2018 Deconstruction/Salvage Initiative

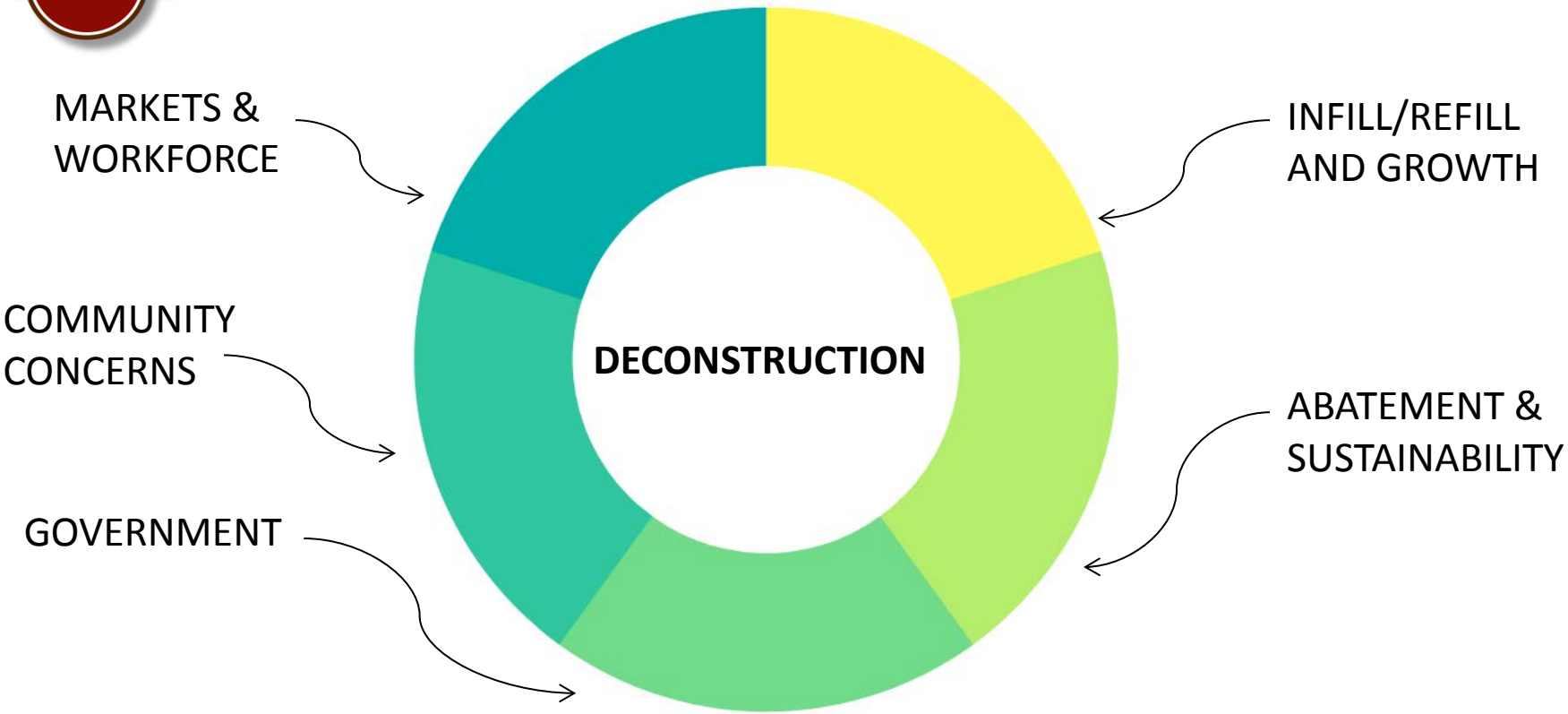
Advisory Committee – June 5, 2018

2018 Deconstruction/Salvage Initiative

Introductions

Suggestions for additional members welcome!

Why Deconstruction?



