



CITY OF SAN ANTONIO
**CENTER CITY DEVELOPMENT
 & OPERATIONS DEPARTMENT**

Alamo Plaza Advisory Committee

MINUTES

Thursday, May 29, 2014

4:00 P.M. – 6:00 P.M.

Convention Center

Room 101

Councilmember Diego Bernal	Tri-Chair	Present
Marise McDermott	Tri-Chair	Present
Sue Ann Pemberton, FAIA	Tri-Chair	Present (via Skype)
Howard Peak	1994 Alamo Plaza Study Committee Representative	Present
Ramon J. Vasquez	History/Archeology Representative	Present
Dr. Steve Tomka	History/Archeology Representative	Present
Dr. Sharon Skrobarcek	History/Archeology Representative	Present
Larry L. Laine	State of Texas Designee	Absent
Mardi Arce	Federal Government Designee	Present
Frank Z. Ruttenberg	Private Property Owner Representative	Present
Davis Phillips	Tourism Designee	Present
Vacant	District 1 Appointee	
Anthony Edwards	District 2 Appointee	Present
Patricia Mejia	District 3 Appointee	Present
Rudolph F. Rodriguez	District 4 Appointee	Present
Gabe Farias	District 5 Appointee	Absent
Rudi Rodriguez	District 6 Appointee	Present
Ed Torres	District 7 Appointee	Absent
Boone Powell, FAIA	District 8 Appointee	Present
Bill Brendell	District 9 Appointee	Present
Jack Judson	District 10 Appointee	Present

Others Present: Colleen Swain (CCDO), Sarah Esserlieu (CCDO), Mimi Quintanilla (Consultant, Facilitator), Alan Hantman, FAIA (Consultant, Architect), Christopher Looney (DSD), Carol Warkoczewski (TCI), Pat Schneider (TCI), Claudia Guerra (OHP), Jackie King (GLO)

DISABILITY ACCESS STATEMENT



All street level entrances to the Henry B. Gonzalez Convention Center are accessible to persons with disabilities. Parking is available at the Marina Garage located at 850 E. Commerce. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For accessibility assistance, call 207-7268 or 711 (Texas Relay Service for the Deaf).



1. Welcome by Committee Tri-Chairs
2. Overview of National and Regional Sites by Alan Hantman, FAIA (SUMMARY SLIDES ATTACHED)
 - a. *US Capitol Complex* – The frieze reflects the values of the time it was created: starts with the arrival of Christopher Columbus, ends with the invention of the airplane depicted by the Wright Brothers. This raises the issue of whose version of history is to be presented at a nationally significant site? Overview of visitor experience, the goal of which is to orient the visitors and prepare them to experience the U.S. Capitol. The historic timeline exhibit alcoves are designed to be flexible as time goes on and history continues to be written.
 - b. *Rockefeller Center* – Rockefeller Center was designed for commercial purposes. Emphasis today is to be more pedestrian-oriented and to encourage public use on this privately owned site. Overview of visitor experience and various tours of the center: the philosophy today is that people need to feel welcome.
 - c. *Pearl Harbor* – On an active Navy base and is now integrating a Cultural Resources Management Plan taking historic needs as well as Navy requirements into consideration. Overview of how the Navy balances the historic battle-damaged runway and sunken ship with the needs of the Navy. Takes native Hawaiian archeological sites into consideration. Visitors cannot visit the sites preserved from the attack without going through an orientation to understand what happened and important elements of the sites. Emphasis on visitor orientation to prepare them for the experience. Developers provided with detailed historical accounts to incorporate into proposals.
 - d. *The Presidio, San Francisco* – San Francisco grew from the Presidio and has evolved over time (history is not limited to one event or period). Congress established the Presidio Trust as a public/private partnership to manage the site to demonstrate all aspects of Presidio history, to add public amenities and services, to be innovative, and to create relevant cultural experiences for all visitors. Overview of physical elements that demonstrate the history of the site.
 - e. *Gettysburg* – Overview of the management history of the battleground since 1864, including the Cyclorama. The National Park Service initiated plans to demolish the Cyclorama to restore the integrity of the site. Overview of issues of urban encroachment on the site: development should not dominate park features. The visitor center has been located off the main battle area.
 - f. *San Jacinto Battleground* – The location of the visitor center can imply the relevance of the site. The San Jacinto Battlefield Monument is an obelisk that visitors can ascend to see the surrounding area from an elevated position. At Gettysburg, this type of construction was considered a detriment to the preservation of the site, but it is embraced at San Jacinto.
 - g. *Puerto Rico* – The capitol at San Juan is an example of a site falling into disrepair due to lack of coordinated planning, lack of governmental cooperation, and shelved master plans. Recommendations to incorporate previous plans, emphasis on governmental cooperation, strong oversight of the site, and shared financial responsibility. Parallels with Alamo Plaza:



governmental entities need to cooperate with each other, the plan should be multi-phased, and a cooperative entity should do a single Master Plan for the Plaza and the Alamo.

3. Questions:

- a. Councilmember Bernal: What is the relative mix of historic experience versus retail businesses enterprises around these historic sites? Discussion: each site is unique; the balance is different for each historic site.
- b. Discussion of what to do with the Cenotaph. Can it be moved? Perhaps it can be moved within the historic area, off the plaza but within the historic area. No conclusion or resolution.
- c. How important is the Alamo in the formation of the America we have today? Where does the Alamo fall within the larger context of U.S. history? It is as important as the Tea Party was in Boston.

