

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2024

HDRC CASE NO: 2024-060
COMMON NAME: 100 N MAIN
LEGAL DESCRIPTION: NCB 909 (MUD ON 100 N MAIN), LOT 19
ZONING: D, HE, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
LANDMARK: Individual Landmark
APPLICANT: Jeremy Merritt/Merritt Development Group
OWNER: Phota II-PG OZ San Antonio, LLC
TYPE OF WORK: Construction of a 10-story hotel
APPLICATION RECEIVED: February 02, 2024
60-DAY REVIEW: April 02, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 10-story hotel structure on the vacant lot at 100 N Main, located within the Downtown Design District; the River Improvement Overlay, District 3; and the Main and Military Plaza Historic District.

APPLICABLE CITATIONS:

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

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

- i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.
- ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
- iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.
- iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
- v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
- vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
- vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
- viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
- ix. Ensure adequate solar access on the River Walk.

Section 35-672. Neighborhood Wide Design Standards

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
 - (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.
 - (5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.
 - A. Queuing is prohibited on the River Walk pathway.

B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the

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

C. Tables and chairs shall be located a sufficient distance from the River Walk pathway so that normal dining and

service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

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

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end

of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and

balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less

space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct

sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's

edge to the building face, whichever is lesser, parallel to the river for the length of the property.

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

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

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

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

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the

river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

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

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

(2) Primary and Secondary Entrances.

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

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

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

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems.

Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

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

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

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

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

(2) Street Furnishing Materials.

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles

at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the

river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen 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.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance

urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

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

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

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

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

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

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 River Walk 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.

UDC Section. 35-675. Archaeology.

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

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

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

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

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 conceptual approval to construct a 10-story hotel structure on the vacant lot at 100 N Main, located within the Downtown Design District; the River Improvement Overlay, District 3; and the Main and Military Plaza Historic District.
- 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. SUB-COMMITTEE REVIEW – This request was reviewed twice as a pre-submittal consultation. At those meetings, Commissioners commented on façade arrangement, fenestration, materials, street level pedestrian elements and tones and textures of materials. Commissioners recommended various revisions which have generally been incorporated into the proposed design.
- d. CONTEXT & DEVELOPMENT PATTERN – The lot addressed as 100 N Main is located at the corner of N Main and E Commerce, to the immediate north of Main Plaza. The lot previously featured the Wolfson Building, which was destroyed by fire in 2011. To the immediate east is a 20-story mixed-use structure. To the immediate north and west are parking structures.
- e. DESIGN CHARACTER – Generally, staff finds the design to be inconsistent with the unique design characteristics of downtown San Antonio. Staff recommends the applicant incorporate materials and design elements that are consistent with the quality and character of the historic and traditional buildings and urban architecture downtown and in the immediate vicinity of this site.
- f. 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 to the sidewalk along N Main and E Commerce; however, the applicant has proposed the installation of a commercial loading zone to be installed parallel to the street. At this location, the applicant has noted a sidewalk width of 3’ – 1 ¾”. The Downtown Design Guide Chapter 2.A.i. notes that a seventy-two (72) inch wide continuous pedestrian path of travel is required at all times. Staff finds that the proposed sidewalk and commercial loading zone configuration should be amended to provide a seventy-two (72) inch wide sidewalk. Pedestrian circulation should be prioritized over a commercial loading zone.
- g. CURB CUTS – This site is currently void of vehicular curb cuts. As noted in finding e, a curb cut and new curb configuration has been proposed to facilitate the installation of a commercial loading zone. Staff finds that all sidewalk width requirements should be met, as noted in finding f.
- h. SITE DESIGN – According to the UDC Section 35-673, 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. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed to orient the primary entrance toward N Main within a recessed vestibule. The primary entrance will be located beneath an entrance canopy. Additionally, the applicant has proposed other entrances to be located within recessed areas or beneath canopies. Generally, staff finds this to be consistent with the UDC.

