



Villa Lagunilla (Town Lake)

Imagining a small town lake as a neighborhood park for downtown residential growth and a blossoming creative class, Villa Lagunilla offers physical and visual respite, movement, and anchors an expanded riparian habitat.

History/Context

- Northernmost reach - begins at tunnel inlet structure; ends downstream at Travis Street
- Feels park-like because of grassed margins and trees
- Historically noted for its "old adobes"
- First acequia for presidio may have originated in this area
- Part of two earliest suburbs of Villa de San Fernando: Barrio Del Norte (east); Laredito (west)
- Creek channeled in 1920's; developed as a greenway/neighborhood park space between Laredo and Camaron Streets
- Early Settlement
 - Fox Field – previously, Celso Navarro House (relocated to the Witte Museum)
 - "Little Italy" - centered on the St. Francis of Assisi Catholic Church and Franklin Square, now Columbus Park
- Industrial Enterprises / Institutions
 - Menger Soapworks
 - Main High School (Fox Tech)
 - Robert B. Green County Hospital
 - International Institute

Current Area Composition

- Creek buried between Elmira Street and Five Points during construction of IH10
- Low-rise apartments along the west bank
- Fox Tech High School athletic facilities on east side
- Rear commercial service yards
- Surface parking lot
- Some, modest single-family houses on Kingsbury Street

Visioning: Concept Plan

- Tunnel inlet structure to be transformed into the north gateway to creek and downtown
- Small town lake as a neighborhood park for downtown residential growth
- Offers physical and visual respite, movement - anchors an expanded riparian habitat
- Prime for redevelopment with increased urban density
- Creates park space to increase quality of urban life, value of revitalization



Salon de Alameda (Alameda Venue) y Agua Antigua (Ancient Water)

Anchored by the Alameda Theatre, the creek provides spaces for both programmed and spontaneous music performance yielding a vibrant space with robust water character.

Flowing through the center of the city for centuries, breathing life into the urban core, the waters of Agua Antigua possess a silent wisdom.

History/Context

- Bounded by Travis Street (north), Dolorosa Street (south), Calder Street (east), Alameda Theater expansion (south)
- Early Settlement
 - c.1719 Presidio de Bejar
 - Overlays c.1731 Villa de San Fernando Townsite
 - Early suburbs of Barrio del Norte and Laredito
 - Formed defensive barrier from western wilderness
 - Developed as a series of small porciones for cultivation and homesteads
 - Water supplied via acequia de Laredito (approx. Laredo Street)
- Industrial Enterprises / Institutions
 - Alamo Brewery - occupied the city parking lot between the creek and Camaron
 - Except for colonial Spanish Governor's Palace, presidial structures were replaced 19th/early 20th century with commercial buildings
 - Continental Hotel (current Metro Health Building) - fine example of Italianate Architecture
 - Steves Lumber yard - occupied much of the west bank
 - Dean Steel Company - began operations in the Spanish Governors Palace, prior to restoration as historic site/museum.
- Between Commerce and Dolorosa, creek had at least five bridges for service access between Calder and west bank

Current Area Composition

- Alameda Theatre: built 1949
 - Important cultural venue in Latino Community
 - New stage/ back of house – scheduled to reopen in 2014
 - Even with improvements, limited lobby spaces and linkage with front/back of house
 - Downstream of Houston Street, channel width is reduced to 17' - partially covered by the theatre fire exit walkway along the west bank
 - Steel beams span between the concrete theatre foundation wall and east stone channel wall – obstructs views of the creek, constrains stormwater flow
- Foundation of the Dollar General store building cantilevers over the channel wall on west bank
- Severely constrained, especially challenging area of the creek: 20' wide between Travis and Houston Streets
- Neglected, marginally interpreted: Calder Street functions/looks like a service alley
- Private bridges for building services and loading



- Remaining areas are parking lots owned/leased by City; west bank lot owned by Christus Santa Rosa
- H&H model indicates this 100-year flood plain covers larger area than FEMA's flood plain

- Within NR Main and Military Plaza Historic District (area between Dolorosa and Nueva Strs.)

