

SAN ANTONIO RIVER COMMISSION

MEETING AGENDA

Tuesday, October 28, 2008

9:00 a.m. – 12 p.m.

**Municipal Plaza, C Room, First Floor
San Antonio, TX 78205**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2008 OCT 23 PM 2:44

- A. **Call to Order by Commission Chair, Dr. Julian H. Trevino**
- B. **Approval of September 23, 2008 Meeting Minutes**
- C. **Briefing and Possible Action related to First Phase of the Riverwalk Capital Improvements**
- D. **Work Session on FY09 Goals (Julian Trevino)**
- E. **Action to Reschedule November Meeting from November 25th to November 18th**
- F. **Adjournment**

At any time during the regular meeting, the Board may meet in Executive Session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

ACCESSIBILITY STATEMENT

The MUNICIPAL PLAZA BUILDING is wheelchair accessible. The Accessible Entrance is located at 114 W. Commerce. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, Northside. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.

San Antonio River Commission Board Meeting
September 23, 2008
Municipal Plaza Room C

Members present: Dr. Julian H. Trevino, *Chairman*
Lynda Billa Burke, *Community Category*
Lionel Sosa, *Tourism Category*
David Straus, *Business Category*
Lewis Fisher, *Business Category*

Staff Present: Lori Houston, *City Manager's Office*; Razi Hosseini, Luis Maltos, Chris Alonso, *CIMS Dept.*; Paula Stallcup, Colleen Swain, Lincoln St. George, *Downtown Operations Dept.*; Steve Whitworth, *City Attorney's Office*; Bill Pennell, *Parks*; Kathy Rodriugez, Anna Glover, Yvette Thomas, *Historic Preservation Office*

Others Present: Sonny Collins, Kim Abernathy, *S.A. River Foundation*; Howard Peak, *AT&T*; Jeff Jangham, *Sprinkle & Co.*; Shawn Hatter, *Silver Ventures*; Clifton McNeel, *San Antonio Conservation Society*; Desiree Salmon, Kim Wolf, *RVK Architects*,

The meeting was called to order by Chairman Trevino at 9:10 a.m.

Point of personal privilege by Chairman Trevino: The Mission/Vision statement was ratified by the City Council at B Session.

Minutes for the September 23, 2008 meeting were approved by the Commission. *Motion by Lynda Burke and seconded by Lewis Fisher.*

Briefing and possible action related to HDRC Case: 2008-013 Miraflores

Kathy Rodriguez of the Historic Preservation Office presented the Miraflores case. (memo attached)

Kim Wolf of RVK gave an overview of Miraflores (power point presentation). Miraflores is located in Brackenridge Park. It is the only garden in Texas that is in the Historic Register. The Master Plan was based on aerial photographs which showed a bridge in 1938. Part of the Brackenridge Park Master Plan includes a bridge connecting Miraflores to Brackenridge Park. A significant factor in designing the bridge was the fact that it is located in a heavily flooded area. The only area in Miraflores that is outside the 100 year flood plane is the upper northeast corner. The bridge needs to be a very low profile bridge so the flood waters will flow through, under and over the bridge and would not catch debris. Phase I includes the bridge, small amount of paving, small amount of planting and fencing around unstable art objects. Gabion mattress is an erosion control product that is placed along the river bank where natural vegetation will grow over the Gabion mattresses which holds the bank in place. The planting material will be riverine native plant material.

No action was taken.

Briefing and possible action related to HDRC Case: 312 Pearl Parkway, Pearl Brewery, CIA (Culinary Institute of America) Building

Kathy Rodriguez of the Historic Preservation Office presented the CIA Building case. (memo attached)

Dave Sprinkle and Jeff Langham of Sprinkle and Co. and Shawn Hatter of Silver Ventures

Mr. Sprinkle presented a power point of the Pearl Brewery Complex. The building will include a 500 car parking garage, retail lease space, residential lease space and office lease space. It will be primarily all masonry, more reddish to give more attention to the contrast with the existing brick of the brew house.

