



AGENDA
APRIL 14, 2016
SAN ANTONIO RIVER AUTHORITY
100 EAST GUENTHER, BOARD ROOM
8:30 A.M.

ATTENDING: SUBCOMMITTEE MEMBERS AND ALTERNATES- Scott Baird, Marilyn Bradley, Ben Brewer, Ernest Bromley, Bob Corbo, Michael Cortez, Pat DiGiovanni, Caleb Etheredge, David Garza, Jerry Geyer, Susan Powers, Trey Whiddon. STAFF AND CONSULTANTS- Kerry Averyt, Tony Canez, Claude Harding, Irby Hightower, Bridget Hinze, Kerim Jacaman, Ryan Kuhl, Marianne Kumley, Jeff Mitchell, Brice Moczygemba, Suzanne Scott, Linda Ximenes. PUBLIC- Rosemary Geyer, Charles Haile, Darren Ratajski, Dave Stafford, Clint Wynn, Frank Monaco, Don Mathis, Kim Miller, Tony Cantu, Victoria Gonzalez, Frates Seeligson, Chris McKnight, Larry Stevens, Colton Powell, Robert Ramirez, David Clear, David Bozle, Emily Bowe, Barb McNeill, Beverly Purdy.

WELCOME AND INTRODUCTIONS

Michael Cortez called the meeting to order at 8:34 a.m. and reviewed the calendar items.

CALENDAR ITEMS

Westside Creeks Restoration Oversight Committee meeting- April 19, 2016, 6:00 p.m. at 100 E. Guenther, Board Room

San Pedro Creek Subcommittee meeting, May 12, 2016, 8:30 a.m. at 100 E. Guenther, Board Room

APPROVAL OF MEETING NOTES FROM MARCH 10, 2016

*The meeting notes were approved as submitted by consensus of the subcommittee.*¹ Ben Brewer moved for acceptance and was seconded by Scott Baird.

OTHER ITEMS²

Discussion about properties along the San Pedro Creek. Ryan Kuhl, City Center Department, gave an update on the status of properties along the creek. He thanked the subcommittee for

¹ Text in bold and italics indicate a decision by the subcommittee.

² This item was moved to earlier in the agenda.

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the work they had done, and recognized the staff of the San Antonio River Authority (SARA) for their excellent cooperation and professionalism.

The City and County have four properties along the San Pedro Creek (SPC), which are also in the Zona Cultural: three properties on Dolorosa Street and one on Nueva St., comprising together about seven acres. These properties represent a unique opportunity for redevelopment in an urban area and consequently the hope is that any uses and modifications to the property and/or buildings complement the Zona Cultural and the San Pedro Creek. The City's bidding process begins in May.³

Update on Little Italy in San Antonio Project Colton Powell, Westside Development Corporation, reported they have a Request for Proposals (RFP) for the development of a master plan for the Little Italy Project that is due on May 1, 2016. A committee will review the proposals and begin work on the project by 2017.

Briefing on the San Antonio Independent School District (SAISD) Property at Fox Tech Andi Rodriguez, SAISD, was going to provide information on the school district's plans for the property, but she was unable to attend today's meeting. **She will be asked to give more information at the next meeting.**⁴

Coordination between our design team and the Weston Urban team regarding the Frost Tower development. Suzanne Scott commented on the synergy happening with this project and all the great projects in close proximity to the creek.

ZONA CULTURAL

Pat DiGiovanni, Centro San Antonio, included the following in his presentation:

A history and background of the inception and designation of the Zona Cultural and its significance as a vehicle for restoring the historical center of the city.

The vision is for it to be restored as a crossroads of music, food, culture and the arts.

The goals are to create a long-term sustainable strategy with regulatory policies to kick-start and revitalize the Zona; relate its historical significance within the context of the greater city; and create a refreshed and strengthened area for the local community and visitors.

Initial recommendations, some of which are quick wins and some are long-term, include branding of the area; economic development efforts; planning and policy guidelines- addressing some of the antisocial behaviors that may be seen in the area at times; remaking Market Square by introducing fresh food and an artisan market and making physical improvements to the site; and creating better connections to the surrounding area as well as animating empty storefronts.

Other strategies would be to use public art and murals to enliven the area with public art; create pop-up parks and use wayfinding and signage to let people know they are in the Zona Cultural; and turn empty spaces into activated spaces.

Planning and policy would provide special guidelines for development for the Zona Cultural. They are proposing to create a separate non-profit organization that could accept donations

³ Please see the presentations for this meeting on the website for additional information on the items in these meeting notes.

⁴ Text in bold type indicates an item that needs follow-up.

and plan for multi-year activities and bring together the civic, economic and other aspects of the Zona. The board of 12 to 15 members would be from a cross-section of the community. There would also be a fulltime staff to oversee the branding, retail and housing aspects. Centro SA commits to collaborating with public entities on the next steps, which include getting funding commitments from others as well as themselves; endorsing and supporting the plan; getting the organization up and running as soon as possible; and moving forward with the branding and the website. They would like to get some quick win projects into action.