- i. **LANDSCAPE DESIGN** – Per the UDC Section 35-673(e) regarding landscape design, a variety in landscape design must be provided with no more than seventy-five (75) percent of the landscape materials, including plants being the same as those on adjacent properties. The UDC Section 35-674(f) also notes that indigenous, non-invasive plant species and tropical plant species are permitted. Additionally, per the Downtown Design Guide Chapter 2.A. sidewalks should be designed to accommodate and support large street trees and to collect storm water. The applicant has proposed to install a total of four trees, two on E Commerce and two on N Main. Generally, staff finds the proposed tree planting to be appropriate and consistent with the Downtown Design Guide. When returning to the Commission for final approval, staff finds that a full detailed landscaping/site material plan should be submitted for review and approval.
- j. **OUTDOOR FURNITURE** – The applicant has proposed outdoor seating areas on the site. Outdoor furniture should be consistent with the UDC, and should be submitted for review and approval prior to installation. At no time shall outdoor furniture impede upon or block pedestrian traffic at the public right of way.
- k. **MECHANICAL 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. Staff finds that all mechanical and service equipment should be screened and integrated into the design of the site and building, as required by the UDC. This includes all roof level equipment and fire hook ups. Fire hookups should be located in a manner that does not immediately impact pedestrian traffic.
- l. **SERVICE EQUIPMENT/DUMPSTERS** – The UDC Section 35-674(m) notes that service entrances, waste disposal areas and other similar uses adjacent to service lanes should be located away from major streets. Additionally, the UDC notes that the doors to trash enclosures should face away from a street when feasible. Staff finds that the proposed service entrance and trash enclosure should be located away from E Commerce as to not face Main Plaza.
- m. **BUILDING SCALE & MASSING** – 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 dimension and (5) organize the mass of a building to provide solar access to the river. Generally, staff finds that the applicant has begun to meet the UDC’s standards. The applicant has proposed human scaled façade openings and materials, such as stone at the street level. Staff finds that the applicant should continue to develop human scaled elements throughout the design, whether through materials or façade elements such as cornices, recessed or projecting façade elements and fenestration. Fenestration, façade elements, and materials should relate to existing architectural elements in the immediate vicinity, such as those found on the Municipal Plaza Building.
- n. **FAÇADE COMPOSITION** – According to the UDC Section 35-674, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed for the structure to feature a building cornice to serve as a building cap. Staff finds that the proposed curtain wall systems should adhere to the UDC’s standards.
- o. **BUILDING HEIGHT** – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there are no height restrictions for new construction in RIO 3 other than the solar access standards. The applicant has proposed an overall height of approximately 120 feet. Staff finds the proposed height to be appropriate and consistent with the UDC.
- p. **BUILDING HEIGHT** – The UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade 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. There are multiple structure

within the immediate vicinity of the proposed new construction that feature similar heights or greater heights; specifically the adjacent AC Hotel (formerly Riverview Towers; approximately 260 feet), the Municipal Plaza Building (approximately 140 feet), and City Tower (approximately 300 feet). Staff finds the proposed height of 120 feet to be appropriate and similar in height to other buildings found traditionally in the area.

