



MEETING NOTES

AUGUST 11, 2016

ATTENDING: COMMITTEE AND ALTERNATES - Scott Baird, Marilyn Bradley, Ben Brewer, Michael Cortez, Pat DiGiovanni, Jerry Geyer, Kathy Krnavek, Mark Penner, and Humberto Saldaña. **STAFF AND CONSULTANTS** - Tony Canez, Claude Harding, Bridget Hinze, Sonia Jimenez, Marianne Kumley, Patrice Melancon, Jeff Mitchell, John Mize, Steve Tillotson, Jeff Tyler, Veronica Robinson, and Victor Carrillo. **MEMBERS OF THE PUBLIC** - Randolph Hall, Rosemary Geyer, Richard Garcia, Robert Ramirez, Chris McKnight, Charles Haig, Dave Stafford, Camille Garcia, Frates Seeligson, Cathey Meyer, Emily Bowe, Rogelio Muñoz, and Kim Miller.

1. Welcome and Introductions

Michael Cortez called the meeting to order and announced the calendar items.

1. Calendar Items

- a. Zoning Commission, August 16, 2016, 1:00 p.m., 1901 S. Alamo, 1st Floor Boardroom for the RIO 7 Guidelines.
- b. San Pedro Creek Subcommittee meeting, September 15, 2016 at 8:30 a.m. at Say Sí, 1518 S. Alamo, 78294. The next few meetings will be at alternate locations due to construction at the River Authority.
- c. Westside Creeks Restoration Oversight Committee meeting, No meeting on September 13, 2016. They will receive an email update.

2. APPROVAL OF MEETING NOTES FROM JULY 14, 2016

The meeting notes were approved with the following correction on page 5, Item 9: it needs to say there "are a couple..." Ben Brewer made the motion for approval and Mark Penner seconded the motion. ***The motion passed on a unanimous vote.***¹

3. General Updates

Bridget Hinze, SARA, reported the consultants for the public art program plan had productive meetings when they were in town on July 28 and 29. They will be using

¹ Text in bold italicized type indicates a decision made by the subcommittee.

the feedback they received to refine the plan. New recommendations will be sent soon along with the presentation from the July 29 meeting.

The Request for Qualifications (RFQ) for artwork was issued on July 8 and closes on August 12. The selection committee meets next week to choose three finalists.

The Historic and Design Review Commission (HDRC) accepted the RIO 7 design guidelines with no major concerns on August 7 and were approved by the Zoning Commission on August 16.

The San Pedro Creek groundbreaking is on September 8 from 6:30-8:30 at the Fox Tech athletic fields. The ceremony is part of the World Heritage Festival.

4. Design Activity Update

Jeff Mitchell, HDR Engineering lead consultant, reported the design team has been meeting weekly with the new construction manager at risk (CMAR), Sundt/Davila, to consider value engineering, for a constructability workshop, and evaluating concepts. At the partnering session on July 25-26, they examined risks, challenges, and how best to approach the San Pedro Creek design and construction effort. Initial cost estimates are being reviewed.

The CMAR, Sundt/Davila, is still working without a formal agreement, which is being negotiated and is expected to be in place by the end of August. Jerry Geyer, Co-chair, asked what Plan B is in the event the contract cannot be completed. Tony Canez, Bexar County responded that the schedule is being constrained, and if need be, they will do another solicitation. Currently, the teams are exploring what can be built by the 300th anniversary and there are still a lot of options. By the end of the month, there will be a strong path forward. **Mr. Geyer requested frequent updates to the subcommittee and the Westside Creeks Restoration Oversight Committee (WCROC) with regard to the schedule.**² When asked about what could be done by the May 8, 2018 date, the response was that the team is exploring that more fully now. The segment from the tunnel inlet to Houston Street is most probable. The challenge is getting further down the creek by May 2018. Sundt/Davila have been asked to come up with a schedule to allow the construction to happen further down the creek by May 2018. Mr. Geyer requested that the schedule be sent to the subcommittee members when it is finalized. Initial considerations were identified and now the team is looking at market pricing, but that information is a work in progress and not ready to be sent to the subcommittee.

Stakeholder Coordination

² Text in bold type indicates an item that needs follow-up.

