

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-354
COMMON NAME: San Pedro Creek, Phase 4.1 between El Paso to Guadalupe
ADDRESS: 141 GUADALUPE ST
LEGAL DESCRIPTION: NCB: 922 LOT: 8,9,W IRR 33.5 FT OF 10 & W IRR 115 OF E 142.11 FT OF 12
ZONING: C-3NA, RIO-7
CITY COUNCIL DIST.: 1
APPLICANT: John Mize/Ford, Powell & Carson
OWNER: Christine Clayton/San Antonio River Authority
TYPE OF WORK: San Pedro Creek, Phase 4.1
APPLICATION RECEIVED: June 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of phase 4.1 of San Pedro Creek Cultural Park. Phase 4.1 spans from El Paso Street south to Guadalupe Street. Within this request the applicant has proposed to install wayfinding signage, pedestrian seating elements, landscaping elements, a trailhead with parking access, pedestrian trails, pedestrian and site lighting, fencing and bollards, art elements and site paving.

APPLICABLE CITATIONS:

Sec. 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. (Ord. No. 98697 § 6)

Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Sec. 35-642. - New Construction of Buildings and Facilities.

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

(a) Site and Setting.

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

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

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

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

(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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval of phase 4.1 of San Pedro Creek Cultural Park. Phase 4.1 spans from El Paso Street south to Guadalupe Street. Within this request the applicant has proposed to install wayfinding signage, pedestrian seating elements, landscaping elements, a trailhead with parking access, pedestrian trails, pedestrian and site lighting, and site paving.
- b. SITE PARKING/TRAILHEAD – The applicant has proposed a surface parking lot and trailhead to the immediate south of El Paso Street. The applicant has proposed approximately twenty (20) surface parking stalls that are to be screened and buffered by landscape buffers and trees. Staff finds the proposed trailhead and surface parking to be appropriate and consistent with the UDC.
- c. SITE/PEDESTRIAN PAVING – The applicant has proposed site and pedestrian paving that includes concrete with an acid etch finish, decorative concrete paving with granite and decorative concrete paving with river rock. Staff finds the proposed site and pedestrian paving to be appropriate and consistent with the UDC.

- d. SITE/PEDESTRIAN LIGHTING – The applicant has proposed site and pedestrian lighting on site that are to include fixtures at various locations along the trail. Staff finds the proposed lighting to be appropriate.
- e. PEDESTRIAN SEATING – The applicant has proposed pedestrian seating in the form concrete blocks. Staff finds the proposed seating to be appropriate.
- f. WAYFINDING SIGNAGE – The applicant has proposed to install wayfinding signage throughout the project area to include previously approved and installed wayfinding standards. Staff finds this to be appropriate; however, staff finds that site specific elements should be submitted to OHP staff once developed.
- g. FENCING/BOLLARDS – The applicant has proposed site fencing to include the San Pedro Creek design master fence, steel bollards and site railings. Staff finds the proposed fencing, bollards and railings to be appropriate and consistent with the Guidelines.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

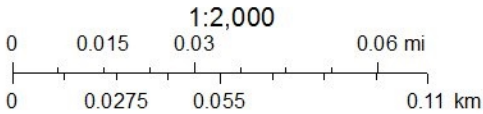
Staff recommends approval based on findings a through h with the following stipulations:

- i. That the applicant submit site specific interpretive signage to OHP staff for review and approval.
- ii. 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



July 7, 2022



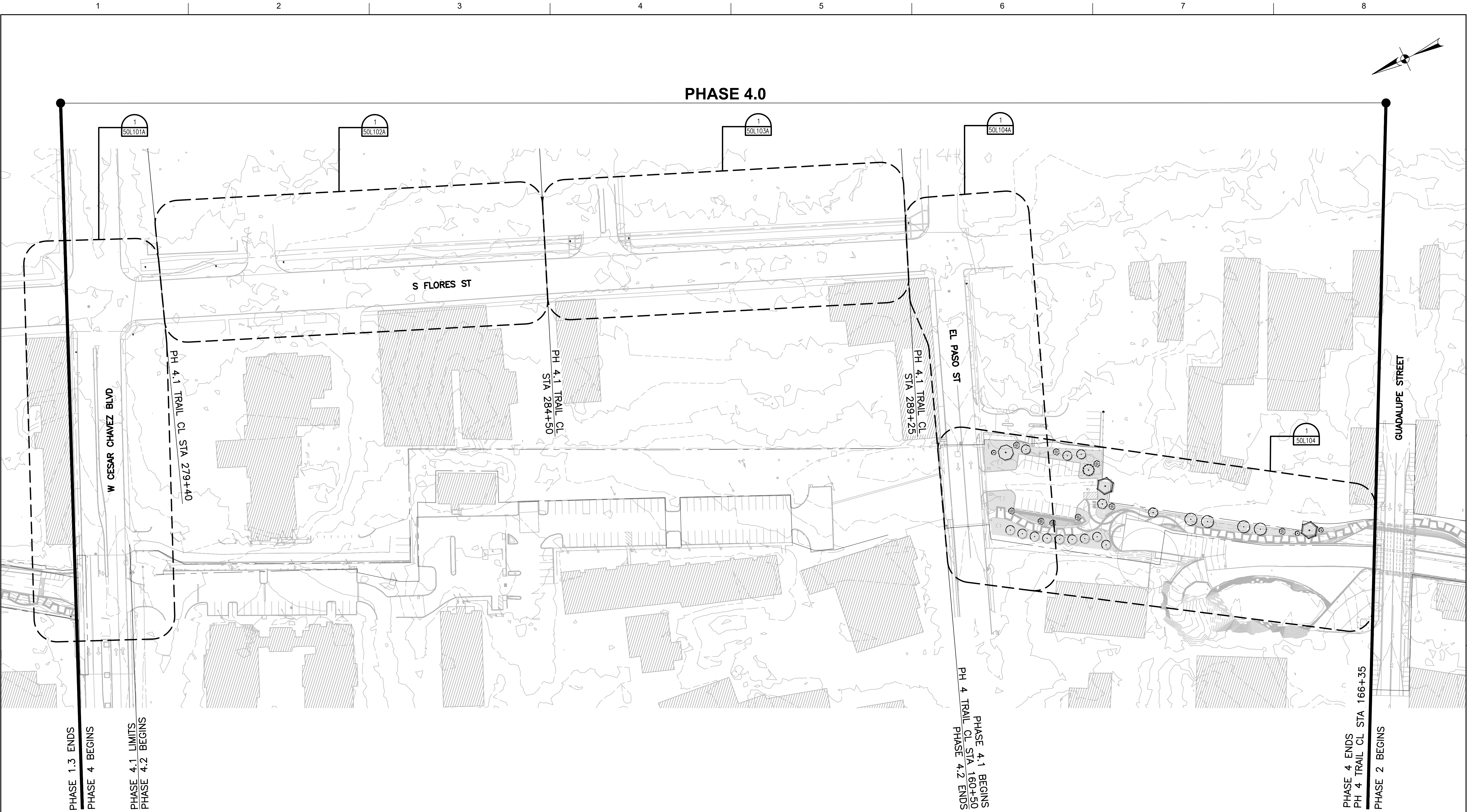












AREA LANDSCAPE PLAN

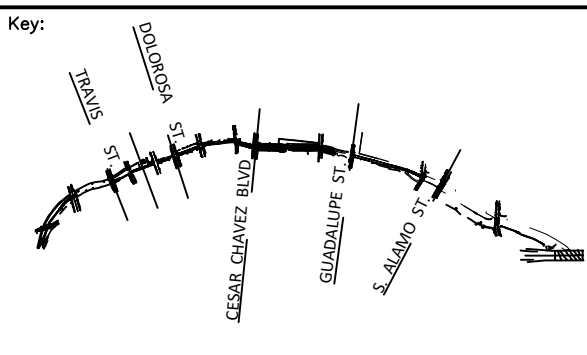
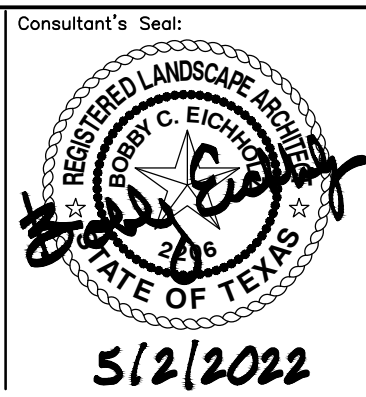
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ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUE FOR CONSTRUCTION



Prime Consultant:
HDR
Texas P.E. Firm
Registration No. F-754

Consultant:
fpc
FORD POWELL CARSON



Drawn by:
B. EICHHOLZ

Reviewed by:
B. EICHHOLZ

Project Number:
50L100

Scale:
1"=60'

Date:
08/20/2021

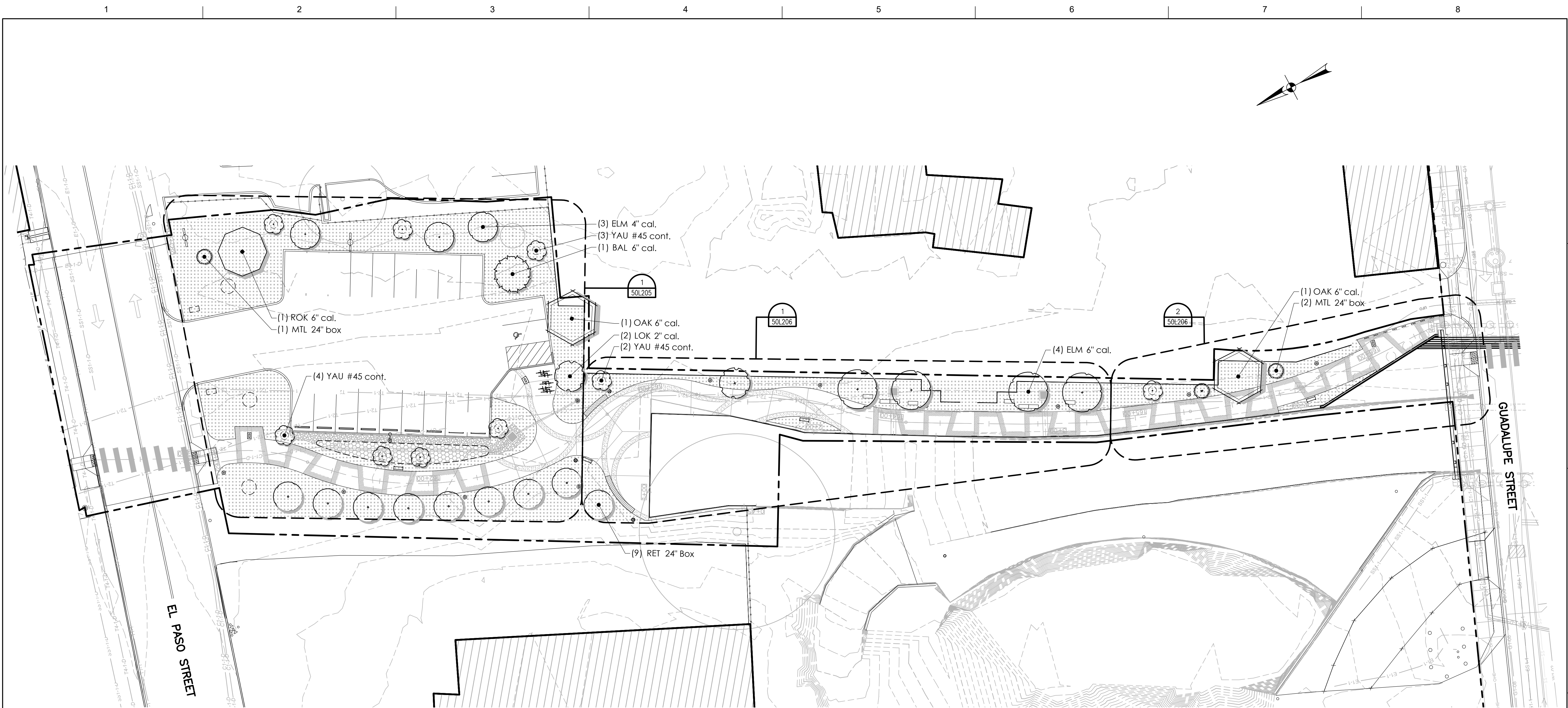
Drawn by:
K. MYCOCK

PHASE 4
MAIN CHANNEL
AREA LANDSCAPE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Drawing No.
50L100

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ADJUST SCALE ACCORDINGLY.

