



It's real.

Walnut Branch Linear Park

FUTURE ROOTED IN THE PAST

APA Texas Chapter 2016

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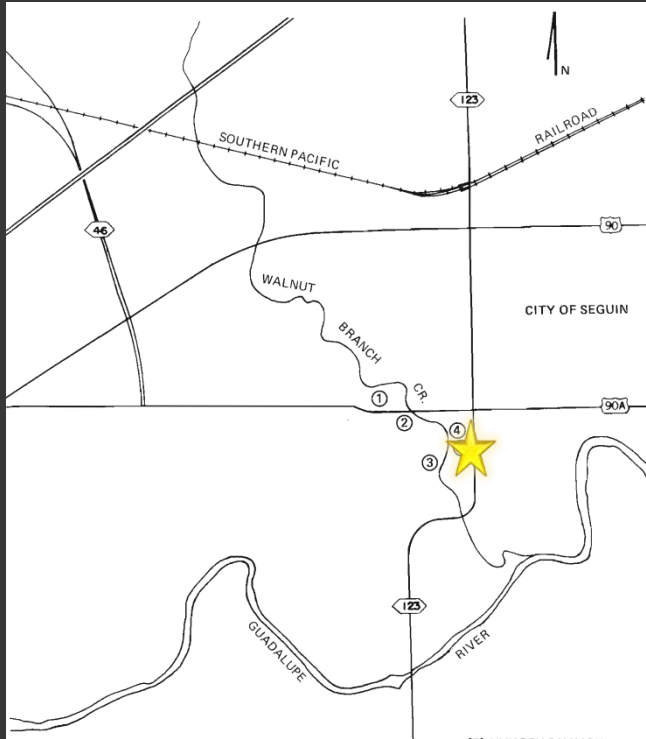
John Foreman, Asst. Director of Planning & Codes

Seguin, Texas

- Founded in 1838
- 35 Miles northeast of downtown San Antonio, TX
- County seat of Guadalupe County
- Current Population: 30,006
- Located on the Guadalupe River

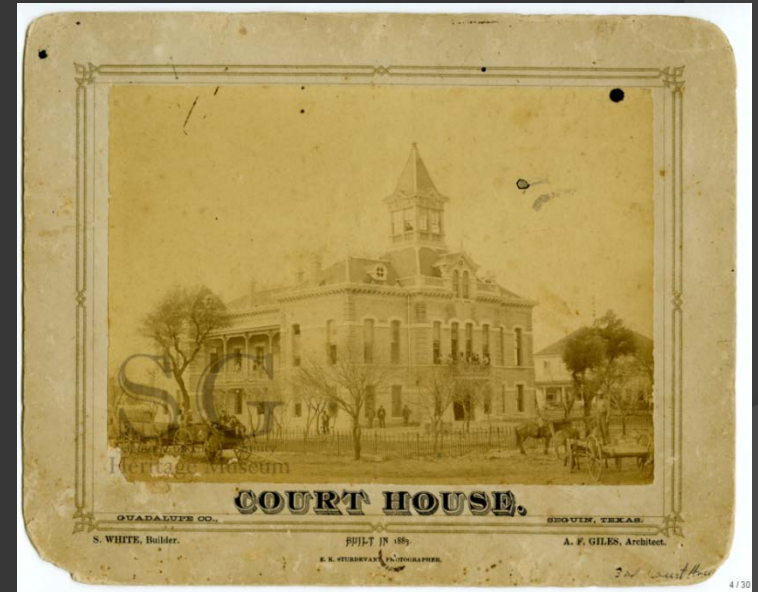


The history of Seguin... and the significance of Walnut Branch



Seguin was originally named Walnut Springs when the City was founded in 1838, paying homage to the numerous natural springs that created the Walnut Branch and the large number of majestic oaks and walnut trees that lined its bank.

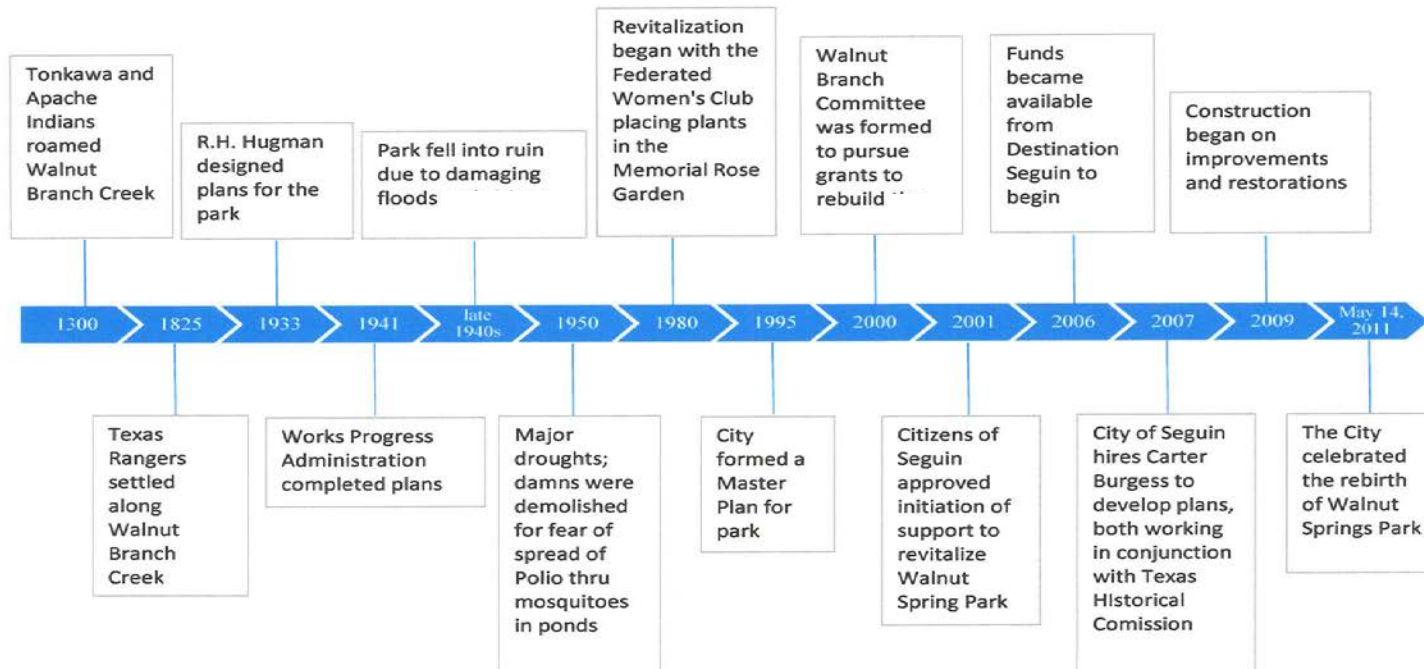
The City Center was located just east of the springs to take recreational and domestic advantage of the water.



The Texas Rangers set up campsites along the banks of Walnut Branch and built a Station in 1825.

Timeline of Walnut Springs Park

Timeline of Walnut Springs Park



The Concept of Walnut Springs Park

In 1933, the Hoover Administration made funding available through the Reconstruction Finance Corporation. These federal funds were used to conduct the first clean up of the creek in order to create a park.

The Civil Conservation Corp played a pivotal part in the clean up of the creek and the construction of the park.

An environmental architect, Robert Hugman, was enlisted to assist in the development of this park. Mr. Hugman would later design the famed San Antonio Riverwalk.

Hugman Designs

Mr. Hugman designed a series of low water stone dams, retaining walls, steps and pathways along the creek, mainly between Court Street and Nolte Street .





