

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

HDRC CASE NO: 2024-120
ADDRESS: 1210 E ELMIRA ST
LEGAL DESCRIPTION: NCB 6796 BLK 8 LOT 1 THRU 3 & S IRR 124.65 OF 4-6 & S IRR 42.09 FT OF 7
ZONING: IDZ, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Daniel Elder/OXBOW REAL ESTATE LLC
OWNER: Daniel Elder/OXBOW REAL ESTATE LLC
TYPE OF WORK: Construction of a pedestrian bridge across the San Antonio River
APPLICATION RECEIVED: March 14, 2024
60-DAY REVIEW: May 13, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a pedestrian bridge across the San Antonio River from Brewmeister's Alley at Pearl to the existing Elmira Street parking lot, the future site of development on the west side of the river. The proposed bridge will feature a span of approximately 105 feet, and feature a painted, steel box truss design with western red cedar decking.

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.

UDC 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 out put 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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a pedestrian bridge across the San Antonio River from Brewmeister's Alley at Pearl to the existing Elmira Street parking lot, the future site of development on the west side of the river. The proposed bridge will feature a span of approximately 105 feet, and feature a painted, steel box truss design with western red cedar decking.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval from the Historic and Design Review Commission on February 7, 2024, with the following stipulations:
 - i. That the applicant continues coordination with the San Antonio River Authority, COSA Public Works, and any other regulatory body, as required. ***The applicant has actively coordinated the proposed pedestrian bridge with the SARA and a conditional agreement letter has been signed.***
 - ii. That detailed construction documents, materials specifications, and landscaping documents be developed and submitted for review and approval when returning to the Commission for final approval. Lighting design should be included in the submitted documents. ***The applicant has submitted construction documents, materials specifications, landscaping documents and lighting documents.***
 - iii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. ***The applicant has noted that archaeological requirements will be met.***
- c. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant has actively coordinated the proposed pedestrian bridge with the SARA and a conditional agreement letter has been signed. Staff finds that the applicant should continue all coordination with SARA to completion.
- d. PEDESTRIAN BRIDGE – The applicant has proposed for the bridge to feature an overall span of approximately 105 feet, with clearances above the pedestrian path at the Riverwalk of 8' – 6" on the west side and 13' – 2" on the east side. Staff finds this to be appropriate.
- e. PEDESTRIAN BRIDGE (Materials) – The applicant has proposed for the bridge to feature materials that include a painted, steel box truss design and western red cedar decking. The applicant has submitted construction documents noting the profile and detailing of each. Staff finds the proposed materials to be appropriate.
- f. LANDSCAPING/HARDSCAPING – The applicant has noted the installation of both hardscaping and landscaping items to facilitate pedestrian access to and from the proposed pedestrian bridge. At the bridge landing on the west bank, the applicant has proposed native hardwood mulch, has proposed to preserve existing trees, and has proposed to plant shrubs and ground cover on the east bank. Staff finds the proposed landscaping to be appropriate and consistent with the UDC.

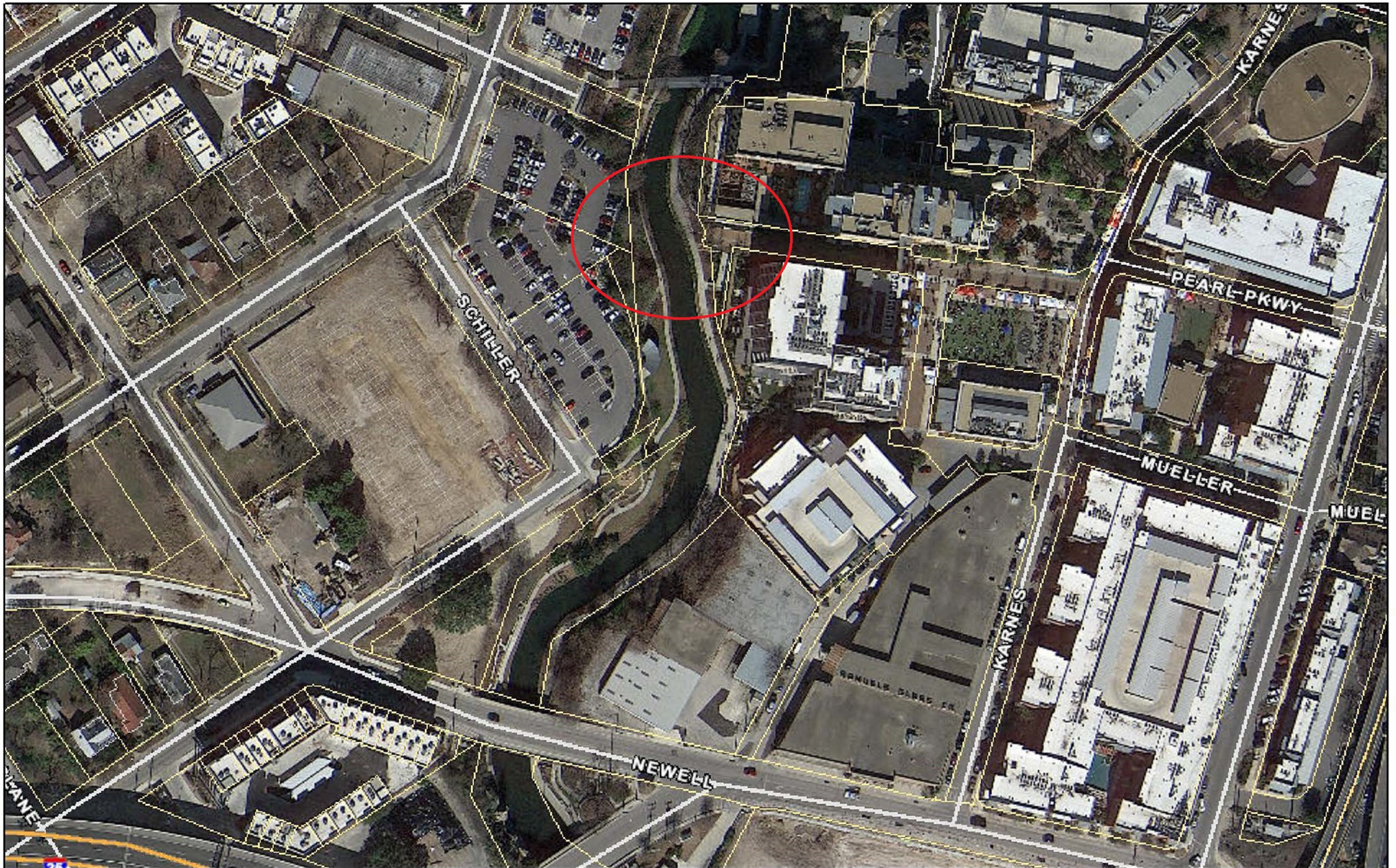
- g. BRIDGE LIGHTING – The applicant has submitted a bridge lighting plan noting the location of downlighting on the bridge. Staff finds the proposed lighting plan to be appropriate.
- h. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District and is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the property is in close proximity to previously recorded archaeological site 41BX2402. 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.