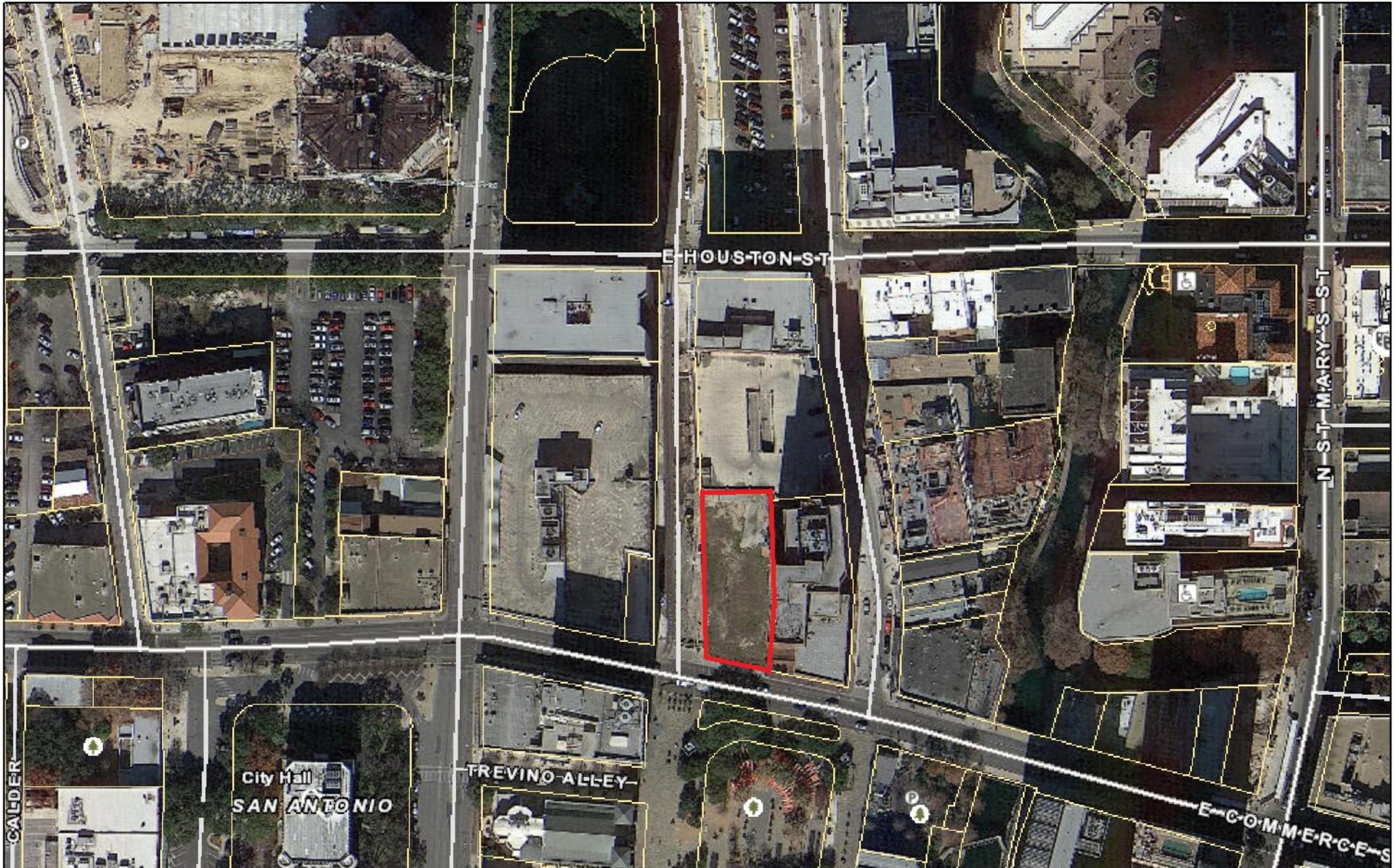
- q. TOWER MASSING –According to the Downtown Design Guide, height to width ratios of new towers should be 3.5:1. Furthermore, towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher. While buildings of less than ten (10) stories in height are not required to be articulated as previously noted, staff finds that consideration to additional building articulation could result in a design that is further consistent with the Downtown Design Guide. An architectural focal point, as noted in the below finding, could incorporate a setback to coincide with tower massing recommendations.
- r. ARCHITECTURAL FOCAL POINT – The UDC Section 35-672(c)(1) notes that 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 or creek, the building shall incorporate into its design. Architectural focal points, as recommended by the UDC could include additional height, the creation of a tower, a variation in roof shape, a change in color or material and articulated design enhancements. Staff finds that the applicant should incorporate an architectural focal point at the southwest corner (intersection of N Main and E Commerce). Staff finds that the applicant utilize at least two of the recommended design enhancements previously noted. Additionally, staff finds that the developed architectural focal point should incorporate architectural elements that are complementary of those found historically in the immediate vicinity regarding profiles and materials.
- s. MATERIALS – Regarding materials and finishes, the UDC Section 35-674(d)(1) states that indigenous and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: 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. However according to 35-674(d)(2)(B), glass curtain wall panels are allowed in RIO-3 as a secondary material as long as the river and street levels comply with 35-674(d)(1). The applicant has proposed materials to include stone cladding, synthetic brick (brick patterned EIFS), EIFS façade panels finished to appear as stucco, storefront glass, metal façade panels. Staff finds the use of EIFS panels, if detailed like traditional stucco to be appropriate. Additionally, staff finds the proposed storefront glass and metal façade panels. Staff finds that traditional brick should be used in place of the proposed synthetic brick. Staff finds that authentic, traditional materials will best comply with the UDC’s standards, which note that indigenous and traditional building materials should be used for primary wall surfaces. Traditional brick will weather and age in a manner consistent with existing and historic building in the immediate vicinity.
- t. 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 is responsible for complying with this section of the UDC. Regarding fenestration and window openings, staff finds that the applicant should propose window openings that more accurately relate to those found in the immediate vicinity, such as those found on the Municipal Plaza Building.
- u. 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 River Walk. 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 façade uplighting, downlighting, and a lighting control plan. Staff finds this to be appropriate and consistent with the UDC.
- v. SIGNAGE – The applicant has noted the locations of building signage. The applicant has proposed one wall sign at the roof level; one primary canopy sign; two blade signs, one on N Main and one on E Commerce; and café/tenant space signage. Staff finds that the applicant should develop a master signage plan to be submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678.
- w. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District, Main and Military Plazas Local Historic District, Local Historic Landmark, and Main and Military Plazas National Register of Historic Places District. In addition, the property is within or adjacent to previously recorded archaeological site 41BX2170. Thus, the property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Work within public property is subject to the Texas Antiquities Code.

RECOMMENDATION:

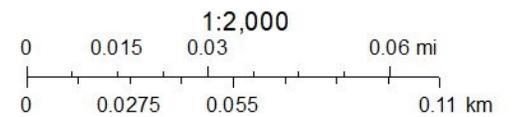
Staff does not recommend conceptual approval at this time. Staff recommends the applicant address the following items prior to receiving a recommendation for conceptual approval.