Aug. 14, 1935

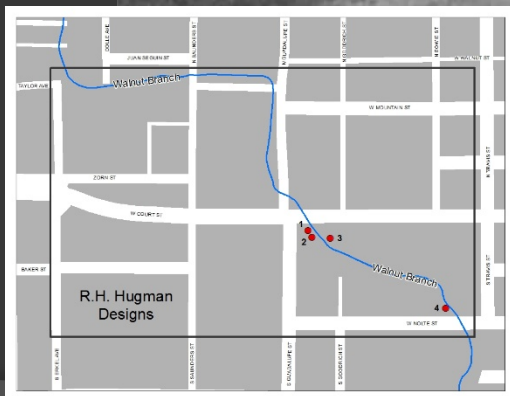


1

Looking south
towards W Nolte St –
from W Court Bridge



Aug. 14, 1935



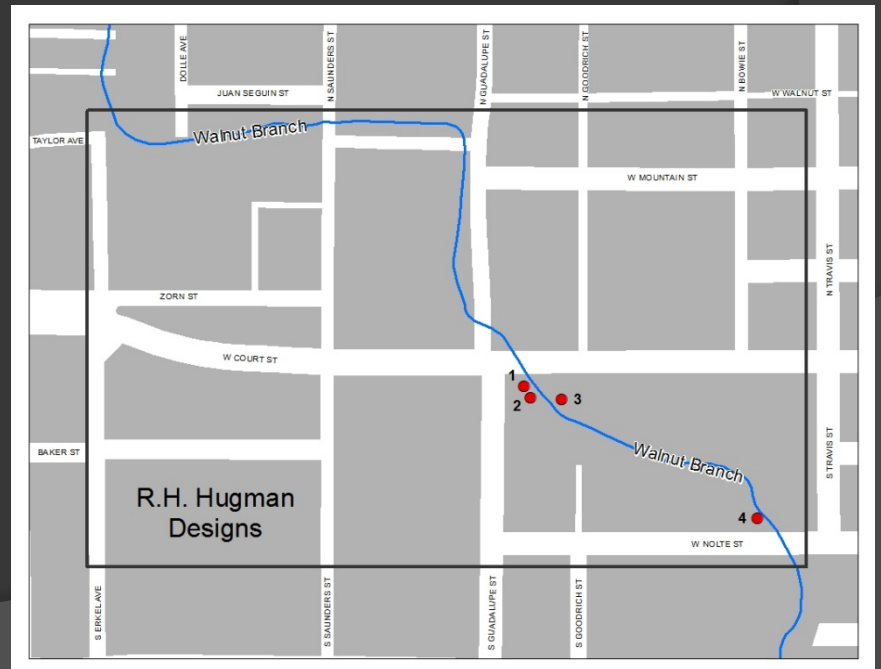
2

Looking north towards W Court St



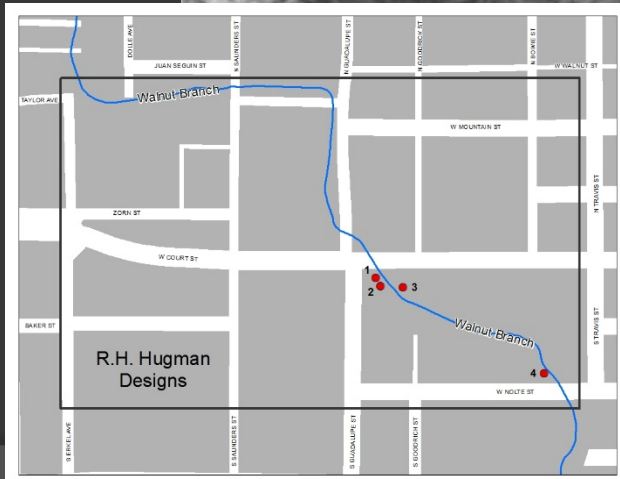
Aug. 14, 1935

3 Looking north towards W Court St



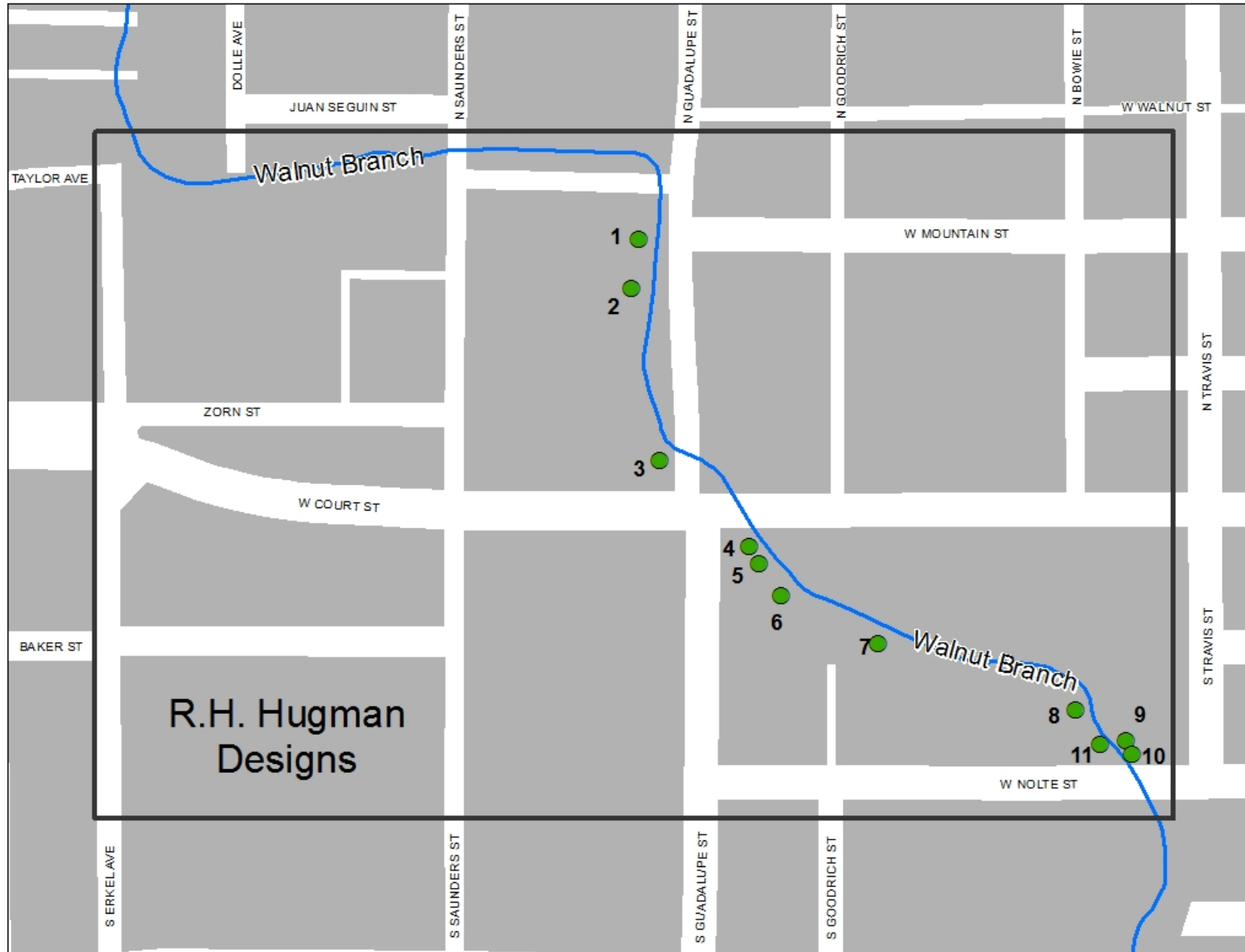


Aug. 14, 1935



4 Looking south under the W Nolte St Bridge

Remnants of Hugman Designs





1- Stone retaining wall – west of N Guadalupe St



2- Stone curb – west of N Guadalupe St



3- Limecrete retaining wall – west of N Guadalupe St



4- Stone steps – south of W Court St



5- Stone retaining wall and steps— south of W Court St



6- Stone retaining wall – south of W Court St



7- Stone steps – south of W Court St



8- Stone retaining wall – north of W Nolte St



9- Stone retaining wall – north of W Nolte St



10- Stone steps and dam – north of W Nolte St



11- Stone retaining wall – north of W Nolte St

Decline of Walnut Park

The original structures were intentionally destroyed during a severe drought in the mid-1950's to prevent outbreaks of Polio (by reducing mosquito breeding areas). Some of the structures were partially rebuilt over the next few decades.



In the 1960's



In the 1960's





Behind the Creekside Diner



Nolte Street Bridge

These rebuilt structures, however, were subsequently neglected due to heavy flooding in the area.