RECOMMENDATION:

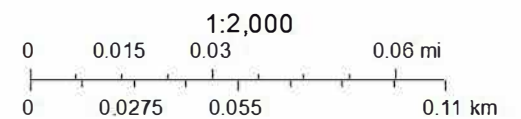
Staff recommends approval based on findings a through h with the following stipulation:

- i. That the applicant completes all coordination with SARA, as applicable.
- ii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



March 28, 2024



**Brewmeister's Alley Bridge
HDRC Final Approval
Narrative**

Brewmeister's Alley Bridge (Project) consists of an approximately 105' pedestrian bridge stretching across the San Antonio River from Brewmeister's Alley at Pearl to the Elmira St. Parking lot and future development site on the west side of the river. The painted steel bridge will feature a box truss design, and it will have 9' 7" wide western red cedar decking. The clearance above the river walk on the west side of the river will be 8' 6" and 13' 2" on the east side. During construction, we will have the required archaeological observation. This project has been closely coordinated with the San Antonio River Authority, and it will further connect the Tobin Hill Neighborhood with Pearl.

Brewmeister's Alley Bridge
HDRC Final Approval
Planned Materials

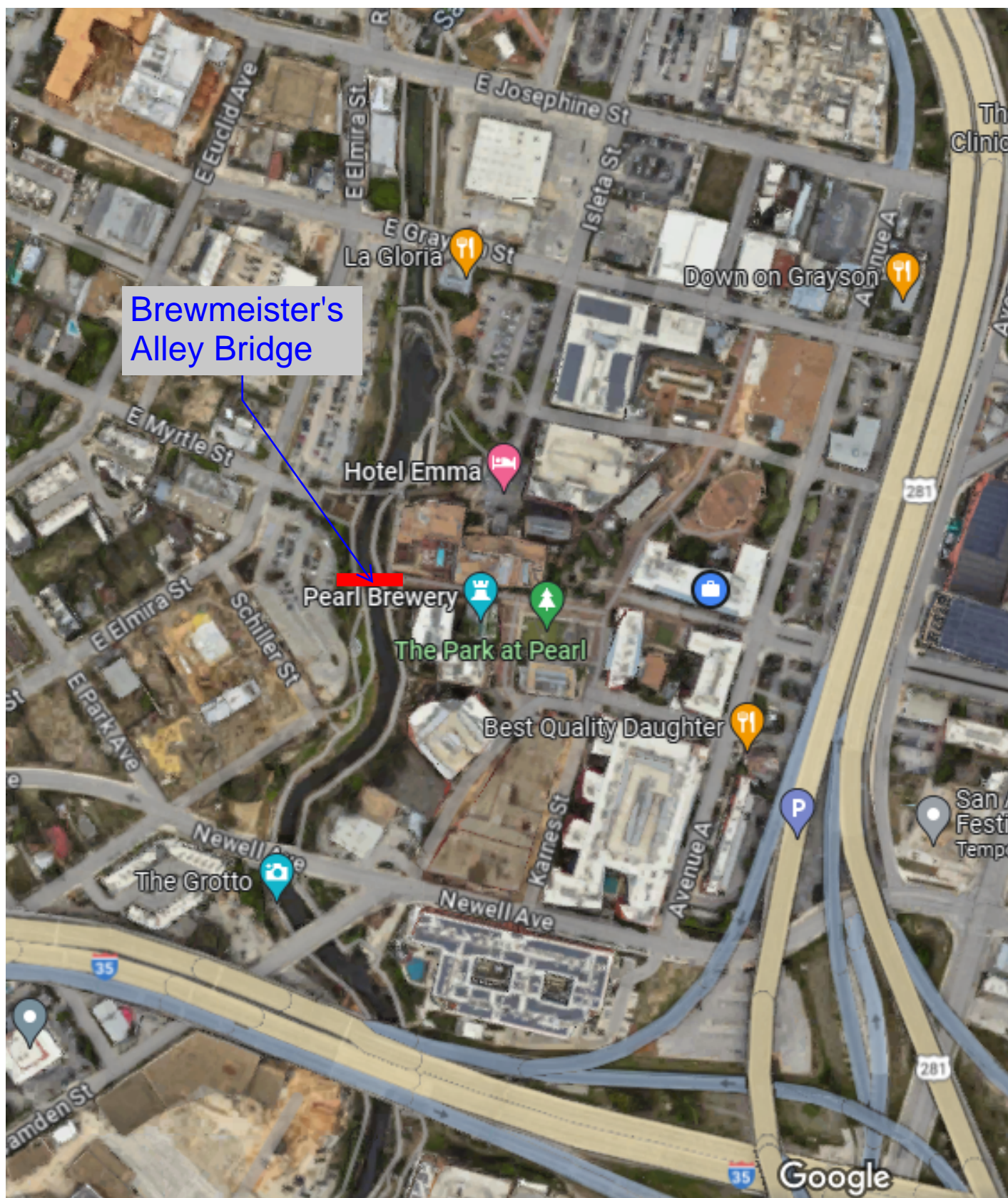
