

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-350
ADDRESS: 11777 SPRING RAIN DR; Al Rhodes Park and Buddy Calk Trailhead Park
LEGAL DESCRIPTION: NCB 16922 BLK 21 LOT 147 BABCOCK PLACE SUBD UT 31-A
ZONING: C-2
CITY COUNCIL DIST.: 8
APPLICANT: Beth Wells/Bender Wells Clark Design
OWNER: Jamaal Moreno/CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: August 18, 2023
60-DAY REVIEW: October 17, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Construct a pedestrian bridge.
2. Install new walkways.
3. Install playground fencing.
4. Install site furnishings.
5. Install lighting in park and trailhead parking lot
6. Modify the landscaping with native plants

APPLICABLE CITATIONS:

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

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. Historic topography—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. New construction—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. New elements—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. Preserve—Retain historic fences and walls.
- ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. Relationship to front façade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. Location – Do not use privacy fences in front yards.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

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

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

B. STREET TREES

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

C. PAVING

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

D. LIGHTING

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

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

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

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

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

FINDINGS:

- a. The property located at 11777 Spring Rain Dr is a public park commonly known as Al Rhodes Park and Buddy Calk Trailhead Park, located on the northwest side of San Antonio. The applicant is requesting a Certificate of Appropriateness for the following park improvements: installation of a pedestrian bridge, walkways, playground fencing, multiple site furnishings, lighting throughout the park, and new landscaping.

- b. PEDESTRIAN BRIDGE – Per the UDC Section 35-672(a), an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed a number of pedestrian connections existing trailhead parking lot over the pedestrian bridge and over to the existing facilities. Staff finds the proposed pedestrian circulation to be appropriate and consistent with the UDC.
- c. WALKWAYS – The applicant has proposed to install five (5) feet in width concrete walkways through the existing trailhead parking lot over the pedestrian bridge and over to the existing facilities. UDC Sec. 35-642(b)(8) states that applicants should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places. Staff finds the proposal generally consistent with the UDC Sec. 35- 642. Staff finds this request to be appropriate.
- d. FENCING – The applicant has proposed to install a wrought iron fence between the street and play areas to provide a safe separation. The proposed fencing will total approximately four (4) feet in height. Staff finds the proposal consistent with the UDC
- e. SITE FURNISHINGS – The applicant has proposed to install park amenities such as agility equipment, picnic seating, shade structures, trash & recycling receptacles, benches, bike racks, dog waste pick-up stations, and a half basketball court. Staff finds the proposal generally consistent with UDC Sec. 35-642
- f. LIGHTING – The applicant has proposed to install light poles throughout the park and basketball court. The metal pole lights will extend 15 feet in height and will feature one fixed light fixture. Staff finds the proposal generally appropriate.
- g. LANDSCAPING – The applicant has proposed to plant new trees, grass, and native plantings. . Staff finds the proposal consistent with the UDC Sec. 35-642 (a).
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

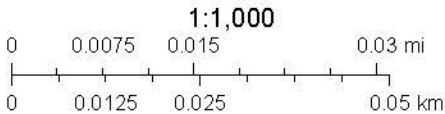
RECOMMENDATION:

Staff recommends approval of items 1 through 6 based on findings a through h.

City of San Antonio One Stop



September 1, 2023



SECTION 12 93 00

SITE AND STREET FURNISHINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Trash & Recycle Receptacles
- B. Picnic Tables
- C. Benches
- D. Bike Racks
- E. Dog Waste Pick-up Station
- F. Fiberglass Pedestrian Bridge

1.02 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Selection Samples: Two complete color charts representing manufacturer's full range of available colors.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Coordinate delivery requirements with Owner and other installers.
- B. Store products in manner to prevent damage prior to installation.
- C. Where products need to be stored outdoors, store off the ground and place so that water will drain.

PART 2 PRODUCTS

2.01 MANUFACTURERS, MATERIALS

- A. Trash & Recycle Receptacles:
 - 1. Standard City of San Antonio Trash and Recycle receptacles- double unit (see plans) as manufactured by: Zamorano Enterprises, 8603 S. Flores St, San Antonio (210) 924-2320.
 - a. In-ground mount.
- B. Accessible Picnic Tables and benches (see plans) as manufactured by: Zamorano Enterprises, 8603 S. Flores St, San Antonio (210) 924-2320.
 - a. Surface mount with Contractor provided attachments.
 - b. Color: Black
- C. Backed Bench- 6' length: (See plans) as manufactured by: Zamorano Enterprises, 8603 S. Flores St, San Antonio (210) 924-2320.
 - a. In-ground mount.
 - b. Color: Black
- D. Bike Racks: Model #5821 Inverted Rack round tubing, surface mount, as manufactured by Ultrasite and provided by Park Place Recreation Designs, Inc. (210) 821-5878 or approved equal. Hot dipped galvanized
- E. Dog Waste Stations: Item #1005 as manufactured by Mutt Mitt www.muttmitt.com or approved

equal.

- a. In-Ground Mount, color to be green.
- F. Fiberglass Pedestrian Bridge: 50' span x 6' wide pedestrian bridge as manufactured and provided by Creative Pultrusions (814) 839-4186 www.CreativePultrusions.com or approved equal (see plans and details). Standard Green color

PART 3 EXECUTION

3.01 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Design Consultant of unsatisfactory preparation before proceeding.

3.02 COLOR SELECTION

- A. Colors for site and street furnishings to be selected from manufacturer's availability color range and as shown in the Materials legend. Samples of available colors are to be submitted by Contractor for verification and approval by Owner and Design Consultant.

3.03 PREPARATION

- A. Coordinate installation of embedded anchors and plates so that locations will be within required tolerances.
- B. Clean surfaces thoroughly prior to installation.
- C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.04 INSTALLATION

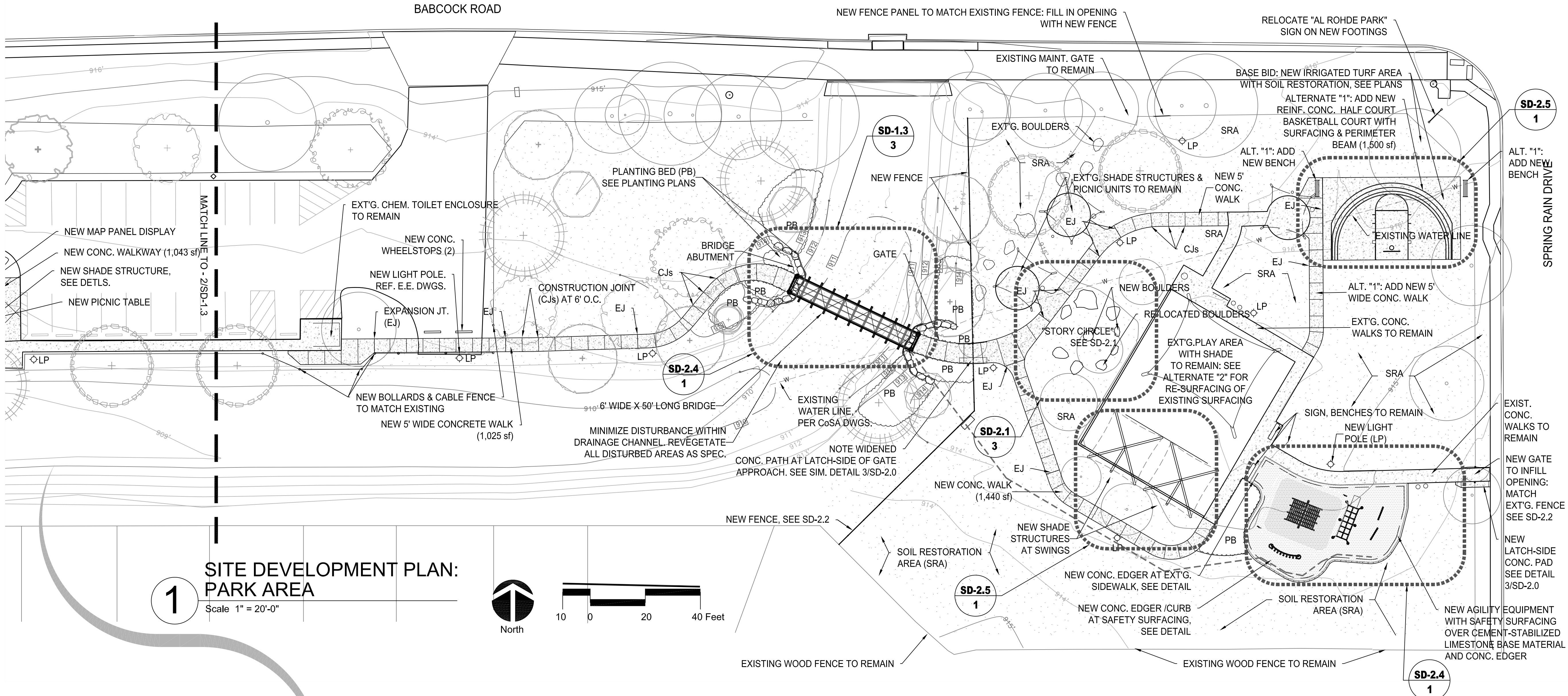
- A. Install in accordance with manufacturer's instructions.
- B. Anchor Bolt Mounted Application:
 - 1. Core drill hole for anchor fastener sized per manufacturer's recommendations; hammer or masonry drilling not acceptable.
 - 2. Clean holes with high-pressure air blast to remove all loose debris and residue.
 - 3. Install fastener with non-expansive epoxy type grout.
- C. Install straight, level, plumb, and true, without offset in plane between adjacent members.
- D. Remove dust, debris, and soil from installed products immediately after installation.