1992 – looking west behind county tax office



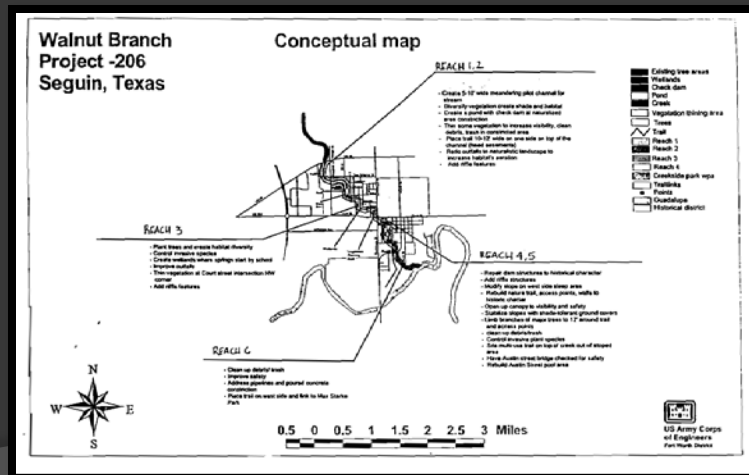
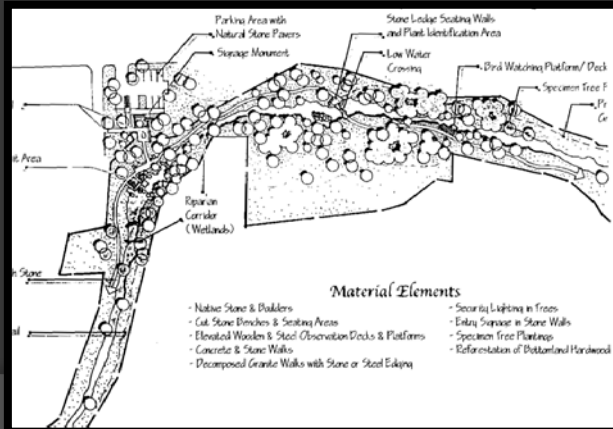
1992 –
Terraced area



1992 –
Looking south
from W court
bridge

Revitalization of Walnut Branch

- 1995 Comprehensive Plan recommends adoption of a Parks Master Plan and the redevelopment of Walnut Branch
- 2000 Parks Master Plan identifies linear park along Walnut Branch as top priority
- Walnut Branch Committee created in 2000 (met for 11 years)
- 2001 Bond – included funds for the design and development of the linear park
- USACE Eco Restoration and Reforestation Project (Section 206 Funding)



Revitalization of Walnut Branch

- Adoption of the 2004 Walnut Branch Park Restoration Master Plan
- 2006 Destination Seguin Bond- included additional funds for acquisition of the land for the downtown park (Phase 1)
- Carter & Burgess hired in 2007 to provide technical and design services for linear park
- Updated Master Plan adopted in 2009



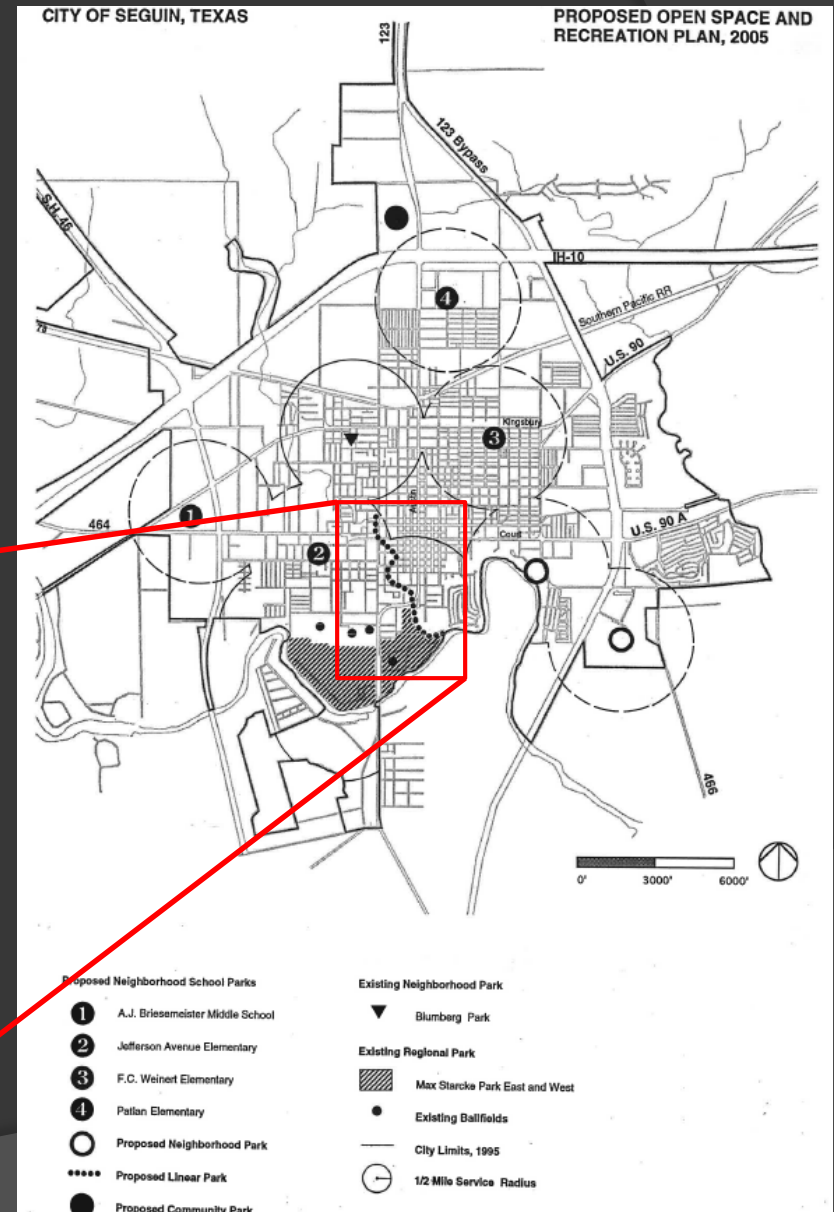
1995 Comprehensive Plan – Section 3.9

Open Space and Recreation

“Restore landscaping along Walnut Branch”

Proposed action –

“Renovate Walnut Branch and similar assets to previous conditions”



Walnut Branch Committee Vision



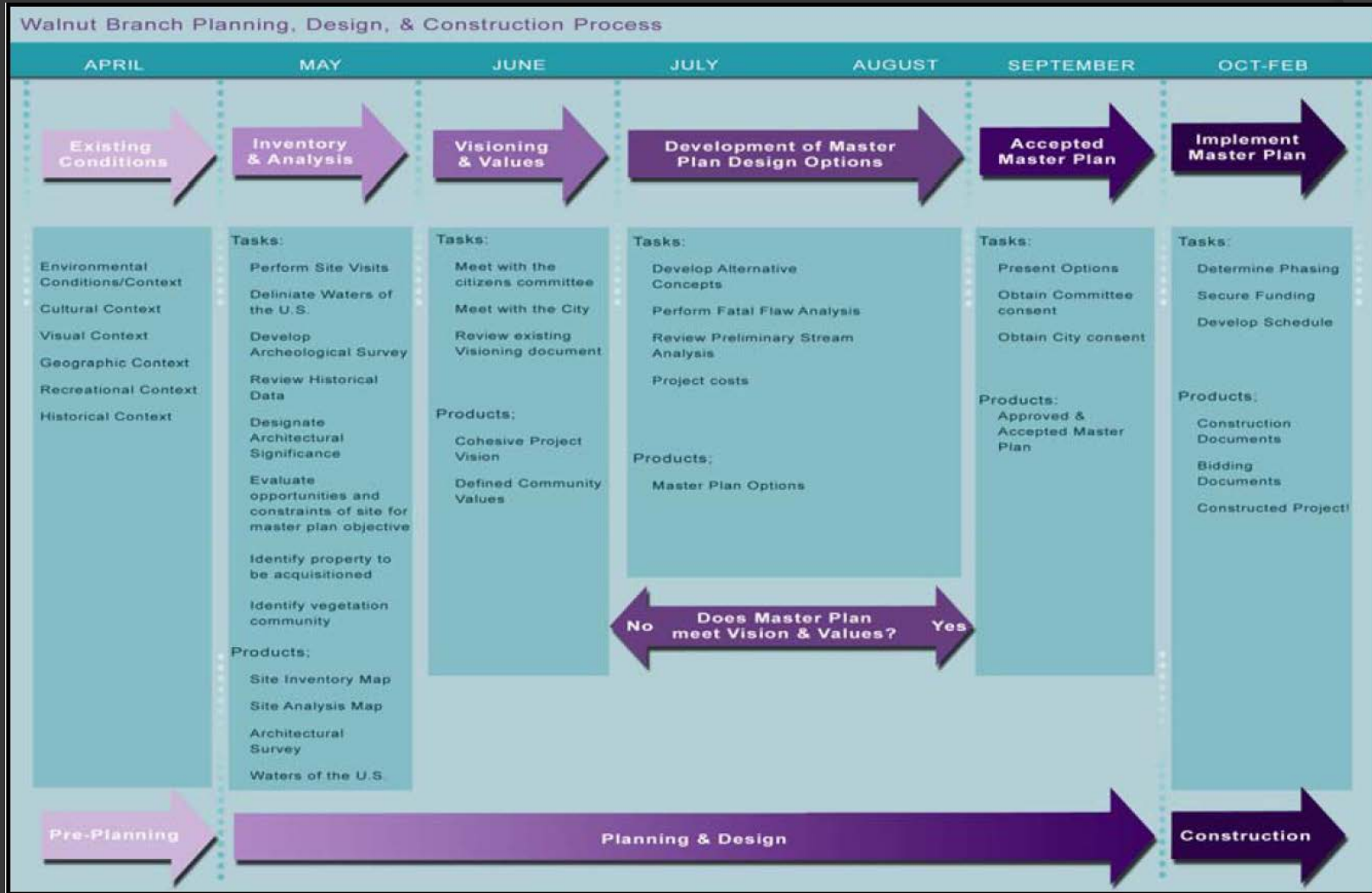
“The citizens of Seguin, Texas have a vision of a future when Walnut Branch, from FM 78 to the Guadalupe River, is restored to an optimal, diverse, and dynamic stream ecosystem and celebrated as a source of community pride and historical significance, valued for its economic benefits and enjoyed by all.”

