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INTERNATIONAL AIRPORT

June 7, 2024

Shanon Shae Miller, AICP
City Historic Preservation Officer and
Director of Office of Historic Preservation (OHP)
City Tower, 100 W. Houston St.
San Antonio, TX 78205

Subject: San Antonio International Airport, San Antonio, TX
Historic and Design Review Commission (HDRC) Application
Conceptual Design SAT Terminal Development Program

Dear Shanon,

Please find attached for your review the San Antonio Airport System's (SAAS) application for the Historic Design Review Committee (HDRC) consideration. We greatly appreciate the HDRC focus on this very important project. As we have previously discussed, this Terminal Development Program (TDP) is the largest capital program undertaken by the City of San Antonio and is of critical importance to the Community, the Airport, the City of San Antonio, the Region, and its economic growth, development, vitality, as well as the National Airspace System.

The TDP encompassed dozens of cores and enabling projects that will:

1. Improve the customer experience and level of service by right sizing the terminal complex.
2. Provide much-needed critical infrastructure improvements to aging terminals to increase their useful life and provide renewed vitality to the facilities; and
3. Add a new terminal that provides parking positions for larger aircraft to further serve international destinations, while offering sustainable, resilient, and efficient facilities to the Airport and City to meet future demand.

The proposed project has evolved throughout the advanced planning and design phases. The current Proposed Project concept is presented in the application packet on Slide 8, for your reference.

City of San Antonio Aviation Department | 9800 Airport Boulevard, San Antonio, Texas 78216 | FLYSANANTONIO.COM

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We appreciate the collaboration to date on this critical program between our departments. Please do not hesitate to call or reach out with any questions.

Sincerely,

Tim O'Krongley, A.A.E., IAP, IACE
Aviation Deputy Director

City of San Antonio Office of Historic Preservation (OHP). Historic and Design Review Commission (HDRC) Application

Conceptual Design SAT Terminal Development Program

June 2024

RS&H CORGAN LAKE | FLATO

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June 7, 2024

City of San Antonio
Office of Historic Preservation
100 W. Houston St.
San Antonio, TX 78205

RE: San Antonio Airport System
San Antonio International Airport, Terminal Development Program
Historic and Design Review Commission (HDRC) Application

This application supplement provides information to support the HDRC in their review of the Conceptual Design for the Terminal Development Program (TDP) at the San Antonio International Airport (SAT).

This supplement provides the vision and design theme for the SAT TDP, project description for the SAT TDP (Proposed Project), Proposed Project exhibit, and following appendices:

- Appendix A – Airport Property Map, TDP Site Plans, and TDP Site Photos
- Appendix B – TDP Conceptual Development and Architectural Drawings
- Appendix C – Historic Resources Survey
  - Attachment A – SAT Historic Survey Report
  - Attachment B – Peer Review
- Appendix D – Structural Engineer Assessment of Building 1322

Project Description - Overview

The San Antonio International Airport (SAT) is a major economic engine and critical transportation hub for the San Antonio region. Over the years, San Antonio International Airport has experienced substantial continued growth in passenger demand and operational activity. To meet the existing and future needs of the greater San Antonio area, SAAS is embarking on a program that provides facilities that will efficiently accommodate forecast increases in enplanements and airport operations at an adequate level of service.

The future development of SAT creates a gateway for passengers into a world-class airport that exemplifies the unique sense of place manifesting the heritage and history of the City of San Antonio while creating a human-centric passenger experience and efficient operations to meet the demand of 21st century air travel.

Project Description - Overview

The City of San Antonio (CoSA) and the San Antonio Airport System (SAAS) recognized the need to create a long-term strategic plan to guide the growth of the airport. This plan, named the Advanced Terminal Planning Program (ATPP) provided a strategic approach to implementing a series of projects to expand and improve SAT facilities and enhance the overall user experience.

In 2022, SAAS staff along with aviation partners developed a Project Design Manual (PDM) to provide an overview of the capital investment program, including its goals, objectives, recommended design criteria, preferred development options, expected costs, and schedule for implementation. The final PDM was issued to SAAS on June 9, 2023.