3.05 PROTECTION

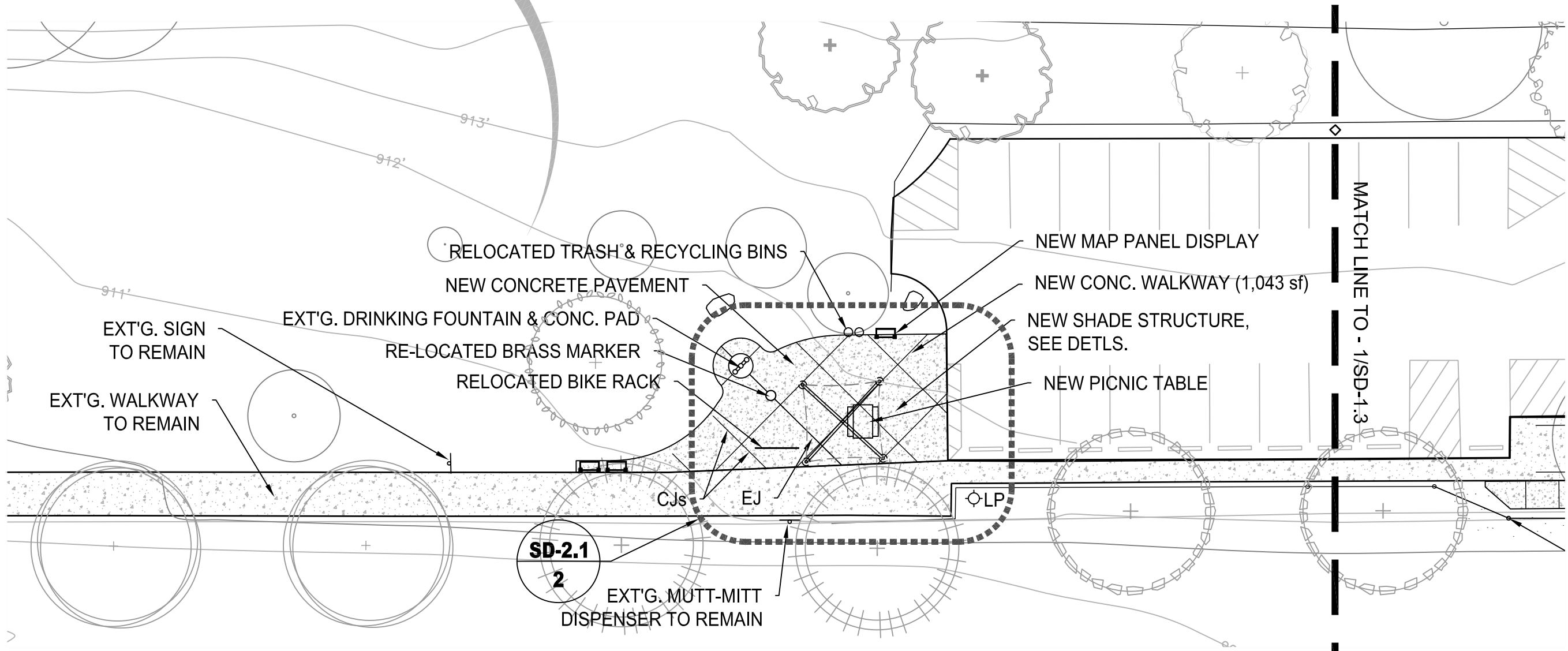
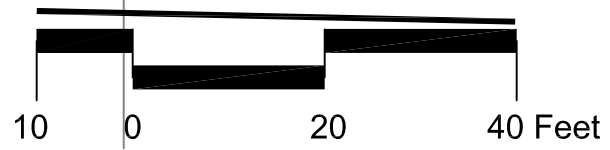
- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.
- C. Replace damaged products with new replacements.

END OF SECTION

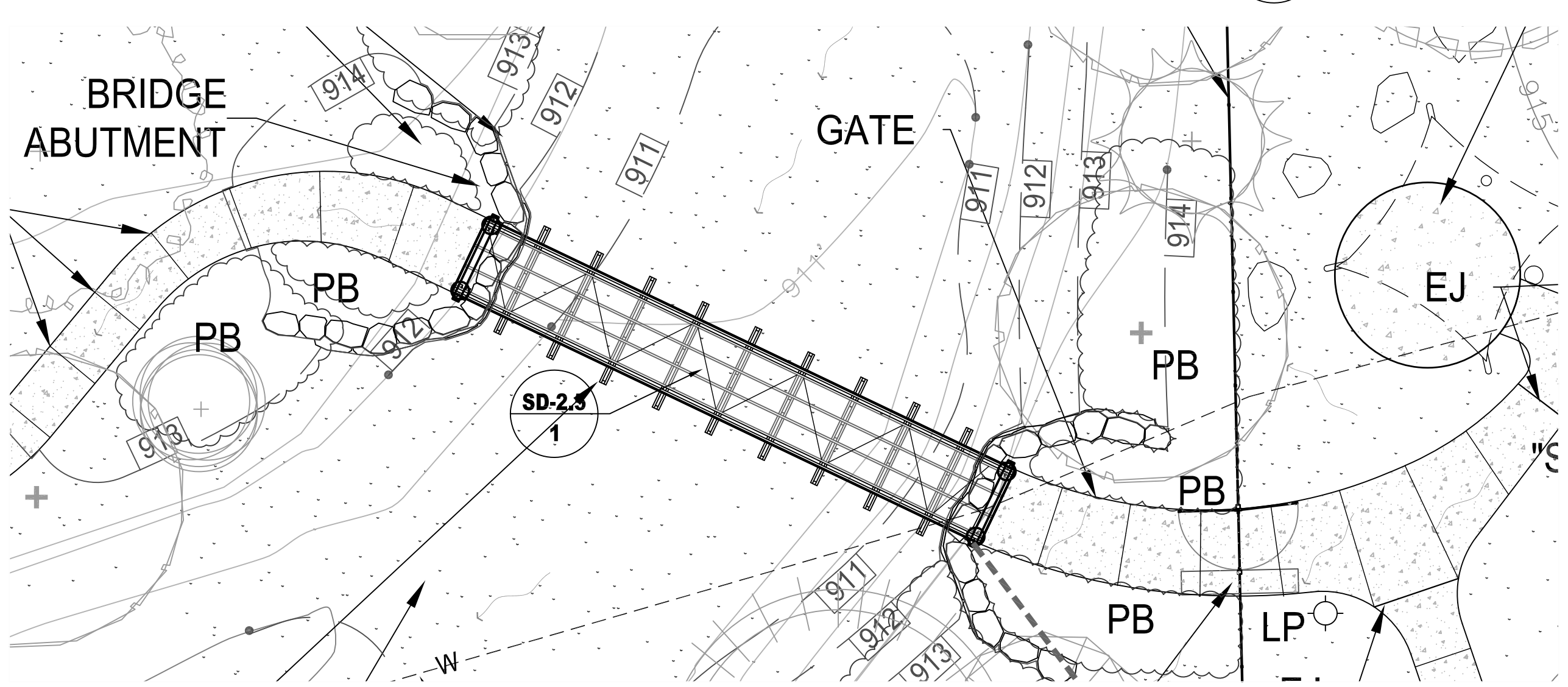
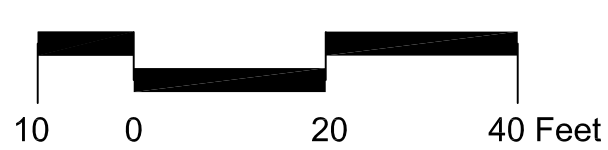
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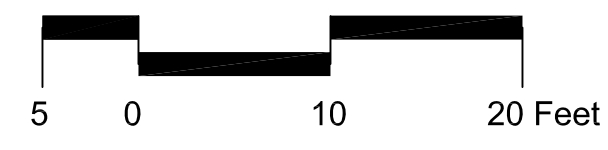
1 SITE DEVELOPMENT PLAN: PARK AREA
Scale 1" = 20'-0"



2 SITE DEVELOPMENT PLAN: TRAILHEAD AREA
Scale 1" = 20'-0"



3 ENLARGED PLAN: BRIDGE AREA
Scale 1" = 10'-0"



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Al Rohde Park &
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Site Improvements

Site Development
11777 Spring Rain
San Antonio Tx 78249 (Park 206)

