HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO:	**2024-263**
COMMON NAME:	Alamo Plaza and Promenade
ADDRESS:	300 ALAMO PLAZA
LEGAL DESCRIPTION:	NCB 115 BLK LOT ALL OF BLK & P-100(.209AC)
ZONING:	D, H, RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	Alamo Plaza Historic District
APPLICANT:	Natalie Hugentobler/Gensler
OWNER:	STATE OF TEXAS
TYPE OF WORK:	Alamo Plaza and Promenade; site work, landscaping, site paving, installation of a Sculpture Trail, and wayfinding signage
APPLICATION RECEIVED:	July 19, 2024
60-DAY REVIEW:	September 17, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform site and landscaping modifications within Alamo Plaza to complete work to both the plaza and promenade. The proposed scope of work includes the following:

1. Various landscaping scopes of work to include the installation of new trees, planting beds, and raised planting beds at heritage oak trees.
2. The removal of existing pavement, curbs, bollards, and lighting poles and the installation of new paving, seating and lighting elements.
3. The continuation of interpretive paving for the Alamo Mission footprint.
4. The installation of a Sculpture Trail and an interpretive timeline and wayfinding signage.
5. The installation of a security gate arm and bollards.

The scope of work for the plaza will take place to the north of Plaza de Valero and the Mission Gate and Lunette. The scope of work to the promenade will take place to the south of Plaza de Valero.

APPLICABLE CITATIONS:

Historic Design Guidelines: Chapter 4, Guidelines for New Construction

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

Unified Development Code, Section 35-642 – New Construction of Buildings and Facilities

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

(a) Site and Setting.

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

(2)Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

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

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

(b)Building Design.

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

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

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

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

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

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

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

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

(c)Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the River Walk.

UDC Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.
Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the River Walk pathway.

B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the River Walk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the River Walk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the River Walk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky

and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive
architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
(2)USGS maps;
(3)Soil Survey maps;
(4)Distance to water;
(5)Topographical data;
(6)Predictive settlement patterns;
(7)Archival research and historic maps;
(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to perform site and landscaping modifications within Alamo Plaza to complete work to both the plaza and promenade. Additional scopes of work will include the installation of a Sculpture Trail, the continuation of interpretive paving and lighting.
b. MASTER PLAN – The proposed scope of work has been designed in coordination with the overall Alamo Master Plan. These scopes of work are identified as Phase 2C (promenade) and Phase 6 (plaza).
c. LANDSCAPING – The applicant has proposed landscaping modifications at the proposed locations for both the plaza and promenade that include the installation of new trees, planting beds and raised planting beds at heritage oaks. The applicant has provided construction documents noting planting materials. Staff finds the proposed scope of work to be appropriate and consistent with the UDC.

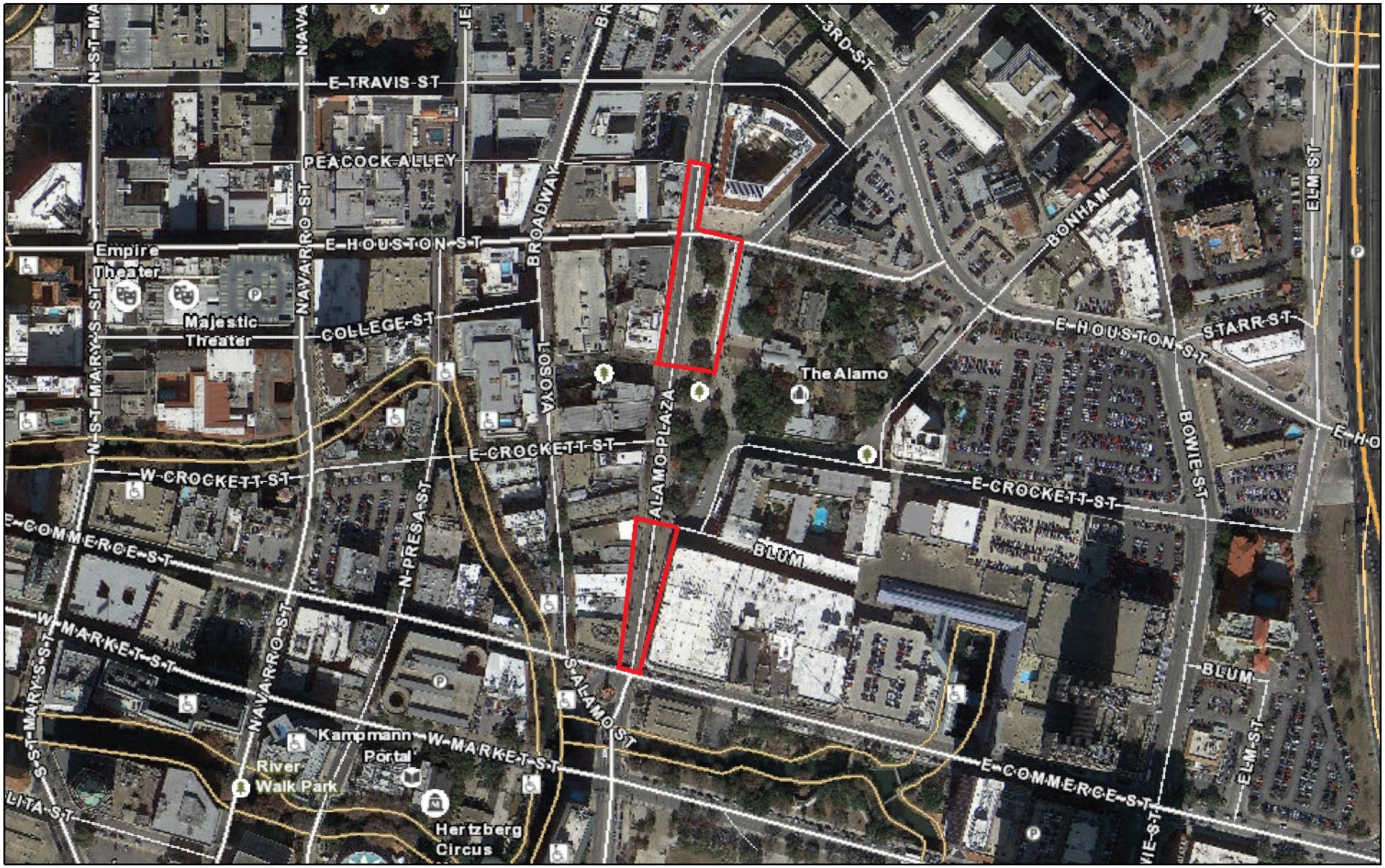
d. HARDSCAPING, PAVING & LIGHTING – The applicant has proposed to remove the existing pavement, curbing, bollards and light poles and install new paving, seating elements and lighting elements through both the proposed plaza and promenade. The applicant has proposed paving materials to include limestone, brick and concrete pavers. The applicant has proposed seating elements to include limestone cubic stone blocks, metal and wood benches, and stone planter walls that are to double as seating elements. The applicant has noted that vehicular control bollards will be operable. Staff finds the proposed scopes of work and materials to be appropriate and consistent with the UDC Sections 35-672 and 35-673. Staff finds that final lighting details should be submitted to OHP staff for review and approval.
e. INTERPRETIVE PAVING – The applicant has proposed to continue the previously approved interpretive paving for the Alamo Mission footprint. This paving was previously approved by the Historic and Design Review Commission on October 5, 2022. Staff finds this scope of work to be appropriate.
f. SCULPTURE TRAIL, INTERPRETIVE TIMELINE & WAYFINDING SIGNAGE – The applicant has proposed to install a Sculpture Trail, an interpretive timeline and wayfinding signage within the proposed promenade. The proposed Sculpture Trail will features statues located from existing locations on site installed on granite bases. The proposed interpretive timeline will feature engraved timeline paving on stone elements. The proposed wayfinding signage will feature stone bases, aluminum cabinets and stone caps. Generally, staff finds these elements to all be appropriate. Final materials and details of the proposed interpretive timeline and wayfinding signage should be submitted to OHP staff for review and approval.
g. SECURITY GATE & BOLLARDS – The applicant has proposed to install a security gate and bollards within the promenade space. The applicant has noted that the control arm and bollards will be operable. Staff finds their installation to be appropriate; however, staff finds that final details and finishes should be submitted to OHP staff for review and approval.
h. ARCHAEOLOGY – The project area is located within the Alamo Plaza Local Historic District, Alamo Plaza National Register of Historic Places District, and a River Improvement Overlay District. In addition, the project area is in close proximity to previously recorded archaeological sites 41BX2535 and 41BX2320. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. In addition, the project shall comply with the Texas Antiquities Code and Health and Safety Code of Texas. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts. Archaeological investigations on City of San Antonio property and right-of-way shall be coordinated with the OHP throughout construction of the project.

