

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2022

HDRC CASE NO: 2022-537
ADDRESS: 151 E TRAVIS ST
LEGAL DESCRIPTION: NCB 403 (ARISTA HOTEL), BLOCK 14 LOT 14
ZONING: D, HS, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Kris Feldmann/CREO
OWNER: ICONICOZ ARTISTA FUND LLC
TYPE OF WORK: Construction of an 8-story hotel
APPLICATION RECEIVED: October 28, 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 to construct an 8-story hotel structure on the vacant lot at 151 E Travis Street. The proposed new construction will feature one level at the river level, 151 rooms and restaurant space.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
- (1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:
- A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of way, on the street sides of the property in all river improvement overlay districts
 - B. Provide a connection from the street level sidewalk to the Riverwalk at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk.
 - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.
- (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.
- (3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.
- A. Paving materials for pedestrian pathways shall be either:
 - i. Broom-finished, scored, sandblasted or dyed concrete;
 - ii. Rough or honed finished stone;
 - iii. Brick or concrete pavers; or
 - iv. Other materials that meet the performance standards of the above materials.
 - B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The public works department will maintain the designated multi-use path locations.
- (4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.
- (5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.
- A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk 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 Riverwalk 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 Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(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.
- Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC 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.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

(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.

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(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.

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they \ drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode or otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1.

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties. (see Figure 673-4).

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(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.

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(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.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and

welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(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.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(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.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(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) foot-candles 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 output 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.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(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.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(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.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width.

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(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.

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

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

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

- (1) Express facade components in ways that will help to establish building scale.
 - A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.
- (2) Align horizontal building elements with others in the blockface to establish building scale.
 - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
- (3) Express the distinction between upper and lower floors.
 - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.
- (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
 - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within

the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

City of San Antonio Downtown Design Guide:

Required Design Standards

Chapter 2: Sidewalks and Setbacks

A.1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.

A.4. Provide continuous landscaped and hardscaped area, commonly referred to as "parkway," adjacent to the curb on predominantly non-commercial streets.

A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.

Chapter 3: Ground Floor Treatment

A.1. Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

A.6. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.

A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.

Chapter 4: Parking and Access

A.1. Locate off-street parking behind or below buildings as seen in Figure 4.2 and 4.3.

A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.

A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.

A.11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of sidewalk, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.

B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. This can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

Chapter 6: On-site Open Space

Ch.6.other. Outdoor Amenities: Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.

Ch.6.other. Outdoor Amenities: Ensure anti-skateboard and antigraffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.

Ch.6.other. Outdoor Amenities: Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7: Architectural Detail

A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.

C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.

C.12. Prohibited Exterior Materials

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. Lumpy stucco, CMU;
4. Rough sawn or natural (unfinished) wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).

E.9. Parking and security lights shall not provide spillover to neighboring residential properties.

H.1. Exterior roll-down doors and security grills are not permitted in downtown

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

I.4. No fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8: Streetscape Improvements

- B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.
- B.2. Asphalt is not permitted for public sidewalks in downtown.
- C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.
- E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit “topping” and “heading.”
- F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot “Windsor” or similar.
- G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.
- G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.
- G.3. Design the lower portion of the buildings to support human scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.
- G.4. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the River Walk:
 - a. Vending machines
 - b. Automatic teller machines
 - c. Pay phones
 - d. Photo booths
 - e. Automated machines such as, but not limited to, blood pressure machines, fortunetelling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
 - f. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Chapter 11: Sustainable Design

- D.1. All projects must comply with the City’s green building ordinance, Build San Antonio Green (BSAG).

Encouraged Design Guidelines

Chapter 2: Sidewalks and Setbacks

- A.4. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
- A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
- A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
- A.8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
- A.10. Install streetscape improvements as specified in Chapter 8--Streetscape Improvements.
- A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.
- A.12. New development should be landscaped or paved to match the adjacent public frontage.
- B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.

Chapter 3: Ground Floor Treatment

- A.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
- A.12. If a residential unit’s individual entry along the street is the unit’s primary entry, it should be accessible from the sidewalk.
- A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.

B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.

B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.

Chapter 4: Parking and Access

A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street as seen in Figure 4.1.

A.5. On-street parking lanes may be converted to travel lanes during rush hour.

A.6. Provide on-street parking for visitors and customers.

A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.

C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5: Massing and Street Wall

A.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into “modules” that are similar in scale.

A.2. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

A.3. A new building should incorporate design elements that provide a base, middle and a top.

A.4. A new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

A.5. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

B.1. Street walls should be located against the back of sidewalk.

B.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.

B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6: On-site Open Space

Ch.6.3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.

Ch.6.other. Outdoor Amenities: Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.

Ch.6.other. Outdoor Amenities: Furniture and fixtures should be selected with regard to maintenance considerations.

Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.

Ch.6.other. Landscape Elements to Provide Shade and Function:

- On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5.
- Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Chapter 7: Architectural Detail

A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.

A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.

A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called “back of house”).

B.1 Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

- B.2. Vertically articulate the street wall façade, establishing different treatment for the building's base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
- B.4. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
- B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.
- C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
- C.3. Use especially durable materials on ground floor façades.
- C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.
- C.5. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.
- C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.
- C.7. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.
- C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
- C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
- C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
- D.2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.
- D.3. Strong colors should emphasize architectural details and entrances.
- D.4. Deep recessed entries into the building are encouraged.
- E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
- E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
- E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
- E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
- F.1. Ground-floor window and door glazing should be transparent and non-reflective.
- F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
- G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
- G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
- G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.
- G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
- G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
- G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.
- I.1. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.

- I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.
- I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.
- I.4. Lighting (exterior building and landscape) should be directed away from adjacent properties and roadways, and shielded as necessary.
- I.5. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.

Chapter 8: Streetscape Improvements

- A.2. The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.
- A.3. All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.
- C.2. Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of Transportation (TxDOT), if State ROW.
- C.4. Crosswalks should be clearly marked with high contrast "zebra" striping, unless some alternative design is provided as part of an integrated urban design for a specific street.
- D.1. Decorative paving used in plaza and courtyard areas should complement the paving pattern and color of the pavers used in the public right-of-way.
- D.3. Paving surfaces must be chosen for easy rollability.
- E.2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
- E.3. Street trees should be planted adjacent to a project when they cannot be accommodated on-site.
- E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
- E.6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
- E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
- E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
- F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
- F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
- F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:
- Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.
 - Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
 - All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
 - All lighting systems should be cut-off, so as not to "spillover" light into adjacent buildings.
- G.5. Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.
- G.6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.
- G.7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.

Ch. 8.H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.

Ch. 8.H.3. Light poles should be separate from power poles.

Chapter 11: Sustainable Design

A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.

C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct an 8-story hotel structure on the vacant lot at 151 E Travis Street. The proposed new construction will feature one level at the river level, 151 rooms and restaurant space.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the June 5, 2019, Historic and Design Review Commission hearing with the following stipulations:
 - That the applicant explore ways to reduce the impact or eliminate the cantilever over the River Walk area. *This stipulation has been met; the cantilever has been eliminated.*
 - That fenestration and other façade separating elements be added to the south and east facades. *This stipulation has been met.*
 - That all mechanical and service equipment be screened from view at the public right of way. *This stipulation has been met*
 - That a detailed landscaping plan be submitted when returning for final approval. *This stipulation has been met*
 - That the applicant install dark colored windows that feature metal materials that are recessed at least two (2) inches within facades. *This stipulation has been met*
 - That the applicant submit a master signage plan for review and approval by the HDRC that includes both building and tenant signage, and that the vertical “Artista” sign be eliminated.
 - That no outdoor furniture impede upon the public right of way at the River Walk or street levels.
 - That a detailed lighting plan be submitted for review and approval when returning for final approval.
 - ARCHAEOLOGY – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- c. EXISTING SITE – The current site is vacant, but previously featured a one-story, commercial structure that was determined to be non-contributing in 2017, and was subsequently demolished.
- d. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to continue access along E Travis and the River Walk. The right of way at the River Walk level will be relocated slightly. The applicant has noted a pedestrian path width of between six (6) and seven (7) feet at the street level and of five (5) feet at the river level, matching the current condition. This is consistent with the UDC.
- e. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a)(5), pedestrian access along the River Walk shall not be blocked. The applicant has proposed to install a pedestrian entrance at the River Walk level in the existing stone wall. At no time shall any elements block or impede the flow of pedestrian traffic at the River Walk level, including seating or hostess elements. Additionally, per UDC Section 35-673(p), a landing that is at minimum six (6) feet in depth shall be provided between the proposed entrance and the River Walk pathway. The width of the connection shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards).
- f. PEDESTRIAN CIRCULATION – The applicant shall coordinate with the City of San Antonio Center City Development Office, Transportation and Capital Improvements and the Disability Access Office in regards to the river and street level details, width of public walkways and public access across the site.
- g. LANDSCAPING – The UDC Section 35-673(3) provides information regarding landscape design. The applicant has submitted a landscaping plan that notes the types and locations of various native planting materials. Staff finds the proposed landscaping plan to be appropriate and consistent with the UDC.