Project Description - Design

A key component of the New Terminal project is the entry sequence from the Terminal Drive to the building itself called ‘The Paseo’, which directly translated means ‘a slow, idle, or leisurely walk or stroll; a public place or path designed for walking.’ San Antonio is uniquely known for its Paseo del Rio, also commonly known as the River Walk, which has transformed the urban fabric with lush greenery and a vibrance of people and culture. The story of the River Walk and its cultural significance to the people of San Antonio is encompassed in the terminal’s Paseo which serves as an introduction and glimpse for those arriving to the city.

There are multiple key themes that the terminal building itself encompasses which include the representation of the San Antonio culture and history with its vibrant expression of colors, materiality that reflects the rich texture and neutral tonality of the Central Texas landscape, and the curation of a cohesive, yet unique experience at each level of the terminal.

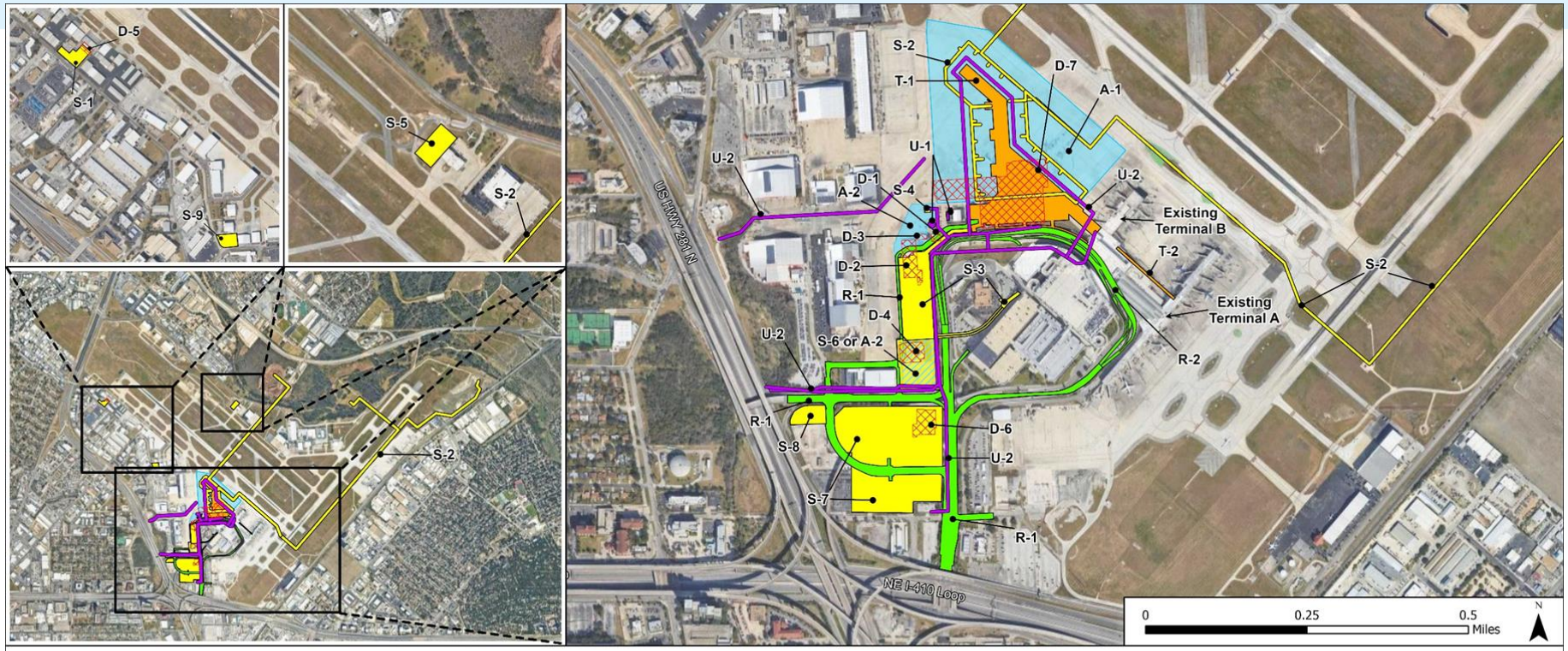
Project Description - Design

To elaborate, the first level is known as the Rio (River), in conjunction with the Paseo landscape concept, and is a highly textured experience with deep colors and tones such as dark wood, deeper green hues, and limestone cladding on feature walls. The second level, called the Calle (Street), exhibits a refined aesthetic with finer textures and vibrant materiality and color. Departing passengers begin their journey curbside, passing through a high-volume space with ample natural light that shines on the finishes, icons, colors, and artwork that reflects the local area. As they enter the airside through security, they encounter the Mercado, representing the pinnacle of the experience with its display of colorful, energized collection of spaces with a neutral, textural material backdrop. The third level, the Terraza (Terrace), possesses a light and airy feel, with a subdued look that is expressed through reduced texture and lighter-colored materials, such as blue tones. The cohesive look and feel of the building is maintained throughout, with tie-ins to the planting and natural material palette.

SAT Terminal Development Program

Environmental Assessment: Description of Proposed Project

The Proposed Project includes 26 project components. These project components are associated with demolition, airfield, terminal, roadway, support, and utility projects. In addition to the specific utility improvement project components, each airfield, terminal, roadway, and support project component would have improvements to the utilities that provide service to that project component. The proposed project has evolved throughout the advanced planning and design phases. The current Proposed Project concept is presented in the application packet on Slide 8, for your reference.



Legend

Demolition Projects

- D-1: Demolition of Existing Badging and ID Office (Building 1322)
- D-2: Demolition of Hangar 4 (Building 1316)
- D-3: Demolition of San Antonio Police Department Building (Building 1320)
- D-4: Demolition of Hangar 6 (Building 1312)