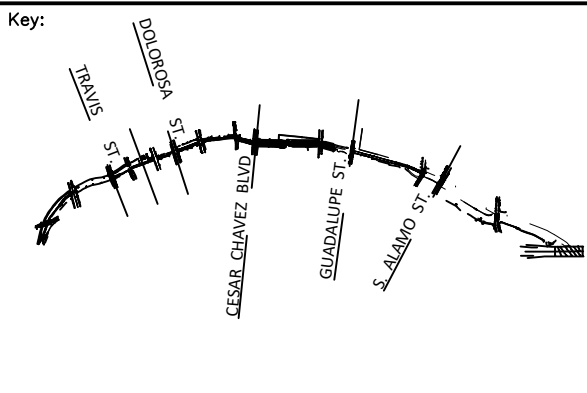
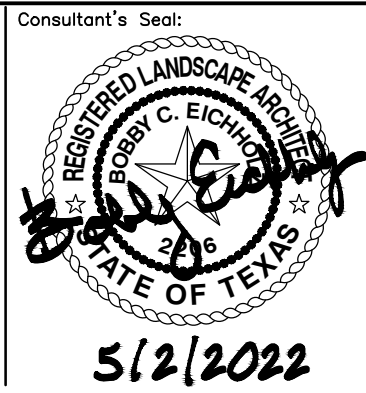
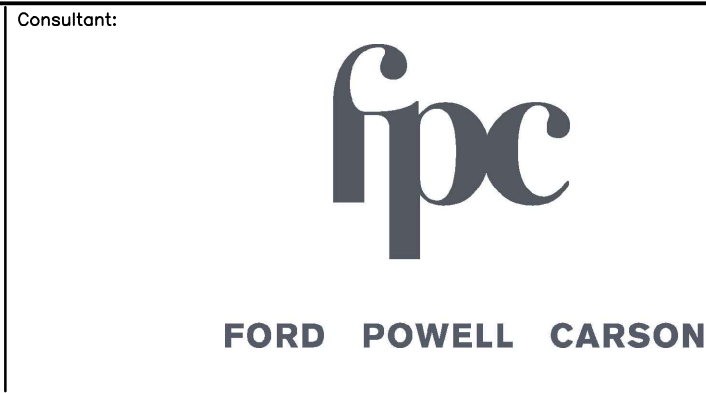


PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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50L104

ISSUE	DATE	DESCRIPTION
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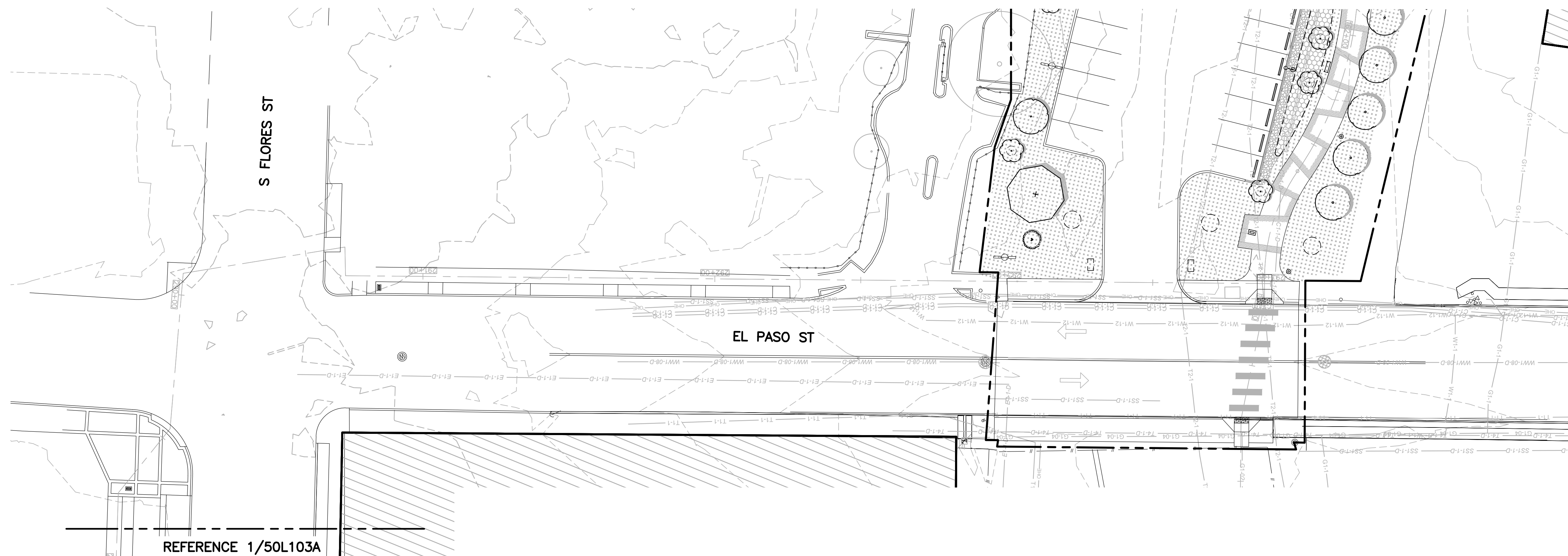
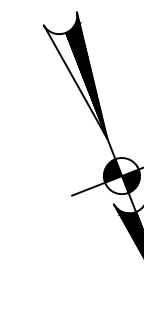
PHASE 4
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:	
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Date:	08/20/2021
Reviewed by:	B. EICHHOLZ
Drawn by:	K. MYCOCK

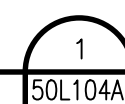
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ADJUST SCALE ACCORDINGLY.

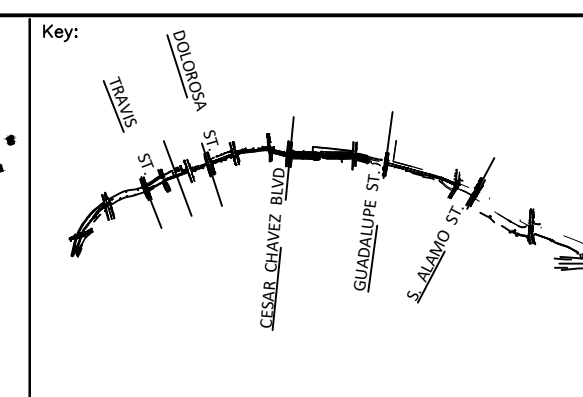
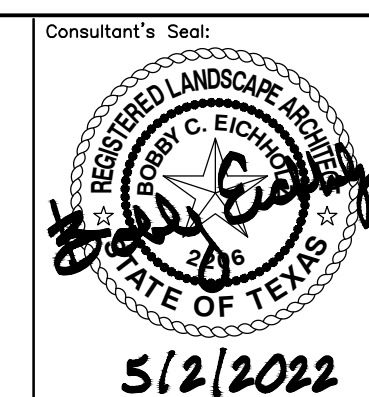


PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



0	05/02/2022	ISSUE FOR CONSTRUCTION
ISSUE	DATE	DESCRIPTION



Drawing Name:


PHASE 4
MAIN CHANNEL
PARTIAL LANDSCAPE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

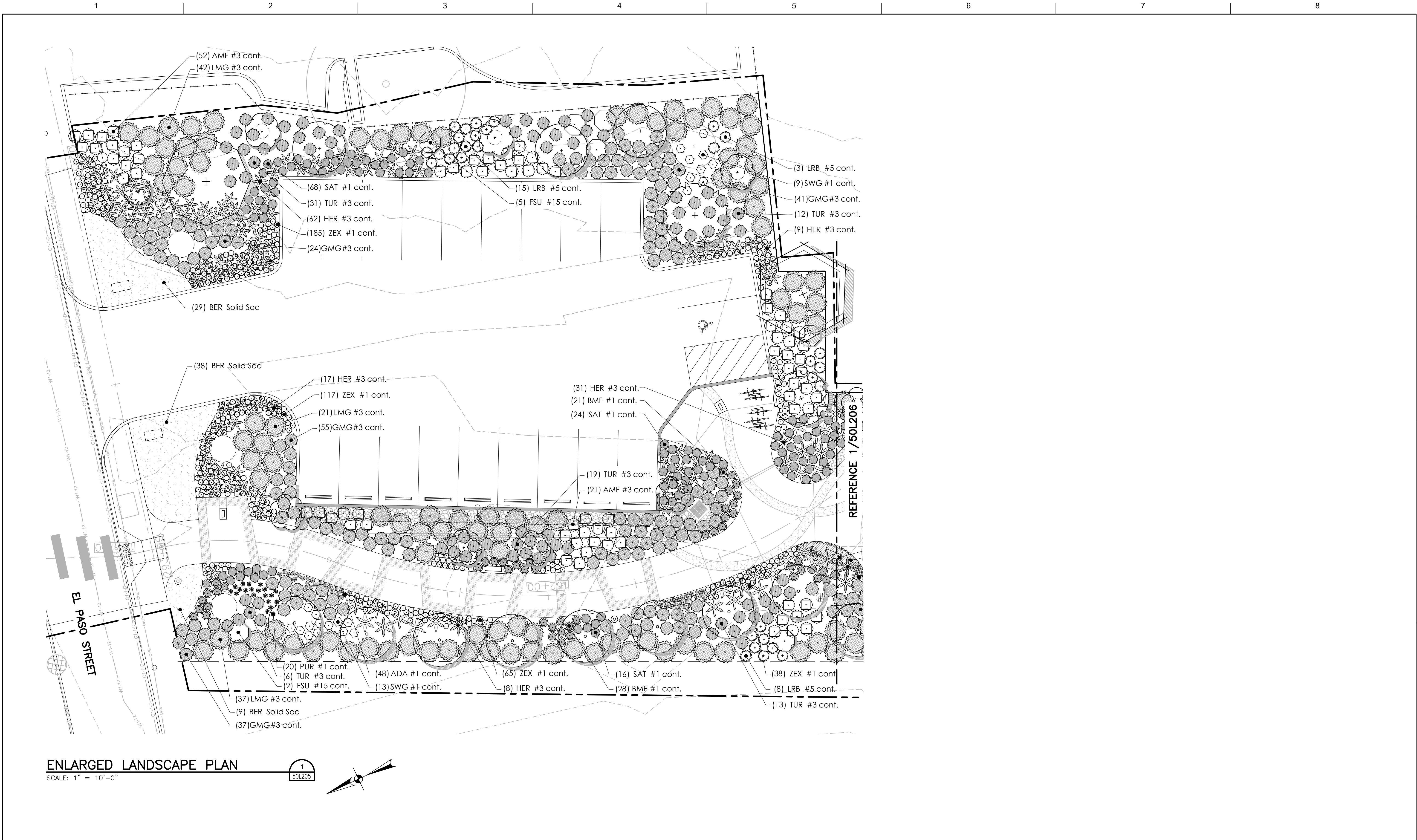
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Date:	08/20/2021
Reviewed by:	B. EICHHOFF
Drawn by:	K. MYCOCK

Drawing No.