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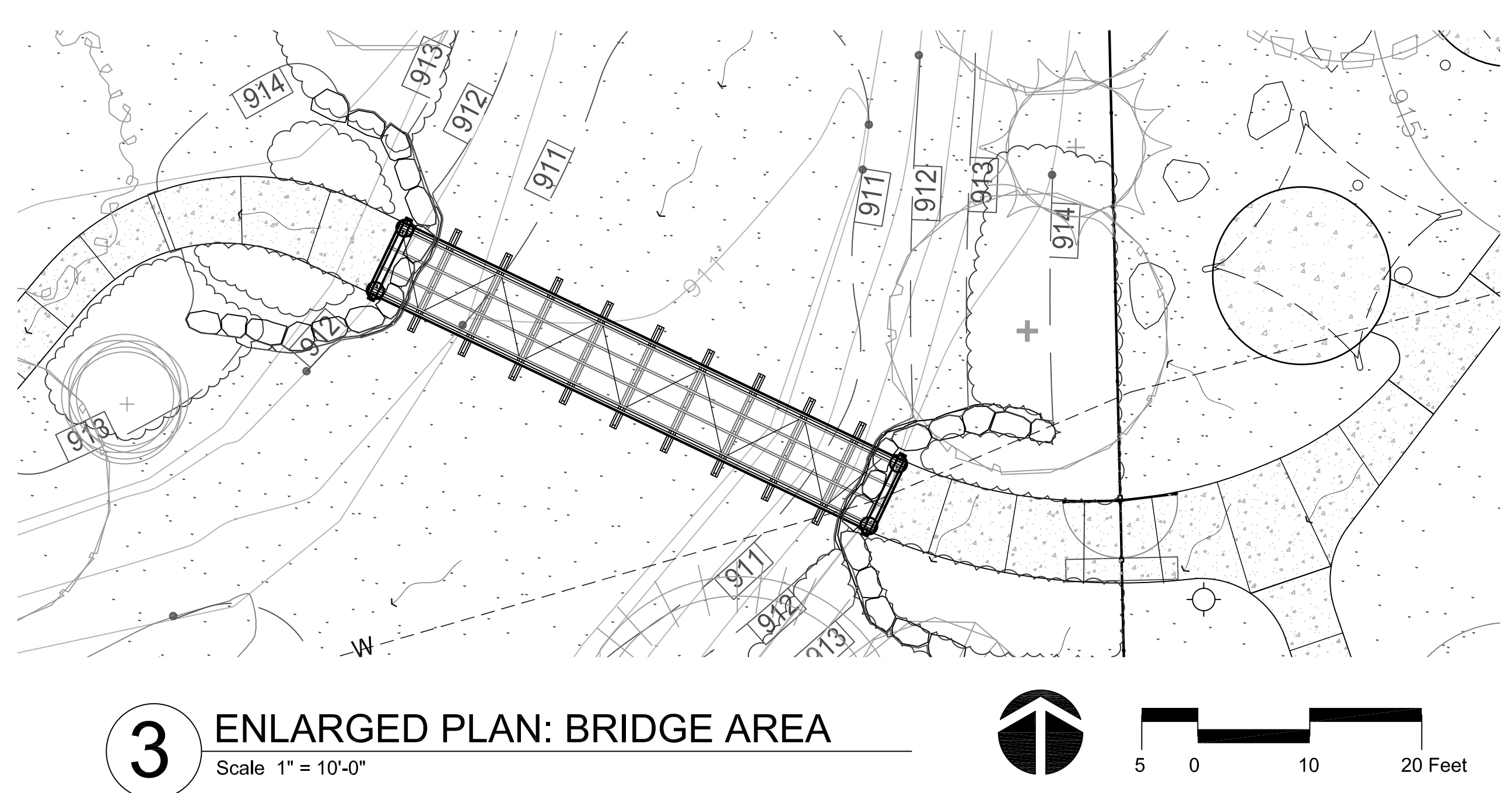
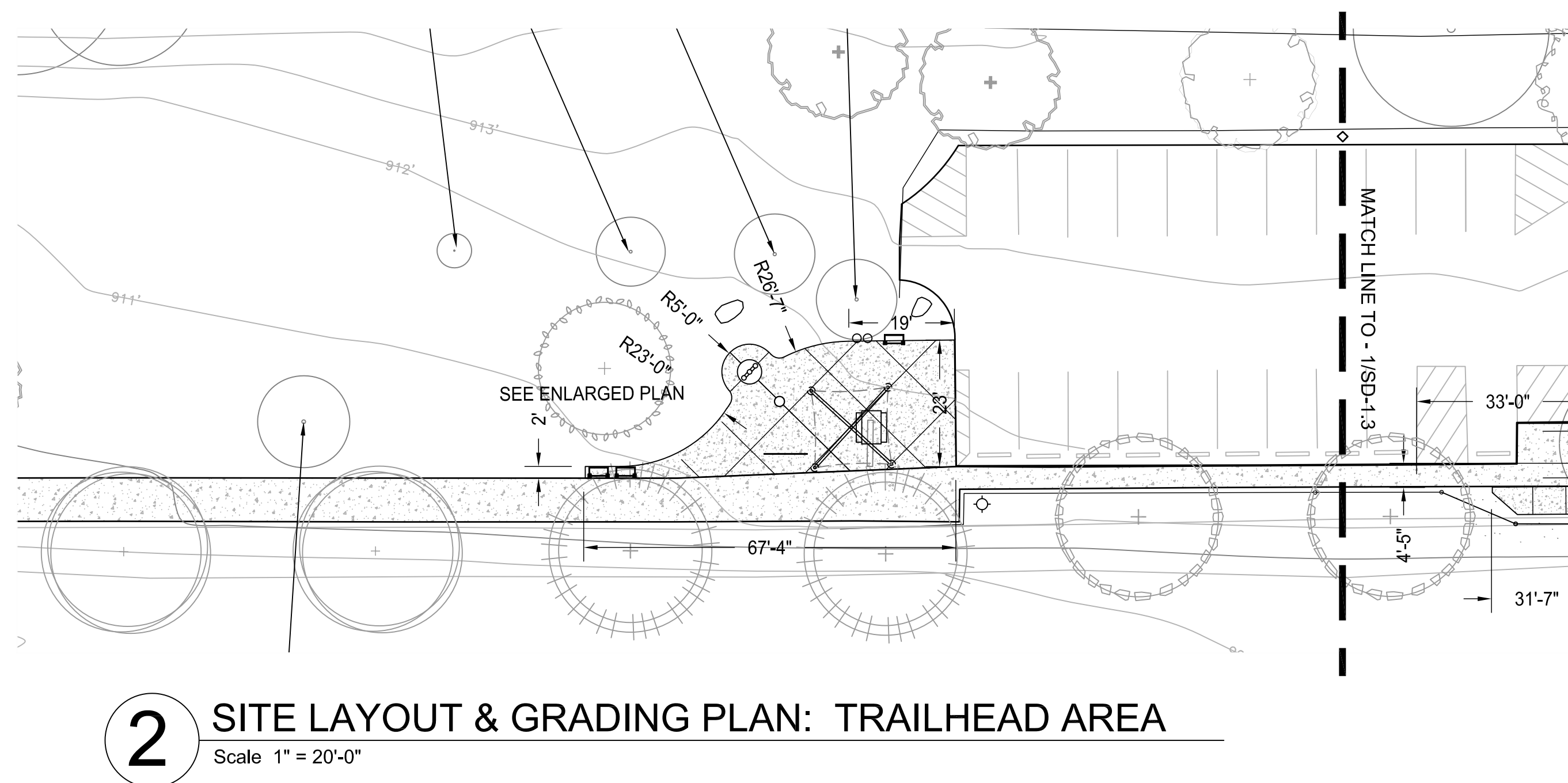
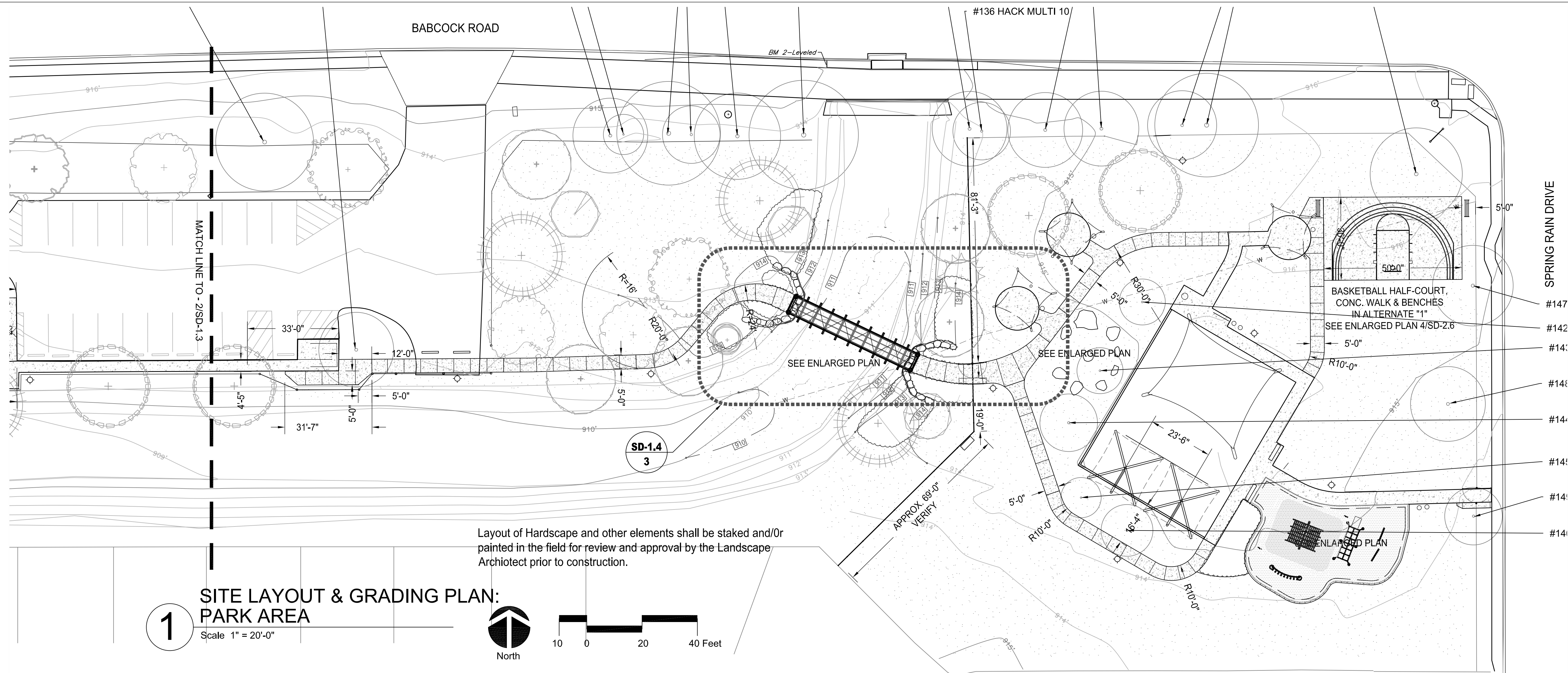
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Site
Development
Plan & Enlarged
Plans

