

VIEWSHED PRESERVATION PLAN

EXHIBIT (C)

Mission Drive-In Theater Redevelopment VIEWSHED PROTECTION PLAN – City of San Antonio

The intent of the Open Space Protection Standards is to insure that critical views of and from Mission San Jose Church and the Mission Drive-In Theater Marquee are protected from visual encroachment by new development of buildings, structures and plantings; and that the historicity of the spatial landscape related to Mission San Jose and the Mission Drive-In Theater remain unobstructed and protected from development.

1. Applicable Development Codes
 - 1.1. The Mission Drive-In Theatre Site Redevelopment Plan shall comply with the CoSA UDC Section 35-207 Traditional Neighborhood Development Use Pattern and all applicable and related provisions of the UDC.
 - 1.2. The Mission Drive-In Theatre Site Redevelopment Plan is within the CoSA Mission Historic District and RIO-4. The design of buildings and site improvements shall require approval by the CoSA Historic and Design Review Commission.
2. Parcels are as depicted in Plate 1 and described as follows:
 - 2.1. Parcel A - 5.06 acres dedicated open space to provide a buffer and view corridor.
 - 2.2. Parcel B - 4.02 acres for use as the CoSA Mission Branch Library.
 - 2.3. Parcel C – 1.13 acres for commercial development.
 - 2.4. Parcel D – 0.56 acres dedicated open space to maintain the historic setting of the Mission Drive-In Theater Marquee.
 - 2.5. Parcel E – 0.74 acres for commercial development.
 - 2.6. Parcel F – 1.28 acres dedicated open space to maintain the historic setting of the Mission Drive-In Theater Marquee.
 - 2.7. Parcel G – 3.28 acres for mixed-use development.
 - 2.8. Parcel H – 5.74 acres for mixed-use development.
3. The Viewshed Protection Plan applies to Parcels A, B, C, D, F, and I. Graphic and dimensional references to the Scenic Buffer and View Corridor are illustrated in Plate 2: Scenic Buffer and Historic View Corridor; and references to the South and North Viewsheds are depicted in Plate 3: South View Shed, Plate 4: View Shed Section; and Plate 5: North View Shed.
4. The intent of the Scenic Buffer – Zone 1, is to protect the northern edge of the San Antonio Missions National Historic Park – Mission San Jose from encroachment and be developed only as a landscaped and park area. The intent of the View Corridor – Zone 2, is to establish a clear view of Mission San Jose from Padre Drive, thereby enhancing the visual qualities and to provide open space for pedestrian and bicycle linkage from the San Antonio River to Mission San Jose.
 - 4.1. Limits of the Scenic Buffer and Historic View Corridor are delineated in Plate 2.
 - 4.2. There will be no buildings within the scenic corridor.
 - 4.3. The engineering and landscape design for Parcel A shall be implemented through CoSA and in consultation with the San Antonio Missions National Historical Park, including, but not limited to trails, paths, bridges, landscaping materials, drainage features, signage, lighting, site furnishings, construction materials, assemblies and any component that has impact from public view.

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5. The intent of the South Viewshed – Area A, is to protect the visual qualities of the setting and image of Mission San Jose as traveling southbound on Roosevelt Avenue.
 - 5.1. Limits of the South Viewshed are delineated in Plates 3 and 4.
 - 5.2. No buildings are allowed in the No-Build – Area A.
 - 5.3. Buildings within Parcel C of the Controlled Build – Areas B and C, shall not exceed a nominal 20 feet in height and no portion of the building, roof or accessory shall extend above elevation 594.0 feet ASL (above mean sea level)
 - 5.4. Buildings within Parcel B in the Controlled Build – Area C, shall not exceed a nominal 35 feet in height and no portion of the building, roof or accessory shall extend above elevation 611.0 feet ASL (above mean sea level).
 - 5.5. All landscaping materials and site components shall not exceed the graduated height restrictions according to their Range as shown in Plate 4-Section A-A. Height of planting materials is defined as the maintainable height of a mature specimen.

6. The intent of the North Viewshed – Zone 4, is to maintain the visual qualities of the setting and image of the Mission Drive-In Theatre as traveling northbound on Roosevelt Avenue.
 - 6.1. Limits of the North Viewshed are delineated in Plate 5: North View Shed.
 - 6.2. The primary intent of this Viewshed is to control the appearance of the building roofs and roof areas adjacent to the marquee/screen structure.
 - 6.3. Any roof mounted equipment shall be screened with opaque architectural walls;
 - 6.4. Roof penetrations for pipes, vents, or other components shall be jacketed or enclosed with materials and assemblies that mask any utilitarian appearance and blend with the surrounding roof.
 - 6.5. Flat and low-slope roofs shall be screened from view with opaque architectural walls. Exception is allowed for arcade and gallery roofs that have metal panel, clay tile or cement tile roof coverings.