- D-5: Demolition of Airside Operations Building (Building 1039)
- D-6: Demolition of Existing FlightSafety International Facility (Building 1290)
- D-7: Demolition of "Purple" Lot Parking Barriers, Fencing, and Controls

Airfield Projects

- A-1: Construction of New Terminal Commercial Aircraft Apron
- A-2: Relocation of Remain Overnight (RON) Aircraft Parking Positions

Terminal Projects

- T-1: Construction of New Terminal
- T-2: Construction of Terminal A / B Connector

Roadway Projects

- R-1: Construction of Airport Access Roadway Improvements
- R-2: Construction of Terminal Curbside Roadway Improvements

Utility Projects

- U-1: Upgrade to Central Utility Plant (CUP)
- U-2: Upgrade to Utility Corridor

Support Projects

- S-1: Construction of New Public Safety Building
- S-2: Construction of Fuel Hydrant System and Transmission Lines
- S-3: Construction of New Parking Structure and Ground Transportation Center (GTC)
- S-4: Construction of New Triturator
- S-5: Construction of Office Support Building
- S-6 or A-2: Construction Staging Area or Remain Over Night Aircraft Parking
- S-7: Expansion of Economy Parking Lot
- S-8: Temporary Trailer Farm
- S-9: Construction of New Badging Office

RS&H *Environmental Assessment*
San Antonio International Airport

Proposed Project

SAT Terminal Development Program

Facility Demolition Projects

The following seven project components are enabling projects that must be completed to allow for construction of other project components.

Project D-1: Demolition of Existing Badging ID Office (Building 1322)
The existing badging office would be demolished to provide space for a new parking garage structure, the Ground Transportation Center (GTC) for taxi, shuttles, Uber and Lyft and the loading dock access road (Project S-3). A new Badging ID Office would be constructed as a supporting project (Project S-9).

Project D-2: Demolition of Hangar 4 (Building 1316)
The existing Hangar 4 would be demolished to provide space for the expansion of Remain Over Night (RON) aircraft parking positions (Project A-2), construction of a new parking garage structure and Ground Transportation Center (Project S-3), and airport access roadway improvements (Project R-1). Hangar 4 is mostly empty. The remaining equipment would be moved to a new Public Safety Building (Project S-1).

Project D-3: Demolition of San Antonio Police Department Building (Building 1320)
The existing San Antonio Police Department Building would be demolished to provide space for the expansion of Remain Over Night (RON) aircraft parking positions (Project A-2) and airport access roadway improvements (Project R-1). New Police Department offices would be constructed within a new Public Safety Building (Project S-1).

SAT Terminal Development Program

Project D-4: Demolition of Hangar 6 (Building 1312)
The existing Hangar 6 would be demolished to provide space for airport access roadway improvements (Project R-1) and either a construction staging area (Project S-6) or expanded Remain Over Night (RON) aircraft parking positions (Project A-2). Hangar 6 is currently vacant and would not be replaced.

