

URBAN DESIGN MANUAL

Hemisfair: Eastern Zone
Hemisfair Park Area Redevelopment Corporation



Vision

Hemisfair will be one of the world's great public places and urban neighborhoods. A district with three parks capable of hosting city-wide events and day to day enjoyment, Hemisfair will be linked to the surrounding historic neighborhoods by new park streets, plazas, courtyards and paseos. With the nearby Henry B. Gonzalez Convention Center and activation through recreation, local shops, and cultural venues, Hemisfair will be San Antonio's front porch: the place where San Antonio meets.

Critical to Hemisfair's long-term success, Public-Private Partnership (P3) development sites are arranged throughout the Hemisfair district. These future vertical mixed-use developments will change the skyline of San Antonio, while the leases from these sites will provide revenues to help Hemisfair become financially self-sustaining and largely independent of the City's general fund. The long-term revenues from these developments will be completely reinvested into the public space so that parks can be maintained and programmed for years to come.

The core of Hemisfair is three distinct but connected parks, Yanaguana Garden, civic park, and Tower Park. Yanaguana Garden has been completed with local businesses occupying existing historic homes; civic park is underway and has a similar Urban Design Manual (UDM) for P3 development. The parcels around Tower Park are the final parcels left for development and are the subject of this UDM.

The eastern zone contains the city's most iconic landmark from the 1968 Hemisfair, the Tower of Americas, along with a new park to be designed for the residents of Hemisfair and the community: Tower Park. Four mixed-use development parcels totaling 7.94 acres front Tower Park adjoining the entry plaza to the Tower of Americas and the southern entry of the Henry B. Gonzalez Convention Center (Henry B. Gonzalez Convention Center).

The development of Hemisfair marks a shift in the sense of place of downtown San Antonio: a commitment to bring commerce and residents into the urban core. Designed as a mixed-use area suitable for everything from a leisurely stroll with friends to a concert with up to ten thousand attendees, this area presents a substantial open space and mixed-use development opportunity in a valuable location.



Aerial of the Civic Park



Children at Play in the Yanaguana Garden



Future location of Tower Park

How to Use the Manual

The Urban Design Manual – Eastern Zone (UDM-EZ) is intended as a guide for development partners and a tool to simplify their design process. We want to ensure that the character of the public spaces is maintained and also appreciate that the creation of edges that are active both day and night is critical to the success of Tower Park. We will choose development partners that share common goals to deliver a vibrant, authentic district. The UDM-EZ features our best effort to align mixed-use

buildings with parkland to produce a district where San Antonians live, work, and play. The P3 process will include public solicitation(s), an in-depth selection process, and a negotiated collaboration between HPARC and the selected Development Partner(s). The UDM -EZ establishes the parameters for these negotiations and addresses a range of potential outcomes. It sets the standards for what will transform this area into the place where San Antonio meets.

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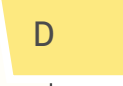
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SITE

A.1 - A Place for the Community

The Tower Park is a place for the residents of Hemisfair and the community to enjoy and meet visitors to the Hemisfair district. It will be designed to fit the character of San Antonio and to provide a unique place to enjoy.

Life - San Antonio is a city of vibrant public life. Annual events like Fiesta and Luminaria draw tens of thousands of locals to celebrate.

The Civic Park is designed to support events of varying size (up to 10,000 people) and will become the city's central place for celebration. To be a successful part of the life of San Antonio, the civic park must also increase opportunities for citizens to enjoy everyday life, providing gathering and active spaces where locals can meet and enjoy urban outdoor living.

Yanaguana Garden is a play park. A place for all ages to enjoy active and passive recreation. It is a major amenity for all of San Antonio and is less than a five-minute walk from the furthest point of the Eastern Zone. Much of the parks programming is directed towards children and families, and providing residences for families with children is encouraged in the Eastern Zone.

Tower Park is characterized as a community park. A vision and use study will define the future character of this Hemisfair park.

Urban Character - The Tower Park must be compatible with the physical character of the city. To do this successfully, its design must consider the scale of the structures and spaces, the materials, and the quality of light that is unique to San Antonio. The urban form and grain of streets is a product of the city's long and rich history of response to the San Antonio River. The complexity of the street grids connects back to the historical system of colonization, including irrigation channels that aligned to the meandering course of the river. Over time, these patterns defined the unique scale and complexity of the city fabric we see today. The Tower Park will look to connect to, and build, on this character.



Fig. A.1-1: The civic park is a place for city celebrations



Fig. A.1-2: Yanaguana Garden is a place for play



Fig. A.1-3: The Tower Park is a place for the community



Fig. A.1-4: Hemisfair District Map

Landscape Character - The parks in the Hemisfair district are designed to relate to the character of the region's larger landscape. San Antonio's location is unique; it sits at the border between the semi-arid climate of the western half of the state and the sub-tropical climate of the east, and also along the fault zone of the Balcones Escarpment that divides the state east-west. This dynamic zone marks the transition from the Hill Country and Great Plains to the north and the Blackland Prairie and Coastal Plains to the south. This confluence of conditions is unique to San Antonio and gives the city and its surroundings a distinct character.

To the north of downtown San Antonio, the Hill Country provides changes in elevation and long open vistas. The limestone of the rolling hills has been sculpted by water over time creating a rich mixture of exposed faces and lush valleys. The Balcones Escarpment is characterized by a series of faults that have created a dramatic rift between the Hill Country and the coastal plains to the south. Water flowing from the Hill Country often passes into these faults and into the aquifer below, creating natural sink holes and disrupted streams. Though now compromised, the Blackland Prairie once defined the landscape south of the Balcones Escarpment. This gently rolling land had a thick accumulation of sediments that supported a grassland ecology.

The geology and natural history of the region informs landform, materials, and use of water throughout Hemisfair.



Fig. A.1-5: Hill Country



Fig. A.1-6: Balcones Escarpment



Fig. A.1-7: Blackland Prairie

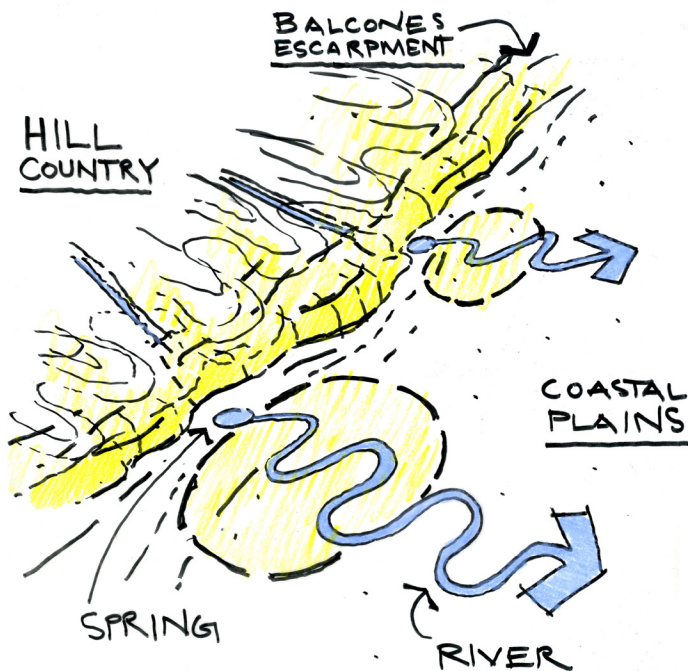


Fig. A.1-8: Balcones Escarpment at the Edge of the Hill Country

Vision - Since the time of the 1968 World Fair, HemisFair has been a place of vision. The original HemisFair was conceived as a “confluence of cultures” and presented a bold vision of global connection. Today’s HemisFair embodies a shift in thinking about the potential of cities and the values of sustainability. Rather than extending the Fair’s legacy of a place set apart from the larger city, the new vision of HemisFair anticipates the growth of surrounding neighborhoods and looks to stitch them back together.

Understanding the history of the site and its surroundings has been critical to shaping the design of the park district. The site of the 1968 HemisFair was once a fine-grained extension of surrounding neighborhoods. Houses, streets, and shops were cleared for the construction of the Fair ground. This resulted in a distinct void within the city disconnected from surrounding streets.

The proposed HemisFair District is an urban catalyst that seeks to establish a vibrant place in the heart of San Antonio while also amplifying opportunities for surrounding growth. As a “parks district,” HemisFair leverages a combination of parks and development to connect and activate surrounding neighborhoods.

To be successful, HemisFair must be identified with the entire city of San Antonio. It will be the iconic place for the city’s great gatherings, used by both the citizens of San Antonio and its visitors.

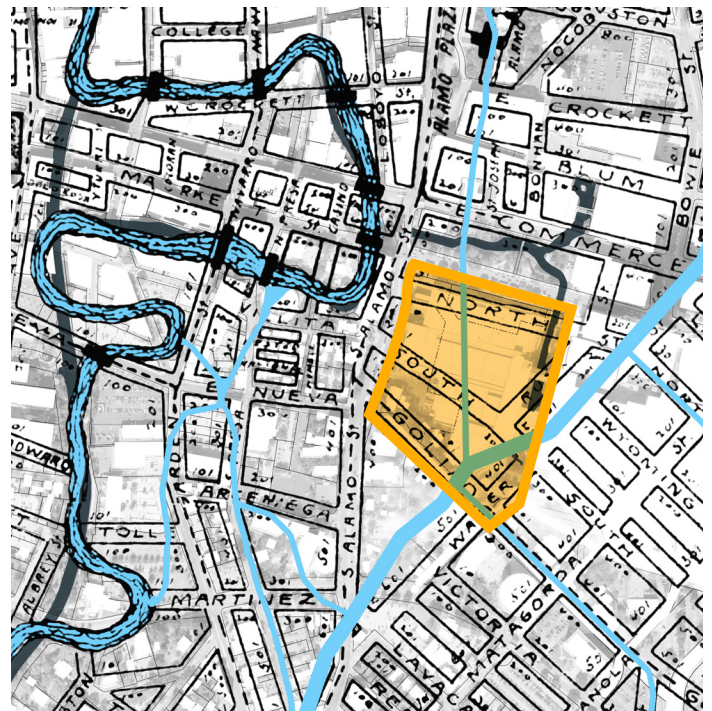


Fig. A.1-9: Historic Acequias Overlaid on 1909 Sanborn Map

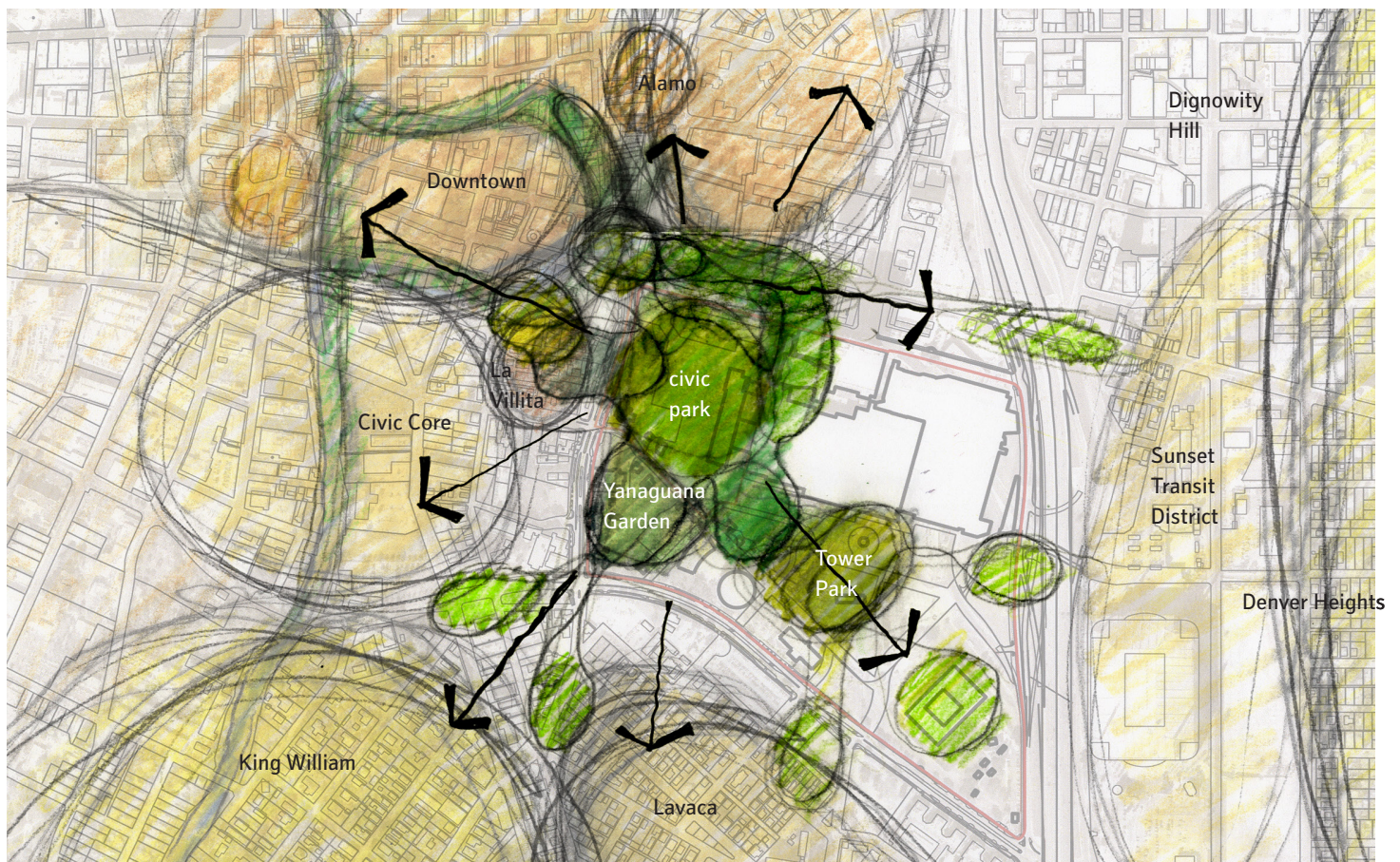


Fig. A.1-10: New Open Space and Connections Throughout San Antonio

A.2 - Park Design & Program

Park Concept - As an urban catalyst and integrating framework, Hemisfair extends out into the city and the P3 Parcels sit on the edges of the park. Consideration of the current surroundings guided the layout and programming of the park district and also guided the design of the circulation throughout Hemisfair.

A

The design of Tower Park seeks to clearly establish its presence within the city by fitting into and connecting with its surroundings. Rather than presenting a strong boundary or border, district edges will be porous and visible to the surrounding city.

The Tower Park begins a new chapter for San Antonio's most noticeable landmark, The Tower of the Americas. Built as the regional landmark for the fair, it has since been difficult to access. With construction of Hemisfair Boulevard, it can now be part of the urban street network downtown and for the first time, people can drive by the Tower, drop people off, and conveniently park. With the south terrace of the Henry B. Gonzalez Convention Center immediately north of the tower, the Tower Park can be a new landmark entrance to the convention center.

East Nueva Street is the clearest remnant of the previous neighborhood right-of-way with restored nineteenth-century houses of different sizes and styles preserved along the street. A portion of the road was completed in 2017 to create a complete park street. At the Tower Park, the more modest houses of early San Antonio are in the park. The houses present a rare opportunity to have a front yard facing E. Nueva Street and rear garden that can be activated by tenants while maintaining park access not unlike the River Walk with businesses having both a street address in the front and river access in the back.

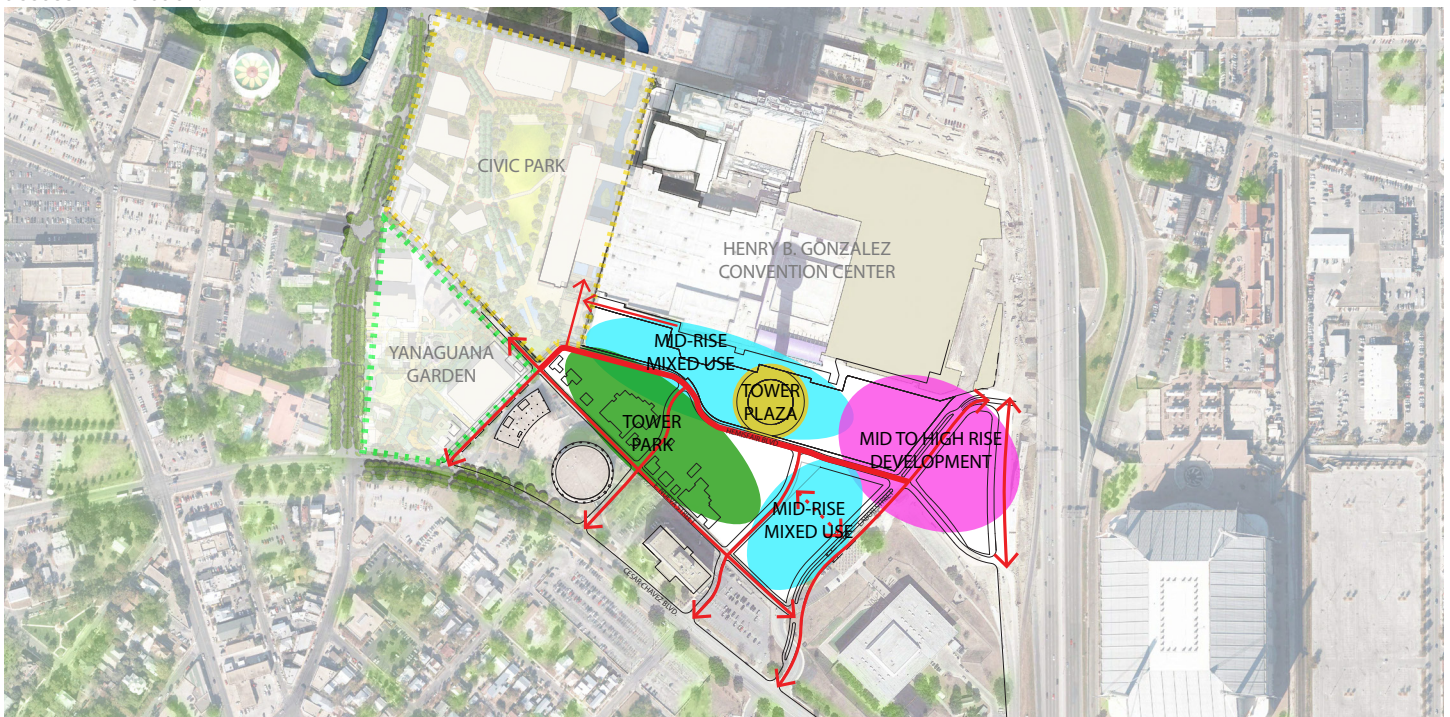


Fig. A.2-1: Basic Framework of Key Program Areas

A.3 - Park Interface Design Goals

This manual focuses primarily on the interface of private development with the public park. It is imperative to create buildings that fit with the character of the park and the city surrounding it. There are three overarching design goals for this relationship:

1. To extend the park's perceived boundaries by creating buildings that appear to be in the park rather than buildings detached from the park
2. To create buildings that fit the park's character
3. To enhance the park's uses and functions

When HemisFair opened in 1968, it was designed to capture San Antonio's unique character. Important historic houses were saved, new buildings were constructed using local craft traditions, and the River Walk was extended to tie the fair to San Antonio's history.

