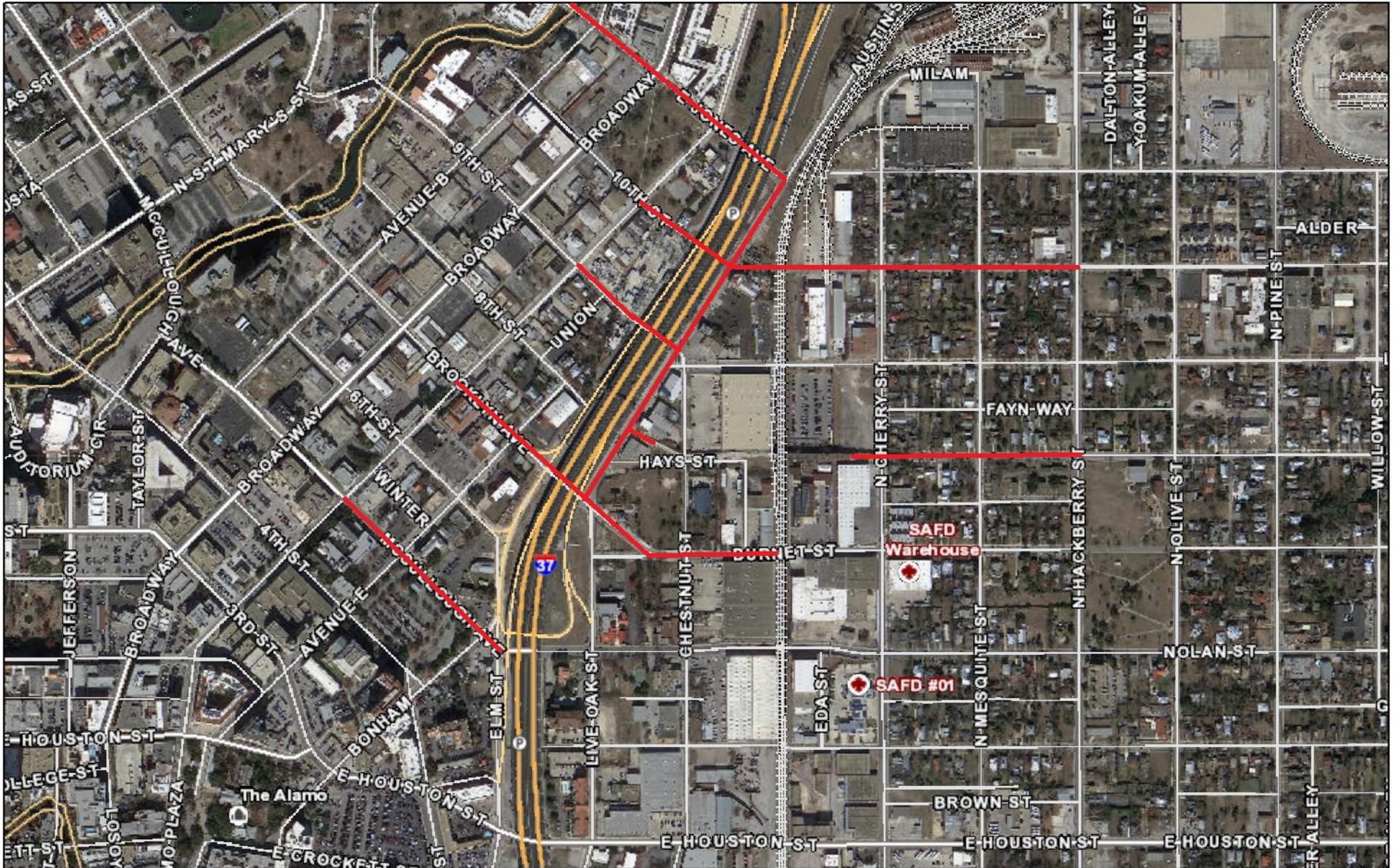
- d. DRIVEWAYS & SIDEWALKS – In addition to the ADA improvements noted in finding c, the applicant has proposed to perform driveway and sidewalk modifications throughout the project area to connect to new street paving. Generally, staff finds the proposed scope of work to be appropriate; however, staff finds that at properties within the Dignowity Hill Historic District, all driveways should feature a profile that matches those found historically within the district.
- e. PEDESTRIAN STREET LIGHTING – The applicant has proposed to install new pedestrian street lighting throughout the project area. The applicant has proposed aluminum light poles to feature an overall height of twelve (12) feet. The applicant has proposed lighting plans noting illumination calculation and pole placement. Staff finds the proposed lighting to be appropriate.
- f. FENCING – The applicant has proposed to replace existing fencing on E Jones Avenue under the IH-37 Overpass and at Maverick Park. Staff finds this to be appropriate; however, staff finds that the applicant should provide a site plan and fencing detail. Fencing should not exceed six (6) feet in height.
- g. LANDSCAPING, HARDSCAPING, & IRRIGATION – The applicant has proposed to install new landscaping, hardscaping and irrigation elements where trees are proposed along the shared use path. The applicant has noted the locations of proposed trees, as well as associated infrastructure, including silva cells, planting soil, landscape pavers, and other associated elements. The applicant has provided landscaping and irrigation documents for scopes of work throughout the project area.
- h. SIGNAGE – The applicant has proposed to install two (2) overhead arc signs on each side of the Hays Street Bridge, and wayfinding signage throughout the project area, to include post mounted directional signs, directional pylons, map pylon signs and regulatory signs. The two overhead arc signs will read “Hays St. Bridge”, will feature aluminum construction, will be non-illuminated, and will feature an overall height of 12’ - 0” and an overall width of 16’ - 4”. The various wayfinding, directional and regulatory signs will feature heights varying from 5’ - 0” in height to 10’ - 6”. The applicant has provided sign specifications and a location map noting the location of each type of sign. Staff finds the proposed signage to be appropriate.
- i. RETAINING WALL – The applicant has proposed to install a retaining wall of less than three (3) feet in height along the shared use path and Austin Street, between the shared use path and TxDOT right of way. The proposed retaining wall will separate the TxDOT right of way from the shared use path, and will allow for the installation of light poles to be installed. The applicant has provided a detail of the proposed retaining wall, and staff finds its installation to be appropriate.
- j. SITE FURNISHINGS – The applicant has proposed to install various site furnishings including waste bins, benches, and dog waste stations. Staff finds the installation of these elements to be appropriate; however, final product specifications and details of each should be submitted to OHP staff for review and approval.
- k. ARCHAEOLOGY – ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

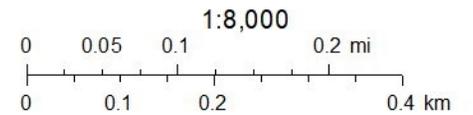
Staff recommends approval of items #1 through #8 based on findings a through j with the following stipulations:

- i. That all driveways proposed within the Dignowity Hill Historic District feature profiles that are consistent with those found historically within the district, as noted in finding d. Additionally, driveways should be consistent with the Guidelines for Site Elements.
- ii. That a site plan noting fencing locations and a fencing detail be submitted to OHP staff for review and approval, as noted in finding f. Fencing should not exceed six (6) feet in height.
- iii. That specifications and details of each of the proposed site furnishings noted in finding j be submitted to OHP staff for review and approval.
- iv. 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



November 15, 2024





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 9/24/2024

HDRC Case #:

Address: Hays St Bridge Connection

Meeting Location: WebEx

APPLICANT: Adrian Garcia, PWD, Parks Department

DRC Members present: Jeffrey Fetzer, Jason Vasquez, Roland Mazuca, Monica Savino

Staff Present: Rachel Rettaliata

Others present: ROW improvements

**REQUEST:** ROW Improvements

**COMMENTS/CONCERNS:**

Adrian Garcia – We are starting at the bridge and working on the bridge entrances and continuing on Austin Street, we are going under IH 37 on E Jones Avenue. We coordinated with TXDOT in this area and we reduced the width so that we don't reduce asphalt risk in this area and proposing aesthetic lighting. We are navigating Broadway Street improvements and Avenue B improvements. We have the design files for those areas and terminating at the River Walk.

Monica Savino: Do you have other drawings showing what the nature of those improvements.

AG: Hays Street Bridge to N Hackberry, we have a shared-use path on the north side, silva/soil cells trees along the area as a landscape buffer.

Andy: A general overview of the materiality and amenities in this area. There is a cross section of permeable pavers to work with the silva cells or a soil cell system to support the

growth of canopy trees. Tree grates would increase the opening size as the trees mature. Intended for the bridge landings, feeding improvements, custom concrete seat walls or stone seating, and Parks standard benches. We are proposing specialized unit pavers that are non-permeable.

The Austin St pavers will have colored concrete and pavers, specialized planting. There will be a bespoke thermoplastic crosswalk we have come up with a proposed design. It has been discussed to earmark this location for proposals by local artists for shorter lifespans. Hays St Bridge on Hays St would feature unit pavers in coordinated colors. The intersection of Hays and Hackberry would have a similar thermoplastic crosswalk.

Jason Vasquez: Where will you be putting the custom curved bench?

Andy: At S1 at Hays street and the Austin St landing. It is intended to be a seat wall.

JV: The permeable pavers feature a star and a sunset?

Andy: The permeable pavers would be for use exclusively along the shared use path, in that row of street trees. The crosswalk will feature hashing, which is a tie back to the signage.

Andy: For wayfinding, there is a hatch pattern on the proposed signage that the crosswalk will tie in to.

JV: The crosshatching does not seem to fit in with the design.

JF: How far south on Austin St to the street trees and the permeable pavers extend?

Andy: They extend to Brooklyn.