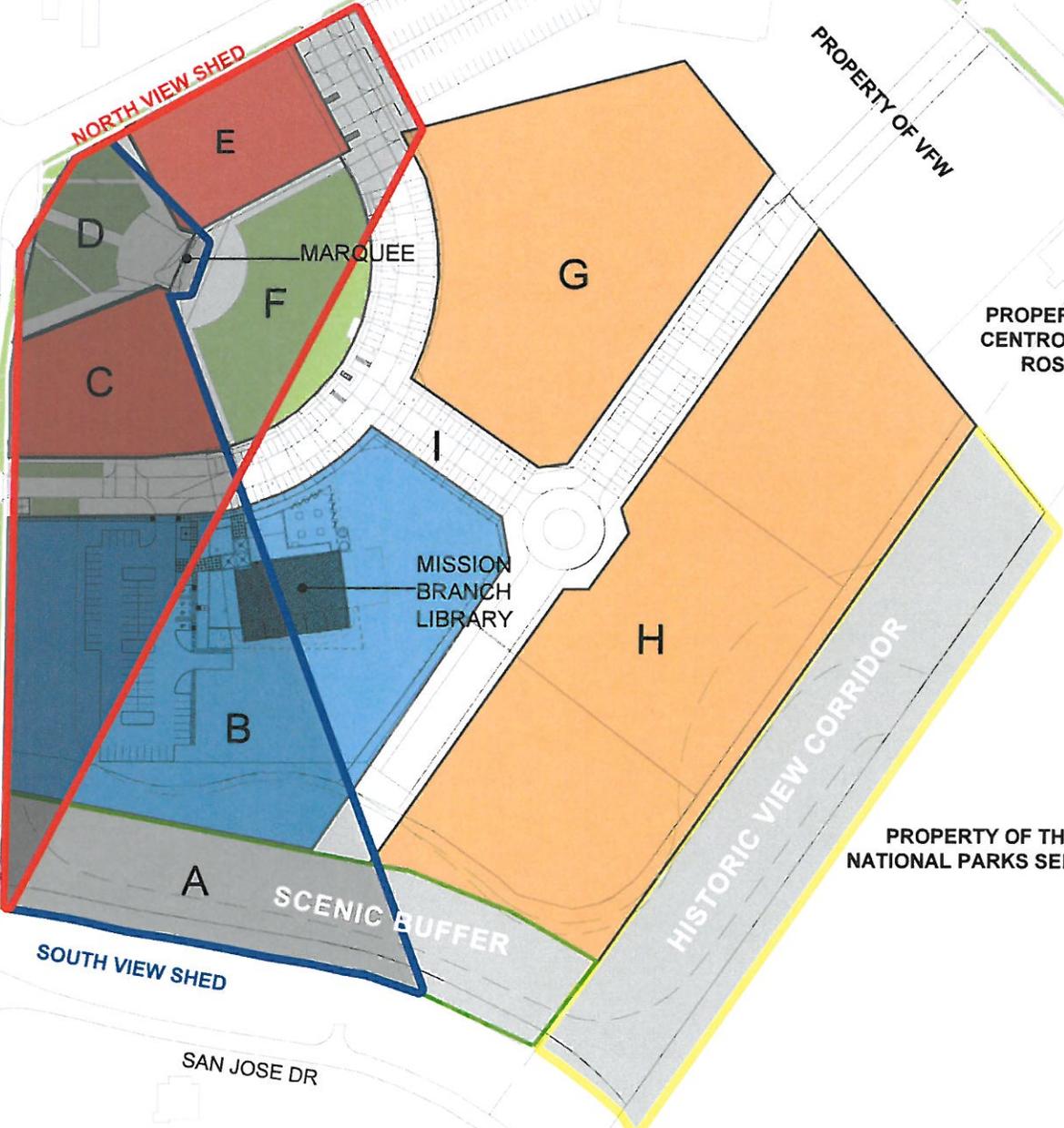
ROOSEVELT AVE

VFW BLVD

PADRE DR

NORTH VIEW SHED

PROPERTY OF VFW



PROPERTY OF THE CENTRO CULTURAL ROSA CRUZ

MISSION BRANCH LIBRARY

SCENIC BUFFER

H

PROPERTY OF THE NATIONAL PARKS SERVICE

MISSION SAN JOSE
SAN ANTONIO MISSION NATIONAL HISTORICAL PARK

