

# HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

**HDRC CASE NO:** 2021-378  
**ADDRESS:** 2020 N ST MARYS ST  
**LEGAL DESCRIPTION:** NCB 6793 BLK 5 LOT 9, 10, 11, 12, & 69  
**ZONING:** IDZ  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Tania Gunn/Beaty Palmer Architects  
**OWNER:** Jeni O'Quinn/City of San Antonio Public Works Department  
**TYPE OF WORK:** Conceptual Review - new police sub station  
**APPLICATION RECEIVED:** July 29, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting conceptual approval to construct a 24,000-square-foot Police Station.

## APPLICABLE CITATIONS:

### *UDC Section 35-450. General Rules.*

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

### *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.

### *UDC Sec 35-642. – New Construction of Buildings and Facilities:*

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

#### (a) Site and Setting.

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

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

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



attractive fences, berms, plantings or other means.

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

## **FINDINGS:**

- a. The property located at 2020 N St Mary's is public property located just north of Downtown and east of the Tobin Hill Historic District. The property has frontage on N St. Mary's between E Locust to the north and E Myrtle to the south. The applicant is requesting conceptual approval for a new police substation that will serve the Central Business District. The station will be the home of the SAPD Downtown 2100 Patrol, 2100 SAFFE, Property Crimes, and a Crisis Response Team. The project includes a Community Room within the building and a small public park. This project includes funding for public art.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **NEW CONSTRUCTION** – The applicant is requesting to construct an approximately 24,000-square-foot Police Station. The proposed structure is 2 stories in height and features a standing seam metal hip roof with generous overhangs, reinforced site cast concrete panel walls accented with 12-inch ashlar coursed limestone veneer, a black-coated aluminum curtain wall framing system with blue-tinted reflective glass below the roof soffit, and strategically placed window openings on the first floor. The main entrance on the southwest façade will feature a 2-story aluminum and glass curtain wall entry with exposed architectural structural steel columns and diagonal steel members to support the roof extension above the entrance. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- d. **SIGNAGE** – The applicant has proposed to install signage at the southwest side of the property at the intersection of N St Mary's and E Myrtle. The proposed signage will be placed on a masonry wall and will read "Police Station at St. Mary's." The applicant has not yet submitted sign specifications, including proposed illumination, to staff for review and approval. Staff recommends that the applicant submits final sign specifications to staff for review.
- e. **PARKING LOT** – The applicant has proposed to install front and side parking lots on the property. The proposed parking lots will accommodate 110-120 parking spaces, including accessible spaces with curb cuts and entry from E Myrtle and E Locust Streets. Staff finds the proposal generally appropriate.
- f. **LANDSCAPING** – The applicant has proposed a landscaping plan that includes a screened mechanical-electrical equipment yard, a screened dumpster enclosure, a small outdoor courtyard, a storage building for traffic flares and cones, a public park space, hardscaping modifications for pedestrian circulation, monument signage, flagpoles, public art, perimeter fencing, tree plantings, and green space. Staff recommends that the applicant submits final landscape drawings to staff for review.
- g. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

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

- i. That the applicant submits final sign specifications, construction documents, material specifications for proposed fencing, and a landscaping plan to staff for review and approval prior to returning to the HDRC for final approval.
- ii. That the applicant meets all buffer yard requirements as outlined in the UDC Sec. 35-510.
- iii. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

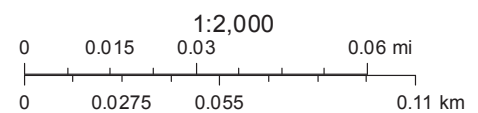


# City of San Antonio One Stop



August 11, 2021

— User drawn lines







WEST ELEVATION

0' 4' 8' 16'



SOUTH ELEVATION

0' 4' 8' 16'

PRELIMINARY DRAWING  
THESE PRELIMINARY DRAWINGS INDICATE THE GENERAL SCOPE OF PROJECT AND DESIGN CONCEPT. THEY DO NOT NECESSARILY DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE OF THE FINAL CONTRACT DOCUMENTS AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.  
TERRY PALMER #16751

POLICE STATION  
AT ST. MARY'S



CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT

project number  
20-29  
date  
07/27/21



BEATY PALMER ARCHITECTS  
110 Broadway, Suite 600, San Antonio, Texas 78205

IN ASSOCIATION WITH  
Lopez Salas Architects and bvg4 Architecture

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# POLICE STATION AT ST. MARY'S