Visioning: Concept Plan

- Alameda Theatre will serve to anchor area
- Spaces for programmed and spontaneous music performance
- Active/vibrant space with robust water character
- Improve setting for Spanish Governor's Place
- New urban open space on west bank between Commerce and Dolorosa
- Heart of Historic portion of the creek



El Merodeo (the Meander)

Emancipating the original meandering waters of the creek, Merodeo allows a deep embrace of the banks in an authentic playful manner.

History/Context

- Bounded by Dolorosa Street (north), Flores Street (east), Cesar Chavez Blvd (south), Laredo Street (west)
- Original 1731 Villa de San Fernando Townsite (northern area)
- Part of Barrio del Sur (southern area – east bank) and Part of Laredito (west bank)
- Within NR Main and Military Plaza Historic District (area between Dolorosa and Nueva Strs.)
- Early Settlement
 - Cultivated porciones and small homesteads
 - Navarro Historic Site - early 19th century building compound
- Industrial Enterprises / Institutions
 - c.1917 MKT train station – rail spurs extended on both banks of the creek to support commercial uses
 - Surviving handful of commercial and light industrial buildings along Flores and Laredo
- Much of area's architectural was razed through HUD urban renewal program to create 1960's City police headquarters, jail – and later, County parking structures, hotels along Cesar Chavez

Current Area Composition

- From Dolorosa south, creek is 20' wide
- Course is straight and breaks only at the Nueva and Graham Street bridges
- East bank cleared, has interim parking lot and grassed area for future development
- West bank is developed, County-owned properties - includes high-rise correctional facility
- South of Nueva
 - County-owned parking structures line east bank
 - City-owned property - soon to be GSA property and site of the future U.S. Courthouse.

Visioning: Concept Plan

- Reconstitute a meandering quality of the creek
- Slightly higher elevation differences between Dolorosa and Cesar Chavez allow for small waterfalls or rapids
- Pedestrian linkage to the Navarro Historic Site
- High-bank paseo continues south across Nueva to avoid the County parking garage exit ramp
- Merodeo allows a deep embrace of the banks in an authentic playful manner



Canal Principal (Main Channel)

By dismantling portions of the culvert to create an entirely new waterscape for people and wildlife while preserving its basic engineering value, Canal Principal reconnects water and urban space as a place for family, recreation and wellness.

History/Context

- Bounded by Cesar Chavez Boulevard (north), Flores Street (east), Arsenal Street (south), Laredo Street (west)
- Early Settlement
 - Post-Civil War: redeveloped along Laredo and Flores Streets for agricultural, residential, commercial uses - and railroad
- Industrial Enterprises / Institutions
 - East of Flores was developed as the U.S. Arsenal
 - By 1917, MKT Railroad extended rail lines along creek for passengers and freight to Durango Street - creek was channeled into an underground concrete culvert and paved over
 - Post-WWII: MKT railroad closed operations, facilities were demolished in 1965
 - Durango Street was extended across the San Antonio River for HemisFair 68 traffic circulation
 - Property redeveloped for hotels in the 1970's and 80's
- Original concrete culvert replaced by the existing larger culvert
- Outlet structure for San Pedro Creek bypass tunnel, completed in 1996

Current Area Composition

- Creek is in a concrete culvert for most of its length
- Paved over with asphalt beginning at Cesar Chavez Blvd
- Culvert continues under paved drives and parking areas
- Four channels of culvert are about 11'x11' each; inline and within two parallel drainage easements
- Arsenal Street crosses the culvert - no bridge structure
- Culvert daylights several hundred feet south of crossing into a wider concrete channel at the bypass tunnel outlet structure.
- Small check dam serves to divert some water flow into bypass tunnel (allows water recirculation)
- Several hotels along creek
- Influx of visitors in this stretch
- Residences also within close proximity
- Marginal pedestrian connections ("automobile islands")
- East bank commercial properties are backyards and service areas, or paved parking areas

Visioning: Concept Plan

- Dismantling portions of the culvert to create new waterscape for people and wildlife
- Preserve basic engineering value
- Canal Principal reconnects water and urban space as a place for family, recreation and wellness



Camp Abajo (lower Field)

Identified in the WROC study as an emerging arts district, the Campo Abajo area is envisioned to fuse a cool creative vibe between culture and landscape.