- i. That the proposed sidewalk and commercial loading zone configuration be amended to provide a seventy-two (72) inch wide sidewalk, as noted in finding g. Pedestrian circulation should be prioritized over the proposed commercial loading zone. Reducing the curb cut would also allow for continuous planting of street trees.
- ii. That all hardscaping elements be submitted for review and approval and be consistent with the UDC Section 35-672 and 35-673, as noted in finding I.
- iii. That all future outdoor and site furniture be consistent with the UDC Section 35-673(i).
- iv. That all mechanical equipment be screened from view with architectural building elements, as noted in finding k. This is to include roof level mechanical equipment. Additionally, staff recommends that all fire hookups and other street level mechanical items be located in a manner that does not interfere with pedestrian traffic.
- v. That the proposed dumpster location and access door be relocated from the E Commerce façade as to not face Main Plaza, as noted in finding l.
- vi. That the applicant incorporates an architectural focal point at the southwest corner (intersection of N Main and E Commerce). Staff recommends that the applicant utilize at least two of the recommended design enhancements as noted in finding r.
- vii. That authentic, traditional materials will best comply with the UDC's standards, which note that indigenous and traditional building materials should be used for primary wall surfaces, as noted in finding s. Traditional brick will weather and age in a manner consistent with existing and historic building in the immediate vicinity.
- viii. That the applicant incorporate fenestration and window openings that more accurately relate to those found in the immediate vicinity, such as those found on the Municipal Plaza Building, as noted in finding t.
- ix. That a master signage plan be developed and submitted for review and approval by the Commission. All signage should be designed to be consistent with the UDC Section 35-678.
- x. 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



February 14, 2024





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: January 9, 2024

HDRC Case #: -----

Address: 100 N Main

Meeting Location: Webex

APPLICANT: Dave Merritt, Merritt Development Group

DRC Members present: Jeffrey Fetzer, Monica Savino, Roland Mazuca, Jason Vasquez, Andi Rodriguez (Centro), Lisa Garza (Conservation Society)

Staff Present:

Others present: Danhy Bounds & Art Killebrew, Bounds & Gillespie Architects, Michael Schweitzer

REQUEST: Construction of a 10-story hotel

COMMENTS/CONCERNS:

DM: Introduction of development team

DB: Overview of proposed new construction; site layout, overview of retail space, etc.

DB: Overview of updates to design, revisions based on preliminary meeting with OHP staff (primarily addressing south façade arrangement and fenestration).

MS: Question regarding deliveries and pick-ups on E Commerce. What would be least disruptive to pedestrians and vehicular traffic.

DM: Operations would result in potentially a parallel pick-up situation (similar to Canopy Hotel). MS: Finds that would work best.

MS: Active street front is important.

JF: Commerce Street façade was primary concern, needed to be more articulated with fenestration. Update is an improvement. Rotating the fire stair and guestroom worked well. Would like to see the site plan developed further.

JF: Adding storefront st south façade and wrapping the corner defines the space further. Detailing with stonework at the base is important. Blank walls should be avoided.

DB: Water table of stone, recessed stone panels (or other panels) could work.

DB: Discussion regarding materials: general materials include stone masonry material at the first floor (Texas Limestone or similar), floors 2 and 3 will be EIFS brick – EIFS material that appears as brick. Upper floors would be EIFS. Would be detailed to appear as stucco.

RM: Primary concern was the façade that faced Main Plaza. Concern regarding a service entrance on Commerce; if recessed it might not be as problematic.

JV: Concerned about the fenestration, concerns primarily answered. Questions regarding colors, but details are to be determined (hoping for something other than gray).

JF: Interested to see what the final color selection will be. Concerned about gray color. Historic fabric are browns, tans, etc. Grays and blacks trendy.

MS: Going beyond the color, not convinced on two story brick wrap. Why only two stories and not more? Would be nice for banding to be substantial enough to cast shadow lines.

JF: Masonry materials that are selected for the first floors will hopefully inform the upper portions of the tower.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: January 23, 2024

HDRC Case #: -----

Address: 100 N Main

Meeting Location: Webex

APPLICANT: Dave Merritt/Danny Bounds

DRC Members present: Monica Savino, Roland Mazuca, Homer Guevara Jr., Jeff Fetzer, Lisa Garza (Conservation Society)

Staff Present: Edward Hall

Others present: Art Killebrew, Michael Schweitzer, Elaine Kearney

REQUEST: Construction of a 10-story hotel structure

COMMENTS/CONCERNS:

DM: General introduction

DB: Overview of proposed new construction, general update of design revisions since last meeting with sub-committee

DB: Overview of updates to the corner and south (Commerce) facades. Addressing corner revisions; introduction of glass, shifting of active spaces to the end of the building to activate the façade.

DB: Overview of updates to color scheme – dark gray to red brick (EIFS Brick). Increased the size, height and profile of the cornice detail. Perimeter lighting has been introduced on Main and Commerce facades. Revisions to center façade element (brick color, dark gray to red).

EIFS color has changed: gray to beige.

DB/AK: Overview of EIFS/Synthetic Brick. There is a relief between the face of the brick and the mortar joint to mimic a raked joint.

DB: Overview on current exterior/architectural lighting design.

