

**San Antonio River Commission Meeting  
September 25, 2007  
Municipal Plaza "B" Room**

**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*

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**Staff Present:** Penny Postoak Ferguson, *Assistant City Manger*; Steve Whitworth, *City Attorney's Office*; Trey Jacobson, *Mayor's Office*; Ann McGlone, *Planning and Community Development*; Paula Stallcup, *Downtown Operations Director*; Colleen Swain, *Downtown Operations Assistant Director*; Christopher Looney, *Development Services*, John Osten, *Development Services*, Lori Houston, *City Manager's Office*, Aaryn Hernandez-Smith, *City Manager's Office*

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**Others Present:** Ben Brewer, *Downtown Alliance*; Irby Hightower, *Alamo Architects*; Howard Peak, *AT&T*; David Strauss, *Straus-Frank Co.*,  
Sonny Collins, *SA River Foundation*, Katherine Cooke, *SA River Foundation*

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The meeting was called to order at 9:17 by Chairman Trevino

Minutes from August 21 meeting were approved. (A.J. motioned, Lisa seconded)

**River North**

Presentation by Ben Brewer: Status on River North Master Plan packets were distributed with a listing of meetings and a map.

Street car consultant is helping to develop a concept of putting a street car on Broadway through the middle of Downtown.

Final draft of River North Master Plan will be presented at 5:30 Friday, September 28. A number of local and out of town architectural firms will be participating.

Ben Brewer invited the River Commission to attend the River North charettes the entire week of September 24, 2007.

A.J. Rodriguez questioned the quorum issue with River Commission attendance. A.J. agreed to attend the Saturday, September 29 charette. Julian agreed to attend the Wednesday, September 26 charette.

Julian Trevino asked when the first charette occurred. The first charette occurred on Monday, September 24.

Darryl Byrd with Silver Ventures attended the charette on Monday, September 29.

Julian Trevino questioned if Ben or someone will be doing a presentation on the update/status on the Master Plan.

Ben Brewer will be bringing the plan before the River Commission, HDRC, Zoning, and Planning Commission for approval before it goes to council probably in early 2008.

The Master Plan will be integrated with the River Improvements project currently under construction.

Board members will receive advanced copies of final presentation for review. Ben Brewer will be at the River Commission meetings to update members on status of the River Improvement Projects.

### Downtown Strategic Plan

Lori Houston gave an update on Downtown Strategic Plan. There was a meeting on 9/14/07 at the Central Library. The staff was given 5 or 6 challenges on parking, retail, and affordable housing in the downtown area.

Lori discussed the linkages to the river and the river north concept, extending downtown area to Hildebrand to incorporate the entire river.

A follow up meeting on the Downtown Strategic Plan will occur on 10/12/07 at 7:30 a.m. at the Central Library. River Commission should contact Aaryn on an RSVP.

### Goals and Vision Overview

Trey Jacobson gave a review of the August 21 meeting regarding the goals and visions retreat.

Trey recommended the Commission look back to the works of the previous commissions, studies done and policies that have emerged.

Proposed Next Steps:

- help provide history to help people understand the core beliefs of the River
- presentations
- to look at features of the River with tours of Mission Reach and Museum Reach
- focus on environment accessibility
- make notes of core values that need to be part of the picture

The next steps should be the Museum and Mission Reach tours in order to understand the vision.

### Original Goals and Visions of the River

Irby Hightower and Ann McGlone presented the Original Goals and Visions of the River regarding the history of River Walk from 1957 – 2007.

Some controversies that have developed with the mission reach are:

- Land uses of Mission Reach are not being supported by neighborhood associations around the area.
- Zoning Commission is changing zoning uses that are against the design guide lines and Rio guide lines are not being enforced on the Mission Reach (i.e. car dealerships and self storage units being built adjoining the natural historic park).
- Biggest issue of the Mission Reach is trying to figure out (long term) what happens at the edge of the natural park.
- Julian asked about the jurisdiction at the National Park.

The River Commission discussed up coming meetings/tours. The River Commission agreed upon two dates for possible tours:

- October 23, 2007 9am - 12pm Mission Reach Tour
- October 26, 2007 9am – 12pm Museum Reach Tour

Lionel Sosa questioned what does block G, D mean in the presentation.

Ann McGlone clarified that when the renderings were created the letters were given in order to distinguish the streets/block.

Linda Billa Burke asked, what did the City actually finance back in the old visions of the River.

Irby Hightower mentioned the book by Lewis Fisher called the River Walk.

In the 50's the focus/visions was the landscaping of the buildings.

In the 60's the digging of the channel started to the HemisFair.

In 1962 all the major hotels were being built.

AJ Rodriguez questioned, what has been the history of the public and private investment of the River Walk? What have we put on the front end? And how much has the City received back from tourism?

Lynda Billa Burke questioned what publications the Commission could read on the history of the River?

Julian reiterated that the comprehensive look at the River has been going on since 1990.

Irby mentioned the letter that Lila Cockrell drafted back in 1960 requesting funding for the Museum Reach.