- h. RIVER LEVEL WALL – The applicant has proposed to modify an existing, river level wall by removing a section of approximately thirty-one (31) feet in width. While staff finds the proposed modification to be appropriate, staff finds that all removed stone elements should be salvaged for reuse on site. The existing wall-mounted lanterns must also be preserved. The applicant is to submit a detailed plan of how these materials will be reused on site to OHP staff for review and approval.
- i. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. 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. The applicant has noted the installation of mechanical equipment at the roof level where it will be screened by a parapet wall. This is consistent with the Guidelines.
- j. HUMAN SCALE – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has provided a human scale in multiple instances on the E Travis facade, including through the installation human scaled façade openings, a human scaled street level with individual storefront systems and a human scaled entrance canopy. At the river level, the applicant has incorporated pedestrian sized windows and doors, entrance elements, and outdoor seating elements that introduce a human scale at the base of the existing, retaining wall.
- k. BUILDING HEIGHT & SCALE (Solar Study)– According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there is no maximum height of new construction in RIO-3 provided that solar access standards are met. 5.5 hours of direct sunlight are required during the winter solstice and 7.5 hours of direct sunlight are required during the summer solstice. The applicant has submitted a solar study which notes that the UDC requirements have been met.
- l. FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed façade sections that vary in depth, dimension and materials. Staff finds the proposed façade separation to be appropriate.
- m. FAÇADE SEPARATION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. The applicant has met this requirement of the UDC by defining each section individually with different materials, balconies, recessed façade elements and a decorative parapet wall at the roof.
- n. FAÇADE SEPARATION – Since conceptual approval, the applicant has increased the amount of façade separation on the north, south and west facades. The applicant has proposed for the east façade to feature storefront openings at the top level, open air balconies, fixed window openings and a number of façade panels, a change in material. Generally, staff finds the east façade to be consistent with the UDC; however, staff finds that any additional detailing or separation that is possible should be incorporated into the design.
- o. MATERIALS – The applicant has proposed materials that include brick, EIFS in varying colors, and wall tile at entrances at both the street and river levels. Staff finds the brick and wall tile to be appropriate and consistent with the UDC. The UDC Section 35-674.01(d)(1) notes that a minimum of seventy-five (75) percent of walls (excluding window fenestration) shall be composed of modular masonry materials including brick, stone and masonry block, other materials that convey the texture, scale, and finish similar to traditional building materials, stucco and painted concrete when detailed to express visual interest and convey a sense of scale and painted or stained wood in a lap or shingle profile. Staff finds that the applicant should incorporate additional modular masonry materials, such as brick into the design to meet the UDC’s standards. Staff finds that the limited use of EIFS is appropriate provided it be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco. A construction detail is to be submitted to OHP staff for review and approval; however, per the submitted construction documents, this appears to be the intent of the applicant.
- p. WINDOWS – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant has proposed dark framed fiberglass windows and dark

framed aluminum storefront systems. Additionally, the applicant has noted that all will be recessed within openings at least two (2) inches.

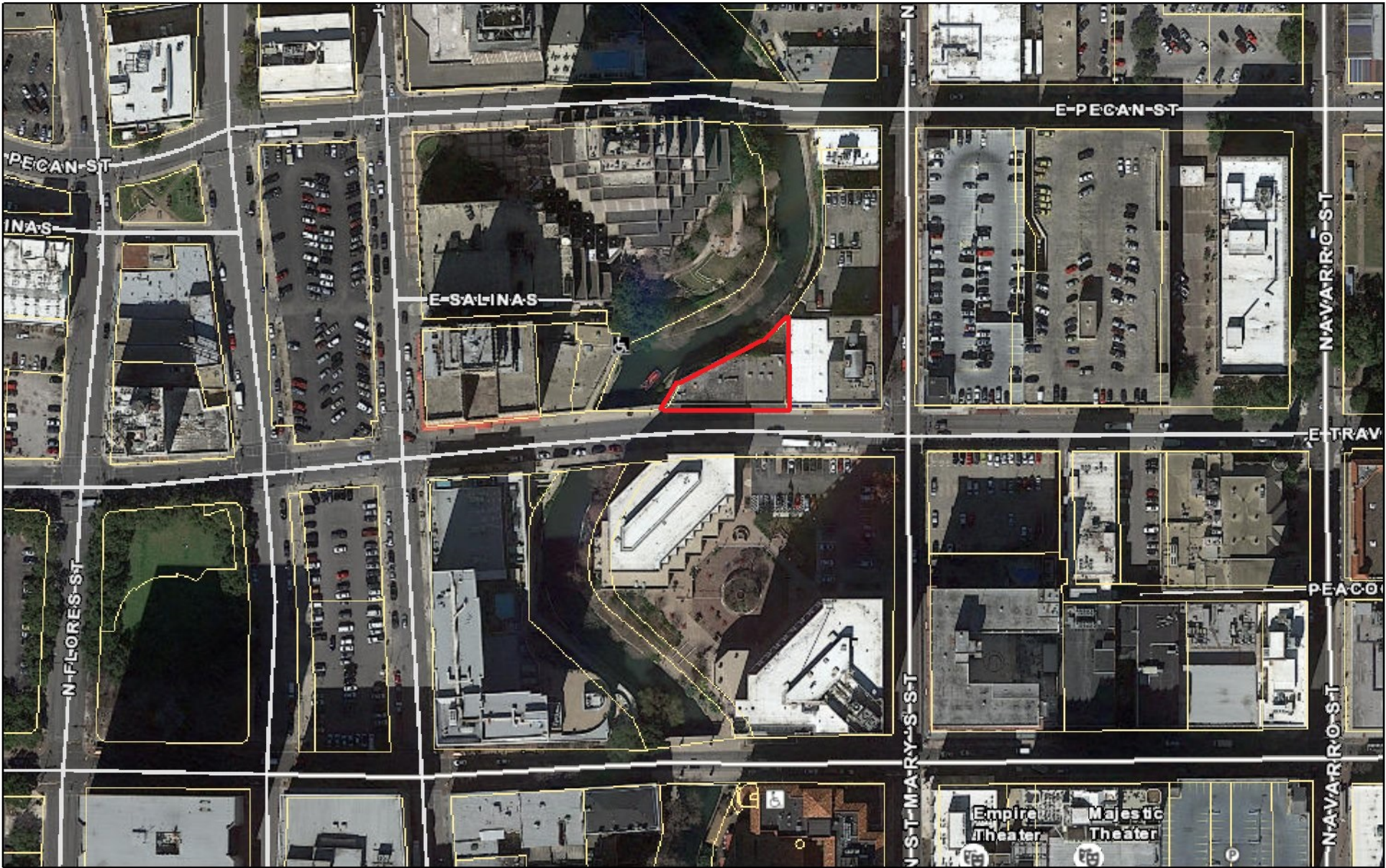
- q. STREET CANOPY – The applicant has proposed a street canopy at the primary entrance at the street level. Staff finds the proposed street canopy to be appropriate and consistent with the UDC.
- r. SIGNAGE – The applicant has not specified signage at this time. Staff finds that the applicant should submit a master signage plan including both hotel and retail tenant signage when returning for final approval. The applicant is responsible for complying with UDC Sections 35-678 and 35-681 in regards to signage.
- s. SITE FURNISHINGS – As part of the landscaping plan (noted in finding g), the applicant has provided site furnishing examples, which include metal planters and wood and metal seating. Staff finds the proposed materials to be appropriate; however, final seating elements should be submitted to OHP staff for review and approval.
- t. LIGHTING DESIGN – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. The applicant has submitted a lighting plan noting various site and landscaping lighting elements. Staff finds the proposed lighting plan to be appropriate and consistent with the UDC.
- u. STREET LEVEL UTILITY EQUIPMENT – The Downtown Design Guide, Chapter 7, I, notes that ventilation intakes and exhaust vents should be located to minimize adverse pedestrian impacts along with the sidewalk. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective. The applicant is responsible for complying with the Downtown Design Guide regarding street level utility equipment.
- v. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

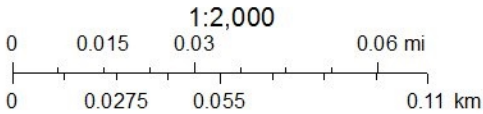
Staff recommends approval based on findings a through t with the following stipulations:

- i. That all removed river wall stone be salvaged and reused on site. The applicant shall submit a detailed plan for salvage and reuse to OHP staff for review and approval.
- ii. That the applicant explore additional detailing or façade separation to be explored to be incorporated into the east façade's design.
- iii. That the proposed EIFS be detailed and applied to present an appearance similar to applied stucco, with expansion joints comparable to stucco. A construction detail is to be submitted to OHP staff for review and approval.
- iv. That the existing wall-mounted lanterns be preserved. The applicant is to submit a detailed plan of how these materials will be reused on site to OHP staff for review and approval.
- v. That the applicant should incorporate additional modular masonry materials, such as brick into the design to meet the UDC's standards, as noted in finding o.
- vi. That no outdoor furniture impede upon the public right of way at the River Walk or street levels as noted in finding e.
- vii. That ventilation intakes, exhaust vents, and other utility items should be located to minimize adverse pedestrian impacts along with the sidewalk.
- viii. 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 10, 2022





ARTISTA HOTEL HDRC STIPULATION RESPONSE

- i. That the applicant explore ways to reduce the impact or eliminate the cantilever over the River Walk area.

Cantilever has been eliminated.

- ii. That fenestration and other façade separating elements be added to the south and east facades as noted in finding n.

Exterior has been refined to include additional articulation / fenestration.

- iii. That all mechanical and service equipment be screened from view at the public right of way as noted in finding h

All equipment shall be screened. Most equipment is at the roof and concealed by the roof parapet.

- iv. That a detailed landscaping plan be submitted when returning for final approval as noted in finding g.

Landscape plan has been included with current submission.

- v. That the applicant install dark colored windows that feature metal materials that are recessed at least two (2) inches within facades as noted in finding o.

Anodized aluminum windows/storefront proposed at river level, street level, and level 8 bar.
Composite/fiberglass windows proposed for upper levels (2-8).

- vi. That the applicant submit a master signage plan for review and approval by the HDRC that includes both building and tenant signage, and that the vertical “Artista” sign be eliminated as noted in finding q.

Referenced “Artista” sign has been removed. A deferred submittal of detail signage plans shall be submitted for approval at a later date.

- vii. That no outdoor furniture impede upon the public right of way at the River Walk or street levels as noted in finding r.

Outdoor furniture shall not impede public ROW. Refer to submitted landscape plans.

- viii. That a detailed lighting plan be submitted for review and approval when returning for final approval as noted in finding s.

A lighting plan has been included with current submission.

