



**MEETING NOTES**  
**FEBRUARY 11, 2016**  
**SAN ANTONIO RIVER AUTHORITY**  
**100 EAST GUENTHER, BOARD ROOM**  
**8:30 A.M.**

**ATTENDING: COMMITTEE AND ALTERNATES-** Ben Brewer, Giorgio Colussi, Michael Cortez, Stella de la Garza, Pat DiGiovanni, Jerry Geyer, Susan Powers, Andi Rodriguez, Trey Whiddon. **STAFF AND CONSULTANTS-** Kerry Averyt, Tony Canez, Steve Graham, Bridget Hinze, Kerim Jacaman, Marianne Kumley, Jeff Mitchell, John Mize, Brice Moczygemba, Suzanne Scott, Steve Tillotson, Stuart Johnson, Lourdes Galvan, Linda Ximenes. **MEMBERS OF THE PUBLIC-** Karen Wheeler, Rosemary Geyer, Darren Ratajski, Paul Castro, Mark Liberatore, Dave Stafford, Kim Miller, Don Mathis, Tony Davila, Anita Fernández R. Ramirez, Emily Bowl, Jose A. Vidal, Beverly Purdy, Larry Stevens, John Dean, Frank Monaco, Leah Thompson, Heath Cover, David Tidwell, Anna Alicia Romero, Patrick Shearer

**WELCOME AND INTRODUCTIONS**

Michael Cortez, Co-chair, called the meeting to order at 8:38 a.m.

Bridget Hinze announced that the Westside Creeks Restoration Oversight Committee (WCROC) voted to move their meetings to the third Tuesday of every other month in order to be able to get the information related to the San Pedro Creek (SPC) on a timelier basis. The committee's meetings before this change would occur before the SPC meetings.

**CALENDAR ITEMS**

- a. San Pedro Creek Subcommittee meeting, March 10, 2016, 8:30 a.m. at 100 E. Guenther, Board Room
- b. Westside Creeks Restoration Oversight Committee meeting, April 19, 2016, 6:00 p.m. at 100 E. Guenther, Board Room

**APPROVAL OF MEETING NOTES FROM JANUARY 14, 2016**

The notes were approved as submitted. Trey Whiddon moved to approve them and Pat DiGiovanni seconded the motion.

**RESULTS OF BEXAR COUNTY COMMISSIONERS COURT ON JANUARY 26 AND CMAR SOLICITATION**

Kerry Averyt, San Antonio River Authority, reported the following:

- There were two court actions: approval of the additional services and the associated

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funding of \$1,969,315 and the approval of the Construction Manager at Risk (CMAR) solicitation document and authorization for SARA to advertise the Request for Qualifications (RFQ) for the selection of a CMAR.

- The nine-month delay due to the revisions to the design resulted in SARA using the CMAR delivery method to get the design and construction back on schedule.
- He reviewed the construction schedule, the benefits of the CMAR delivery method, the evaluation criteria and solicitation schedule for the CMAR. (Please see the presentation for details of these items.)
- In May 2016 they will go to Commissioners Court for approval of Interlocal Agreement between SARA and Bexar County as well as approval of the CMAR award.

SARA will be the project manager and maintain a contract with the design team and the CMAR. This will enable SARA to coordinate the work of the CMAR with the design team.

In response to a question about coordination of the design and construction of the Weston Urban tower, Heath Cover responded from the audience stating he had seen the latest design drawings and was favorable. Mr. Averyt pointed out that the SPC Project would be coordinating with Weston Urban and the W. Commerce Street Project. Construction on some of the bridges may begin in late summer, which might be on W. Commerce Street. The W. Commerce Street Project has been delayed to seek additional funding.

#### **PUBLIC ART PROGRAM UPDATE**

Bridget Hinze, San Antonio River Authority, reported:

- In August at the Commissioners Court meeting, they directed SARA to take the public art program out of the baseline project budget. Since then, they have had time to re-evaluate and re-assess to determine how to structure and organize the program.
- Commissioners Court approved the Public Art Advisory Committee membership in December. Caleb Etheredge is the SPC representative on the committee. SARA will provide support to the committee.
- The committee is working closely with the City's Public Art Program to develop an arts program for SPC.
- She reviewed the committee's functions, membership and schedule to date. (Please see the presentation for additional information.)
- They have decided to use a programmatic approach to the public art, which would allow for permanent and rotating installations. This is an approach that has not been used before in San Antonio. They have created an informal Request for Proposal, since the contract is less than \$50,000, to hire a consultant who will study and assess programs in other locations and recommend a program and funding sources for the SPC's public art program.

Jerry Geyer asked Robert Ramirez, WCROC Co-chair, about the public art program. Mr. Ramirez responded that he had some questions about funding, but that overall it looked like it was moving along okay. He stated he thought there was an obligation to replace the one percent funding for the arts that was removed from the budget. He noted that the commitment to local artists was in place, which was a particular concern of the WCROC members.