JF: I think it is ambitious to enhance this route from the Hays St Bridge to the San Antonio River. Hopefully, the city will maintain the trees and the hardscape. Enhancing the pedestrian route will help. In terms of wayfinding and graphics, have y'all had any neighborhood public hearings and received public input?

AG: We had a public meeting last December, and we heard most comments related to the lighting. We also got comments on Austin St regarding walkability, having crosswalks, and removing parking in that area to enhance the safety.

JF: Is there going to be lighting on Austin St interspersed with the trees?

AG: Basically the whole project area will be lit, we are not lighting the bridge, but we will particularly add lighting to Cherry Street.

JF: It will be lit from the Hays St Bridge, up Jones Avenue, and to the River?

AG: Yes.

JF: I would encourage you to present your final designs back to the community. There was a graphic signage project that came to the Commission before it was presented back to the community and it did not go well.

MS: I don't recall seeing this at a meeting, but maybe I wasn't paying attention and it is the 3<sup>rd</sup> Monday of every month (DHNA), you will want to return to the neighborhood association meeting to receive additional feedback.

MS: Is there an increase in the travel lanes? It seem like a gross increase and where are you finding the extra width? I notice that the ROW is inconsistent.

AG: There was extra ROW in some of those. Regarding the conditions, we had comments regarding the traffic. We were able to make it fit with the 10 feet of shared path.

MS: On the 400 & 500 block of Hays Street you have maybe 3 feet of sidewalk and maybe a maximum of 5 feet. The 8-foot shared path on the north would only be possible if you extend the road bed. What was the rationale for shared on the north rather than south?

AG: Utility concerns are going on the south side.

JF: Again, I would encourage you to talk to the neighborhood and have individual invitations to the property owners that you will be working in front of. If they are not aware of their property line, it would avoid confusion and blowback. Getting as many people involved along Hays Street would be to your best interest.

MS: Is this a Bond project?

AG: Yes.

RM: The park is not in the scope of this project?

AG: No.

JF: Will you provide irrigation for all of these trees?

AG: Yes.

JF: It will be interesting to see how you interface with the new apartments that have been built along Jones Avenue and along the River, as they have done their street landscaping and sidewalks and trees.

AG: We have plans to relocate trees on that side and we will try to preserve some private lighting in that area.

MS: Why did you locate the bike/shared route on the north side, there are far fewer curb cuts on that side. I was going to request that when you do the drawings of the residential lots, please have someone on the ground to locate the accurate locations and dimensions of those curb cuts. Many times, the driveway cuts documented do not coincide with the driveway cuts in place.

AG: We do have plans to do driveway plats in those areas. There is a sewer reconstruction plan that is going in before us, as a heads up in case you see some construction out there.

MS: There are sinkholes along that street that I have noticed.

JF: Hopefully, you will get contractors who are better at scheduling their work than what has happened on Broadway, so residents are not disrupted for longer than they need to be.

***OVERALL COMMENTS:***



## MEMO

WGI Project Name: CoSA 2022 Bond Projects – Hays Street Bridge Connections and Eastside Area Streets  
RE: Office of Historic Preservation (OHP) – Description of Request

Owner: City of San Antonio (CoSA)  
CoSA Project Numbers: 23-04053-06 & 23-03900

### **Purpose**

The following will describe the improvements proposed for the combined projects of Hays Street Bridge Connections and Eastside Area streets as required by the OHP, Certificate of Appropriateness (COA) application process.

### **General Project Overview**

WGI is providing professional engineering design services as the prime consultant for the City of San Antonio, encompassing over 9,000 LF along multiple street segments. The scope includes shared use path/urban trail (Hays St, Austin St, and E. Jones Ave) design to connect multiple parks with the existing Hays Street Bridge and to San Antonio's Riverwalk, improving the public realm for pedestrians and bicyclists. The shared-use path/urban trail will promote placemaking and help local businesses by connecting neighborhoods east of a major highway (IH-37) to numerous downtown amenities. The project involves trail design, agency coordination (TxDOT, utilities), landscaping, lighting enhancements, and traffic safety improvements (signalized pedestrian crossings, high-visibility signage) to enhance the trail. Multiple streets in the area (Burlleson St, 10<sup>th</sup> St, 9<sup>th</sup> St, Brooklyn Ave, Burnet St, McCullough Ave) will be rehabilitated or reconstructed along with new sidewalks, ADA ramps, street drainage enhancements, signage, and striping, improving safety, connectivity, and accessibility.

### **ADA Improvements/Modifications**

ADA improvements and modifications including replacing ramps and sidewalks within the project area can be found throughout. The most modifications are proposed on Hays St, Austin St, E. Jones Ave, and Burlleson St.

### **Driveway/ Sidewalk**

Along with the areas described above in the ADA modifications, driveway/sidewalk improvements will be made to tie into roads that will be reconstructed and where the proposed shared use path (SUP) is proposed and on Burlleson St where a full reconstruction of the roadway from the rail road to N. Hackberry is proposed.

### **Exterior Lighting**

Proposed pedestrian lighting is shown along the full limits of the Hays St Bridge connections project. Proposed lighting is shielded to reduce light trespass, and a photometric analysis is showed in the plan set.

### **Fencing**



Replacement of existing fencing is proposed on E. Jones Ave under the IH-37 Overpass and at Maverick Park. Like materials and fencing that matches existing will be proposed.

#### **Landscaping/ hardscaping/ irrigation**

These items are proposed throughout the full limits of the Hays St Bridge Connections project where new trees are proposed to line the SUP.

#### **Monument/ Plaque Placement**

A monument sign is proposed near each side of the Hays St Bridge to make the transitions from the bridge to the SUP. The monument sign is shown as an overhead arc that serves as informational and aesthetic.

#### **Repair and Maintenance**

Several streets within the Eastside Streets Project Area including Burleson St, 10th St, 9th St, Brooklyn Ave, Burnet St, and McCullough Ave are proposed for asphalt maintenance/ reconstruction. A mill and overlay is proposed for some while a full reconstruction is proposed for the others as shown on the plan set.

#### **Retaining Wall**

A small retaining wall (less than 3') is proposed for the area along the SUP and Austin St between the SUP and TXDOT ROW. The retaining wall will serve to separate the TXDOT ROW from the SUP and will allow light posts to be placed on top.

#### **Right of Way**

All of the proposed improvements are expected to take place within the Public ROW with the exception of some driveway penetrations that will need to be constructed to match up with new street grades and areas of improvement within Maverick Park.

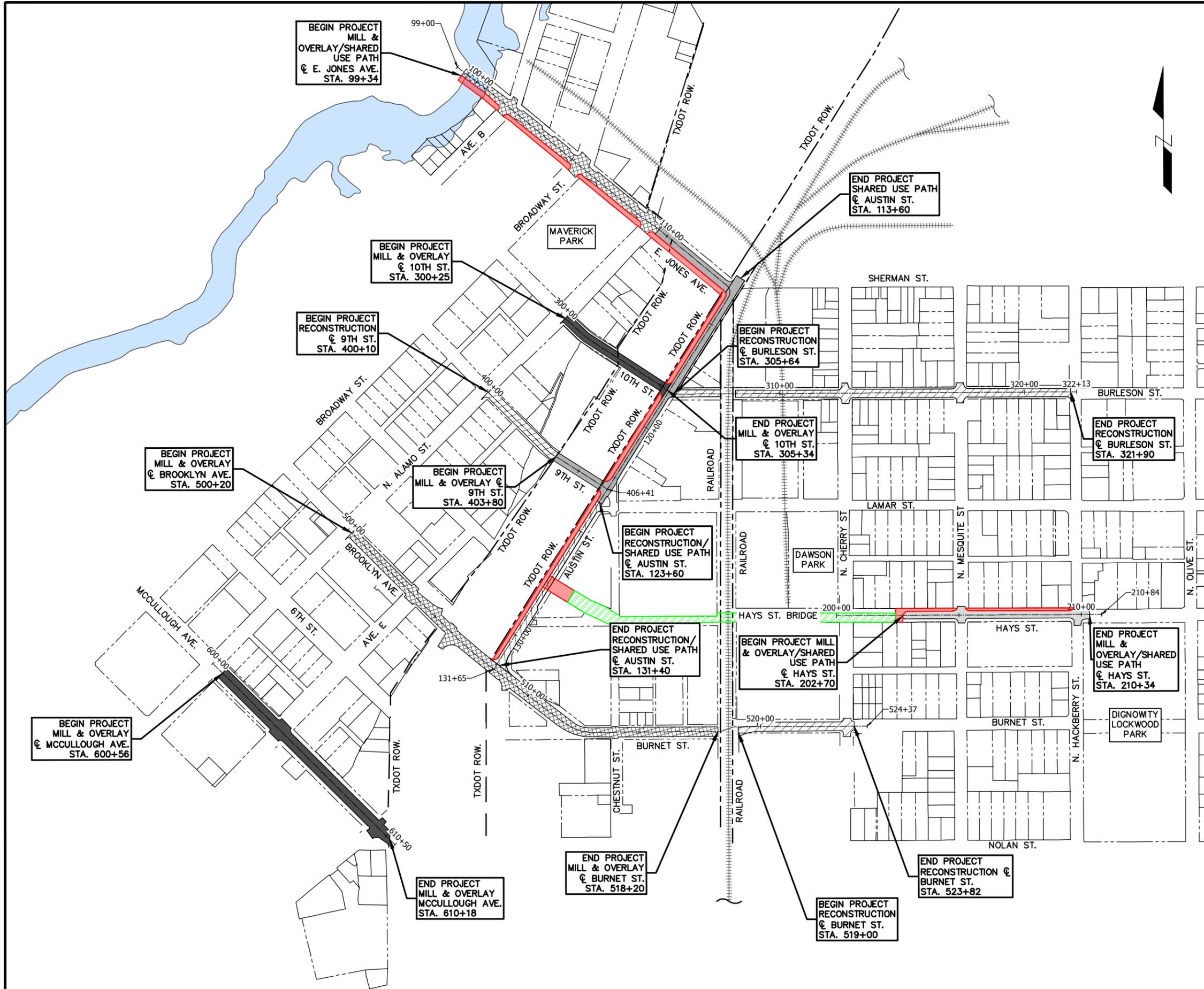
#### **Site Furnishings**

Site furnishings such as waste bins, benches, and dog waste stations are proposed mostly around the Hays St Bridge. These improvements can be found within the Landscaping sheets in the included plan set.