50L104A



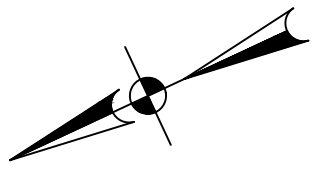
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ADJUST SCALE ACCORDINGLY.



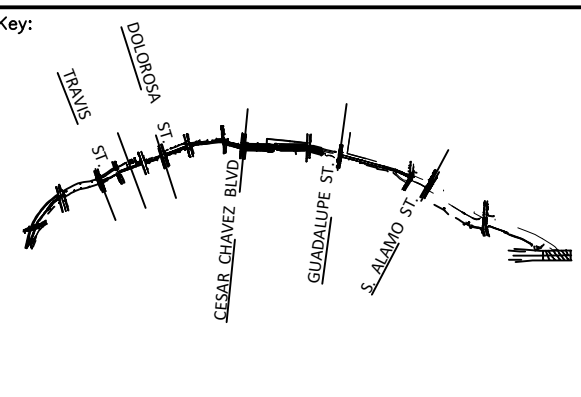
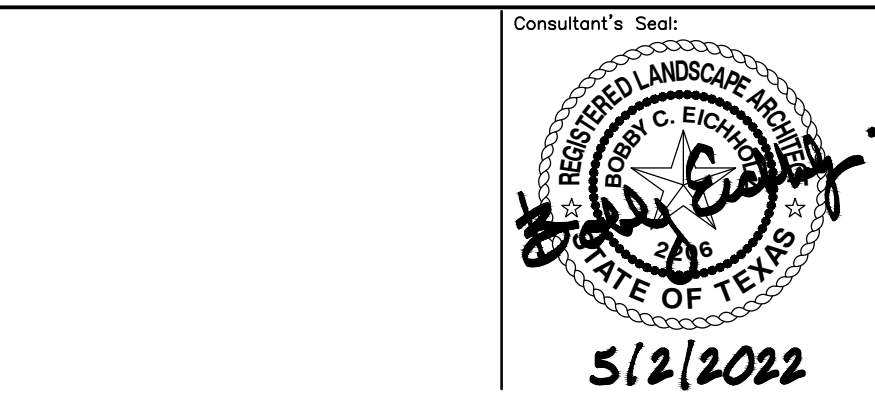
ENLARGED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

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50L205



ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUE FOR CONSTRUCTION



Project Name:

PHASE 4 MAIN CHANNEL AREA LANDSCAPE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale:
1"=10'

Date:
08/20/2021

Reviewed by:
B. EICHHOLZ

Drawn by:
K. MYCOCK

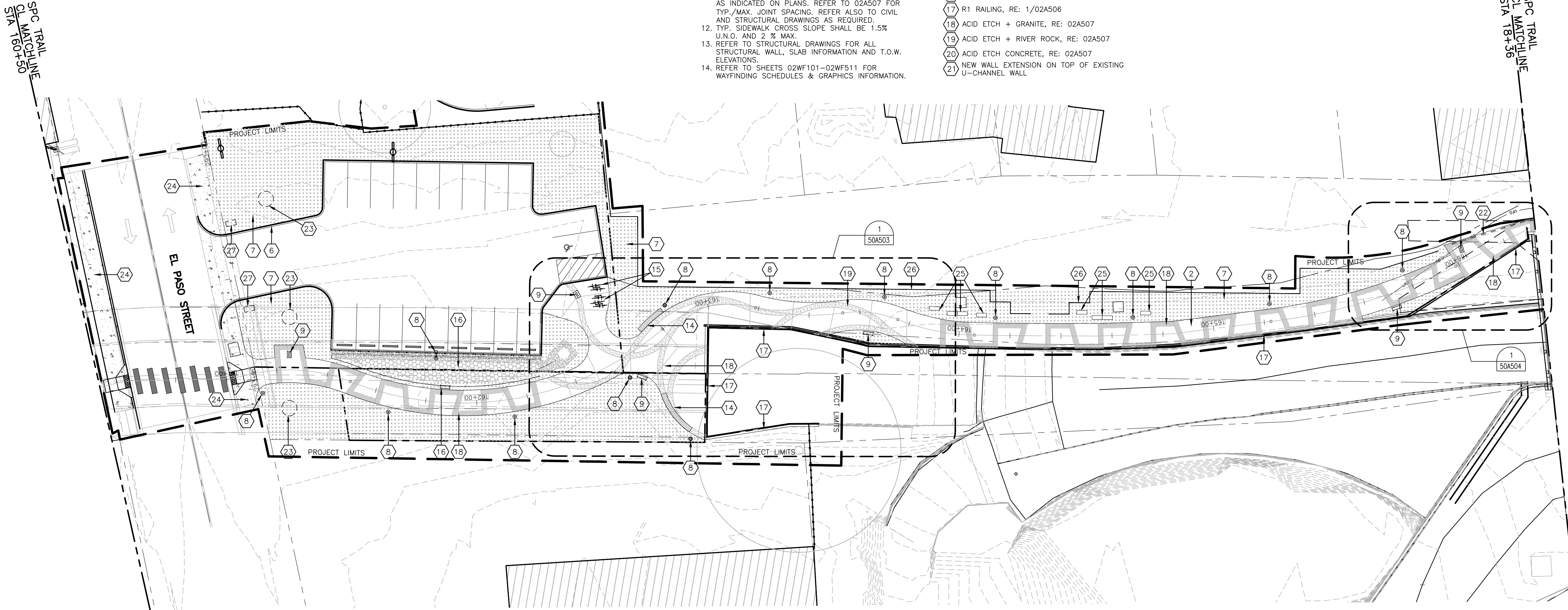
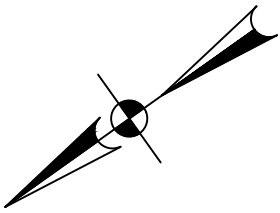
Drawing No.

50L205

- SITE PLAN GENERAL NOTES
1. REFER TO SURVEY FOR EXIST. SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE DIMENSIONS & CONDITIONS.
 2. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION INFORMATION. PROTECT ANY EXISTING BUILDINGS, TREES, SIDEWALKS, BRIDGES, WALLS & OTHER ITEMS THAT ARE TO REMAIN DURING CONSTRUCTION.
 3. MAINTAIN SAFE & UNRESTRICTED FIRE EGRESS ROUTES FROM ALL AREAS OF THE SITE INCLUDING EXISTING BUILDINGS & NEW CONSTRUCTION & COMPLY WITH ALL APPLICABLE CODES.
 4. REFER TO CIVIL DRAWINGS FOR BUILDING, DRIVEWAY & CURB LOCATIONS, GRADING, BUILDING FINISH FLOOR ELEVATIONS, SITE UTILITIES, CHANNEL BOTTOM & WSE.
 5. REFER TO LANDSCAPE DRAWINGS FOR EXISTING & NEW LANDSCAPE INFORMATION.
 6. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
 7. REFER TO SHEETS 02A503 & 02A504 FOR ARCHITECTURAL WALL TYPES.
 8. REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 9. REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
 10. REFER TO SHEET 02A507 FOR ARCHITECTURAL CONC. SIDEWALK PAVING FINISHES & PATTERNS, TYP. CONC. PAVING FINISH TO BE P1 U.N.O.
 11. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AS INDICATED ON PLANS. REFER TO 02A507 FOR TYP./MAX. JOINT SPACING. REFER ALSO TO CIVIL AND STRUCTURAL DRAWINGS AS REQUIRED.
 12. TYP. SIDEWALK CROSS SLOPE SHALL BE 1.5% U.N.O. AND 2 % MAX.
 13. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALL, SLAB INFORMATION AND T.O.W. ELEVATIONS.
 14. REFER TO SHEETS 02WF101-02WF511 FOR WAYFINDING SCHEDULES & GRAPHICS INFORMATION.

- KEYNOTE LEGEND
- 1 EXISTING WALL TO REMAIN
 - 2 CONC. WALK, RE. CIVIL & SEE 02A507
 - 3 R8 RAILING, RE. 1/02A509
 - 4 R9 RAILING, RE: 1/02A509
 - 5 EDGE OF BRIDGE ABOVE
 - 6 CONC. CURB, RE. CIVIL
 - 7 PLANTING AREA, RE. LANDSCAPE
 - 8 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
 - 9 WAYFINDING SIGNAGE
 - 10 BURIED ISP UTILITY (MANHOLE=MH) - RE. CIVIL
 - 11 LIGHT BOLLARD, RE. ELEC.
 - 12 PARKING LOT STREET LAMP, RE. ELEC.
 - 13 CROSSWALK
 - 14 CONCRETE BENCH
 - 15 BIKE RACKS
 - 16 LID FEATURE
 - 17 R1 RAILING, RE: 1/02A506
 - 18 ACID ETCH + GRANITE, RE: 02A507
 - 19 ACID ETCH + RIVER ROCK, RE: 02A507
 - 20 ACID ETCH CONCRETE, RE: 02A507
 - 21 NEW WALL EXTENSION ON TOP OF EXISTING U-CHANNEL WALL

- 22 RECTANGULAR BOLLARD, RE: 50A504
- 23 POTENTIAL ART LOCATION
- 24 BROOM FINISH CONCRETE WALK, RE. CIVIL
- 25 2'x2'x4' LIMESTONE BLOCK TO MATCH MSE BLOCK
- 26 DESIGN MASTER FENCE
- 27 POTENTIAL PARKING ENTRY PYLON LOCATION



PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

1
50A104

- LEGEND
- PLANTING AREA WITH BIORETENTION MEDIA
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUED FOR CONSTRUCTION

SAN ANTONIO
RIVER AUTHORITY
Leaders in Watershed Solutions

Prime Consultant:

Texas P.E. Firm
Registration No. F-754

Consultant:

FORD POWELL CARSON

RIALTO
STUDIO

Consultant's Seal:

Key:

Drawing Name:

PHASE 4
MAIN CHANNEL
PARTIAL SITE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale:
1"=20'

Date:

Reviewed by:
J. MIZE

Drawn by:
L.E. HALL

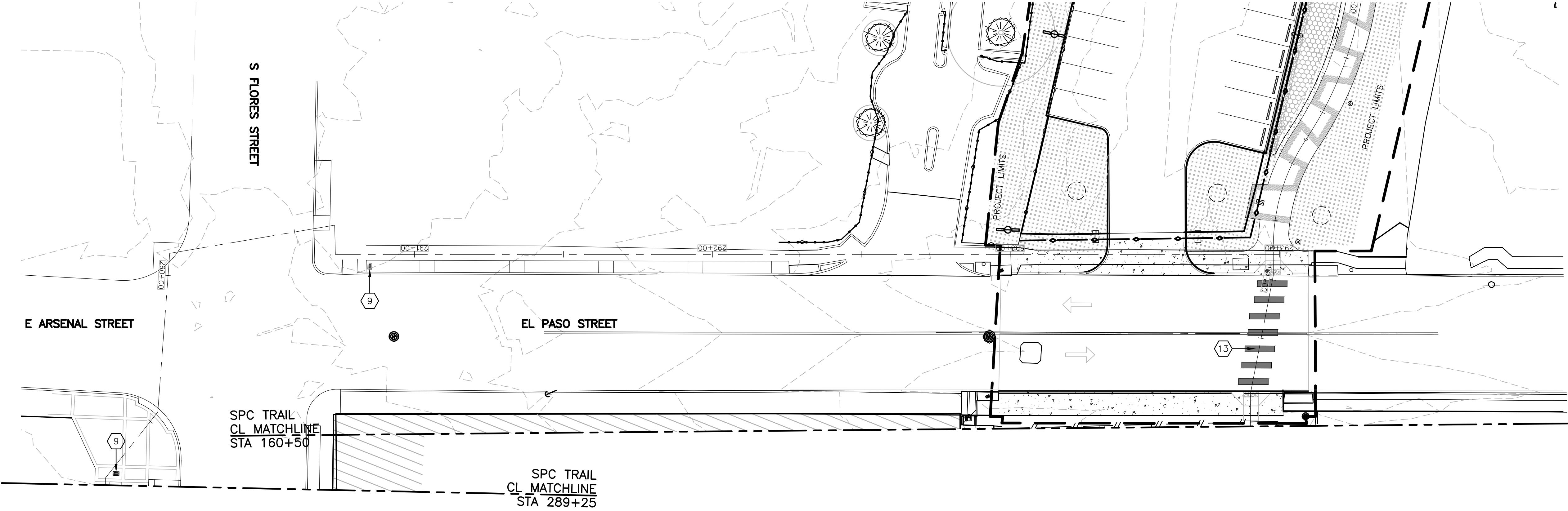
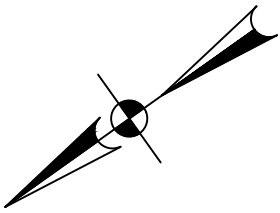
Drawing No.

50A104

- SITE PLAN GENERAL NOTES
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 2. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION INFORMATION. PROTECT ANY EXISTING BUILDINGS, TREES, SIDEWALKS, BRIDGES, WALLS & OTHER ITEMS THAT ARE TO REMAIN DURING CONSTRUCTION.
 3. MAINTAIN SAFE & UNRESTRICTED FIRE EGRESS ROUTES FROM ALL AREAS OF THE SITE INCLUDING EXISTING BUILDINGS & NEW CONSTRUCTION & COMPLY WITH ALL APPLICABLE CODES.
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 7. REFER TO SHEETS 02A503 & 02A504 FOR ARCHITECTURAL WALL TYPES.
 8. REFER TO SHEET 02A505 FOR TYP. CONC. WALL ARCHITECTURAL TREATMENT.
 9. REFER TO SHEETS 02A506 FOR ARCHITECTURAL RAILING TYPES, TYP. RAILING TYPE TO BE R1 U.N.O.
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 12. TYP. SIDEWALK CROSS SLOPE SHALL BE 1.5% U.N.O. AND 2 % MAX.
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- KEYNOTE LEGEND
- 1 EXISTING WALL TO REMAIN
 - 2 CONC. WALK, RE. CIVIL & SEE 02A507
 - 3 R8 RAILING, RE. 1/02A509
 - 4 R9 RAILING, RE: 1/02A509
 - 5 EDGE OF BRIDGE ABOVE
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 - 7 PLANTING AREA, RE. LANDSCAPE
 - 8 LIGHT FIXTURE, RE. ELEC. & 2&5/02A504
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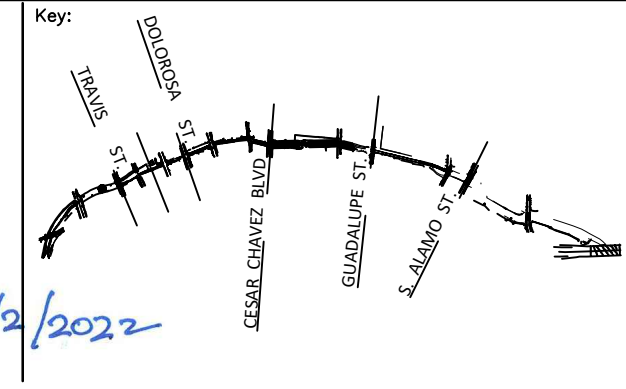
PARTIAL SITE PLAN

SCALE: 1" = 20'-0"



- LEGEND
- PLANTING AREA WITH BIORETENTION MEDIA
 - PLANTING AREAS
 - CONCRETE PAVING
 - EXISTING STRUCTURES

ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUED FOR CONSTRUCTION



PHASE 4
MAIN CHANNEL
PARTIAL SITE PLAN

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale:
1"=20'

Date:

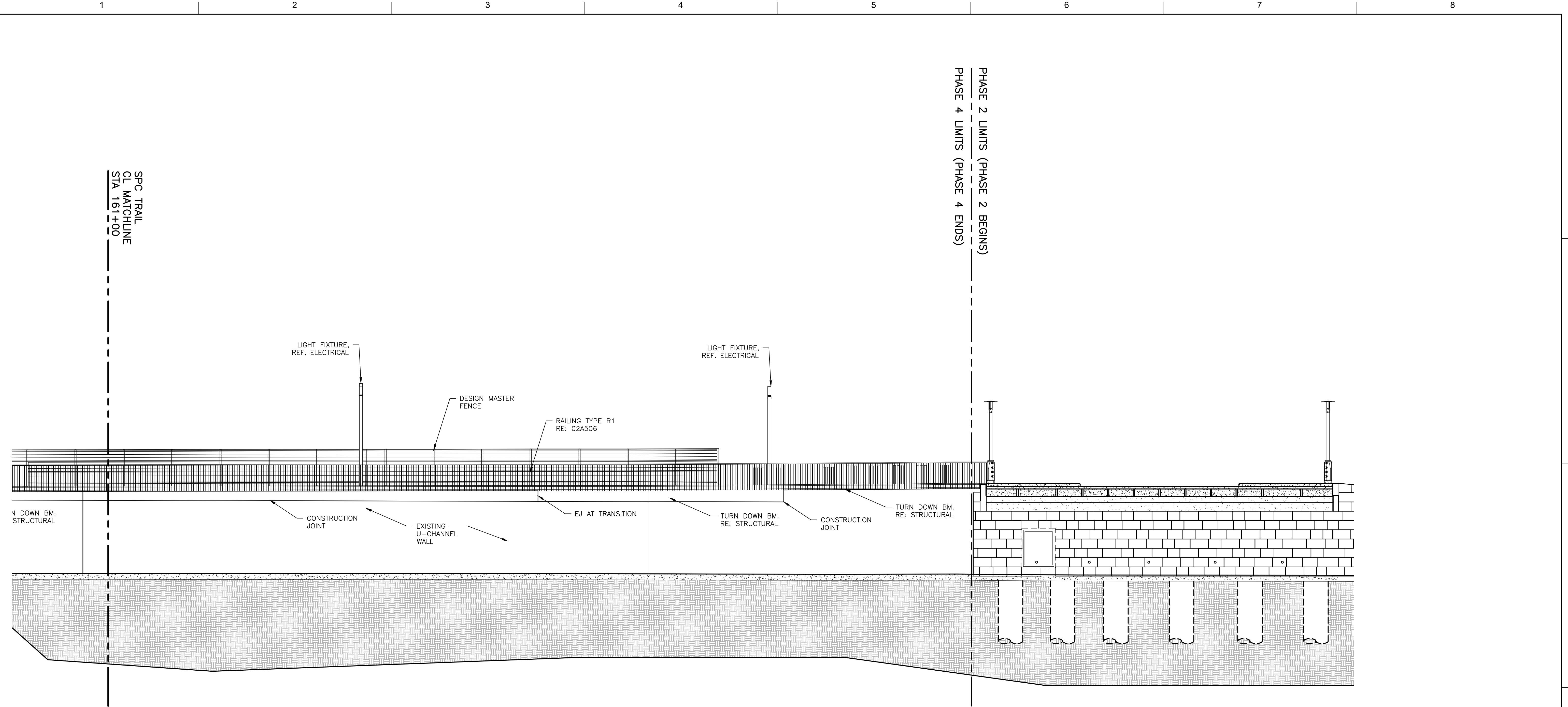
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J. MIZE

Drawn by:
L.E. HALL

Drawing No.

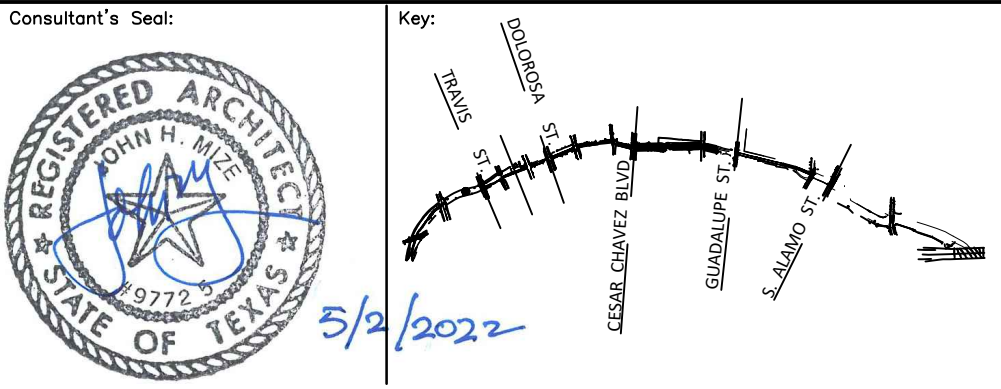
50A104A

BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.