SD-1.3



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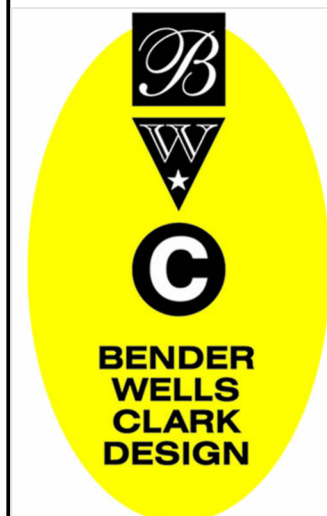
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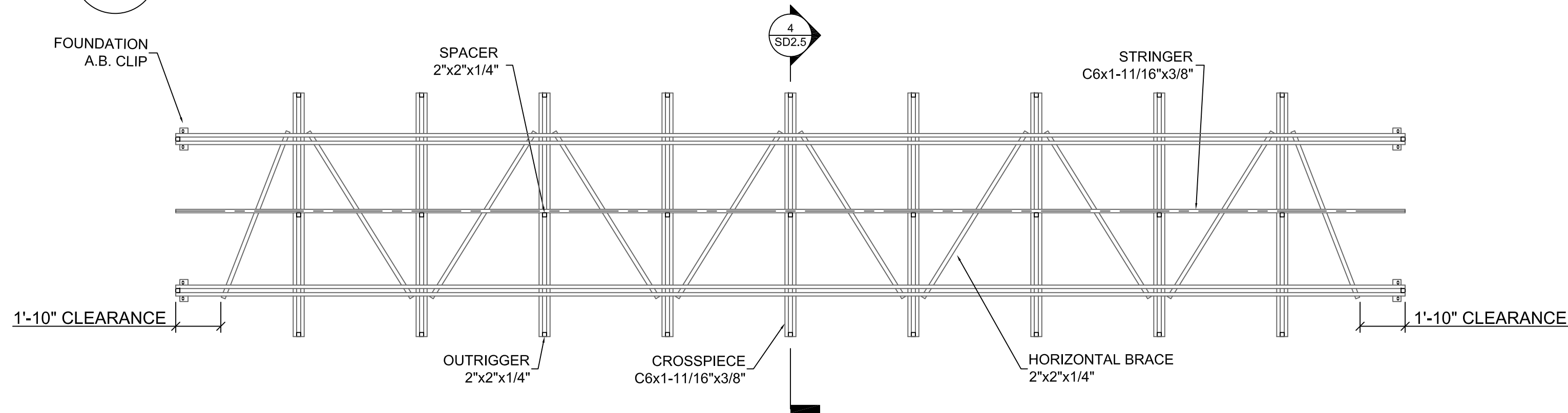
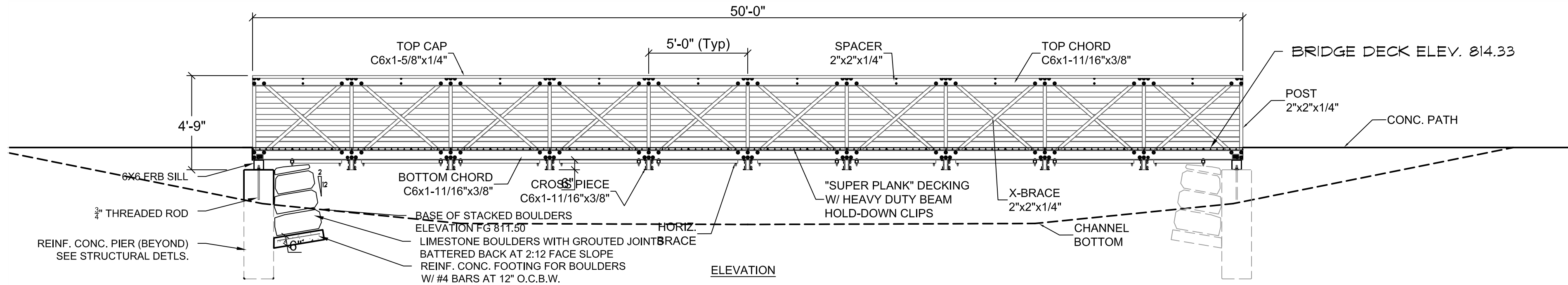
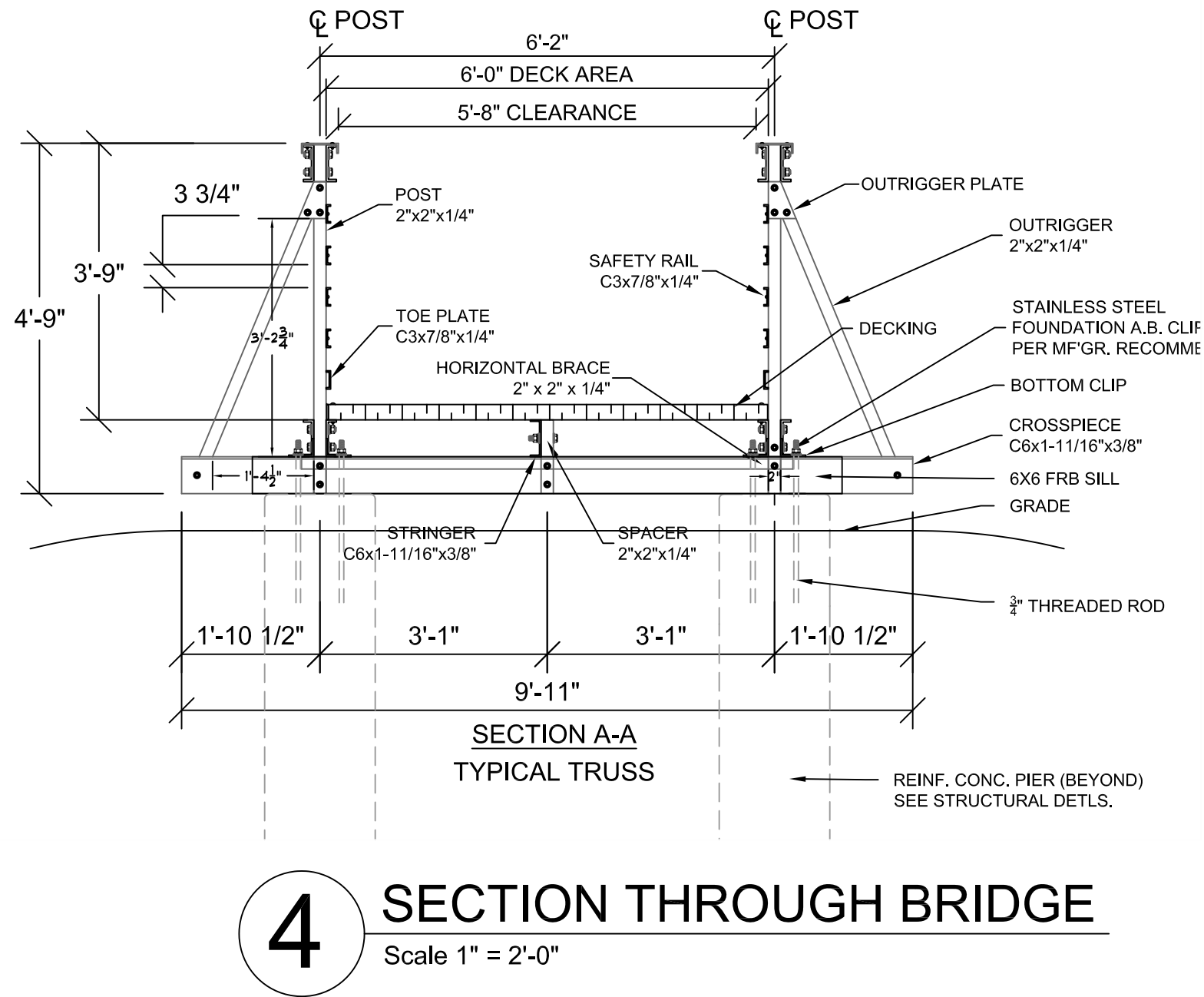
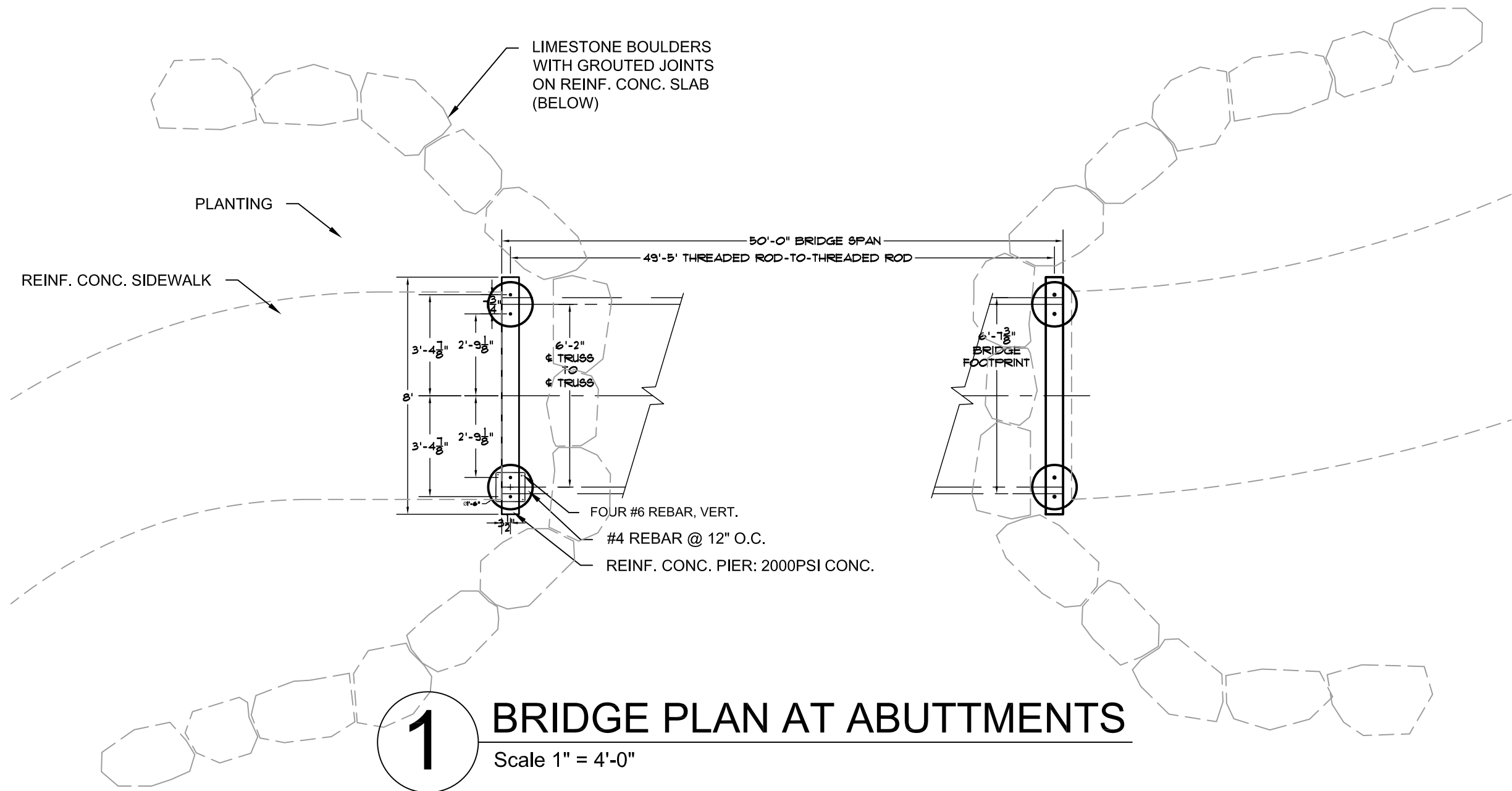
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SHEET TITLE & NUMBER:

Site Layout & Grading Plan

SD-1.4

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Note:
Refer to Structural Engineer's
signed & sealed drawings,
Sheet S-1.1 for detailed plans,
sections and notes.

Bridge Manufacturer shall submit Sealed Drawings by a Structural Engineer
licensed to practice in the State of Texas, for review and approval.

Special Inspections will be conducted for footings by the Owner's Representative.
Review and approval of the footings and the structure
and installation in the field, as required by the City of San Antonio, shall be provided.

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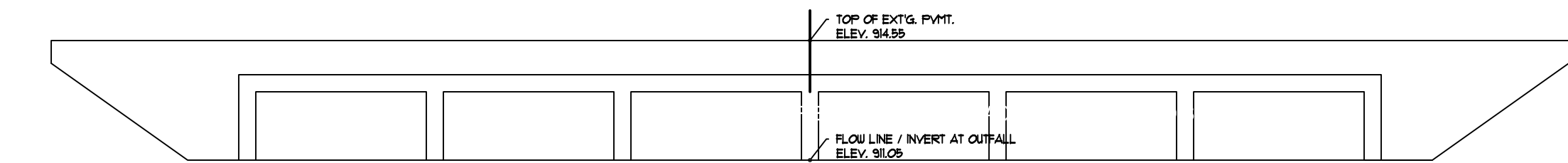
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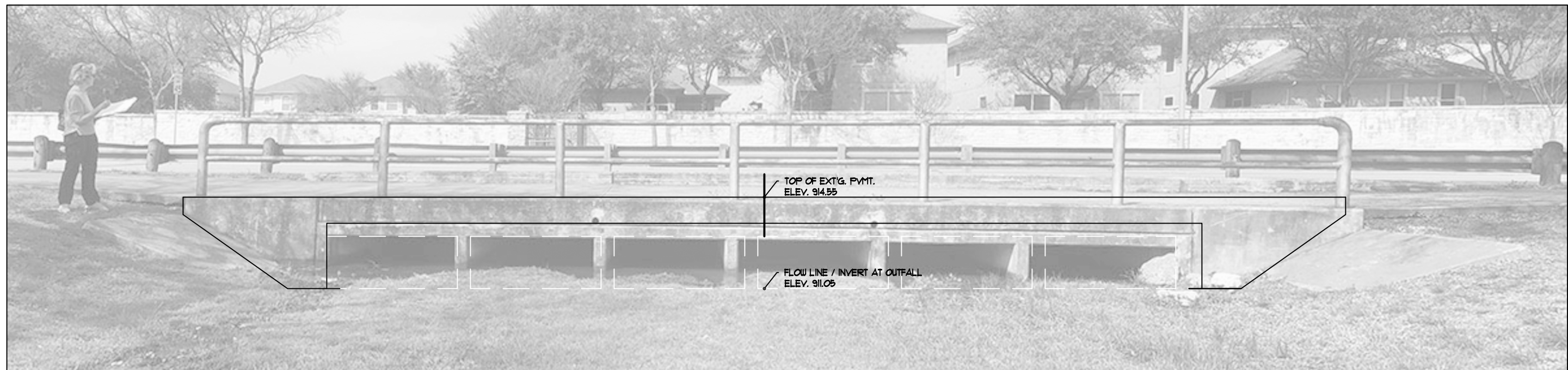
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SHEET TITLE & NUMBER:
Site Development
Details - Bridge

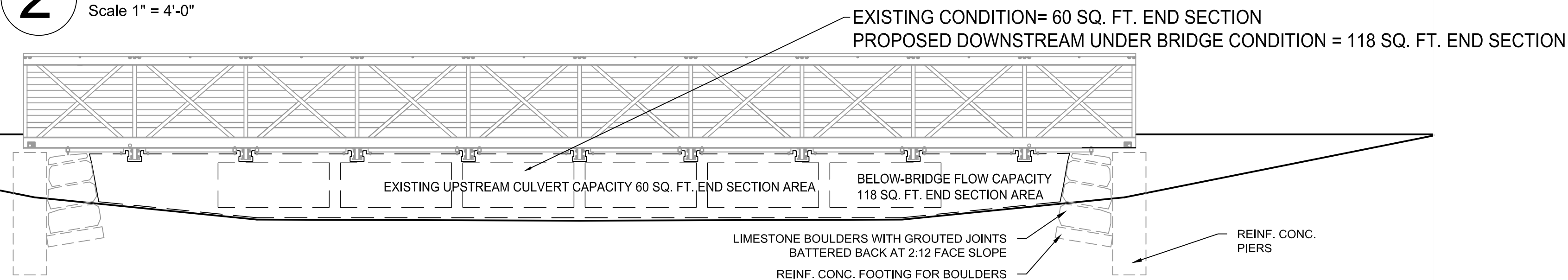
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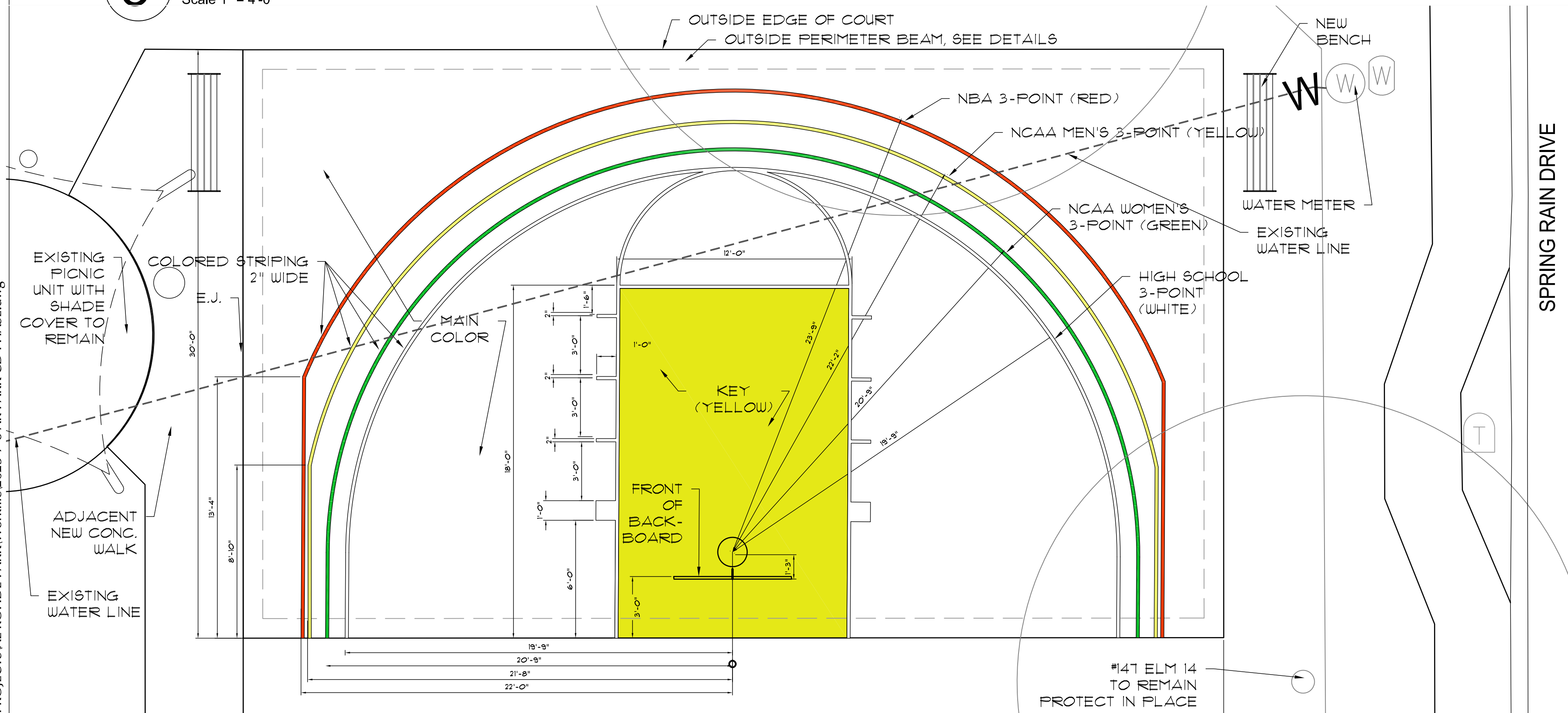
1 ELEVATION: EXISTING DRAINAGE STRUCTURE UNDER BABCOCK RD.
Scale 1" = 4'-0"