RECOMMENDATION:

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

i. That all lighting details be submitted to OHP staff for review and approval, as noted in finding d.
ii. That construction and material details for the proposed interpretive timeline and wayfinding signage be submitted to OHP staff for review and approval.
iii. That final details for interpretive panels and wayfinding signage be submitted to OHP staff for review and approval.
iv. That any removed Valmont street light poles be returned to CPS for placement elsewhere downtown.
v. That final details and finishes for the proposed security gate and bollards be submitted to OHP staff for review and approval.
vi. Archaeology – Archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Moreover, the project shall comply with the Texas Antiquities Code and Health and Safety Code of Texas. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts. Archaeological investigations on City of San Antonio property and right-of-way shall be coordinated with the OHP throughout construction of the project.

City of San Antonio One Stop



July 30, 2024

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07.19.2023

ALAMO PLAZA AND PROMENADE – HDRC REVIEW APPLICATION
SAN ANTONIO, TEXAS

This application addresses the following site improvements:

1. Installation of new trees, planting beds, expanded raised planters at heritage oaks.
2. Removal of existing pavement, curbs, bollards, and light poles. Installation of new paving, district light poles and fixed benches at Alamo Plaza and between Commerce St and Plaza de Valero; item types previously reviewed by the HDRC and permitted by the THC and CoSA under the Mission Gate & Lunette project.
3. Continuation of interpretive paving installation for Alamo Mission footprint, which was previously reviewed by the HDRC and permitted by the THC and CoSA under the Mission Gate & Lunette project.
4. Installation of Sculpture Trail and interpretive timeline, and wayfinding signage.
5. Installation of security gate arm and bollards consistent with fixtures previously reviewed by the HDRC and permitted by the THC and CoSA under the Mission Gate & Lunette project, and with the closure of Alamo Plaza to vehicular traffic by City Ordinance.

Alamo Plaza, located in the center of San Antonio, Texas, will be highlighted and protected with features that restore an atmosphere of reverence for the historic site. Interpretive elements such as a sculpture trail and unique paving treatments will support visitors' understanding of the full scale of the Alamo Mission and tell the stories of the people who lived there. The plaza will be framed by tree-shaded walks and seating areas furnished with fixed benches and anchored by expanded raised planters framing and protecting the Cenotaph and surrounding heritage trees; remaining open for all visitors. Supplemental plantings and trees will all be native species selected for their durability, adaptability, longevity and additional shade. The shaded promenade will continue along Alamo Plaza to the northern edge of the intersection with Commerce St, which will be supplemented by new light poles, plantings and trees; all native or adapted species selected for their durability and longevity. South of Plaza de Valero, planting will be irrigated with stormwater runoff that is collected in the previously permitted cistern located in Plaza de Valero.

Trees will be lit with spike-mounted tree uplights inside the boundaries of planters noted in the drawings. District lighting will be provided by light poles located in along N. Alamo St. and around the plaza periphery. District light poles will retain a pedestrian scale; primarily set within groves of trees, their visual impact will be minimized.

To create a universally accessible plaza, the existing roadway elevations will be raised to create a curbless environment. As previously passed by City Council, N. Alamo will be closed to all citizen traffic. Access lanes for Emergency Vehicles, Fiesta parades, and the current tour bus route will be maintained, but vehicle access will be controlled via a gate arm and subsequent operable and removable bollards. Bus traffic will exit, as previously permitted, to the west at the intersection of Crockett and Losoya streets. Vehicular control points located at the periphery of the historic Mission footprint and district will provide a safer and more comprehensive pedestrian experience.

Excavations required for utility adjustments will be focused within areas known previous excavations, and vibration monitors will be placed around architectural heritage assets to monitor and minimize disruption.

The descriptions above are intended to serve as a narrative summary of major site modifications that are represented in the accompanying technical drawing set. It is anticipated that any exploratory studies necessary to protect potential subgrade archaeological resources of the Alamo will be addressed as part of the activities within the area following full procedures described by the Alamo Trust, City of San Antonio, and the Texas Historical Commission.

Alamo Promenade, San Antonio, Texas
Site Photos
July 19, 2024

Camera Position: Plaza de Valero looking South
Plaza de Valero construction underway behind construction fence.

Camera Position: midblock N. Alamo Street looking south

Camera Position: N. Alamo Street looking north to Plaza de Valero
Plaza de Valero construction underway behind construction fence.