#### **Utility Work**

Associated utility work can be summarized as surface adjustments throughout the project area. Waterline/sewer line replacements on Burleson St, Austin St, Burnet St, and 9<sup>th</sup> Street. Drainage improvements on inlets throughout the project area and a drainage main line on 9<sup>th</sup> street and on Austin Street. Electrical improvements and adjustments are proposed on E. Jones Ave and on Hays St where the existing overhead electrical lines are proposed to be taken underground.

Drawing: P:\9800\9826.00 CoSA 2022 Bond Eastside Streets\CIVIL\10-CAD\20-Shts\G-104 - OVERALL LAYOUT.dwg



**LEGEND**

- PROP. FULL-DEPTH RECONSTRUCTION
- PROP. 2" MILL AND OVERLAY
- PROP. PROP 3" MILL AND OVERLAY
- PROP. PROP 4" MILL AND OVERLAY
- 100 YEAR FLOODPLAIN
- PROP. SHARED USE PATH (SUP)
- EXISTING HAYS STREET BRIDGE

**95% SUBMITTAL  
PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES.

PREPARED UNDER THE  
SUPERVISION OF  
**JEREMY DOEGE,**  
P.E. #97269 ON  
October 17, 2024

210.860.9224 FIRM NO: 15085



**CITY OF SAN ANTONIO**  
PUBLIC WORKS

**HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS**  
PROJECT LAYOUT

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg

key:

- hays street bridge identification
- post mounted directional
- directional pylon
- map
- regulatory



for review only.  
not for regulatory approval,  
permitting or construction.

95%  
SUBMITTAL

October 15, 2024  
Sarah Elaine Kearney #3109

landscape architects, planners & designers



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FIRM NO: 15085



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CITY OF SAN ANTONIO  
PUBLIC WORKS

HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS  
SIGNAGE PROGRAMMING

95% SUBMITTAL	PROJECT NO.: S23096	DATE: 10/15/24
DRWN. BY: RMS	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 387

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg



hays street bridge identification

post mounted directional

directional pylon

map

regulatory

4 concept family one  
scale: 3/8" = 1'-0"



3 project icons  
scale: nts

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz1234567890

cloister open face bt

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz1234567890

formata medium condensed

1 project fonts  
scale: nts

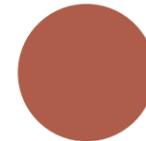
P1  
"old copper"  
mp 27168



P2  
"medium bronze"  
mp 15720



P3  
"copper"  
46253sp



P4  
"tuscan gold"  
46258sp



P5  
"parsley green"  
mp 23398



P6  
"corazon red"  
pantone 194



2 project colors  
scale: nts

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95%  
SUBMITTAL

October 15, 2024  
Sarah Elaine Kearney #3109

landscape architects, planners & designers



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FIRM NO: 15085



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CITY OF SAN ANTONIO  
PUBLIC WORKS

HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS  
CONCEPT FAMILY ONE FONTS,  
COLORS, ICONS, LINE-UP

95% SUBMITTAL PROJECT NO.: S23096 DATE: 10/15/24  
DRWN. BY: rms DSGN. BY: jr, rms CHKD. BY: jr, ah SHEET NO.: 388

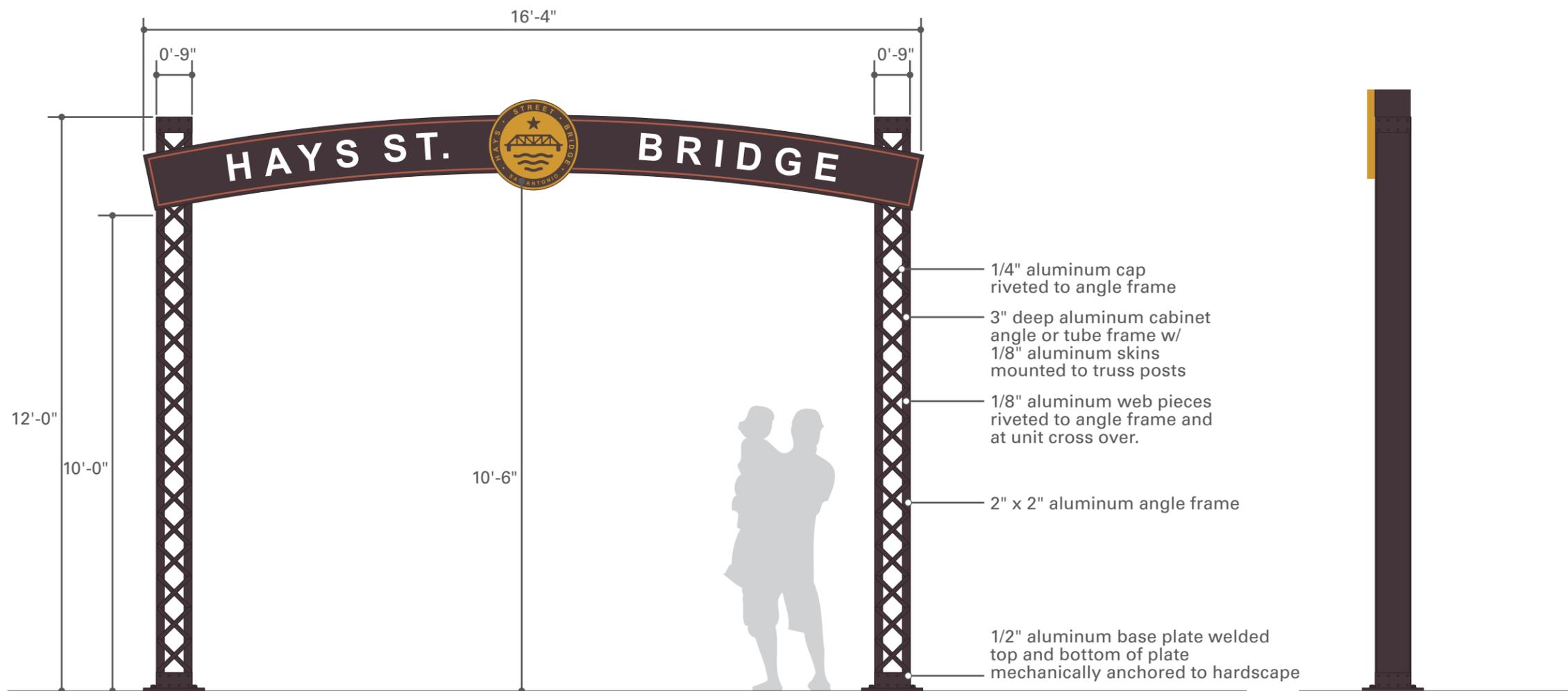
- P1  
"old copper"  
mp 27168
- P2  
"medium bronze"  
mp 15720
- P3  
"copper"  
46253sp
- P4  
"tuscan gold"  
46258sp
- P5  
"parsley green"  
mp 23398
- P6  
"corazon red"  
pantone 194



**4** color schedule  
scale: nts



**3** detail - cabinet  
scale: 1/2" = 1'-0"



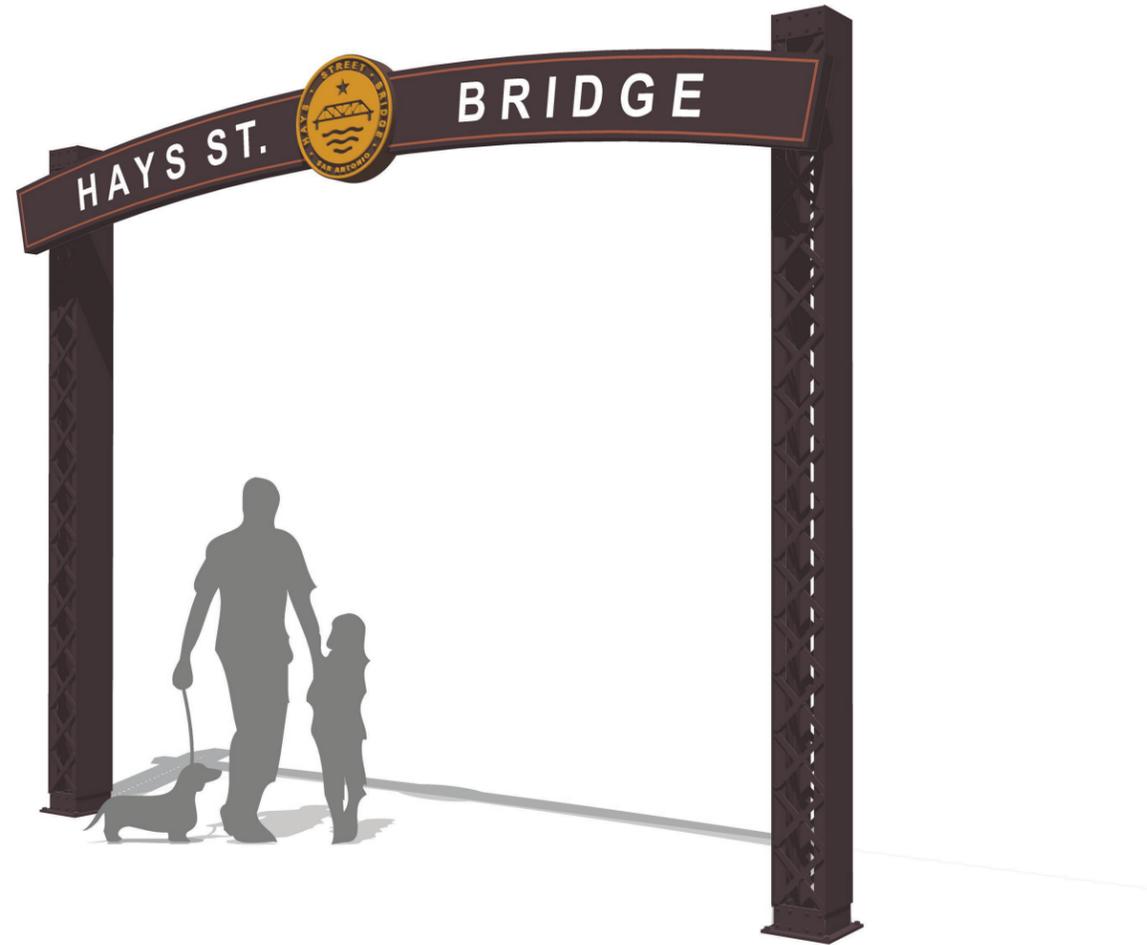
**1** elevation  
scale: 3/8" = 1'-0"