In response to questions, Mr. DiGiovanni explained that it would not function as a neighborhood, but as an organization to set policy for the development of the area. He added that there would be design guidelines specific to the area that would also complement the SPC guidelines. The Centro's relationship to the Zona is one of support and stewardship as the organization comes online. Once it is established, the Centro would be a financial contributor and do what is helpful to be sure the plan is implemented.

Other questions were related to the baseball stadium study which will be completed in two weeks for submittal to the City; the parking situation and Centro's study to identify strategies for parking and supporting more walkability in the downtown area; and the Tricentennial.

It was noted that with the designation of the Casa Navarro as a national Historic Landmark, there would be two historic national landmarks in the Zona Cultural: the Spanish Governors' Palace and the Casa Navarro.

CMAR SOLICITATION UPDATE

Kerry Averyt, San Antonio River Authority, presented the following:

The project team and the design team are working toward 70 percent design submittal in May.

Two staff from SARA and three from the County will review the bids for the CMAR, conduct interviews and receive the price proposals. They will go to the County Commissioners on May 3 with the CMAR selection and authorization. They will return to the Commissioners Court on May 17 for the contract award.

DESIGN OVERLAY DISTRICT

Steve Tillotson, Design Team Consultants, asked Centro San Antonio and the subcommittee members to have their comments on the design guidelines to the design team by April 21. The team will have about two weeks to produce a final draft for the Historic and Design Review Commission (HDRC) to review the following week. That begins the formal City process of adoption of the guidelines. The draft has been distributed to many organizations and they hope to get feedback from them.

Irby Hightower, Design Team Consultants, reviewed the latest draft of the design overlay district guidelines and comments they had received to date:

He reviewed the boundaries, stating that there had been some requests to extend the boundaries north of El Paso street to include Flores Street and they will be considering that. There are requirements for mid-block connections as in D (Downtown) zoning, but will strengthen them with ways to connect to the creek with paseos and plazas. This requirement divides these really long blocks – more than 550 feet long – into typical city blocks of about 300 feet square, and parking garages are allowed within those blocks.

The guidelines allow for larger setback on side of the creek that have low bank paseos to get a better connectivity to the creek. There was a question about allowing smaller lots to have a smaller setback and they are taking that into consideration.

Camaron Street along the creek is the only street along the creek.

The San Pedro Creek is different from the San Antonio River, so they are looking at the possibility of more contemporary designs in some locations. There is one historic neighborhood overlay that would take precedence over the RIO 7 overlay. The design team is concentrating on courtyards, arcades, canopies, paseos, plazas, service drives, and other elements to make them attractive and pedestrian friendly. To look at building guides for downtown and use those as a stepping off point to create more different types of buildings. Looked at putting in a requirement to set back a little more to get better connections to the creek and the character of it. To help see nodes of connection along the creek.

Building design principles- looking at the different ways to alternate the façade along the creek depending on the size of the building. There is a “design out” to just set back 30 feet from the creek.

The tentative adoptions schedule is April 21 comments submitted to SARA; May 18 starts the City process. May have to extend the date if they have a lot of comments.

In response to questions, Mr. Hightower explained that the setbacks are 30 feet from the creek boundary and that there is a hierarchy of guidelines with the most restrictive one applying and that the most recent and most specific takes precedence. He also explained that smaller lots would have smaller setbacks, but there are not many of the smaller lots on the creek. Building heights and tall towers would be controlled. The guidelines for the creek are somewhat different from those on the San Antonio River because the creek is more linear and the river is more sinuous. The sites on the creek are different also because they are usually very deep based on the historic settlement pattern of the area.

Jerry Geyer, Cochair asked the subcommittee members to submit their comments in the next week.

When asked if the subcommittee would be making a special recommendation, Mr. Geyer asked Bridget Hinze if they should. She responded that they could if they chose to do so. **Once all the comments are received from the subcommittee the Co-chairs could create a letter of approval from the whole subcommittee.**

PUBLIC ART PROGRAM UPDATE

Ms. Hinze, SARA, reported the following

The deliverable on the assessment will be to outline the organization and structure that is recommended to move forward with staffing and other details.

On March 10 they received three submittals in response to the Request for Proposals (RFP).

The subcommittee met to evaluate submittals, made a recommendation and SARA is currently finalizing the contract. The subcommittee has another meeting on April 18 and will work on the scope and outline how the consultant will work with the subcommittee. The consultant will begin work in May and submit recommendations in August. **Ms. Hinze will send information to the subcommittee via email about consultant and other items.**

ITEMS TO PRESENT TO WESTSIDE CREEKS RESTORATION OVERSIGHT COMMITTEE

Briefing on the Zona Cultural

Update on the CMAR

Update on the design overlay district guidelines

Update on the Public Art Program.

Ms. Hinze pointed out that this was a lot of information and requested that it be sufficient to provide the committee members with a handout on the Zona Cultural.

COMMENTS FROM THE PUBLIC

Don Mathis asked who will be funding the public art. Ms. Hinze responded that SARA funded the assessment. As part of the assessment funding possibilities will be identified.

ADJOURN

The motion to adjourn was made by Marilyn Bradley and seconded by Caleb Etheredge. The meeting adjourned at 10:16 am.