- ix. ARCHAEOLOGY – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Archaeological report was submitted and approved 09/21/2022

CREO

51 Essex Street, San Antonio, TX, 78210 || email: info@creoarc.com

ARTISTA

HOTEL



ARTISTA HOTEL

HDRC REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

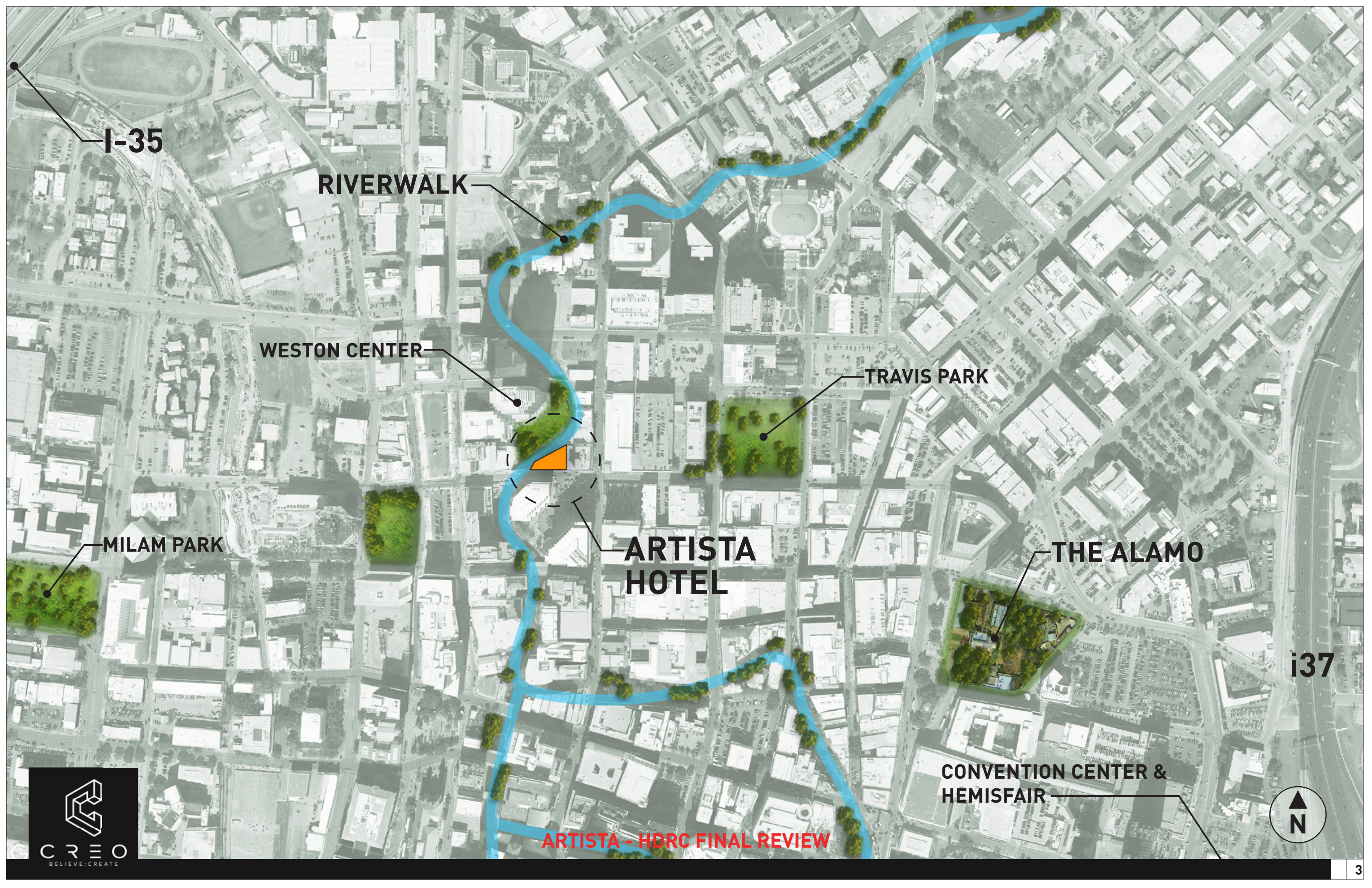
ARTISTA SAN ANTONIO

The Artista Hotel is located in the heart of Downtown San Antonio along the world-famous Riverwalk. It is planned as an approx. 74,000 sqft, 9-story (including river level), 121-key boutique hotel. It will feature a lively restaurant and bar scene at both river and street level.

The Artista Hotel is designed to be highly representative of the local arts and culture of San Antonio. More than just a hotel, it is a place visitors and locals experience a total immersion in the social, artistic, and cultural scene that only San Antonio can offer.



ARTISTA - HDRC FINAL REVIEW



I-35

RIVERWALK

WESTON CENTER

TRAVIS PARK

MILAM PARK

ARTISTA
HOTEL

THE ALAMO

i37

CONVENTION CENTER &
HEMISFAIR

ARTISTA - HDRC FINAL REVIEW



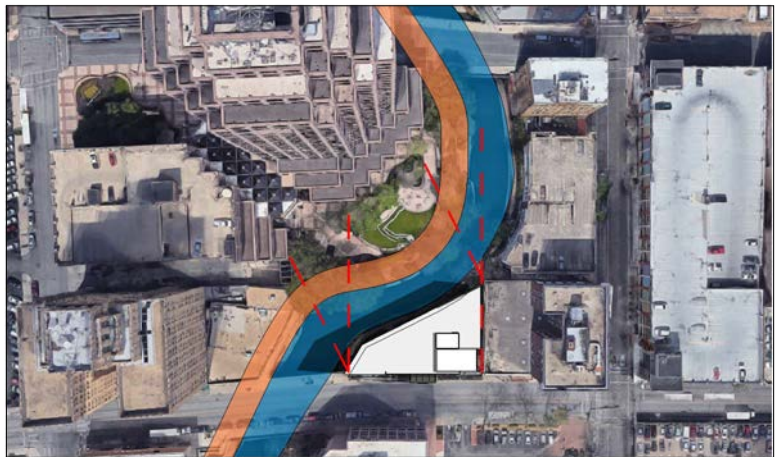
SOLAR STUDIES - (UNCHANGED)



8:30am



9:30am



10:30am



11:30am



12:30am



1:30pm



2:30pm



3:30pm



4:30pm - 5:30pm

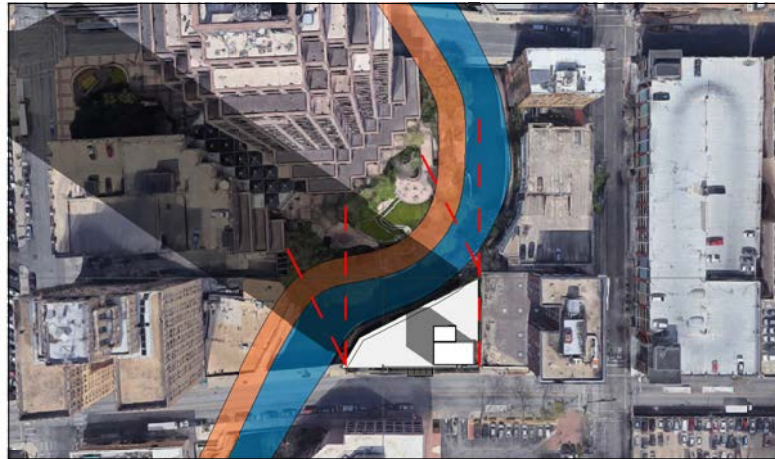
SUMMER SOLSTICE

ARTISTA - HDRC FINAL REVIEW Hours of Sunlight (approx.) = 10+ hours

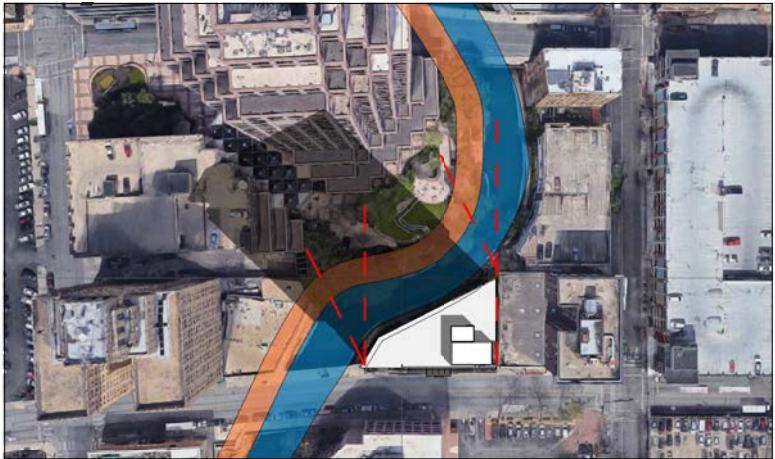
Sunrise: 6:35am

Sunset: 8:37pm

SOLAR STUDIES - (UNCHANGED)



8:30am



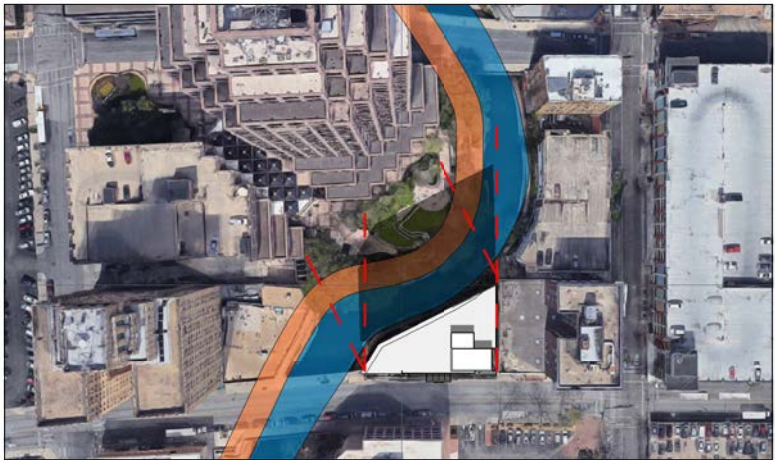
9:30am



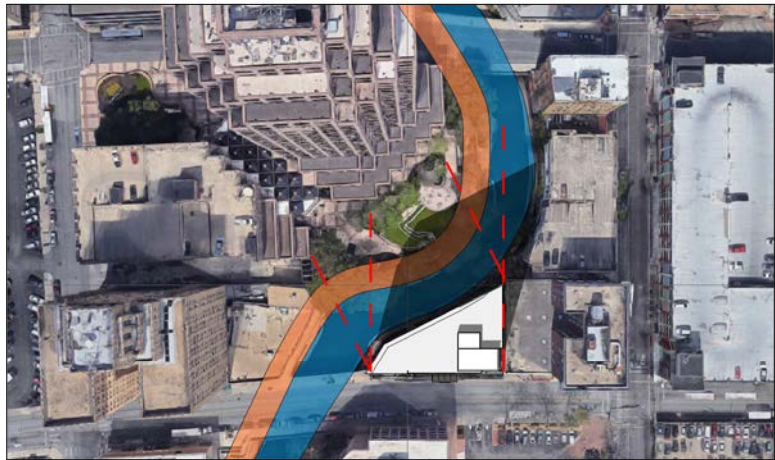
10:30am



11:30am



12:30am



1:30pm



2:30pm



3:30pm



4:30pm - 5:30pm

WINTER SOLSTICE

ARTISTA - HDRC FINAL REVIEW

Sunrise: 7:25am

Sunset: 5:40pm

Hours of Sunlight (approx.) = 6+ hours

SITE PLAN

SAN ANTONIO RIVER

SAN ANTONIO RIVER BELOW

(E) RIVERWALK BELOW

(E) STONE RIVERWALK WALL

(E) RIVERWALK BELOW

SAN ANTONIO TOWN TRACT
ABSTRACT 20

ICONICOZ ARTISTA FUND
VOL. 18164 PG. 485 O.P.R.