**single sided sign**

**2** side view  
scale: 3/8" = 1'-0"

<p>for review only. not for regulatory approval, permitting or construction.</p> <p style="font-size: 1.2em; font-weight: bold;">95% SUBMITTAL</p> <p>October 15, 2024 Sarah Elaine Kearney #3109</p>		
<p>landscape architects, planners &amp; designers</p> <p>2101 mccullough ave suite 110 san antonio, tx 78212</p> <p><b>TBG</b> [210] 366-9933 tbgpartners.com</p> <p style="font-size: 0.8em;">210.880.9224 FIRM NO: 15085</p>		
<p><b>WGL</b> WGInc.com</p> <p style="font-size: 0.8em;">755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212</p>		
<p><b>CITY OF SAN ANTONIO</b> PUBLIC WORKS</p>		
<p>HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS <b>HAYS STREET BRIDGE IDENTIFICATION</b></p>		
95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 389

Drawing: P:\S23096 - Hays and East Side Streets\03.Development\04.Contract Documents\04.CAD\02.Sheets\L3.Site\Site\023096-L3001.dwg

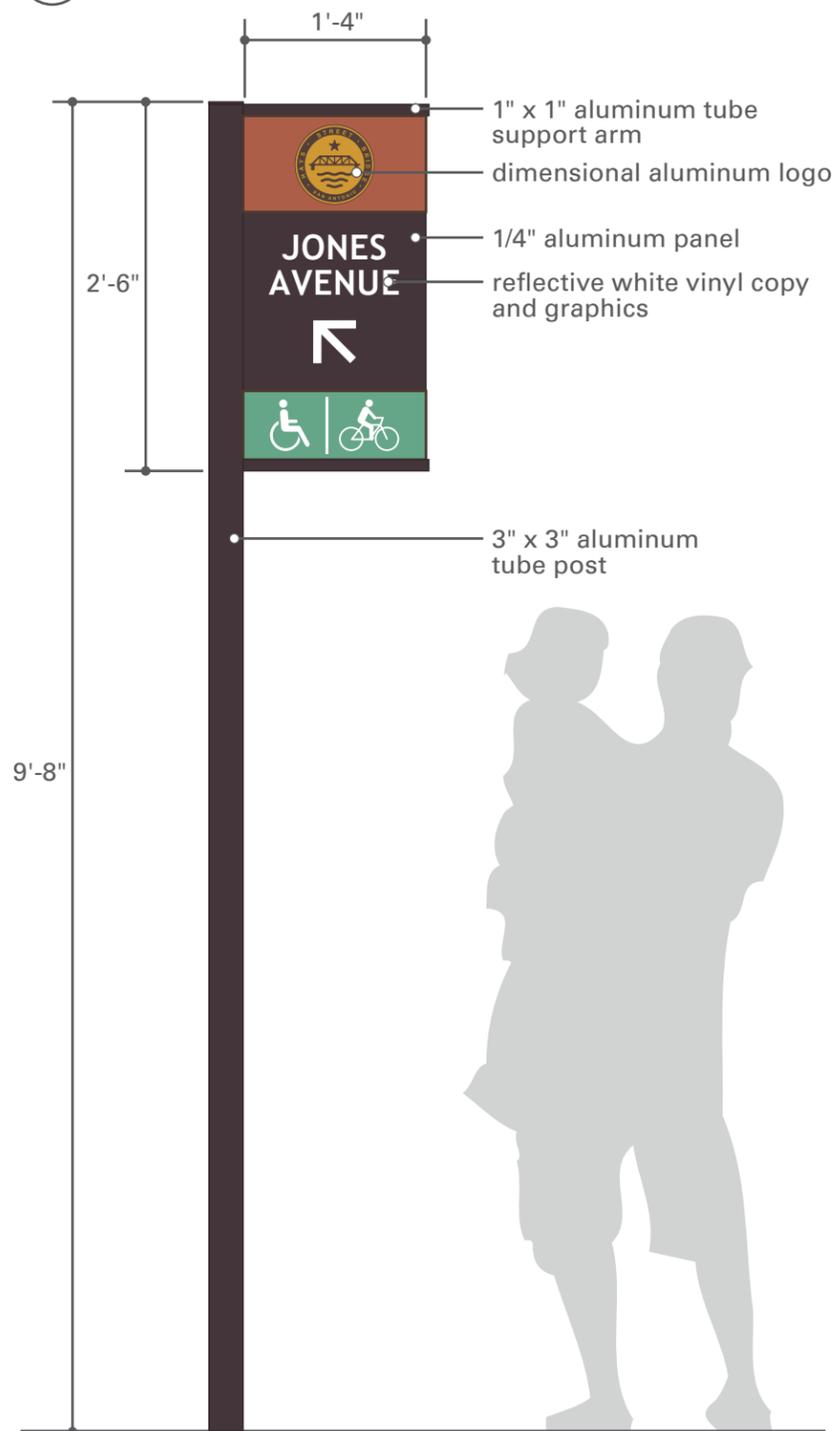


1 perspective  
scale: nts

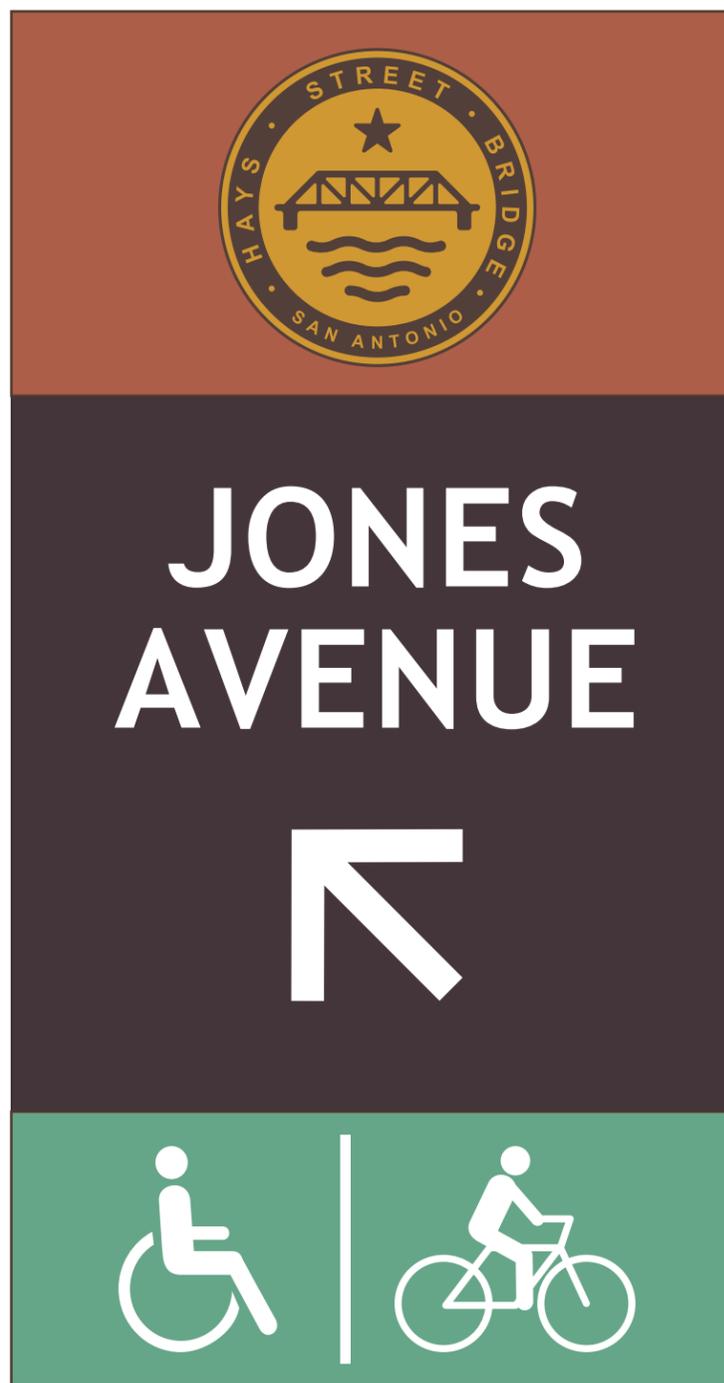
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210.860.9224		FIRM NO: 15085
 755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212		
	CITY OF SAN ANTONIO PUBLIC WORKS	
HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS HAYS STREET BRIDGE IDENTIFICATION		
95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 390