Developed by the Walnut Branch Committee appointed by the Mayor and City Council that met from 2000 until 2011.

Walnut Branch Master Plan updated in 2009



Walnut Branch Master Plan - Timeline



Walnut Branch Master Plan – Site Inventory



Photograph RIMG0090
April 11, 2007

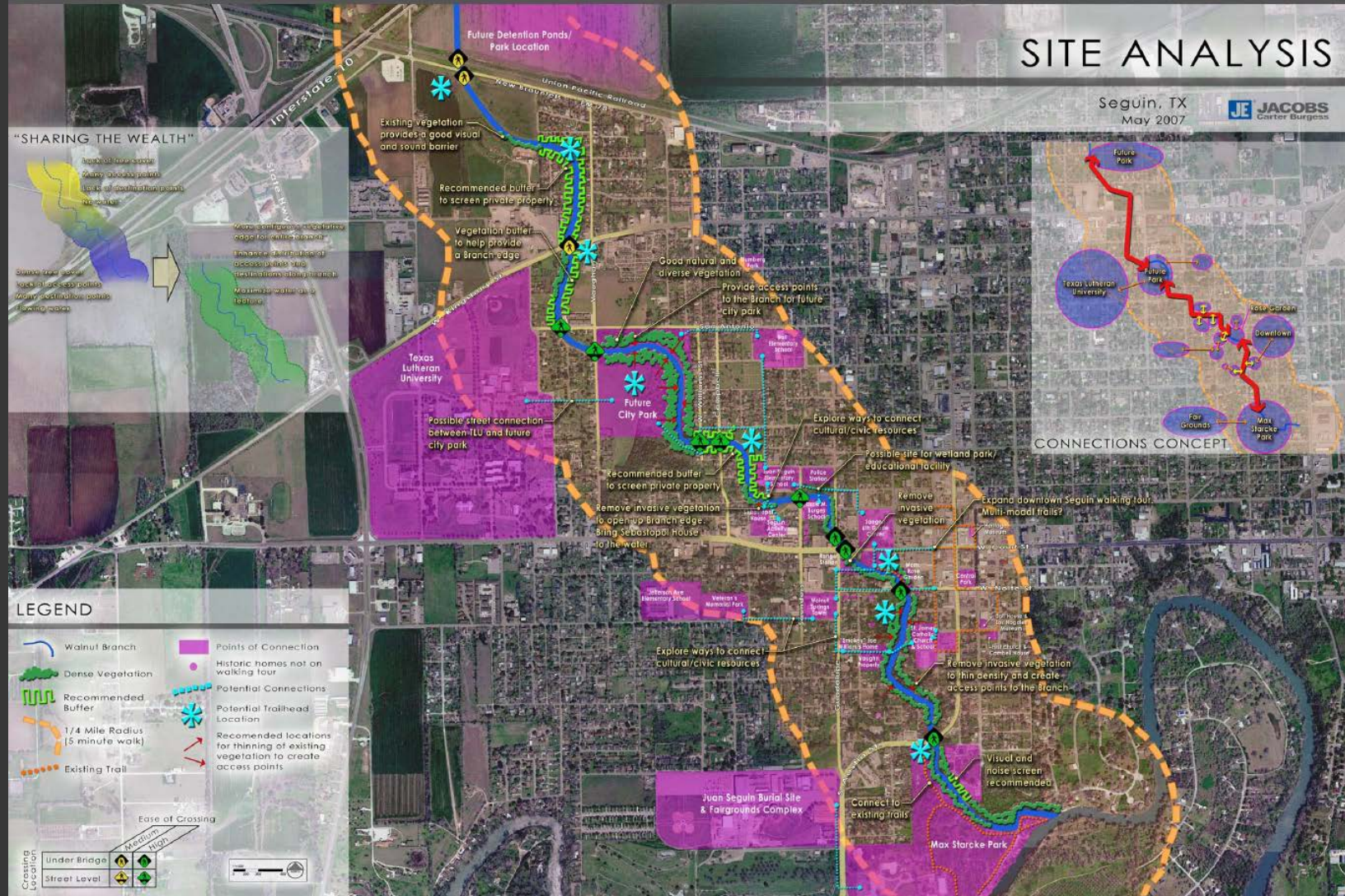


Photograph RIMG0095
April 11, 2007

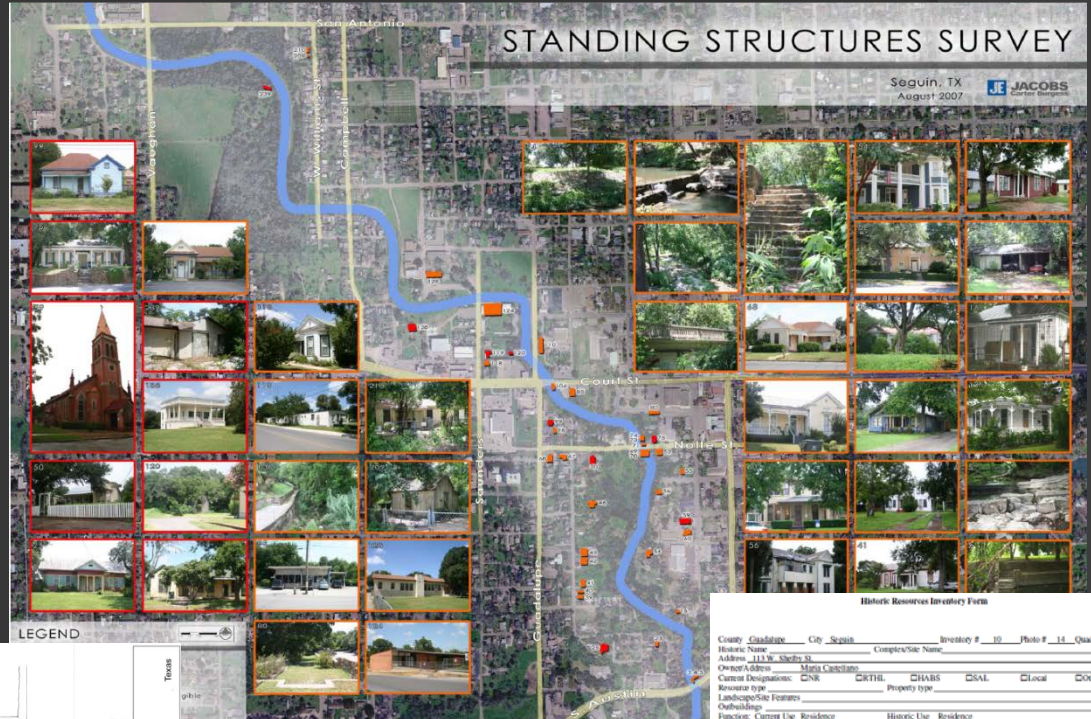


Photograph RIMG0099
April 11, 2007

Walnut Branch Master Plan – Site Analysis



Walnut Branch Master Plan - Standing Structures Survey



Historic Resources Inventory Form

County Guadalupe City Seguin Inventory # 10 Photo # 11 Quadrant # 1
 Historic Name _____ Complex/Site Name _____
 Address 1118 Shelby St.
 Owner Address Mary Castellano
 Current Designation: CNR CRTHL CHABS CSAL Local Other _____
 Resource type _____ Property type _____
 Landscape/Site Features _____
 Outbuilding _____
 Function: Current Use Residence Historic Use Residence
 Construction Date _____ Builder _____
 Architect _____
 Possible Threats: Demol Develop Negl Alteration Erection Vacant Utility Exp.
 Integrity: Location Design Materials Workmanship Setting Feeling Association
 Determination: Individually Eligible Eligible by contributing to district Not Eligible