Because the site needed a secure perimeter for ticket controls, the fair grounds were sequestered from the rest of the city and have remained isolated since the Fair's opening. Starting with this original fair site, a new park's district is being created that takes green spaces within the original HemisFair boundary and expands it. (Fig. A.3-1).

For the purposes of this manual, the Public-Private Partnership (P3) Parcels within the eastern zone of HemisFair have been divided into seven Development Areas to help describe the variety of responses to be considered throughout this zone: each of the seven Development Areas has unique opportunities based on its street and park address that should be reflected in the character of development. Development Area terminology to follow:

P3 Parcels - HemisFair Park Public Facility Corporation Sites.

There are three P3 Parcels in the eastern zone, one lining the south side of the convention center, one west side of Labor Street, and the final one between IH-37 and Labor Street.

Development Areas - The P3 Parcels are arranged into smaller sub-areas for the purposes of this manual. *There are seven Development Areas in Tower Park as defined in Section D though they are not intended to bound discrete buildings and development can span multiple areas (Fig. A.3-2).*

Development within the P3 Parcels should activate both the street and park sides in addition to providing unique park connections through and around each site. Paseos, courtyards, galleries, passages, and arcades should seamlessly connect the park side character with the street side character and increase the footprint, use, and value of the park. Unique, local retail, artisan spaces, restaurants with outdoor seating, and other active, urban uses are required at ground level on both the street and park sides. Above street level, buildings should have balconies overlooking the park and streets to encourage further activity and safety with "eyes on the park and streets" (Fig. A.3-3)."

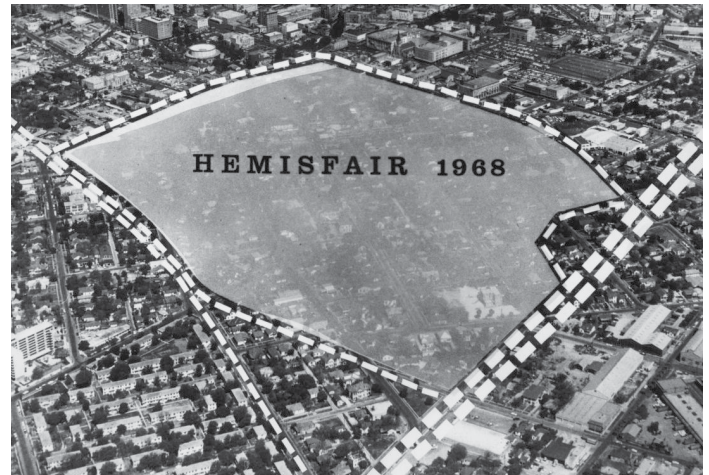


Fig. A.3-1: Original HemisFair Site



Fig. A.3-2: Development Areas



Fig. A.3-3: Balcony Allowing "Eyes on Park"

A.4 - Urban Design Goals

Creating Buildings that Fit

Buildings must fit the park and the surrounding urban context of the district. San Antonio is a city with a renewed push to develop and enhance the urban core. The existing skyline is composed of 1920's and 1980's buildings with distinct profiles and ornamented tops. Buildings around the park should continue to build on the tradition of distinctive, well proportioned, and articulated silhouettes - historicist architecture is not required. If high-rise buildings are proposed, they are required to add new and interesting forms to San Antonio's venerable urban horizon.

Existing downtown buildings are principally clad with brick, terracotta, and precast concrete. Existing high-rises have expressed windows rather than curtain-walls of glass. The city's design guidelines require that new buildings respect this tradition and focus on creating depth and shadow lines in the wall plane of new facades. Innovative expressions of these requirements are encouraged. In addition, the types of glass used and the orientation of windows and curtain walls should be carefully considered to avoid the reflection of heat onto pedestrian spaces and the park and surrounding area.

Extending the Park's Boundaries

The Development Parcels are an integral part of the plan for this park district. Buildings shall be designed to create the most intimate scale of park spaces at Hemisfair (Fig. A.4-1). The Tower Park design envisions a shady, community park surrounded by a ring of active, urban spaces that move to a confluence of Hemisfair's three parks and the San Antonio River. *The next ring of public spaces is created by the carefully designed courtyards and paseos defined by the P3 Buildings.*

Enhancing the Park's Uses

Community parks are places for neighborhood residents to meet. The P3 Buildings shall have active, lively ground floor spaces with great pedestrian access (Fig. A.4-2). Activities should spill out around the park and along the sidewalks on Hemisfair Boulevard, East Nueva Street and Labor Street. Galleries, Multi-storied Porches, Arcades, Paseos, and Courtyards are encouraged to help merge public and private spaces in rich layers that create a more fluid and unified park district (Fig. A.4-3). The P3 development should draw people into the park from all of San Antonio with restaurants, local retail and entertainment programs as well as create places for people to live and work in the District.

In addition to these general design goals for development of the P3 Parcels, the park is surrounded by a variety of conditions that demand careful consideration and nuanced response. The unique characteristics that border the Tower Park site should be embraced with a diverse development response that can appropriately navigate these differences.

The images on this page (Fig. A.4 -1 through A.4 -3) are referenced from the Edge Conditions Report generated by Michael G. Imber Architects for the Civic Park but are applicable to Tower Park. The complete report is available from HPARC upon request.



Fig. A.4-1: Highly Porous Development at Park Edges



Fig. A.4-2: Development Program Inviting Park Use



Fig. A.4-3: Development Attitude Toward Park

Parcel 5 - While urban convention centers attract hundreds of thousands of visitors annually, they frequently don't support local neighborhoods. Stretching the length of the south side of the Henry B. Gonzalez Convention Center, Parcel 5 lines the Henry B. Gonzalez Convention Center with active uses creating new entry plazas and connecting the Convention Center to Tower Park.

The Tower of Americas bisects this parcel. For the first time, the Tower will have a street address and be accessible by car. Parcel 5b and 5c define the new Tower of Americas plaza. The plaza will access the South Terrace of the Henry B. Gonzalez Convention Center and be a new, urban entrance to the Convention Center. The plaza, which may contain a structure, should focus on local businesses that highlight San Antonio's unique culture and style. The Convention Center exiting capacity of the current stair connecting the South Terrace to Tower Plaza must be maintained but the stair may be relocated with approval of the City of San Antonio.

Development Area 5a - At the western end of Parcel 5, 5a creates development opportunities for a medium-rise mixed-use building located at the main entry to the River Walk in the Hemisfair district. The northwest corner of the area forms the first Henry B. Gonzalez Convention Center entry plaza accessing the southwest corner of the convention center. The west facade bounds civic park's river plaza at the intersection of all three Hemisfair parks. A heritage oak tree along this edge of 5a provides opportunity for a small courtyard off of the river plaza. Diagonally across the plaza is The '68 Lofts and a public parking garage.

The north facade faces the Henry B. Gonzalez Convention Center along a tree lined pedestrian walkway that is also a required fire access to the convention center. It is a good location for a quiet, private courtyard for the building. The south facade of the building will face Tower Park and the active gardens behind the historic buildings along E. Nueva Street.

Development Area 5b - Parcel 5b has a great, long view across Tower Park and long exposure to the Henry B. Gonzalez Convention Center's Park Terrace. It is a mixed-use site with a highly activated street level facing Tower of the Americas Plaza and Tower Park. It provides two very different development opportunities, as either a stand alone pavilion for a unique use at the base of the Tower of Americas or a mixed-use building connecting the Henry B. Gonzalez Convention Center's Tower View Registration and lobby and Park Terrace to Tower of Americas plaza.

Development Area 5c - Immediately east of the Tower of Americas plaza, this area should connect the meeting area of the Henry B. Gonzalez Convention Center with the Tower of Americas plaza and Tower Park. It is a medium-rise mixed-use building site. Retail uses are highly encouraged and should be places used by local residents that provide visitors with an authentic San Antonio experience.



Fig. A.4-4: Parcel Plan



Fig. A.4-4: Tower of the Americas



Fig. A.4-5: Existing Henry B. Gonzalez Convention Center South



Fig. A.4-7: Existing Henry B. Gonzalez Convention Center Southwest Entry

5c and 5d can accommodate a larger mixed-use development including a large parking garage and a possible high-rise.

Development Area 5d - this is a mid to high-rise mixed-use site wide enough to contain a large parking garage wrapped by active uses. The area is more urban than the other development areas with the south facade facing Hemisfair Boulevard and east facing Labor Street which connects to Montana Street. The site is easily accessed from IH-37 and is midway between the Lavaca neighborhood, Alamodome, and near east side.

Parcel 6 - Parcel 6 forms the eastern edge of Tower Park and is bound by East Nueva Street, Labor Street and Hemisfair Boulevard. A wrapped parking garage fits on this site. Across Labor Street is the Institute of Texan Cultures (ITC), site owned by the University of Texas. Parcel 6 may be divided into two Development Areas separated by a paseo or arcade connecting the park to the ITC development site at mid-block.

Development Area 6a - Is at the northern side of the parcel with a small triangular park on the west side. Facing Hemisfair Boulevard and across from 5d and Parcel 7, it can either be an urban street-wall building or built around a small plaza or courtyard.

Development Area 6b - The two development areas of Parcel 6 may be separated by a paseo open to the sky or arcade, but there is no fixed location for this paseo and it can be moved to accommodate the development program. 6b faces Tower Park, E. Nueva Street and Labor Street. The Historic Design Guidelines for New Construction dictate that the southern face consider the scale, height, forms, and proportions of the historic buildings along E. Nueva St. including the 1968 Woman's Pavilion. The building face should stay in the range of one to two-stories at the southwest corner of the parcel.

Development Area 7 - The triangular site is bounded by Labor Street/Montana Street, Hemisfair Boulevard, and IH-37. It is a gateway site for the district and should be developed as a connector to the Alamodome and the near eastside. VIA plans to redevelop the Robert Thompson Transit Center as a major transit hub for downtown. The site is an ideal location for an office tower stacked over a parking garage, but other uses are permitted by zoning.

East Nueva Street - Is the original spine for the historic neighborhood and Hemisfair's main street. It continues as the primary connector between the three parks of Hemisfair and has the largest number of historic homes and sites. East Nueva Street connects Hemisfair with La Villita, and is a street designed for pedestrians first, vehicles second. Its first phase is built.

Hemisfair Boulevard. - This is a park street allowing vehicular access to the Tower of the Americas and Parcel 5. Similar to East Nueva, it is pedestrian focused public space dissolving the boundary between the parcels and Tower Park, then transitioning

into a more traditional street between Development Areas 5d and 6a.

Labor Street - Existing Labor Street is built along an acequia path, one of San Antonio's Spanish Colonial irrigation ditches providing water to mission fields. Extending Labor Street through Hemisfair and connecting it with Montana is an important new street connecting Southtown and the Lavaca neighborhood with Hemisfair, the Robert Thompson Transit Center, and the near Eastside. It is designed as a more traditional urban street providing a good pedestrian experience.

Hemisfair Boulevard and Labor Street intersection - Given the acute and obtuse angles of this intersection, it is a memorable place with opportunities for placemaking. The corners could be distinctive building elements, which is a tradition in San Antonio, or intersecting small plazas activated with kiosks and shade structures, and distinctive landscape.



Fig. A.4-8: Possible Paseo from Labor Street to Tower Park



Fig. A.4-9: Proposed Hemisfair Boulevard



Fig. A.4-10: Proposed Labor Street

A

A.5 - Water Resource Goals

Water is a precious resource in San Antonio. Throughout the history of the city there has been a legacy of engineering innovation and water exchange to maximize the potential of limited water resources. The relationship between the P3 Parcels and the Tower Park holds the potential to take a new step into the future of this legacy and exemplify San Antonio's ambition to demonstrate leadership in water sustainability. Rather than focusing solely on limiting the presence or use of water within the Tower Park, water is used for maximum impact within this key public space. Given that, the P3 Buildings will generate large quantities of condensate water. Since this water supply generates the most water during the summer, it is also an ideal source for irrigation. Condensate water drains should be configured to connect to a future storage system used for park irrigation. Nuisance ground water at basement level may also be a source of irrigation water.

All forms of water conservation and storm water management are highly encouraged for the P3 development. Green roofs and storm water detention should be considered as there is an opportunity to directly collect and recycle this water within the park. Tower Park designers may need to collect water from the P3 buildings to supplement the park's water supply in exchange for reducing the development partner's water related utility costs. This system of exchange will be a model for the city and exemplify the sustainability goals of the Hemisfair District.

Park Recycled Water - The P3 buildings may be provided by HPARC with the same water supply as the Tower Park to water the landscaping within their property.

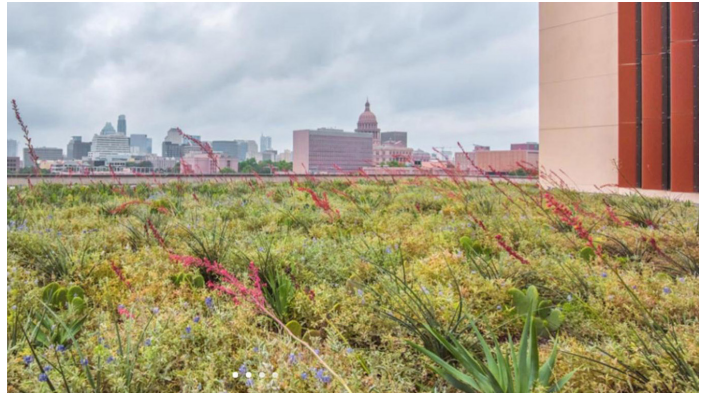


Fig. A.5-1: Green Roof Strategy



Fig. A.5-2: Green Roof Strategy



Fig. A.5-2: Green Roof Strategy

The background is a solid orange color with a complex, abstract pattern of white lines. These lines form a series of overlapping, rounded, and somewhat irregular shapes that resemble stylized leaves or a web-like structure. The lines are thin and create a sense of depth and movement across the page.

EXISTING REGULATORY FRAMEWORK

B.1 - Applicability of Existing Overlays

The Hemisfair district is zoned "D, H, and *RIO 3."

- "D" zoning covers all of downtown and permits high-density, pedestrian-focused uses and development. The city has adopted Downtown Design Guidelines (DDG) for all "D" districts. It should be noted that "H" districts are exempted from the DDG other than the requirements of *RIO 3. The DDG is, however, a good framework for the street-front character of buildings along Labor Street and parts of E. Nueva Street and Hemisfair Boulevard that are not close to the Tower or the historic structures. Although there are no specific parking requirements associated with "D" zoning, please refer to HPARC's parking study for their localized requirements.

Downtown Design Guidelines (DDG):

<http://www.sanantonio.gov/Portals/0/Files/CityDesignCenter/DowntownDesignGuide.pdf>

- "H" signifies that Hemisfair is a historic district. The City of San Antonio has also adopted Historic Design Guidelines for historic areas- Section 4 pertaining to new construction is most applicable in this instance. While all of the guidelines stress compatible scale, proportion, materials, craft and composition, none of the guidelines require historicist buildings or designs that duplicate historic appearance.

Historic Design Guidelines for New Construction (HNC):

https://www.sanantonio.gov/portals/0/Files/hHistoricPreservation/4_%20NewConstruction.pdf

- *River Improvements Overlays (RIO 1 - 5) [non-controlling in Eastern Zone due to distance from the river] are urban design standards for areas near the San Antonio River. RIO-3 covers the historic part of the River Walk designed by Robert Hugman in the 1930's and is intended to create harmonious development in this area and the surrounding neighborhoods. RIO 3 is included in the Downtown Design Guideline document and supersedes any requirement in D.

River Improvements Overlays (RIO-3) (Sec. 35-670):

https://library.municode.com/tx/san_antonio/codes/unified_development_code?model=ARTVIHIPRURDE_DIV6RIDL_S35-670CRCEAPEN

- The Hemisfair Development Design Standards (HDDS) outline the overall character and aspirations for development of the Hemisfair district. Additional criteria desired to achieve the goal of LEED Neighborhood Development certification for Hemisfair can be found in the HDDS.

Hemisfair Development Design Standards (HDDS)

Document to be provided by HPARC upon request.

While all of these associated guidelines apply to the P3 Parcels, the context of the Development Area determines the importance of a specific guideline to the building design on that parcel (Fig. B.2-1).

Zoning issues are administered by the Zoning Department of the City of San Antonio Development Services Department. The H and RIO 3 overlays are administered by the Office of Historic Preservation (OHP) in the City Manager's Office. Building design must be approved by the Historic and Design Review Commission (HDRC), a City Council appointed review board. HDRC uses the Secretary of the Interior Standards for Historic Preservation along with the specific requirements of RIO 3 and the city's design guidelines for historic districts as their basis for approval. OHP provides staff support to the HDRC. Familiarity with these guidelines is necessary to successfully develop a project in downtown San Antonio. The **Urban Design Manual for the Hemisfair Eastern Zone (UDM-EZ)**, as defined through this document, includes an additional overlay of park-related design criteria that will be administered and approved by HPARC.



Fig. B.2-1: Overlay Applicability

Character Area A:

- Most Applicable Overlay: HNC
- Development along Hemisfair Boulevard and E. Nueva Street, located in close proximity to the Women's Pavilion, Kusch House and several other prominent structures, should present an appropriate scale and context to these historic structures.

Character Area B:

- Most Applicable Overlay: UDM-EZ + HNC
- Development facing Tower Park and located in close proximity to the Tower and the Henry B. Gonzalez Convention Center should present an appropriate scale for these structures while not overwhelming the historic structures in Tower Park.

