

**San Antonio River Commission Board Meeting
February 19, 2008
Municipal Plaza Room "C"**

Members Present: A.J. Rodriguez, *Hispanic Chamber of Commerce*
J. Darryl Byrd, *Silver Ventures*
Julian Trevino, *Chairman*
Lisa Wong, *Rosario's Restaurant*
Lynda B. Burke, *Community Category*
Lionel Sosa, *Executive Director, MATT Foundation*

Staff Present: Penny Postoak Ferguson, *Assistant City Manger*; Steve Whitworth, *City Attorney's Office*; Trey Jacobson, *Mayor's Office*; Colleen Swain, *Downtown Operations Assistant Director*; Ramiro Salazar, *Director of Library*; Rich Walker, *Library*; Kathy Rodriguez, *HDRC*; Ann McGlone, *HDRC*

Others Present: Mr. Monroe, *Lake/Flato Architects*; Darryl Beauchamp, *Executive Director of National Western Art Foundation & Briscoe Western Art Museum*

The meeting was called to order by Chairman Trevino at 9:11 a.m.

Correction to the minutes: Julian Trevino and Trey Jacobson left the January 22 meeting for a press conference regarding the Mayor's P16 Council.

Minutes from the January 22, 2008 meeting were approved with one correction. (*Linda Billa Burke motioned, A.J. Rodriguez-second*)

**Briefing and Possible Action re: Briscoe Western Art River Walk Improvements
HDRC Case: 2007-206 (attachments)**

Darryl Beauchamp, Executive Director of National Western Art Foundation & Briscoe Western Art Museum are currently in Phase I of a three phase project to renovate and add an addition to the Hertzberg Circus Museum and SAWS Water Park. They are working with Lake/Flato Architects and also Ford, Powell and Carson on exterior renovation.

Mr. Monroe: architect of record.

Issues:

- Existing stair and ramp comes up off the river.
- New Stairs currently lead people directly to the side of the SAWS bldg.
- Need to maintain SAWS driveway.
- There is a disconnect, visually, from the drive down to the river.
- Existing ramp and stairs are visually intrusive, takes up a lot of room and is very tight because room will need to be made for the ramp.
- Would like to take out the ramp and utilize the ramp at the Presa street bridge

Linda Burke asked about handicap accessibility.

Mr. Monroe responded that they will redo the asphalt with material/texture that is more pedestrian friendly, with a visually interesting texture and to make it accessible. New stairs will be created that will bring people up into the Briscoe building.

Another issue: existing Hugman bench needs to be maintained.

Visual barrier will be needed to be cleaned up. Architect will install light hand steel rail, so there will be visual access to river.

Would like to create a landing for barges, widen walk space and extend the Hugman bench.

Mr. Beauchamp commented that they are spending a great deal of time on the educational values of the building. By means of telling the story of the history on site with signage of the SAWS building, bio filters, aquifer, the original wells and the original Casino club.

Mr. Monroe explained they are trying to be respectful of the existing 1930's building without trying to mimic it. They will use Texas looters which is a little grayer than limestone.

Mr. Beauchamp: just finished Phase I of a 3 phase project. Phase I is the exterior renovation of the building: stone cleaned, window units being taken out, windows replaced and historically repaired, have taken out the lead and abatement, and the roof has been finished.

Linda Burke asked if the stone will be a smooth texture like on the library.

Mr. Monroe answered that it's very similar, the block will be the same size but the color will be a little different. Indiana limestone has a slight yellow tint and looters has a little gray.

Ms. Burke asked if they will use the looters stone for the stairs and fence post.

Mr. Monroe answered that the limestone will be used for all the fencing.

Mr. Sosa commented that it is important to make it look like a building that has always been there and to keep the integrity of all the architectural feeling of the river.

Mr. Trevino asked to hear from Ann McGlone.

Ms. McGlone: in order for a project to progress in a timely manner, the architects come to HDRC with a model and idea about how they will use the space and tie the definition to the American Institute of Architects (AIA's) schematic design. Architect will go back for design development and refinement and then the architectural committee will come back to HDRC during the design development to take a look at the updated design. The architectural committee will give direction as to what they want to do and can feel confident proceeding with the construction documents. Everything is done in incremental steps.

A.J. questioned if it will create space for viewing of river from museum.

Mr. Beauchamp responded that there are a number of places on the site where they can have gatherings for viewing of parades, etc.

Ramiro Salazar, Library Director, wanted to ensure the commission that the Library is involved with the construction process to make sure that protocols are followed and addressed.

Mr. Sosa questioned if there is any possibility that the barge landing will not be allowed.

Mr. Monroe answered that so far everyone is in favor of the barge landing.

No action was taken on this item.

Embassy Suites Hotel Briefing HDRC Case #2006-125 (attachments)

Ann McGlone

Embassy Suites hired local architect, Beaty Palmer and started to incorporate their design onto the river. The site is located at the corner of E. Houston and Soledad. The flood plane is located at the Houston Street bridge and Travis Street bridge. There can't be a real access to the river at this point, due to the flood plane. The stone wall and Hugman cantilever sidewalk will stay. Embassy Suites will build stairs at the river access. Part of the Hugman stair that over hangs will be lost so the new stairway can have access down to the river walk.

Linda Burke asked what the capacity of the hotel is. [16 Floors, 285 Rooms, 283,400 sq.ft.]

Ann was not certain but there are 16 stories in the hotel.

Mr. Trevino asked about the timeline.

Ann responded that they just finished the construction drawings and is currently in the permitting stage, this assumes that in 5-6 weeks work will commence.

Trey commented that the original concept design was approved before the commission was formed and wanted to inform the commission about what was going on.

Lisa Wong asked what the capacity of the garage is. [165 spaces located in underground parking]

Ann answered that not every hotel room gets parking, the ratio is about 1 to 7 or 8 and parking is optional and the hotel is a little above that capacity.

Briefing on Technical Advisory Committee: River Water Quality and Clarity

Linda Burke

In regards to moving the silt reduction and timelines they have asked staff to work towards giving timeline to public works and cost estimates as well. They will work on areas where silt is built up, not all of the river. Staff will come back in the near future and make a presentation to the board as to why we need certain things in the river that they can't take out as far as foliage, flora and fauna to help understand better what makes the river.


Mr. Trevino will meet with Darryl and Linda after today's meeting regarding the mission/vision meeting scheduled with the various boards and commissions.

A.J. Rodriguez suggested we post the River Commission mission/vision statement at our meetings.

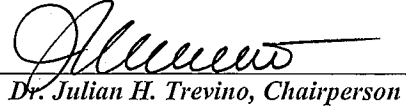
Mr. Trevino adjourned the meeting at 10:09 a.m.

Copies of these presentations are made part of the file and are available upon request.

Respectfully Submitted,



*Penny Pistoak Ferguson
Assistant City Manager
City Manager's Office*



Dr. Julian H. Trevino, Chairperson