USGS Quad # _____ Year _____
 UTM Zone _____ Easting _____ Northing _____
 Latitude _____ N _____ Block 53 Address Road
 Boundary Description and Justification _____

Recorded by J. Gamba, C. Gonzalez, J. Zanker Date(s) 7/20/07

Stylistic Influence(s) _____
 Roof type _____ Material _____
 Wall finish _____ Foundation _____
 Window type _____ Materials _____
 Door type _____ Materials _____
 Patch type _____ Material _____
 Number of Stories _____ Plan _____
 Chimney(s) _____ Priority: High Medium Low
 General Architectural Description _____

Photo Date: Roll _____ Frame 11 Feature _____

Additional/Modifications & Dates _____
 Associated Contexts & Historical Information _____

Walnut Branch Master Plan - Cultural Resources Investigations

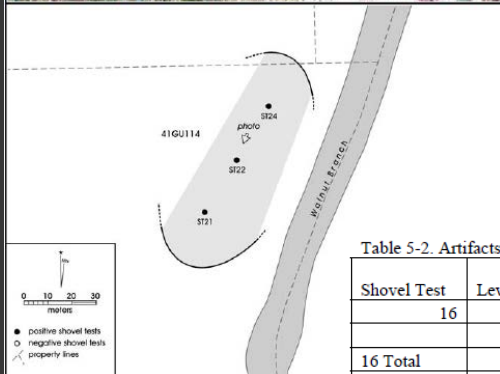
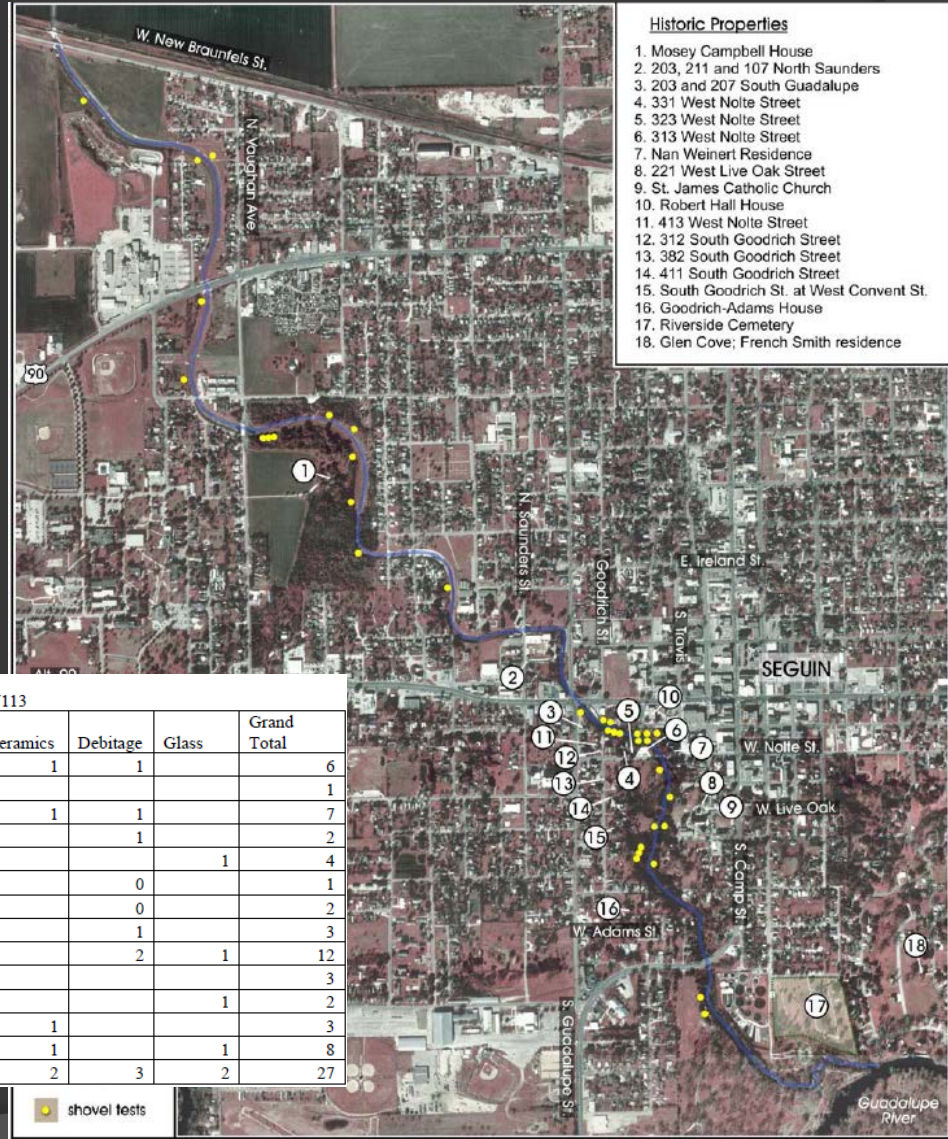


Table 5-2. Artifacts Recovered from 41GU113

Shovel Test	Level	Burned rock	Ceramics	Debitage	Glass	Grand Total
16	1	4	1	1		6
	2	1				1
16 Total		5	1	1		7
23	1	1		1		2
	3	3			1	4
	4	1		0		1
	5	2		0		2
	6	2		1		3
23 Total		9		2	1	12
26	3	3				3
	4	1			1	2
	5	2	1			3
26 Total		6	1		1	8
Grand Total		20	2	3	2	27

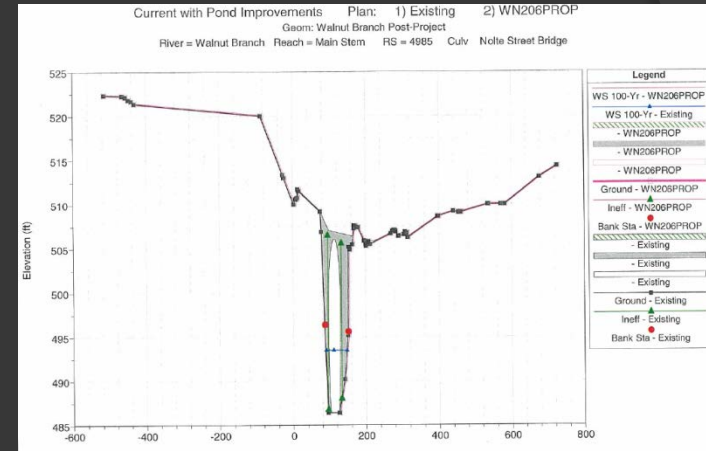


Historic Properties

1. Mosey Campbell House
2. 203, 211 and 107 North Saunders
3. 203 and 207 South Guadalupe
4. 331 West Nolte Street
5. 323 West Nolte Street
6. 313 West Nolte Street
7. Nan Weinert Residence
8. 221 West Live Oak Street
9. St. James Catholic Church
10. Robert Hall House
11. 413 West Nolte Street
12. 312 South Goodrich Street
13. 382 South Goodrich Street
14. 411 South Goodrich Street
15. South Goodrich St. at West Convent St.
16. Goodrich-Adams House
17. Riverside Cemetery
18. Glen Cove; French Smith residence

Walnut Branch Master Plan – Global Elements

Trail
Hydraulics
Invasive Clearing
Land Acquisition
Bank Stabilization
Amenities
Lighting