Character Area C

- Most Applicable Overlay: UDM

B.2 - Matrix of Overlay Regulations

● Most Restrictive Requirements ● Substantive Requirements ○ Least Restrictive Requirements

	(DDG)	(HDDS)	(HNC)	(UDM)
General Design Principles				
Design Review	●	●	●	
Compliance	●	●	●	
Transportation / Bicycle		●		
Policy	●		●	
Mixed Income, Diverse Communities		●		
Historic Principles			●	
Zoning				
"D" Downtown Zoning	●	○		
RIO-3 District Overlay		○		
Hemisfair Historical Overlay District		●		
Public Parkland		●		●
Commercial Uses		●		
Civic Uses		●		
Programming		●		
Public Realm				
Setbacks	○	○	●	●
Sidewalks	●	●	●	
Paving Patterns	●			
Lighting	●	●	●	
River Walk	●			
Complete Streets	○	●		
Street Wall	●		●	●
Curbs	●		●	
Street Trees	●		○	●
Street Connectors to River Walk				
Pedestrian Access at River Walk				
Alleys	●			
Urban Fabric		●		●
View Alignments		○		●
Landscaping				
Minimum Landscape Requirements	○	●	●	●
Plant Selection	●	●	●	●
Water Efficiency		●		●
Soils and Mulching	●	●	●	●
Irrigation		●		●
Reclaimed Water		●		●
Tree Preservation		●		●
Site + Vehicular Development				
Parking Locations	●	●	●	●
Site Furnishings	●	●	●	●
Fences + Walls		●	●	
Curbs		●	●	
Utilities		●		●
Grading + Topography			●	
Low Impact Development	●	●		
Service Areas	●		○	●
On-Site Open Spaces	●	○	●	
Parking Buffers		●	●	
Parking Structures	●	●	●	
Solar Access	●		●	●
Crosswalks	●			
Driveways		●	○	
Hardscape	●	○	●	●
Service Elements		●	○	●
Drop Off Zones	●	●		○
Deliveries		●		●
Drainage	●	●	●	●

	(DDG)	(HDDS)	(HNC)	(UDM)
Building Design				
Entrances		●	●	●
Massing		●		○
Architectural Details		●		●
Materials		●	●	●
Fenestration		●	●	
Lighting		●	●	●
Façade Design		●	●	
Shade Structures and Awnings		●	●	●
Building Orientation			●	
Building Height		●	○	
Energy Efficiency		●	●	
Rooftop Equipment		●	○	
Views		●		●
Ground Floor Treatment		●		●
Vertical Variation		●		
Horizontal Variation		●		
Glazing		●		
Security Design		●		
Tower Massing and Form		●		
Rooftop Amenities			●	
Roofing Materials			●	
Connectivity		●		●
Density		●		
Signage				
Sign Types Addressed by Type		●		●
Sign Types Addressed by Program		●		
Proportion of Signs		●		
Number of Signs		●		
Master Sign Plan		●		●
Signs in Context		●		
Signs in Relation to Street Trees		●		
Sign Illumination + Animation		●		●
Discouraged Signs		●		
Link to Hemisfair Signage Standards			●	
Riverwalk Signage				
Other				
Neighborhood- Level Sustainability		○	●	●
Sustainable Design		●	●	●
Stormwater Management			●	●
Trash and Recycling			●	
Alteration			●	
Resoration		○	●	
Portable Carts			●	
Monuments and Markers			●	
Vending			●	
Archeology			●	
Water- Quantity Measures		●		○
Water- Quality Measures		●		
Public Art		●	●	
Sustainable Operations			●	
Construction Management			●	
Jobsite Management			●	
Site Maintenance			●	
Landscape Maintenance			●	
Irrigation Maintenance			●	
Pest Management			●	
Building Repairs			●	○
Building and Recycling			●	○

B

* Parts of Hemisfair are in the RIO-3 overlay zoning district
Hemisfair Eastern Zone - Urban Design Manual

B.3 - HNC Massing Constraints

Development Area 6b* falls within close proximity to several structures that are designated Historic. Four of these structures have the state's highest recognition of importance and preservation, State Antiquities Landmarks. Buildings that cross over into this Development Area, or are located entirely within it, will need to specifically comply with the City of San Antonio Historic Design Guidelines for New Construction which are available at:

https://www.sanantonio.gov/portals/0/Files/HistoricPreservation/4_%20NewConstruction.pdf

The guidelines stress building massing, window scale and repetition, and overall composition that is compatible with historic structures that are adjacent or in close proximity to new construction.

All of these building have different heights and character (Fig. B.4-1), listed in order from west to east:

1. Kusch House
2. Weitzel House - Relocated
3. Maximilian Schultze House
4. Richter House
5. Tynan House
6. Amaya House
7. The 1968 Woman's Pavilion, a two story, mid-century brick building designed for HemisFair

The variation of scale and traditional use of these buildings provide a range of opportunity to create a rich mixed-use building along the southern edge of East Nueva Street. The setback, aligning with that of the Woman's Pavilion, allows for a wide pedestrian and commercial corridor that respects the scale, form and character of the surrounding historic context. The Historic Guidelines for New Construction set a maximum height of 110% of the existing historic structures requiring all building at the southwest corner in this Development Area be constructed no taller than two stories for a depth of at least 20'. (Fig. B.4-4 and Fig. B.4-5)

* Development Area Key found on page 50, Appendix 1



Fig. B.4-1: Existing Historic Structure Along E. Nueva Street

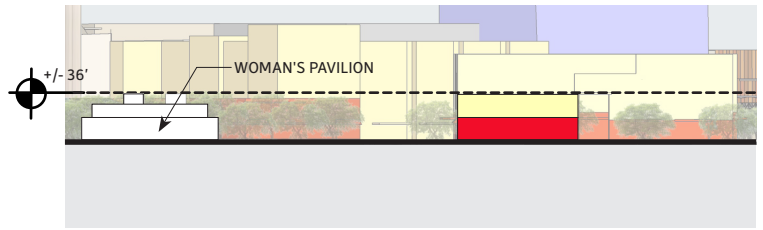


Fig. B.4-2: South Elevation of HNC Allowable Massing Envelope



Fig. B.4-3: Rendering of the 1968 Woman's Pavilion

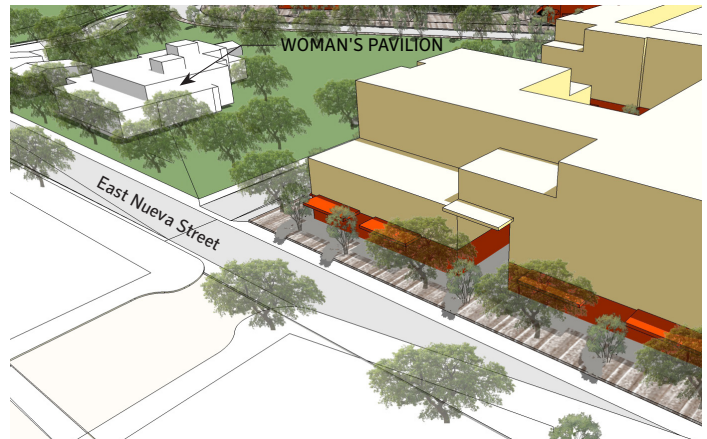


Fig. B.4-4: Parcel 6b Southwest Corner Massing Aerial

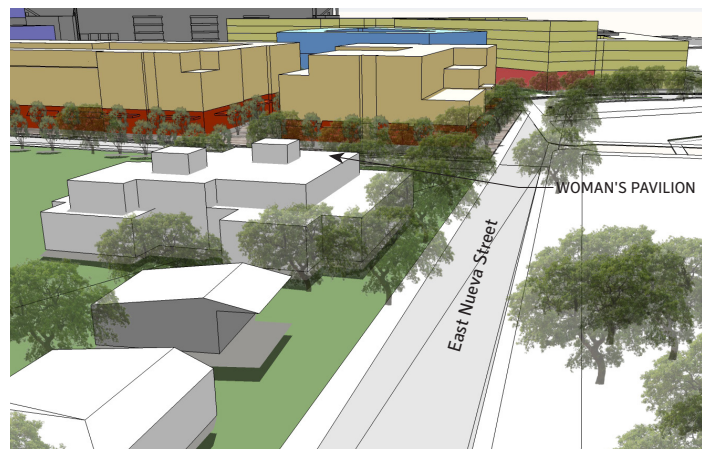


Fig. 5.4-5: View from Tower Park Towards Parcel 6b



Tower Park Design Requirements

C.1 - Ground Plane Considerations

Site Circulation - Connectivity through the park to the surrounding city is a priority. The P3 Parcels present opportunities to support these connections through vibrant retail and restaurant spaces at the ground level (Fig. C.1-1).

Park Program - Plazas, courtyards, and promenades are key features to this urban park. These areas are integrated with gardens, groves, and the lawn to ensure a mixture of active and passive spaces that support the urban life of the P3 Parcels (Fig. C.1-2).

Site Access - Critical sight lines and pedestrian connections through the P3 Parcels will ensure connectivity to surroundings.

Fire Access - Fire access will need to be provided through certain points within the P3 Parcels to service the P3 Buildings. These should be combined with pedestrian connections where possible and will need additional coordination with the Tower Park design (Fig. C.1-3). (Ref. Appendix 2 for Existing Fire Lanes)

Ground Plane Alterations- Transparency, interior configuration and facade must be designed to promote natural surveillance and vitality regardless of use.

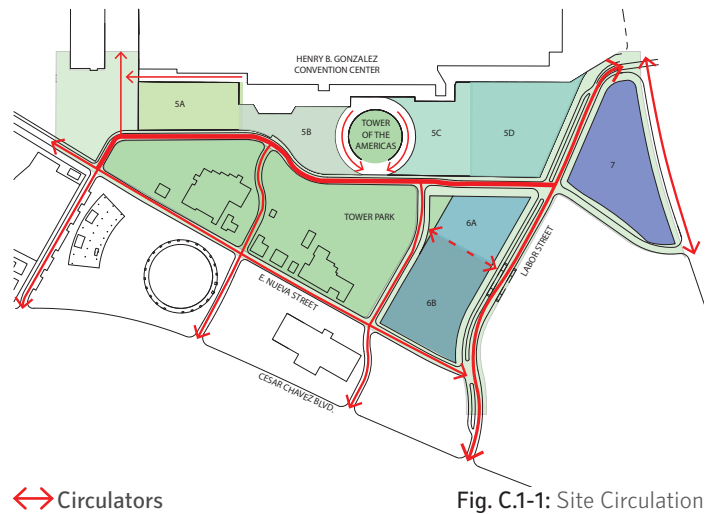


Fig. C.1-1: Site Circulation

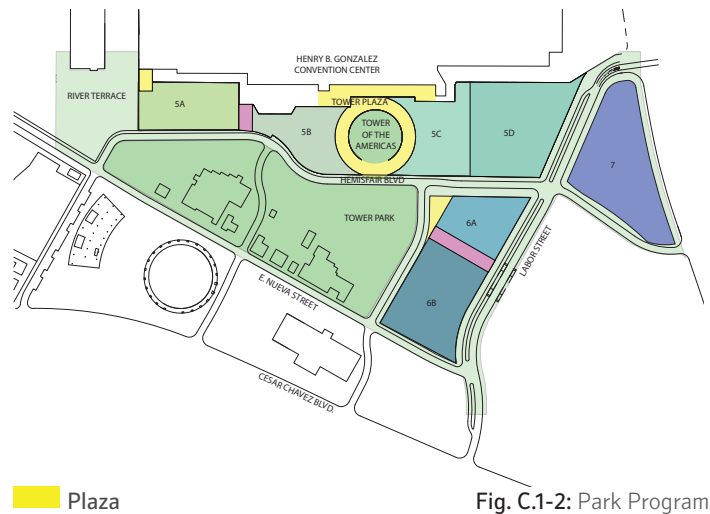


Fig. C.1-2: Park Program



Fig. C.1-3: Fire Access

C.2 - Landscape Requirements

The following codes, guidelines, and standards apply to the landscape for the Tower Park site and the adjacent P3 Parcels. Where two or more criteria/standards provide similar content and information, the more stringent standard applies. If the guidelines in this document are more stringent than the existing guidelines listed below, then this document shall govern. Please refer to Section B, existing regulatory framework for further information.

- San Antonio Unified Development Code (UDC) Article V, Division 3, "Landscaping and Tree Preservation" provides city-wide standards for mitigating the visual and ecological impacts of development.
- UDC Article VI "Historic Preservation and Urban Design" provides design standards that ensure future development preserves and enhances the city's historic character.
- The Downtown Design Guidelines (DDG) are a set of design standards that ensure development in the downtown core is consistent with the city's Strategic Framework Plan. The DDG supplements the landscape requirements in the UDC. The Hemisfair site is zoned "D" Downtown.
- The Hemisfair Development Design Standards (HDDS) is a set of guidelines that will shape the design and implementation of the Hemisfair Master Plan. The HDDS supplements, but does not replace, the UDC.

These general landscape design guidelines encompass the entirety of the Tower Park area to help ensure a uniform standard of quality and durability throughout Hemisfair. In addition to the regulations referenced above, the following guidelines apply to open space within P3 Parcels adjacent to the Tower Park.

The submittal of landscape drawings for HPARC review and approval is required. All submissions must include a hardscape materials plan, materials board, irrigation plan, planting plan, and plant schedule that lists plant scientific and common names, and minimum size at installation.

Paving Requirements

- Provide durable paving materials that are compatible with the historic character of downtown San Antonio. See Fig. C.2-1.
- Use of locally-sourced materials.
- Use of asphalt and broom finished concrete, except for service yards and other utility areas that are separated from primary pedestrian paths, is discouraged. Additionally, pattern-stamped asphalt or concrete is prohibited. Loose gravel may not be used for paving.
- Light colored, reflective paving materials will help reduce the urban heat island effect. Paving colors should reference local and historical precedents. Use trees or shade

C



Cut Stone

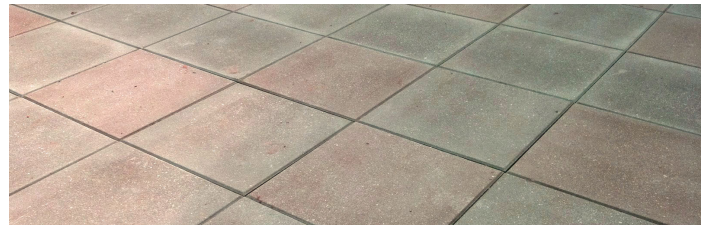


Cut Stone



Cut Stone

Mortar-set Terracotta Paver



Precast Concrete Paver



Mortar-set Brick

Brick

Fig. C.2-1: Examples of Accepted Paving Materials

Planting Requirements

- Provide high quality, healthy, nursery-grown plants, installed according to industry best practices and standards. Choose plants that are adapted to the local climate and perform well under drought conditions. A recommended plant list is provided in the Unified Development Code and by San Antonio Water System and is available at: <http://www.saws.org/conservation/outdoor/plants/>
- The Hemisfair district is notable for its lush and varied landscape character. New planting should maintain that character, while also providing each area/development with its own unique identity for a building's private and public spaces, including, but not limited to, entries, courtyards, and passageways.
- Provide minimum plant sizes at the time of installation. Trees: Deciduous, 6" caliper; Conifers, 14' height; Multi-stem, 14' height. Shrubs: Large, 5 gallon container, Medium/Small, 2 gallon container. Groundcovers/Perennials/Vines: 1 gallon container.
- Do not include palms or annuals in general planting areas. Annuals may be used in small isolated planting beds, accent pots or hanging baskets.
- Roof gardens and green roofs are encouraged, both as a building amenity and as a sustainable best practice. Choose plants that are appropriate for the unique rooftop conditions and to create a unique character for the development.

Soil Requirements

- Use existing soils to the greatest practical extent possible. Test soils for salinity, fertility, organics and permeability to determine suitability for planting. Amend in place or import new topsoil as required. Soils above structure should be imported.
- To maximize the survival of trees planted within paved areas, such as the street, Zócalo, promenade, paseos, and courtyards, provide generous soil wells and/or continuous tree trenches. A minimum volume of 1,200 cubic feet per tree is recommended in individual wells. Trees in trenches will benefit from a shared soil volume. Suspended paving systems provide structural support for pavement above tree root zones while minimizing over-compaction of the soil (Fig. C.2-3).
- Minimum topsoil depth for shrub and groundcover planting is 2' and for lawns is 1.5'. Minimum soil depth for trees is 4'.
- All planting beds shall be covered by a 3" minimum layer of organic mulch. Gravel mulch is allowable in limited areas.

- Open tree planting areas are strongly encouraged. Where site conditions such as high-traffic areas exist, tree grates may be used. The Downtown Design Guidelines specify a standard tree grate. Tree grates shall be made of cast iron and include breakaway rings in the center that can be removed to allow for trunk growth.
- Developers are required to work with the City Arborist on all parcels within the Hemisfair District.