2018 Deconstruction/Salvage Initiative

48%

155

16

1946

10%

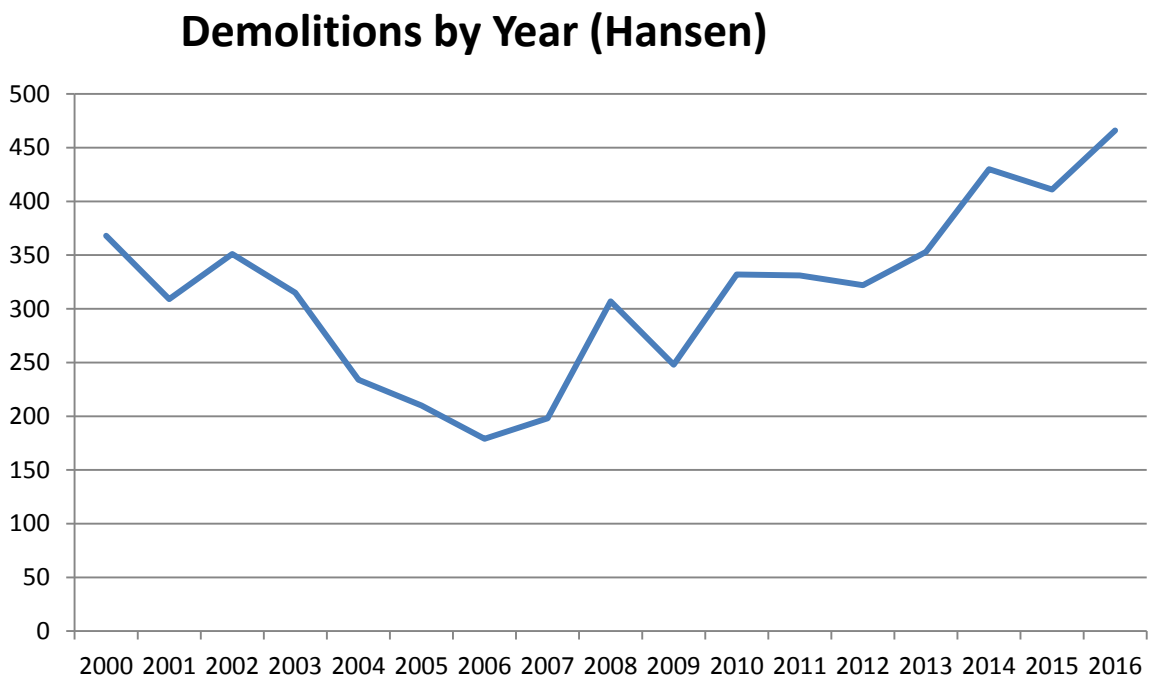
1940

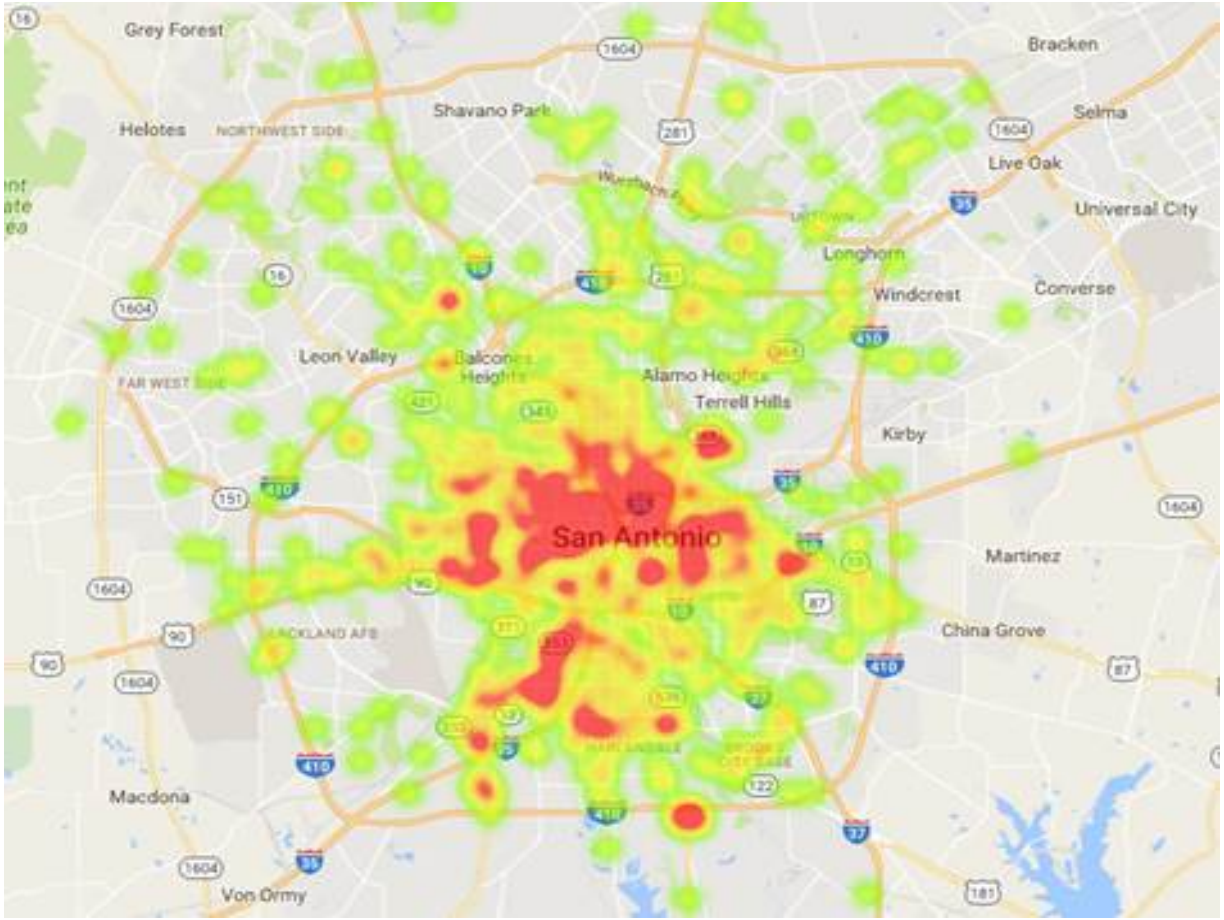