# Existing Site Photo

POLICE STATION AT ST. MARY'S



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# Site Plan



## POLICE STATION AT ST. MARY'S



- |   |   |
|---|---|
| A. SLOPED WALKWAY                       | P. LIMESTONE / MODULAR RETAINING WALL               |
| B. TERRACED SEATING                     | Q. NEW VIA BUS STOP SHELTER                         |
| C. PARK LAWN                            | R. MECHANICAL EQUIPMENT YARD                        |
| D. CUT STONE BENCHES                    | S. OUTDOOR COURTYARD                                |
| E. 18-INCH CONCRETE SEAT / WALL BARRIER | T. SLIDING CANTILEVERED GATE (LOCUST ST.)           |
| F. MONUMENT SIGN WITH LANDSCAPING       | U. SLIDING CANTILEVERED GATE (MYRTLE ST.)           |
| G. FLAG POLES                           | V. HARDSCAPE PLAZA                                  |
| H. STEPS                                | W. FENCE / WALL (ADJACENT TO NEIGHBORS)             |
| I. LIGHT BOLLARDS                       | X. CONCRETE AND STEEL ARCHITECTURAL PERIMETER FENCE |
| J. PUBLIC PARKING (10 SPACES)           |   |
| K. SECURE PARKING (112 SPACES)          |   |
| L. 10FT. X 10FT. STORAGE BUILDING       |   |
| M. DUMPSTER ENCLOSURE                   |   |
| N. PUBLIC ENTRANCE                      |   |
| O. SWORN ENTRANCE                       |   |



IN ASSOCIATION WITH  
Lopez Salas Architects and bvg4 Architecture

IMAGE OF  
VIEW LOCATED  
ON SHEET X



# Bird's Eye View from Southwest

POLICE STATION AT ST. MARY'S



CITY OF SAN ANTONIO  
PUBLIC WORKS  
DEPARTMENT



FA NUNNELLY  
GENERAL CONTRACTOR

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# Bird's Eye View from Northwest

POLICE STATION AT ST. MARY'S



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# 3D View

POLICE STATION AT ST. MARY'S



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# 3D View

POLICE STATION AT ST. MARY'S



CITY OF SAN ANTONIO  
PUBLIC WORKS  
DEPARTMENT



**FA NUNNELLY**  
GENERAL CONTRACTOR

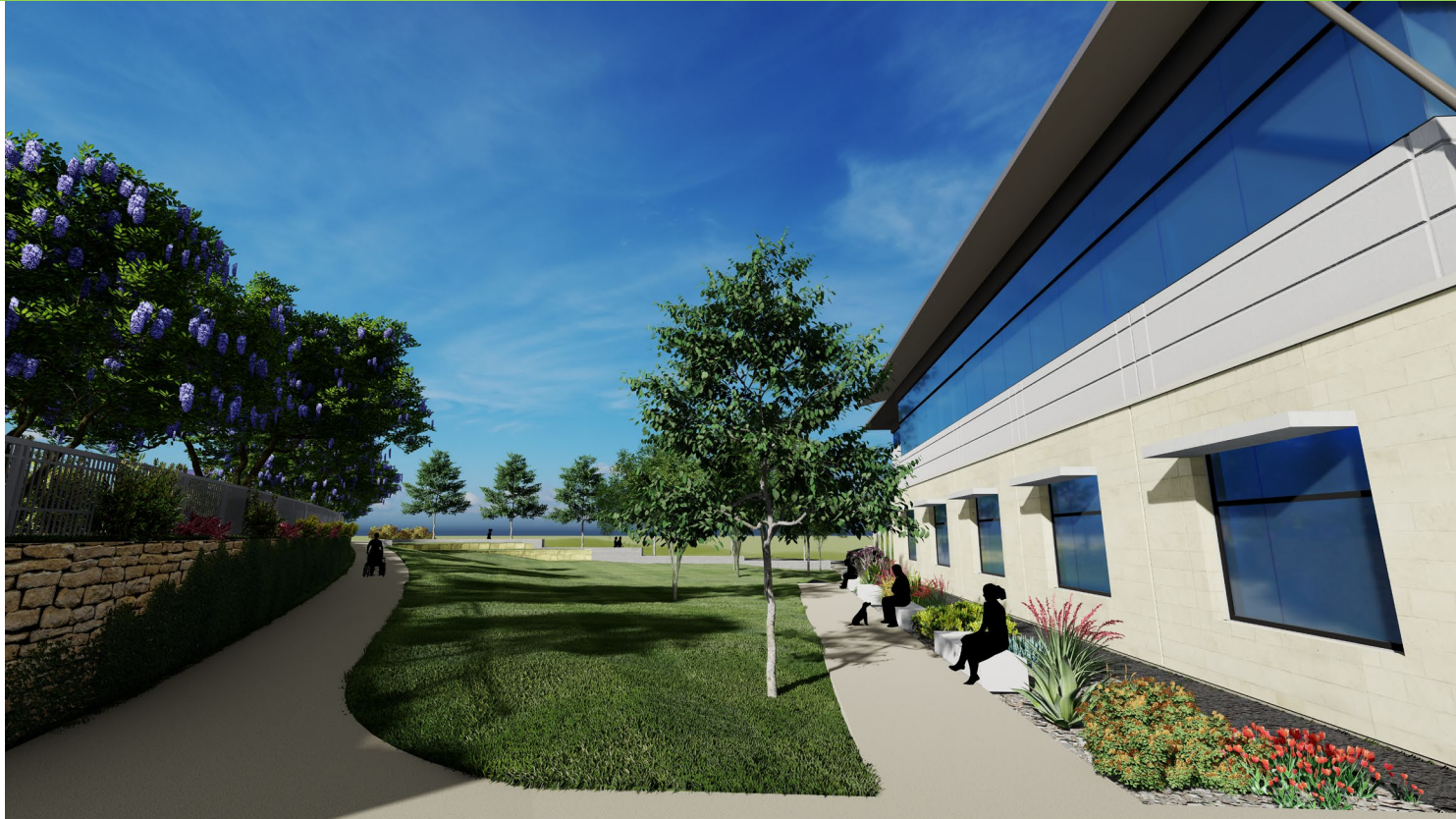
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# 3D View