ELEVATION EAST TRAIL VIEW
SCALE: 1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUED FOR CONSTRUCTION



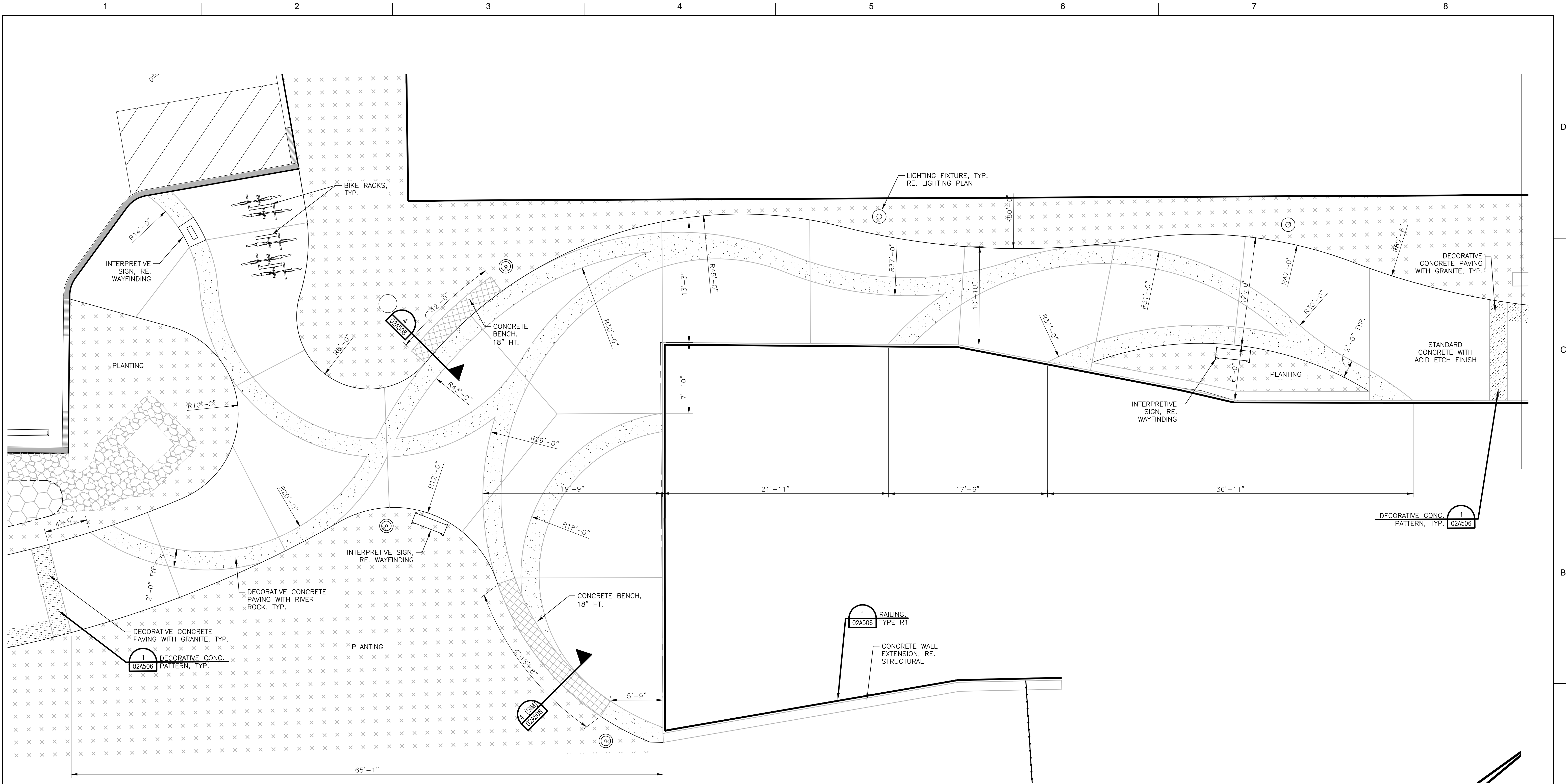
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MAIN CHANNEL
AREA ELEVATIONS**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:
Scale: 1/8" = 1' 0"
Date:
Reviewed by: J. MIZE
Drawn by: A. Castillo

Drawing No. **50A309**

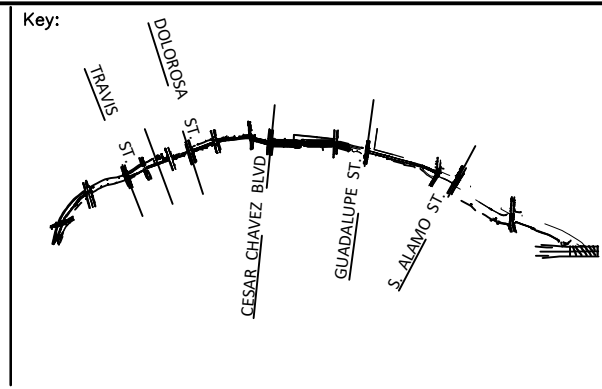
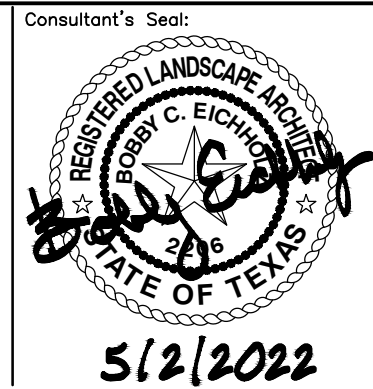
BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.



ENLARGED PLAN: CULVERT OVERLOOK

SCALE: 3/16" = 1'-0"

ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUE FOR CONSTRUCTION



Project Name: PHASE 4
MAIN CHANNEL
ARCHITECTURAL DETAILS

Project Number: 50A503

Scale: AS NOTED

Date: 08/20/2021

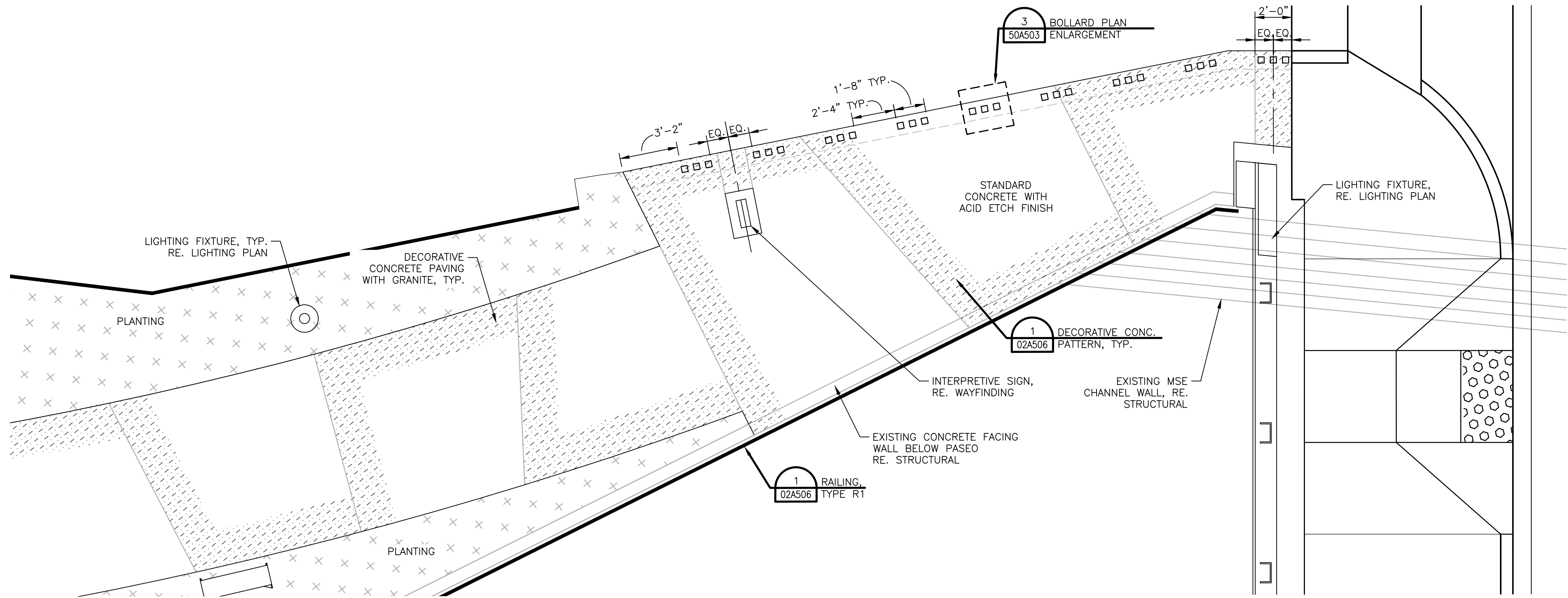
Reviewed by: B. EICHHOLZ

Drawn by: K. MYCOCK

San Pedro Creek Improvements
San Antonio Texas

Drawing No. 50A503

BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.