History/Context

- Bounded by Guadalupe Street (north), Flores Street (east), South Alamo Street (south), Laredo Street (west)
- Early Settlement
 - Known as “labores de abajo” - the lower fields – during 18th/ much of 19th century
 - Porciones or suertes irrigated by the acequia principal on the east bank
 - Post-agricultural; area was residential as Barrio del Sur expanded southward
 - Privately owned, narrow, long lots - established current street pattern
- Industrial Enterprises / Institutions
 - During WWI, MKT railroad extended tracks to a new station at Durango and Flores
 - Adjacent properties were redeveloped for commercial and light industrial
 - Post-WWII, IH 35 diverted regional traffic that once flowed on Laredo and Flores Streets
 - MKT station closed
 - Termination of freight service signaled decline for the economic vitality of area

Current Area Composition

- Properties along west bank are mixed-use, commercial and lodging
- Single-story, low-rise masonry commercial and warehouse structures
- Camp Street Lofts - residential conversion of 5-story industrial building
 - Number additional properties associated with this building include privately-owned Chris Park.
- USPS facility (78204)
- City of San Antonio Development Services
- CPS substation
- Dean Steel (east bank) between Camp and Guadalupe
- Backyards along creek are generally paved for parking or unimproved
- Two structures directly abut the creek at the north portion
- Small residential, commercial structures, potentially historic, along Camp, Laredo and Guadalupe
- Need additional ROW as 30' width of existing channel + overtopping flood plain make improvements unfeasible
- Creek is open, 13' (in height) channel from Camp to Guadalupe Street, except for 120' long concrete culvert, north of Camp
- Channel walls, culvert appear to be in good structural condition
- Differences between existing and effective H&H models are variable
 - Indicates existing channel section needs to be increased to keep the 100-year flood plain within banks
- Creek has earthen banks between South Alamo and Camp - provides widest ROW within entire Project area



Visioning: Concept Plan

- Identified as emerging arts district with mixed-use development
- Expand as a gathering place for people and urban park space for art and industry area
- Repurpose existing infrastructure – Keep concrete channel bottom, walls and box culvert as plaza area and pavilion
- Combine WROC's idea of a stormwater garden with project's design ethic of engineered wetlands



LOWER REACH (Character name TBD)

A more park-like feel emerges as the creek transitions from the highly structured upstream channel to this wider channel with grassed embankments, and sets the stage to transform the isolated confluence with Apache/Alazan Creeks at the IH35 viaduct into a major, urban open space destination.

History/Context

- Bounded by South Alamo Street (north), Flores Street (east), IH35 viaduct (south), Laredo Street (west)
- Early Settlement
 - Continuation of the "labores de abajo" with porciones irrigated by the acequia principal
- Industrial Enterprises / Institutions
 - Commercial and industrial uses supported by commercial rail
 - MKT Railroad rail yard on east bank below Cevallos Street Bridge
 - Historic stockyards and produce terminal facilities across IH35

Current Area Composition

- Significant redevelopment activity east of the creek
- Early-mid 20th century single-family houses along the east south of Cevallos - portion of Lone Star Neighborhood
- MKT rail yard property being considered for development of a charter school
- Narrow salient of lodging and commercial uses between the creek and IH35
- Widening the creek channel critical in this area to reduce water from backing upstream
- Confluence with Apache/Alazan Creeks occurs at IH35 and is an isolated area of the creek and downtown

Visioning: Concept Plan

- South Alamo Street bridge to be a major portal to Downtown
- A more open and natural creek with grassed embankments
- High bank paseo on the west and low bank paseo on the east
- Critical area for flood control improvements
- Transform the creeks confluence at IH35 as a major public open space.