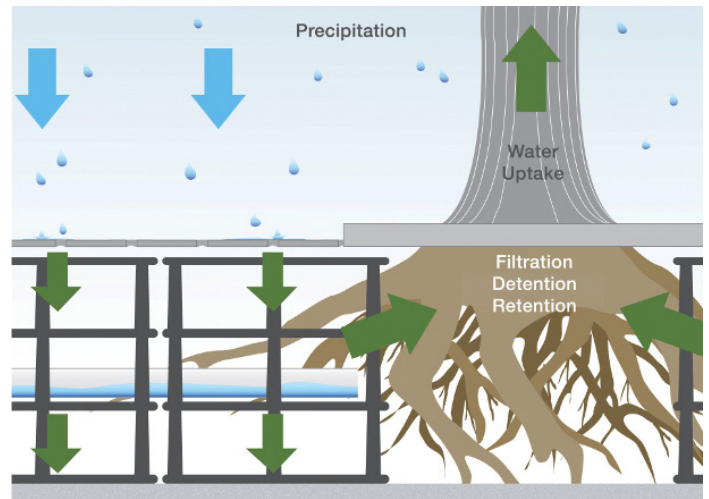


Fig. C.2-2: Silva Cell Installation



Fig. C.2-3: Silva Cell Installation

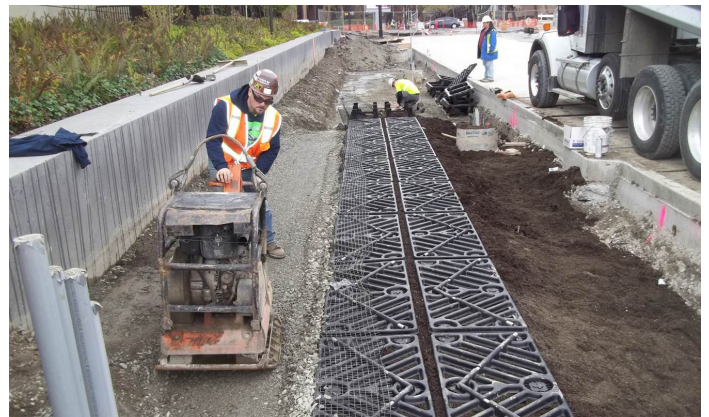


Fig. C.2-4: Silva Cell Installation

Irrigation Requirements

- All planting areas throughout Hemisfair require a permanent, full coverage, automatic irrigation system to irrigate planting areas, including turf.
- HDDS requires that water consumption for irrigation be reduced by 50% minimum over baseline. Irrigation systems are to be supplied by reclaimed water, such as the SAWS reclaimed water system, to eliminate the need for potable water use. Other sources of water for irrigation can come from reclaimed gray water and rainwater cisterns. Do not use reclaimed water in lawn areas and water features without secondary treatment to meet City of San Antonio Health Department standards.
- The irrigation controller should have the capacity to utilize regional evapotranspiration and weather data, as well as local rain and wind sensors, to adjust watering times and prevent over-watering and over spray.
- The use of root zone bubblers, micro-sprays, and drip irrigation is encouraged to maximize water efficiency. Large lawns may use large radius rotary nozzles.
- Irrigation equipment shall conform to San Antonio Parks & Recreation standards.
- All roof gardens and green roofs shall be irrigated and must meet all requirements listed above.

Tree Preservation

- HPARC has performed an existing tree inventory for the Hemisfair District, including the Tower Park site. The Hemisfair Park Master Tree Preservation Plan notes existing tree sizes, location, condition, and significance, if any. The tree inventory is available from HPARC.
- San Antonio defines a Heritage tree as one of 24" or greater diameter at breast height (DBH) for a number of species. Sixteen trees on the Tower Park and P3 Parcels are designated as Heritage Trees. Heritage Trees shall be preserved and may not be damaged or removed except with approval from the City Arborist and Historic Design Commission. If a Heritage Tree is removed, new replacement trees shall be provided at a ratio of 3 new caliper inches per 1 existing inch removed.
- Preserve contiguous groups of trees instead of scattered individuals, to maintain continuous tree canopy.
- Consult with a Certified Arborist to identify critical root zones for trees to be preserved, and to determine tree protection zones. No traffic, trenching, or storage is permitted within tree protection zones. An arborist shall be

on site when working within tree protection zones.

- Refer to UDC Chapter 35-513 for additional Tree Preservation requirements.

Site Furnishings

- Provide a variety of amenities for pedestrians, such as benches, tables, chairs, shade structures, drinking fountains, trash and recycling receptacles, bicycle racks, and lighting.
- While it is important to respect the neighborhood historic character, site furnishings should not be reproductions of historic pieces. Instead, consider using familiar materials in contemporary applications to maintain a sense of continuity while also recognizing the unique character of downtown San Antonio.
- The use of recycled and sustainably produced materials for site furnishings is strongly encouraged.
- Exterior lighting shall conform to International Dark Sky guidelines to minimize light pollution and temperature less than 2800 kelvin, unless authorized by HPARC for theatrical illumination conditions.
- Submit plans and furnishings catalog pages for HPARC review and approval.

C

C.3 - Ground Floor Activation

Uses surrounding the Tower Park and the way they interact with the park and city are essential to the success of this area. Particularly important are the uses and design of the tenant spaces on the ground floor that create a major part of the pedestrian experience around the park and surrounding streets. There is a need for small, local businesses to help create a vibrant and diverse atmosphere throughout the park. Designated retail spaces that can be targeted for these tenants at affordable rates are highly encouraged throughout the P3 Parcels.

The following conditions will need to be carefully addressed when considering ground-floor activation:

- **Labor Street** – The Downtown Design Guidelines provide the framework for these urban settings. Pedestrian scaled storefronts, parking, and building lobbies will require well crafted design that promote the pedestrian experience while accommodating vehicles. A clear hierarchy of signs for buildings, public parking, and retail tenants is required. Labor Street is expected to be the primary vehicular street accessing the P3 parcels and connecting with the surrounding neighborhoods. The redevelopment of the Institute of Texan Cultures may increase Labor Street's importance. Local retail tenants are highly desired.
- **Hemisfair Boulevard** – As the primary path to the Tower of the Americas and running the length of Tower Park, Hemisfair Boulevard provides an opportunity to showcase local businesses to the community and visitors. The activated garden side of the buildings fronting East Nueva will be across the street from Development Parcels 5a and 5b, making this be a unique urban-park space. In addition to local retail, restaurant, and entertainment tenants, culture

and institutional tenants that can activate the park are desirable.

- **East Nueva Street** – Will require compatibility in scale with the existing historic buildings. The streetscape will be pedestrian focused. E. Nueva is the major shared-use street accessing all three parks in Hemisfair.
- **Tower Plaza** – This is where the park reaches out to all of San Antonio and the city's visitors. While the Tower is a local icon, it has been a major tourist destination. With a street address and surrounding neighborhood development, tower plaza is a place locals meet visitors.
- **River Terrace** – The river terrace is the primary entrance to the River Walk from Hemisfair and a major entry to the convention center. It is designed to be a place for parties and small celebrations.
- **P3 Paseos** – Paseos are pedestrian passages from the Tower Park to the surrounding streets or the Convention Center. Some paseos may also be used as fire lanes and their character will be different than those bisecting buildings. The corners of paseos should be a desirable location for tenants with high visibility, forming the entries for the overall pedestrian movement system connecting the park to the city.

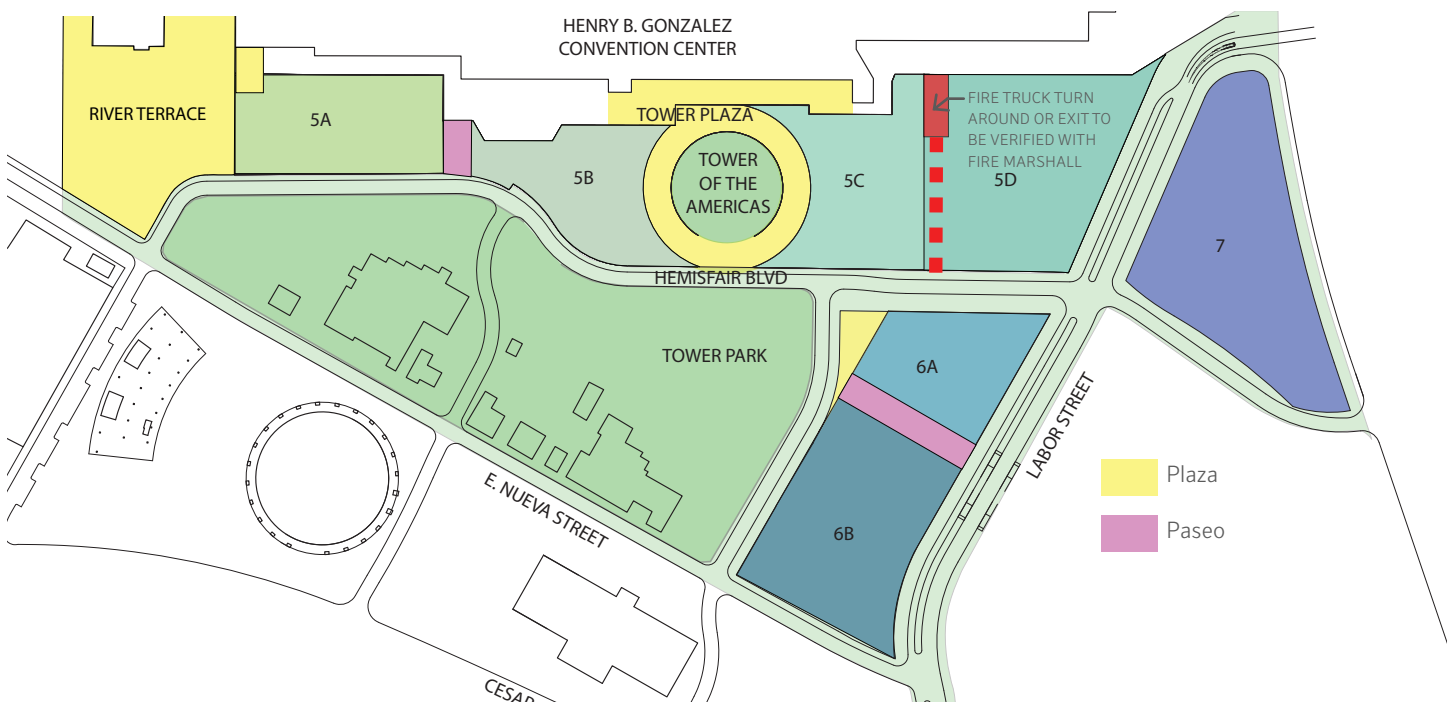


Fig. C.3-1: Ground Floor Activation

The development partner will need to seek approval from HPARC on the location, size, height, character, quality, construction materials, and illumination of the following ground floor elements for each character area:

- Location of the tenant’s lease line and storefront closure line relative to the building line. Generally, the storefront should be a minimum of one foot recessed or projecting from the building or lease line to create depth and separation between different tenants.
- Method of separating one tenant’s storefront from the next. This separation should be at least one foot wide.
- Paving from the storefront to the Lease Line and from the storefront into the first 5’ of the tenant space.
- Design, materials, and height of the storefront. Storefronts should be part of a tenant’s image, be compatible with the design of the interior spaces, and create the first impression of the tenant’s business.
- Type and height of canopies and arcades relative to the storefront.
- Special requirements at tenant’s entry such as custom doors, signs in the entry paving and decorative lighting.
- Sign height, materials, and methods of illumination.
- Lighting inside of the tenant space.
- Character of the tenant’s finish out.
- Establishment of a merchandising zone along the storefront.

- Exterior merchandising is allowed with HPARC approval, but cannot block or inhibit pedestrian path of travel.
- Appearance of outdoor furniture or a required manufacturer, color, and style.
- Exterior Texas Alcoholic Beverages Commission fencing, if required.
- Outdoor lighting – All outdoor lighting is required to meet International Dark Sky standards.

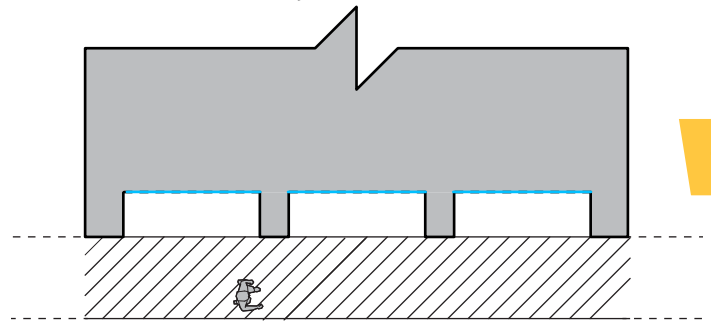


Fig. C.3-3: Encouraged Storefront, Seating, and Pathway Configuration

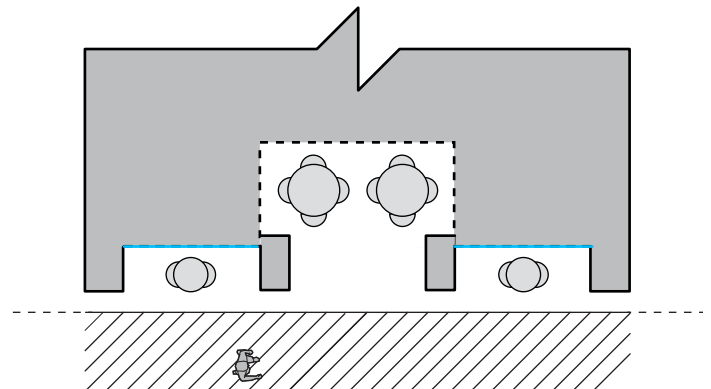


Fig. C.3-4: Encouraged Storefront, Seating, and Pathway Configuration

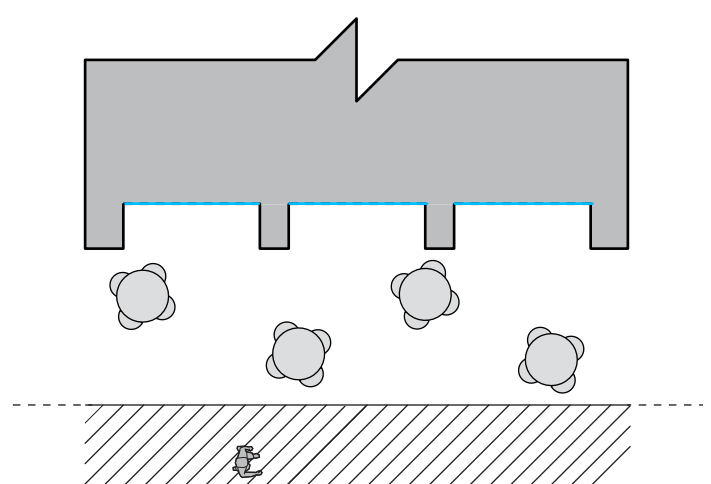


Fig. C.3-5: Discouraged Storefront, Seating, and Pathway Configuration

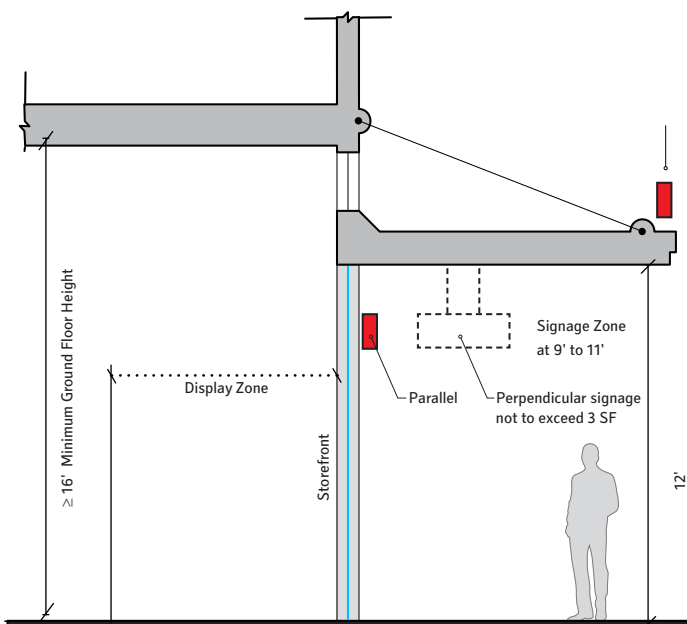


Fig. C.3-2: Storefront Section

C.4 - P3 Public Spaces and Access

Character Requirements for P3 provided Open Space and Park Connections

Henry B. Gonzalez Convention Center South Entrance

- Access: Provide line-of-sight access from Hemisfair Boulevard to the Henry B. Gonzalez Convention Center entry as well as cross access for Henry B. Gonzalez Convention Center emergency exiting and Fire Department access to the south wall and roof of the Henry B. Gonzalez Convention Center.
- Width: 25' minimum clearance. Coordinate with the Henry B. Gonzalez Convention Center to insure all current exiting requirements are met.
- Materials: Paving should be stone, brick, or unit pavers allowable/suitable for heavy pedestrian traffic and rare access for heavy vehicles, such as fire trucks and event services. Patterns shall be finely textured, i.e. use of smaller sized pavers and patterns. Building facades should be as transparent as possible while maintaining visual similarity to the surrounding building context.
- Overhead conditions: The direct access from Hemisfair Boulevard may be a combination of set-back building, courtyards, arcades, or multi-storied porches.
- Planting: Shrub and groundcover plantings shall be used to reduce the amount of paved area and provide seasonal interest. Do not block important sight lines with tall shrubs or trees.
- Amenities: Provide tables, benches, chairs, trash receptacles, lighting, etc. for daily use.



Fig. C.4-1: Henry B. Gonzalez Convention Center South Entry

Fire Department Access

- Access: Maintain current exiting capacity and Fire Department Access to the Henry B. Gonzalez Convention Center (Ref. Appendix 2)
- Width: No part of a P3 building may be built over the property line along the Henry B. Gonzalez Convention Center. However, if a building is set back from the property line, the outdoor space should be designed as expanding the current fire access path and may be activated.
- Materials: Poured in place concrete suitable for exiting and fire department access is allowed.

Tower Plaza

- Width: 40' minimum clear from face of tower base building to P3 face of building. Coordinate with City of San Antonio Fire Department to provide adequate fire fighting access to the tower.
- Materials: Paving should be stone, brick, or unit pavers allowable/suitable for heavy pedestrian traffic and rare access for heavy vehicles, such as fire trucks and event services. Patterns shall be finely textured, i.e. use of smaller

sized pavers and patterns. Building facades should be as transparent as possible while maintaining visual similarity to the surrounding building context.

- Overhead conditions: Open to the sky with shade trees.
- Planting: Preserving the existing live oaks around the tower base is highly encouraged. Additional trees could be deciduous to create dappled shade in the summer and allow sunlight to the plaza in the winter. Shrub and groundcover plantings shall be used to reduce the amount of paved area and provide seasonal interest. Do not block important sight lines with tall shrubs or trees.
- Amenities: Provide tables, benches, chairs, lighting, trash receptacles, etc. for daily use.