2018 Deconstruction/Salvage Initiative

Background

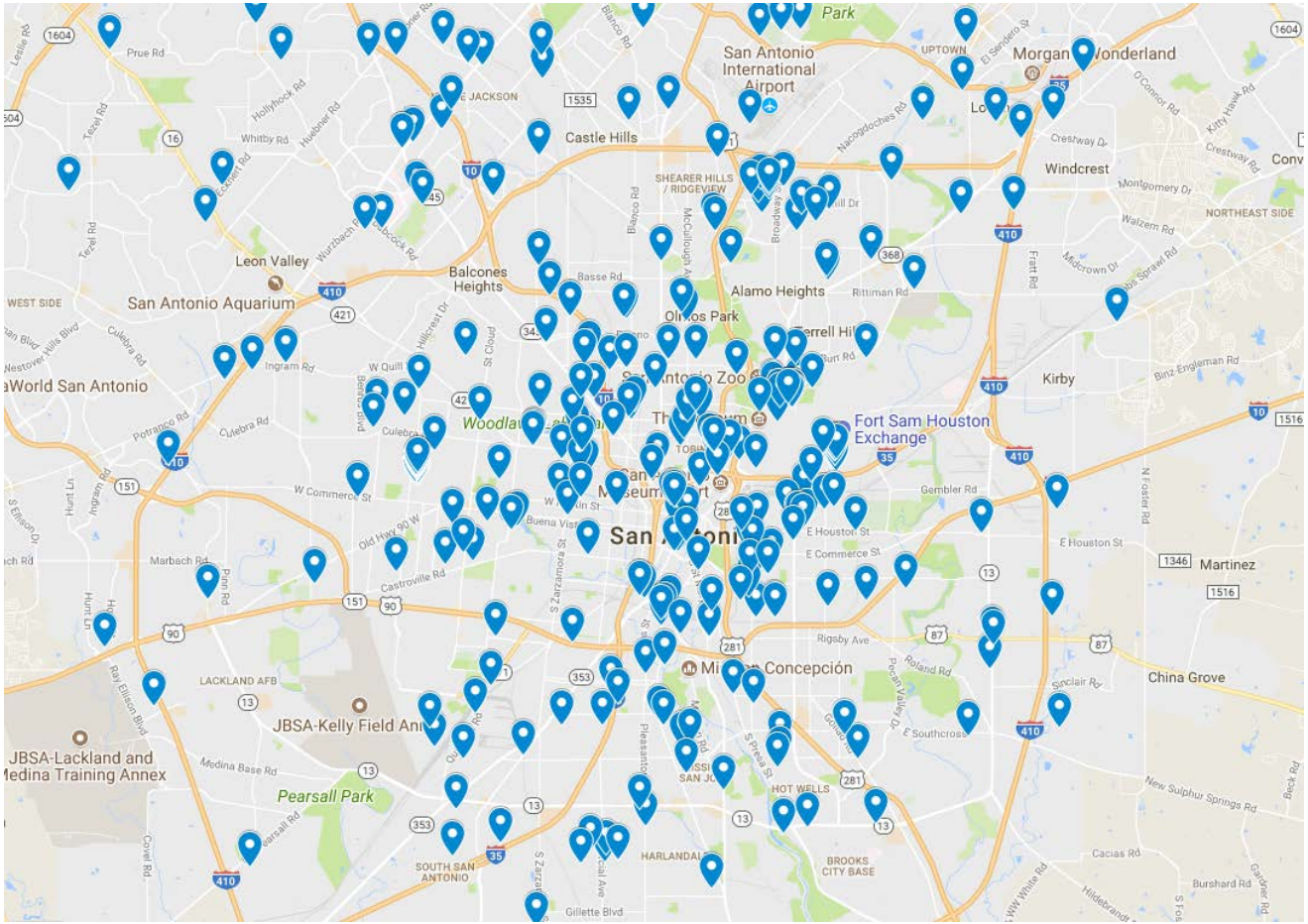
- OHP reviews every demolition request in the city (UDC Sec. 35-455)
- Increase in demolitions city-wide
- Systematic trend of demolitions in NCDs or eligible historic areas
- Increase in accessory structure demolition requests in historic districts