Project D-5: Demolition of Airside Operations Building (Building 1039)
The existing airside operations building would be demolished to provide space for its reconstruction to include the new public safety building (Project S-1).

Project D-6: Demolition of Existing FlightSafety International Facility (Building 1290)
The existing FlightSafety International facility would be demolished to provide space for the expansion of the economy parking lot (Project S-7). The existing facility is vacant and would not be replaced.

Project D-7: Demolition of "Purple" Lot Parking Barriers, Fencing, and Controls
The existing parking barriers, fencing, and parking control structures in the abandoned former employee parking "purple" lot would be demolished for the construction of the new terminal (Project T-1).

SAT Terminal Development Program

Airfield Projects

The following two project components are associated with improvements to airfield pavements for the purpose of aircraft parking and movement.

Project A-1: Construction of New Terminal Commercial Aircraft Apron

The commercial aircraft apron would be constructed to support the new terminal (Project T-1) and provide pavement for aircraft arriving to, parking at, and departing from the new terminal.

Project A-2: Relocation of Remain Overnight (RON) Aircraft Parking Positions

Existing RON aircraft parking positions would be relocated to the west side of the existing terminal complex to provide space for the construction of the new terminal.

SAT Terminal Development Program

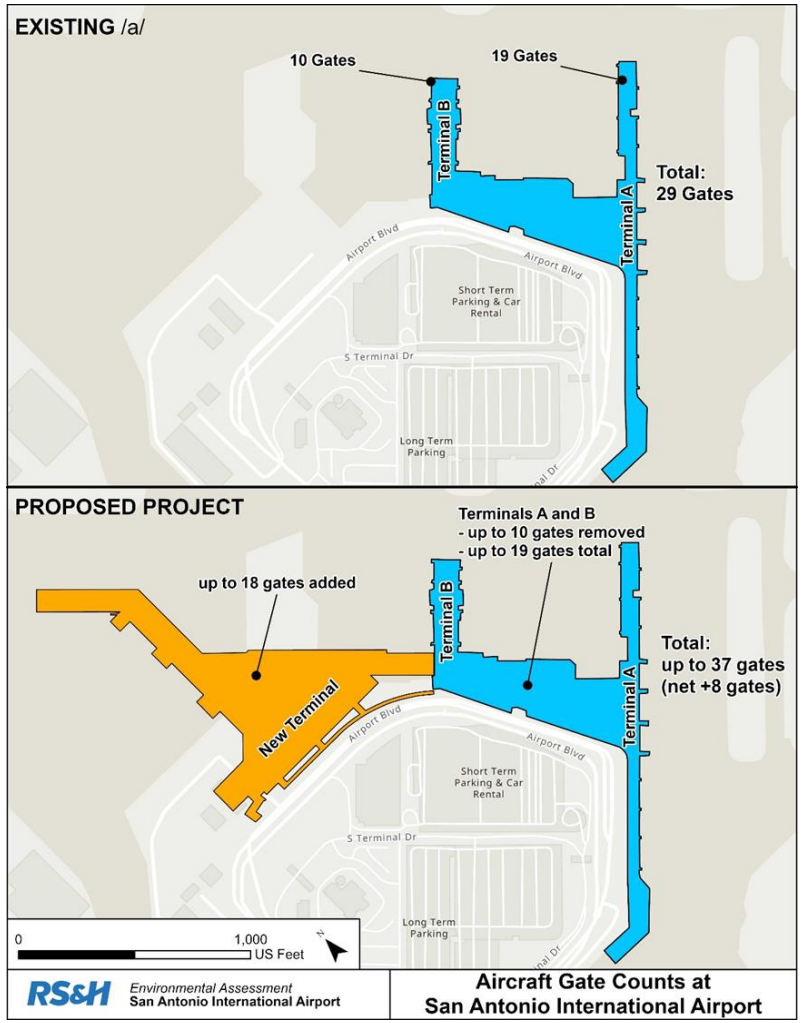
Terminal Projects

The following four project components are associated with the construction of the new terminal and improvements to other terminals at SAT.