- P1**  
 "old copper"  
 mp 27168
- P2**  
 "medium bronze"  
 mp 15720
- P3**  
 "copper"  
 46253sp
- P4**  
 "tuscan gold"  
 46258sp
- P5**  
 "parsley green"  
 mp 23398
- P6**  
 "corazon red"  
 pantone 194

**3** color schedule  
scale: nts



**1** elevation  
scale: 3/4" = 1'-0" **double sided sign**



**2** panel graphics detail  
scale: 3" = 1'-0"

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October 15, 2024 Sarah Elaine Kearney #3109		
landscape architects, planners & designers		
<div style="display: flex; align-items: center;"> <div> <p>2101 mccullough ave            suite 110            san antonio, tx 78212</p> <p><b>TBG</b></p> <p>[210] 366-9933            tbgpartners.com</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <span>210.860.9224</span> <span>FIRM NO: 15085</span> </div> <p>755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212</p>		
<p><b>CITY OF SAN ANTONIO</b> PUBLIC WORKS</p>		
<p>HAYS ST. BRIDGE CONNECTIONS          AND EASTSIDE STREETS  <b>POST MOUNTED DIRECTIONAL          VERSION A</b></p>		
95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
SHEET NO.: 391		

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg

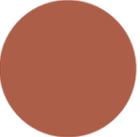


1 perspective  
scale: nts

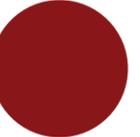
for review only. not for regulatory approval, permitting or construction.		
<b>95% SUBMITTAL</b>		
October 15, 2024 Sarah Elaine Kearney #3109		
	landscape architects, planners & designers 2101 mccullough ave suite 110 san antonio, tx 78212 [210] 366-9933 tbpartners.com	
210.860.9224		FIRM NO: 15085
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	CITY OF SAN ANTONIO PUBLIC WORKS	
HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS POST MOUNTED DIRECTIONAL VERSION A		
95% SUBMITTAL	PROJECT NO.: S23096	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 392

- P1**  
 "old copper"  
 mp 27168  

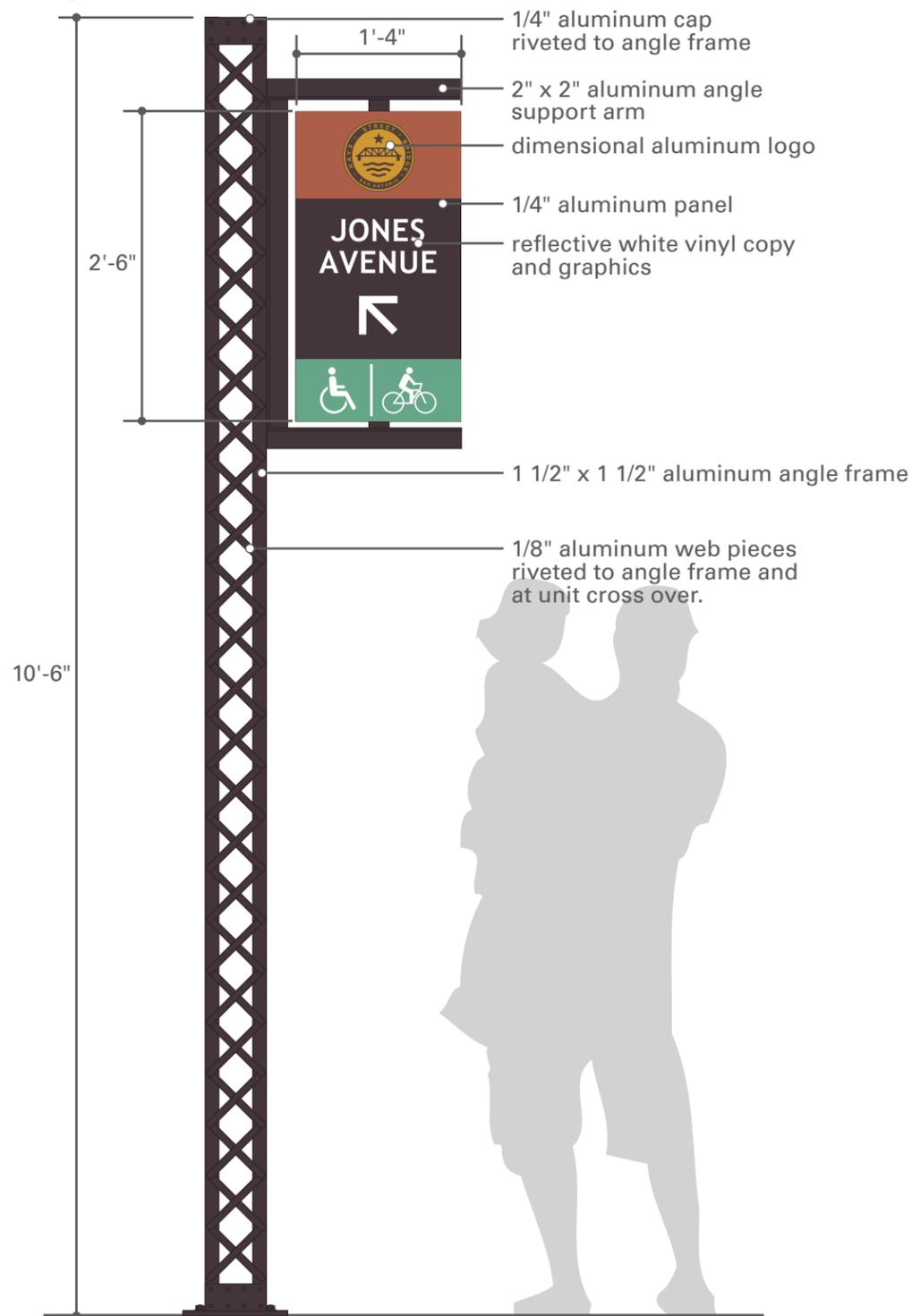
- P2**  
 "medium bronze"  
 mp 15720  

- P3**  
 "copper"  
 46253sp  

- P4**  
 "tuscan gold"  
 46258sp  

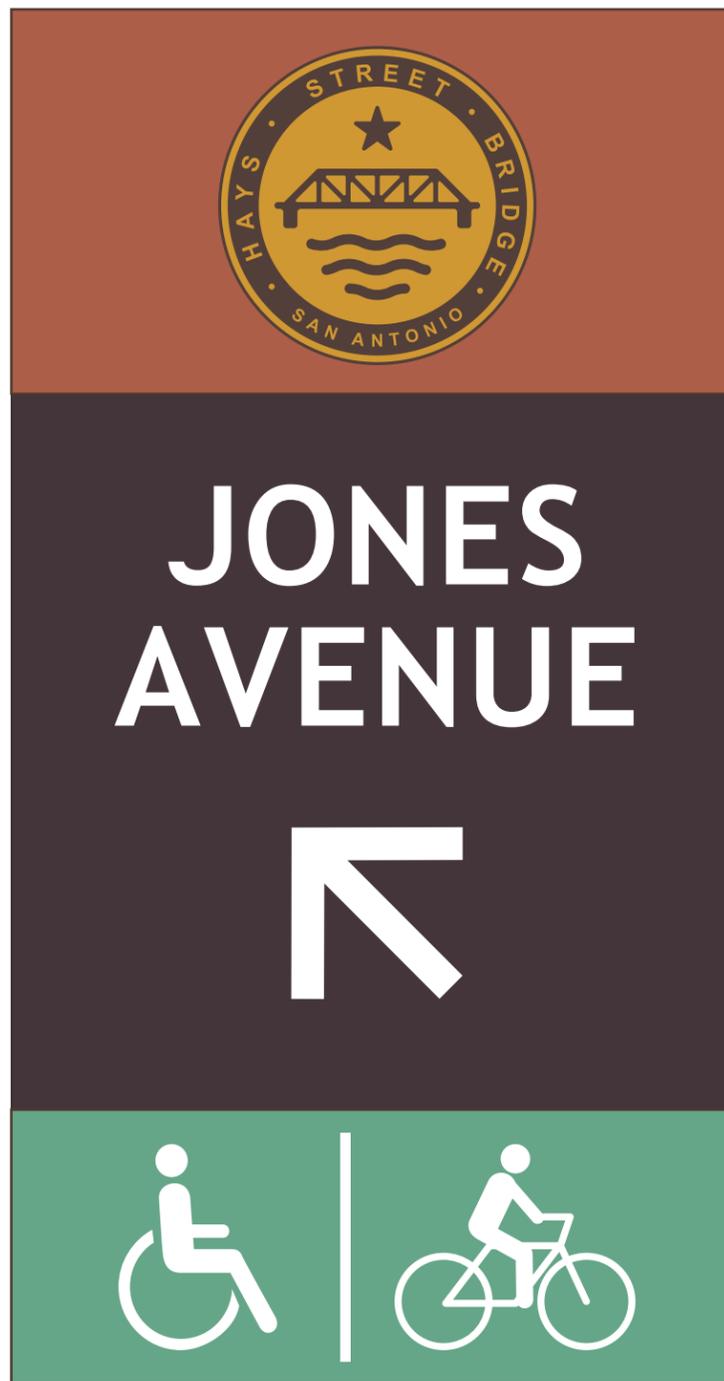
- P5**  
 "parsley green"  
 mp 23398  

- P6**  
 "corazon red"  
 pantone 194  


**3** color schedule  
scale: nts



**1** elevation  
scale: 3/4" = 1'-0" **double sided sign**



**2** panel graphics detail  
scale: 3" = 1'-0"

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not for regulatory approval,  
permitting or construction.