0.2038 ACRE
TRACT (8,878 SQ. FT.)

(E) 2 STORY
BUILDING

PROPERTY LINE

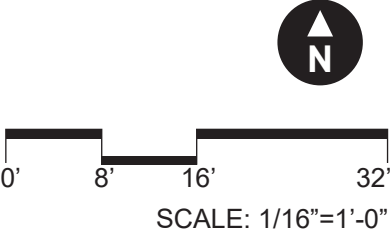
ENTRY AWNING

UNDERGROUND
UTILITY VAULT ACCESS

EAST TRAVIS ST.
(55.6' RIGHT-OF-WAY)

ENTRY AWNING

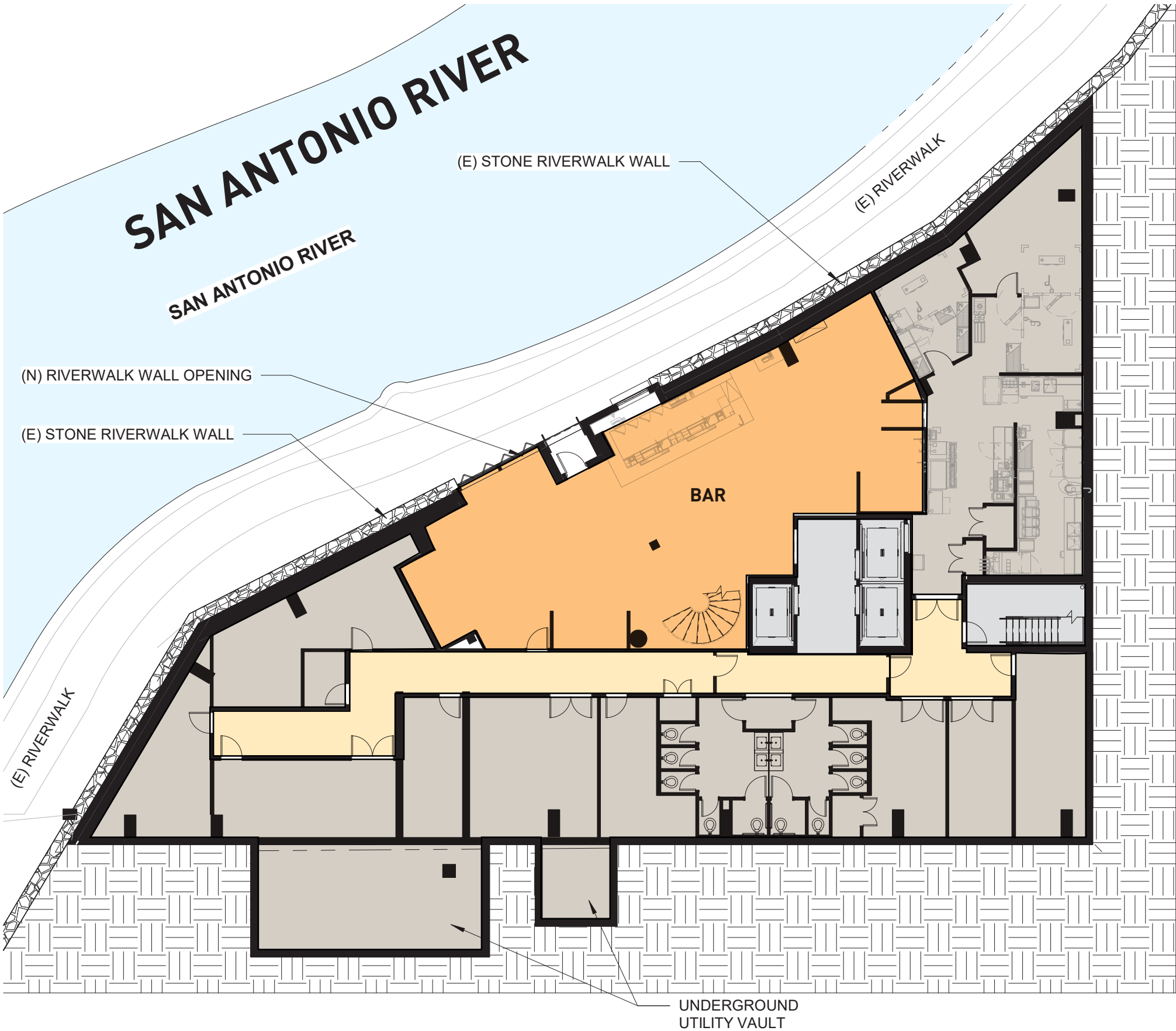
ARTISTA - HDRC FINAL REVIEW



10/26/2022 10:49:00 AM



RIVER LEVEL



- BAR / RESTAURANT
- BOH
- CORE / VERT. CIRC.
- CIRCULATION

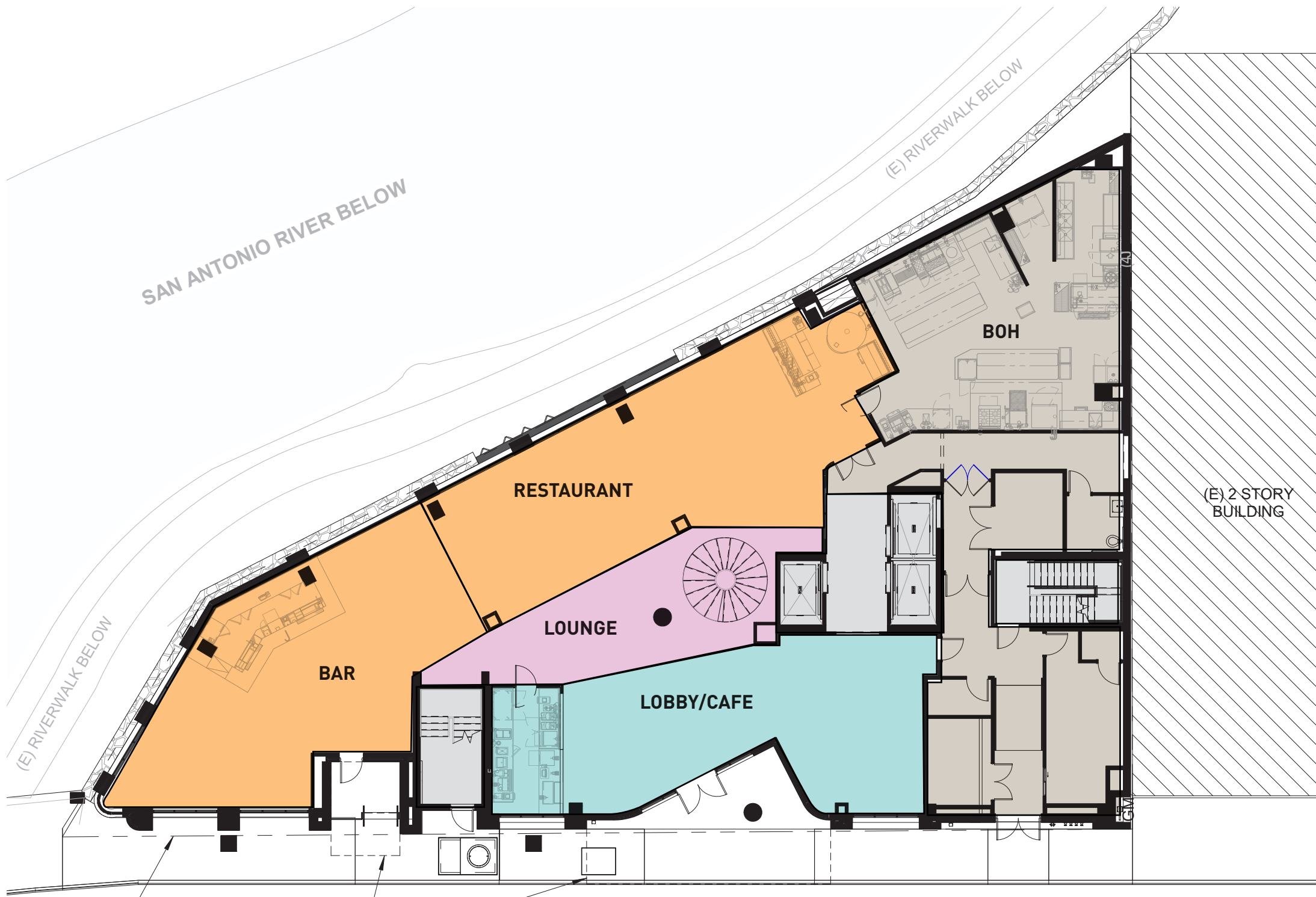


ARTISTA - HDRC FINAL REVIEW

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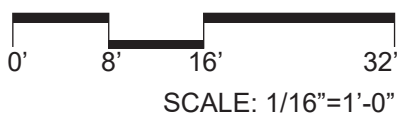
STREET LEVEL