Bridge Materials

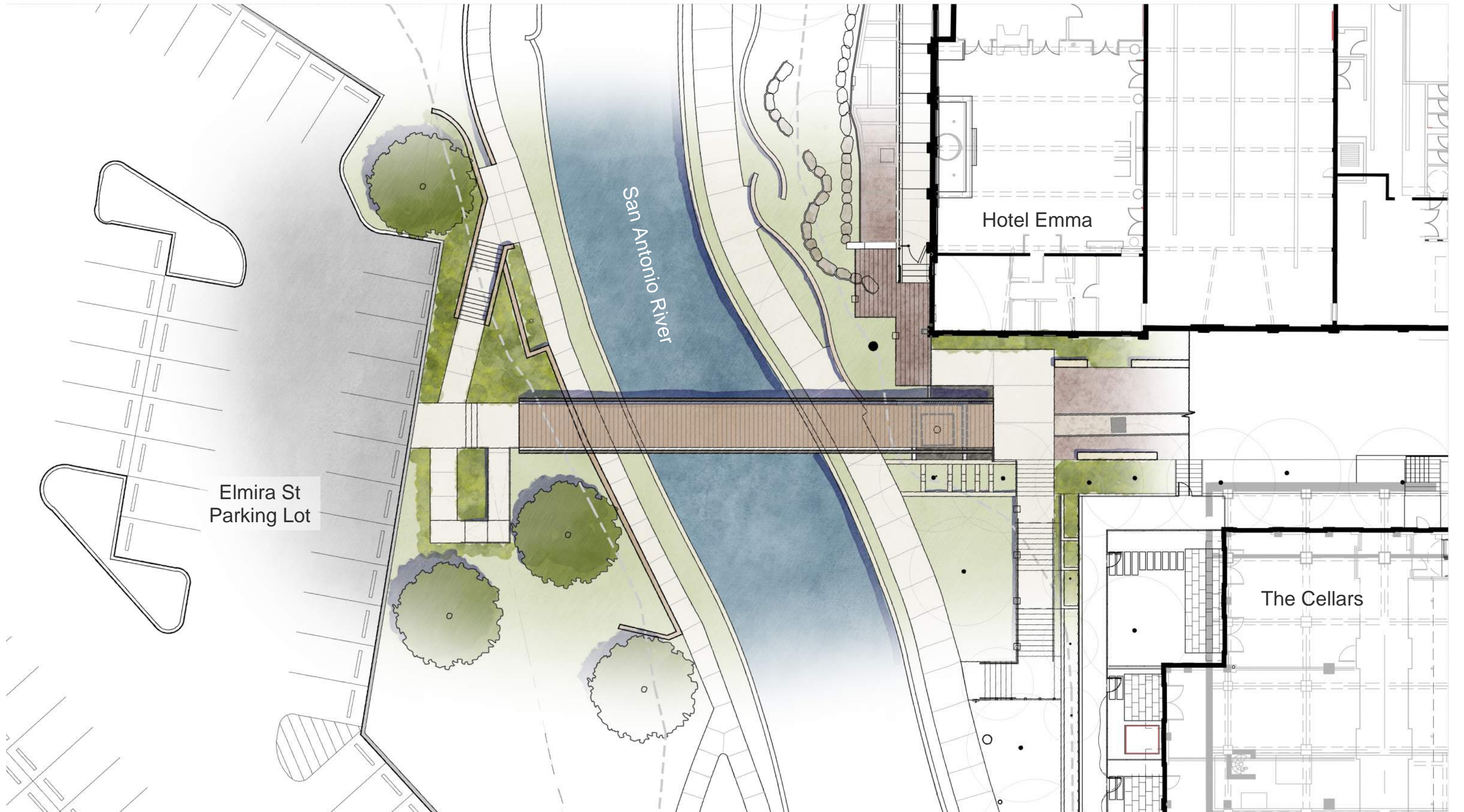
- Painted steel Bridge
- Western red cedar wood decking
- Miscellaneous hardscape and concrete stairs down to the river walk











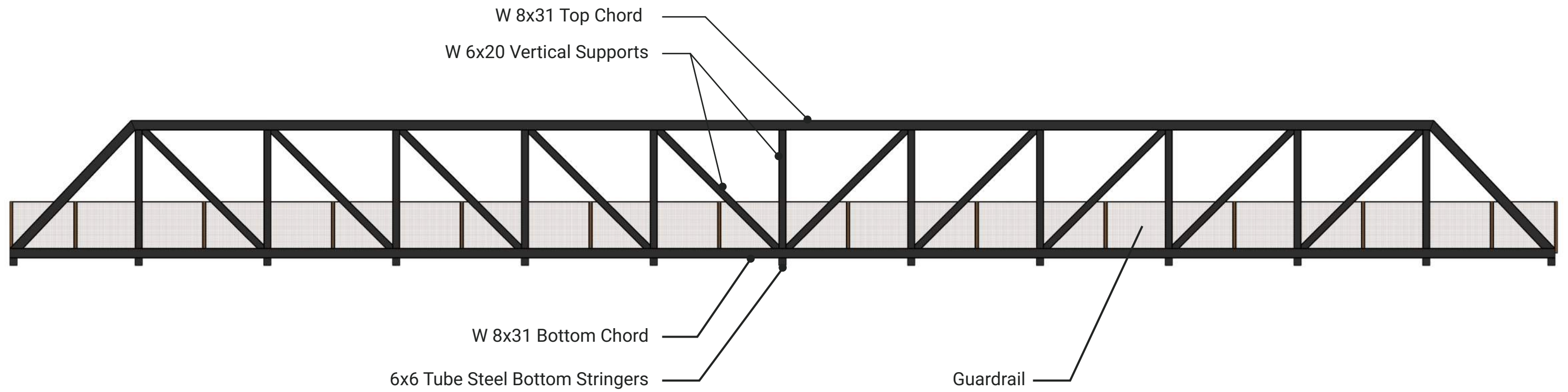
0 10 20 40FT

North Bridge - Site Plan

OXBOW DEVELOPMENT GROUP
JANUARY 2024



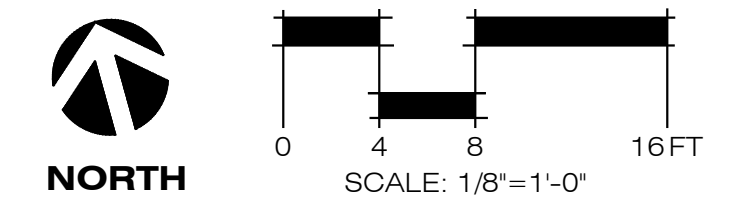




1. THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION TO DISCUSS AND MARK ALL TREES TO BE PROTECTED AND REMOVED.
2. THE GENERAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT CONSTRUCTION AS DETAILED.
3. ALL DIMENSIONS MUST BE VERIFIED ON SITE. NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SUBGRADE FOR ALL HARDSCAPE AND PLANTING AREAS. SUBGRADE FOR PLANTING AREAS SHALL BE 18" BELOW LABELED FINISH GRADE TO RECEIVE 14" SOIL MIX AND 4" MULCH BY LANDSCAPE CONTRACTOR. DO NOT EXCAVATE IN THE ROOT PROTECTION ZONE OF EXISTING TREES. THOSE AREAS ARE TO RECEIVE 2" OF COMPOST MIXED INTO THE SOIL BY HAND AT TIME OF PLANTING.
6. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT WHEN SUBGRADE HAS BEEN ESTABLISHED FOR REVIEW PRIOR TO BACKFILLING WITH SOIL MIX.