2018 Deconstruction/Salvage Initiative

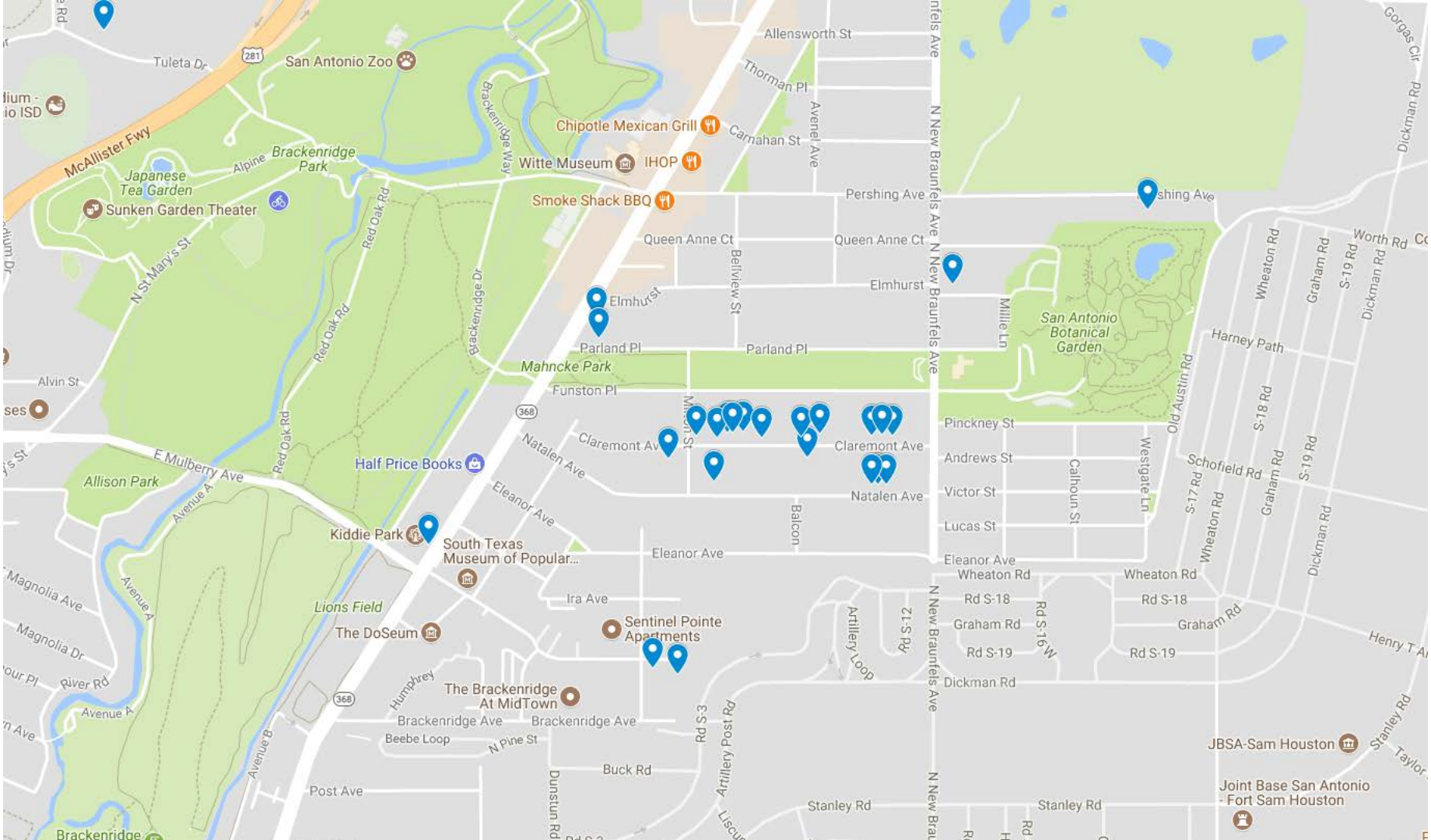


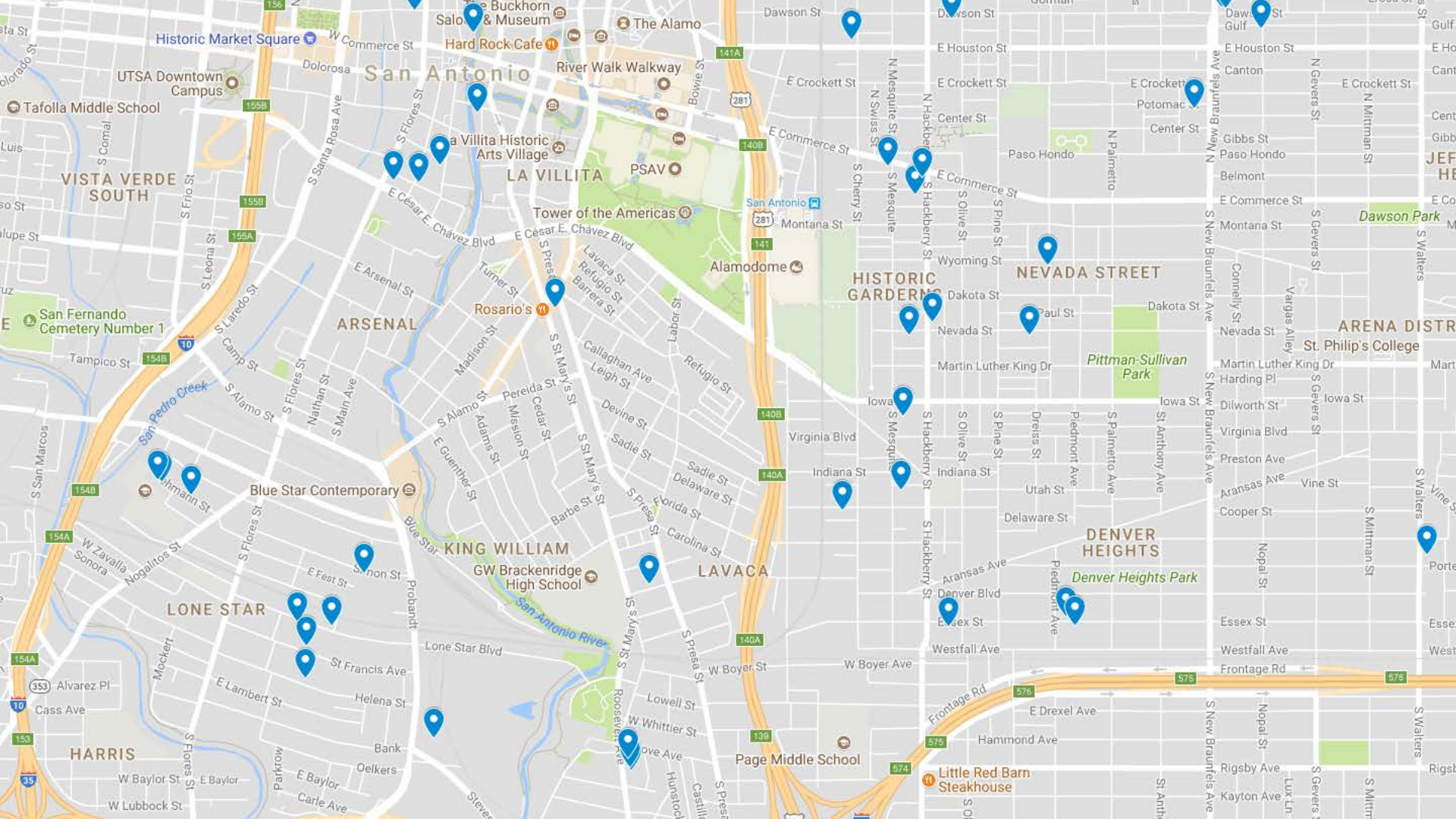