MS: Much improved. The length of the drop off lane might be a bit long, consider shortening and creating space for an additional tree. Moving curb cut further north may reduce a pedestrian/traffic incident if moved further from the corner. A bit concerned about flood

lights in tight spaces in windows. Will flood lights be problematic for guests in rooms? Study spread of lights, maybe spot fixtures. Is stone on the ground floor real? DB: Yes, stone is real; product has not been determined, would be real stone. MS: Try to source local stone to feature authentic features for weathering. MS: Questions about vents – material might wear color differently than EIFS surface, could these be integrated into expansion joints instead of punched holes.

JF: Change in materials/colors is much more sympathetic to downtown San Antonio. Addition of fenestration on south/southwest corners is much improved. Should faux brick wrap around to the east façade to provide a better visual experience when walking west on E Commerce (extend north on east façade). Carry to next building line. AK: Will carry further on north façade. Similar comment for north façade. Wrap brick around to the stair tower so that brick on Main doesn't appear to be a thin veneer. DB: Will try to take brick to the stair tower.

JF: Agrees with MS comments regarding pull off lane, place further north to provide additional space close to intersection. Add tree closer to corner.

JF: How color fast is the red EIFS brick? Will coloring fade and turn pink over time? DB: Color will be integral to the mix and not applied.

LG: Agrees with MS comments regarding the improvement to colors and materials. Finds lighting to be appropriate, concern with floodlights. Questions regarding covered walkway on E Commerce. DB: Pedestrian sidewalk is not covered. Building is within property line.

OVERALL COMMENTS:

RESIDENCE INN BY MARRIOTT SAN ANTONIO DOWNTOWN

PROJECT OVERVIEW

The project proposed for 100 N. Main Street will be a Residence Inn by Marriott hotel consisting of 171 all-suite rooms, 775 SF of meeting space, a Residence Inn Café, and a branded coffee shop.

Commencing construction in Q3 2024 and anticipated to open in 2026, the Hotel will benefit from its affiliation with one of the top hotel brand families and has been designed to appeal to both leisure and business travelers.

The Residence Inn brand is designed for longer stays by offering all-suite guest rooms. The Hotel will be part of the Marriott portfolio and benefit from the Marriott Bonvoy program, with its over 160 million members. Leveraging Marriott’s worldwide reservation platform will further enhance the Hotel’s attractiveness.



PROPERTY SUMMARY

Residence Inn San Antonio	
Building	171-Room, 10 Story, Interior Corridor Tower
Address	100 North Main Avenue, San Antonio, TX 78205
Site	0.39 Acres
Building Area (SF)	122,457 SF
Year Opening	2026
Branding	Residence Inn by Marriott
Structure	Concrete and Steel
Parking	Off-site Valet
Meeting Space	775 SF
Food & Beverage	Residence Inn Cafe Branded Coffee Shop
Additional Amenities	<ul style="list-style-type: none">• Fitness Center• Valet Additional Amenities • Digital Key• Complimentary Wi-Fi • Business Center

A copy of the full presentation for the Historic and Design Review Commission (HDRC) hearing scheduled for February 21, 2024, has been emailed to Edward Hall, Design Review Manager at the City of San Antonio Office of Historic Preservation.



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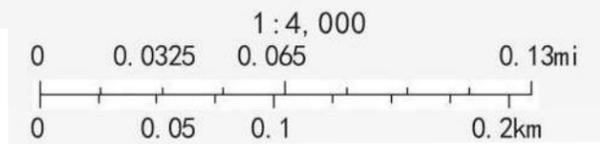
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ARCHITECTURAL PLANS & ELEVATIONS	Pages 11-16
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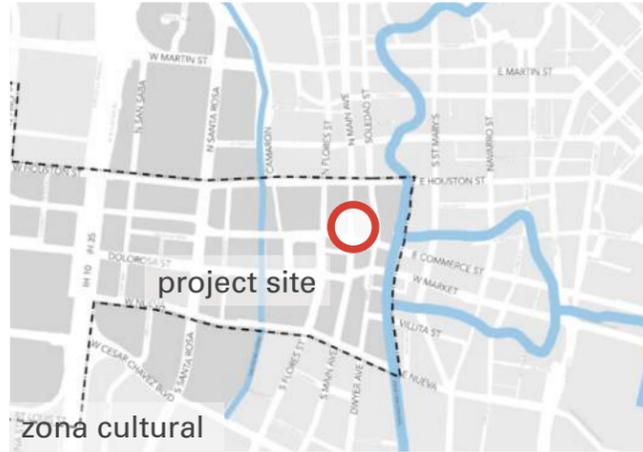
RESIDENCE INN BY MARRIOTT SAN ANTONIO - DOWNTOWN



