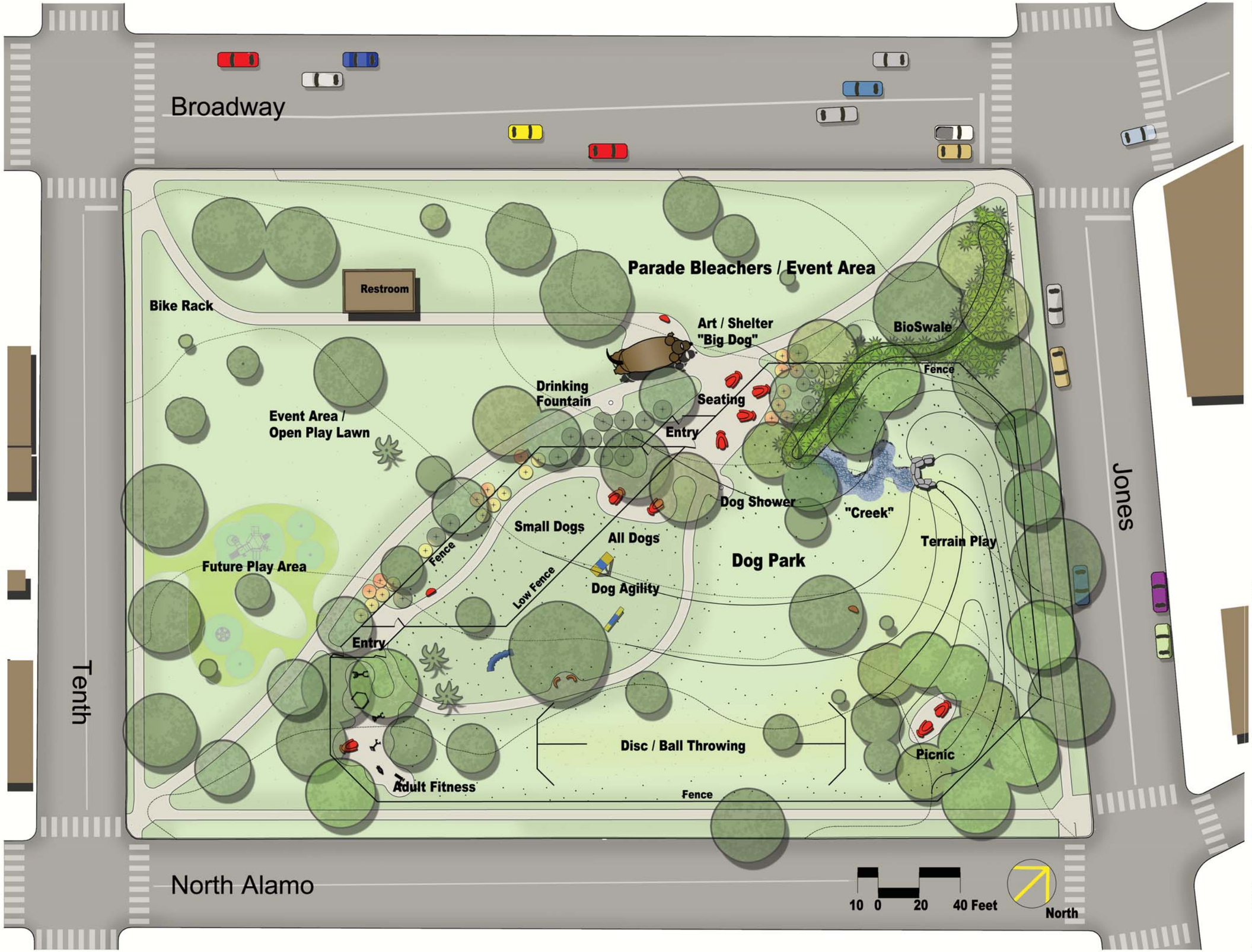

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MAVERICK PARK IMPROVEMENTS

LANDSCAPE ARCHITECT / PRIME CONSULTANT

BENDER WELLS CLARK DESIGN

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Date:
DECEMBER 11, 2014

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LAWRENCE C. CLARK
LANDSCAPE ARCHITECT