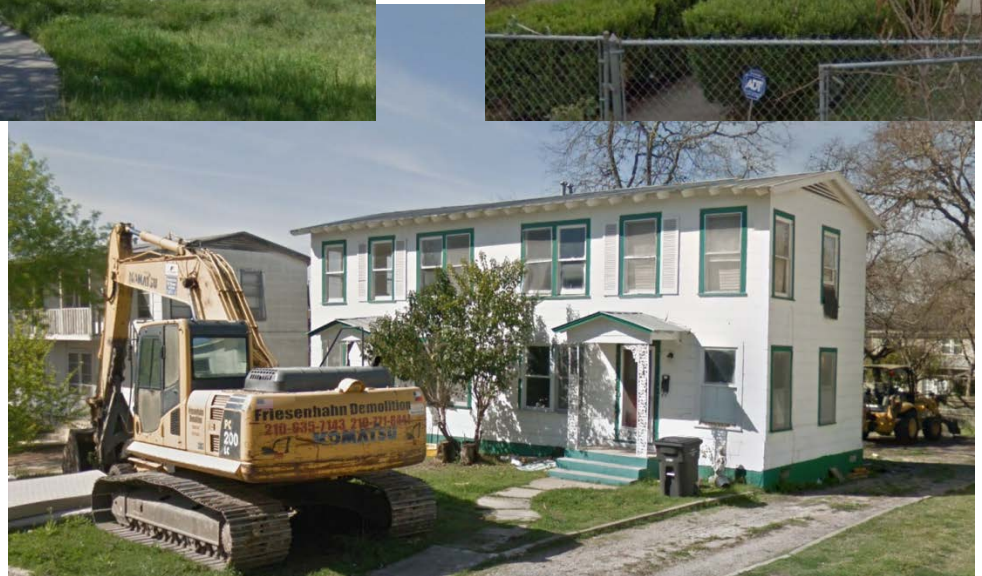
Demolitions, 2000 – 2016 (Hansen)



Demolitions, FY17 (OHP applications – includes residential, commercial, accessory)