David Straus asked where the landing for the river will be located.

Mr. Sprinkle answered that he is not involved in that project.

Linda Burke asked where the run off from garage will go.

Mr. Sprinkle answered that it drains into the San Antonio sewer. They will return at a later date to present the overall master plan.

Linda Burke would like to address the issue when they return.

No action was taken.

Pat DiGiovanni announced the new Center City Development Office. Lori Houston will serve as staff person to the River Commission.

Briefing and possible action related to Commerce Street Bridge Handrail reconstruction.

Colleen Swain presented a power point on Commerce Street Bridge (memo attached)

The handrails move and have wide spread cracks and breaking of layers. Pieces crumble and fall off and might fall into the river or onto the pedestrian walk way. Public Works, Downtown Operations and CIMS departments put in a temporary brace to support the bridge. Planters have been placed in front of the bridge to prevent people from leaning on it. The engineering firm hired to look at the bridge recommended taking down sections of the bridge and recreating them. They have taken core samples to recreate the texture and color of the historic concrete. The statue will not be impacted. This is being presented to the River Commission today so it can move forward to be presented to the HDRC in October. It is a safety issue and will need to move quickly. Funding for the estimated \$350,000.00 cost to repair the handrails is coming from the 2007 bond. Approximately 70% of the handrails will be new. Lewis Fisher asked if there were plans to restore the pilasters (Indian sculptures) that used to be on the corners of the bridge. Ms. Swain answered that she didn't have a cost estimate and would need to find funding. Linda Burke asked if it was possible to have it designed with the potential of putting on the artwork. Mr. Hosseini answered that it could and also stressed that the handrails are a major safety issue. They have been damaged so badly and have been repaired so many times there is nothing left to repair.

Mr. Trevino asked for a motion to support that this move forward to HDRC.

Lionel Sosa made the motion and was seconded by Linda Burke.

Item passed unanimously.

Briefing and possible action related to the naming of the Lock and Dam located at Brooklyn and the San Antonio River

Kim Abernathy, Sonny Collins, President of the San Antonio River Foundation, and Howard Peak, representative from AT&T (memo attached)

The SARF is requesting a recommendation from the River Commission to go to City Council to recognize AT&T for their \$5 million dollar donation to the San Antonio River Improvements Project and the River Foundation. This the largest single gift the foundation has received to date for this project. AT&T would like to have recognition at the lock and dam at Brooklyn and the San Antonio River.

Next steps:

Recommendation by the River Commission
City Council in October
HDRC

Mr. Trevino asked for a motion of support to move forward.

Lionel Sosa made the motion and Linda Burke seconded.

Item passed unanimously.

Briefing on Technical Advisory Committee

Linda Burke reported that no meeting was held in August. A briefing was made to city council and put in place the equipment to start doing silt reduction.

Briefing on River North Master Planning Committee

Linda Burke reported that the controversy regarding the misinformation on River North Master Plan has quieted down.

Briefing and possible action related to the Goal Setting Retreat

Mr. Trevino asked for Targets for 2009 and proposed everyone submit 3 goals to Lori Houston so goals can be identified for 2009. After the goals are submitted, the commission can either meet as a group in a regular meeting or appoint a planning committee to go over the goals and present a draft for the commission's consideration. Mr. Trevino will make calls and appoint 3 members to the planning committee. The item will be placed on the October agenda.

River Commission. Page 4 of 4

The meeting was adjourned at 10:25 a.m.

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

Dr. Julian H. Trevino, Chairperson

*Lori Houston
Economic Development Manager
Center City Development Office*



SAN ANTONIO RIVER COMMISSION

Presenter: Mike Beaty, Beaty Palmer
Architects

Meeting Date: 10/28/08
Agenda Item: C

DEPARTMENT: Downtown Operations **DEPARTMENT HEAD:** Paula Stallcup

COUNCIL DISTRICT(S) IMPACTED: Council District 1

SUBJECT: River Walk Rehabilitation and Improvements of River Walk Marriott patio.