Project T-1: Construction of New Terminal

The construction of the new terminal would result in up to an additional 18 narrowbody gates at the Airport, three of which would be swing gates capable of use by widebody aircraft. The new terminal would be constructed northwest of the existing Terminal B. Refer to **Exhibit 2** for changes in aircraft gates and new gate locations.

EXHIBIT 2



SAT Terminal Development Program

Project T-2: Construction of the Terminal A / B Connector
This connector would be a bridge that provides secure access between the existing Terminal A and Terminal B on the Departures level (Level 2).

Project T-3: Reconfiguration of Terminal A
Terminal A would be reconfigured in order to accommodate the relocation of the Security Screening Check Point (SSCP) and removal of up to 8 gates within the Terminal to improve airside concessions and circulation.

Project T-4: Reconfiguration of Terminal B
Terminal B would be reconfigured to accommodate the new Terminal A and B connector, additional concession space, and new baggage handling system conveyors to connect Terminal B to the new terminal. Up to two gates would be removed to accommodate the new terminal.

SAT Terminal Development Program

Roadway Projects

The following two project components are enabling projects that are associated with supporting the construction of the new terminal.

Project R-1: Construction of Airport Access Roadway Improvements

The Airport access roadway would be reconfigured to increase roadway efficiency, reduce congestion, improve access points into the existing parking lots, and create a central flow of inbound traffic to the Airport terminals.

Project R-2: Construction of Terminal Curbside Roadway Improvements

In conjunction with the improvements to the Airport access roadway (Project R-1), this project component would include the construction of the new terminal curbside roadway on both the departure and arrival levels.

SAT Terminal Development Program

Support Projects

The following eight project components are enabling projects that are associated with supporting the construction of the new terminal.

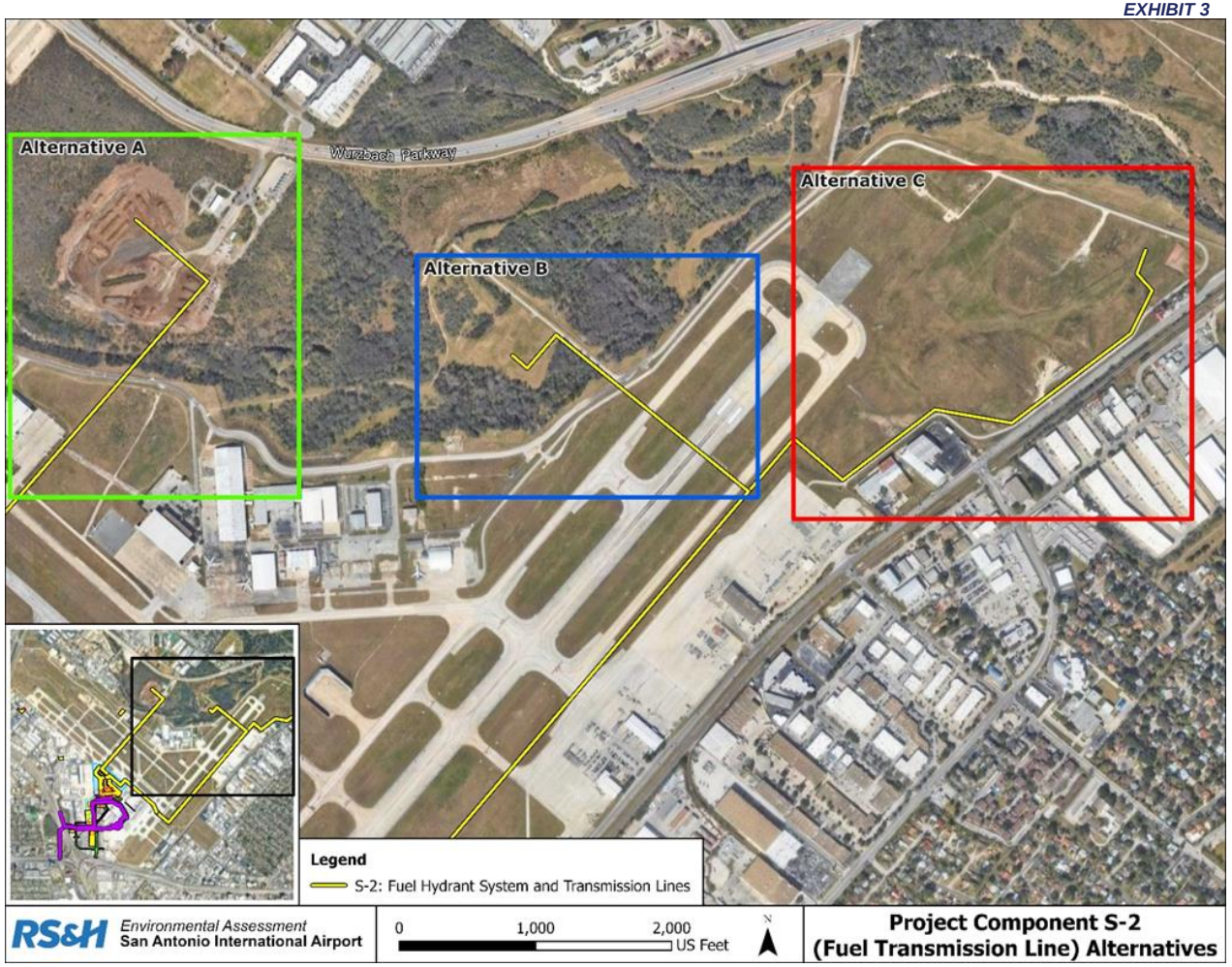
Project S-1: Construction of New Public Safety Building