PAVING					
KEY	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
PV-01	CONCRETE PAVING VULCAN MIX 5120 OR APPROVED EQUAL 3,000 PSI	BUFF	ACID ETCH TOP-CAST 25	N/A	CONTRACTOR TO PROVIDE MOCKUP FOR REVIEW.
SITE MATERIALS					
SR-01	2-4" COLORADO RIVER ROCK	BROWN/TAN	N/A	N/A	CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW



DETAIL KEYS

- DETAIL NUMBER
- DETAIL SHEET

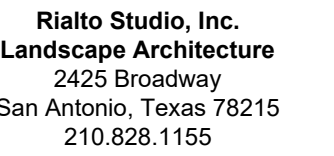
SECTION SYMBOL

- DETAIL SHEET
- DETAIL NUMBER

ELEVATION SYMBOL

- DETAIL SHEET
- DETAIL NUMBER

— — — — — PROPERTY LINE
— LOC — — — — — LIMIT OF CONTRACT



ISSUE	DATE
PERMIT SET	02/09/2024

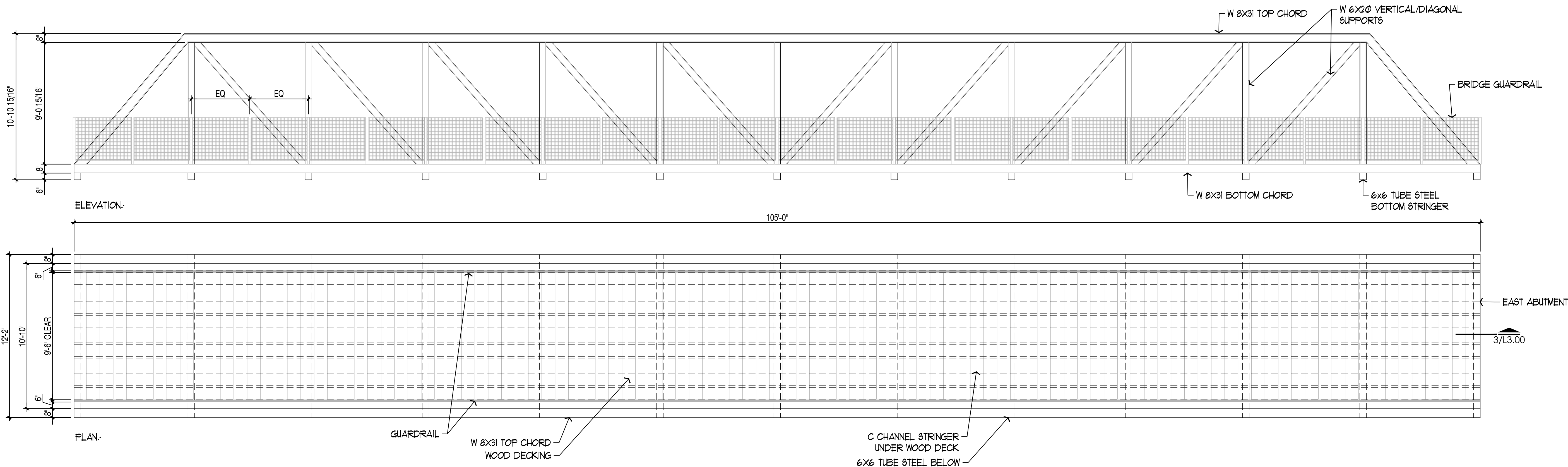
PROJECT NUMBER	23073
DRAWN BY	RM
CHECKED BY	BE