- LOUNGE
- BAR/ RESTAURANT
- LOBBY/CAFE
- BOH
- CORE / VERT. CIRC.
- CIRCULATION

E. TRAVIS STREET

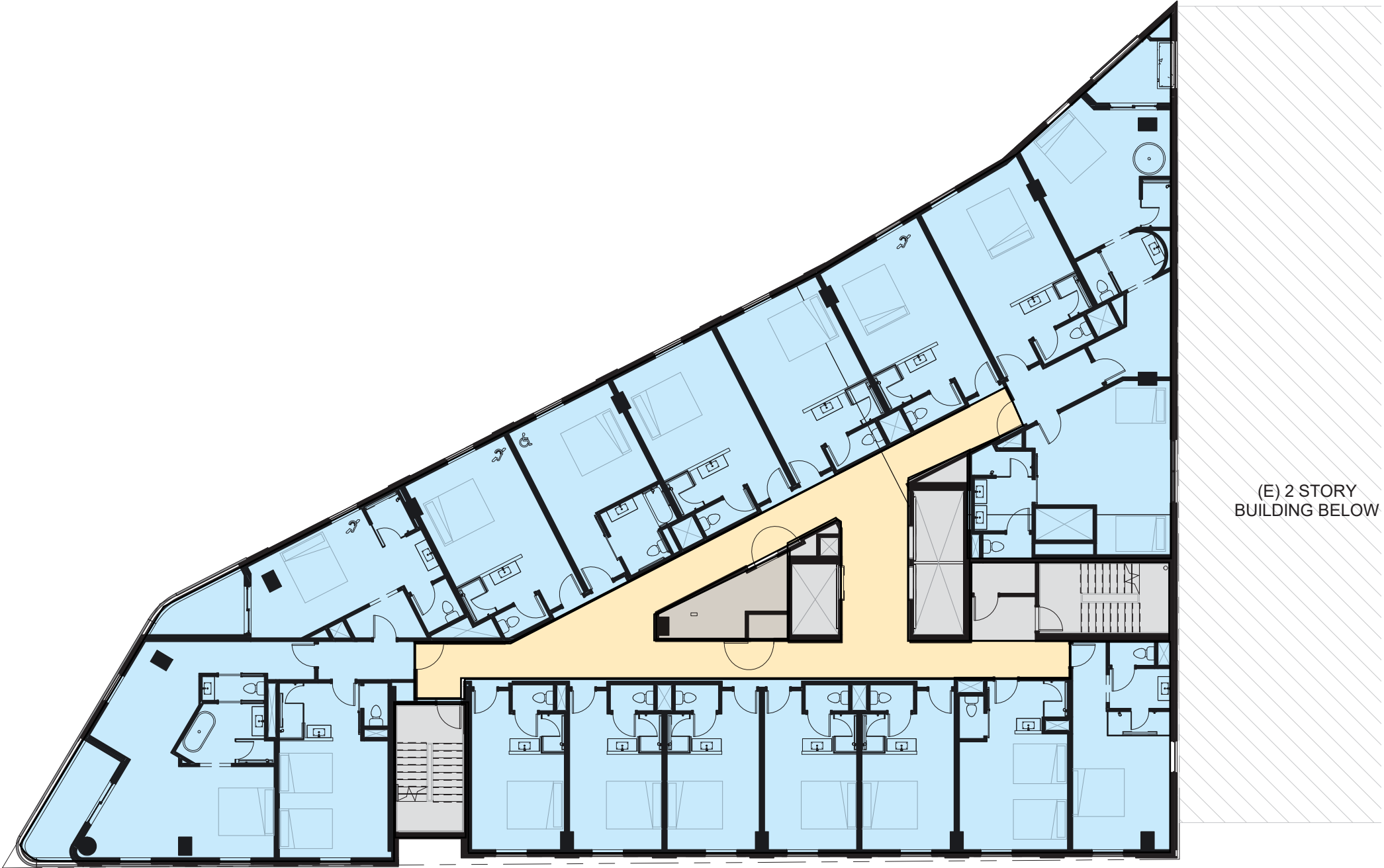
ARTISTA - HDRC FINAL REVIEW



26/2022 10:49:06 AM



LEVEL 2-7 TYPICAL (GUEST LEVELS)



- GUESTROOMS
- BOH
- CORE / VERT. CIRC.
- CIRCULATION

(E) 2 STORY
BUILDING BELOW



ARTISTA - HDRC FINAL REVIEW



8TH LEVEL (HOTEL)



- GUESTROOMS
- BOH
- CORE / VERT. CIRC.
- CIRCULATION
- BAR

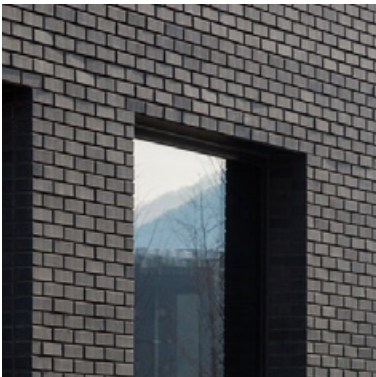


ARTISTA - HDRC FINAL REVIEW



NORTH ELEVATION

ARTISTA - HDRC FINAL REVIEW



BRICK



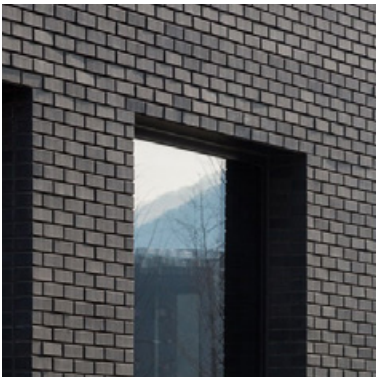
EXTERIOR INSULATION
AND FINISH SYSTEMS



GLAZED TILE



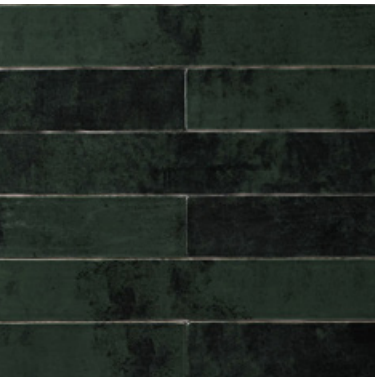
SOUTH ELEVATION



BRICK



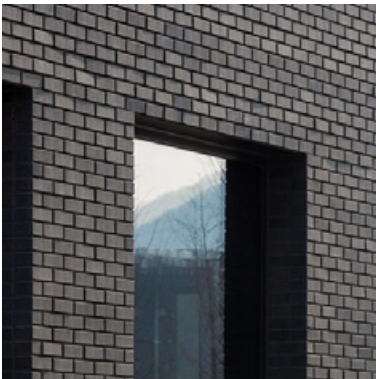
EXTERIOR INSULATION
AND FINISH SYSTEMS



GLAZED TILE



EAST ELEVATION



BRICK



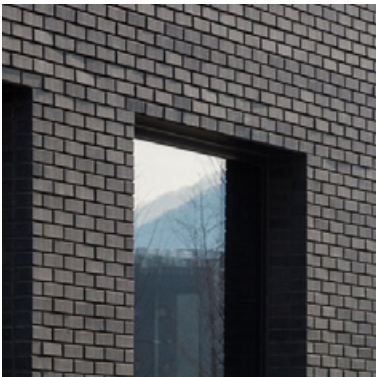
EXTERIOR INSULATION
AND FINISH SYSTEMS



GLAZED TILE



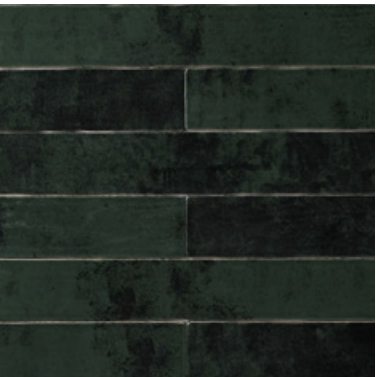
WEST ELEVATION



BRICK



EXTERIOR INSULATION
AND FINISH SYSTEMS
(EIFS)



GLAZED TILE



SCALE: 3/64"=1'-0"

EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



MAIN ENTRANCE



RIVER WALK VIEW



TRAVIS STREET VIEW



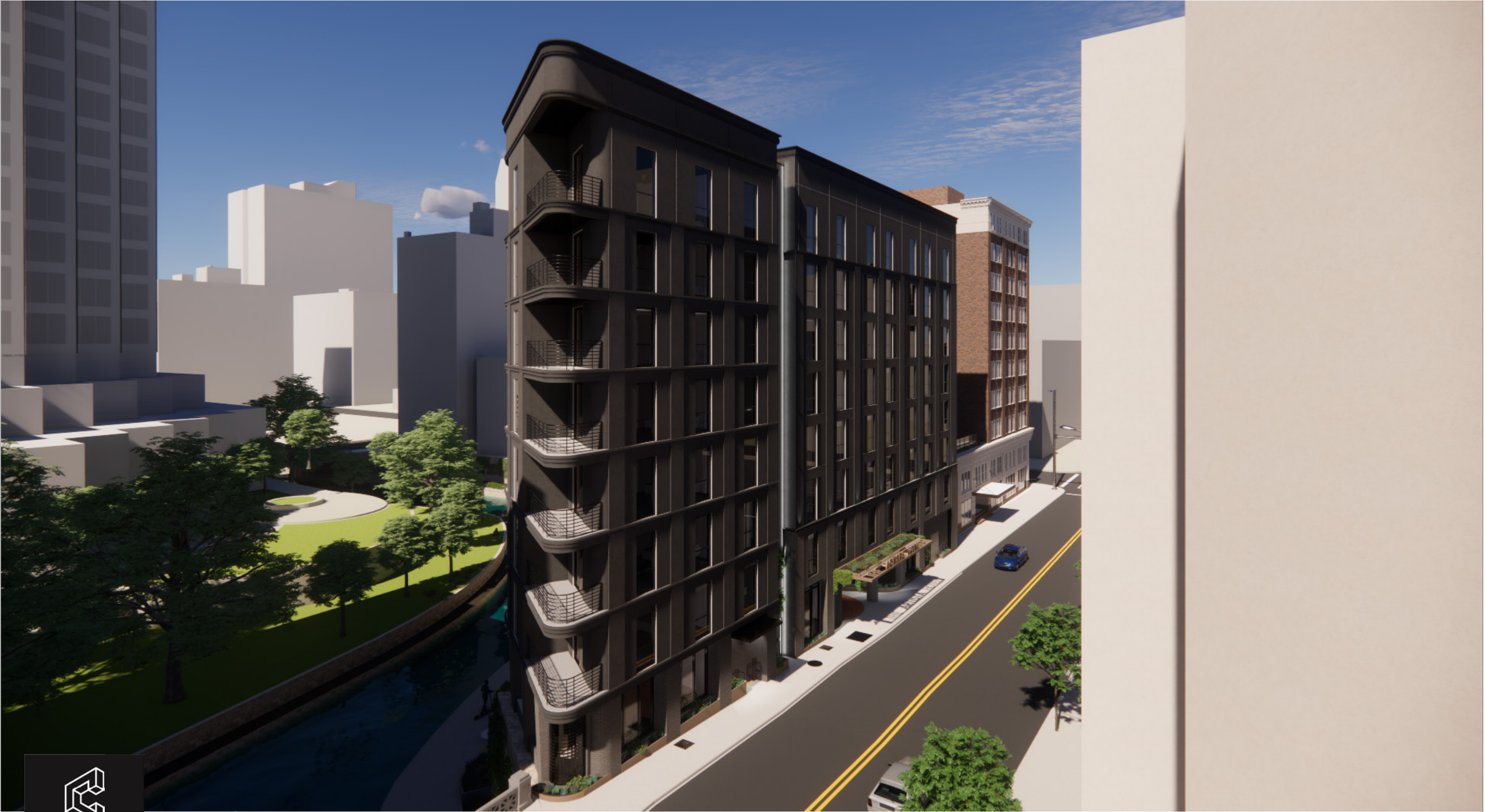
ARTISTA - HDRC FINAL REVIEW



FRONT



CORNER



ARTISTA - HDRC FINAL REVIEW



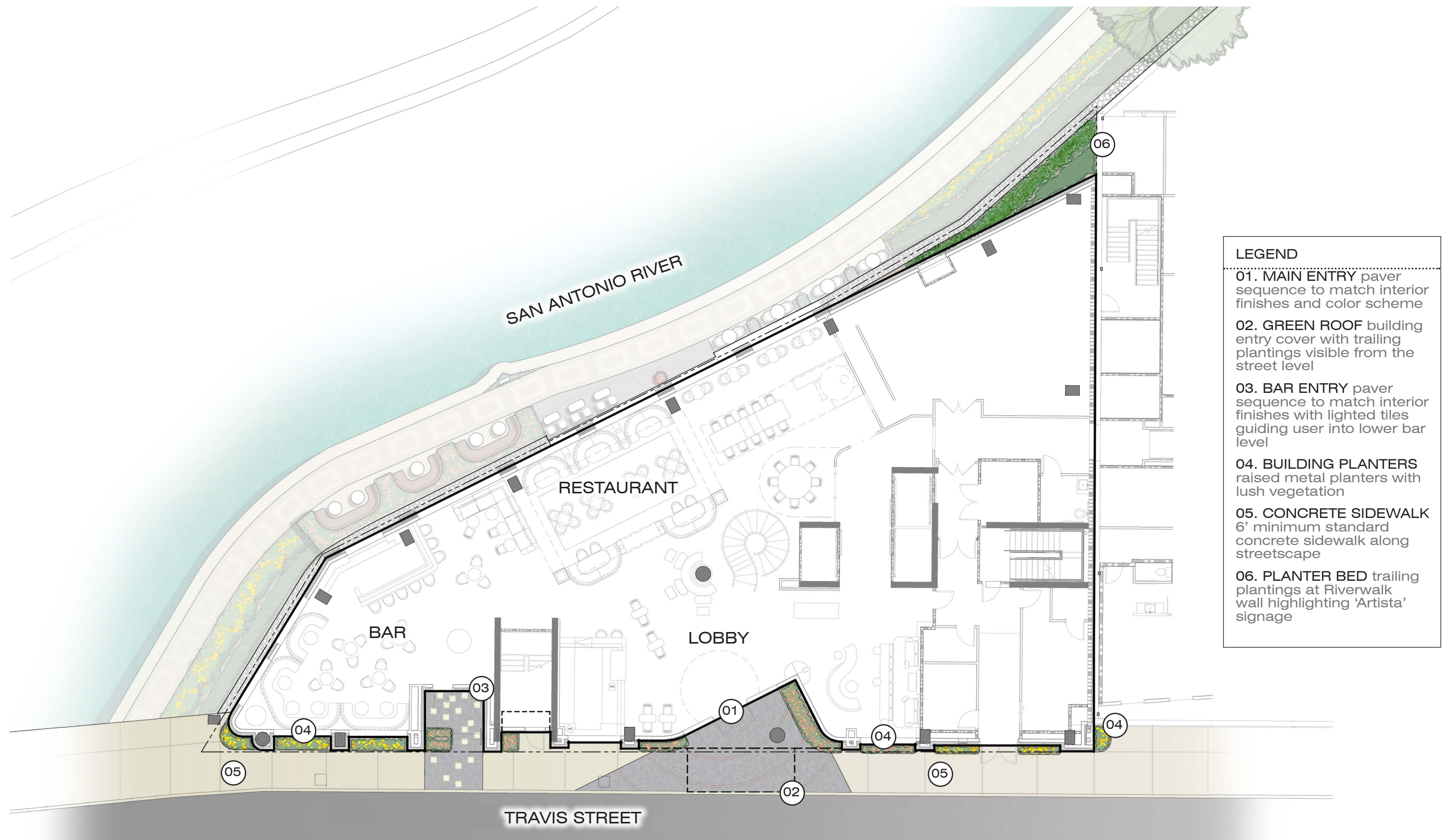




CREO

BELIEVE:CREATE

51 ESSEX STREET, SAN ANTONIO, TX 78210 | 210.943.3777 | @CREOARC





LEGEND

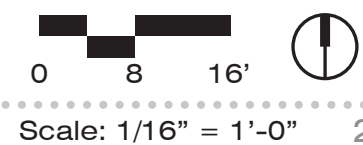
- 01. RIVERWALK PATH**
existing 5' sidewalk
relocated and/or rebuilt
at the rivers edge. Re-
constructed portions of the
walk to match Riverwalk
standards.
- 02. IN GROUND PLANTING**
install new river level
plantings in all disturbed
areas
- 03. BISTRO SEATING** two
top tables separated by
small metal planters
- 04. SERVING WINDOW**
- 05. RIVER LEVEL ENTRY**
paver sequence to match
interior finishes and color
scheme with potted plants
and seating
- 06. RE-LOCATED SIGNAGE**
re-locate existing Riverwalk
sign from adjacent
landscape area
- 07. RIVER BAR SEATING**
built in ipe booth seating
with metal planters

ARTISTA HOTEL: RIVER LEVEL CONCEPT PLAN

San Antonio, Texas

CREO Architecture

October 28, 2022





riverwalk seating bench lighting



inspiration



light up sidewalk pavers



planter at riverwalk wall



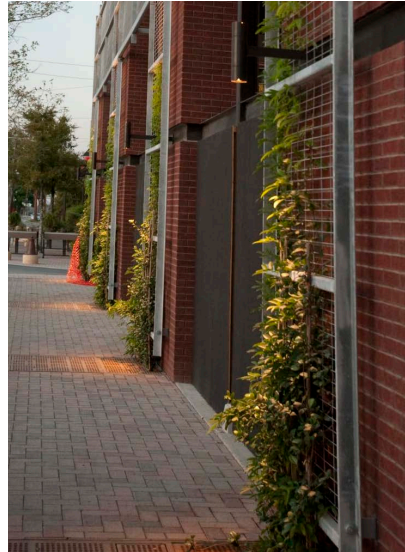
lush green roof with trailing species



metal planters with built in seating



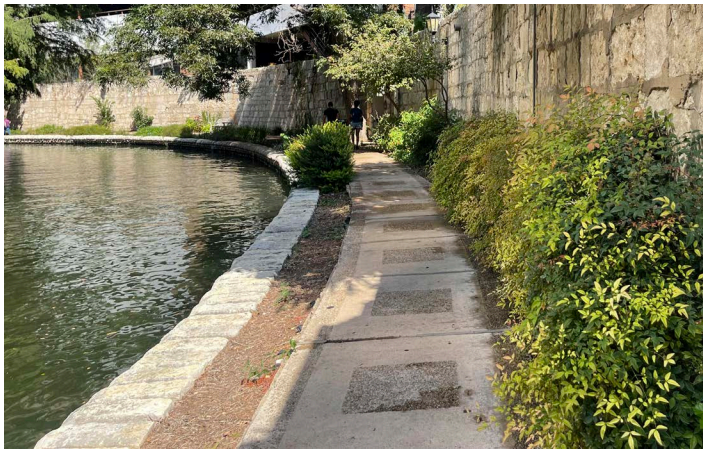
riverwalk cafe seating



wire mesh trellis



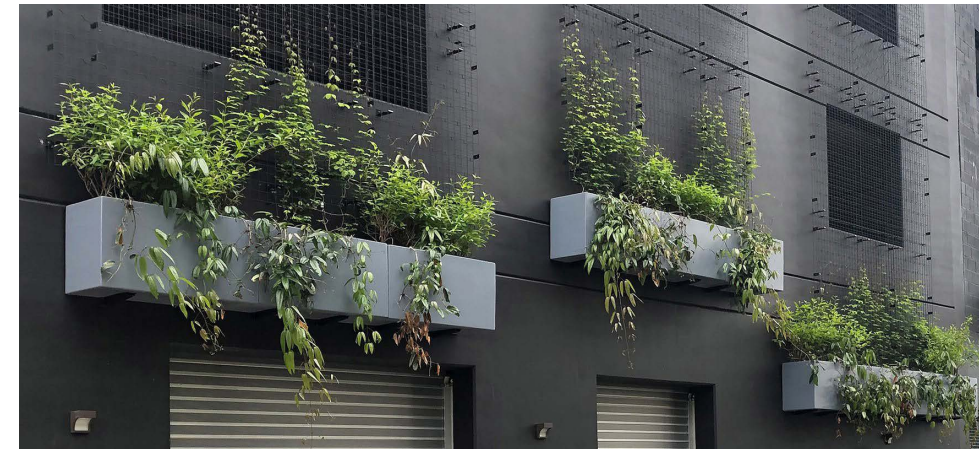
storytelling



existing riverwalk path to be relocated



basketweave gray pavers



wilshire hanging planters with vine cabling

ARTISTA HOTEL: PRECEDENT IMAGERY



turks cap



asparagus fern



fig ivy



cross vine



butterfly vine



leopard plant



greg's blue mistflower



red yucca 'brakelights'