Tuleta Dr
281
San Antonio Zoo
McAllister Fwy
Japanese Tea Garden
Alpine
Brackenridge Park
Sunken Garden Theater
N St Mary's St
Red Oak Rd
Brackenridge Way
Brackenridge Dr
Allensworth St
Thorman Pl
Chipotle Mexican Grill
Carnahan St
Avenel Ave
Witte Museum
IHOP
Smoke Shack BBQ
Pershing Ave
Queen Anne Ct
Bellview St
Elmhurst
Parland Pl
Mahncke Park
Funston Pl
N New Braunfels Ave
Millie Ln
San Antonio Botanical Garden
Harney Path
Old Austin Rd
Wheaton Rd
Graham Rd
S-19 Rd
Dickman Rd
Worth Rd
Gorgas Cir
Alvin St
368
Claremont Ave
Natalen Ave
Pinckney St
Andrews St
Calhoun St
Westgate Ln
Schofield Rd
S-18 Rd
S-17 Rd
Half Price Books
E Mulberry Ave
Allison Park
Avenue A
Eleanor Ave
Victor St
Lucas St
Balcon
Kiddie Park
South Texas Museum of Popular...
Magnolia Ave
Magnolia Dr
Lions Field
Ira Ave
The DoSeum
Sentinel Pointe Apartments
Rd S-18
Graham Rd
Rd S-19
Rd S-16 W
Rd S-12
Artillery Loop
Henry T A
River Rd
Humphrey
The Brackenridge At MidTown
Brackenridge Ave
Beebe Loop
N Pine St
Avenue B
Rd S-3
Artillery Post Rd
Buck Rd
Post Ave
Dunstun Rd
Stanley Rd
JBSA-Sam Houston
Joint Base San Antonio - Fort Sam Houston
Stanley Rd
Taylor


Historic Market Square
Hard Rock Cafe
The Alamo
River Walk Walkway
San Antonio
UTSA Downtown Campus
Tafolla Middle School
VISTA VERDE SOUTH
La Villita Historic Arts Village
LA VILLITA
PSAV
Tower of the Americas
Alamodome
Rosario's
ARSENAL
San Fernando Cemetery Number 1
Blue Star Contemporary
KING WILLIAM
GW Brackenridge High School
LAVACA
LONE STAR
HARRIS
Page Middle School
Little Red Barn Steakhouse
HISTORIC GARDENS
NEVADA STREET
Pittman-Sullivan Park
ARENA DISTR
St. Philip's College
DENVER HEIGHTS
Denver Heights Park
Dawson Park
San Pedro Creek
San Antonio River
Dawson St
E Houston St
E Crockett St
E Commerce St
Montana St
Wyoming St
Dakota St
Nevada St
Martin Luther King Dr
Iowa St
Virginia Blvd
Indiana St
Utah St
Delaware St
Aransas Ave
Denver Blvd
Essex St
Westfall Ave
Frontage Rd
E Drexel Ave
Hammond Ave
Rigsby Ave
Kayton Ave
W Boyer Ave
Lone Star Blvd
St Francis Ave
E Lambert St
Helena St
Lowell St
W Whittier St
Cass Ave
Alvarez Pl
W Baylor St
E Baylor
W Lubbock St
Carle Ave
Oelkers
Bank
E Fest St
Simon St
Probandt
Mockert
Parkrow
Nogalitos St
W Zavalla
Sonora
S Flores St
S Laredo St
S Camp St
S Alamo St
S Main Ave
Nathan St
S Santa Rosa Ave
S Frio St
S Comal
S Leona St
S San Marcos
Tampico St
E Arsenal St
Turner St
Madison St
Pereida St
Cedar St
Mission St
Adams St
E Guenther St
S St Mary's St
Callaghan Ave
Leigh St
Devine St
Sadie St
Delaware St
Florida St
Carolina St
Barbe St
S Presa St
Labor St
Refugio St
Lavaca St
Barrera St
E César E. Chávez Blvd
Bowie St
S Mesquite St
N Mesquite St
S Swiss St
S Cherry St
N Hackberry St
S Hackberry St
S Olive St
S Pine St
Dreiss St
Piedmont Ave
S Palmetto Ave
N Palmetto
St Anthony Ave
S New Braunfels Ave
N New Braunfels Ave
Comeliy St
Vargas Alley
S Gevers St
N Gevers St
N Mittman St
S Mittman St
S Walters
Nopal St
Lux Ln
Potomac St
Gibbs St
Paso Hondo
Belmont
Harding Pl
Dilworth St
Preston Ave
Vine St
Cooper St
Porte
Essex St
Gulf
Canton
Center St
Paul St
Dawson St
Gulf
Cent
Gibb
JEF
HE
E Co
Mart
Vine S
Essex
West
Rigsb
Porte