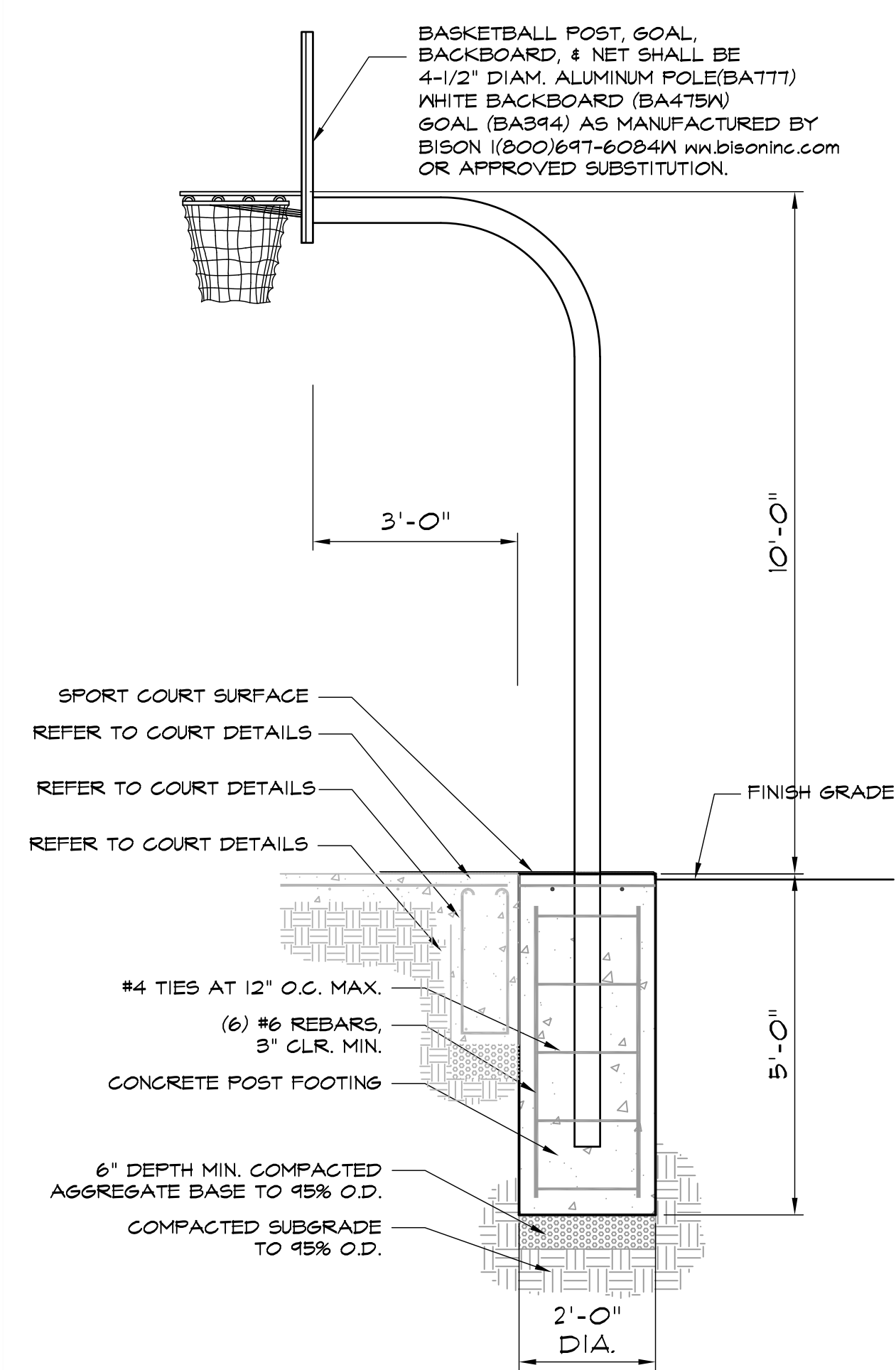
2 PHOTO: EXISTING DRAINAGE STRUCTURE UNDER BABCOCK RD. WITH CAPACITY
Scale 1" = 4'-0"



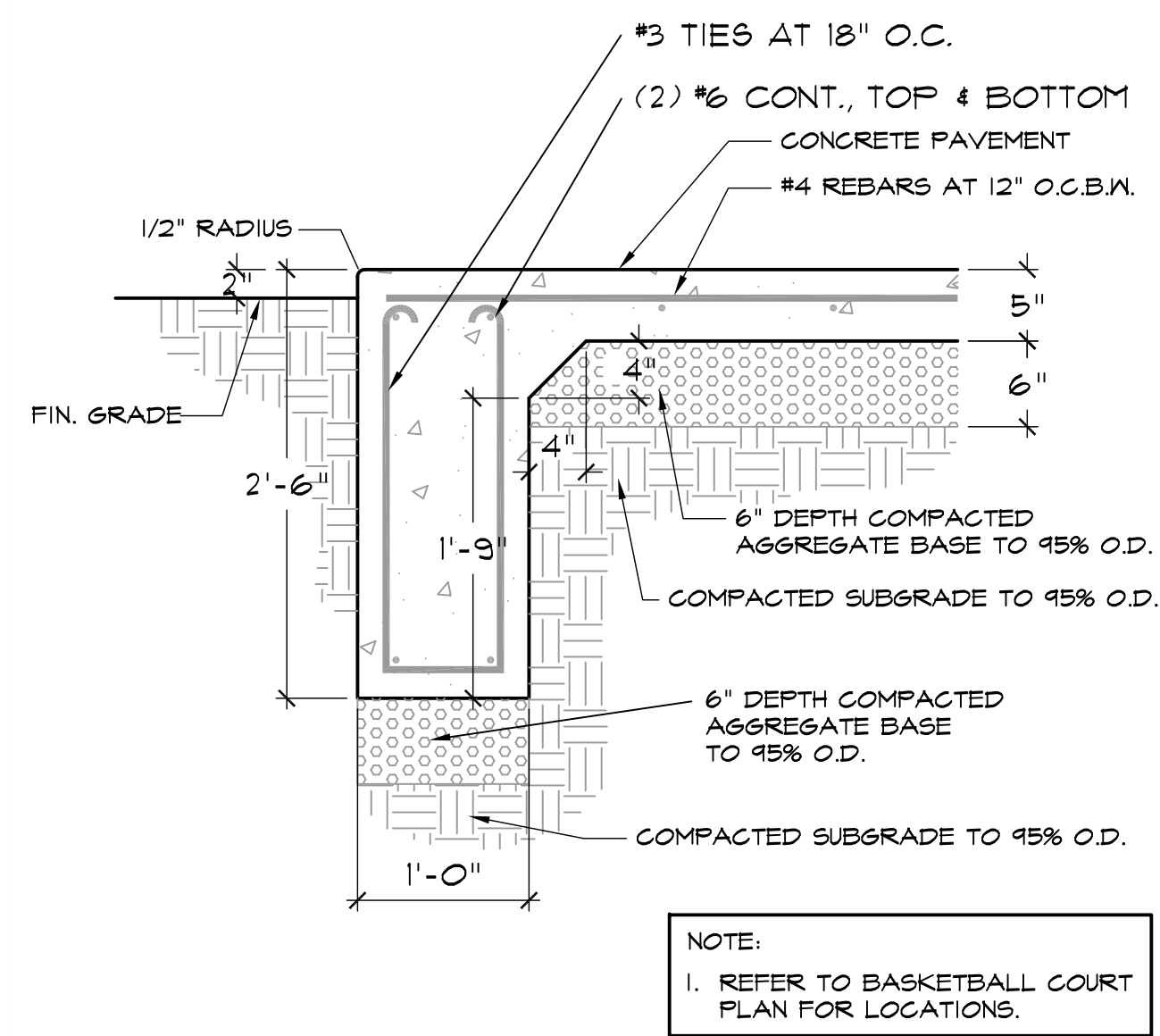
3 SECTION: BRIDGE STRUCTURE DOWNSTREAM FROM BABCOCK RD. WITH CAPACITY
Scale 1" = 4'-0"