SARA is having detailed meetings with the City to discuss traffic and intersections for project design and construction. They are exploring the best methodology for moving pedestrians safely. Coordination will be sought with the Commerce Street Project, utility stakeholders, Frost Tower architects, the Pace Foundation, the Federal Courthouse, and Centro San Antonio for the Zona Cultural design. They will also be coordinating with the Little Italy (LISA) master plan designers. Ms. Hinze is attending the LISA meetings and is in tune with the potential traffic impacts by the church and the Christopher Columbus Italian Society Hall. The demolition of the Dollar General store is one of the items on Sundt/Davila's construction schedule and they should know the timeline in the next couple of weeks. The HDRC approved the demolition last week. **A schedule with milestones was requested for the next meeting.** An archaeologist is on the team to address any issues raised if artifacts are found during the construction.

The River Authority is holding weekly coordination meetings with utility agencies.

Patrice Melancon with the River Authority met with the US Army Corps of Engineers (USACE) to emphasize to them the importance of getting the permits by January 1, 2017. A 404 permit is definitely needed and the River Authority has begun preparing the application. The application will not be completed until the design is at 100 percent, especially in the key pieces between Houston and Commerce Streets. The USACE has assigned a project manager to the San Pedro Creek effort to move the process forward as quickly as possible. The USACE believe the permit can be approved at the Fort Worth office without having to send it to national headquarters for approval.

Design Progression

Mr. Mitchell reported the design should be at 100 percent for the section from the inlet to Houston Street by September 15. Cost finalization and start of construction is slated for September and the next segment will be Houston to Dolorosa. The rest of the design is at 70 percent. Sundt/Davila is formulating suggestions on how to focus the design to move expeditiously to construction.

Grupo Diseño Urbano (GDU) Review was conducted on August 3rd and 4th. They reviewed the revised 70 percent design from the tunnel inlet to Dolorosa Street. It also included recap of comments and proposed considerations from the tunnel inlet to Houston. GDU did not find any big issues and the landscaping is in sync with how the design is being advanced. The design team is still processing comments from Houston to Dolorosa and **Houston to Commerce Streets will be discussed at the next meeting.** (See the presentation for additional information.)

5. New Project Renderings

Steve Tillotson, Design Team Consultants, reported that the project renderings were

redone to be consistent with redesigned items. Mr. Tillotson presented the revised renderings that included the Tree of Life, the area around the Alameda Theater, the placeholder for the tile treatment on the bridges and seating from Commerce to Dolorosa Streets, and the footbridge at the Spanish Governors' Palace. He also showed revised renderings for the creek and parking area adjacent to the new Frost Tower as well access to the lower bank paseo. Additional revised renderings included the segment from Houston down to Commerce starting with the amphitheater near the Alameda, the high bank paseo from the Alameda to Camaron down to the water feature at the bridge by Penner's, the lower paseo by the Dollar General, and a shade structure along the edge of Commerce Street. The final set of renderings included the area downstream of Cesar Chavez; this area remains essentially unchanged to the outlet structure and includes Camp Street and vegetation in several areas along the creek. Aerial views and exhibit boards will be available for the groundbreaking. The technique and design has been modified, but the overall design remains.

6. Historic Interpretation & Cultural Narrative

Mr. Tillotson continued the update by stating this effort is close to being completed. It includes the architectural craft included in the design with the historical and cultural narrative. This component will help to inform the public art effort but does not include the wayfinding signage or the actual public art. Mr. Tillotson did not present any images because the design is still being crafted. The various opportunities for mosaic and tiles will include murals, benches, and the gatehouses. There will be sandblasted concrete elements that will be another important component with a meaningful treatment. The process for the historic interpretation and cultural narrative will be to present it to the County and River Authority, conduct sessions with the SPC subcommittee to understand locations and content with site plans and a story that will become the narrative. Thereafter, the team will work on the design visualization of the different types of treatments being proposed and the final narrative and graphics will be completed after the completion of the design documents, sometime in 2017.

7. Items to Present to WCROC

There is only one item to be presented, the update on status of the project.

8. Other Items

There were none.

9. Comments from the Public

There were no comments from the public.

10. Adjourn

The meeting was adjourned at approximately 10:06 a.m.