Paseo

- Access: Provide clear and direct line of sight through a Paseo Connection from Tower Park to Labor Street through Parcel 6.
- Width: 42' minimum clearance from building face to opposite building face. Two 8' wide clear paths or one 16' shall be provided through the paseo. The remaining width may be used for commercial spill-out space or landscaping.
- Materials: Paving should be stone. Poured in place concrete or unit pavers, suitable for heavy pedestrian traffic and access for heavy vehicles, such as fire trucks and service vehicles, are allowable but not desirable. Patterns shall be finely textured, i.e. use of smaller sized pavers and patterns. Building facades should be as transparent as possible.
- Overhead conditions: It is preferred that Paseos be open to the sky. If the Paseo is built over, design for 25' clear space to Paseo ceiling and lightwells at least every 80'. Filtered shade is required and may be provided by trees, trellises, or shade fabric.
- Planting: Deciduous trees are encouraged to create dappled shade. Shrub and groundcover plantings shall be used to reduce the amount of paved area and provide seasonal interest. Do not block important sight lines with tall shrubs or trees.
- Amenities: Provide tables, benches, chairs, trash receptacles, lighting, etc. for daily use.



Fig. C.4-2: Existing Fire Department Access to the Henry B. Gonzalez Convention Center from



Fig. C.4-3: Tower Plaza



Fig. C.4-4: Paseo Character Image

Driveways

Driveways should be designed to minimize impact on the pedestrian zone.

- Sidewalks should be continuous across driveways; grade should be consistent with sidewalk grade (Fig. C.4-6).
- Driveway flares should not intrude on the pedestrian travel way.
- Limit driveway flare on each side to the minimum allowed by local building codes to prevent high speed turning movements.
- Driveway width should be minimized to the extent appropriate for traffic conditions, use, type, and location.
- Driveways should be located outside the functional area of the intersection, with a minimum of 100' from intersections on Hemisfair Boulevard and Labor Street and 40'-60' on East Nueva Street.
- The functional area of an intersection includes areas upstream and downstream of the intersection- the functional area is different than the physical area, and varies depending on amount of queuing at the intersection; distance traveled during perception-reaction time; and declaration distance.
- Site obstructions (signs, landscaping, decorative features, signal boxes, etc.) should be carefully located to maximize visibility between turning vehicles and pedestrians.
- Driveways should be located far enough away from bus stops so that stopped buses will not block the driveway or the driver's line of sight to oncoming traffic.
- Shared driveways are encouraged if drive is greater than 33'-0" in length. Demarc driveways when greater than 15'-0" in width for safety. Side walk must be delineated by change in pavement color or texture.



Fig. C.4-6: Continuous sidewalk across driveway



Fig. C.4-7: Discouraged Bicycle Parking on Bollard

Exterior Bicycle Racks

Consider bicycle racks to discourage bicyclists from locking to other street furniture and signs (Fig. C.4-7).

- Bicycle racks must support the bicycle in at least two places to prevent it from falling over and allow locking of the frame and one or both wheels with a standard U-lock.
- Racks must be securely anchored to the ground and resist cutting, rusting, and bending or deformation.
- A minimum of 2' of clearance around the rack should be provided to allow users to access and securely lock the bicycle from the side. Adequate end clearance should also be provided to allow users to enter and exit the rack area.
- Racks should be placed on concrete or other paved surface. Racks should not be placed on grass or planting areas (Fig. C.4-8).



Fig. C.4-8: Selected Bike Rack for Tower Park: Bola Rack

Short Term Bicycle Parking

Short-term bicycle parking serves visitors usually staying for under four hours. High quality and visible bicycle racks placed around the perimeter of Tower Park encourage bicyclists to stop and enjoy the park. Short-term parking locations are to be configured as follows:

- Should be conveniently placed within close proximity to destinations.
- Parking utilization should be periodically assessed, and additional parking provided where demand is high.
- Bicycle racks must not interfere with bus loading/unloading areas.
- Bicycle racks should be placed where a locked bicycle will not interfere with the pedestrian zone or protrude over the curb (Fig. C.4-9).
- In-street corrals may be provided.
- In-street corrals can improve visibility for all modes when located at intersections (when compared to a motor vehicle parked in the same space).
- In-street corrals can improve the outdoor seating environment by removing bicycle racks from the sidewalks.
- Meet or exceed LEED guidelines and the City of San Antonio Zoning code (See Section 35-526).



Fig. C.4- 9: Locating Bicycle Parking



Fig. C.4- 10: Long-Term Bicycle Parking

Long-Term Bicycle Parking

Long-term bicycle parking is intended for employees or residents who will leave their bikes parked for more than a few hours. The following criteria are intended for the P3 Parcels:

- Required for all buildings.
- Should have controlled access, either in a building or parking garage cage (Fig. C.4-10 and C.4-11).
- Shower facilities should be provided for employees who wish to bike to work.
- Meet or exceed LEED guidelines for long-term parking.
- Meet or exceed City of San Antonio Zoning code (See Section 35-526).



Fig. C.4-11: Long-Term Bicycling Parking

C.5 -Parking Location & Character

One of the common themes at Hemisfair's public meetings is the community's request for adequate public parking for park patrons and special events. The Eastern Zone has direct access from IH 37 and has several large parcels suitable for a public garage also used by residents and tenants of the P3 buildings. Additionally, the Alamodome and Henry B. Gonzalez Convention Center need parking for special events. A large garage on Development Area 5d could connect to the Tower View Registration lobby at the Meeting Level of the convention center as well as the pedestrian bridge to the Alamodome. The farthest corner of Hemisfair is less than a quarter mile or ten-minute walk from this area. Garages serving a balanced mix of office and residential tenants would have excess capacity for evening and weekend use, the times that the parks, entertainment, retail, and Alamodome are most likely to need additional parking.

Above-grade structured parking within the Eastern Zone is allowed in the locations noted on Fig. C.5 -1 (no unscreened surface parking will be allowed anywhere on-site).

Parking Structure "A" is located within development parcel 5A which is 145'-0" wide and could be best suited as a podium garage scheme. This parking structure should be wrapped with program but has the potential to be left unwrapped along the convention center facade and will be required to be wrapped with program along the park facing facade.

Parking Structure "B" is located within development parcels 5C

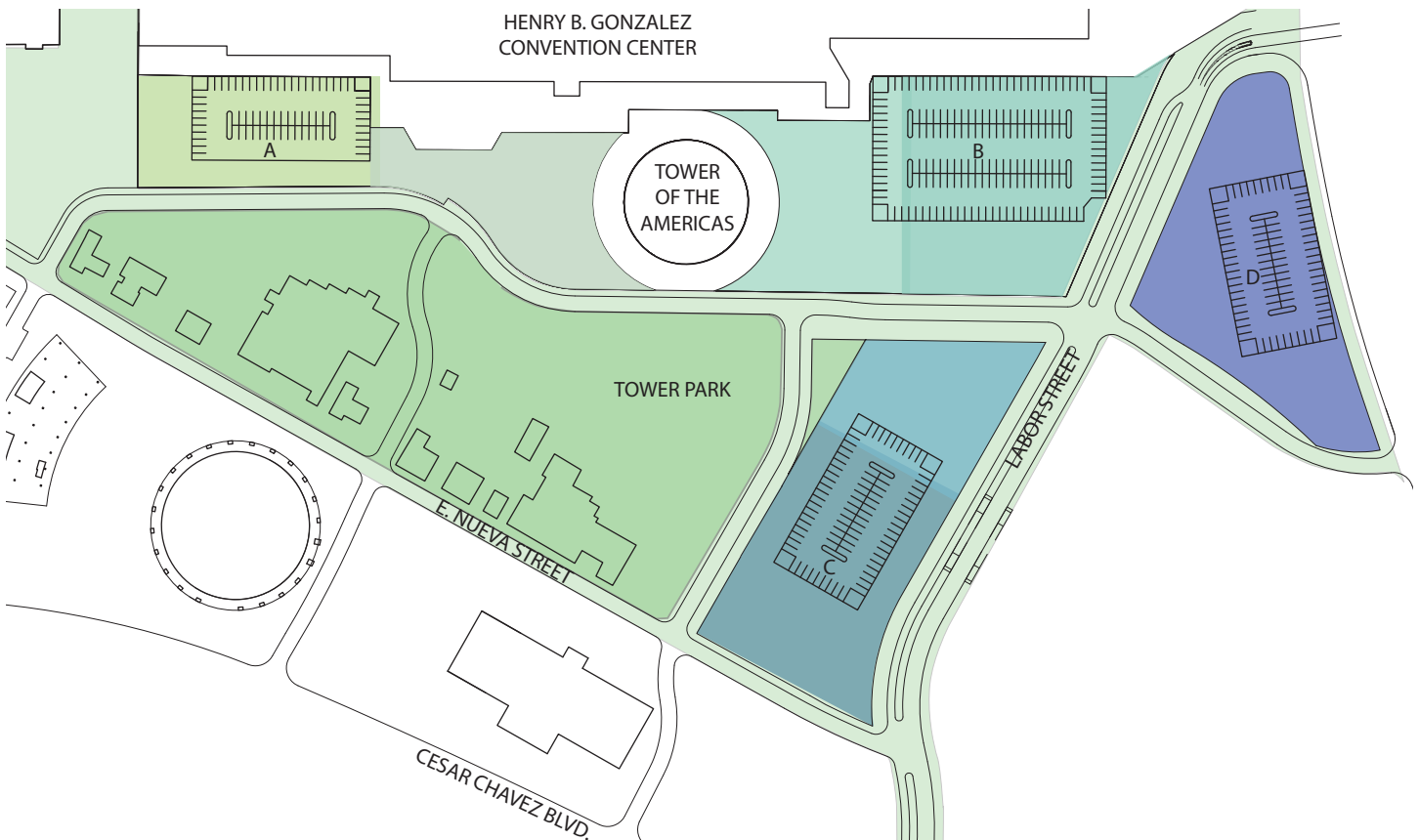


Fig. C.5-1 : Above-grade Parking Locations

and 5D, which are the widest development parcels and provides the greatest potential for above ground parking density in the eastern zone. Parking structure "B" should be wrapped with program but has the opportunity to be open to Labor Street with appropriate architectural screening.

Similarly, Parking structure "C" is preferred to be wrapped with program but could be placed against Labor Street and screened. Parking structure "C" is required to be wrapped with program on the park side of development 6A and 6B. Parking Structure "D", located on Parcel 7, must be wrapped with program on three facades and can be left open along the I-37 facade.

Below-grade structured parking is permissible and encouraged in all development areas throughout the Eastern Zone as long as all coordination criteria with the park design can be met. Below grade parking stalls are generally preferred to those located above grade. It will be important to strike a balance between cost-effective above grade parking and park-friendly below grade parking for both public and private stalls.

The P3 Parcels are surrounded on nearly all sides by primary use functions - servicing the building will need to be discreet. Service functions are preferred to be co-located with below grade parking if possible. Please see Service Zone definition in Section D for further information.

D - Terms Defined

The following terms apply to information presented throughout this UDM and notations (X) key in directly to the requirements for each Development Area in the following section.

- 1 Park Facing Facades** - The facades of buildings on Tower Park are required to be of storefront, glass curtain-wall, metal-shingles or panels, precast concrete, or masonry. The use of 3-coat stucco is permitted up to 40% of the building facade. Synthetic stucco, and cementitious panels, boards, or shingles (wood or composite) are not allowed. Local materials and building techniques are highly desirable. Parking garages must be lined with retail, office, residential, cultural or other uses that activate the park.

Park Facing Facades must be highly activated and include balconies, multi-storied porches or other features that energize the park and provide passive security. Buildings over 200 feet long should be composed into discreet elements of varying heights and planes. Facades should be composed to recognize traditional downtown lot and construction dimensions based on 20' to 25' widths that are vertically expressed in building details, window placement, and/or expressed structure. Exterior solar shading devices are highly desirable.

Only one service entrance is allowed between Development Areas 5a and 5b in any of the Park Facing Facades. One additional service entrance between 5c and 5d will be considered based on Fire Department or public parking garage access. Service entrances must comply with the requirements listed under **5 Service Entrances**. No other service entrances are allowed.

- 2 Street Facing Facades** - These facades are as important as Park Facades but may be constructed of a larger palette of materials including stucco above the first floor. Service entrances are allowed on Street Facades and parking garages with hourly rented public parking spaces may be screened rather than wrapped with activities above street level. All garages must have active uses at street level.

- 3 Ground Floor Treatment** - The Downtown Design Guidelines are a good reference for development standards for street level buildings in San Antonio. Ground floor materials are limited to glass, masonry, and metal that can withstand heavy pedestrian use. Pedestrian paths should be shaded in the summer using at least one of the listed Pedestrian Path Shading Devices. Street level facade should be mostly transparent glass with active uses behind the glass. Spaces visible from the public sidewalk should use warm-white lighting (2,700d K to 3,000d K).

Signs should be mounted under canopies, arcades, or porches. They may be either internally or externally illuminated but internally illuminated stenciled or printed acrylic face signs (box signs) or not allowed. Text and symbols must be three-dimensional, at least 3/4" deep. The City of San Antonio will review signs for compliance with RIO-3 guidelines.

- 4 Pedestrian Path** - Provision of a comfortable environment for pedestrians is an essential design element at Hemisfair. The pedestrian path must be calibrated with ground floor uses



Fig. C.6-1: Arcade



Fig. C.6-2: Multi-storied Porch



Fig. C.6-3: Trellis



Fig. C.6-4: Unacceptable Street Side Service Zone

and outdoor activation areas. When retail uses are mixed with restaurant uses, the pedestrian path must be within 5' of the retail tenants' lease line to provide good access to display windows and entrances. This may require outdoor restaurant seating, which is a highly desirable outdoor activation area, to be on the opposite side of the pedestrian path or to be recessed into the ground floor lease space. The development partner will show the pedestrian path in their drawings and future tenant lease documents for approval by HPARC. When it is along a building edge, 80% of the pedestrian path shall be covered with a shading device. Fans to provide air movement are encouraged along Pedestrian Paths. (Fig. C.6-6).

Pedestrian Path Shading - Canopies and balconies are an important part of activating the park, creating distinctive and valuable lease space, and providing a comfortable environment. Shading of the pedestrian path is highly encouraged on all sides of all buildings at occupied floors and is required along the park. Shading devices should not be continuous for more than 200'-0". Balconies and canopies can be designed using any of the following types. The Development Partner shall submit a diagram showing the pedestrian paths around the ground floor of all buildings and the proposed shading strategy.

Arcade - An arcade is a covered walkway that is recessed into the building and inside of the primary plane of the facade. Arcades shall be a minimum of 8'-0" clear width and 12'-0" high. The entire depth of columns shall be beyond the 8'-0" clear walkway width. (Fig. C.6-1).

Gallery - A gallery is similar to an arcade but the shade/rain structure is built beyond the primary plane of the facade. Galleries should be at least 7'-0" deep.

Multi-storied porch - A multi-storied porch is usually constructed of metal and/or wood and accommodates balconies on upper floors and must be 7'-0" deep minimum. Where a multi-storied porch is required, projecting or recessed balconies may be used above the multi-storied porch (Fig. C.6-2).

Projected Canopy with Storefront - A projected canopy is constructed of concrete, metal and/or wood and is supported from above by chains, rods, or cables. It may also be supported from below with brackets. Projected Canopies may be continuous or they may have breaks related to the facade pilasters or storefront spacing. Canopies should be at least 8'-0" deep.

Awning - an awning is a cloth covered or metal clad frame that provides shade and rain protection. Awnings must be 8'-0" deep and no lower than 11'-0" above the paved path.

Trellis - A trellis is usually made of wood or metal but can also be concrete, ceramic, and other materials. Trellises usually provide the structure for vines forming a shade structure but, with careful orientation, may provide adequate shade without vines.

Shading devices may also provide rain protection. Shading devices below 11'-0" high must have a radiant barrier and



Fig. C.6-5: Garden Character



Fig. C.6-6: Pedestrian Path Character



Fig. C.6-7: Paseo Character



Fig. C.6-8: Ground Floor Activation

minimal insulation to protect pedestrians from radiant heat transfer unless the orientation and location can be shown to block radiant heat gain from the sun. Trellises with vines that absorb radiant heat may be used as a radiant barrier.

5 **Service Entrances**– All ground level access points to include parking ramps, loading docks, and trash pickup must be located in a Service Zone. No single curb-cut may be more than 33'-0" in length and curb cuts must be at least 75'-0" apart, inside edge to inside edge. The minimum number of curb cuts are highly encouraged See Fig. C.6-4 for unacceptable Service-Zone design.

6 **Courtyard** - A courtyard is a relatively small space bordered by building(s) and/or garden on at least 75% of its perimeter. Courtyard ground planes can be a combination of paving and planting. They must be open to the sky and provide dappled shade (for example-deciduous tree canopy, trellis, or translucent fabric). Courtyards may be used by one or more adjoining tenants. Courtyards above street level are encouraged as an amenity for tenants in a P3 building. If a building surrounds a courtyard on all four sides, a site line into the courtyard is highly encouraged. Fountains are encouraged in courtyards (Fig. C.6-12).

7 **Plaza** - In contrast to courtyards, a plaza is larger and a more active space with multiple tenants and a variety of uses in the same public place. Plazas should be primarily paved and have shade trees. Plantings should be in pots or in limited areas to help define pedestrian paths.

8 **Garden** – Gardens are beautiful amenities and provide a great setting for adjoining uses. Direct long distance site lines may be limited by landscape so businesses adjoining the gardens should have signs and primary entrances in addition to those next to the gardens. Loud or very active commercial uses are not allowed in Garden treatment areas (Fig. C6-5).

9 **Paseo** - A paseo is a pedestrian path with additional site-specific criteria. See Section C.6 Landscape Requirements for additional information. A paseo should connect Tower Park with Labor Street through Development Parcel 6. Paseos may be partially or entirely covered but no covered area should be longer than seventy five feet. Alternatively, arcades should be a minimum of 20' wide and 30' high. Other paseos connecting interior courtyards to the streets or through building to access parking garage lobbies are encouraged.

10 **Fire Lane** – Fire lane access is required to be maintained to the Convention Center and to serve the P3 buildings. See Section C.1 Ground Plane Constraints for additional information. The development partners can propose alternate locations and additional fire lanes may be required to meet the needs of the Convention Center or the P3 buildings. The City of San Antonio Fire Department Fire lanes must be designed for compatibility with the required Ground Floor access to the Convention Center.