4 ALT. "1": HALF COURT BASKETBALL COURT
Scale 1" = 4'-0"



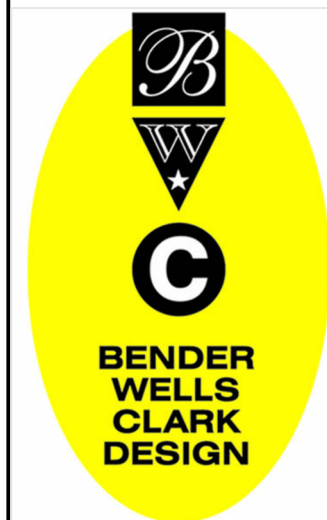
5 ALT. "1": BASKETBALL GOAL POST
Scale 1" = 2'-0"



6 ALT. "1": BASKETBALL COURT PERIMETER BEAM
Scale 1" = 1'-0"

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**Site
Development
Details - Bridge &
Alternate "1"**

SD-2.5



Al Rohde Park & Buddy Calk Trailhead

Site Improvement

Site Development

11777 Spring Rain
San Antonio Tx 78249 (Park 206)

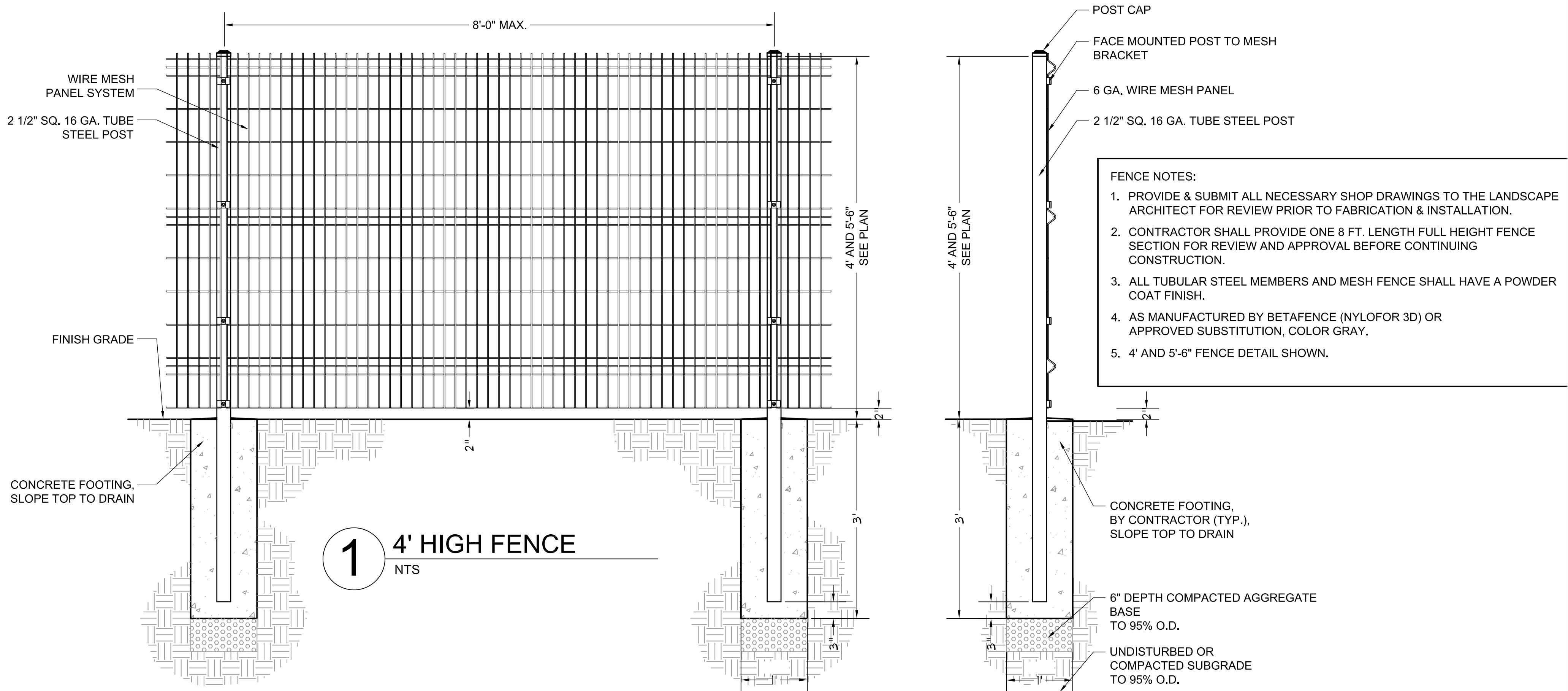
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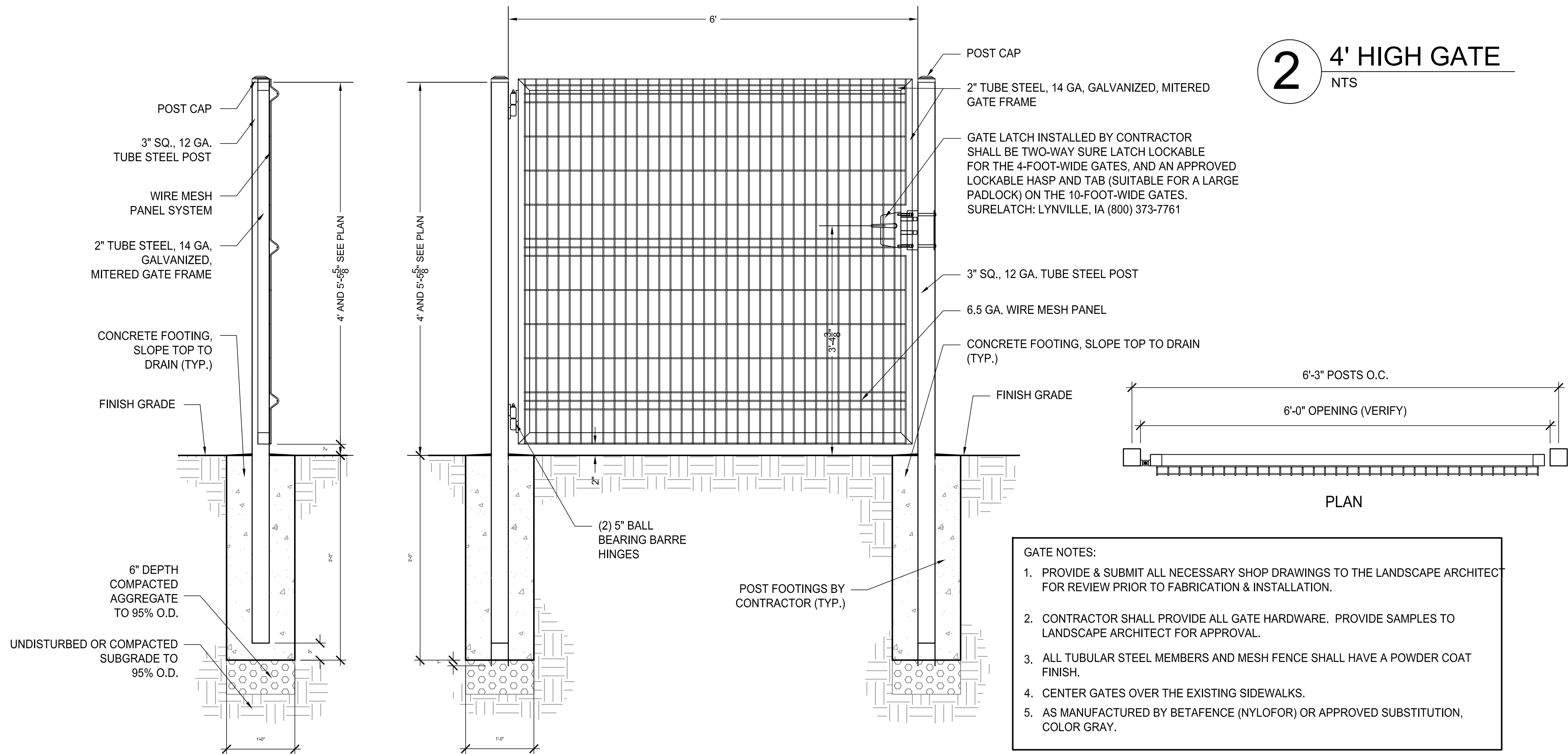
**Site
Development
Plan & Enlarged
Plans**