HEET TITLE

Site Plan

SHEET NUMBER

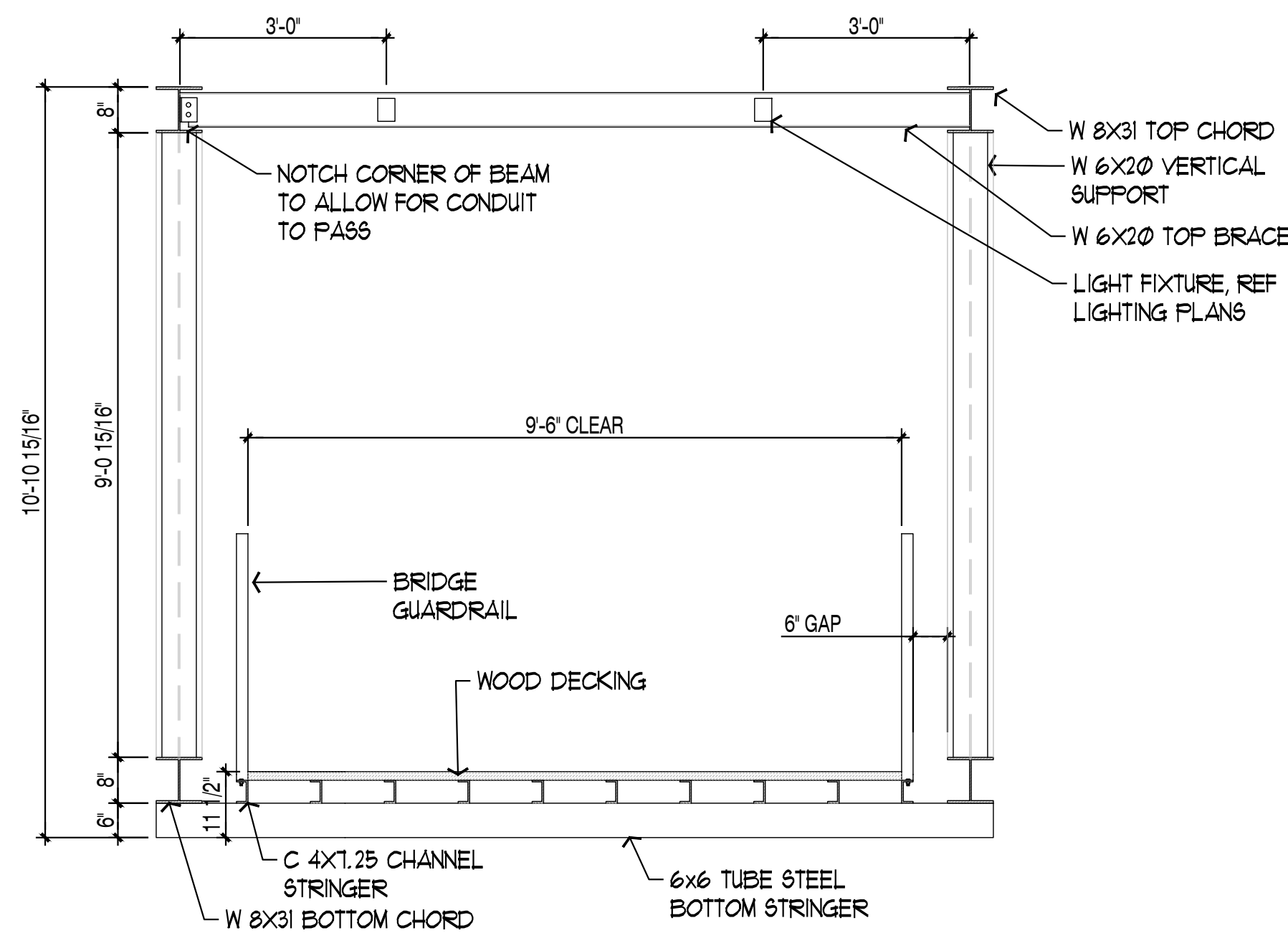
L2.00



FOR REFERENCE ONLY. BRIDGE TO BE FABRICATED BY BRIDGE BROTHERS

1 DETAIL: PEDESTRIAN BRIDGE

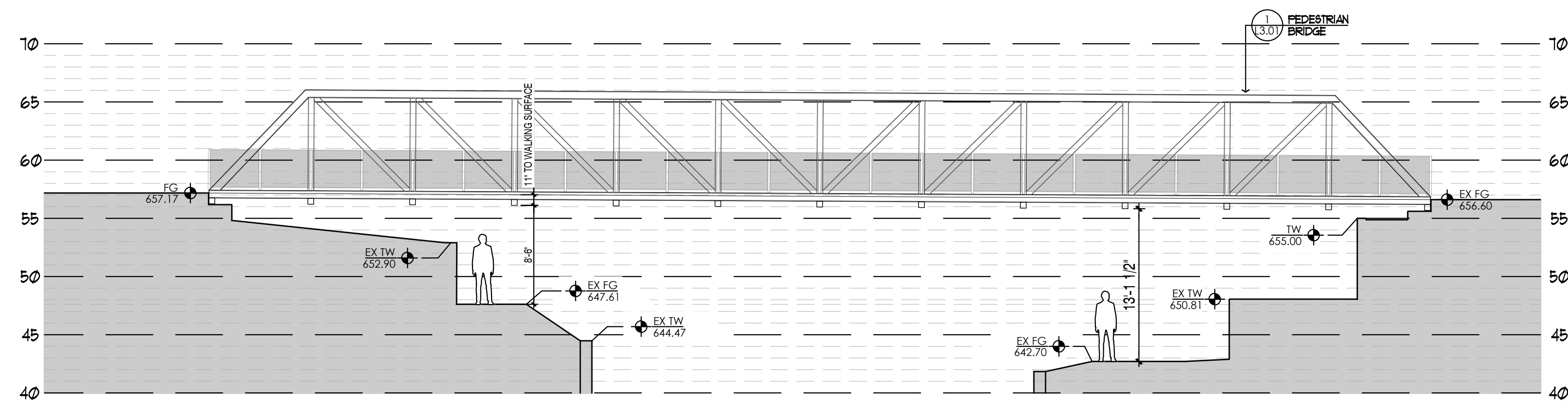
SCALE: 1/4"= 1'-0"



FOR REFERENCE ONLY. BRIDGE TO BE FABRICATED BY BRIDGE BROTHERS

3 SECTION: PEDESTRIAN BRIDGE

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



CONTRACTOR TO VERIFY EXISTING GRADES

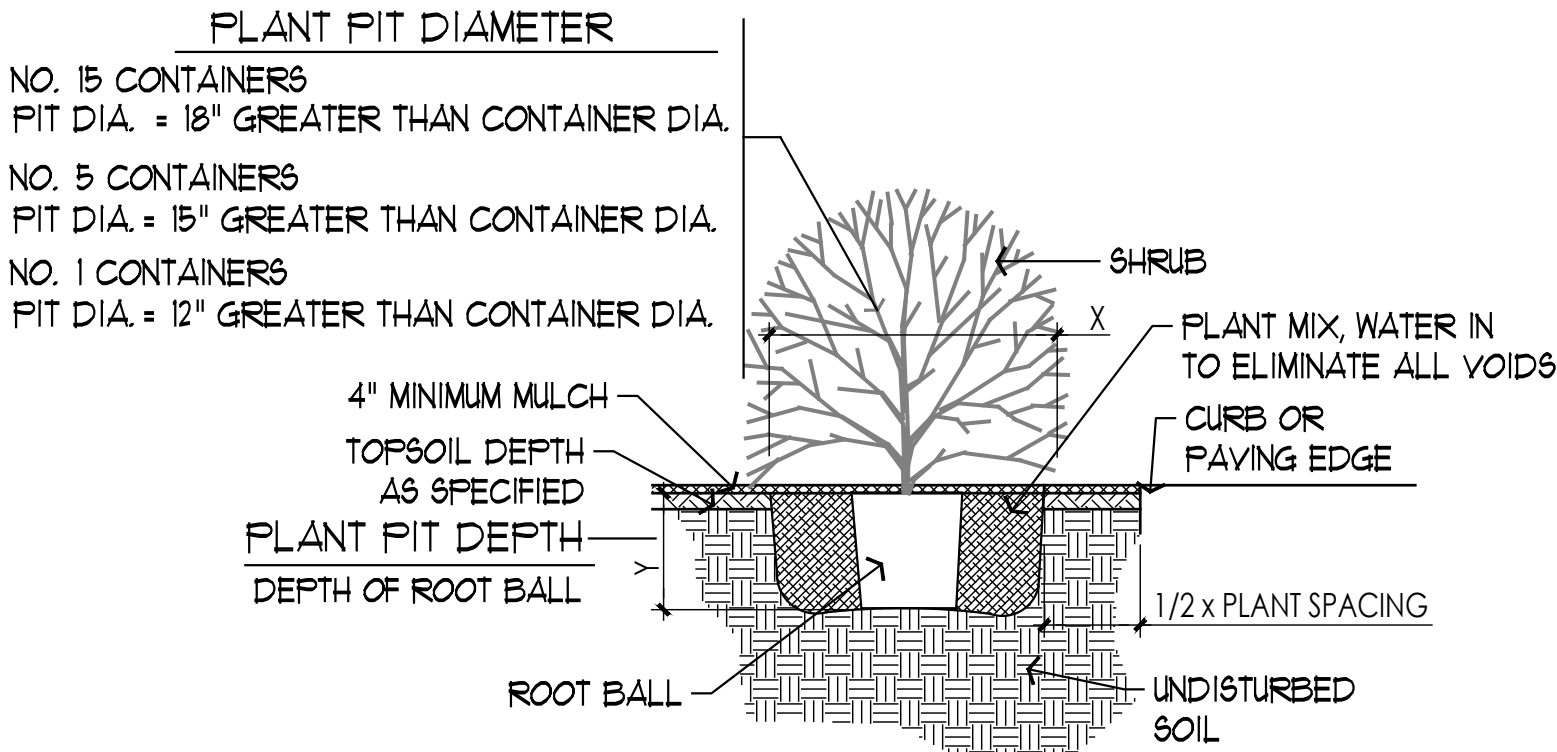
2 ELEVATION: PEDESTRIAN BRIDGE OVER RIVER