**95%  
SUBMITTAL**

October 15, 2024  
Sarah Elaine Kearney #3109

landscape architects, planners & designers



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**CITY OF SAN ANTONIO**  
PUBLIC WORKS

HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS  
**POST MOUNTED DIRECTIONAL  
VERSION B**

95% SUBMITTAL	PROJECT NO.: S23096	DATE: 10/15/24
DRWN. BY: RMS	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 393

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg

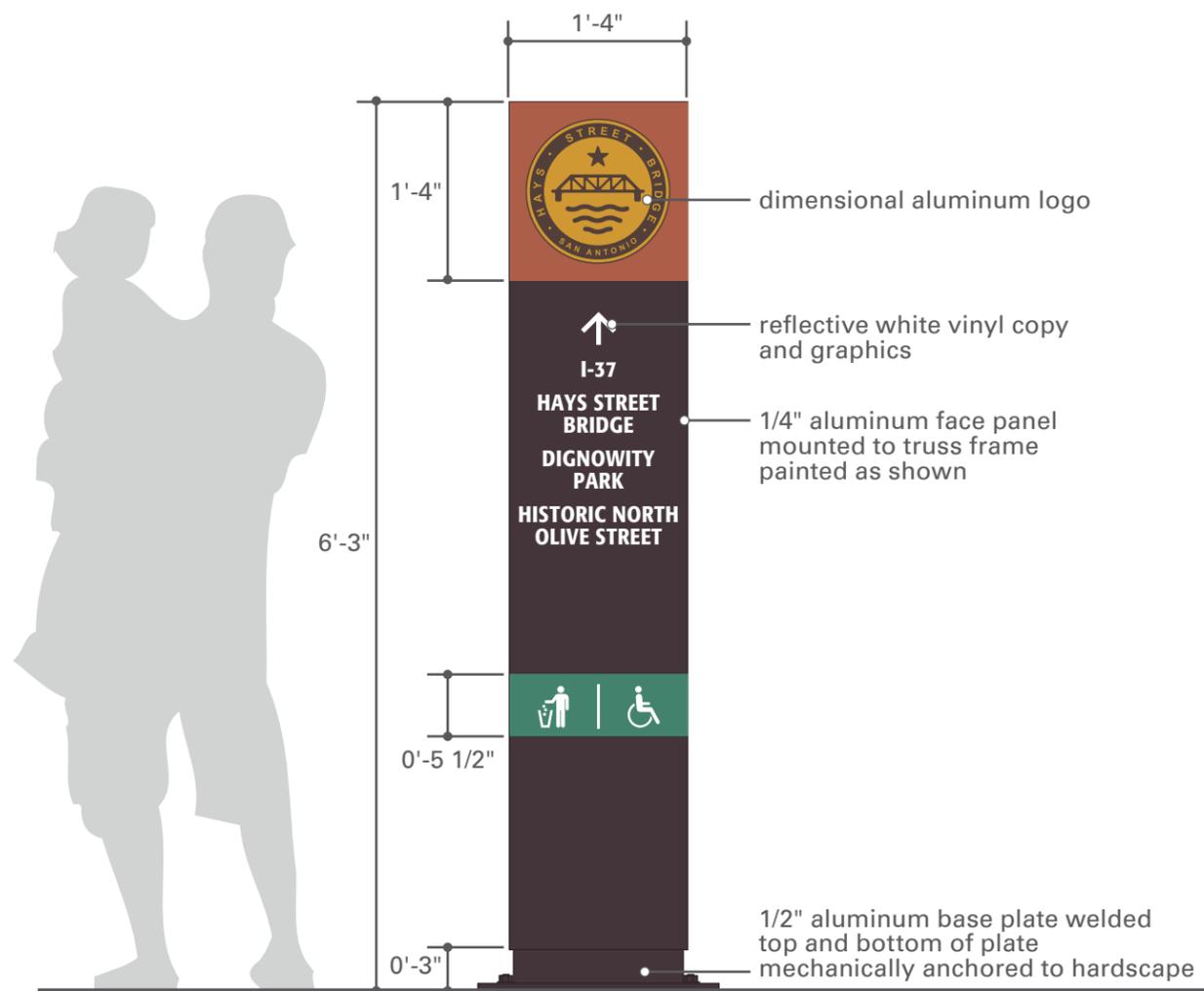


1 perspective  
scale: nts

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	landscape architects, planners & designers 2101 mccullough ave suite 110 san antonio, tx 78212 [210] 366-9933 tbpartners.com	
210.860.9224		FIRM NO: 15085
 WGLinc.com 755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212		
	CITY OF SAN ANTONIO PUBLIC WORKS	
HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS POST MOUNTED DIRECTIONAL VERSION B		
95% SUBMITTAL	PROJECT NO.: S23096	DATE: 10/15/24
DRWN. BY: RMS	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 394

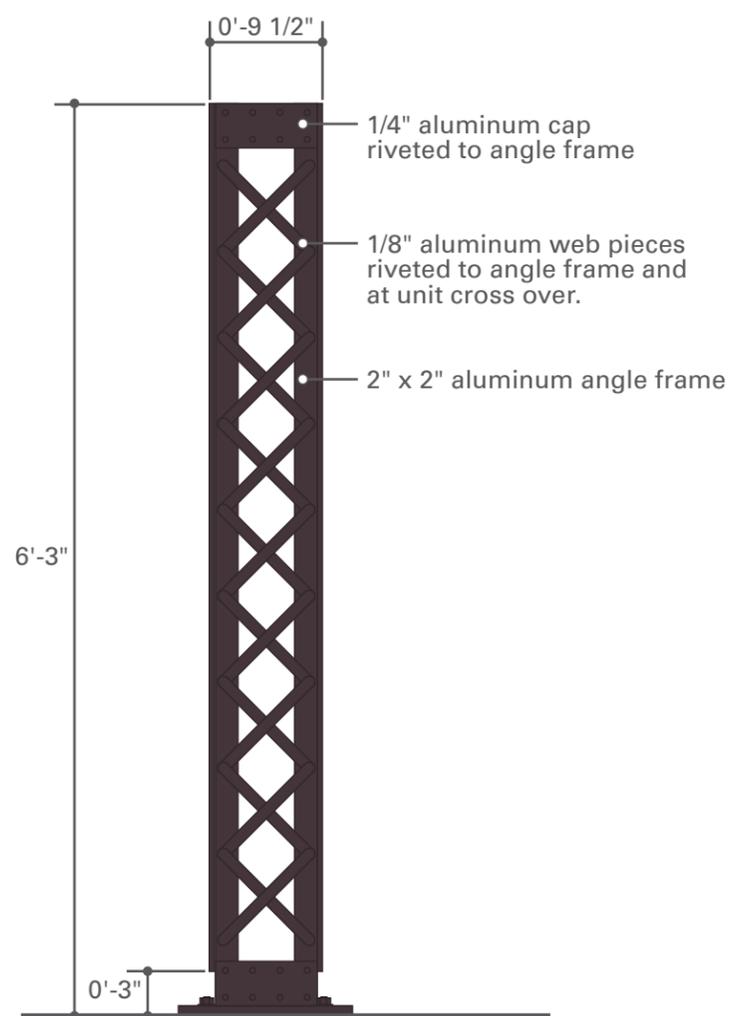
- P1**  
 "old copper"  
 mp 27168
- P2**  
 "medium bronze"  
 mp 15720
- P3**  
 "copper"  
 46253sp
- P4**  
 "tuscan gold"  
 46258sp
- P5**  
 "parsley green"  
 mp 23398
- P6**  
 "corazon red"  
 pantone 194

**3** color schedule  
scale: nts



**1** elevation  
scale: 3/4" = 1'-0"

**double sided sign**



**2** side view  
scale: 3/4" = 1'-0"

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not for regulatory approval,  
permitting or construction.

**95%  
SUBMITTAL**

October 15, 2024  
Sarah Elaine Kearney #3109

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 **CITY OF SAN ANTONIO**  
PUBLIC WORKS

**HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS  
DIRECTIONAL PYLON**

95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 395

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg



**1** perspective  
scale: nts

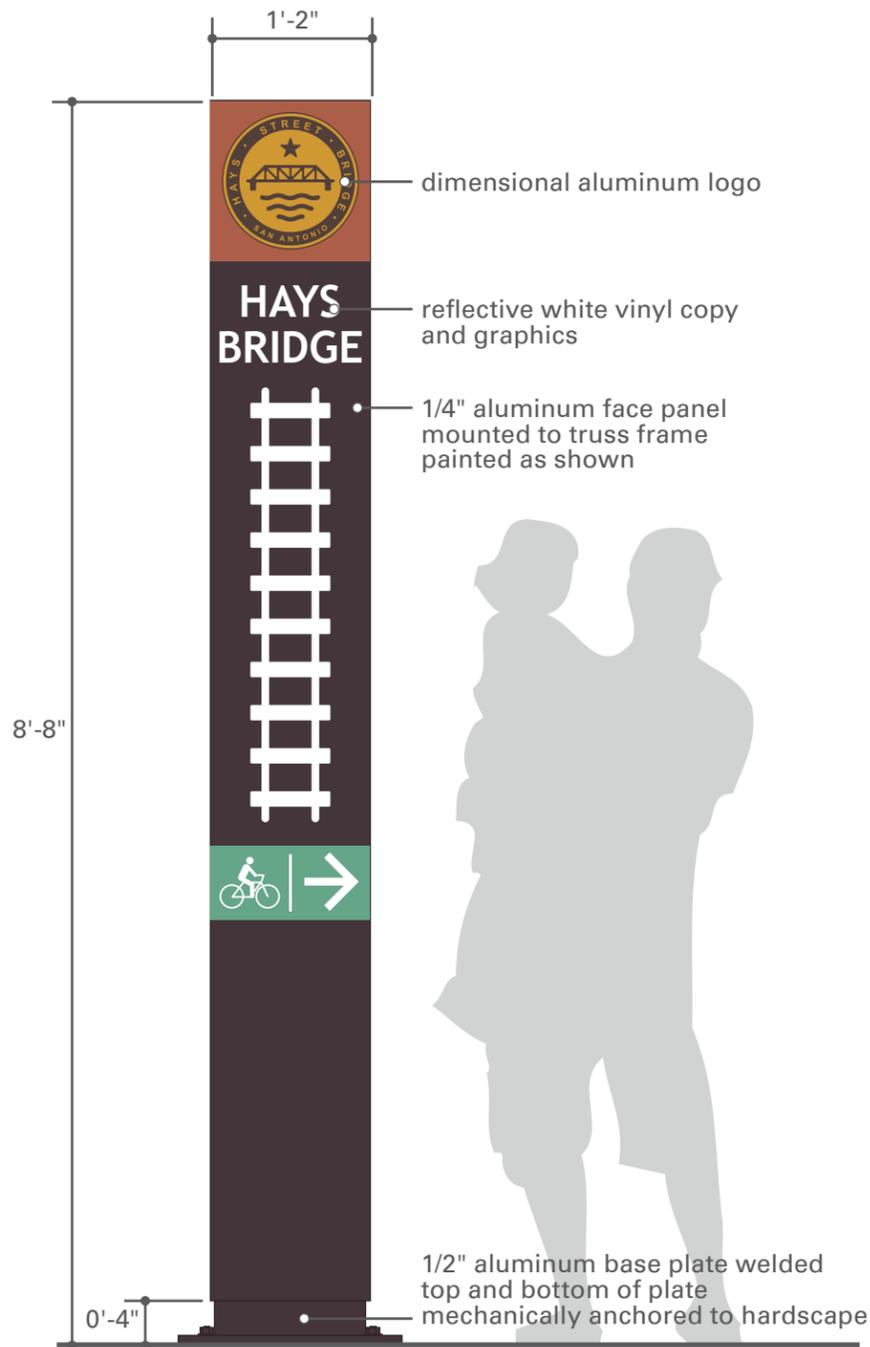
<p>for review only. not for regulatory approval, permitting or construction.</p> <p><b>95% SUBMITTAL</b></p> <p>October 15, 2024 Sarah Elaine Kearney #3109</p>		
 <p><b>TBG</b></p>	<p>landscape architects, planners &amp; designers</p> <p>2101 mccullough ave suite 110 san antonio, tx 78212</p> <p>[210] 366-9933 tbgpartners.com</p>	
<p>210.860.9224</p>  <p><b>WGL</b> WGInc.com</p> <p>755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212</p>	<p>FIRM NO: 15085</p>	
 <p><b>CITY OF SAN ANTONIO</b> PUBLIC WORKS</p>	<p>HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS <b>DIRECTIONAL PYLON</b></p>	
<p>95% SUBMITTAL</p>	<p>PROJECT NO.: <b>S23096</b></p>	<p>DATE: 10/15/24</p>
<p>DRWN. BY: rms</p>	<p>DSGN. BY: jr, rms</p>	<p>CHKD. BY: jr, ah</p>
<p>SHEET NO.: 396</p>		



4 plan  
scale: 3/4" = 1'-0"

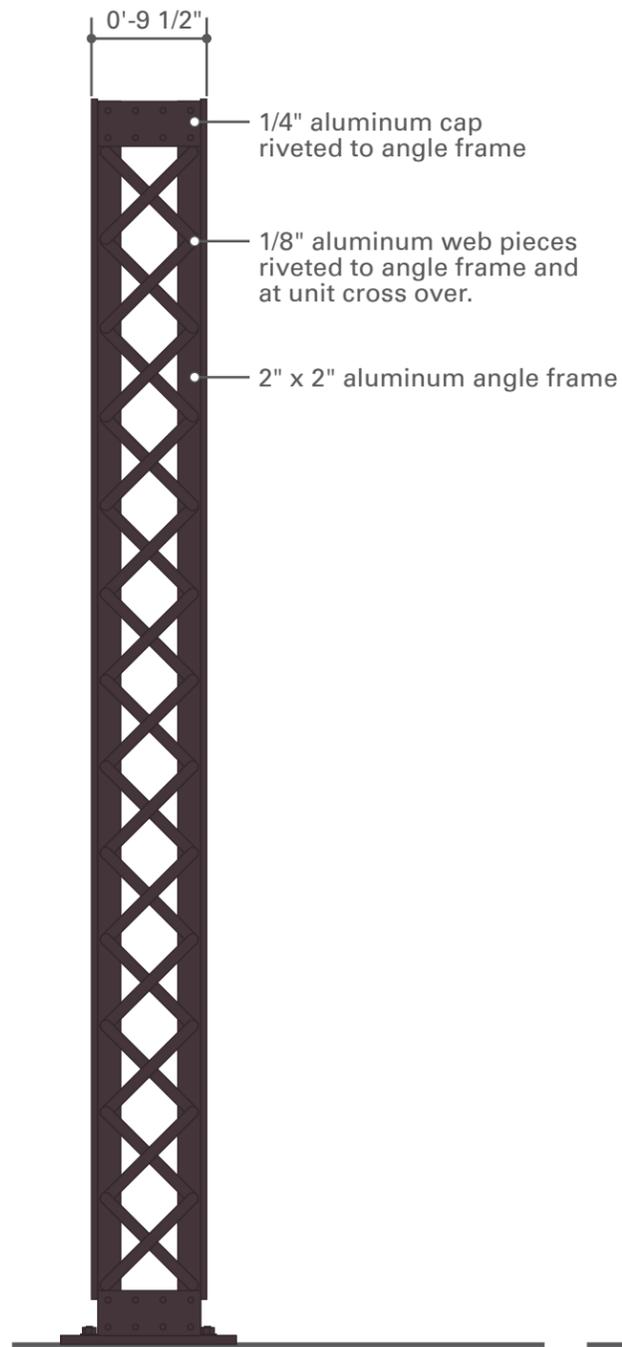
5 color schedule  
scale: nts

<b>P1</b> "old copper" mp 27168	<b>P2</b> "medium bronze" mp 15720	<b>P3</b> "copper" 46253sp	<b>P4</b> "tuscan gold" 46258sp	<b>P5</b> "parsley green" mp 23398	<b>P6</b> "corazon red" pantone 194

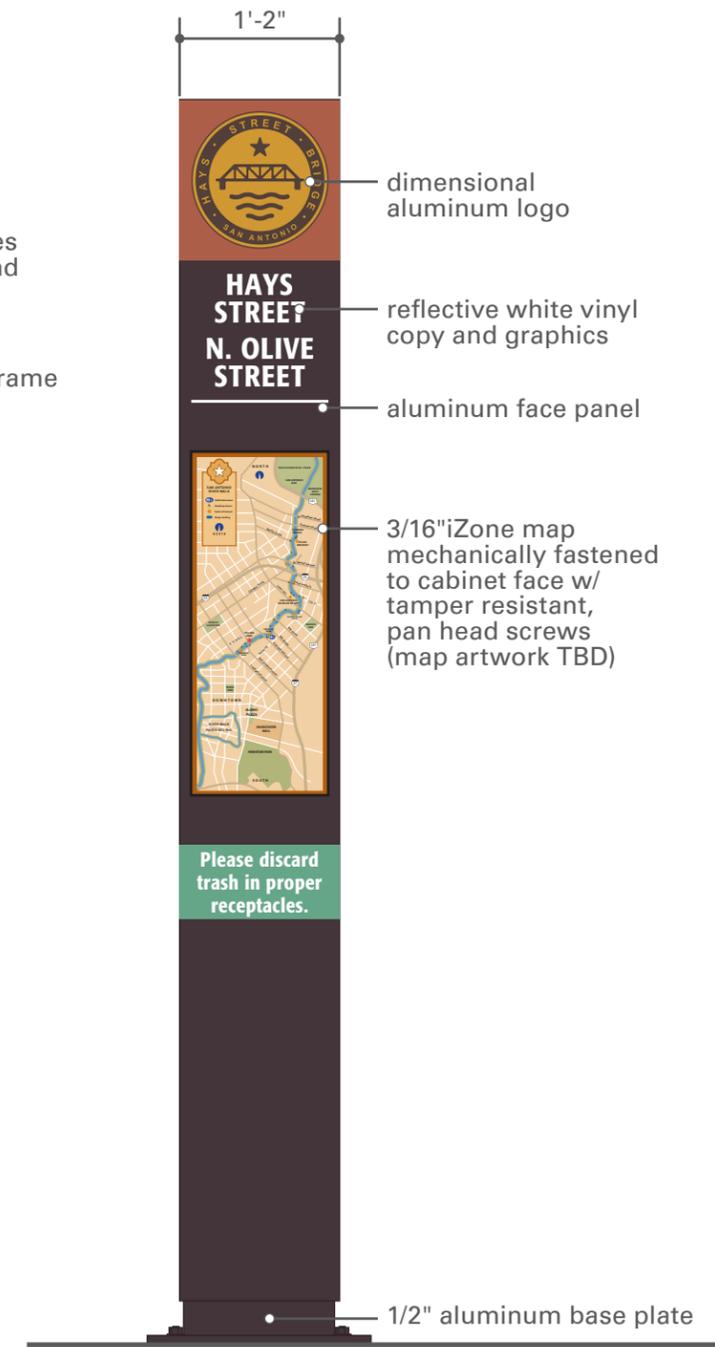


1 elevation  
scale: 3/4" = 1'-0"

### double sided sign



2 elevation: side b  
scale: 3/4" = 1'-0"



3 rear elevation  
scale: 3/4" = 1'-0"