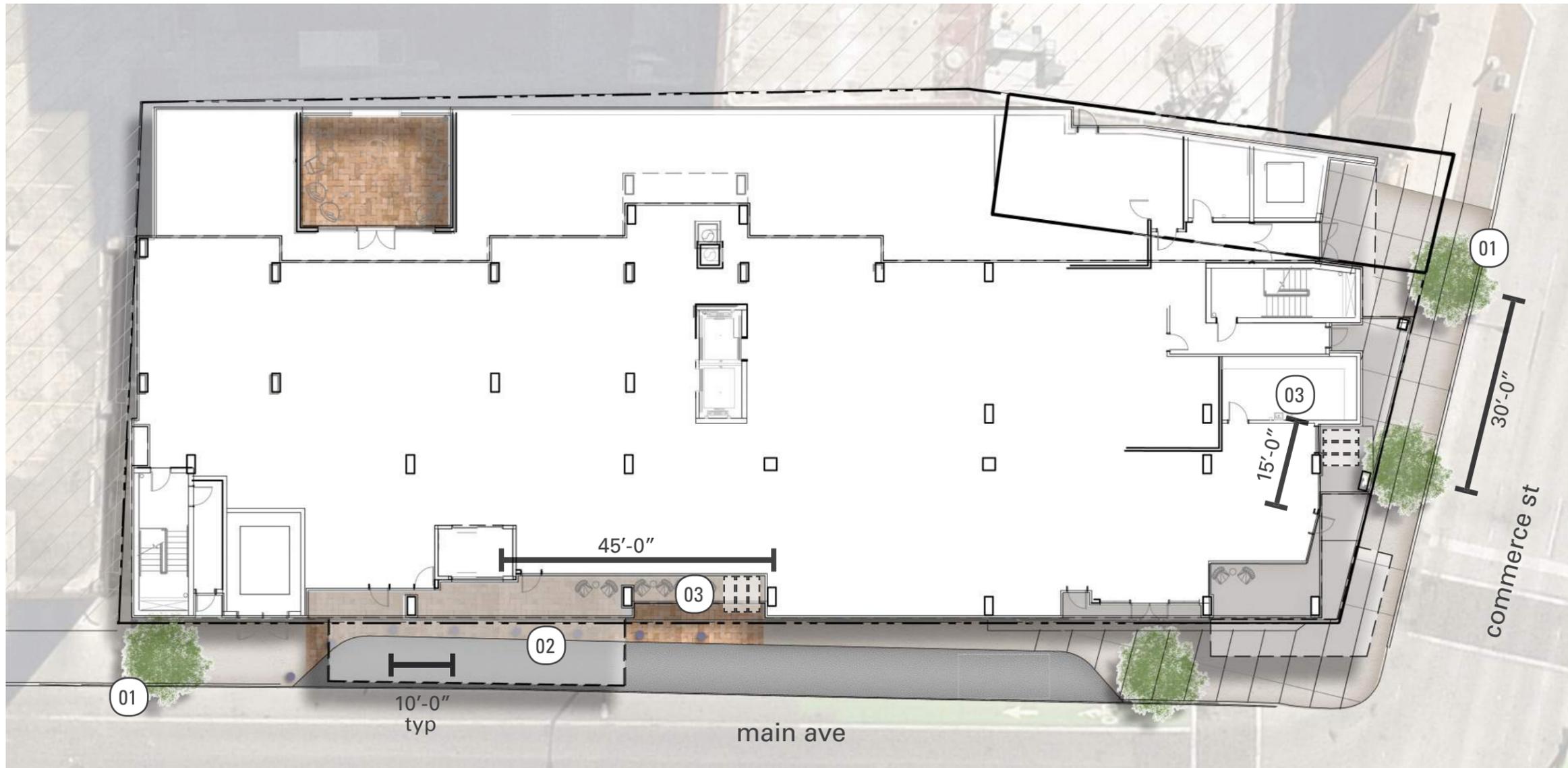
January 23, 2024

RESIDENCE INN BY MARRIOTT SAN ANTONIO - DOWNTOWN





- applicable design guidelines
- downtown streetscape design manual
- zona cultural
- RIO-3



legend

- 01 street trees - spaced 30' o.c.
- 02 bollards - 18" offset from curb, spaced 10' o.c.
- 03 bike racks - min. 2' x 6' pad per rack, max. 50' from entrance



conceptual site plan
streetscape requirements

Marriott Residence Inn

Merritt Development Group
San Antonio, Texas
02/02/24



TBG - [210] 366 9933 - tbgpartners.com
430 austin street, suite 100, san antonio, tx 78215
The information shown is subject to change without notice.