Camera Position: midblock N. Alamo Street looking northeast

Camera Position: N. Alamo Street & Commerce St. looking north

Alamo Plaza, San Antonio, Texas
Site Photos
July 19, 2024

Camera Position: Alamo Plaza looking Southeast

Camera Position: Alamo Plaza looking East

Camera Position: Alamo Plaza looking Northeast

The Alamo

PHASE 2C & 5
SAN ANTONIO, TX

OJB

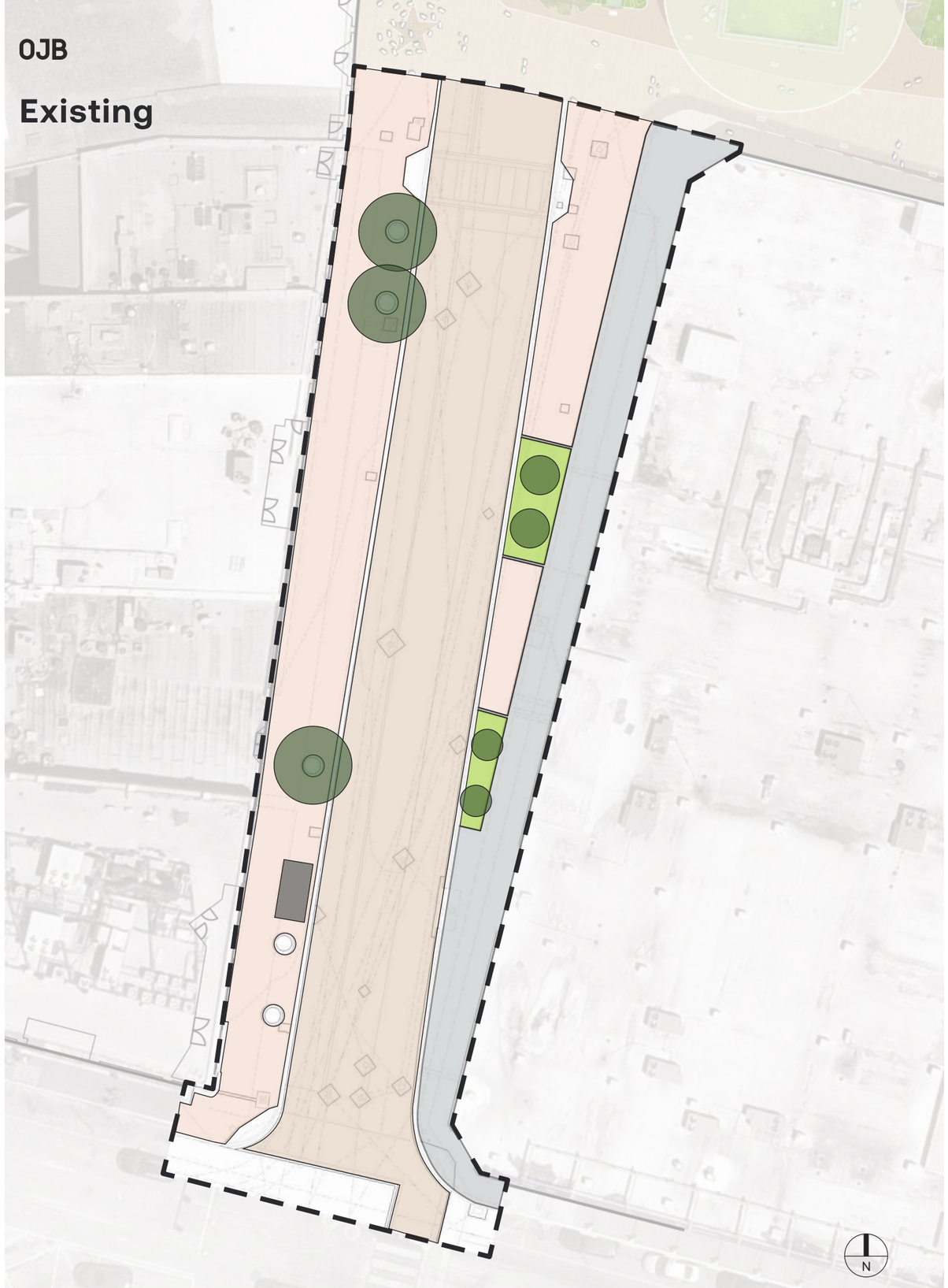
The Alamo - Promenade

PHASE 2C
SAN ANTONIO, TX

Site Plan | 2C Promenade

OJB

Existing



PROMENADE

Updated

Promenade

design goals

Create a strong sense of entry into the Alamo district with a continuous progression of historic signage and art

Create a community-focused space that balances historic and civic features

Maintain a clear path and visibility for parades and emergency vehicles

Support existing and new commercial spaces with seating and ornamental planting

Increase Shade Canopy and Planting Areas in Community Spaces

OJB

Site Plan | East Sculpture Trail

Key Features:

- Enhanced District entrance at Commerce Street.
- (2) Vehicular Barrier Lines
- Sculpture Trail/Garden Walk
- Shaded Seating Areas
- Maximized planting areas.

OJB

Site Plan | Full Build

Key Updates:

- Canopy Trees and Planting beds for Western Promenade
- Fixed Seating
- Enhanced Paving throughout
- Curb-less transition
- EV Indemnifying Pavers