## OVERLAY DISTRICT GUIDELINES UPDATE

Ms. Hinze reviewed the design guidelines process for the overlay district along the SPC:

- The design team is working in coordination with the City's Office of Historic Preservation (OHP) to create design standards. Steve Tillotson and Irby Hightower will work to draw up these guidelines, using the existing RIO (River Improvement Overlay) guidelines to apply to the SPC.
- The City is hosting the initial meeting with property owners along the creek on March 1.
- She proposed using time at the March 10 SPC Committee meeting to get feedback from stakeholders.
- Using comments from those two meetings, the team will take recommendations and then have a second stakeholder meeting to present that information. A draft of the guidelines will be available by April 19 and then go before the Historic and Design Review Commission (HDRC), the Zoning Commission, the Neighborhood Livability Committee and City Council for approvals. Anyone can come to these meetings. **Mr. Geyer asked that people be notified of the meetings so there can be community input before it gets too far along in the process.**<sup>1</sup>

When asked for more details about what would be included in the design guidelines, who would have input and who would write them, Steve Tillotson stated that it would include landscape design, architectural character, setbacks and other design elements. The guidelines would follow the RIO format; this addition is being referred to as the "RIO Seven." They will be referring to the Lone Star Neighborhood Plan as they work since some of the neighborhood will be impacted by these guidelines. They will also be referring to the downtown guidelines.

The need to determine land uses was stated as important by a subcommittee member, especially in the downtown area.

A subcommittee member who had been actively involved in the development of the existing RIO guidelines expressed a concern for the compressed timeline. He encouraged SARA to broaden the scope of stakeholders and to get the local chapter of the American Institute of Architects (AIA) involved. He suggested a more extended timeline for the process because it will get a lot of attention and interest. Ms. Hinze stated she would expand the stakeholder list that will be contacted and extend the timeline if deemed necessary after team discussion.

Mr. Tillotson explained they have been asked for an expedited schedule. The design team has done an extensive amount of study of the existing conditions of the creek already and there is work that has already been done. Mr. Tillotson and Mr. Hightower will be synthesizing and reconciling what has already been done. There will be different guidelines for the different sections of the creek since their characteristics vary considerably.

**Ms. Hinze stated she would advise the City's Office of Historic Preservation that there is a desire to expand the process and scope.**

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<sup>1</sup> Text in bold type indicates items that need action.

## **DESIGN ACTIVITY UPDATE**

Jeff Mitchell, Design Team Consultants, provided this update:

- Since December 18, 2015 the architectural team has been working to get the design of the base plan for the revised vision completed.
- The local OHP and the Texas Historic Commission (THC) are reviewing the draft Memorandum of Agreement (MOA).
- He reviewed the schedule for the design and construction. (Please see the presentation for more information.)
- The CMAR will be part of the SPC Subcommittee meetings after May. Everything will be within the purview of the CMAR once it is on contract. SARA will be working with the CMAR to coordinate all the different elements of the project.

## **OTHER ITEMS**

The W. Commerce Street project design is 70 percent complete, but there are not enough funds to do the project as desired. The hope is to expand the road projects around the plaza at Market Square as part of the development of the Zona Cultural. The project will be delayed until the 2017 bond program, so construction will be delayed until late 2017 or 2018, if the bond is approved.

## **ITEMS TO PRESENT TO WCROC**

- Provide the same general briefing as today.

## **COMMENTS FROM THE PUBLIC**

- Dave Stafford, Downtown Residents Association, asked if SARA had established a procedure to expedite things in the event antiquities are discovered during the construction. Mr. Mitchell responded that there would be archaeologists on board to oversee that process.
- Several people commented if the thematic elements would still be changing at every bridge. Ms. Hinze responded that the Public Art Advisory Committee would be looking at that as part of the programmatic possibilities. There will need to be coordination with that and the storytelling component.
- Karen Wheeler, WCROC member commented that she wanted to ensure that the art that went up has some continuity. She checked it out and saw that there is a small number of people who have a say on the public art. She stated it is very important to have people informed. When she saw the things that went up in the Woodlawn neighborhood, she checked and it was only a handful of people who approved it and then it just got carried through and it has no connection with the context. If this is going to go all the way to Rancho de las Cabras, then people have to think about the modern art that has gone up along the River and she would like to slow it down, think about it and not let the 300-year thing get in the way of the legacy we're leaving. What we decide right now will last a long, long time. Mr. Geyer encouraged her to be involved and go to the arts committee meetings. She said that people come here because of its uniqueness and architecture and she would like to not kill the golden goose and hopes people can find it all once they get here.
- Mark Liberatore asked how all these activities mesh with the tricentennial activities. Ms. Hinze informed him that Suzanne Scott has been attending the tricentennial meetings and SPC is involved and is a project for the 300th celebration. She has been in

close coordination with the committee. **Mr. Cortez asked for a presentation by the co-chairs. Ms. Hinze agreed to reach out to them.** Mr. Geyer noted that the County Judge kicked off the celebration to indicate that the SPC is one of the key things that will happen. There is a location on the Tree of Life Plaza, believed to be the original site of Mission San Antonio de Valero, for some public art for the 300th anniversary. And some public art that could go as far north as San Pedro Park and move its way down to downtown. Our contribution should enhance the celebration.

- Don Mathis distributed a flyer about a walking tour of the San Pedro Creek for writers, pointing out historical and cultural sites. The tour is on April 9 at 9:00 a.m.

#### **ADJOURN**

Stella de la Garza moved for adjournment and Trey Whiddon seconded the motion. The meeting adjourned at 10:04 a.m.

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