SCALE: 1/8"= 1'-0"

PLANTING NOTES

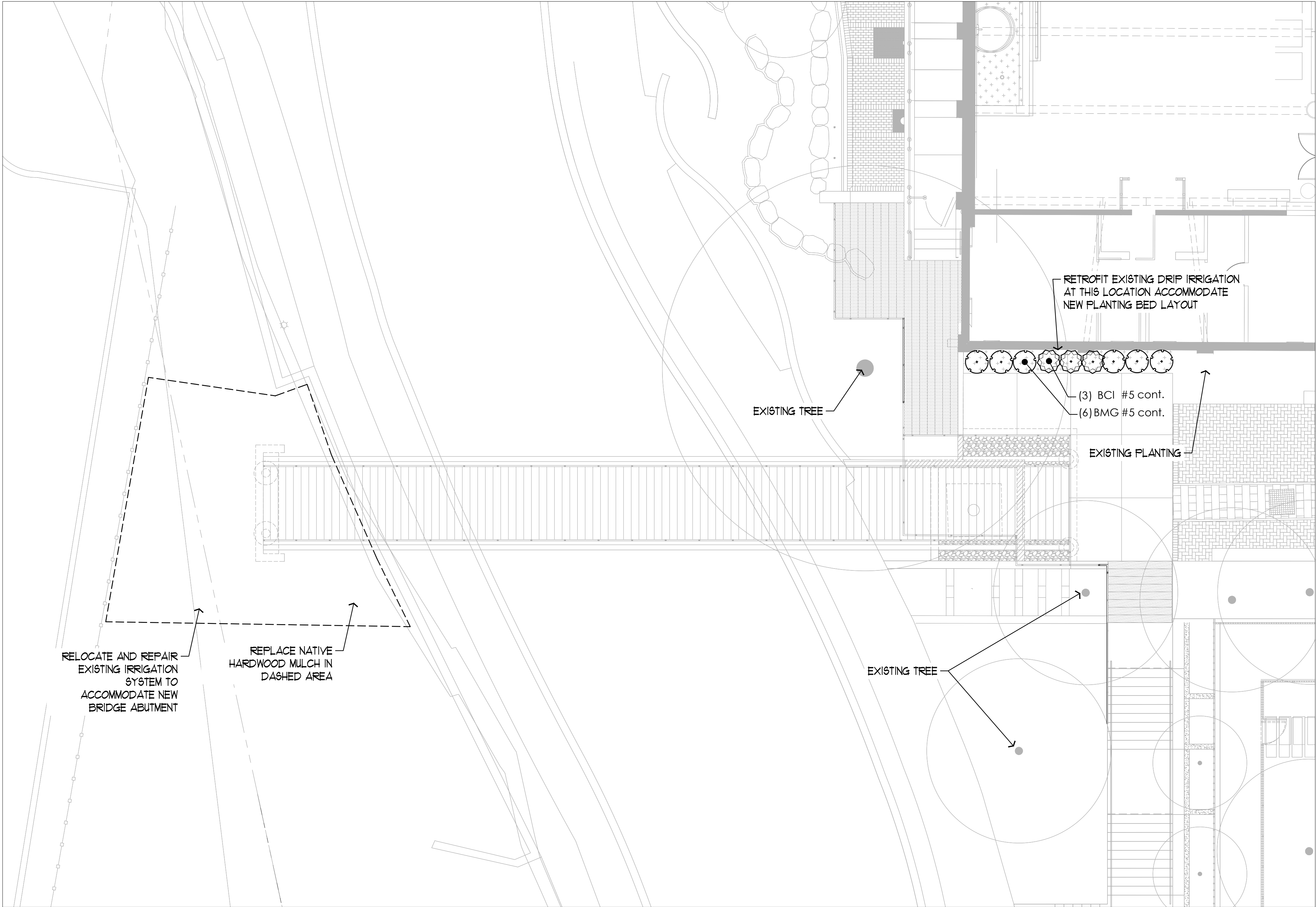
1. ALL BACKFILL FOR PLANTING AREAS SHALL BE A SOIL MIX WITH THE FOLLOWING COMPONENTS:
1/3 CUBIC YARD TOPSOIL
1/3 CUBIC YARD COMPOSTED MANURE
1/3 CUBIC YARD SAND
1 1/2 POUNDS SULFUR
1/2 POUND GENERAL ALL-PURPOSE FERTILIZER
(*MIXED SOIL WITH COMPOST* AVAILABLE FROM NEW EARTH IS AN ACCEPTABLE SUBSTITUTION FOR THE MIX LISTED ABOVE. FERTILIZER IS STILL REQUIRED.) SUBMIT SAMPLE FOR REVIEW.
2. ALL PLANTING AREAS SHALL BE EXCAVATED TO 12" BELOW FINISH GRADE ELEVATIONS. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" OF SOIL MIX AND 4" OF MULCH. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT. DO NOT EXCAVATE IN THE ROOT PROTECTION ZONE OF EXISTING TREES. THOSE AREAS ARE TO RECEIVE 2" OF COMPOST MIXED INTO THE SOIL BY HAND AT TIME OF PLANTING.
3. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION).
4. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
5. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER.
6. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION.