1211
TX REGISTRATION NO.

10/7/2014
DATE

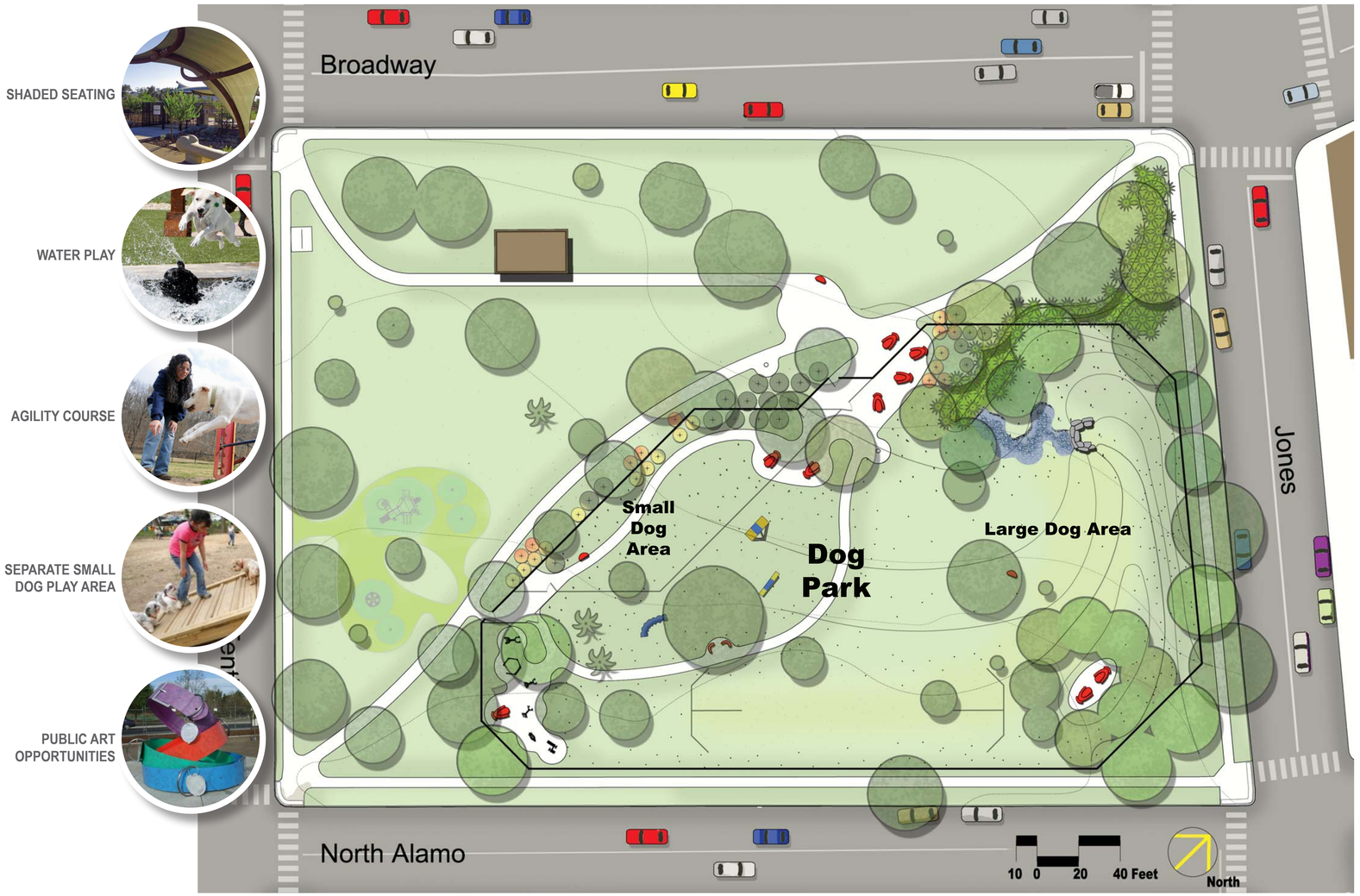
Sheet Name:

SITE DEVELOPMENT PLAN

CONCEPT ONLY

Project Number:
Drawn By:
Checked By:

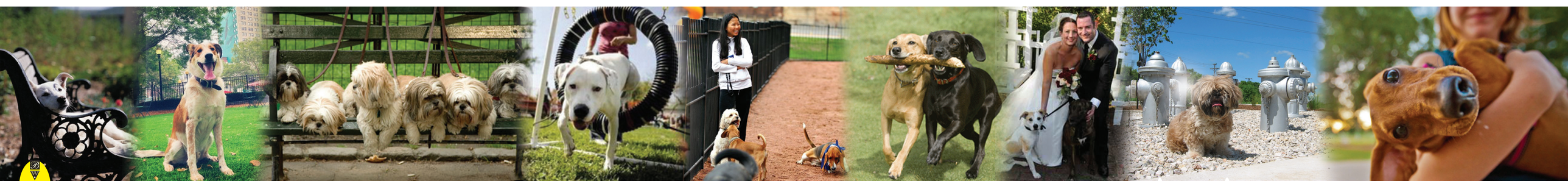
MAVERICK PARK DOG PARK
PLAN ELEMENTS



INTRODUCING PARK IMPROVEMENTS

Improvements to Maverick Park will expand access to serve many users. The Dog Park will be a primary feature, and the park can continue to be improved going forward:

- Dog park with areas for
  - Fenced Dog Park Area with Vestibule Entries
  - Separate Areas for Large and Small Dogs
  - Dog Shower and Water Bowls
  - Ball / Disc Throwing Area
  - Terrain Play for Dogs
  - Agility Equipment Area
  - Bioswale and Infiltration Area for Runoff
- Accessible Pathways
- Improved Lighting
- Bike Racks
- Drinking Fountains
- Benches and Seating
- Picnic Tables
- Public Art Opportunities
- Event Areas
- Parade Viewing Area
- Native Plantings
- Rain Garden and Butterfly Garden
- Donor Recognition Elements
- Interpretive Displays
- Future Improvements to Restrooms
- Future Play Area
- Future Adult Fitness Area



3 ACRES OF GREEN SPACE & SAN ANTONIO HISTORY

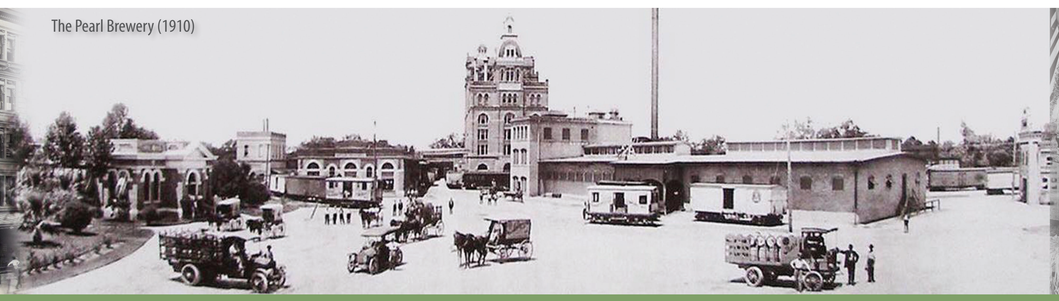
URBAN DESIGN SIGNIFICANCE

- Located at the corner of Jones Avenue and Broadway, Maverick Park is a 3-acre green space surrounded by a surge of recent and planned multi-family housing projects that are adding hundreds of new residents into the River North area. The San Antonio Museum of Art is just east of the park. Many new commercial projects have been added to the district, along with significant improvements to the Riverwalk. All of these elements are creating a greater demand for park space in the area closely tied to the neighborhoods they serve.
- Parks strengthen communities by providing a place for people to get together and participate in important spontaneous social interaction. Small urban parks are some of the best spaces for this.
- Maverick Park will provide places to sit, public spaces that feel safe and are connected to their surroundings, comfortable outdoor areas under large shade trees, and places for special activities and events. A sustainable dog park will draw more human activity. This park must serve the neighborhood, but also visitors to the near-downtown.
- The ecological function of the park is also important, presenting an opportunity for increasing the amount of permeable surfaces in the city and functioning as a respite for birds, beneficial pollinators, and other insects.

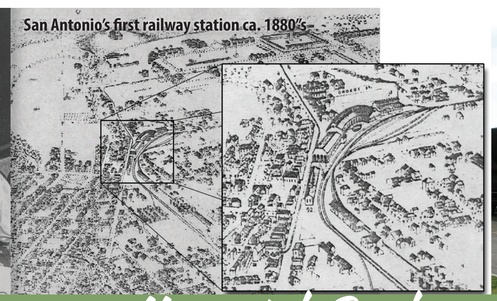
HISTORICAL SIGNIFICANCE

- The Alamo Acequia ran just to the east of the park delivering water from the river (near the Witte Museum today) to the mission and beyond from the 1720s until the late 19th Century.
- The city's first railway station was just 3 blocks away in 1881 when Sam Maverick donated the land for the park.
- Jones Avenue was called Grand Avenue and the Grand Hotel served travelers at the top of the street. Restaurants, grocers, barbers, bars, pharmacies, hotels, and laundries can all be seen on the 1885 Sanborn Insurance map. The tracks of the street cars are still prsent along Jones Street.
- Avenue "C" and River Street are now called Broadway and has become a major thoroughfare linking downtown to northern neighborhoods. Parades have passed by the park each Fiesta attracting crowds of over 350,000 people.
- In 1957, "Old 794" – one of the last steam locomotives- was put on display in the park and remained there for 42 years. The historic locomotive is now on display at the Sunset Station.