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Sarah Elaine Kearney #3109

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san antonio, tx 78212

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WGInc.com

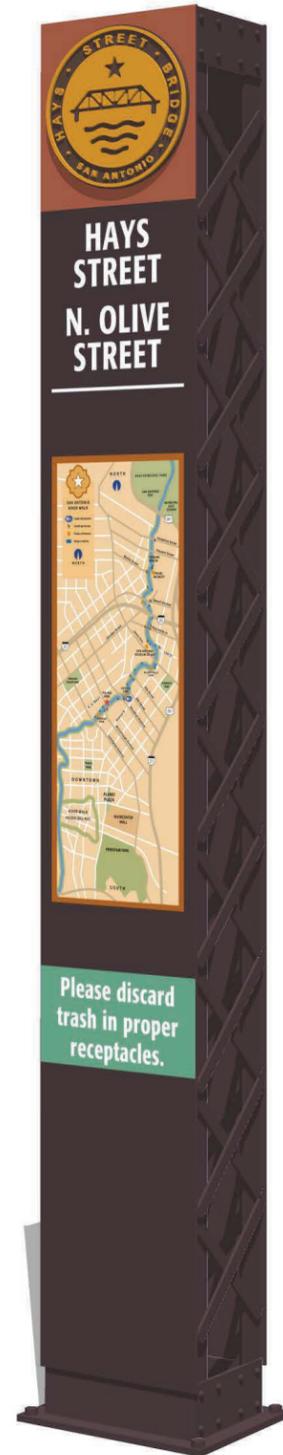
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CITY OF SAN ANTONIO  
PUBLIC WORKS

HAYS ST. BRIDGE CONNECTIONS  
AND EASTSIDE STREETS  
MAP

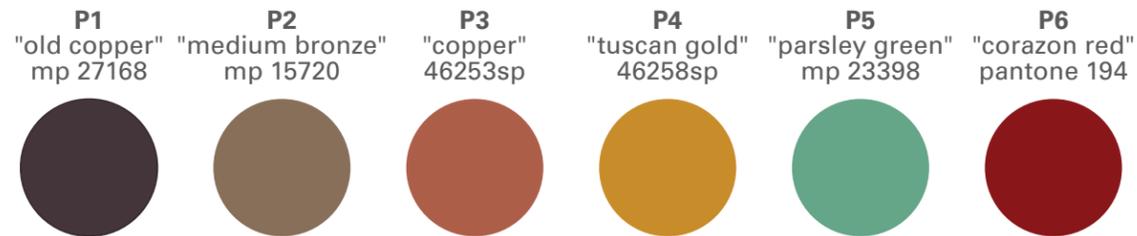
95% SUBMITTAL	PROJECT NO.: S23096	DATE: 10/15/24
DRWN. BY: RMS	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 397

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\023096-L3001.dwg



**1** perspective  
scale: nts

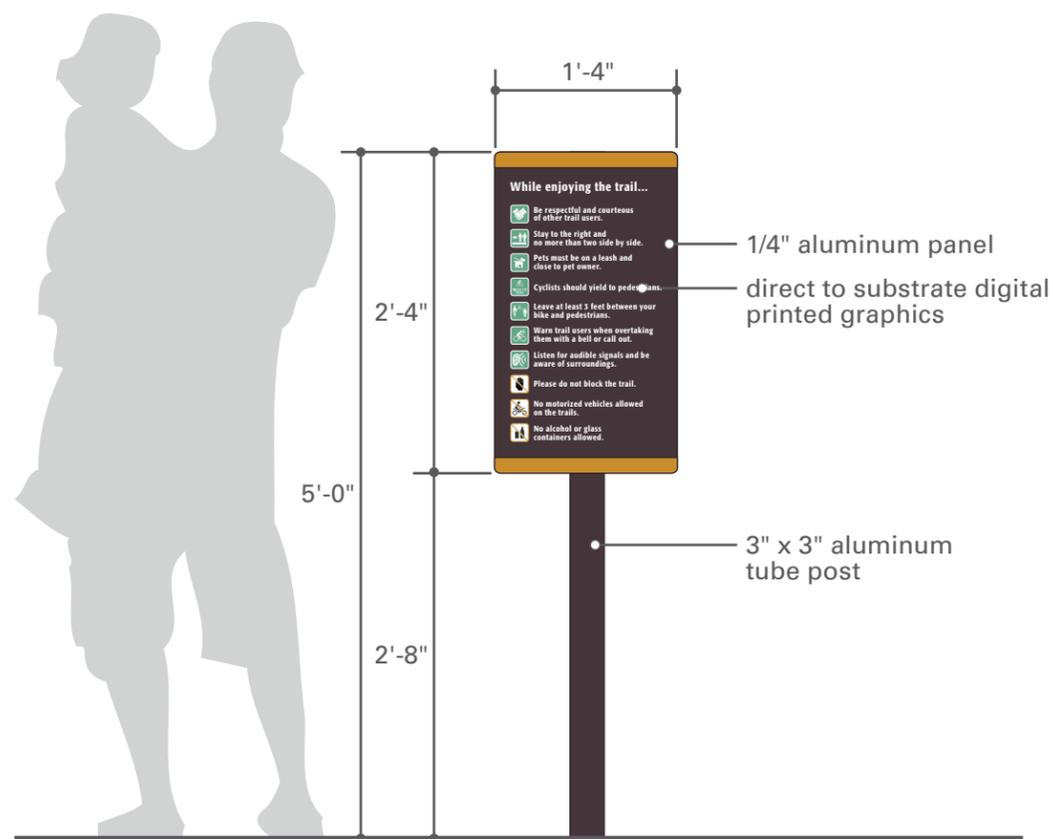
for review only. not for regulatory approval, permitting or construction.		
<b>95% SUBMITTAL</b>		
October 15, 2024 Sarah Elaine Kearney #3109		
 <b>TBG</b>		landscape architects, planners & designers  2101 mccullough ave suite 110 san antonio, tx 78212  [210] 366-9933 tbgpartners.com
210.860.9224		FIRM NO: 15085
 <b>WGL</b> WGlnc.com 755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212		
		<b>CITY OF SAN ANTONIO</b> PUBLIC WORKS
HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS <b>MAP</b>		
95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rms	DSGN. BY: jr, rms	CHKD. BY: jr, ah
		SHEET NO.: 398



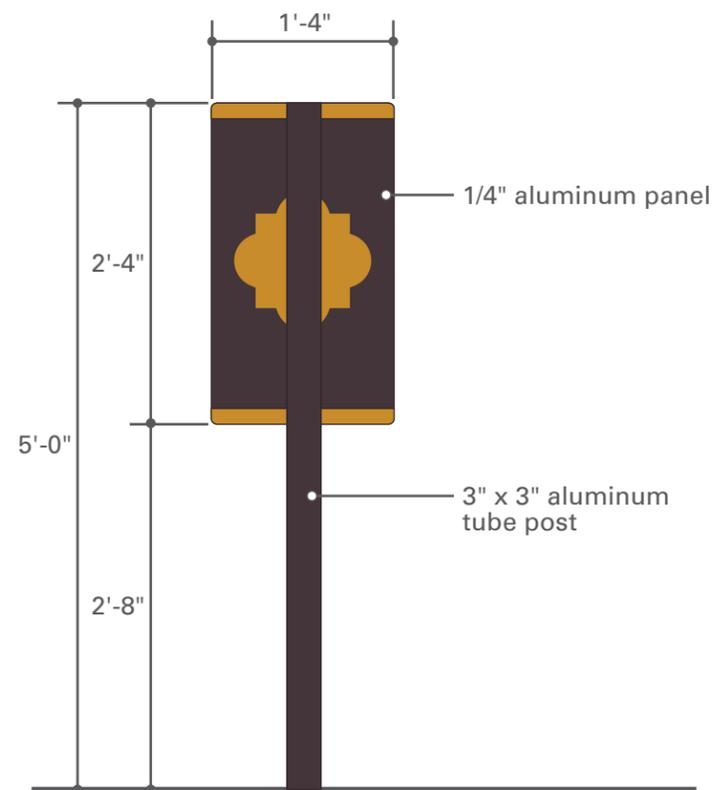
**3** color schedule  
scale: nts



**4** panel graphics detail  
scale: 1 1/2" = 1'-0"



**1** elevation: front  
scale: 3/4" = 1'-0"



**2** elevation: back  
scale: 3/4" = 1'-0"

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landscape architects, planners & designers		
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 <b>WGL</b> WGlnc.com <small>755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212</small>		
 <b>CITY OF SAN ANTONIO</b> PUBLIC WORKS		
<b>HAYS ST. BRIDGE CONNECTIONS          AND EASTSIDE STREETS          REGULATORY</b>		
95% SUBMITTAL	PROJECT NO.: <b>S23096</b>	DATE: 10/15/24
DRWN. BY: rTMS	DSGN. BY: jr, rTMS	CHKD. BY: jr, ah
		SHEET NO.: 399

Drawing: P:\S23096 - Hays and East Side Streets\03 Development\04 Contract Documents\04 CAD\02 Sheets\L3 Site\S23096-L3001.dwg



**1** perspective  
scale: nts

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<p>210.860.9224</p>	<p>FIRM NO: 15085</p>
 <p><b>WGL</b> WGInc.com</p> <p>755 E. MULBERRY AVE., SUITE 501 SAN ANTONIO, TEXAS 78212</p>	
 <p><b>CITY OF SAN ANTONIO</b> PUBLIC WORKS</p>	
<p>HAYS ST. BRIDGE CONNECTIONS AND EASTSIDE STREETS <b>REGULATORY</b></p>	
<p>95% SUBMITTAL</p>	<p>PROJECT NO.: <b>S23096</b></p>
<p>DRWN. BY: rms</p>	<p>DATE: 10/15/24</p>
<p>DSGN. BY: jr, rms</p>	<p>CHKD. BY: jr, ah</p>
<p>SHEET NO.: 400</p>	