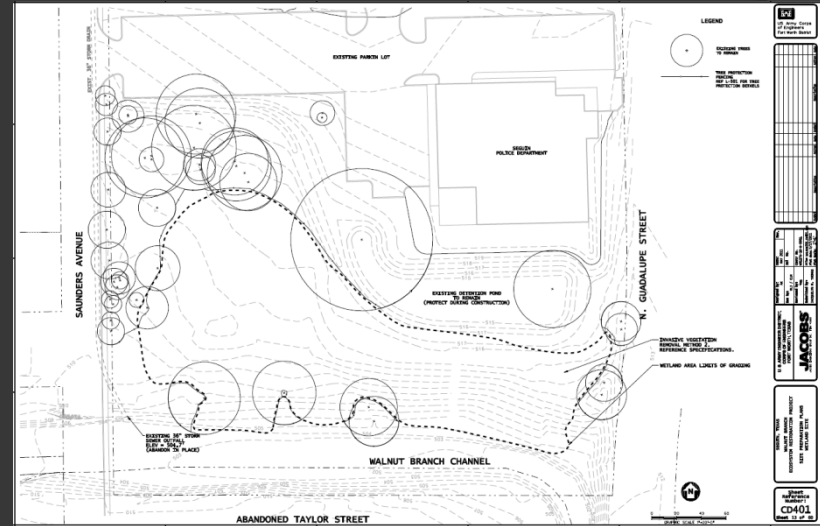
Walnut Branch Master Plan – Local Elements

Vehicular Bridge Treatments
Pedestrian Bridge
Hugman Era Structures
Spring Treatments
Memorial Rose Garden Overlook
Historic Tour Center
Outdoor Learning Center
Future Parks



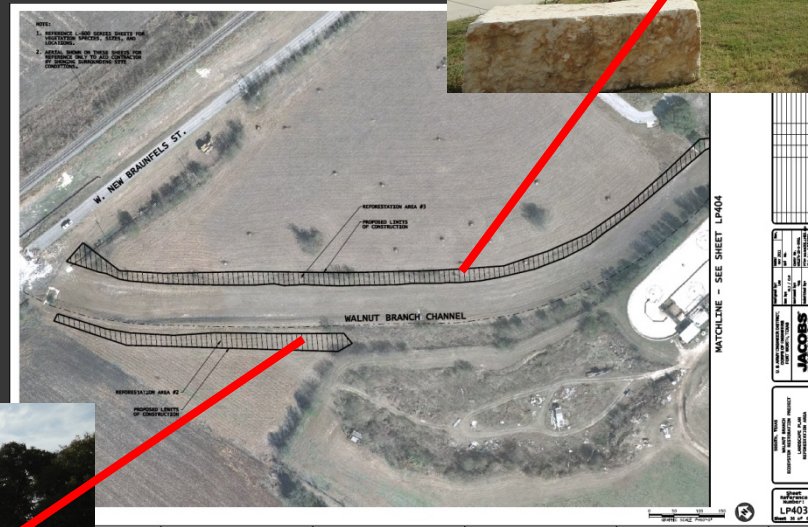
USACE Eco Restoration and Reforestation

Bank stabilization
Invasive clearing
Wetland creation
Reforestation



USACE Eco Restoration and Reforestation

Bank stabilization
Invasive clearing
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Reforestation



What is this?



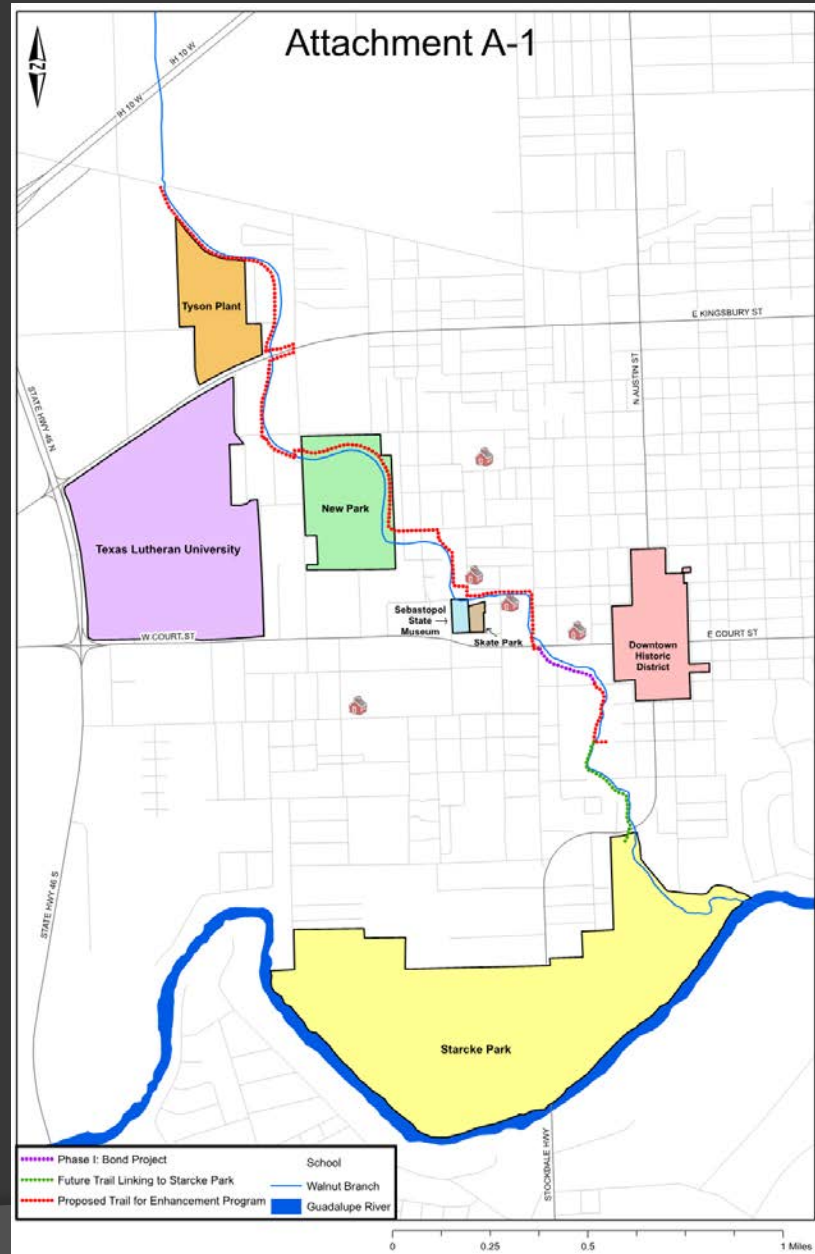
A Manhole!



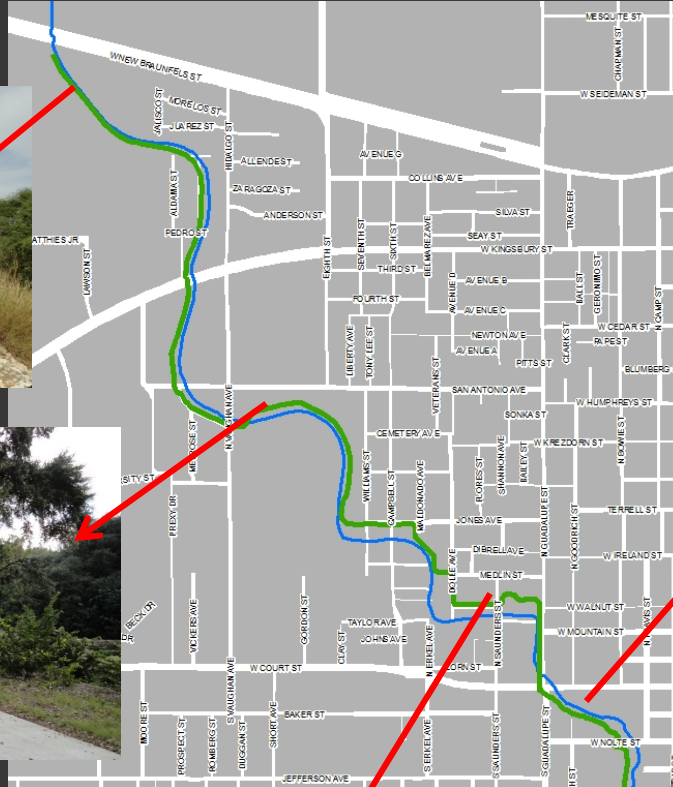
Development along the Walnut Branch Linear Park

- Police Department – 2004 Bond Election
- Walnut Springs Trail – 2009 STEP TxDOT Partnership
- Sebastopol House – State ownership transfer in 2011
- Walnut Springs Park – completed 2011 in downtown
- Texas Lutheran University – 2011/12 Land acquisition by trail
- Park West – 2013 Bond Election
- City of Seguin Library – 2013 Bond Election
- Property near Juan Seguin School – 2014 acquisition
- Matthies House – 2014 Private/Public Partnership (PUD)