SD-1.3

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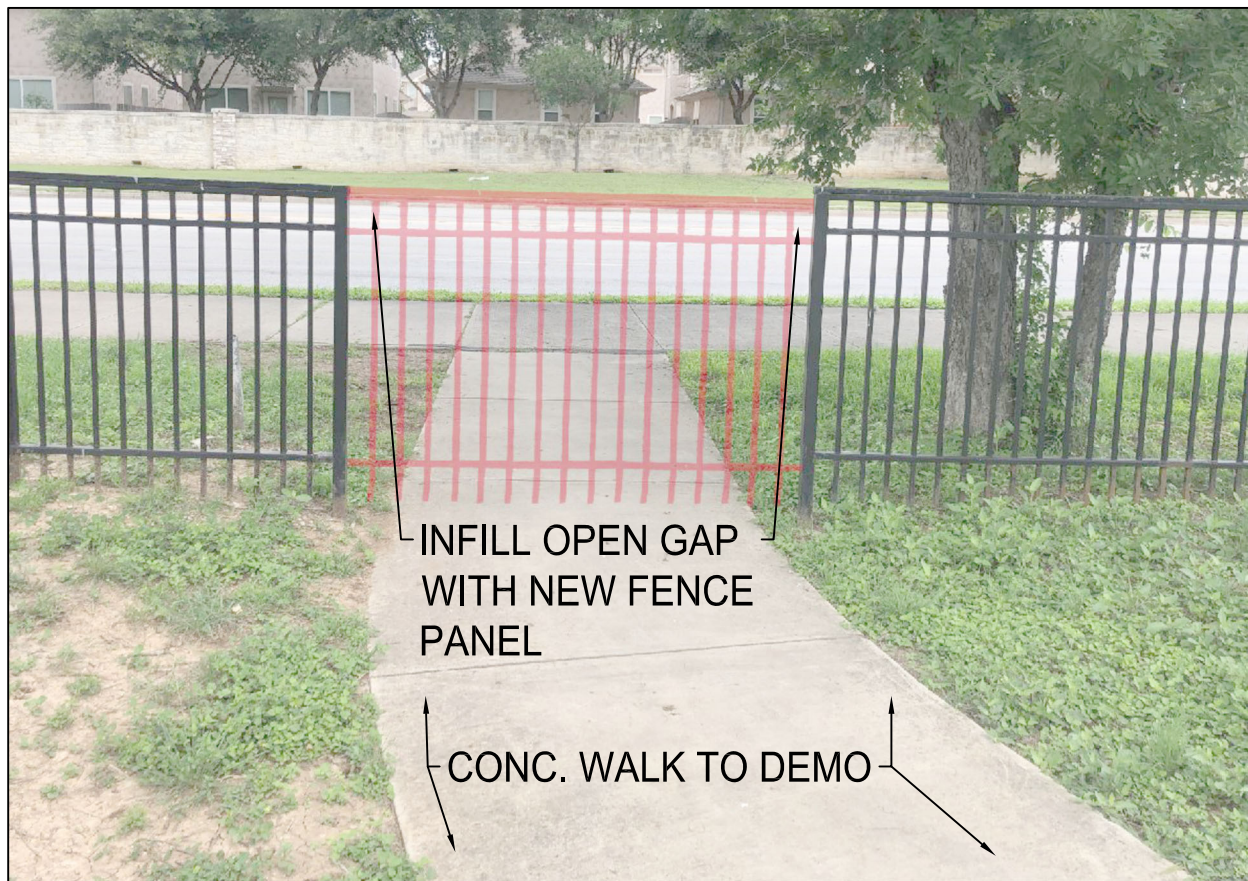
1 4' HIGH FENCE
NTS



2 4' HIGH GATE
NTS

- GATE NOTES:
1. PROVIDE & SUBMIT ALL NECESSARY SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
 2. CONTRACTOR SHALL PROVIDE ALL GATE HARDWARE. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
 3. ALL TUBULAR STEEL MEMBERS AND MESH FENCE SHALL HAVE A POWDER COAT FINISH.
 4. CENTER GATES OVER THE EXISTING SIDEWALKS.
 5. AS MANUFACTURED BY BETAFENCE (NYLOFOR) OR APPROVED SUBSTITUTION, COLOR GRAY.

Note: Infill of existing gaps in the fence along Babcock Rd. (infill with fence panel) and at Spring Rain Drive park entry (infill with new gate) shall be similar to the style of the existing metal fence in form, finish and color. Metal shall receive 2 shop coats of primer and 2 shop coats of enamel paint. See Sheet SD-2.0 for Plan view at Spring Rain Dr. park entry. Verify all dimensions in the field prior to fabrication.



3 PHOTO: EXT'G. FENCE GAP AT BABCOCK ROAD
NTS

PHOTOS ALTERED TO SHOW PROPOSED CONDITIONS



4 PHOTO: EXT'G. FENCE GAP AT SPRING RAIN DRIVE
NTS

ISSUED SETS		
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SAN ANTONIO, TEXAS 78215

Landscape Architecture

Urban Design

Planning

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Al Rohde Park & Buddy Calk Trailhead
Site Improvements

Site Development
11777 Spring Rain
San Antonio Tx 78249 (Park 206)

This drawing and this design was prepared specifically for this site and for the project described herein. No other use of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Bender Wells Clark Design.

LANDSCAPE ARCHITECT'S LICENSURE

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Drawn By : LCC

SHEET TITLE & NUMBER:
Site Development
Details- Fencing & Gates
SD-2.2

Al Rohde Park & Buddy Calk Trailhead Improvements -2022 Bond Improvements



Aerial Photo of site



Existing Greenway Trailhead



Existing Playground at Al Rohde Park



Existing Covered Picnic areas and play at Al Rohde Park



Existing Park Fencing



Existing drainage swale between greenway parking and park



Proposed Pedestrian Bridge to Park from Trailhead Parking



Proposed Shade over existing swings and at Trailhead (similar to existing in park)



Proposed "Ninja" fitness equipment



Proposed Lighting at Park and Trailhead Parking



Proposed Site Furniture to match existing



Proposed basketball 1/2 Court (Alternate)

AL ROHDE PARK & BUDDY CALK TRAILHEAD PARK IMPROVEMENTS

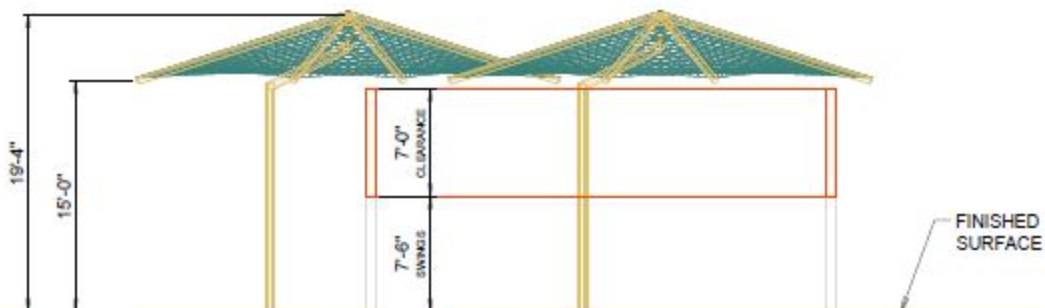
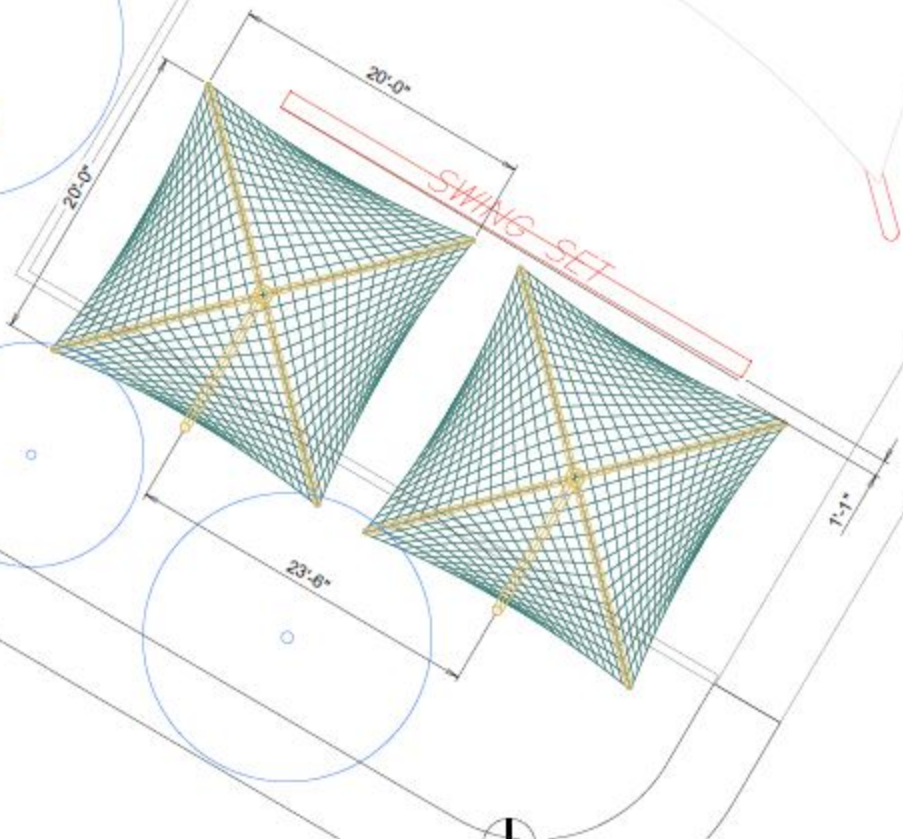
The applicant is requesting final approval for construction of new park improvements at Al Rohde Park and trailhead improvements at the Buddy Calk Trailhead.

Bender Wells Clark Design and their sub-consultants have developed Construction Documents for these proposed improvements. Components of this project were funded by the 2022 Parks Bonds and include:

- 1) A new pedestrian bridge connection from trailhead parking lot.
- 2) Concrete walking paths
- 3) Shade over existing swings and at trailhead
- 4) "Ninja" agility equipment
- 5) Fencing to secure play area
- 6) Site furniture
- 7) Lighting in park and trailhead parking lot
- 8) Soil restoration, new grass seeding, and native planting
- 9) New Tree planting
- 10) Alternate for a new ½ basketball court

All the proposed improvements will be accessible, constructed of long-lived materials. All the improvements were approved through neighborhood meetings.

SRA



SOUTH ELEVATION