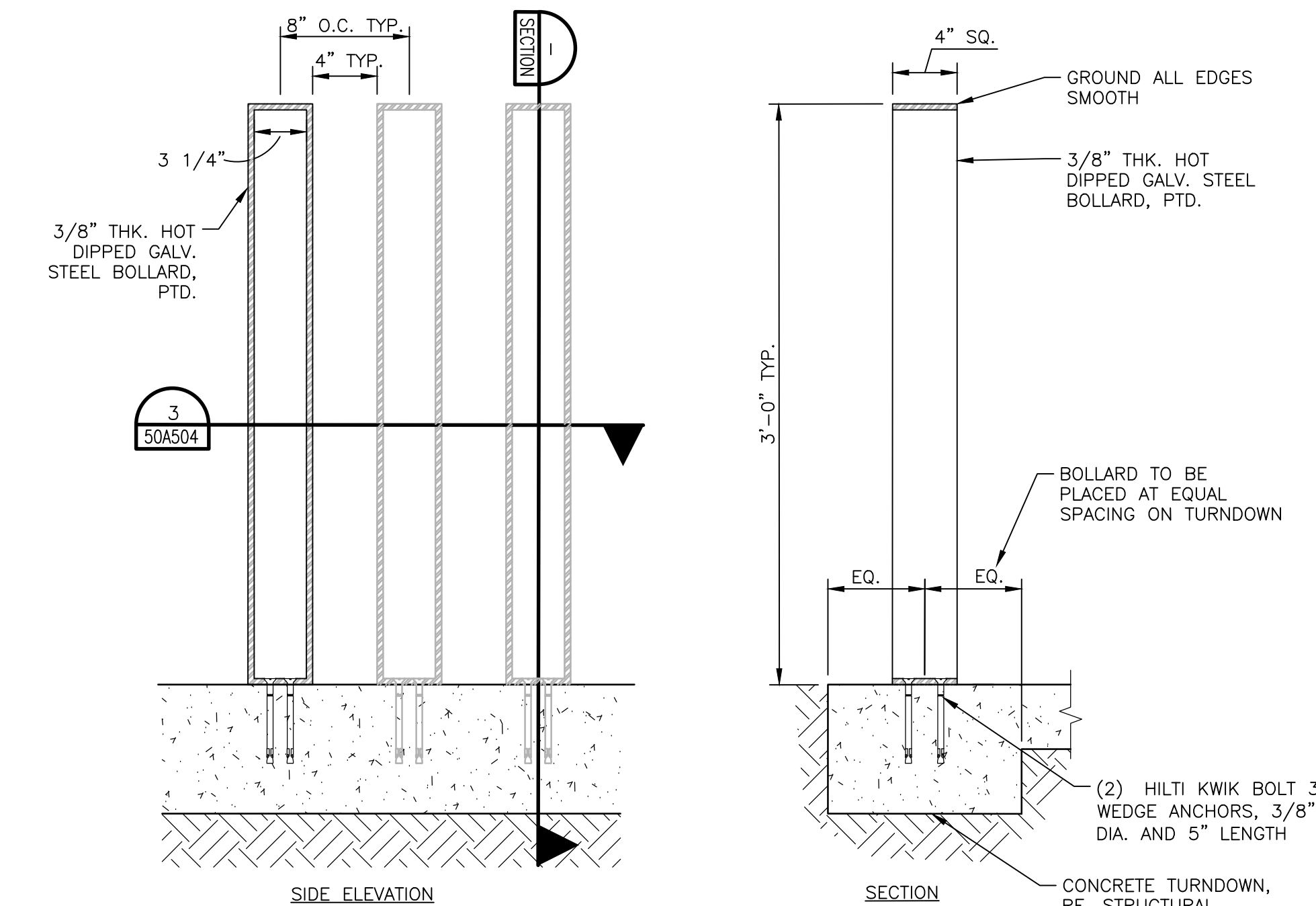


PLAN: ZAZA BOLLARDS

SCALE: 1/4" = 1'-0"

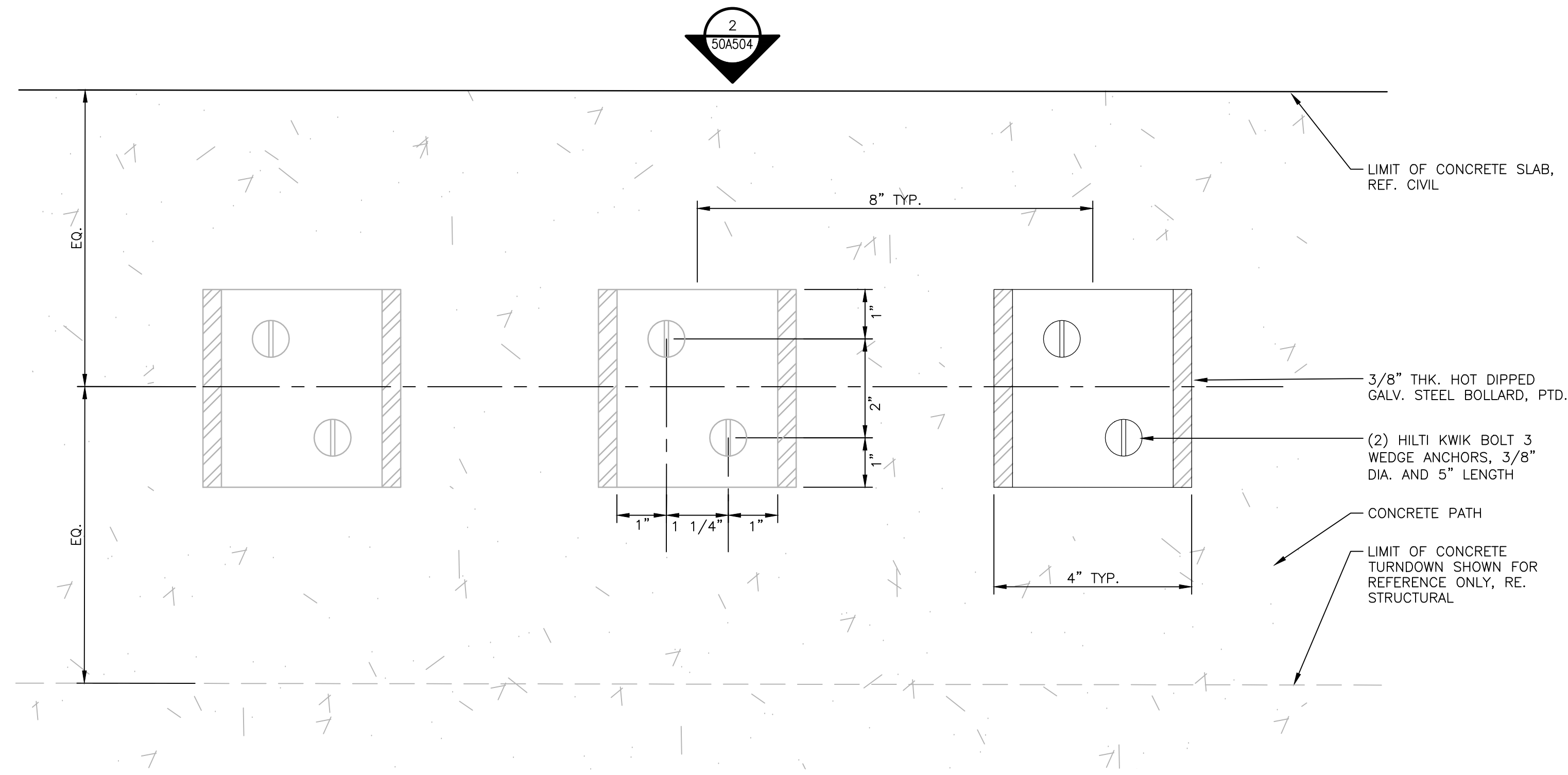


IMAGE FOR REFERENCE ONLY



SECTIONS: ZAZA BOLLARDS

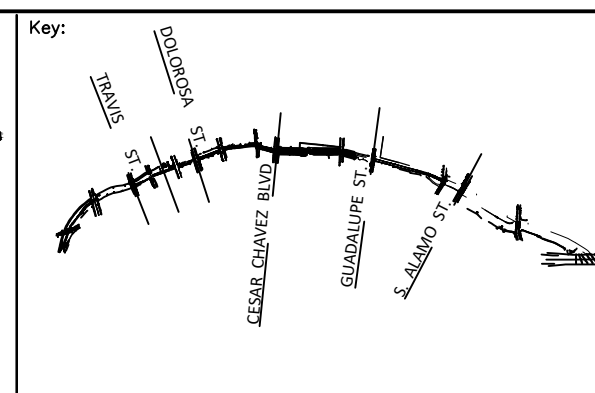
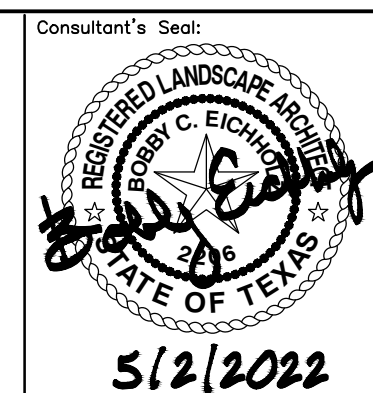
SCALE: 1 1/2" = 1'-0"



ENLARGED PLAN: ZAZA BOLLARDS

SCALE: 6" = 1'-0"