Fig. C.6-9: Architectural Parking Screen



Fig. C.6-10: Artistic Parking Screen



Fig. C.6-11: Balcony



Fig. C.6-12: Courtyard

- 11 **Maximum Height** - The approximated allowable height for development in a given area as defined by existing regulations. Please refer to Section B-Existing Regulatory Framework, for further information.
- 12 **Parking Screen** - Parking will be considered screened if vehicles are substantially shielded from view of the subject frontage. The screening element(s) shall remain partially open to promote general safety. Artful and/or visually interesting solutions are required. Parking slopes are not to be located along a street or park facade.
 - Architectural Screen** - Screening components that are articulated to look like more intricate building structures and fit more appropriately into the surrounding building context in a direct manner (Fig. C.6-9).
 - Artistic Screen** - An abstract assembly that is creative in nature and allows for a wide range of solutions (Fig. 6-10).
- 13 **Parking Wrap** - Parking will be considered wrapped if it is fully encapsulated on the subject frontage with an active program. Active uses include retail, commercial, residential or any other use that has continuous habitation for living, working, or leisure.
- 14 **Balcony** – Balconies are encouraged at all building edges, especially those located on the park. A balcony should be at least 6'-0" deep and have a finished soffit to provide shade for the Pedestrian Path. (Fig. C.6-11).

5a - Development Parcel 5a

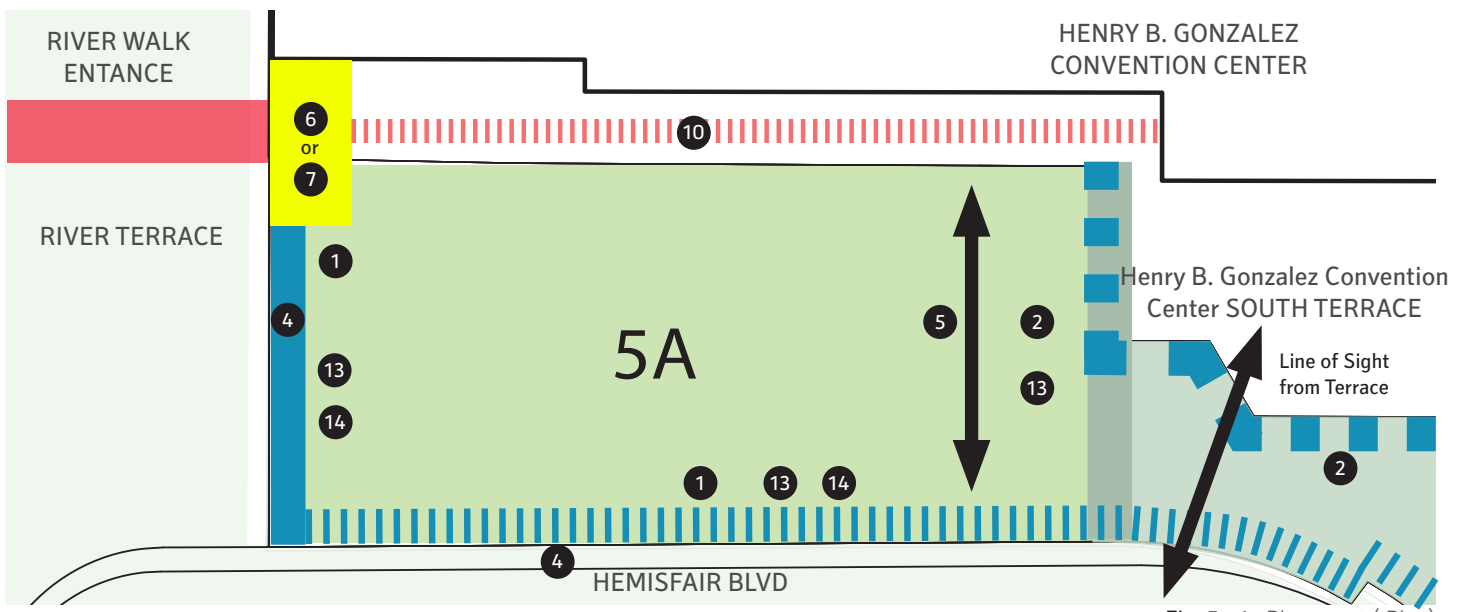


Fig. 5a-1: Placement (Plan)

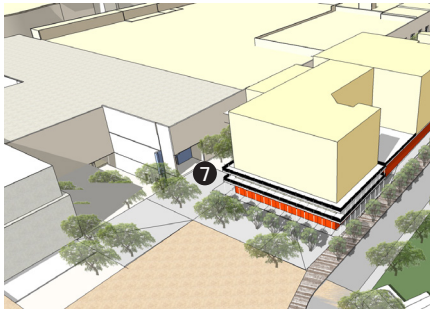


Fig. 5a-2: Courtyard Transition Aerial



Fig. 5a-3: Courtyard Transition Perspective



Fig. 5a-4: Courtyard could be built around heritage oak.

Development Parameters

- ① Park Facade
- ② Street Facade
- ④ Pedestrian Path
- ⑤ Service Entrance
- ⑥ Courtyard
- ⑦ Plaza
- ⑩ Fire Lane
- ⑪ Desired Maximum Height
- ⑬ Parking Wrap
- ⑭ Balconies and Decks

① Park Facade	Required
② Street Facade	Required
④ Pedestrian Path	Shaded
⑤ Service Entrance	1
⑥ Courtyard	1 required
⑦ Plaza	Henry B. Gonzalez Convention Center entry
⑩ Fire Lane	Required
⑪ Desired Maximum Height	65'
⑬ Parking Wrap	Required
⑭ Balconies and Decks	

Design Considerations:

- Development Area 5a/5b size: 81,800 SF
*Parcel boundaries in UDM used to address character issues and not specific subparcel boundaries.
- Above grade parking: Allowed
- Below grade parking: Allowed, potential future river connection.
- Convention Center South Entrance may be by a combination of courtyards, pedestrian shading devices or building set-back to provide a clear line-of-sight to Hemisfair Boulevard.
- Pedestrian Path Shading may project into Hemisfair Boulevard R.O.W. as long as it does not conflict with the tree canopy and is approved by HPARC and the City of San Antonio.
- This Development Area is located at an important junction between all three district parks, the River Walk, and the Henry B. Gonzalez Convention Center and should help activate the river terrace and Tower Park.
- Structured parking allowed if wrapped but a parking garage is difficult to accommodate on the site. Public parking maybe available across the street at The '68 Lofts, at Hemisfair Boulevard.



Fig. 5a-5: River Terrace Concept Rendering



Fig. 5a-5: Parcel 5A Massing from Hemisfair Boulevard

5b / 5c - Development Area 5b / 5c

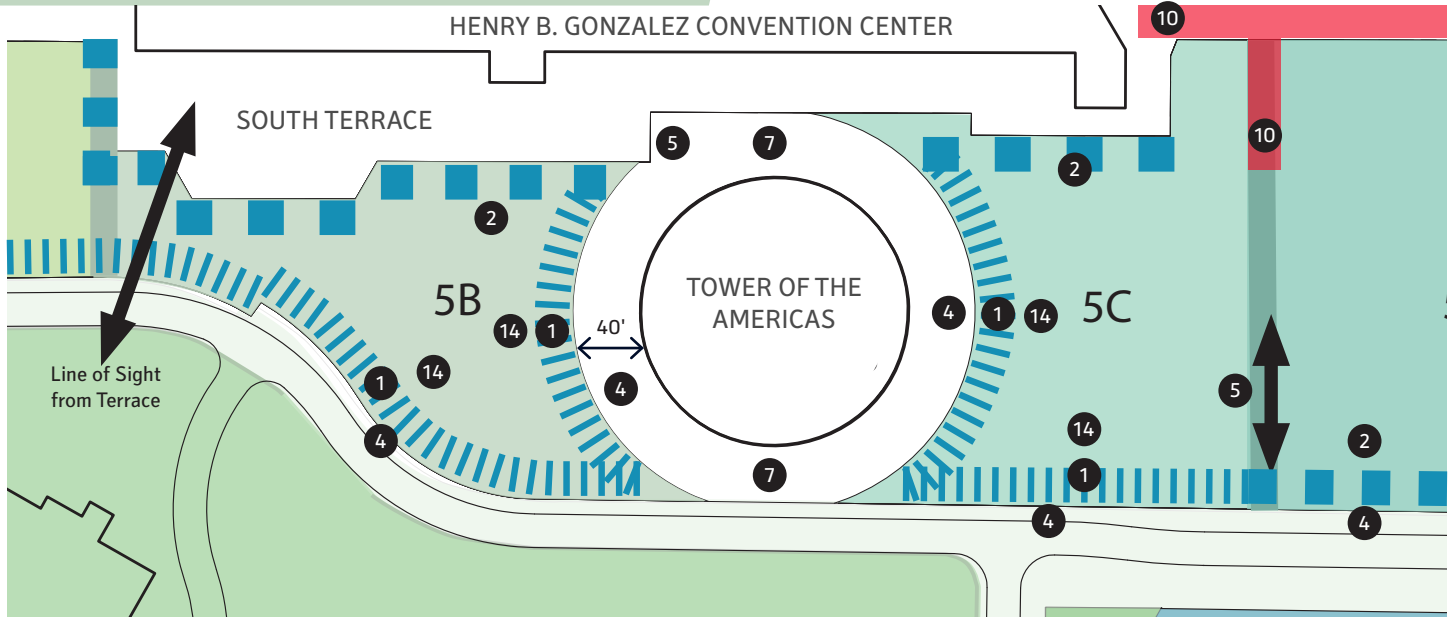


Fig. 5b/5c-1: Placement (Plan)



Fig. 5b/5c-2: South Terrace looking west



Fig. 5b/5c-3: South Terrace looking east

Development Parameters

- ① Park Facade
- ② Street Facade
- ④ Pedestrian Path
- ⑤ Service Entrance
- ⑦ Plaza
- ⑩ Fire Lane
- ⑪ Desired Maximum Height
- ⑭ Balconies

① Park Facade	Required
② Street Facade	Required
④ Pedestrian Path	Shaded
⑤ Service Entrance	1 allowed
⑦ Plaza	Multi-level Potential
⑩ Fire Lane	65'
⑪ Desired Maximum Height	Required
⑭ Balconies	

Design Considerations:

- Development Area size : 5a/5b = 81,000 SF; 5c/5d= 119,500 SF *Parcel boundaries in UDM used to address character issues and not specific subparcel boundaries.
- Above grade parking: Not Allowed
- Below grade parking: Allowed, must coordinate with park
- Tower plaza must be an iconic public space unique to San Antonio. Local tenants offering the best of San Antonio culture are preferred. The plaza has the potential be multi-levelled connecting the park to the south terrace of the Henry B. Gonzalez Convention Center.
- Pedestrian Path Shading is required. Shade trees are a highly desirable way of providing shading in this plaza.
- Special Consideration: There are two desirable development schemes. **Scheme A** maintains sight lines from the south terrace of the Convention Center by creating a special, one-story building that activates the west side of the plaza. **Scheme B** converts the south terrace of the Convention Center into an activated courtyard.

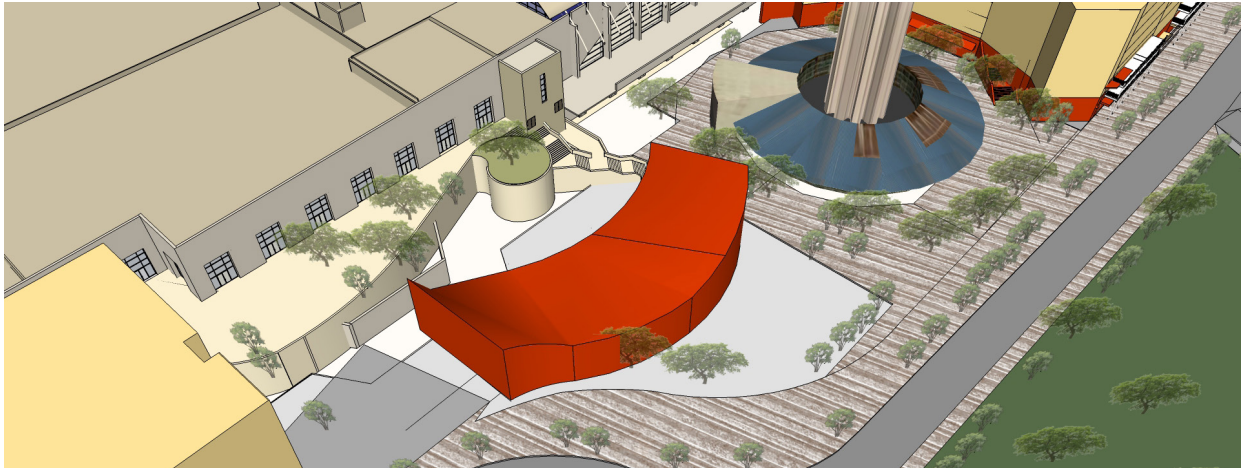


Fig. 5b/5c-4: Massing Scheme A



Fig. 5b/5c-5: Massing Scheme B

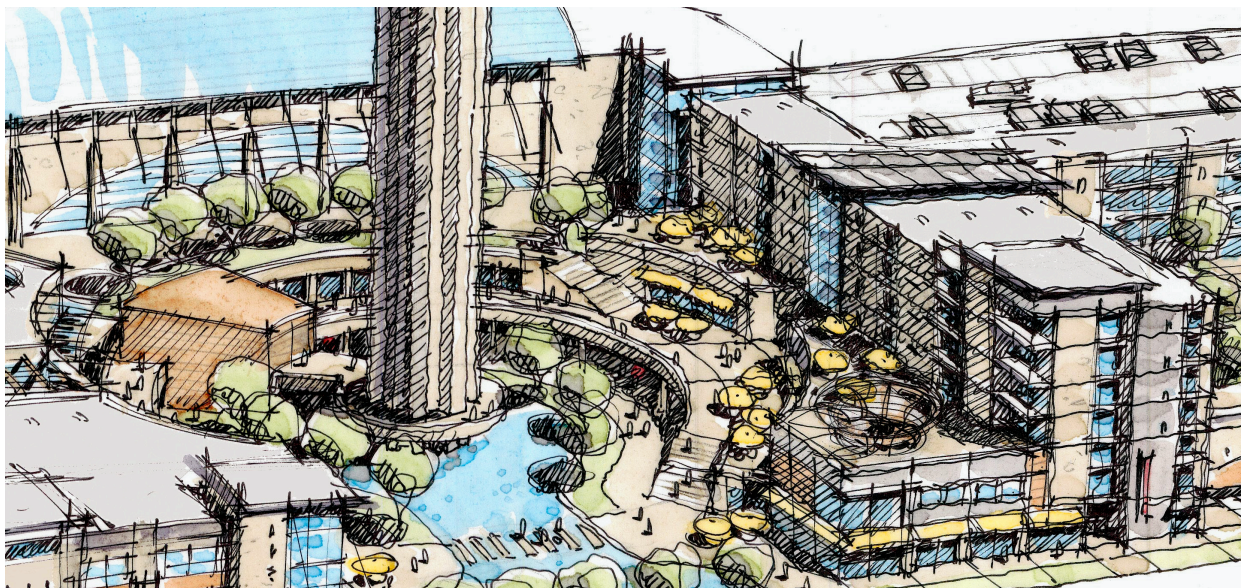


Fig. 5b/5c-6: Tower Plaza Character Sketch

5b

5c

5d - Development Area 5d

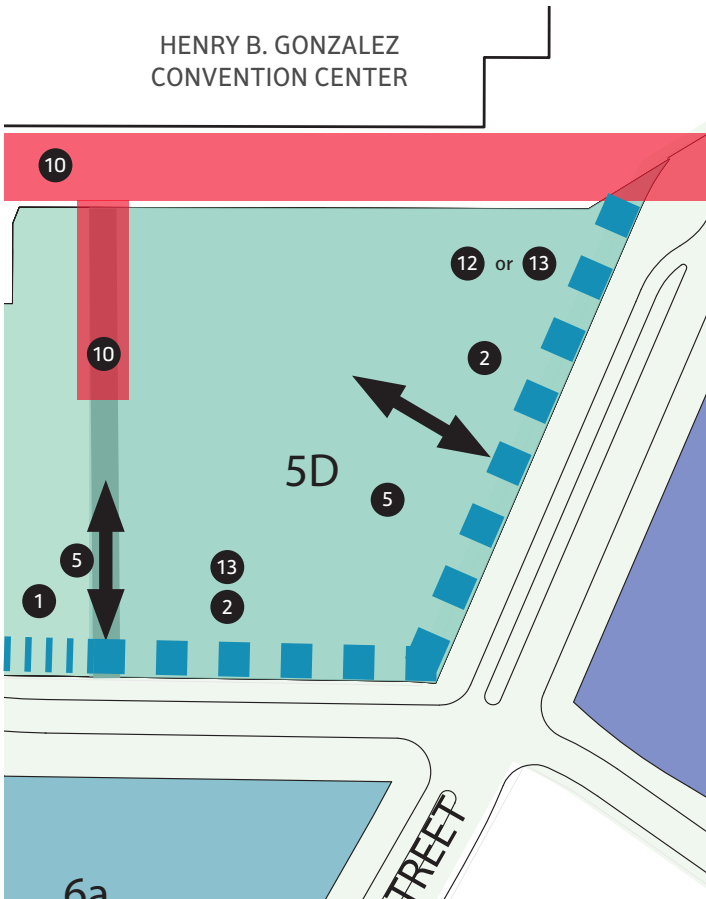


Fig. 5d-1: Placement (Plan)

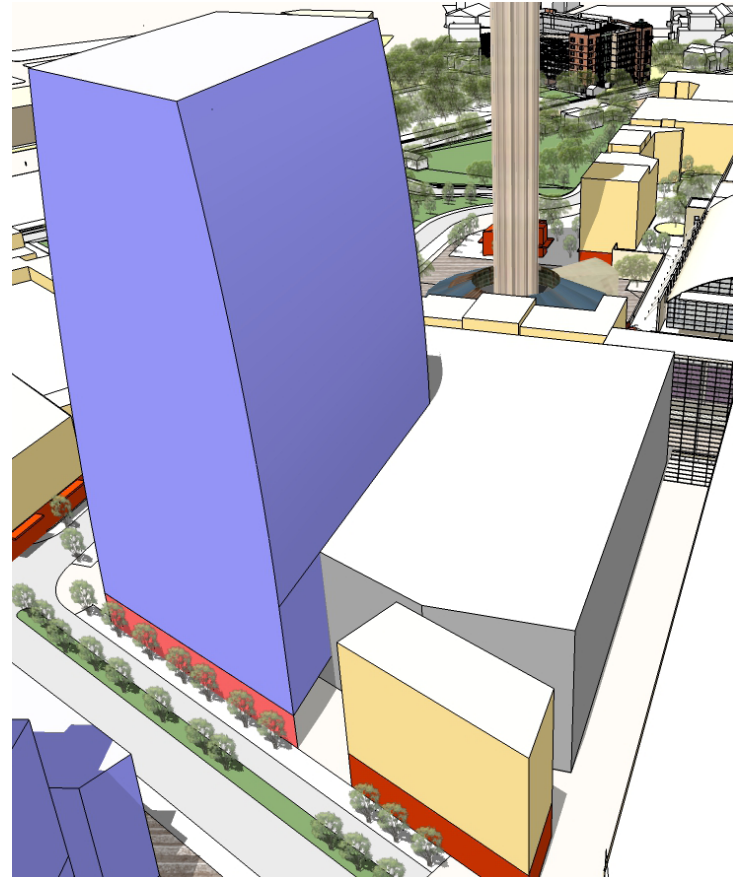


Fig. 5d-2: Convention Center Loading Dock and Fire Lane
Shown to the right of the image

Development Parameters

- ① Park Facade
- ② Street Facade
- ⑤ Service Entrance
- ⑩ Fire Lane
- ⑪ Maximum Height
- ⑫ Parking Screen
- ⑬ Parking Wrap

① Park Facade	Required
② Street Facade	Required
⑤ Service Entrance	2 Allowed
⑩ Fire Lane	Required
⑪ Maximum Height	350' with maximum floor plate of 25,000 sq. ft.
⑫ Parking Screen	Allowed for public garage at Labor St.
⑬ Parking Wrap	Required for private garage

Design Considerations:

- Development Area 5c/5d size: 119,500 SF
**Parcel boundaries in UDM used to address character issues and not specific subparcel boundaries.*
- Above grade parking: Allowed. Private garages must be wrapped. Garages with hourly rentals serving the public must be wrapped along Hemisfair Boulevard and wrapped or screened along Labor St. Public garages must have public elevator lobbies easily accessed from the sidewalk either directly or along a paseo.
- Below grade parking: Encouraged
- Pedestrian path shading may project into ROW unless it conflicts with the street-tree canopy.
- Special Considerations - 5d is large enough to accommodate a large public garage and highrise tower. Highrises in the Eastern Zone should be designed to preserve views of the Tower of Americas. Maximum floor plate size of 25,000 square feet is highly encouraged and tower design should emphasize vertical proportions. Thin, long rectangular highrises, where the length of the building is three or more times the width of the building are not permitted.