Irby mentioned that the only thing that was keeping projects from occurring was the funding and the need of.

In the 1990 study done by architects, the focus was the landscaping. As opposed to the 1994-1996 studies which was from an engineering standpoint.

Lionel Sosa questioned if there was a plan of where the inlet tunnel is at? And where it begins and ends? How big is it?

Irby confirmed that the inlet tunnel starts at Josephine Street and ends at the Lone Star brewery. It is 21 feet in diameter and 2 miles in length.

Ann highlighted in her presentation that as the River runs north it should change in characteristics.

The 2004-2007 study speaks to the ebbs and flows of the River and art should be used as a signifier.

Lionel Sosa questioned when the 2004-2007 Master Plan began?

Irby mentioned that the Master Plan came down to design enhancements and bringing in different creativity ideas.

A.J. questioned, in regards to slide #21 (Priorities and Visions), are the bullets a priority or are these in order of occurrence?

Lionel Sosa requested to insert some verbs within the Priorities and Visions slide #21.

Julian Trevino invited David Strauss to the River Commission meeting, since he was a part of the Original Goals and visions of the River Walk.

Mr. Strauss recommended the River Walk book by Lewis Fisher.

A.J. Rodriguez questioned when studies are being conducted, how many times are we looking at other cities? What have they [other cities] been doing regarding Parks, Design Elements and core beliefs?

Irby mentioned that the City with regard to the River will be leading edge.

### Zoning Case (103 W. 9<sup>th</sup> Street)

Chris Looney presented the Zoning case (103 W. 9<sup>th</sup> Street) that will be going before City Council.

Darryl Byrd questioned as to whether the River Commission should be taking action at this point.

Penny Postoak Ferguson suggested that it is up to the River Commission whether to take action on this item or not.

Lisa Wong motioned for discussion on the Zoning Case and Lionel Sosa seconded the motion.

This Zoning case was a request from Alamo River Partners Limited for re-zoning the property within the River North Master Plan area (bordered by St. Mary's, Ninth, and San Antonio River). It is currently zoned as a II (industrial zoning district). "D" district is designed for downtown.

Requesting D district for 1 lot that is currently zoned I1.

This project is a mixed use development and includes hotel, restaurant, condos and associated parking.

City staff (Zoning Staff) recommends approval.

Lionel Sosa questioned if this item is within the height requirements?

A.J. suggested that the River Commission is not ready to make actions on zoning cases. A.J. stated that he would like to come up with guidelines first and then he would be fine with the process taking place.

Darryl recommended suspending action on the zoning case.

The item will still go to Council for action.

Chris Looney will still provide zoning cases to the River Commission as they come up related to the RIO districts.

### **River Walk Capital Improvements**

Paula Stallcup gave an overview of the River Walk Capital Improvements Advisory Board (RWCIAB). The (RWCIAB) Board Members are appointed by City Council. River Walk Master Plan: staff and stakeholders bring issues to board in terms of capital improvements. The River Walk Master Plan is a prioritized list of issues with regard to the River Walk. Dave Palmer was selected as the consultant and will be reviewing existing documents.

Penny Postoak Ferguson stated that the Plan would be brought back to the River Commission once the report is done.

### **Naming Rights for Improvements and Recognition of Donors along the San Antonio River**

Lori Houston presented the Naming Rights for Improvements and Recognition of Donors along the San Antonio River.

The proposed agreement between COSA & SA River Foundation for naming along San Antonio River Improvements Project to recognize donors for their contribution to the project.

Combined recognition area: plaques recognizing donors who contribute at least a minimum of \$10,000.00 to the river project.

Recognition next to the amenity (large structures in the project) that are donated- requires \$15,000.00 and must represent 50% of the construction budget for the project.

Foundation will only seek donations for those amenities that will enhance the project.

To name a significant structure in the project a donor must contribute \$25,000.00 to the amenity and must cover 75% of the construction budget for that amenity.

If a donor names a structure after a person, that person needs to have good character and have contributed to the river project.

Corporate recognition should not be confused with advertising.

Design and placement must be in line with the River Art Master Plan and RIO guidelines. The Historic Design Review Committee will review plaques and markers each year.

The Approval process will be: Foundation submits request to San Antonio River Improvements Project executive committee (Joe Aceves – Bexar County, Suzanne B. Scott – SA River Authority, Sheryl Sculley – City of San Antonio).

Executive committee will review request and submit to City Council for final approval.

Guidelines will be in effect for at least 5 years after the river project is completed for Museum Reach, Mission Reach, and Park Reach.

Next Steps:      Quality of Life Committee (October)  
                         Governance Committee (November)  
                         City Council for action (November)

AJ Rodriguez mentioned that the prices for the naming seemed low; he wanted to know if an analysis was done on the pricing?


Darryl Byrd questioned if there is a process if a corporation become under scrutiny (i.e. Enron) and they want to change their name on the River, what will happen? Can this be done?

Ann McGlone mentioned that this process had not been looked at.

Meeting adjourned at 11:16 a.m..

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

*Respectfully Submitted,*



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



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*Dr. Julian H. Trevino, Chairperson*