Walnut Springs Trail – 2009 STEP TxDOT Partnership



Walnut Springs Trail – 2009 STEP TxDOT Partnership

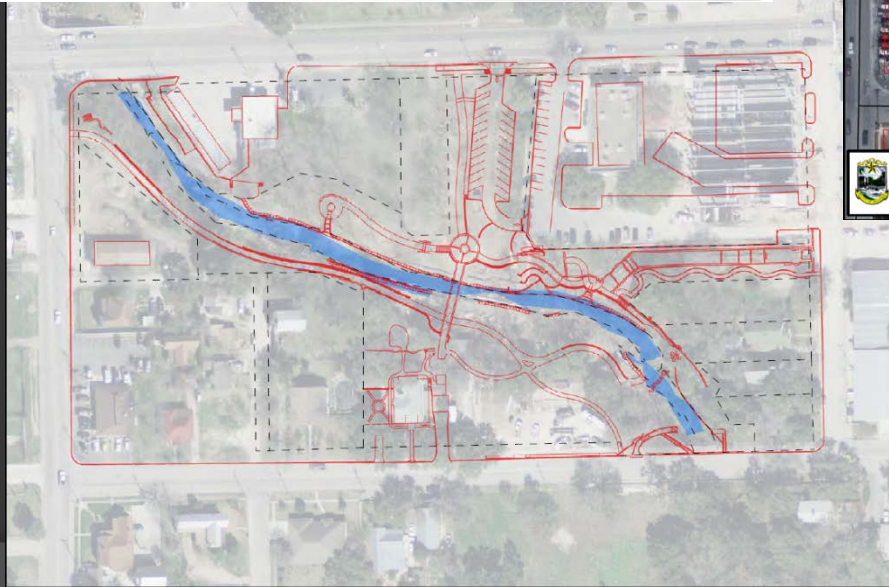
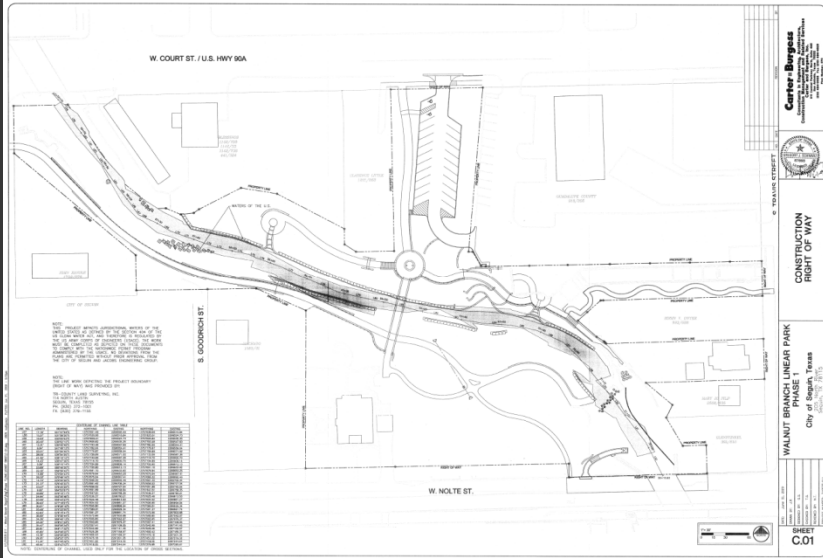


Sebastopol House – State ownership transfer 2011



“Limecrete” antebellum Greek Revival house

Walnut Springs Park – completed 2011



Walnut Springs Park - 2011



Texas Lutheran University- 2011/12 acquired land to connect to trail



Park West- 2013 Bond Election



MASTER PLAN
COMMUNITY PARK

AUGUST 2013



Park West- 2013 Bond Election



Splash Pad



Soccer Fields



Basketball Court

Skate Park



City Library – 2013 Bond Election



City Library – 2013 Bond Election



City Library – Opened in 2016



Property near Juan Seguin School – 2014 acquisition



Matthies House - 2014 Public/Private Partnership



Matthies House- 2014 Public/Private Partnership



Planned Unit Development (PUD)

to transform the Matthies House into the modern-day restaurant, Tavern on the Creek

- House purchased by the City of Seguin
- Marketed and sold for retail development near park
- Zoned as a PUD to allow creative development of site
- Overlooks scenic downtown Walnut Springs Park
- Off-site parking in public park and at public library

And we're just getting started...

Connectivity – south and north of the trail

Pedestrian/Bike Plan

Thoroughfare Plan

Sidewalk development

Walnut Springs CIRD 2013 Workshop implementation

Private development

Connectivity – South of trail

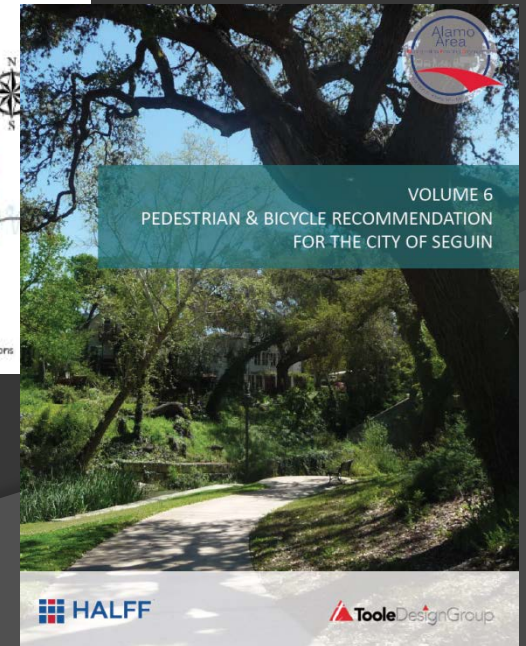
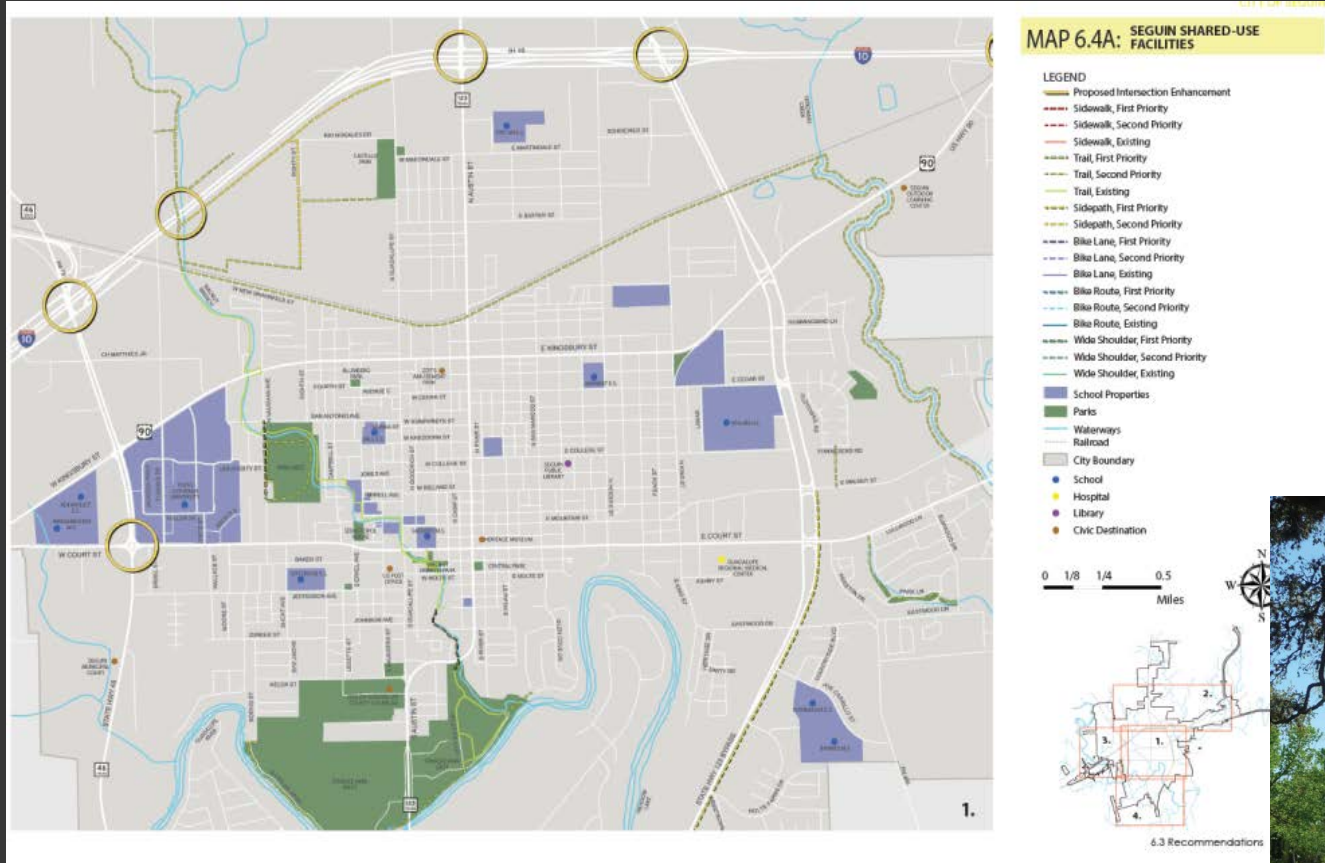