Residence Inn by Marriott

Residence Inn by Marriott

CAFE CAFE

Residence Inn by Marriott

Residence Inn by Marriott



1:STONE_SALADO Sonoma



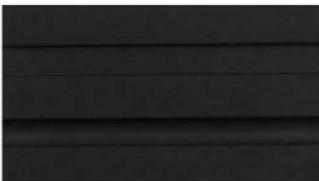
2:SYNTHETIC BRICK



3:SYNTHETIC STUCCO



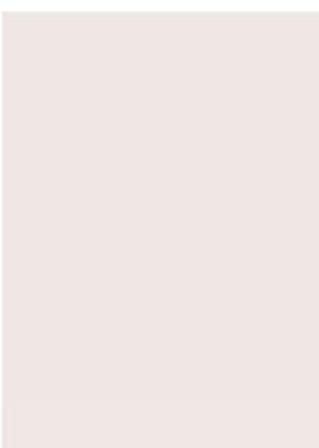
4:CLEAR, LOW-E STOREFRONT GLASS

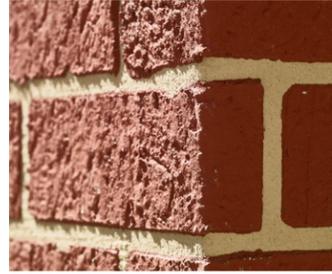


5:Dark Metal Pzlate



6:SYNTHETIC STUCCO





The project was originally designed with brick and stone as the claddings of choice and was over budget, according to Michael DeLaura, LEED AP BD + C, an exterior cladding specialist for Sto Corp. One of the contractors on the project, Patrick Hannon, Senior Project Manager for HARDAWAY Construction Corp., asked if there could be money saved by using a continuous insulation system with specialty finishes emulating brick and limestone. The answer was a resounding yes.

"We needed to look at options to bring the cost down on the cladding or find other cost saving measures," said Hannon. "Everyone was concerned about going with a different product and not using limestone and brick, as originally specified, but after the owner and architect saw mock ups of what Sto had to offer, and saw it on an actual project, they were more and more convinced that this change would work. Everyone seems to be happy with the outcome, including me."

Dave Holton of Wallboard and Supply, the Sto distributor in Nashville, helped coordinate the cost savings with the contractor, general contractor, architect, and Sto Corp. Holton worked with one of his long-time customers, Liddle Brothers Contractors, Inc., a family-owned business founded in 1936, providing them with the products needed for the project, as well as with valuable information on the application techniques of StoCreativ Brick and Sto Limestone. "Along side of the architect, general contractor and applicator, my job was to make sure the owner received the desired look," says Holton.

The architect on the project, Danny Bounds, with Bounds & Gillespie Architects, LLC out of Memphis, saw a parking garage finished with StoCreativ Brick and Sto Limestone and agreed that the combination provided the look and feel of original brick and limestone, and was able to switch the cladding choice to keep the project going. To help with the comfort level of the products, DeLaura took a trip to Memphis to show the architect samples of both finishes.

"The contractor proposed a few options, including Sto products. StoCreativ Brick and Sto Limestone offered tremendous savings and achieved the look and perception everyone wanted," says Bounds. "If we hadn't been able to make this change, we would have had to look at other items across the board to save money. Using StoCreativ Brick and Sto Limestone allowed us to maintain a lot of the other features, finishes and items that hotel guests can see, touch and feel."

Bounds explains that when this option was brought to the table, he wasn't sure that the City of Nashville would sign off on it. There are many guidelines in this particular area of Nashville and there were a lot of barriers to overcome, outside of the team involved. Bounds invited a member of the planning staff to visit the site and look at a mock up. His overall impression was good and the City approved Sto's option.

According to Holton, StoCreativ Brick is a decorative wall finish that can be used over any prepared exterior surface such as EIFS, stucco and CMU to give the lasting impression of brick without the added expense and design limitations. This finish is light weight so it reduces the building structural requirements. When used with the EIFS system, StoTherm NEXT, as it was on the new Homewood Suites, it also provides enhanced moisture protection and energy efficiency.



Sto Limestone finish features the look of stone at a fraction of the weight. The smooth, classic look of stone that Homewood Suites wanted to achieve was created at a fraction of the cost of real stone. When used as a component of an EIFS system, this durable 100 percent acrylic finish can create the look of stone arches, reliefs and other architectural elements while reducing the load of additional weight on the hotel structure.

"The original drawings called for standard EIFS," says Mike Taylor, Vice President of Liddle Brothers. "We recommended the Sto system, StoThermNEXT with StoGuard, for enhanced moisture management along with the StoCreativ Brick and Sto Limestone finishes. The system was accepted by the owner and saved them a substantial amount of money without compromising the look that they wanted."

A small portion of the first story of the building is original stone, with the rest of the first floor covered in Sto Limestone. The other six stories are covered in StoCreativ Brick, and the cornice is Sto Limestone.

"Not only does the hotel look great, but it saved the owner money by making the structure lighter," adds Holton. "The building has an air barrier and continuous insulation which will increase occupant comfort and lower heating and cooling costs. This project was a real win-win for everyone involved."

Homewood Suites

Sto Corp. Has it Covered at Homewood Suites by Hilton® Nashville

The new Homewood Suites by Hilton® in Nashville, Tennessee, near Vanderbilt University has just opened. Sto Corp. got in at the right time to help cover more than 80 percent of the new hotel with its StoCreativ® Brick and Sto Limestone finishes, and its EIFS cladding system, StoTherm Classic NEXT®, complete with StoGuard®, its air and moisture barrier.