A new public safety building would be constructed in order to support the expansion of functions and facilities necessary to accommodate the new terminal.

Project S-2: Construction of New Hydrant Fuel System and Transmission Line

A new hydrant fuel system would be constructed to support the operation of aircraft at the new terminal. Hydrant fuel transmission lines would connect the system to a new fuel storage facility. The SAAS is conducting a siting analysis to initiate design, and for the purposes of this EA, three alternatives for the transmission line routes will be considered, identified as Alternatives “A”, “B”, and “C” on **Exhibit 3**.

EXHIBIT 3



SAT Terminal Development Program

Project S-3: Construction of New Parking Structure and Ground Transportation Center (GTC)
A new parking structure and GTC would be constructed north of Dee Howard Way and west of Airport Boulevard. A ramp would be constructed to connect the existing parking area to the upper level of the GTC. The new parking structure and GTC would connect passengers to the new terminal with a covered extended walkway.

Project S-4: Construction of New Triturator
A new triturator would be constructed to accommodate the additional demand in the new terminal and be located west of the existing Central Utility Plant.

Project S-5: Construction of Office Support Building
A new building would be constructed to accommodate space needed for office operations at the Airport during the demolition of the existing badging office (Project D-1) and airside operations building (Project D-5) and construction of the new public safety building (Project S-1).

Project S-6: Use of Construction Staging Area
A construction staging area is proposed that could be used for staging any of the other project components of the Proposed Project. This construction staging area would be located north of Dee Howard Way and west of Airport Boulevard and may later be converted into RON aircraft parking positions (Project A-2). In addition, it is likely for there to be construction staging areas set up within the vicinity of each project component during their prospective construction periods.

SAT Terminal Development Program

Project S-7: Expansion of Economy Parking Lot
The economy parking lot would be expanded and reconfigured to support the construction of the new terminal and airport access roadway improvements, and to accommodate forecasted demand.

Project S-8: Temporary Trailer Farm
A temporary trailer farm would be constructed to accommodate space needed for office operations at the Airport during the demolition of the existing badging office (Project D-1) and airside operations building (Project D-5) and construction of the new public safety building (Project S-1).

Project S-9: Construction of New Badging Office
A new badging office would be constructed in order to support the expansion of functions and facilities necessary to accommodate the new terminal. The project would renovate an existing building and add necessary parking.

SAT Terminal Development Program

Utilities and Infrastructure Projects

The following two project components are enabling projects that support the operation of the new terminal.

Project U-1: Upgrade to Central Utility Plant (CUP)

The CUP would be upgraded to support the increased capacity load from the construction of the new terminal and continued service to Terminal A and B.

Project U-2: Upgrade to Utility Corridor

The utility corridor would be upgraded to increase the capacity/size and location of existing utility infrastructure so it may accommodate the increased demand from the addition of the new terminal. Upgrades would be focused on sanitary, storm, and water utility infrastructure.