Connectivity – North of trail

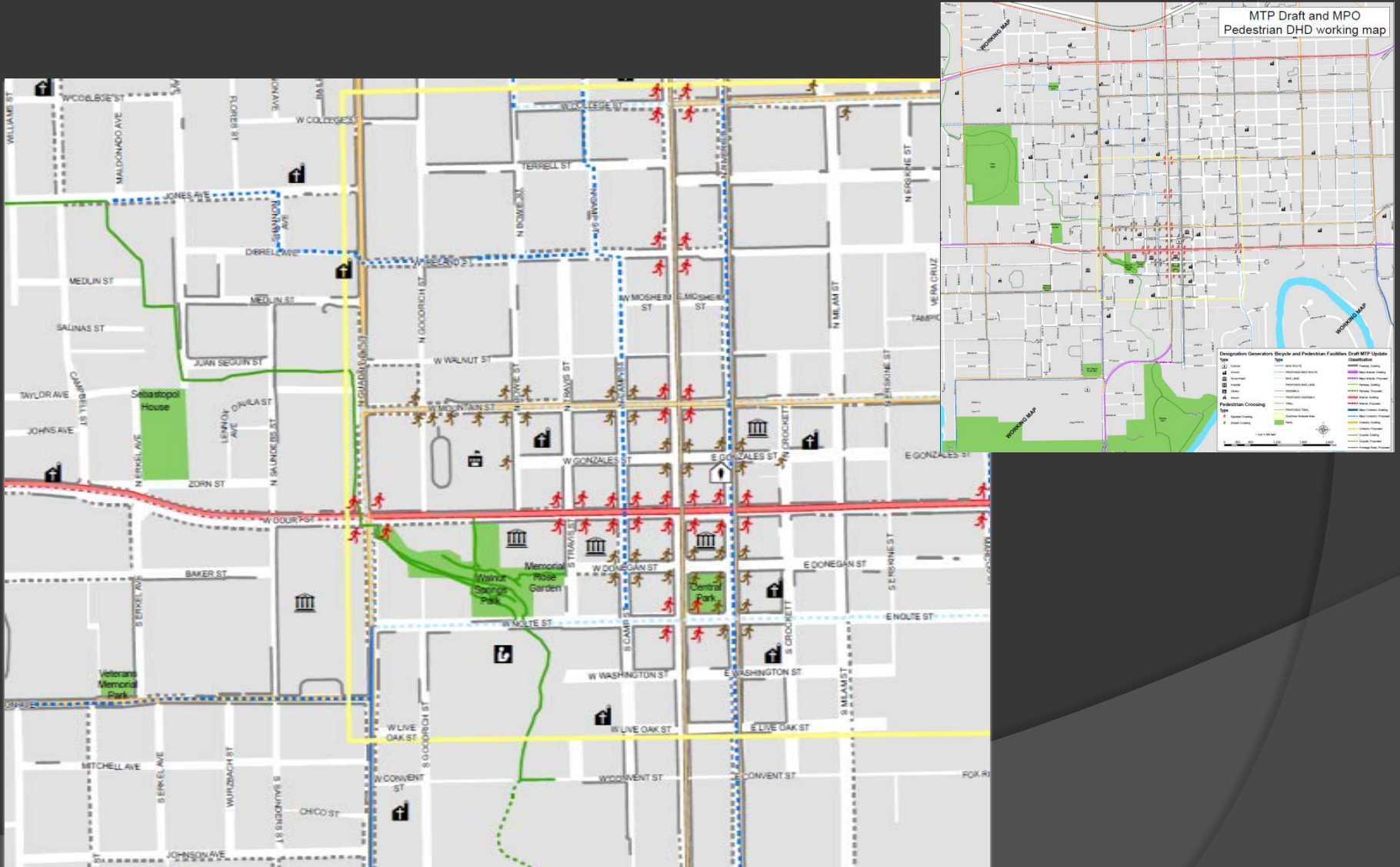


The areas north of the trail are experiencing growth, both residential and commercial.

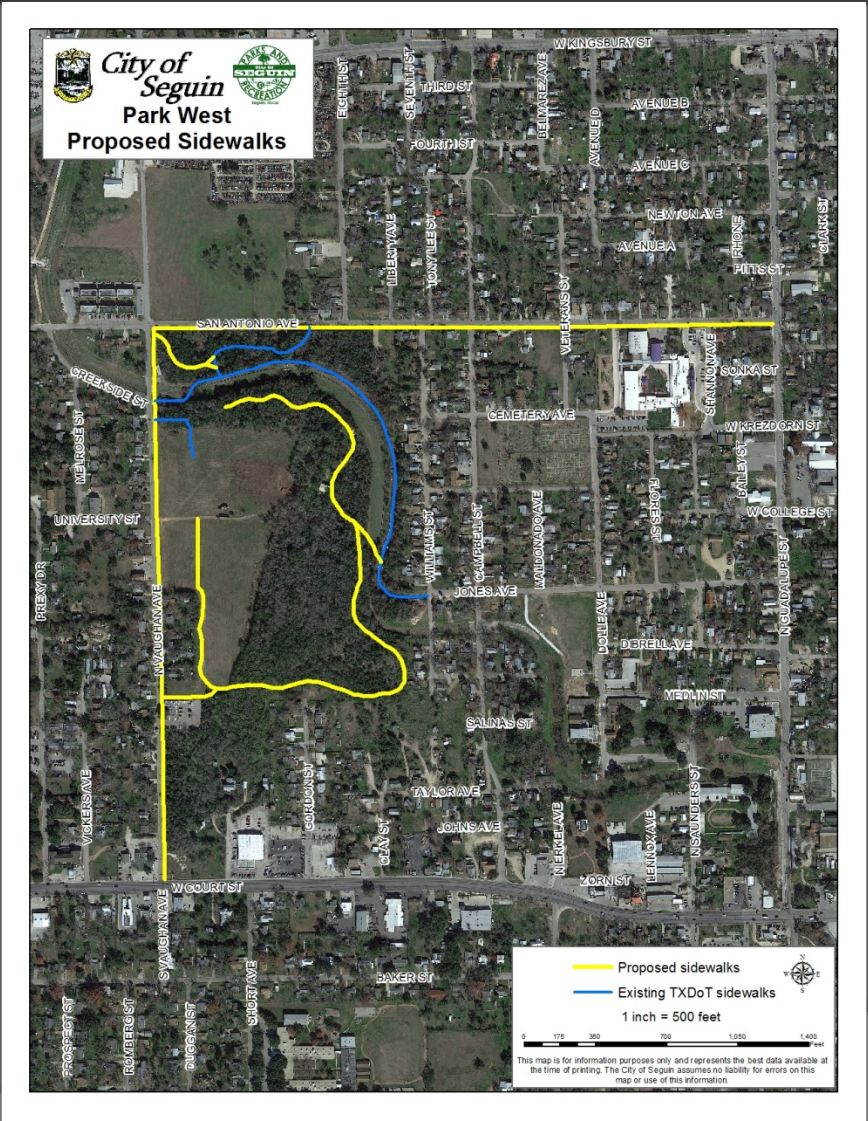
MPO Pedestrian/Bike Plan



Thoroughfare Plan Update



Sidewalk Development



Create connectivity to the trail

Walnut Springs CIRD 2013 Workshop Implementation

“Think of the Walnut Springs Trail as having a series of ‘nodes’ where different amenities can be overlaid to make it actively used to positively impact community health, a very special and unique source of pride where Seguin’s stories can be told and their cultural richness showcased, where small business can develop, where the entire community can participate in, and where the specialness of the trail is compelling enough to attract visitors and encourage people to want to live here.”

Final Report – Citizens’
Institute on Rural Design



CIRD Workshop
Seguin, TX



November 22-23, 2013

Questions?



It's real.

Thank you!