OJB

Site Plan | Circulation

PEDESTRIAN CIRUCLATION

PEDESTRIAN OR VEHICULAR CIRUCLATION

Phase 2C | Commerce Street Entrance

Phase 2C | Retail Edges

Canopy Trees

Way-finding Element

Enhanced
Planting Areas

Enhanced
Pedestrian Paving

CJB

Phase 2C | Pedestrian Pathways

PROMENADE

Canopy Trees

Statue Location

Interpretive Element

Engraved Timeline Element

Fixed Seating

Enhanced Planting Areas

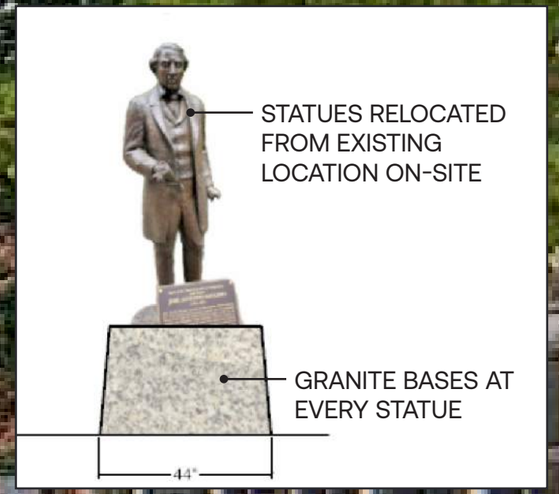
Enhanced Pedestrian Paving

7

Phase 2C | Pedestrian Pathways

Canopy Trees

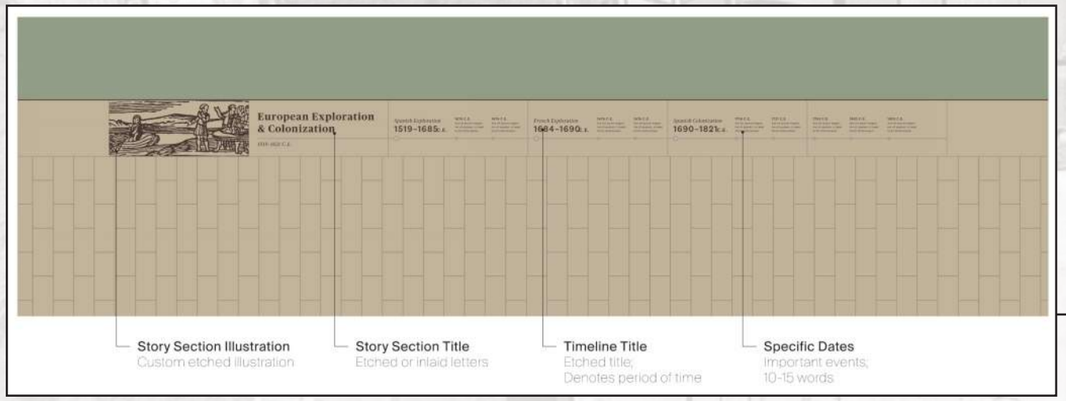
Statue Location



Enhanced Planting Areas

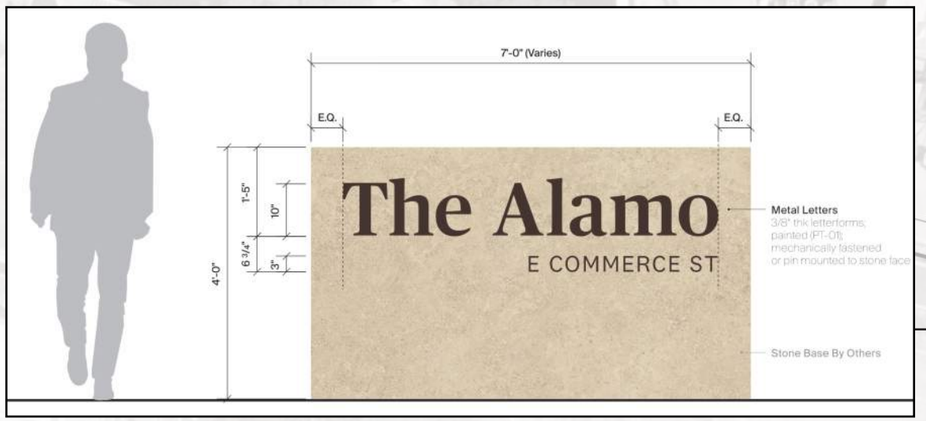
Enhanced Pedestrian Paving

Phase 2C | Interpretive Program



ENGRAVED TIMELINE PAVING

INTERPRETIVE SIGNAGE



DISTRICT ID SIGNAGE

ORIENTATION SIGNAGE

Phase 2C | Paving Materials

BELDEN BRICKS
(ATTIC STOCK)

12" x 4" x 2.25"thk.
1/3 Running Bond
Ragland blend (Light)

HANOVER CONCRETE
UNIT PAVER

6" x 12" x 3"thk.
1/3 Running Bond

MOCHA LEUDERS

24" x 12" x 3"thk.
Linear Curb (Interpretive)

OJB

Phase 2C | Paving Materials

BELDEN BRICKS
(ATTIC STOCK)

HANOVER CONCRETE
UNIT PAVER

MOCHA LEUDERS

PROMENADE

Granite Statue Base

BELDEN BRICKS

12" x 4" x 2.25"thk.
1/3 Running Bond
Ragland blend (Light)

Engraved Limestone Curb
(Interpretation Scope)

HANOVER UNIT PAVERS
6" x 12" x 3"thk.
1/3 Running Bond

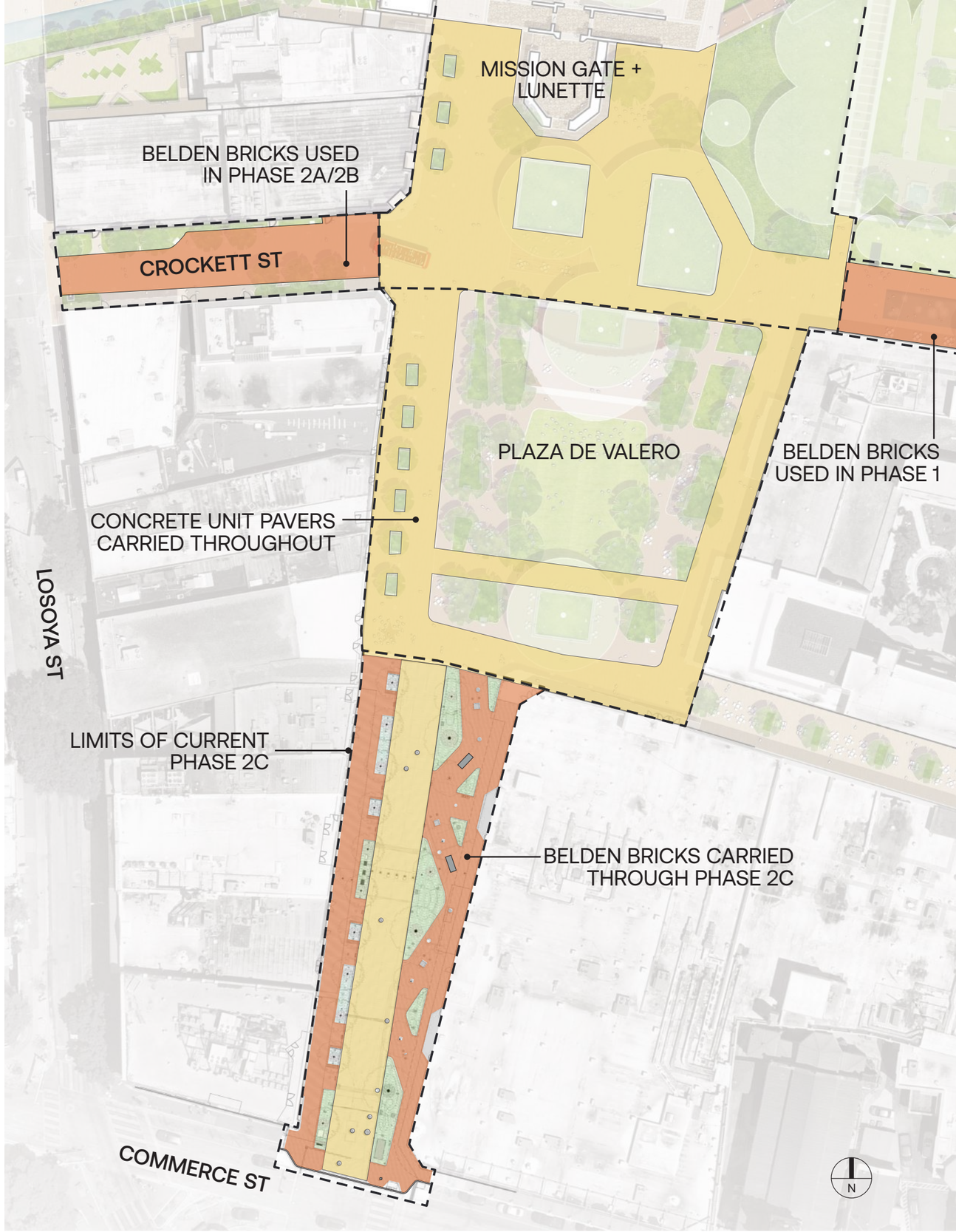
Phase 2C | Paving Materials

BELDEN BRICKS
(ATTIC STOCK)