Sto Products: - StoTherm®Classic NEXT®
 - StoGuard®
 - StoCreativ Brick
 - Sto Limestone

Architect: Bounds & Gillespie Architects, LLC
 Applicator: Liddle Brothers Contractors, LLC
 General Contractor: EBCO General Contractor/HARDAWAY Construction Corp. - A Joint Venture
 Distributor: Wallboard & Supply
 Contact information: www.stocorp.com

Sto | Building with conscience.

RESIDENCE INN BY MARRIOTT SAN ANTONIO - DOWNTOWN

Sto Creativ® Brick



Consultant:

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 These plans were derived from the Residence Inn by Marriott design and construction standards and are confidential and proprietary to Marriott Corporation and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of BGKT Architects, PLLC.

Mark

Date

Revision

Residence Inn

SAN ANTONIO, TEXAS

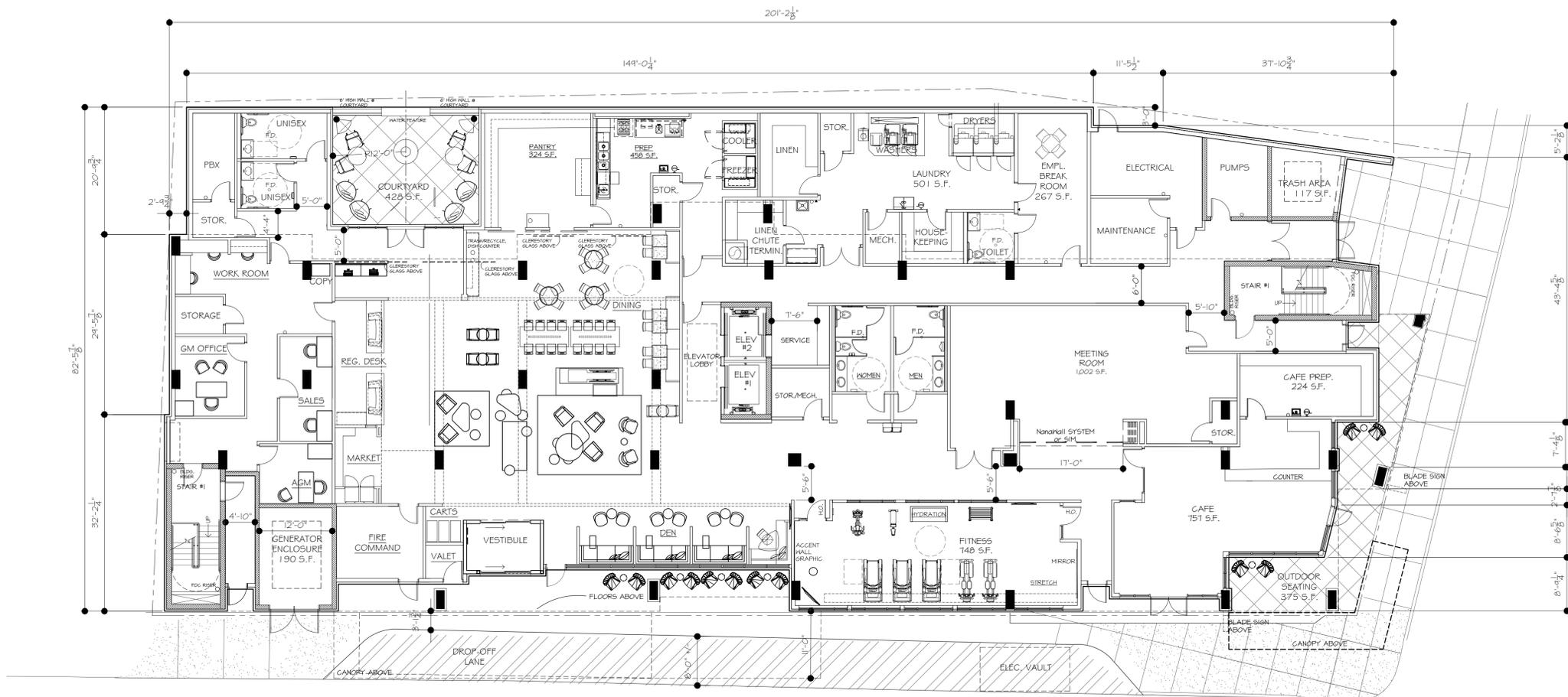
GROUND FLOOR PLAN

Project No: 062215

Date: 01-30-2024

Sheet:

A-201



1 GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 4 8 12 16 20

PROJECT RECAP:

SITE:
 17,253 SQ. FT.
 .39 ACRES
 HOTEL:
 (10) STORIES
 171 ROOMS
 PARKING: OFFSITE PARKING PROVIDED

SQUARE FOOTAGE - (10) STORIES	(BUILDING GROSS S.F.)
GROUND FLOOR	15,170 S.F.
2ND - 10TH FLS.	(11,885 S.F. X 9 FLS.) = 106,965 S.F.
TOTAL	122,135 S.F.