Looking north on Broadway (ca 1930)

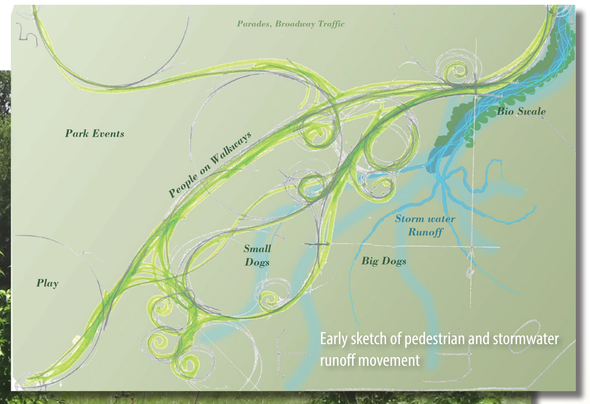

The Pearl Brewery (1910)


Fiesta Parade (1977)


San Antonio's first railway station ca. 1880's


"Old 794"

MAVERICK PARK DOG PARK
PLAN BENEFITS



Early sketch of pedestrian and stormwater runoff movement


Bioretention/Bioswale in San Antonio Park

SUSTAINABILITY AT THE DOG PARK

Environmental planning can be a real challenge in existing urban settings. The rapid urbanization of the human population raises concerns about the sustainability of cities. Ensuring ecosystem integrity within this urban context, highly disturbed by human activity over hundreds of years, means developing a greater degree of naturalness within this 3-acre patch.

The park is a relatively isolated patch of open space in an area with increasingly dense land uses. Preservation of the park as an open space with as many natural characteristics as possible will reduce the impact on the ecological integrity significantly.

Native plants, butterfly and bird-attracting plants, and a more diverse tree canopy will help to regenerate a natural condition that allows for:

- Better water quality protection for the river and downstream
- Habitat to sustain populations of beneficial insects and pollinators
- A micro-habitat and a “stepping stone” for birds
- Improved soil formations to allow infiltration and reduced runoff

HYDROLOGY AND STORMWATER RUNOFF

The city’s impervious surfaces such as roads, parking lots and sidewalks, along with rooftops, carry polluted stormwater to drains and into the river. Instead of allowing water to percolate through the soil, rain water is discharged and contributes to flooding. Effective control of urban runoff is increasingly important as the city grows.

At Maverick Park, the intent is to approach this new development as a way to work with nature to manage stormwater as close to the source as possible. By creating functional and appealing site drainage, recreating natural landscape features, and treating water as a resource rather than a waste product, we can reduce the impact of this area on the watershed. The principles and practices employed include:

- Reducing impervious cover
- Improving soil porosity
- Promoting the natural movement of water into the ecosystem of the park
- Restoring the area’s pre-development condition as much as possible from a stormwater perspective
- Creating bio-filtration, bio-retention, and rain garden areas
- Incorporating Green Infrastructure into the design wherever possible using natural systems to provide environmental services

PET WASTE

Pet waste is always a concern at dog parks. When improperly disposed of, it can be picked up by stormwater runoff and washed into the river. Proper disposal is a public awareness issue, and signs and “Mutt-Mitt” dispensers will help raise park user’s consciousness. Studies show enormous potential for pet waste programs to play a significant role in reducing the cost of local urban stormwater strategies. Pet waste stations with bags and trash cans will be installed.

The introduction of a bioswale at the park will improve the quality of runoff. Bioswales can help remove nutrients from runoff and may reduce pathogens as well. Common stormwater contaminants include motor oil and grease from cars, pesticides from gardens, pet waste, and household chemicals.

Accoprding to the Center for Watershed Protection, “A Cambridge, MA dog park has taken pet waste disposal one step further and is actually using the poop to power a light in the park. The “Park Spark” is located at the Pacific Street Park and is actually a methane digester connected to a nearby street lantern. People “feed” the digester with their dog’s poop and then turn a wheel to stir its insides, which produces methane, which is used to power the lamp. A nearby sign says “this lamp is powered by your dog.”

We agree and will continue to look for innovative and sustainable solutions to this problem.