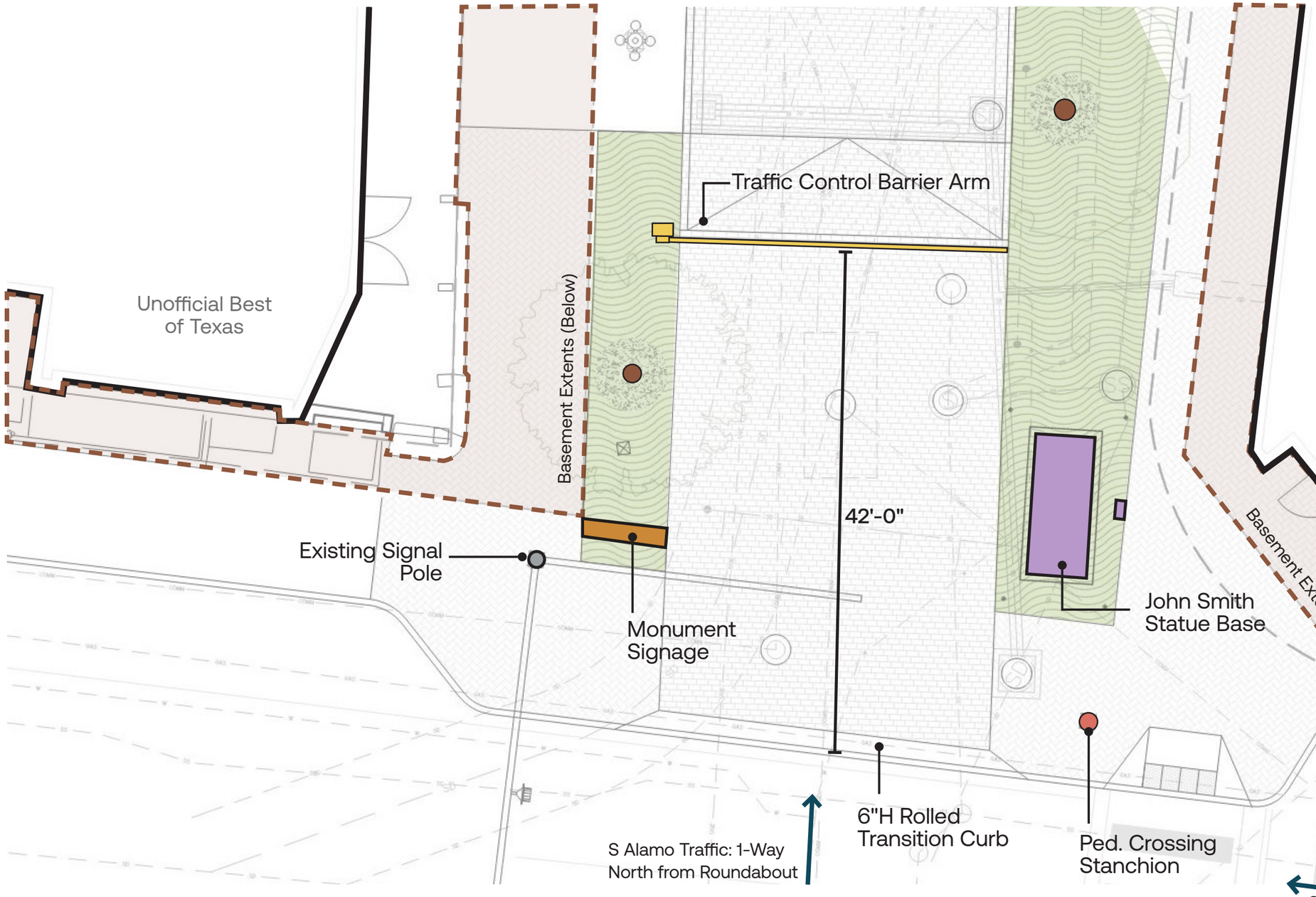
12" x 4" x 2.25"thk.
1/3 Running Bond
Ragland blend (Light)