SUMMARY:

Presentation regarding the scope and timeline for the initial project for Phase I of the River Walk Capital Improvements Master Plan. Phase I of the River Walk Rehabilitation determined that the area near the River Walk Marriott Hotel was a critical area of concern based upon the inventory/assessment criteria as outlined in the Master Plan.

BACKGROUND:

In early August 2008, the River Walk Capital Improvements Master Plan was completed by Beaty Palmer Architects in order to provide a guideline for capital improvements to sustain and enhance the appearance and functionality of the historic San Antonio River Walk. The Master Plan process identified opportunities and concerns for the physical aspects of the existing River Walk, developed a capital improvements plan with associated estimates of construction cost, and prioritized phasing. The design team evaluated the River Walk to include river edge walls; other existing low retaining walls adjacent to the River Walk; River level to street level public stairways; hardscape paving; landscaping/landscaping irrigation; fountains, benches, waste receptacles, and other similar accessory items; pedestrian bridges; street bridges. Each category was assessed against life safety and/or code compliance issues; accessibility compliance issues; and aesthetics/maintenance issues. The implementation of the River Walk Capital Improvements Master Plan has been divided into phases in order to address logistic issues, develop a budget and project schedule.

Based upon the assessment priorities it has been determined that the area near the River Walk Marriot should be the initial project of Phase I. The existing pavers have shifted due to the growth of a volunteer Bald Cypress Tree, causing a tripping hazard and water to drain towards the Marriott Hotel. Additionally, this project will include the repair of an ADA ramp leading from the patio area to River Center Mall.

ISSUE:

Phase I improvements include stair and sidewalk repairs; ADA accessibility improvements;

landscape improvements; and replace brick paving, regrade and level area. Approval of this project will allow the City to make this area safer and to improve accessibility.

ALTERNATIVES:

The River Commission could chose not to approve this project; however this would delay the commencement of construction as outlined in the River Walk Capital Improvements Master Plan.

FISCAL IMPACT:

Conceptual Cost Estimate \$207,206.00 funding will come from 2007 GO Parks & Recreation Improvement Bond, River Walk Capital Improvement and 2007 Certificates of Obligation.

RECOMMENDATION:

Approval of the Marriot River Walk area Phase I River Walk Rehabilitation project to address safety, code compliance, and accessibility issues, as well as overall improved aesthetics of the area.

ATTACHMENTS:

Agenda Item D

San Antonio River Commission: FY 09 Goal Recommendations (Categorized)

Development

- Insure that the entire river walk is a thriving business- friendly environment while emphasizing uniqueness/Dave Straus's point (*Sosa*)
- [The previous River Walk Commission established a very strong working relationship with the Greater San Antonio Chamber of Commerce, as well as the Conservation Society. They became our developer. The Chamber in about 1961, established what was known as the "Visitors Attractions Development Committee." This committee maintained an inventory of all private property abutting the river walks. It then, working with a couple of selected realtors, began calling on local establishments that would help develop a diversity of attractions along the River Walk.] Re-establish this relationship with the Chamber and the Chamber to re-establish a "Visitors Attractions Development Committee." (*Straus*)
- Investigate and hopefully enact ordinances to prohibit chains (restaurants, drug stores, etc.) from locating on the "Hugman" portion of the River Walk. (*Straus*)
- Secure grants, subsidized funding or partnership options to provide local entities an opportunity to participate in the process and be able to compete with national franchise operations. Level the playing field; de-franchising this project will only add to the unique experience that is truly San Antonio, hence reducing intrusive commercial activities. (*Wong*)
- Limit participation of national franchise operations. Over commercialization will detract from the ambiance (ambiente) of the River Walk project and will be in direct conflict with the guiding principle of this initiative. Encourage local and regional business owners to participate and develop concepts that reflect a San Antonio/Texas attitude and compliments the unique setting of the River Walk. This will provide locals with a sense of familiarity and acceptance to celebrate their city and tourists with an experience that is truly a reflection of the "Best" our city and state has to offer! (*Wong*)