Friesenhahn Demolition
KOMATSU

6-6

2018 Deconstruction/Salvage Initiative

Benefits/Incentives of Deconstruction

- Reduces carbon emissions
- Increases likelihood of safe abatement
- Reduces demolition waste in landfills
- Increases opportunity for salvage & reuse
- Reduces raw good and water consumption
- Local job generation (trades, retail, etc.)

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Program Potential

- Slow the demolition process down for older homes that may be eligible for historic designation
- Make valuable historic materials more readily available and more affordable
- Reduce landfill waste

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Potential Program Components

- Applied to properties of threshold age (pre-1940)
- Total of 40-50 structures per year (estimated)
- Material salvaging and reclamation program
- Contractor licensing & certification

2018 Deconstruction/Salvage Initiative

Case Studies

- Portland, Oregon
- Milwaukee, Wisconsin
- Houston, Texas

Case Study: Portland, Oregon

"Portland is a recognized leader in sustainability and smart growth. **How older buildings are removed and what happens to the materials matters**… more materials than ever are finding a second use in projects ranging from pubs and restaurants to housing pods for **our most vulnerable populations**. Deconstruction is creating meaningful jobs, minimizing potentially harmful air pollution and helping Portland **meet our carbon reduction goals**. The thoughtful disassembly and salvage of materials for reuse is a prime example of how Portland **continues to grow in a smart and sustainable manner**." – *Portland Mayor Ted Wheeler*

Case Study: Portland, Oregon

Portland's Policy

- Ordinance passed in October 2016
- Applies to single-family and duplex homes constructed 1916 or earlier
- Documentation requirement
- Certified Deconstruction Contractors

Case Study: Portland, Oregon

https://www.youtube.com/watch?time_continue=40&v=9KPkkix1rMo

Case Study: Portland, Oregon

12-Month Report (March 2018): Highlights

- 25% of demolition permits subject to ordinance (80 total permits)
- 70% of building materials reused
- First year diversion of 2,500 tons
- 17 Certified Deconstruction Contractors
- Expansion of deconstruction business
- Trades and apprenticeship programming

Case Study: Milwaukee, Wisconsin

Milwaukee's Policy

- Ordinance adopted December 2017
- Applies to primary dwelling structures built 1929 or earlier or designated
- Documentation requirement
- Diversion goal (85%)
- Deconstruction contractors / consultants

Case Study: Milwaukee, Wisconsin

Case Study: Houston, Texas

Building Materials ReUse Warehouse

- Opened April 2009
- Grant funded, city operated
- Accepts donations for free (tax-deductible)
- Materials available for free to non-profits
- Eliminates landfill fees
- LEED Certification Points

Case Study: Houston, Texas

www.youtube.com/watch?time_continue=226&v=_I2rsziOjvo

2018 Deconstruction/Salvage Initiative

Discussion for San Antonio

- Age / use / typology / location requirements
- Grant program / funding
- Deconstruction training & certification program
- Incentives (financial, time, etc.)
- Reuse requirements (%, $, exemptions)
- Public-private/NPO partnerships
- Promotion and engagement
- Phasing
- *And more*

2018 Deconstruction/Salvage Initiative

Next Steps

- Follow up DAC meeting
- Market & numbers study
- Public input meetings
- City Council Committee
- Adoption process for potential UDC amendments

2018 Deconstruction/Salvage Initiative

Public Input

- Engagement methods; meetings format
- Project webpage (coming soon)