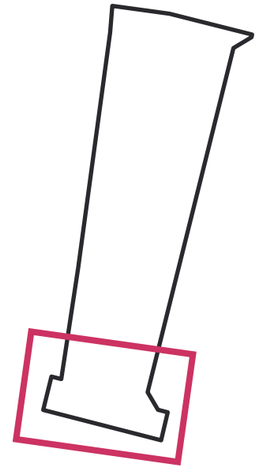
HANOVER CONCRETE
UNIT PAVER

6" x 12" x 3"thk.
1/3 Running Bond



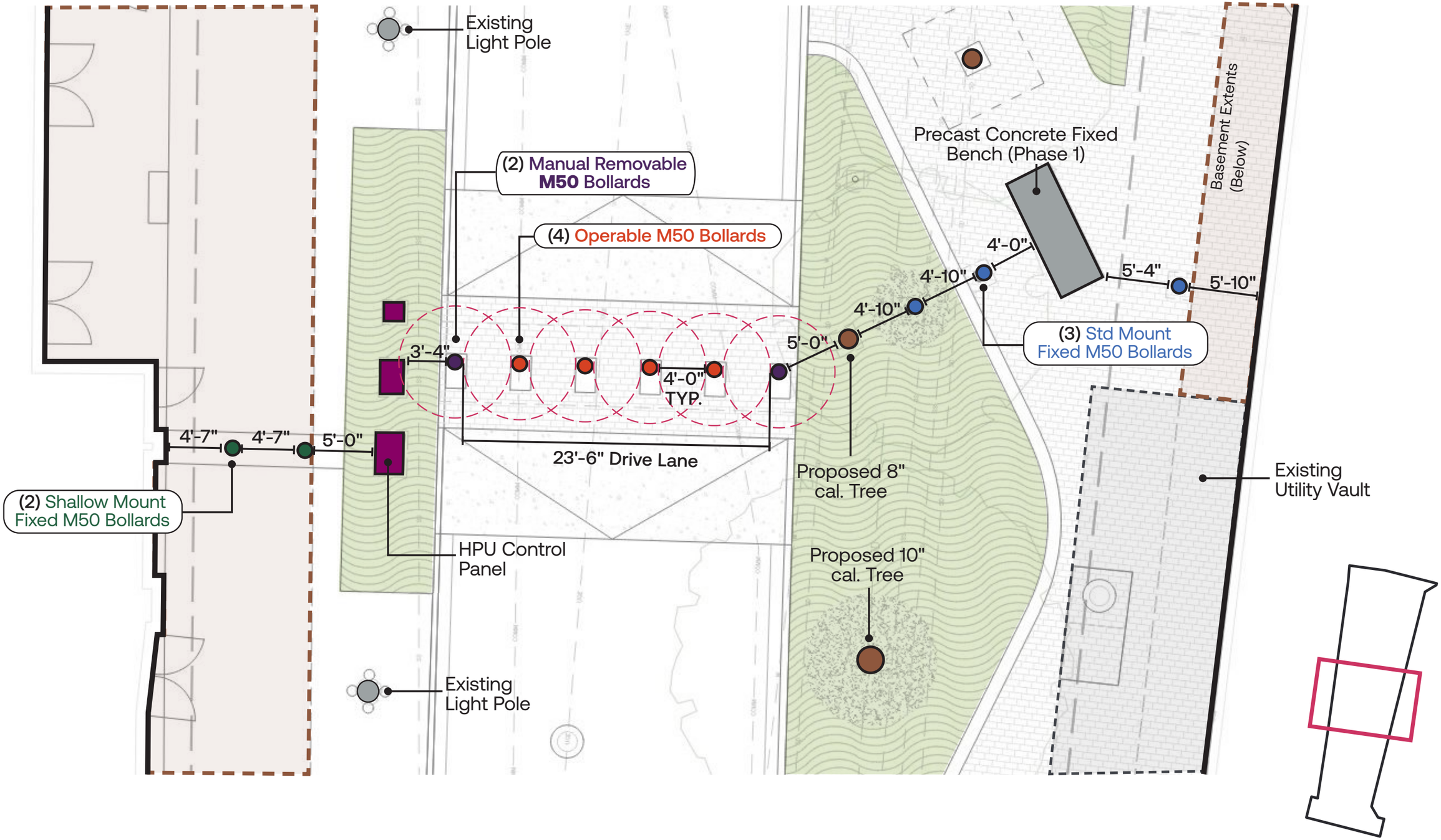
Phase 2C | Security





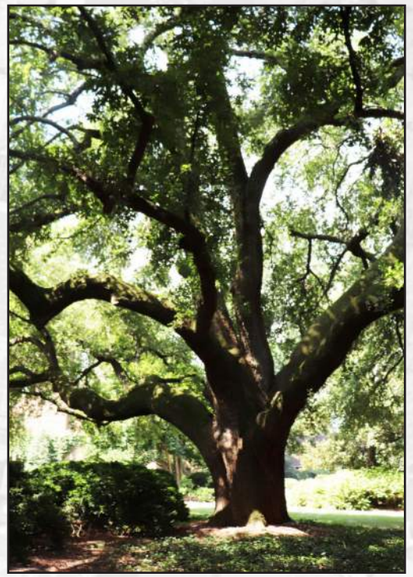
Phase 2C | Security

4'-0" Clearance from Bollard Edge



Phase 2C | Tree Plans

QV Quercus Virginiana -
Live Oak



PM Platanus Mexicana -
Mexican Sycamore

QM Quercus Muehlenbergii -
Chinkapin Oak

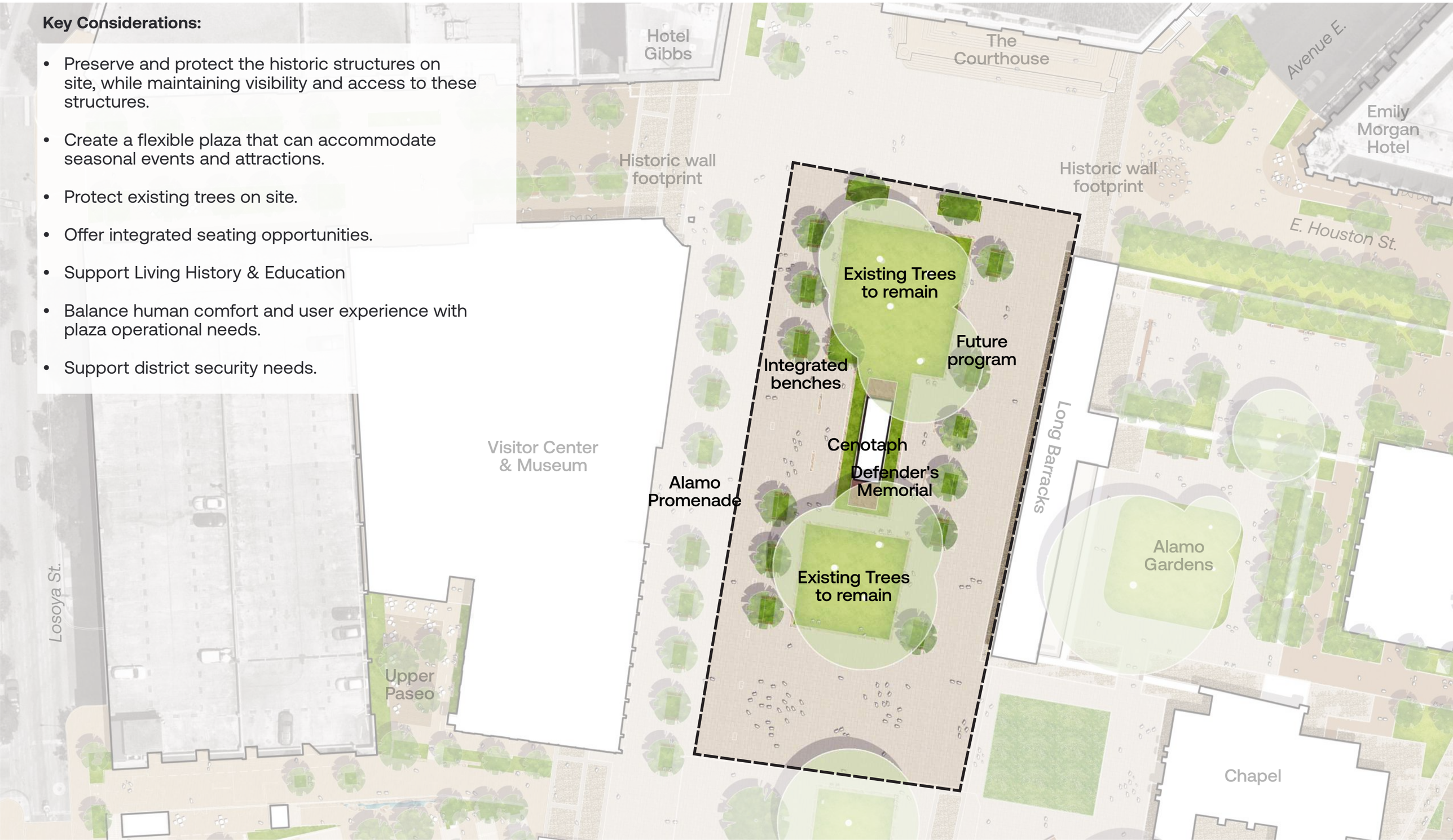
Alamo Plaza

Site Plan | 6 Alamo Plaza

Phase 6 | Site Plan

Key Considerations:

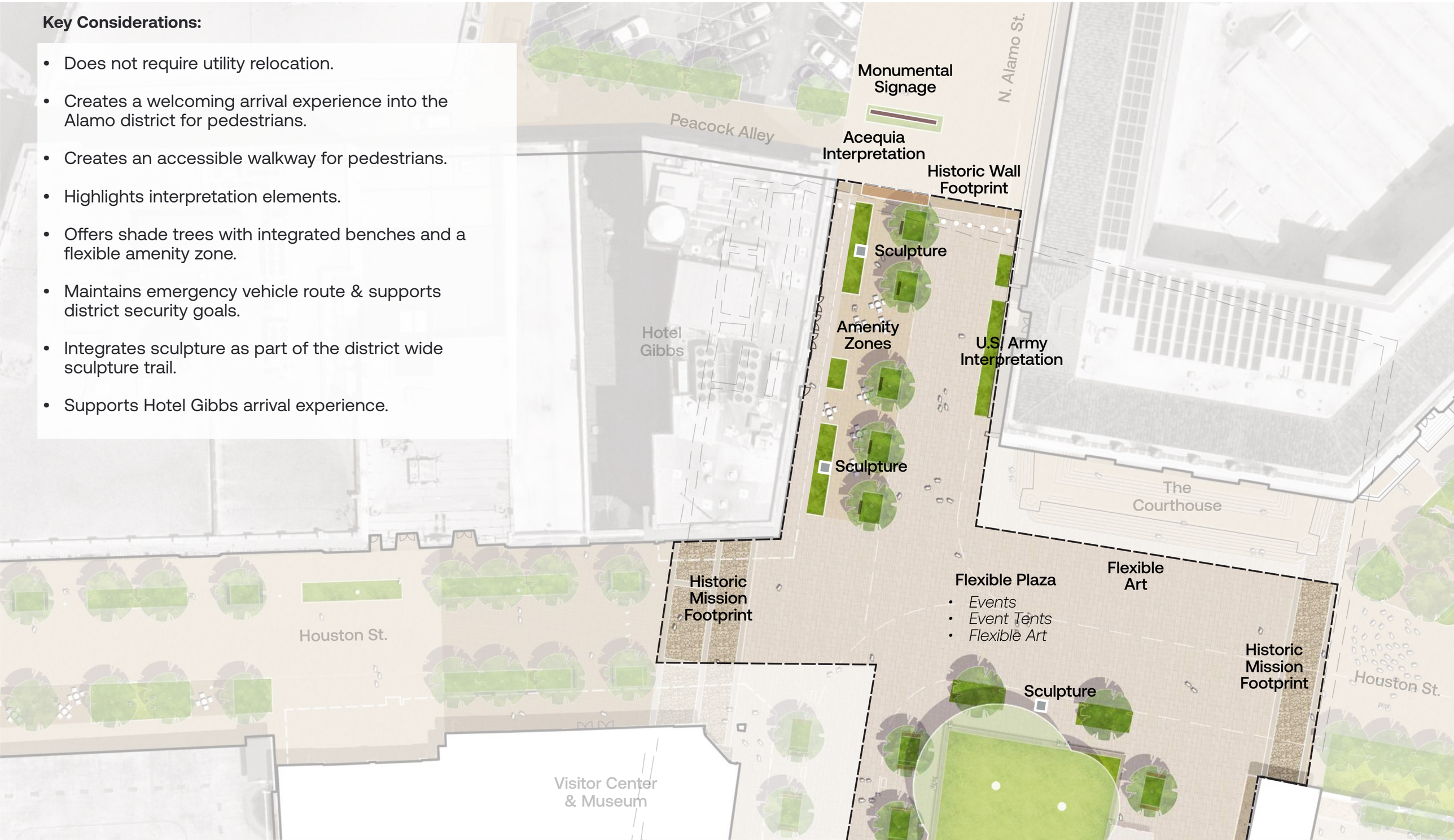
- Preserve and protect the historic structures on site, while maintaining visibility and access to these structures.
- Create a flexible plaza that can accommodate seasonal events and attractions.
- Protect existing trees on site.
- Offer integrated seating opportunities.
- Support Living History & Education
- Balance human comfort and user experience with plaza operational needs.
- Support district security needs.