SAN JOSE DR

MISSION DRIVE IN THEATER
REDEVELOPMENT

1" = 200'
05.12.2011

Plate 1 Parcel Map





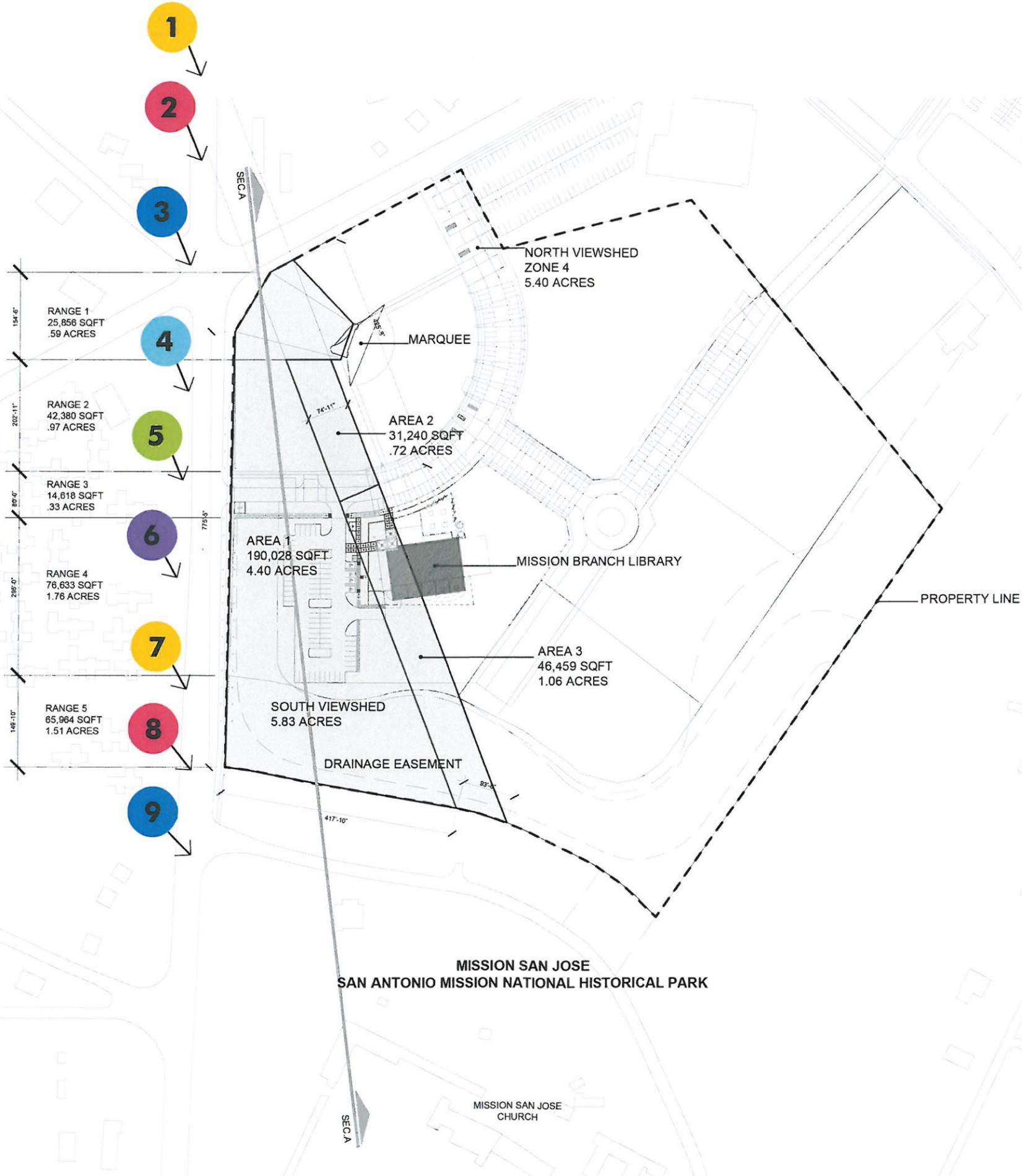
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MISSION DRIVE IN THEATER
 REDEVELOPMENT
 1" = 200'
 05.12.2011



Plate 3 South View Shed