PLANTING DETAILS



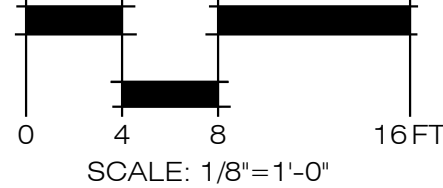
1 SHRUB/GROUNDCOVER PLANTING

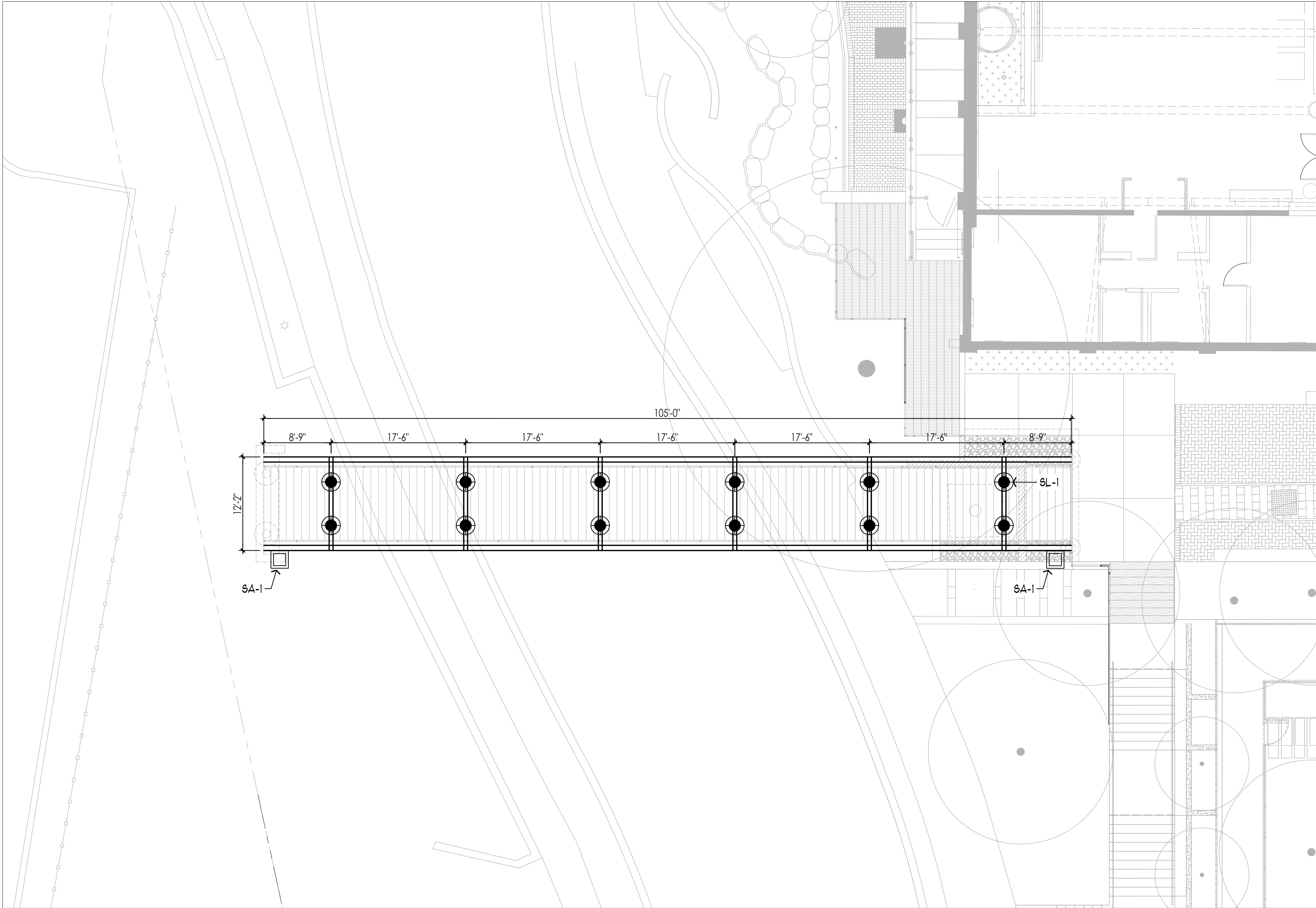
SCALE: NOT TO SCALE



PLANTING SCHEDULE

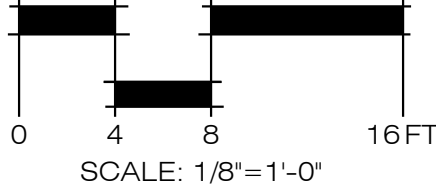
QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	REMARKS
SHRUBS, GRASSES & GROUNDCOVERS								
3	BCI	EA	Bicolor Iris	<i>Dietes bicolor</i>	#5 cont.	30"	Full	Full and symmetrical
6	BMG	EA	Bamboo Muhly Grass	<i>Muhlenbergia dumosa</i>	#5 cont.	20" - 24"	Full	Full and symmetrical





LIGHTING SCHEDULE

FIXTURES					
KEY	DESCRIPTION / MODEL NUMBER	COLOR TEMP	FINISH	CONTACT	REMARKS
SL-01 ●	RISE F080 SINGLE ROUND EXTERIOR RATED LED LUMINAIRE F080-1R-MO-30-8-40-Z-X-A	3000K	BRONZE	N/A	CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW
ACCESSORIES					
SA-01 □	EXTERIOR RATED ELECTRICAL OUTLET W/ COVER	N/A	GREY	N/A	CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW. COORDINATE MOUNTING LOCATION AND CONDUIT ROUTING WITH OWNER.





**RIALTO
STUDIO**

Rialto Studio, Inc.
Landscape Architecture
2425 Broadway
San Antonio, Texas 78215
210.828.1155



02/09/2024

PEARL NORTH BRIDGE
San Antonio, Texas

ISSUE	DATE
PERMIT SET	02/09/2024
PROJECT NUMBER	23073
DRAWN BY	RM
CHECKED BY	BE

CONDITIONAL LETTER AGREEMENT

This Conditional Letter Agreement, (CLA), is between Oxbow Real Estate, LLC. (OWNER) and the San Antonio River Authority (River Authority). The purpose of the CLA is to formalize the respective rights and obligations of the parties concerning engineering services, project management, Low Impact Development (LID) and accessibility to the San Antonio River within the Museum Reach of the San Antonio River Improvements Project as it relates to the development of one tract of land owned by OWNER and connecting the following properties across the San Antonio River: PEARL PKWY, 1200 E ELMIRA ST, 1210 E ELMIRA ST, in the City of San Antonio.

The River Authority conditionally approves OWNER's pedestrian bridge concept design by Rialto Studios, 2023 6-19 Pearl North Bridge Pedestrian and N Bridge Plan View OPT 2, with the understanding that the conditions listed in this CLA must be met. River Authority may withdraw its approval if conditions are not met or there is a material design change, as determined by River Authority, from the plans submitted previously to River Authority, shown in Exhibits A and B. Prior to exercising its right to withdraw or cancel its conditional approval, the River Authority shall provide written notice to Owner and the opportunity to satisfy the remaining conditions, or, in the case of a material design change, pursuit of River Authority approval or reversion of the design to that referenced herein, in either case not later than [10 business] days after receipt of the notice from the River Authority.

The term for the Agreement shall begin at the date of execution by authorized representative of the parties and shall be held in perpetuity unless River Authority submits a written notification of cancelation to OWNER or if the improvements are never built.