6a / 6b - Development Area 6a / 6b

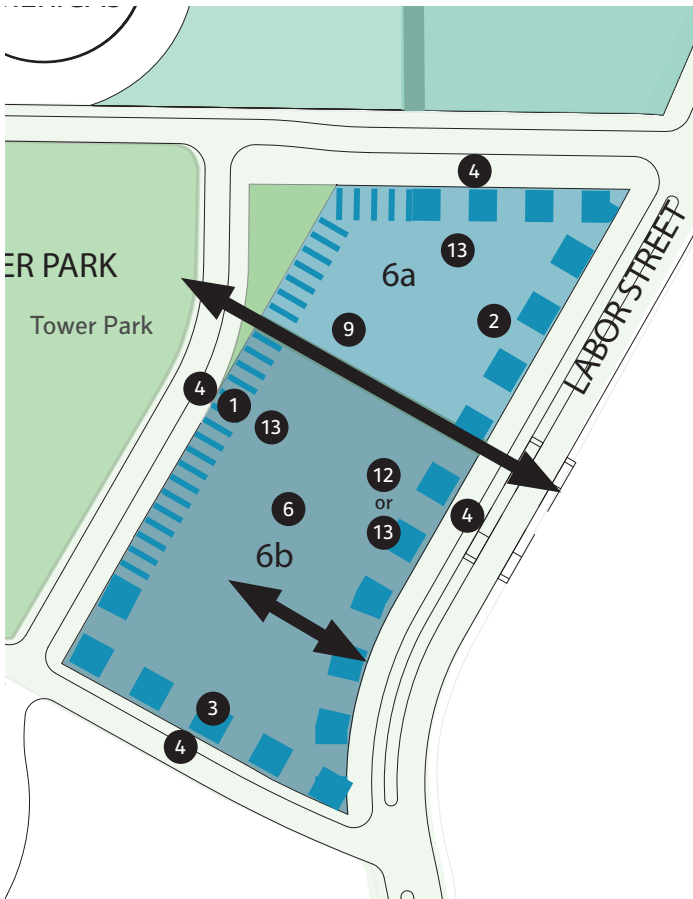


Fig. 6a / 6b-1: Placement (Plan)

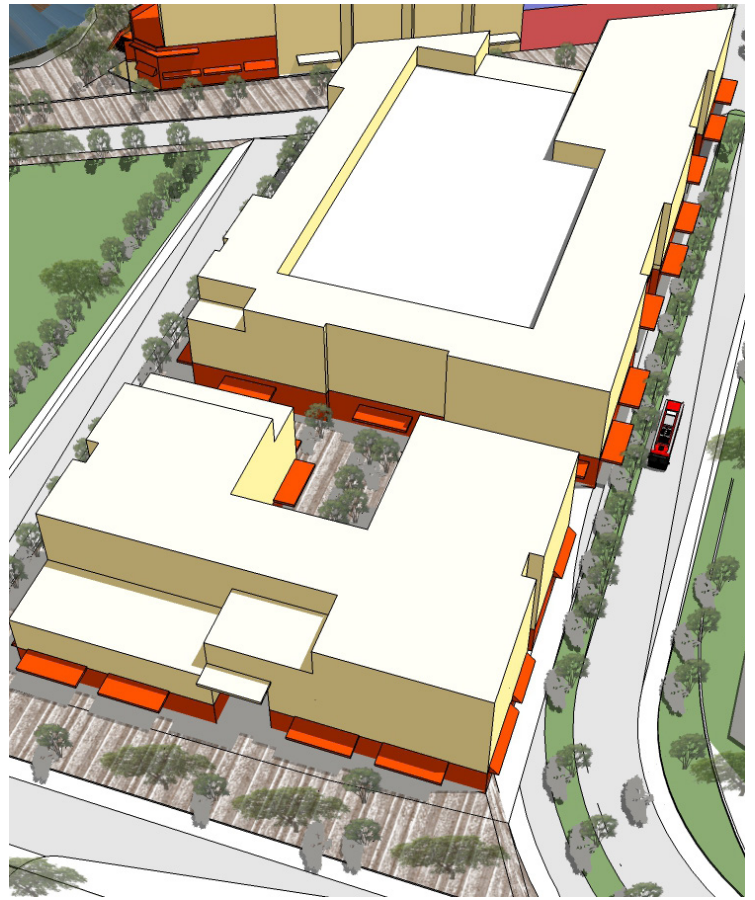


Fig. 6a / 6b-2: Massing Aerial

Development Parameters

- ① Park Facade
- ② Street Facade
- ③ Ground Floor Treatment
- ④ Pedestrian Path
- ⑨ Paseo
- ⑪ Maximum Height
- ⑫ Parking Screen
- ⑬ Parking Wrap

① Park Facade	Required
② Street Facade	Required
③ Ground Floor Treatment	Consistent with historic structures
④ Pedestrian Path	Shaded
⑨ Paseo	Required
⑪ Maximum Height	300'
⑫ Parking Screen	Allowed for public garage
⑬ Parking Wrap	Required

Design Considerations:

- Development Area 6a/6b size: 102,800 SF
- Above grade parking: Allowed. Parking garage must be wrapped on all sides unless it is a public garage with hourly rental. A public garage may be wrapped or screened on Labor Street and E. Nueva Street.
- Below grade parking: Allowed. Must coordinate with park.
- Pedestrian connections - 1 Paseo
- Pedestrian path shading may project into the ROW unless it conflicts with the tree canopy
- Additional outdoor spaces required - 2 courtyards/plaza
- Building massing must consider the neighboring historic buildings along E. Nueva St.

6a

6b

6a / 6b - Development Area 6a / 6b

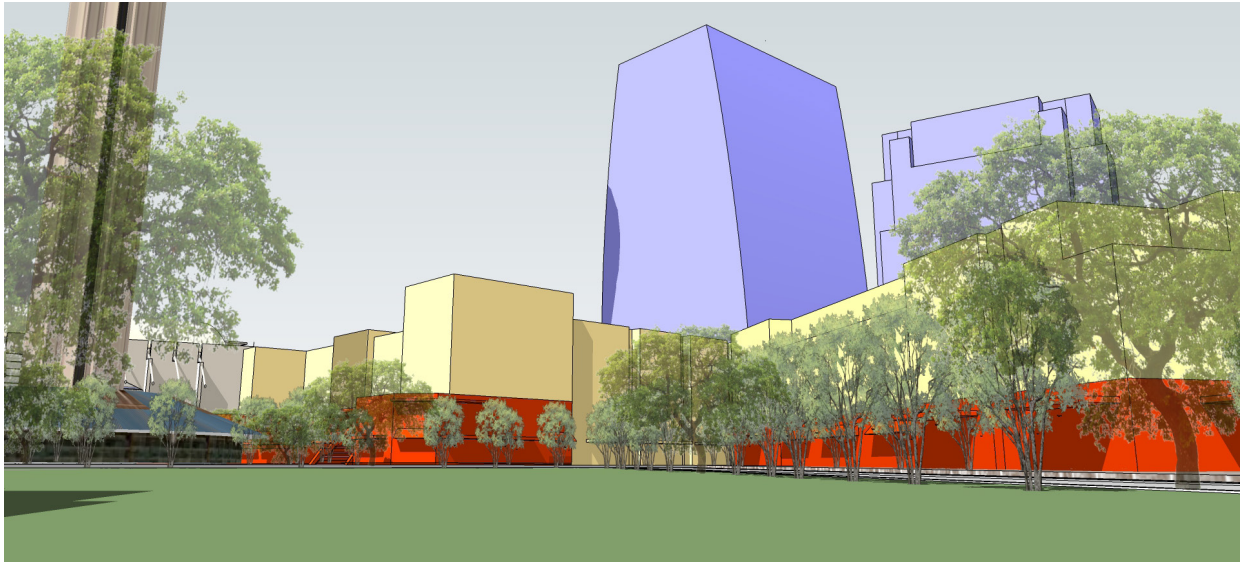


Fig. 6a / 6b - 3: Park View of Parcels 5c, 6a and 6b



Fig. 6a / 6b-4: Paseo through Parcel 6a and 6b from Labor Street to Tower Park



Fig. 6a / 6b-5: Paseo through Parcel 6a and 6b from Tower Park to Labor Street

7 - Development Area 7

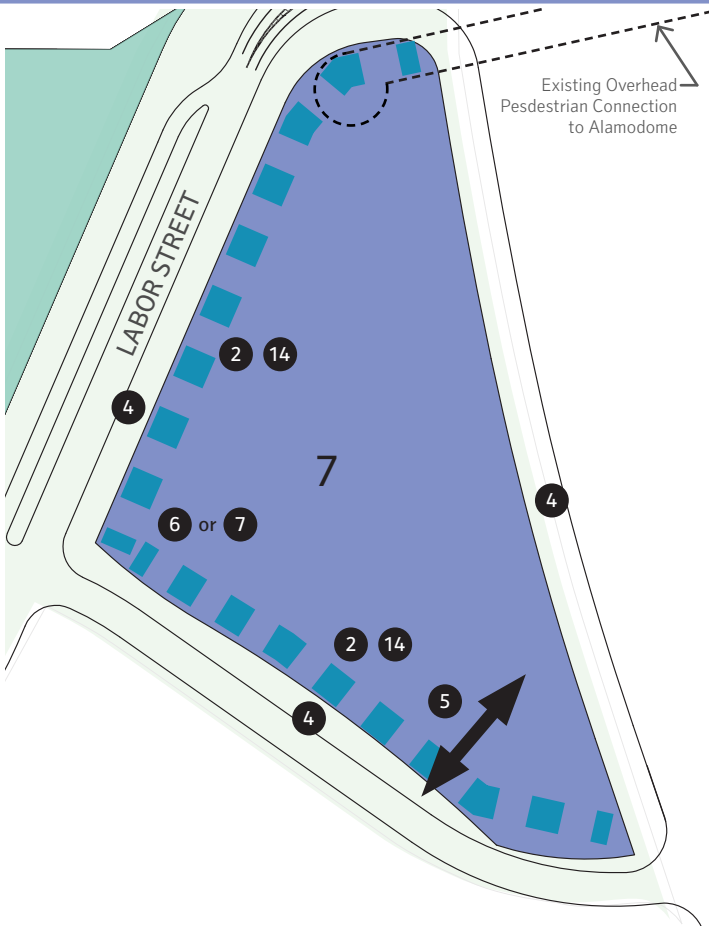


Fig. 7-1: Placement (Plan)

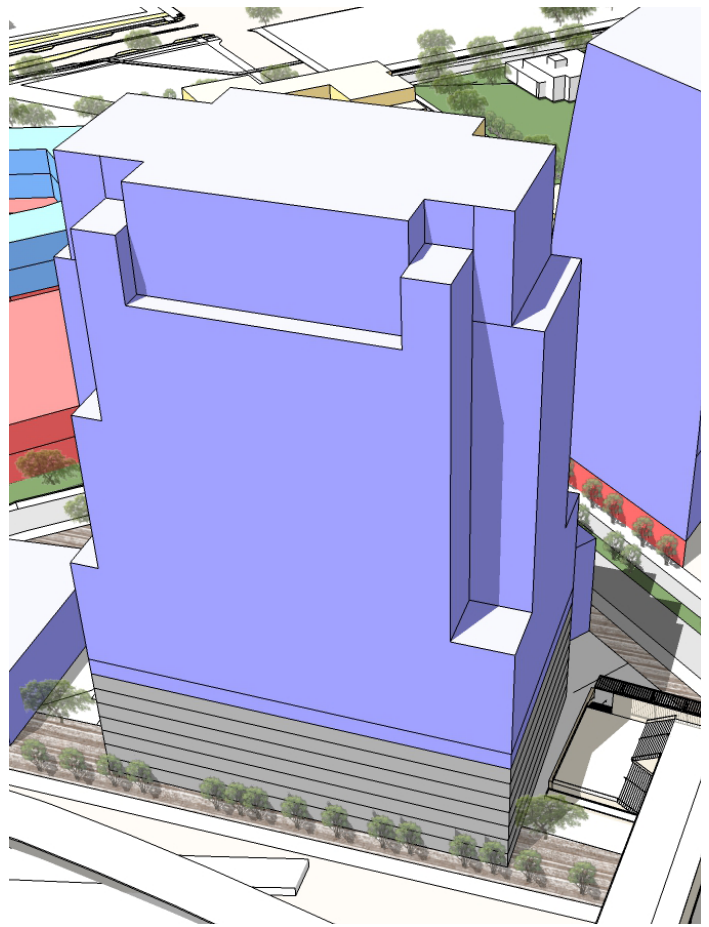


Fig. 7-2: Massing Aerial

Development Parameters

- ② Street Facade
- ④ Pedestrian Path
- ⑤ Service Entrance
- ⑥ Courtyard
- ⑦ Plaza
- ⑭ Balcony

② Street Facade	Required
④ Pedestrian Path	Required
⑤ Service Entrance	2 Allowed
⑥ Courtyard	Plaza or courtyard required
⑦ Plaza	Alternate to courtyard at corner
⑭ Balcony	Required

Design Considerations:

- Development Area 7 size: 79,400 SF.
- Above grade parking: Allowed. Parking garage must be wrapped along Labor and Hemisfair Boulevard but may be open to IH37.
- Below grade parking: Allowed.
- Pedestrian connection to the Alamodome along existing Montana Street must be preserved. Connection to existing above grade pedestrian bridge may be incorporated into development with the permission of the City of San Antonio.
- Pedestrian path shading may project into ROW as long as it does not conflict with the tree canopy
- Additional outdoor spaces required: One courtyard or plaza.
- Special Consideration: The corner of Labor and Hemisfair Boulevard must be marked with a small plaza, public art, or iconic building corner. Site may accommodate a highrise tower. Highrise limitations of Development Area 5d apply to Parcel 7.
- Existing above ground pedestrian connection to Alamodome to remain and should be incorporated into the design of Parcel 7.



Development Area 5a - Approx. 1 Acre

At the western end of Parcel 5, 5a creates development opportunities for a medium-rise mixed-use building located at the main entry to the River Walk in the Hemisfair district. The northwest corner of the area forms the first Henry B. Gonzalez Convention Center entry plaza accessing the southwest corner of the convention center. The west facade bounds civic park's river plaza at the intersection of all three Hemisfair parks. A heritage oak tree along this edge of 5a provides opportunity for a small courtyard off of the river plaza. Diagonally across the plaza is Water Street Lofts and a public parking garage.

The north facade faces the Henry B. Gonzalez Convention Center along a tree lined pedestrian walkway that is also a required fire access to the convention center. It is a good location for a quiet, private courtyard for the building. The south facade of the building will face Tower Park and the active gardens behind the historic buildings along E. Nueva Street.

Development Area 5b - Approx. 0.7 Acres

Parcel 5B has a great, long view across Tower Park and long exposure to the Henry B. Gonzalez Convention Center's Park Terrace. It is a mixed-use site with a highly activated street level facing Tower of the Americas Plaza and Tower Park. It provides two very different development opportunities, as either a stand alone pavilion for a unique use at the base of the Tower of Americas or a mixed-use building connecting the Henry B. Gonzalez Convention Center's Tower View Registration and lobby and Park Terrace to Tower of Americas plaza.

Development Area 5c - Approx. 1 Acre

Immediately east of the Tower of Americas plaza, this area should connect the meeting area of the Henry B. Gonzalez Convention Center with the Tower of Americas plaza and Tower Park. It is a mid-rise mixed-use building site. Retail uses are highly encouraged and tenants should be places used by local residents and providing visitors with an authentic San Antonio experience.

5C and 5D accommodate a far larger mixed-use development including a large parking garage and a possible tower.

Development Area 5d - Approx. 1.75 Acres

Is a mid to high-rise mixed-use site wide enough to contain a large parking garage wrapped by active uses. The area is more urban than the other development areas with the south facade facing Hemisfair Boulevard and east facing Labor Street which connects to Montana St. The site is easily accessed from the IH 37 and is midway between the Lavaca neighborhood, Alamodome, and near east side.