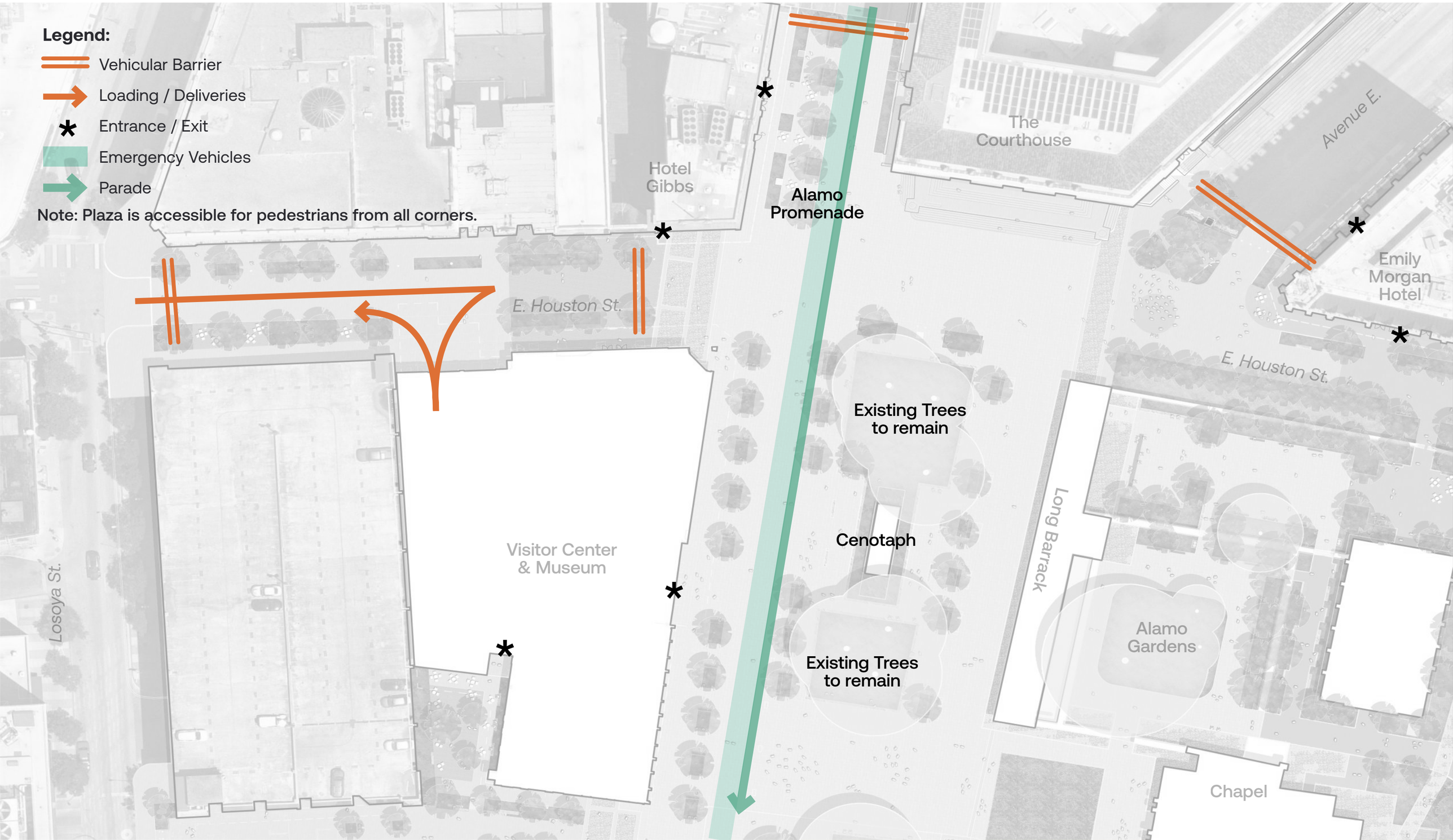
Phase 6 | Site Plan

Key Considerations:

- Does not require utility relocation.
- Creates a welcoming arrival experience into the Alamo district for pedestrians.
- Creates an accessible walkway for pedestrians.
- Highlights interpretation elements.
- Offers shade trees with integrated benches and a flexible amenity zone.
- Maintains emergency vehicle route & supports district security goals.
- Integrates sculpture as part of the district wide sculpture trail.
- Supports Hotel Gibbs arrival experience.



Phase 6 | Circulation



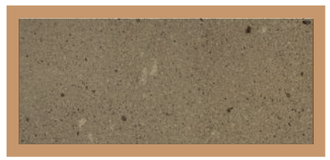
Phase 6 | Materials

Legend

Stone Pavers
Limestone, Mocha
20" x 40" , 3" thick
Approved materials from 2A to complete Alamo Plaza

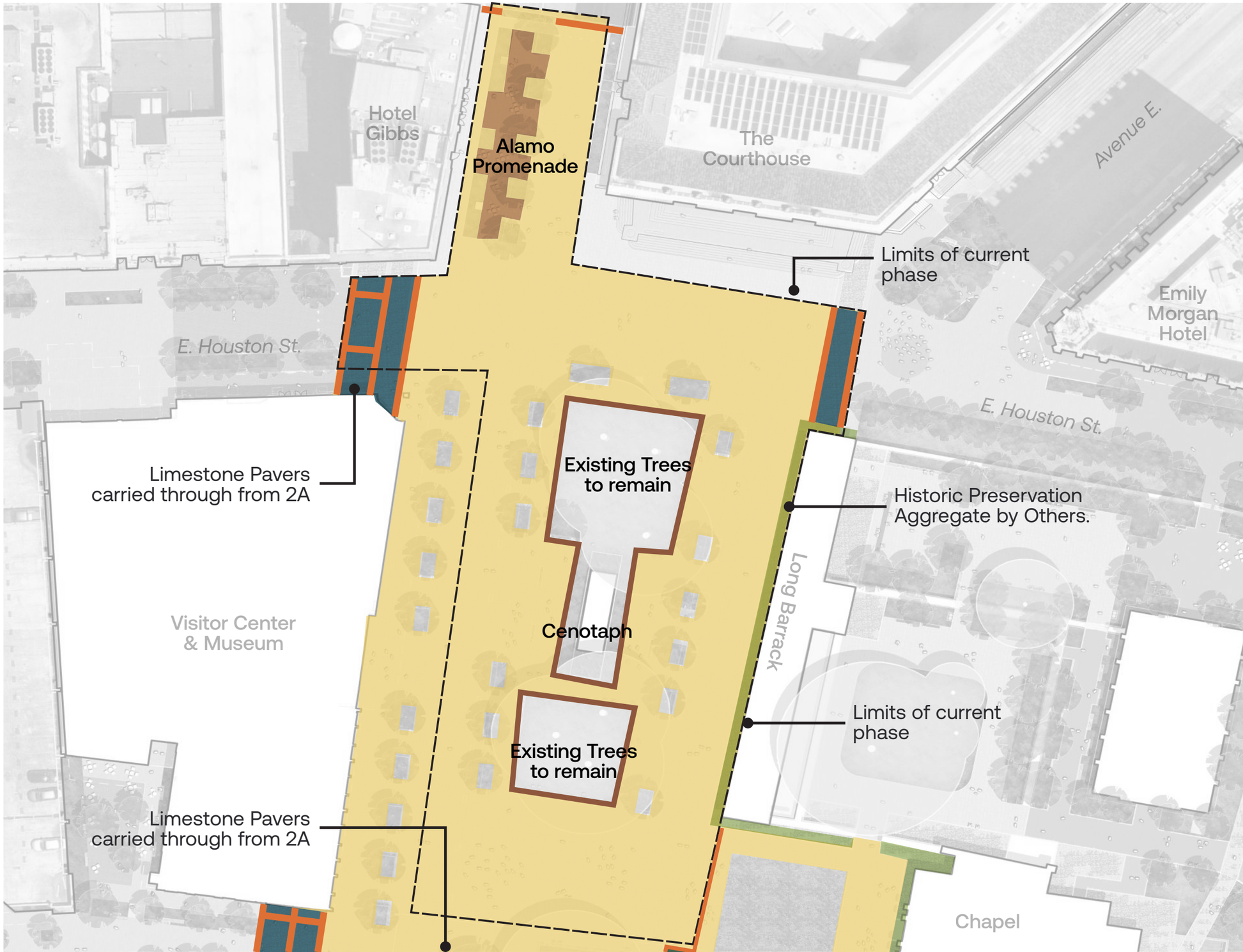
Stone Pavers
Limestone, Mocha Leuders

Stone Paver
Limestone, Mocha Leuders



Stone Pavers
Limestone, Mocha Limestone

Seatwalls
Limestone Cubic Stone, Grey Leuders



Phase 6 | Materials

Legend

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Seatwalls
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Phase 6 | Materials

Legend

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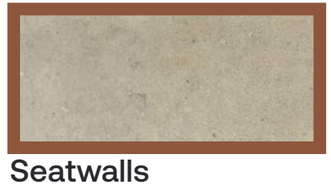
Stone Pavers
Limestone, Mocha Leuders

Stone Paver
Limestone, Mocha Leuders

Stone Pavers
Limestone, Mocha Limestone



Seatwalls
Limestone Cubic Stone, Grey Leuders

Phase 6 | Flexible Plaza

Phase 6 | Amenity Spaces at Hotel Gibbs

OJB