ISSUE	DATE	DESCRIPTION
0	05/02/2022	ISSUE FOR CONSTRUCTION



Drawn by: K. MYCOCK

Reviewed by: B. EICHHOLZ

Date: 08/20/2021

Scale: AS NOTED

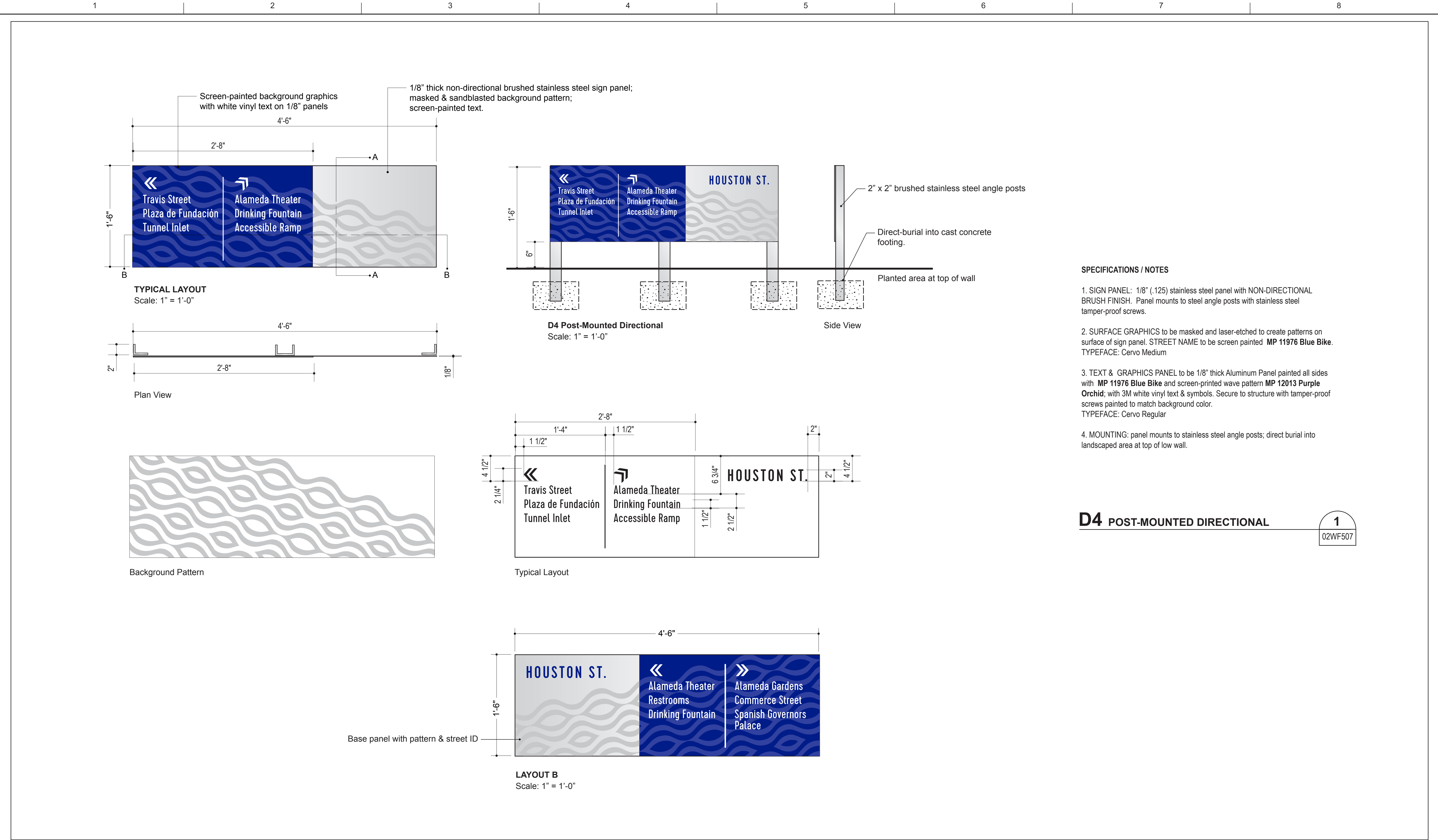
Project Number: 50A504

Drawing No. 50A504

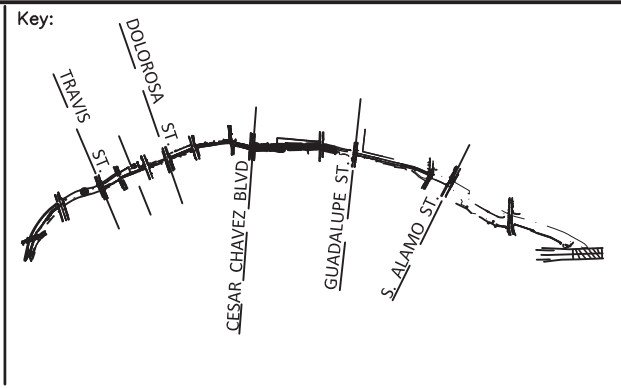
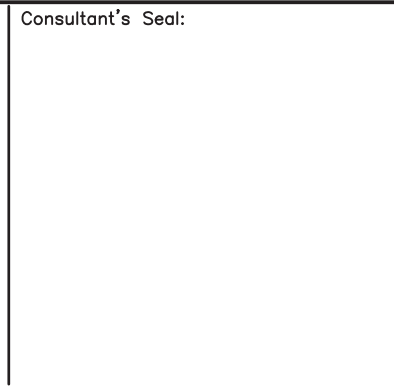
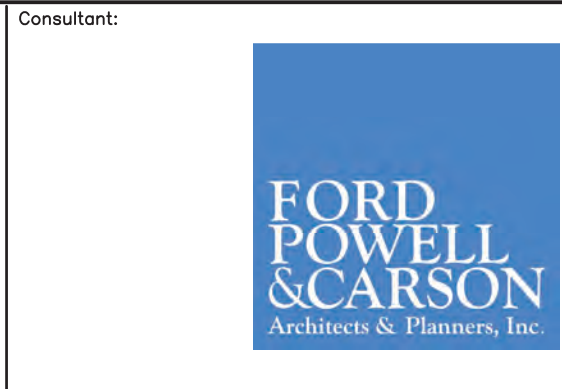
PHASE 4
MAIN CHANNEL
ARCHITECTURAL DETAILS

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.



	07/31/2020	ISSUED FOR CONSTRUCTION
ISSUE	DATE	DESCRIPTION



Drawing Name:

**STANDARD DRAWINGS
GENERAL
WAYFINDING SIGNAGE
DETAILS**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale:
NTS

Date:
07-2020

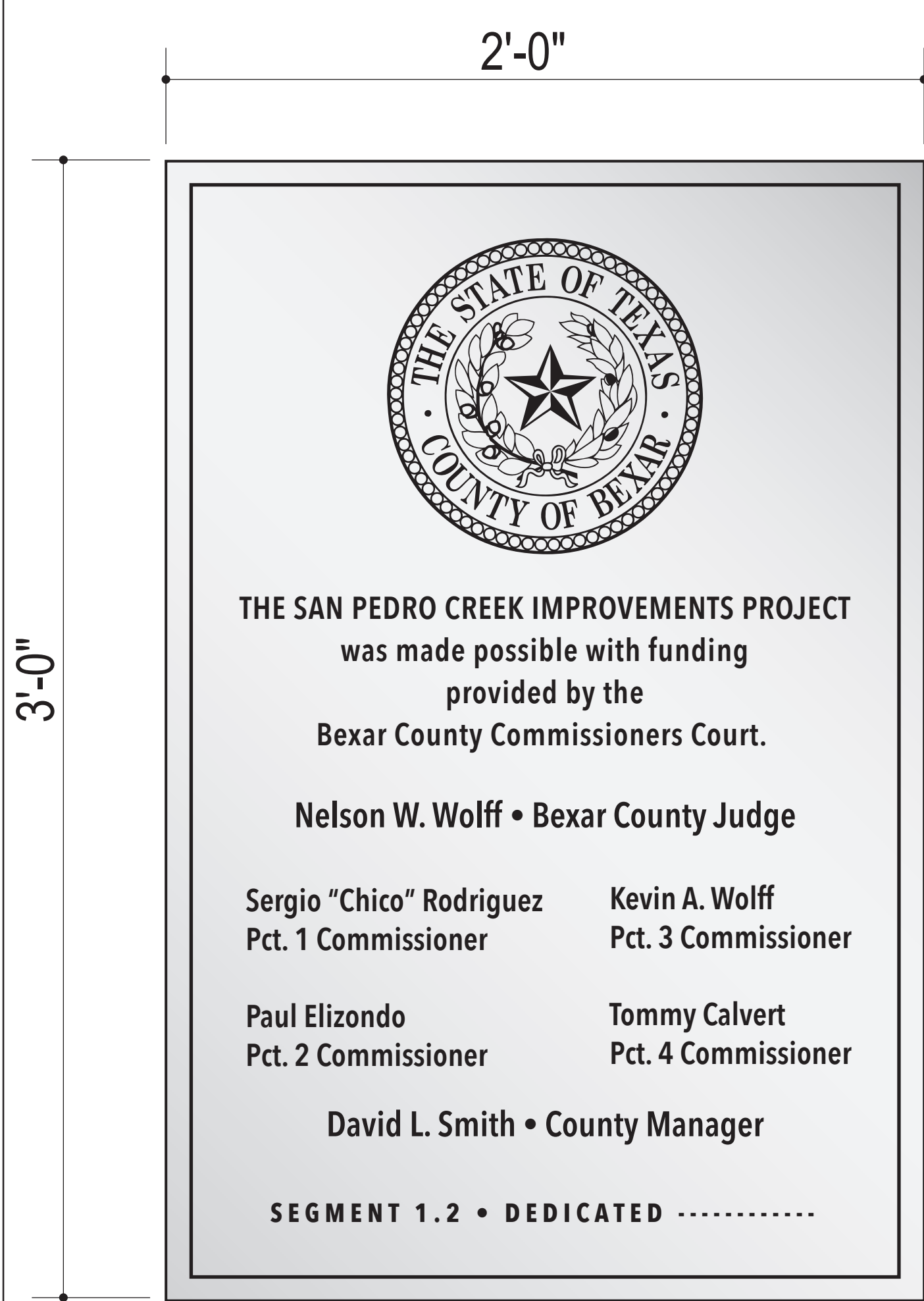
Reviewed by:

Drawn by:
Marek-Hill

Drawing No.

02WF507

BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.



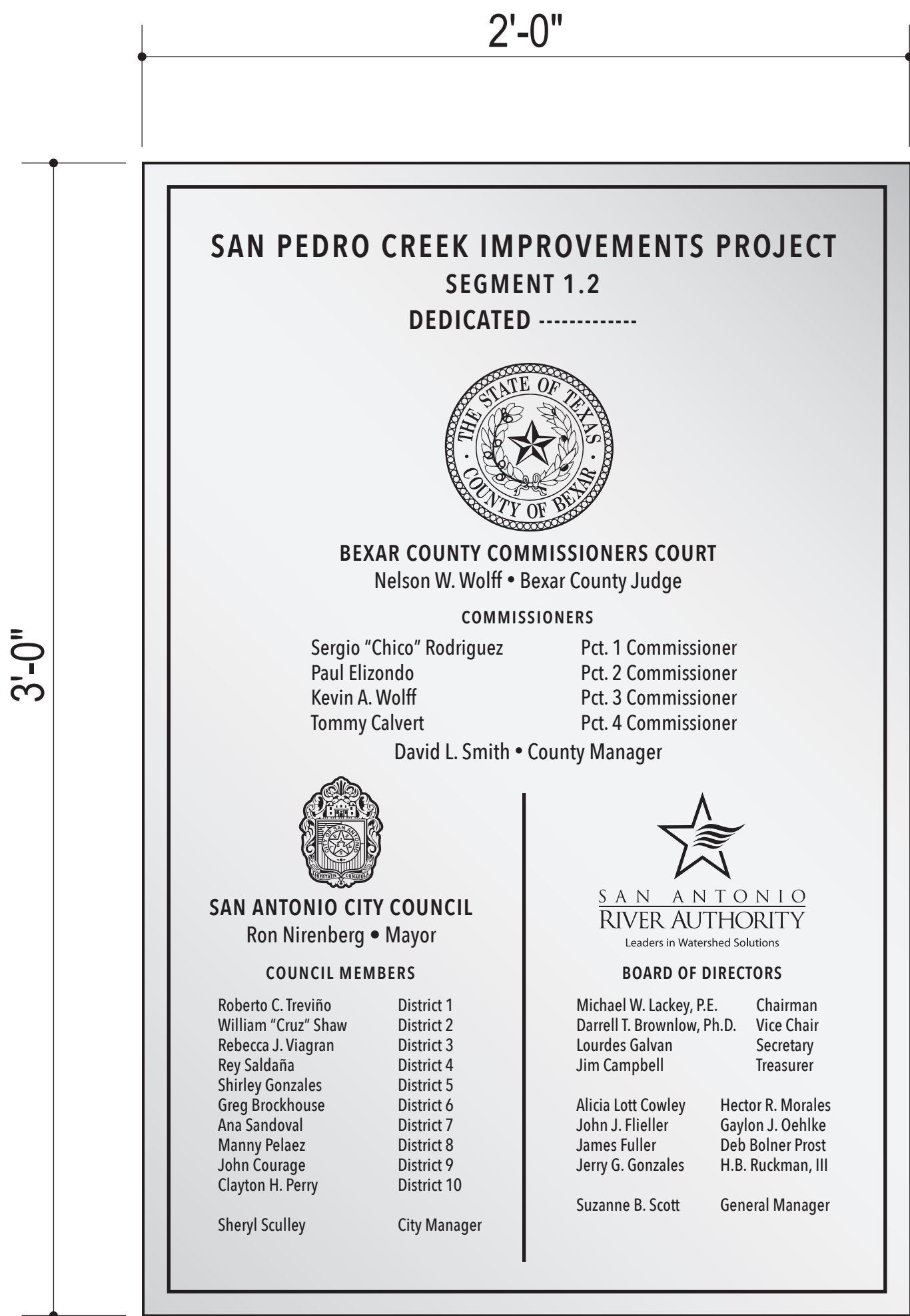
SP.1 COUNTY SPONSOR PANEL
Scale: 1.5" =1'-0"