Development Area 6a - Approx. 2.35 Acres (6a & 6b Combined)

Is at the northern side of the parcel with a small triangular park on the west side. Facing Hemisfair Boulevard and across from 5d and Parcel 7, it can either be an urban street-wall building or built around a small plaza or courtyard.

Development Area 6b - Approx. 2.35 Acres (6a & 6b Combined)

The two development areas of Parcel 6 must be separated by

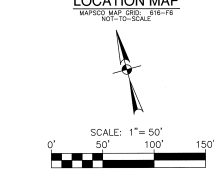
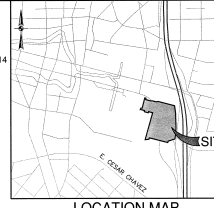
a paseo open to the sky but there is no fixed location for this paseo and it can be moved to accommodate the development program. 6b faces the park, E. Nueva St. and Labor St. The most stringent development guidelines are along the southern end of the site facing E. Nueva St. The Historic Design Guidelines for New Construction dictate that this building face consider the scale, height, forms, and proportions of the historic buildings along E. Nueva St. including the 1968 Woman's Pavilion. The building face should be no higher than two-stories at the southwest corner of the parcel.

Development Area 7 - Approx. 1.80 Acres

The triangular site is bounded by Labor Street/Montana Street, Hemisfair Boulevard, and IH 37. It is a gateway site for the district and should also be developed as a connector to the Alamodome and the near Eastside. VIA plans to redevelop the Robert Thompson Transit Center immediately adjacent to the ideal location for an office tower stacked

PARCEL MAP

ADDRESS
800 EAST MARKET ST.
SAN ANTONIO, TX 78205
LEGAL DESCRIPTION
LOT 14, BLOCK 3, E.C.B. 13814
PLAT NO.
130605

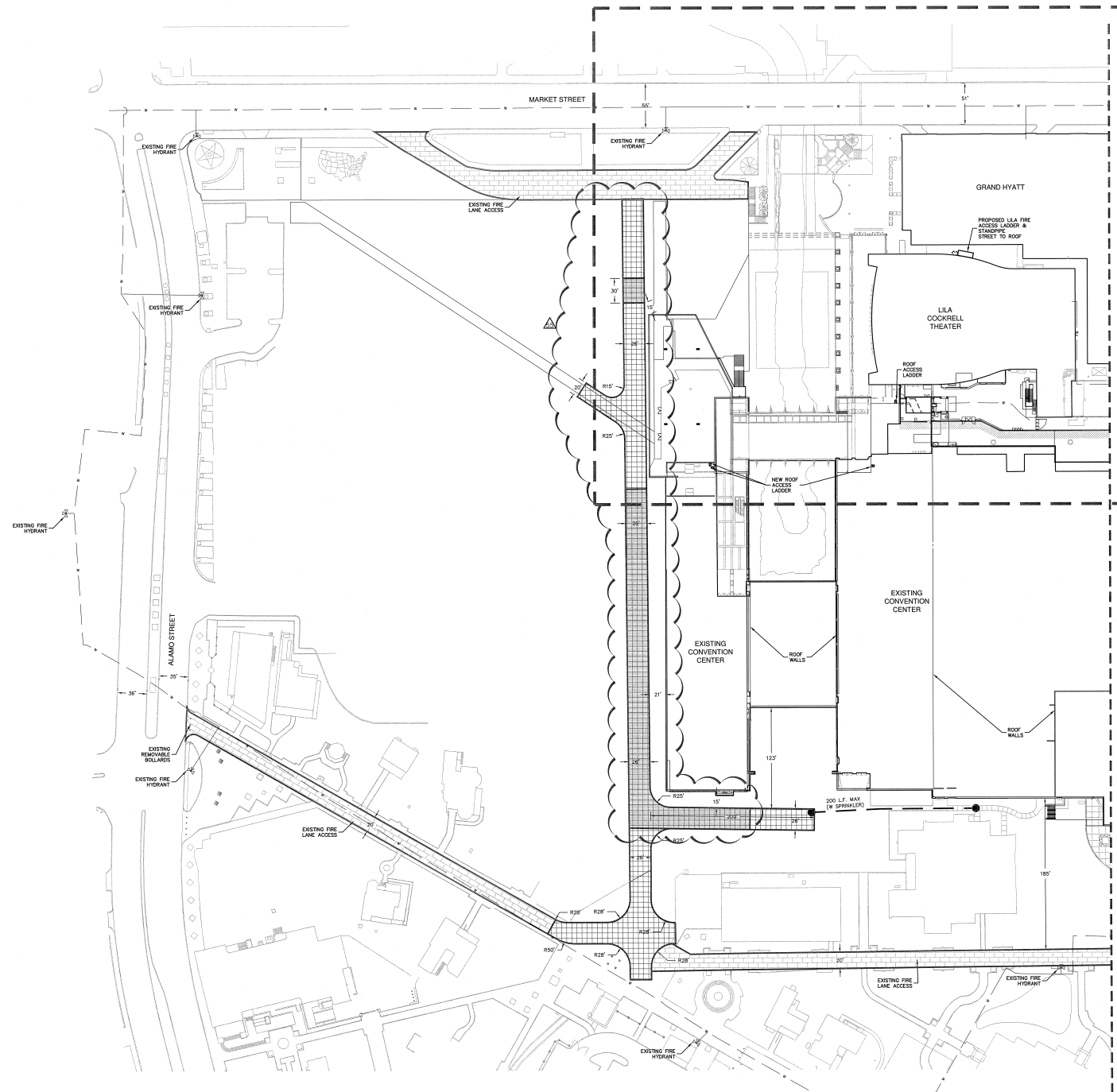
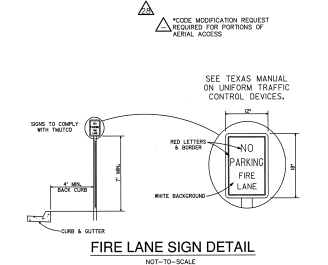


LEGEND

PROPOSED WATER/FIRE	FIRE HYDRANT
EXISTING WATER/FIRE/RAIN WATER	FIRE HYDRANT
FIRE LANE	
AERIAL ACCESS	
NON-COMPLIANT AERIAL ACCESS	
FDC WITHIN 40' OF FIRE LANE	
EXISTING FIRE LANE TO REMAIN	
EXISTING FIRE LANE TO BE REMOVED	

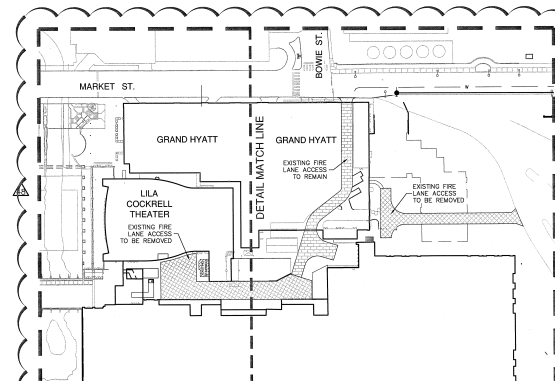
AERIAL ACCESS REQUIREMENTS

BUILDING LENGTH "LONG SIDE" = 1,335 FT
 BUILDING PERIMETER = 4,728 FT
 REQUIRED AERIAL ACCESS = 1,187 FT
 40' - 44' NON-COMPLIANT AERIAL ACCESS = 280 FT
 20% OF BUILDING PERIMETER = 1,418 FT
 TOTAL COMPLIANT AVAILABLE AERIAL ACCESS = 1,187 FT
 40' - 44' NON-COMPLIANT AERIAL ACCESS = 280 FT
 TOTAL COMPLIANT AND NON-COMPLIANT AERIAL ACCESS = 2,009 FT



REFERENCE THIS SHEET FOR EXISTING FIRE LANES IN THIS AREA

MATCH LINE SHEET C111



- FIRE PROTECTION NOTES:**
- FIRE LANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 25 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
 - FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPROACHES SHALL BE A MINIMUM OF 28 FT.
 - FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.

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SAN ANTONIO, TX 78204

Life Safety - Code Consultant
101 LANGSTON CIRCLE, UNIT 203
NORTH WALKER
761 873 3000

Civil Engineer
Page-Davison Engineers, Inc.
200 East River Street
San Antonio, TX 78204
210.375.9000

124 West Summit Road
San Antonio, TX 78204
210.348.9008

Structural Engineers
Magnum Structural Associates
1317 Pine Avenue, Suite 3300
San Antonio, TX 78204
210.225.1200

133 West Summit Road
San Antonio, TX 78204
210.348.9008

Professional - Electrical/Plumbing Engineers
Sola Electric
801 Commerce Street, Suite 200
Cedar City, CA 90222
714.312.5500

14005
171 N.E. Loop 410
San Antonio, TX 78216
210.823.0200

Fire Protection Consultant
Culbertson, Inc.
637 Fair Oaks Avenue, Suite 200
South Pasadena, CA 91030
626.441.7700

Auto/Visual Consultant
SILLIC
4508 Spawhugh
Austin, TX 78751
512.476.3404

Technology/Security Consultant
Compu Consulting Group, LP
6202 N. G. Wyatt, Suite 103
San Antonio, TX 78204
210.888.7807

Lighting Designer
The International Illumination
Cedar City, CA 90222
916.877.3000

Landscape Consultants
Public Ledger Building, Suite 1123
155 South Independence Mall West
Philadelphia, PA 19102
215.442.2200

OTZ Group, LLC
4000 Westpark Drive, Suite 5300
San Antonio, TX 78239
210.380.3111

HENRY B. GONZALEZ CONVENTION CENTER
800 EAST MARKET ST.
SAN ANTONIO, TX 78205

CD SET
NOVEMBER 19, 2013

NO.	DATE	DESCRIPTION
01	07/23/13	DESIGN DEVELOPMENT
02	09/16/13	ISSUE 1-7
03	11/20/13	PERMISSIONS PRELIMINARY
04	09/16/13	REVISION 1-10
05	09/16/13	REVISION 11-25



0	E	F	G	H
1	M	N	P	Q

PROJECT NO.
8990.00
DATE
11/19/13

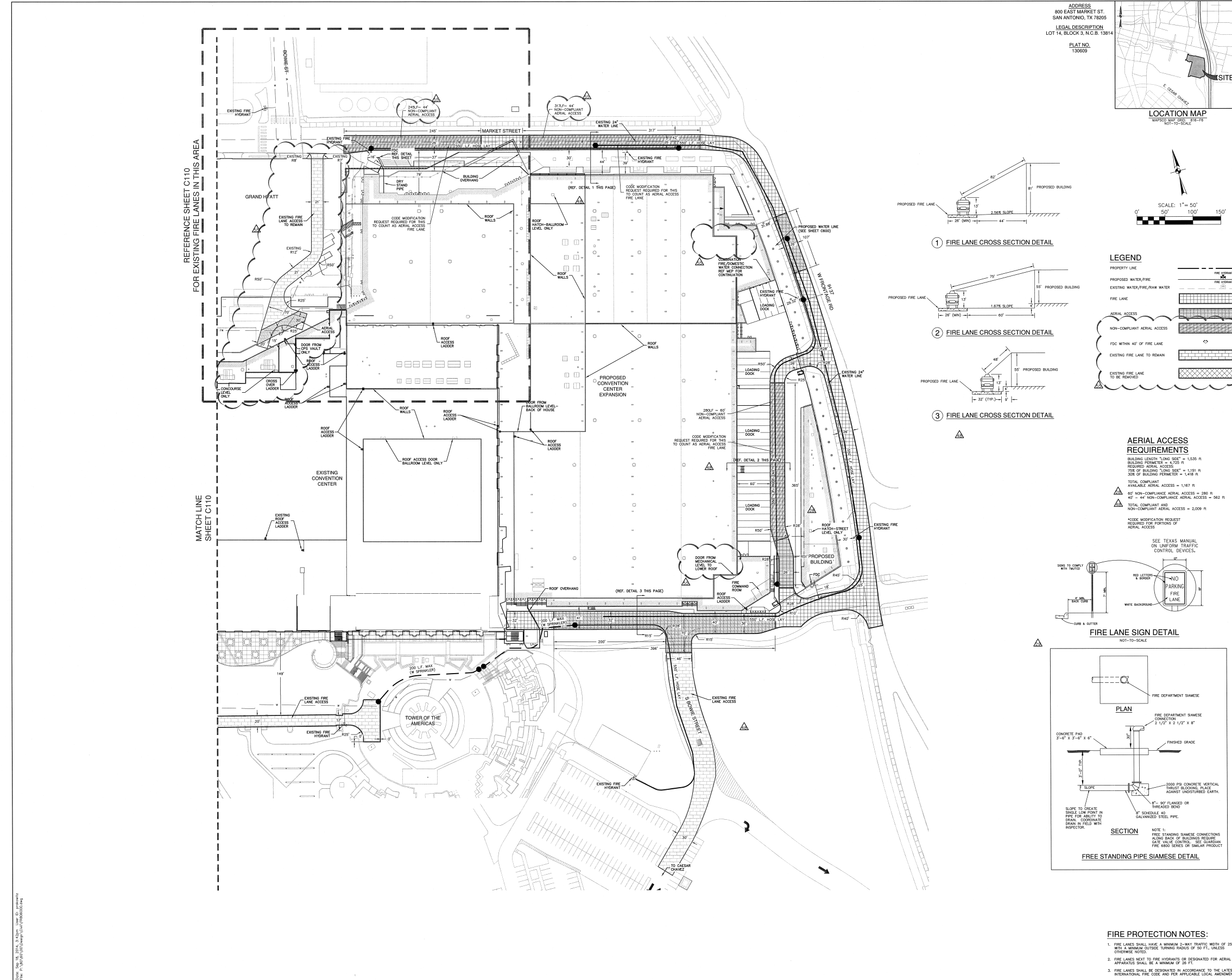
PROJECT NAME
FIRE PROTECTION PLAN

PROJECT LOCATION
SAN ANTONIO, TEXAS

C110

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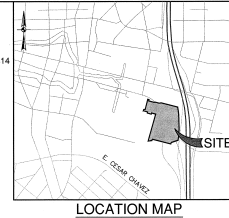
EXISTING FIRE LANES



ADDRESS
800 EAST MARKET ST.
SAN ANTONIO, TX 78205

LEGAL DESCRIPTION
LOT 14, BLOCK 3, N.G.B. 13814

PLAT NO.
130659

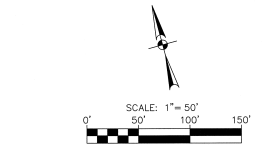
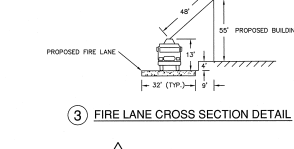
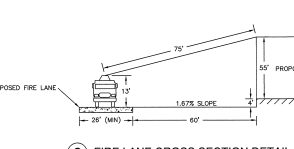
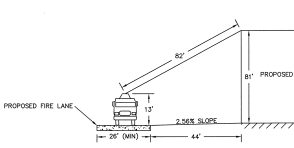


POPULOUS Inc.
Address: 2615 HARGETT, SUITE 300
FRENCH CREEK, MO 64502
PHONE: 417-881-1111
WWW.POPULOUS.COM

ZACHRY
Address: 1000 BURNING TREE BLVD
SAN ANTONIO, TX 78205
PHONE: 214-343-5000
WWW.ZACHRY.COM

Engineering
101 E. MARKET ST., SUITE 1500
SAN ANTONIO, TX 78205
PHONE: 214-343-5000
WWW.ZACHRY.COM

Fire Protection Engineering, Inc.
101 E. MARKET ST., SUITE 1500
SAN ANTONIO, TX 78205
PHONE: 214-343-5000
WWW.ZACHRY.COM

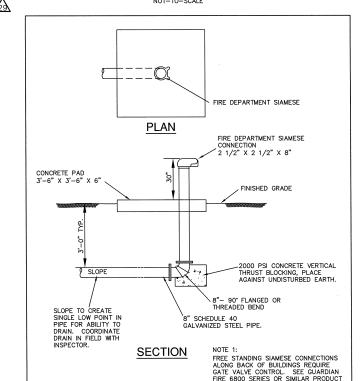
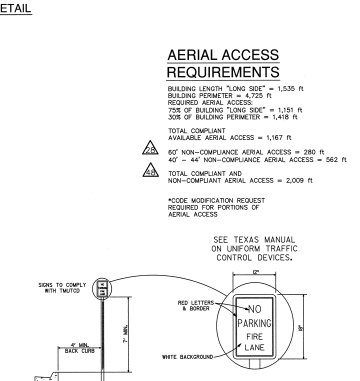


AERIAL ACCESS REQUIREMENTS

BUILDING LENGTH "LONG SIDE" = 1,535 FT
BUILDING PERIMETER = 4,725 FT
REQUIRED AERIAL ACCESS = 1,535 FT
JOB OF BUILDING PERIMETER = 1,181 FT
TOTAL COMPLIANT AVAILABLE AERIAL ACCESS = 1,167 FT

60' NON-COMPLIANT AERIAL ACCESS = 260 FT
40' - 60' NON-COMPLIANT AERIAL ACCESS = 562 FT
TOTAL COMPLIANT AND NON-COMPLIANT AERIAL ACCESS = 2,009 FT

*CODE MODIFICATION REQUEST REQUIRED FOR PORTIONS OF AERIAL ACCESS



FIRE PROTECTION NOTES:

- FIRE LANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 20 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
- FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 28 FT.
- FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.

HENRY B. GONZALEZ CONVENTION CENTER
800 EAST MARKET ST.
SAN ANTONIO, TX 78205

CD SET
NOVEMBER 19, 2013

NO.	DATE	DESCRIPTION
10	12/19/13	ISSUE DEVELOPMENT
11	01/16/14	REVISED
12	01/27/14	REVISED PER TRIBUNAL
13	01/27/14	REVISED PER TRIBUNAL
14	02/07/14	REVISED PER TRIBUNAL
15	02/07/14	REVISED PER TRIBUNAL



FIRE PROTECTION PLAN

DATE: 11/19/13
DRAWN BY: PIPE-DAWSON
CHECKED BY: PIPE-DAWSON
SCALE: AS SHOWN
SHEET: C111

