



August 19, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio
RE: Item 2: 323 S Alamo St./Maverick Plaza
HDRC Case No.: 2020-318
Historic District: La Villita

The Conservation Society of San Antonio has long been involved in Maverick Plaza, especially through our A Night In Old San Antonio[®] held during Fiesta, which provides over half a million dollars to the city each year, including \$377,000 in funding to pave, landscape, and repair Maverick Plaza over the last decade. As a partner with a long-term investment in La Villita improvements, we offer the following comments.

The proposed construction will reduce the public plaza by roughly half, due to new buildings, additional planters, kiosks, outdoor seating areas and a demonstration kitchen. The last design we saw had more usable plaza space. We understand the need to activate La Villita and build on the city's gastronomic designation, but we lament the privatization of public space.

We commend the paving design for Maverick Plaza and encourage bringing it further up Alamo Street to the River Walk access adjacent to the Hilton Paseo del Rio hotel. We encourage extending the paving down Villita Street, to draw attention to the retail shops, enhance activation of the center of the village, and provide continuity to the overall design.

The new entrance and signage at the entrance at Nueva and Alamo should be adapted for use at the entrance at Villita Street and Alamo, where it could be placed vertically on the pylons. This is needed to draw people to the retail tenants of La Villita. An entry should also be included adjacent to the Hilton Palacio del Rio, as was originally included in the Alamo Street "Complete Street" plan. We support the statement of the La Villita Tenants' Association.

The Conservation Society opposes two other elements added since we last saw the design. First are the sycamore trees planted in grates in the center of the Plaza itself, further reducing the usable space. The second are the three oversized planters with integral seating along Alamo Street, which create an unnecessary barrier to bringing tourists into the village.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO


Patti Zaiontz, President