mexican feather grass



indigo spires



xanadu philodendron



bicolor iris



dwarf palmetto



damianita



rosemary



texas lantana

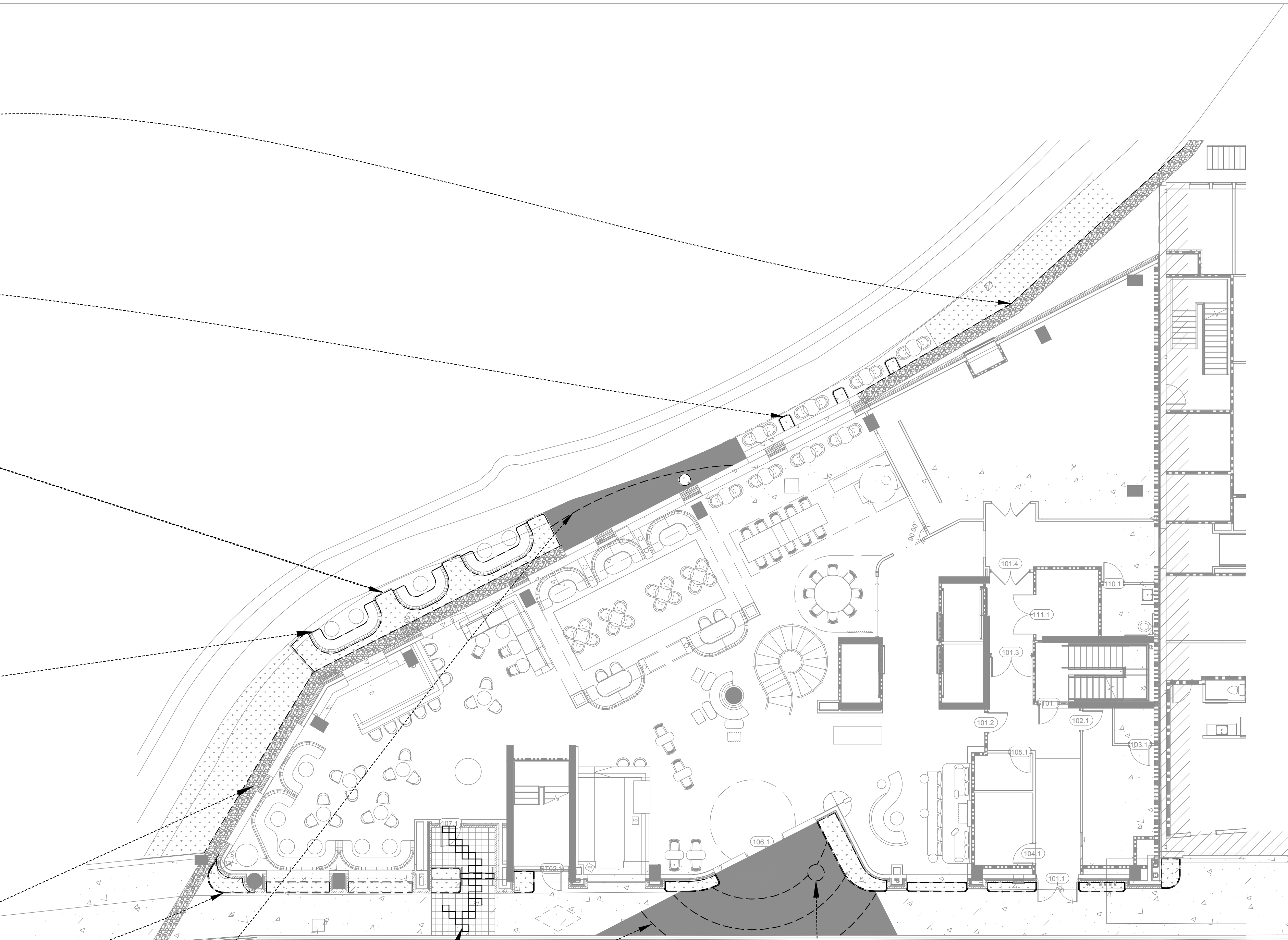
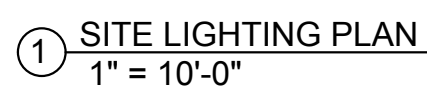
ARTISTA HOTEL: PLANT PALETTE

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GENERAL LIGHTING NOTES	
<p><u>General Provisions</u></p> <ol style="list-style-type: none"> Provide all materials as detailed on drawings, specifications and/or schedules, and labor as required to achieve a complete and operating lighting system. Contractor shall be responsible for all electrical permits and inspection fees. It is the responsibility of the contractor to schedule all electrical inspections required by the building department and serving utilities. Contractor shall perform all work in strict accordance with all local and national governing codes, including seismic, if applicable. Work not in conformance with applicable codes shall be brought into compliance at the Contractor's expense. All electrical material and equipment shall be in new condition when installed. All equipment shall be listed, labeled or certified by a nationally recognized testing laboratory. Immediately notify lighting designer if any specified lighting equipment is not appropriately listed, or arrives without appropriate labeling. All equipment shall be factory tested to ensure proper operation prior to shipment to job site. Contractor shall guarantee all materials and workmanship related to the electrical installation for a minimum period of one year from the date of ownership turnover. Any defects in materials or workmanship during this guarantee period shall be corrected at the contractor's expense. Contractor shall visit site prior to bid date, to verify all existing conditions to be encountered in the installation of all new equipment, fixtures, devices, feeders, etc. Exact installation method and requirements shall be verified and determined prior to bid date. Contractor shall immediately notify lighting designer of any required modifications that are not shown on the drawings. Submittal of bid indicates contractor is cognizant of all job site conditions and work to be performed. All equipment, electrical characteristics, locations, and connection requirements shall be verified prior to any rough-in work. The complete electrical system shall be grounded in accordance with NEC requirements. Electrical contractor shall be licensed in the jurisdiction where the project is located, and capable of employing the proper labor force necessary to complete the installation as instructed by owner. Provide shipment of all lighting and related equipment to be delivered to the job site. Delivery of equipment to the job site shall be in clearly identified crates, cartons, or appropriate shipping containers as to item, quantity, and installation location. Once received, lighting equipment shall be secured and protected from the elements. Contractor shall be capable of making emergency warranty repairs within twenty-four (24) hours of notification when a system or component malfunctions during use. All measurements found in lighting plans are approximate. Contractor shall make field measurements based on actual site conditions to develop complete orders and install systems per drawings and specifications. Emergency egress lighting shall be the responsibility of the electrical engineer in consultation with the owner's representative. Contractor shall properly verify all circuitry, dimming and control prior to test and adjust phase commencing. Contractor to refer to Architectural (A) and Lighting Drawings (EL) and specification packages for all mounting heights and details for special mounting requirements. Contractor services shall include necessary systems integration and engineering, project management and interface with owner, consultants, architects, contractors and all other parties necessary to provide a complete and working lighting system. Contractor services shall include a Systems Integrator (SI) to properly coordinate the installation and set up of the specialty fixtures and control equipment (e.g. DMX, Ethernet, RS232, SMPTE etc.) on the job site regardless of the manufacturer of the fixtures or control equipment. <p><u>Installation</u></p> <ol style="list-style-type: none"> All fixture voltages shall be verified by the contractor prior to the release of fixture order Fixtures shall have appropriate UL or other recognized testing agency label, as well as damp or wet listing as required by local codes. Fixtures shall include accessories for installation according to local and national codes. Prior to ordering lighting equipment, the contractor shall verify: <ol style="list-style-type: none"> Fixture locations Fixture mounting conditions Ceiling trim compatibility Recess depths Existence of IC or other restrictive conditions Fire rated ceiling or locations Fixture voltage Contractor to provide and coordinate approved fire-rated enclosures for lighting fixtures located in a fire-rated ceiling. Contractor to coordinate IC housing requirements, if any, as required. Lamps and accessories (e.g. color filters, louvers, etc.) shall be installed in fixtures in accordance with the provided fixture schedule. Ceiling thickness in excess of ¾" or 20mm shall be identified in writing by the Contractor or Architect. Fixtures shall be ordered with the appropriate ballasts complete UL, CBM or other recognized testing lab labels. Where required, ballasts shall conform to Title 24 or other energy code requirements for performance, switching, and wiring (e.g. tandem wired, bi-level switching, etc.). Walls directly illuminated by uplight or downlight wall wash shall be installed and finished in a manner to eliminate shadows or blemishes (e.g. hang dry wall vertically, and level 5 drywall finish). The drawings are diagrammatic and represent the design intent of the equipment, devices, etc. to be connected and the circuits to which they are to be connected to. Contractor shall install all conduit, J-boxes, etc., as required for a complete and operating system. All custom length fixtures (e.g. continuous wall slot fixtures) shall be field measured prior to ordering, and manufacturer shop drawings issued to the lighting designer for review prior to release for manufacture Contractor shall include all miscellaneous items required to complete work and make fixture and lighting systems fully operational. Lighting fixtures, shown in these drawings, shall not be used as worklights during construction and shall be fully operational at the time of opening to the public. Contractor shall provide Owner and Lighting Designer with one set each of electrical "As-Builts" at the completion of job. Lighting Design Alliance specifically reserves the right to relocate any equipment or outlet at no increase in contract cost prior to its installation (in case of standard product) or release for manufacture (in the case of custom product), regardless of prior shop or design drawing review. Contractor shall be responsible for rough and final aiming and focus of all lighting fixtures as directed by lighting designer during Test and Adjust phase. <p><u>Execution</u></p> <ol style="list-style-type: none"> All conduit runs shall be concealed unless shown otherwise, or approved. Existing conditions shown are from available record drawings and visual field survey and are shown for reference only. Contractor shall verify actual existing conditions at site. Contractor to supply a minimum of two electricians for each Lighting Designer directing focus during the Test and Adjust phase (AKA Focus and Programming). Electricians to be minimum journeyman level experience. Contractor must supply adequate support including ladders, lifts or other equipment required to access fixtures at the time for focus, including evening or night work as may be required due to schedule conflict or daylight impact. Contractor to have all necessary equipment available throughout Test and Adjust phase including, but not limited to: <ul style="list-style-type: none"> Standard contractor electrician hand tools. Socket set Clean lint-free towels or wipes to clean lenses and reflectors Spare lamps for fixtures being focused Ladders, fully-charged lifts or other means of access to areas being focused. Safety harnesses or other devices as required. 	<p><u>Submittals</u></p> <ol style="list-style-type: none"> Contractor to submit for approval on the products he intends to furnish within (7) days of award of contract. Failure to submit within deadline constitutes a guarantee that only the base specified products will be supplied and that no other products, whether listed as alternates or not, will be considered. Requests for approval of non-specified products must be accompanied by the following at least five (5) business days in advance of the bid submittal date: <ol style="list-style-type: none"> Specification data sheet complete with manufacturer name and specified model number, as well as manufacturer's published photometrics A list of comparable projects where the product has been used in the last (2) years Functioning sample of product, complete with cord and plug and specified lamp Manufacturers of submitted products must have been in business for five years and in no instance will this project be the occasion of the first installation of this product if it is not listed on the specification. Contractor shall allow proper ordering time for procurement of fixtures. Lighting Design Alliance shall be notified immediately of any product substitutions as a result of delivery, prior to ordering alternate product. Failure to order fixtures with adequate lead-time to meet the installation schedule does not relieve the contractor of the responsibility to provide and install the specified product, even after substantial completion, with all labor and material charges for other trades at the contractor's expense. Should a manufacturer fail to deliver a product that has been ordered within reasonable lead-time, contractor shall notify Lighting Design Alliance with a proposed alternate fixture. Lighting Design Alliance shall maintain final authority for authorization of any substitution. Lamps and any accessories specified shall be included in the submittal package for all fixtures. If no submittal is made on lamps, lamps must be provided as specified, or from approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, and Venture. Contractor shall provide Complete Maintenance Manuals including, but not limited to: <ol style="list-style-type: none"> Required scheduled maintenance. Original Manufacturer's Equipment (OME) technical data sheets. Detailed operating procedures. A list of recommended spare parts and lamps. Installation wiring diagrams. Shop drawings Installation and/or construction As-Built drawings. <p><u>Fixture Specifications</u></p> <ol style="list-style-type: none"> All lighting fixtures shall be mounted and supported in accordance with applicable safety standards and all national and local electrical codes. All exterior equipment shall be rated for wet location and the IP rating of all equipment shall conform to the conditions in which the fixture is mounted. Contractor shall provide fixture-mounting kits as required to suit the exact type of ceiling or condition to which they are mounted. All fixtures shall be supplied with accessories as listed. All remote transformers and /or ballasts are to be located as close to the fixture as possible, hidden from guest view in an accessible compartment that is well ventilated to provide heat dissipation. All transformers shall be fused on the secondary side. Contractor to supply lamps only from approved lamp manufacturers. Approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, Venture Color filters shall be glass or dichroic unless otherwise indicated in drawings or specifications. <ol style="list-style-type: none"> Where a specific color has not been called for in specifications, contractor shall confirm color with lighting designer prior to ordering. Contractor to provide 20% additional color filters for each color and size. Contractor to permanently label all color media in a manner that does not interfere with light output. Contractor to verify all fixtures specified with a color filter are supplied with any and all attachment devices for the filter. This includes frames, snap rings, attachment hardware and/or filter standoff. All attachment hardware must be submitted by supplier for review prior to ordering of fixture. Review and approval shall be by lighting designer. Contractor to verify all fixtures specified with a template (pattern or "gobo") are supplied with any and all attachment devices for the pattern. This includes pattern holders, snap rings, and/or installation hardware. Contractor to verify size and type of template material in conjunction with fixture specifications and lighting instrument schedule. All attachment hardware must be submitted by supplier for review prior to ordering of fixture. Review and approval shall be by lighting designer. Contractor to provide lamps for all fixtures in full cases to exceed the number required by no less than 10%. Contractor to replace all burned out or inoperative lamps at the end of the construction phase prior to Test and Adjust (also known as "aiming" of "focusing") phase and once again prior to Owner occupancy or project opening. <p><u>System Integrator</u></p> <ol style="list-style-type: none"> Lighting "System Integrator" (SI) shall mean the contractor responsible to provide, furnish and/or install, as noted, the specialty lighting equipment, dimming and control systems. The SI shall terminate all lighting control data connections including, but not limited to, remote console data stations, lighting dimmer cabinets, lighting relay cabinets, architectural lighting control stations, lighting control rack, and all other low voltage lighting controls required to provide a functioning and complete lighting control network. The SI shall set all necessary DMX Network addresses for each fixture or device requiring or receiving control signal according to lighting design paperwork/instrument schedule. The SI shall certify that all lighting data cables are terminated correctly and functioning. Services shall include necessary systems integration and engineering, project management and interface with owner, consultants, architects, contractors and all other parties necessary to provide a complete and working lighting system. Services may include site visits and or attendance at coordination meetings with installation personnel. A minimum of two (2) site visits and two (2) coordination meetings are required during project duration and shall be included in base bid. Additional meetings and onsite time, as required, will be negotiable. Termination of Ethernet lighting network wiring may be completed by a qualified subcontractor under the direction of the SI. SI remains responsible for certifying or accepting certification that Ethernet system meets all Ethernet standards. All equipment shall be thoroughly tested, addressed, configured and "burned in" by the SI prior to shipment to the site to ensure mechanical and electrical integrity. The SI shall have been in the specialty lighting distribution and installation business for a minimum of (5) years and shall have provided complete engineering and installation services on a minimum of five jobs of similar size and scope in the past five years. The SI shall include the services of a factory engineer, who shall be available to report to the job site within fourteen (14) days of receipt of request from the Owner, contractor, or Lighting Design Alliance, and shall remain at the job site until the system is fully operational to the satisfaction of the lighting designer and/or owner's representative. Specialty lighting equipment, such as automated luminaires and any device transmitting or receiving lighting control data shall be provided by SI Systems Integrators are subject to approval by Lighting Design Alliance and Owner