Environment/Water

- Water quality (*Burke*)
- Guarantee the clarity and freshness of the river's water in keeping with a clean, green environment. (*Sosa*)

Long -Term Planning

- How do we lock in what we are doing now for the next ten to twenty years without council messing things up? (*Burke*)

Building/Land/Design Requirements

- How do we define the front vs. the back of a building that faces the river, can a building have two fronts? (*Burke*)
- Maintain the River Walk's sense of uniqueness and continual discovery, avoiding the contrived sameness of Disneyland and SeaWorld (*Fisher*)
- Keep river extensions unique, beautiful, clean, intriguing, fun and accessible to locals and tourists. (*Sosa*)
- Develop and promote a defined best practice operators certification model... (similar to a food license or certificate of occupancy). These guiding principles will outline space maintenance regulations inclusive of patios and walkways. It could also serve as a vehicle to communicate the financial implications regarding ongoing maintenance /improvements and define operator's obligations and ramifications should criteria not be met. The River Walk is our cities biggest asset and a draw for both locals and tourists, a unified voice and approach to insuring every operator is committed to maintaining its beauty is critical. (*Wong*)

Agenda Item D

- Keep standards high for commercial development, without the type that now infests Alamo Plaza (*Fisher*)
- Restore, as appropriate, those elements of Hugman's plan that were uncompleted or are now missing or badly modified (*Fisher*)
- I believe for the River Commission to be effective, it needs to be the primary source for approval or disapproval of anything that happens along the River. (*Straus*)

San Antonio River Commission Members' FY 09 Goal Recommendations (submitted 3 goals each)

Lynda Billa Burke

1. How do we lock in what we are doing now for the next ten to twenty years without council messing things up?
2. How do we define the front vs. the back of a building that faces the river, can a building have two fronts
3. Water quality

Lewis Fisher

1. Maintain the River Walk's sense of uniqueness and continual discovery, avoiding the contrived sameness of Disneyland and SeaWorld
2. Restore, as appropriate, those elements of Hugman's plan that were uncompleted or are now missing or badly modified
3. Keep standards high for commercial development, without the type that now infests Alamo Plaza

David Straus

1. I believe for the River Commission to be effective, it needs to be the primary source for approval or disapproval of anything that happens along the River.
2. Investigate and hopefully enact ordinances to prohibit chains (restaurants, drug stores, etc.) from locating on the "Hugman" portion of the River Walk.
3. Re-establish this relationship with the Chamber and the Chamber to re-establish a "Visitors Attractions Development Committee."

Lionel Sosa

A 25-year plan to:

1. Keep river extensions unique, beautiful, clean, intriguing, fun and accessible to locals and tourists.
2. Insure that the entire river walk is a thriving business- friendly environment while emphasizing uniqueness. (Dave Straus's point)
3. Guarantee the clarity and freshness of the river's water in keeping with a clean, green environment.

Lisa Wong

1. Limit participation of national franchise operations. Over commercialization will detract from the ambiance (ambiente) of the River Walk project and will be in direct conflict with the guiding principle of this initiative. Encourage local and regional business owners to participate and develop concepts that reflect a San Antonio/Texas attitude and compliments the unique setting of the River Walk. This will provide locals with a sense of familiarity and acceptance to celebrate their city and tourists with an experience that is truly a reflection of the "Best" our city and state has to offer!

Agenda Item D

2. Secure grants, subsidized funding or partnership options to provide local entities an opportunity to participate in the process and be able to compete with national franchise operations. Level the playing field; de-franchising this project will only add to the unique experience that is truly San Antonio, hence reducing intrusive commercial activities...
3. Develop and promote a defined best practice operators certification model... (similar to a food license or certificate of occupancy). These guiding principles will outline space maintenance regulations inclusive of patios and walkways. It could also serve as a vehicle to communicate the financial implications regarding ongoing maintenance /improvements and define operator's obligations and ramifications should criteria not be met. The River Walk is our cities biggest asset and a draw for both locals and tourists, a unified voice and approach to insuring every operator is committed to maintaining its beauty is critical.