4. Wrap-up, meeting adjourned.

ATTACHMENT 1
Summary Handouts from Alan Hantman's
Presentation

Summary and Discussion Points

for presentation by

Alan M. Hantman, FAIA

10th Architect of the United States Capitol
and Consultant to

Alamo Plaza Advisory Committee

for

City of San Antonio
Center City Development Office

May 29, 2014

1. Summary: U.S. Capitol

Master Plan and Congressional Support:

- Annual appropriated budget.
- Eliminate through traffic, parking, and control truck service.
- Security and sanitation considerations.
- Manage the process with a dedicated full-time organization.
- Programming of uses for major spaces tightly controlled.

Design Process and Construction Reviews:

Whose version of history is to be presented?

Visitor Education and Services:

- Visitor orientation film and guided tours.
- Permanent and changing exhibits for all levels of interest.
- Visitor protection, comfort, food service, and gift shops.
- Interactive technologies.
- Historic timeline exhibit alcoves with scale models.

2. Summary: Rockefeller Center

Evolution of Management Philosophy:

- Visitors now are welcomed in addition to commercial office occupants.
- Evolution of mixed retail instead of many low pedestrian traffic banks.
- Active and varied space programming uses.
- Seasonal landscaping / special events / holiday celebrations.
- Eliminate through traffic, repave streets for pedestrian use.

Visitor Services:

- Guided tours of NBC Studios and Rockefeller Center.
- Visitor comfort with many seating options, food service, multiple retail shops.
- Strong security and sanitation considerations.
- Evening activities and retail.

Manage the process with a dedicated full-time organization.

3. Summary: Pearl Harbor

Mutual Development of a New Programmatic Agreement:

- Evolution of Navy philosophy – prepared an integrated Cultural Resources Management Plan
- Plans now consider historic needs as well as Navy requirements.
- Rehabilitation and adaptive re-use of historic structures.
- Retention of representative historic officer housing, airplane hangars, etc.
- Retention of historic battle damage in runways vs. a green buffer zone.
- Reduction in originally planned housing quotas.
- Consideration of Native Hawaiian archeological sites.
- Commit to quarterly consultation reviews.

Visitor Services:

- Pacific Aviation Museum in Ford Island hangars.
- Multiple museum venues: the Arizona / Missouri / Bowfin/ WW II Valor with orientation film and exhibition pavilions with scale models, interactive technologies, oral histories, etc.
- Visitor comfort with food service and gift shops.
- Security and sanitation considerations.

Public / Private Development Partnerships:

- Provided developers detailed historic criteria to incorporate into proposals.

4a. Summary: S.F. Presidio Main Post

Background-Main Post (120 acres):

- Birthplace of San Francisco, just as Alamo is of San Antonio.
- Founded by Spanish in 1776, but has evolved over time-
historic significance not limited to one period.
- Best understood by looking at its different eras.
- Presidio Trust – an innovative public / private partnership required to be self-sufficient by 2013; revenue is critical. Established in 1996 by Congress.
- Presidio Trust collaborates with NPS as part of Golden Gate National Recreation Area.

4b. Summary: S.F. Presidio Main Post

Goals of the Presidio Trust Management Plan for the Main Post Planning District:

1. Reveal layers of Presidio history.
2. Add public amenities and services.
3. Express a spirit of innovation.
4. Create relevant cultural experiences for all.

4c. Summary: S.F. Presidio Main Post

Presidio Trust Management Plan for the Main Post Planning District initiatives include:

- Archeology will help outline the open space of original Plaza de Armas.
- Boundaries will be outlined on the surface with stone.
- Restore and re-purpose existing buildings from all eras (including educational experiences, special events, public programs, housing, archeology labs).
- Site will be interpreted through graphic exhibits, interpretive waysides, artifacts, and new programs.

Ensure environmental and financial sustainability.

5a. Battle of Gettysburg (July 1-3, 1863)

Background:

- Authority to preserve the battleground assumed by 4 different groups over time (starting in 1864) .
- Installed some 1,400 memorials, monuments and markers to memorialize sacrifices and hallow the battleground.
- Only rehabilitated limited portions of the parks landscape (e.g. Little Round Top).
- NPS commissioned Cyclorama Building in 1958 east of Cemetery Ridge at the most significant historic landscape at the Military Park.
- NPS managers ultimately recognized that continued subsistence farming, support facilities and public services, and growth of Gettysburg were impacting the integrity of the 6,000 acre park.
- NPS initiated plans to demolish Visitor Center & Cyclorama and purchased some surrounding sites to add back into Park.

5b. Battle of Gettysburg (July 1-3, 1863)

July 2000 New NPS Criteria – Landscape Rehabilitation Project:

- Development will not compete with or dominate park features.
- To minimize visual intrusion and harm to major park features, visitor centers will generally not be located near such features.
- A public / private partnership established for new visitor center and museum complex.

6. Summary: Battle of San Jacinto

Note: There are clearly various perspectives regarding the location of Visitor facilities and Memorials as they relate to historic battlefields.

Discussion:

- Positive efforts to memorialize historic events can lead to the creation of strong monuments that visually interfere with historic sites.
- The Gettysburg Cyclorama illustrated Picketts Charge through an internal painting presenting a 360 degree panorama of the battle. It was removed from the site.
- The San Jacinto monument presents a 360 degree panoramic view of the battlefield, as well as the city and harbor beyond.
- Consider whether / how the Cenotaph impacts the perception and interpretation of the Alamo and Alamo Plaza.

7. Summary: San Juan, Puerto Rico

Background:

- Lack of cooperation between branches of government.
- Lack of coordinated planning.
- Constructive master plans of previous political parties are shelved by current political party.

Suggested Changes:

- Multi-phased master plan that builds on previous plans to be formally adopted by government including: zoning for open space, monuments, new buildings, street network, heights, parking.
- Cooperation between branches of government to create win-win.
- Strong oversight / enforcement.
- Shared financial responsibilities for coordinated projects.