The terms and conditions for the Agreement between SARA and OWNER shall be the following:

Owners Responsibilities

- OWNER shall provide a full set of construction plans to the River Authority for internal review upon completion of said plans. Construction plans will include proposed connection to the Museum Reach trail for the River Authority review and approval in accordance with RIO requirements.
- The bridge(s) to be installed by Owner will:
 - 1) be open to the public and maintain a connection to the westside of the Museum Reach trail,
 - 2) meet the minimum height clearance requirement for pedestrians under the bridge of 8'6", though 9' is recommended.
- OWNER shall obtain all permits required before beginning construction, including HDRC final approval.
- OWNER must use the River Authority materials specifications to match the existing trail. The trail will be reconstructed to existing standards and all disturbed vegetation will be replaced with new matching vegetation as determined by the River Authority.

- OWNER will not close the main Museum Reach trail for construction unless River Authority approves a trail closure permit. Regardless of whether a trail closure permit is approved or not, OWNER shall protect public safety including but not limited to use of fencing or barricades and temporary erosion, sediment and water pollution control measures.
- OWNER shall maintain the access sidewalk, including graffiti removal and minimize damage during construction. Neither heavy equipment nor construction materials will be allowed to enter the San Antonio River. The use of heavy equipment near the San Antonio River or on River Authority property requires a trail closure permit.
- OWNER is responsible for replacement and or relocation of SARA's irrigation system if damaged or impacted by sidewalk or construction activities. Replacement or relocation of SARA irrigation by OWNER must meet SARA standards.
- OWNER shall obtain a final construction inspection approval and acceptance of the final improvements from the River Authority upon completion of work.

SARA Responsibilities

- The River Authority shall review the provided construction plans in an efficient and prompt manner, and shall review and approve of the proposed connection to the Museum Reach trail in an efficient and prompt manner, in either event, the River Authority shall provide comments or approval within [10 business] days of receipt excluding those plan issues involving U.S. Army Corp. of Engineers, real estate, survey or legal.
- The River Authority will continue to maintain existing vegetation, although if property owner desires alternative plant material the new vegetation will be maintained by OWNER and maintenance boundaries will need to be agreed upon between SARA and OWNER.
- The River Authority's Real Estate Department shall provide guidance and assistance to the OWNER in securing the necessary land rights to fulfill this CLA.
- The River Authority shall provide to OWNER, a list of acceptable plant material for the re-vegetation of all areas disturbed by activities of the OWNER.
- SARA shall inspect and approve of the installation of all LID BMP features.

The signers of this CLA represent that they have full authority to execute this CLA on behalf of OWNER and the River Authority, respectively. This agreement runs with the Property and shall be binding on the assigns or successors in interest of OWNER and of the River Authority.

SAN ANTONIO RIVER AUTHORITY

BY: _____

FOR Derek Boese, General Manager

Date: _____

10-30-23

Oxbow Real Estate, LLC

BY: _____

Shawn Hatter, Vice President

Date: _____

10-23-23

Exhibit A

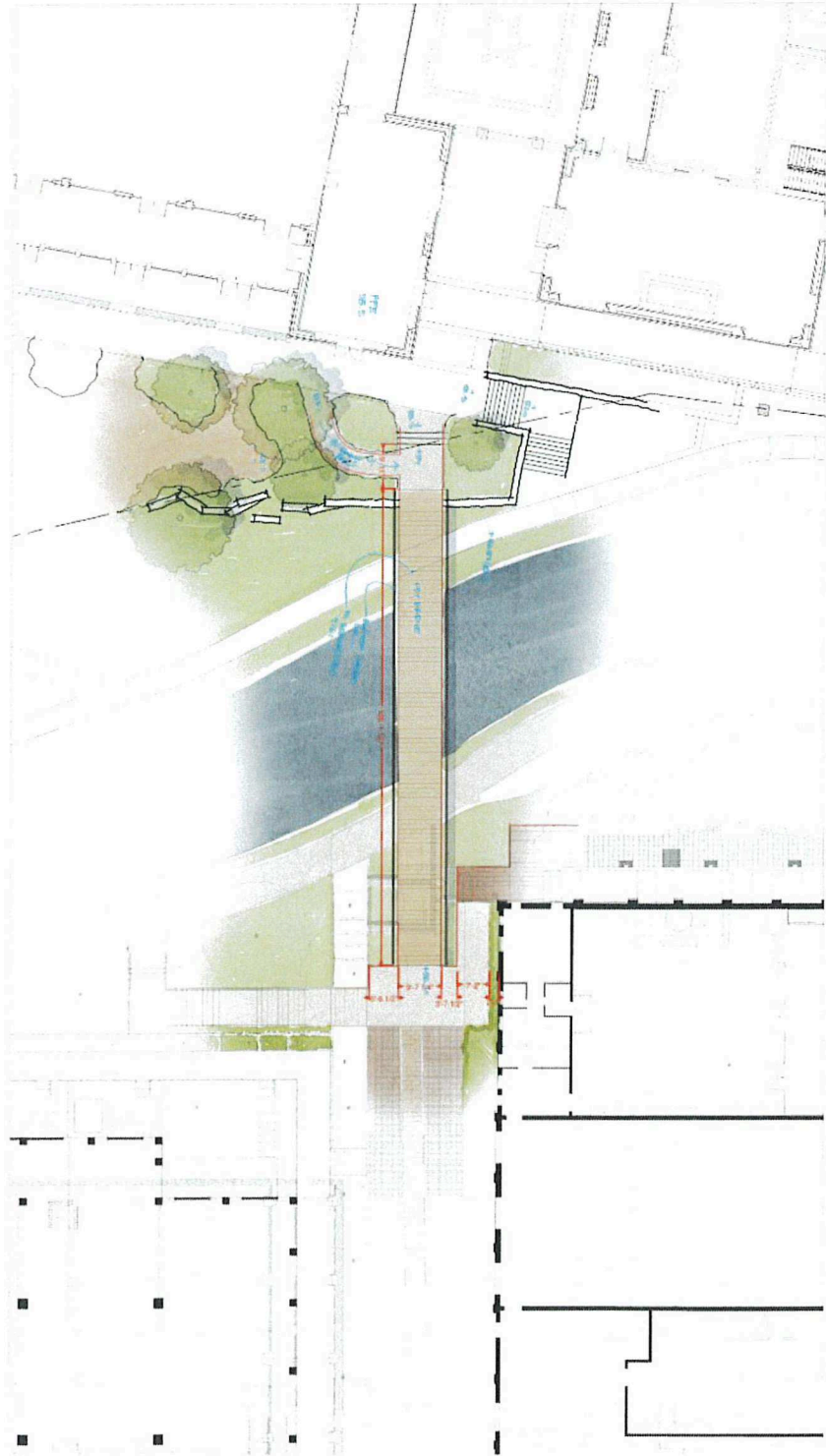


Exhibit B