FINAL TEXT TBD

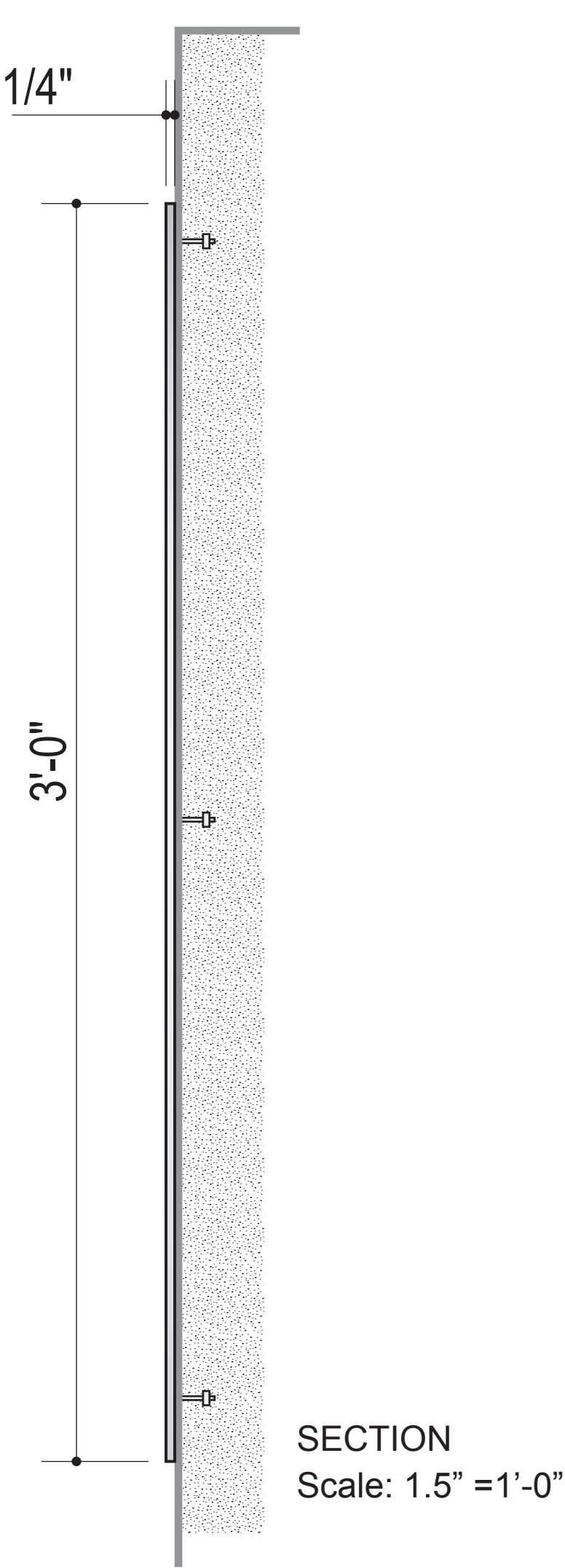
SPONSOR PANELS: fabricated of 1/4" thick BRUSHED STAINLESS STEEL PLATE with etched and infilled text & logos in black. Panels are blind-stud mounted with stainless steel hardware into concrete or stone boulders.
TYPEFACE: Avenir Next Condensed; Medium, Demi-Bold, and Bold.

SPECIFIC MOUNTING LOCATIONS FOR SIGNS TO BE DETERMINED ON SITE.

PANELS MAY BE MOUNTED ON BOULDERS AS DETERMINED BY CLIENT.

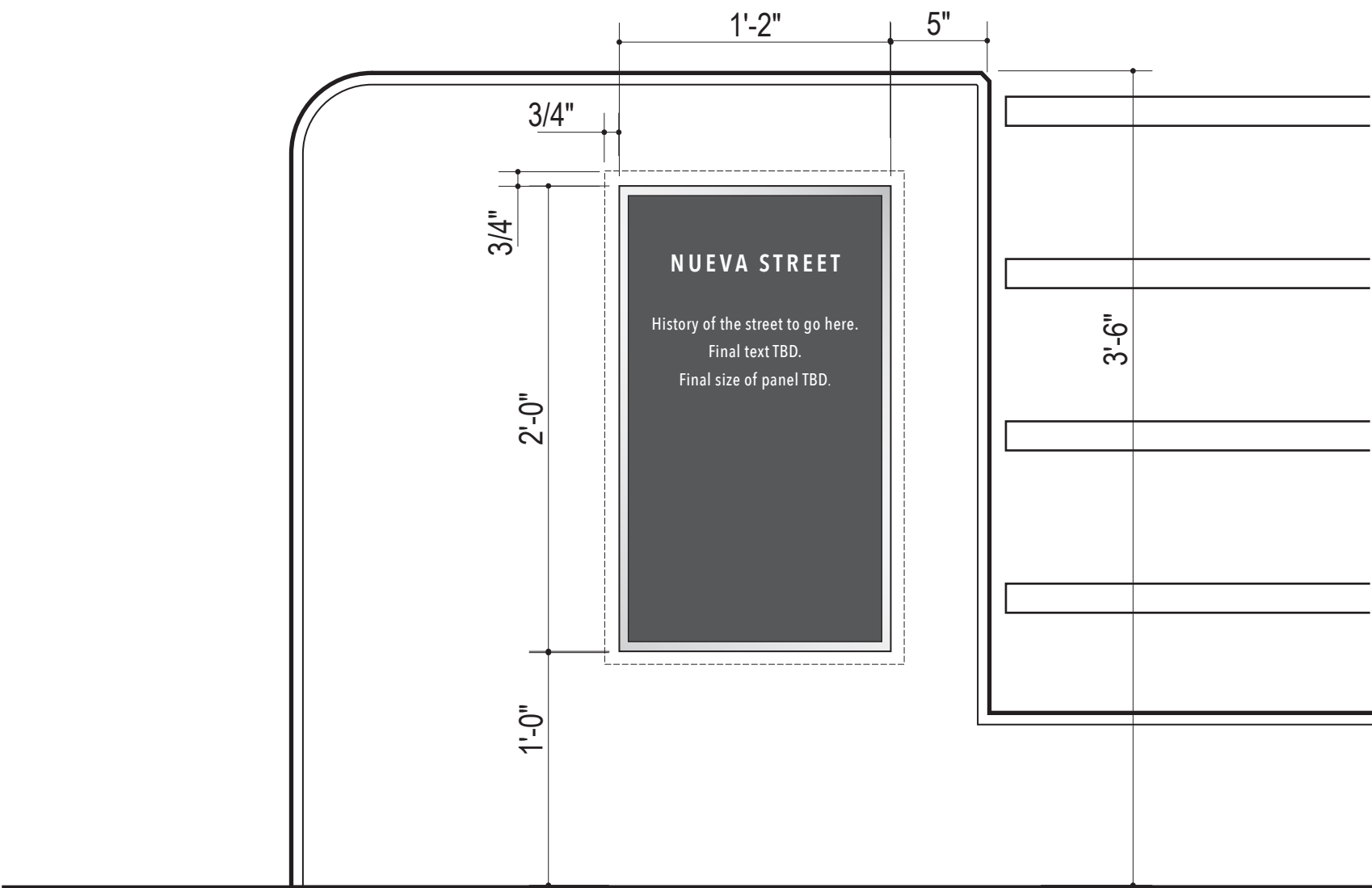


SP.2 CITY OF SA & RIVER AUTHORITY PANEL
Scale: 1.5" =1'-0"



SECTION
Scale: 1.5" =1'-0"

SP.1 & SP.2 SPONSOR PANELS



BR.1 BRIDGE PANEL
Scale: 1.5" =1'-0"

FINAL TEXT TBD

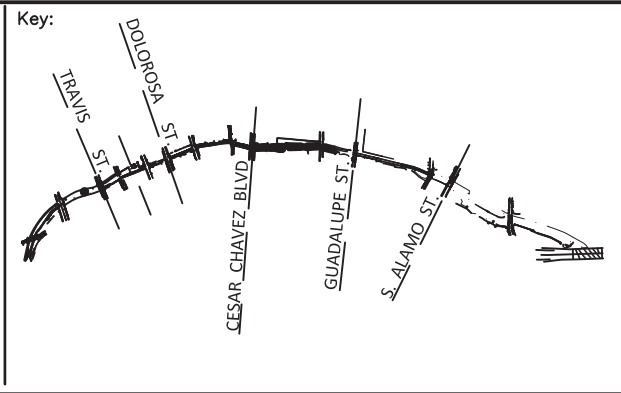
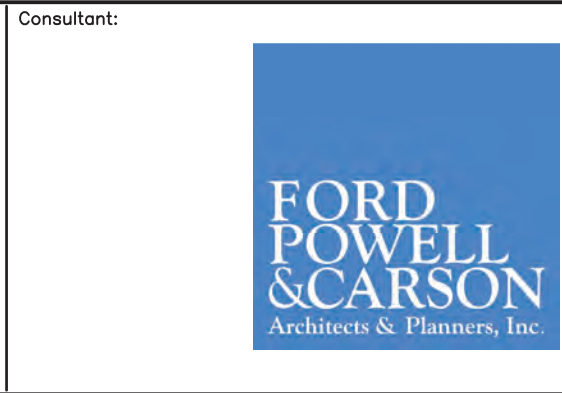
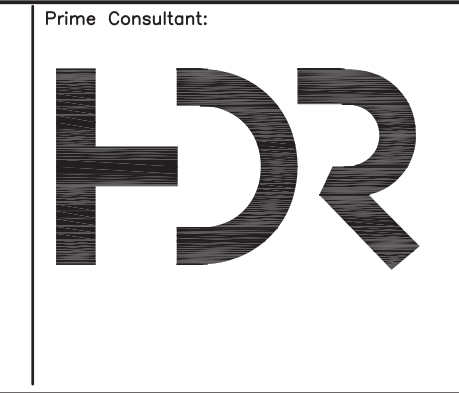
CAST ALUMINUM PANEL: Satin Finish raised graphics; background infilled with black. Clearcoat if needed. Panels to be blind-stud mounted with stainless steel hardware into concrete bridge rail terminals.
TYPEFACE: Avenir Next Condensed; Medium, Demi-Bold, and Bold.

SIGNS TO BE MOUNTED AS SHOWN AT LOCATIONS ON BRIDGES DETERMINED BY ARCHITECT.

BR.1 BRIDGE PANEL AT BRIDGE RAIL



ISSUE	DATE	DESCRIPTION
	07/31/2020	ISSUED FOR CONSTRUCTION



Drawing Name:

**STANDARD DRAWINGS
GENERAL
WAYFINDING SIGNAGE
DETAILS**

SAN PEDRO CREEK IMPROVEMENTS
SAN ANTONIO TEXAS

Project Number:

Scale:
NTS

Date:
07-2020

Reviewed by:

Drawn by:
Marek-Hill

Drawing No.

02WF508

BAR LENGTH ON ORIGINAL
DRAWING EQUALS ONE INCH.
ADJUST SCALE ACCORDINGLY.