

HDRC APPLICATION: DETAILED PROJECT DESCRIPTION

30 September 2025

CoSA Project #23-03971: District 3 Aquatics Facility

Mission Marquee Complex
3110 Roosevelt Avenue

Property Information and History

City of San Antonio has set aside funds from the 2022 Bond election for “construction of a new aquatics facility in District 3” on city-owned NCB 7675, Lot 45, Mission Drive-In IDZ Subdivision adjacent to the Mission Marquee, Najim YMCA, and World Heritage Center.

This property, formerly parking for the Mission Theater, is vacant with vegetative cover and no significant trees per city definition. The few remaining improvements from that use consist of minimal and decrepit asphalt pavement, traffic control bollards, and overhead electrical service. The property lies within the Mission Historic District on former Mission San Jose land. City archeology has determined that post-war suburbanization has removed all significant mission-period history from this site and, as such, no contributing resources likely remain.

All utilities required for the proposed facility exist on the property or within adjacent rights of way. Access is available via Mission Plaza Drive with a driveway to be shared with the YMCA (driveway lies on city property).

Development of this property is subject to, and will achieve compliance with, as follows:

- Mission Protection Overlay District-2 (new structures will be below the allowable height restriction. The Najim YMCA and Mission Library, both taller than the proposed new structures, obstruct direct line of sight from the Mission grounds).
- Airport Hazzard Overlay District (new structures for this project will be shorter than the surrounding buildings).
- World Heritage Buffer Zone – South Central Community Plan (D3 allows for Mixed Use to Public/Institutional development).
- International Building, Electrical, and Plumbing Codes
- International Swimming Pool and Spa Code

The property is not subject to:

- River Protection Overlay District (RIO-5 ends at Padre Drive, east of the property).
- Roosevelt Avenue Metropolitan Corridor Overlay District (the MC-1 200-foot zone of influence from Roosevelt Avenue ROW ends west of the project site on Mission Marquee property).
- Traffic study (is not required for Infill Development zoning).

Proposed Development

Rialto Studio and our team of consultants have been tasked to *“Develop and construct a new aquatics facility within available funding to include a swimming pool and associated amenities such as a splash pad”*.

Towards that objective Rialto prepared schematic-level drawings and opinion of probable cost. As costs at that time exceeded funding the scope was changed to delay development of the splash pad in favor of a lazy river. The current design seeks to provide a swimming pool, pool decking, fencing, support buildings, parking, lighting, and landscaping as described below. The Lazy River element is a future phase.

Pool

The pool will provide 3,020 square feet of water surface with a zero-entry child lagoon, accessible entry and egress, sunbathing platforms, lifeguard stations, a rinse shower, a drinking fountain, picnic tables, safety fencing with controlled entry. As the pool will be designated for day use only, lighting will be limited to night-time security concerns.

Buildings

The building architecture draws inspiration from the materials and forms found within the San Jose Mission Overlay Zoning District including the Mission Marquee Plaza located directly across the street from the aquatic facility. Material selections consist of CMU block finished with plaster, glass block fenestrations to allow for natural daylight, sandstone walls at the main entrance and sandstone wainscotting on the exteriors, metal screens, terracotta breeze block, glue laminated wood beams, and standing seam metal roof. The lifeguard office has a flat roof with parapet wall and painted gypsum wall board on interior wall surfaces. All other rooms with exposed CMU block will have a burnished finish to offer durability and minimal maintenance.

The building layout is intended to evoke a compound-style common to the missions with buildings and fencing providing a secured perimeter allowing water play activities to leisurely occur in the protected interior. The entrance gate symbolizes and will function similarly to the historical sally port.

The aquatic facility is approximately 1,490 ft. from the Mission Monument Marker MPOD-2. Given the distance from the MPOD-2 and measuring a 2% slope from the monument marker, the maximum allowable height is 30'-0". The height of the aquatic facility is expected to be 19'-0" and the square footage is 1,915.

Support buildings for the facility will be Code compliant and will include a lifeguard office, storage, IDF room, mechanical room, chemical storage, and public restrooms.

- Men's and women's restroom/changing rooms will include seating benches and infant changing tables.
- Two family/adult rooms will each contain a toilet, hand washing sink, and rinse shower. One will contain an infant changing station while the other will contain an adult changing station.
- An adjoining mechanical room will house pumps and pool equipment and will be sized to accommodate additional equipment to support future pool upgrades. All portions of the restroom/mechanical building will be passively ventilated and will contain lighting. A chemical treatment and storage room in the mechanical room will be portioned from floor to ceiling and actively ventilated.

- The detached lifeguard station will be positioned at the pool entrance and have a roll-up, concessions-type window and countertop to receive patrons. In addition, lockers, refrigerator, microwave oven, bistro table and chairs will be added for staff accommodation along with one phone line and one dedicated emergency phone line, data communications wiring and Wi-Fi service (a weather-conditioned room with separate access will house IT equipment). Also included in the building will be a storage room for keeping pool equipment during the off-season.

Parking

The project will provide 21 new vehicle parking spaces (IDZ requirement as currently designed requires a minimum of 19) and eight bicycle spaces. Available space after the pool construction will accommodate additional parking spaces or recreational activities expansion. New parking lot lighting will support nighttime use of the parking areas as a convenience to surrounding venues.

Landscaping

As no trees exist on the property, the City Code will require, at minimum, thirty-nine new trees. To further emphasize a park-like setting another fifty trees will be provided by the city's Tree Mitigation Fund. As a result, this facility will be more heavily wooded than the surrounding venues. These new trees, combined with elevated landforms will provide a green backdrop and park atmosphere to the Mission Marquee neighborhood. Berming with salvaged and repurposed construction spoils will provide a rolling landscape intended to improve drainage, visually screen the new parking, and provide elevated reclining spaces for viewing movies-in-the-park.

Conclusion

As the initial development on this land parcel the project will function as and has been designed to be an anchor facility. Access, parking, utilities, and landscaping are being developed around placeholders for potential future uses such as a splashpad, lazy river, parking expansion, and/or outdoor recreational spaces. The design intent is to align with the surrounding development and honor the history of the neighborhood while providing public water play recreation in an area of town previously overlooked for such equity.