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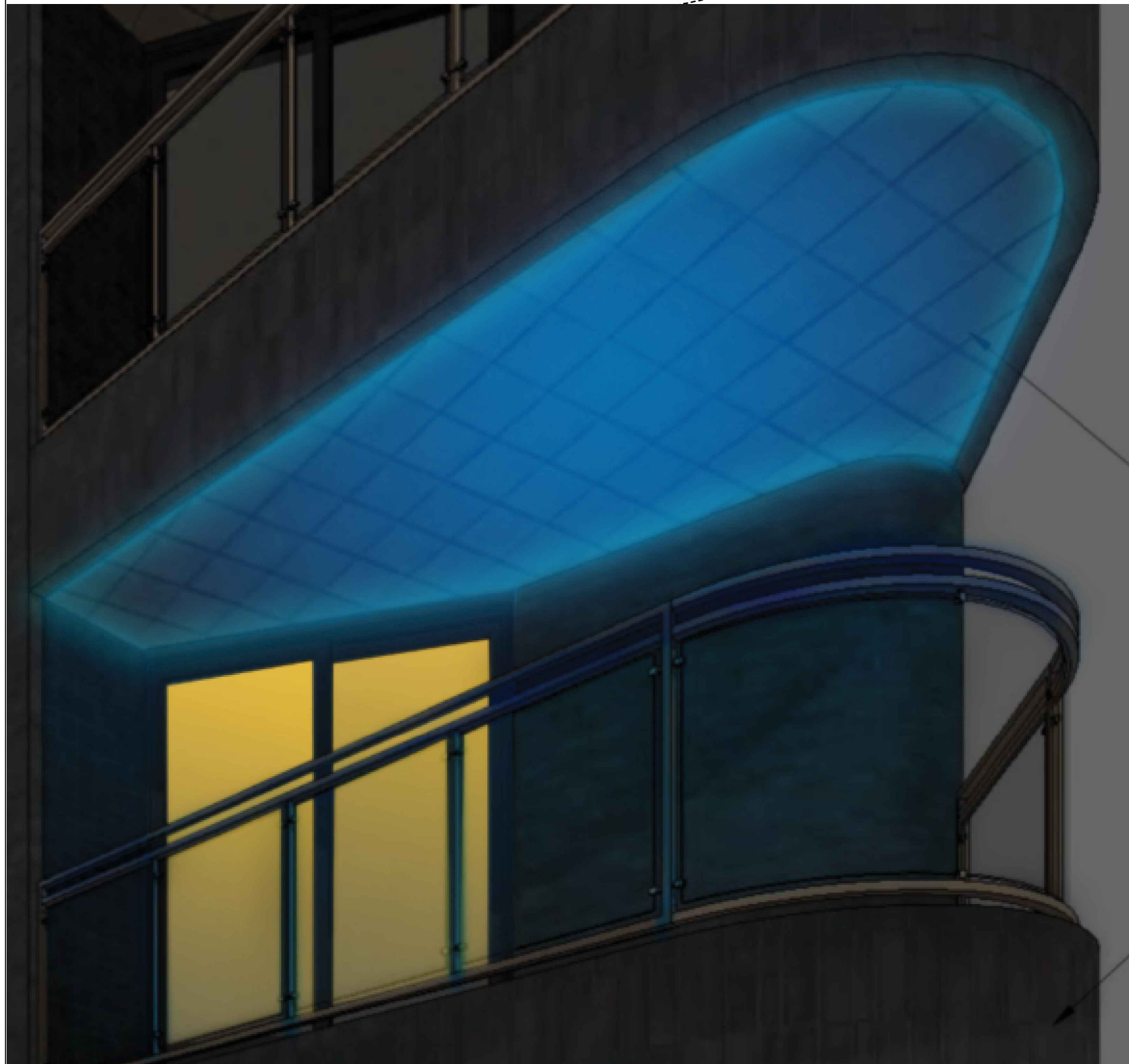


① EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



*Original drawing is 30 x 42. Do not scale contents of this drawing.

DRAWN BY: LDA



SURFACE MOUNTED FIXTURE - TYPICAL OF ALL GUEST BALCONIES



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PROJECT

ARTISTA HOTEL

PROJECT KEY

PROFESSIONAL SEAL

REVISIONS

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

BLDG. LIGHTING
ELEVATIONS - EAST &
WEST

PROJECT: 1910

ISSUE DATE: 10/28/21

RAWN BY: JDA

CHECKED BY: JF

SHEET	<i>LD 202E</i>
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