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# West Elevation

POLICE STATION AT ST. MARY'S



CITY OF SAN ANTONIO  
PUBLIC WORKS  
DEPARTMENT



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# East Elevation

POLICE STATION AT ST. MARY'S



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# North Elevation

POLICE STATION AT ST. MARY'S



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# South Elevation

POLICE STATION AT ST. MARY'S



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07.21.21

**City of San Antonio  
Public Works Department**

Re: Police Station at St. Mary's – Architectural Schematic Design Narrative

**General**

The City acquired approximately 2 acres of property for the proposed new, two story, approximately 24,000 GSF Police Station that will serve the Central Business District. This property has frontage on North St. Mary's Street between East Locust Street to the north and East Myrtle Street to the south. This station will be the home of SAPD Downtown 2100 Patrol, 2100 SAFFE, Property Crimes, and a Crisis Response Team. The program also includes a Community Room within the building, and a small Public Park. There is also funding for Public Art. The project will seek to incorporate sustainable design strategies and systems and will utilize regionally sourced materials.

**Site**

The 2-acre site accommodates the building footprint, screened mechanical-electrical equipment yard, screened dumpster enclosure, a small outdoor courtyard area, secure parking for between 110-120 spaces including accessible spaces, a small storage building for traffic flares and cones, 10 public parking spaces including accessible space(s), a public park space (with amenities yet to be determined), ample hardscape and landscape/softscape to provide and define pedestrian circulation, monument signage, flagpoles, and public art.

The building is sited to balance the grade change across the site to provide access for the public at the main entrance and for the sworn officers on the east side of the building. There is approximately 6 ft of grade change from the proposed 8-foot-wide public sidewalk along St. Mary's Street to the main building entrance and public parking lot. The site plan includes a monumental stairway from the sidewalk to the building's main entrance plaza and a gently sloped accessible walk from the VIA bus stop at the corner of E. Locust Street and N. St. Mary's St. The plan also includes pedestrian friendly concrete benches, concrete fence bases, and cut stone benches at the site and building perimeter for enhanced property protection.

An approximately 7,800 SF green park space area is defined by the vegetated retaining walls and sloping walkway, stepped bench wall, and the west side of the building. In total, the plan gains approximately 7,000 square feet of pervious coverage over and above the previous existing condition.

**Building**

The Police Station is designed to be inviting and compatible with the character and context of surrounding commercial developments and residential neighborhood. The articulated building exterior walls will be capped with a hipped standing seam roof with generous overhangs. The walls will consist of reinforced site cast concrete panels accented with regionally sourced 12 -inch ashlar coursed limestone masonry veneer. A ribbon of black coated aluminum curtainwall framing system will be set with blue tinted reflective glass below the roof soffit at the second floor allowing the hipped roof to visually "float" above the building. The first floor will have strategically placed punched window openings. The southwest main entrance corner will have a two-story aluminum and glass curtain wall with exposed architectural structural steel columns and diagonal steel members to support the roof extension over the main building entrance. Ballistic hardening will be achieved using the concrete site cast walls and ballistic rated assemblies.



























