

This submittal encompasses four projects on separate parcels along San Pedro Creek. The keystone of the development is the new ballpark for the San Antonio Missions, but all projects enhance the urban environment and respond to the San Pedro Creek Culture Park as part of a larger, comprehensive development which will transform the northwestern quadrant of downtown and build on the growing impact of Downtown West.

This narrative addresses projects in a sequence along the creek from north to south to reflect the team's intent to create a series of projects, all of which interrelate through materials and public-facing concepts to strengthen and build on the San Pedro Creek Culture Park and its establishment of an organizing framework.

Unified Landscape Concepts

The ballpark and developments north of Martin and east of the creek are all within one large block. This site integrates into the surrounding urban fabric through wide pedestrian thoroughfares, able to comfortably accommodate regular visitors and residents as well as large, gameday crowds. Large canopy trees along the street edge provide shade and buffer from vehicular traffic, while pedestrian lighting provides security and character at night. A palette of native, drought tolerant vegetation softens the dividing line between private and public realm (at both street level and at building amenity decks), while being strongly indicative of the regional ecosystem.

Key Landscape Components:

- Hardscape + Paving:
 - Typical sidewalk paving (for use at perimeter sidewalks): Standard grey, broom finish (8' typ.)
 - Specialty sidewalk paving (for use at main entrance and internal courtyard): Tan integral color, heavy rock salt finish (5' - 6')
 - Accent paving (for use at main entrance and internal courtyard): Rust-colored, 6"x12" concrete unit paver
 - Screening fences: Woven steel band design, providing a degree of porosity, visual interest, and an opportunity for climbing vegetation
 - Retaining walls: Clad in a manner matching the material of the buildings
- Furnishings:
 - Benches along sidewalks at Martin and Camaron
 - Bike racks at the main building entrance and at the ballpark
 - Site lighting in keeping with downtown recommended guidelines as well as overall district character
 - Distributed trash/recycling bins
- Planting:
 - New shade and ornamental trees for comfort and seasonal interest
 - Drought-tolerant native understory plantings
 - Provision of native groundcover in lieu of turfgrass

Ballpark

The ballpark, the northern-most project, is a new home for the San Antonio Missions – the professional baseball franchise that has called San Antonio home since 1888. Minor League baseball serves two primary purposes – to develop future Major League talent and to provide affordable, family-friendly fun to the communities they serve. The new ballpark houses the team for all home games and also hosts a broad variety of other events throughout the year. It consists of team spaces, fan seating of various types, food and beverage outlets, restrooms and patron amenity spaces, the field of play, and a landscaped, public park connection between Flores Street and San Pedro Creek which aligns with the shortest connection between San Pedro Creek and the River Walk.

The architecture consists of regionally appropriate brick and thoughtfully detailed metal panel with curtainwall and shade canopies designating public entries. Rather than a singular mass, it is expressed as a series of structures along Camaron, Kingsbury, and Flores streets and is limited to two and three stories along the streetscape – providing an urban yet pedestrian-friendly massing. Setbacks and voids in the massing provide vistas into the ballpark from the exterior and views of downtown and San Pedro Creek from the interior. Mural opportunities, public art, and the mid-block paseo park will engage and extend the San Pedro Creek Culture Park – weaving the venue into its surroundings and supporting the goals and vision of RIO-7a.

The Yard Residences

The Yard Residences, immediately south of the ballpark, serves as a prominent gateway into the new ballpark district from the south, positioned along San Pedro Creek at 327 W. Martin Street and framed by Camaron and South Flores streets. The development consists of two primary structures: a 14-story residential tower and a six-story parking garage. The residential building includes 271 units – ranging from studios and one- and two-bedroom layouts to townhomes – supported by a 389-space garage. Resident amenities include a rooftop lounge offering expansive views of the ballpark to the north, an indoor-outdoor fitness center and an elevated third-floor pool deck with outward-facing vistas that enhance the building's connection to the district. The western edge of the pool deck transitions toward San Pedro Creek, creating a physical and visual dialogue with the water's edge. This integration activates the creek corridor, turning the third level into a vibrant interface between private residents and the creek.

The exterior architecture blends warm-toned brick, coordinated with the same regionally-appropriate brick selection as the ballpark, with a disciplined pattern of punched window openings to create a rhythmic façade that harmonizes with the surrounding buildings. Given the importance of the ground plane and significant amount of pedestrian traffic in the area, a double-height podium anchors the base. It reinforces the building's street presence and mediates the scale between the larger tower and the human scale.

Vertical plaster accents introduce contrast and heighten the sense of verticality, while the overall composition embraces a contemporary expression through clean lines and a rectilinear massing strategy. The tower culminates in a deliberately taller 14th floor, forming an articulated “cap” that completes the tripartite massing.

As part of a larger mixed-use urban framework, The Yard Residences integrates residential living with ground-floor office space programmed for the baseball team, as well as resident amenity areas. Together with the new hotel immediately to the east, these uses strengthen pedestrian activity and contribute to the district’s emerging vibrancy.

The Yard Hotel

The Yard Hotel anchors the most urban corner of this series of developments, the northwest corner of Martin and South Flores. The landscape concepts outlined earlier continue around this development, and the first-level spaces in the hotel (a coffee shop and bar, plus meeting space) are oriented to activate the corner and enhance the pedestrian environment.

Much like the Yard Residences to its west, the hotel features a two-story podium to create an appropriately-scaled pedestrian edge for the building. This podium is brick, coordinated with the warm-toned regional brick of the ballpark, with large openings to connect interior activity to the exterior. A pool and exercise area are atop the podium, sheltered in part by the tower above; this proximity to ground level creates enough separation for privacy while still creating exciting connections to the downtown environment.

The hotel is eight stories tall (a two-story podium with a six-story tower above) and comprises approximately 160 rooms. Its façade materials coordinate with the Yard Residences, and the scale and rhythm of fenestration similarly create an intentional dialogue with its neighbor. A rooftop bar occupies the entire east end of the top floor; it will have tremendous views to the ballpark to the north and downtown to the south.

309 Travis

309 Travis, a 27-story residential tower with 410 units, is the only component of the set of projects to the west of San Pedro Creek. Its location on the bank of the creek inspires its character, from landscaping, openings, outdoor spaces, and interior design choices. The building is carefully set back from the creek to minimize shadowing of the waterway, and apartments on the creek side activate that face. Landscape restores the creek edge – which is currently a surface parking lot – and includes heavily vegetated edges and lush plantings at the most heavily used pedestrian areas of the site.

In addition to the creek, the building also interfaces with the historic San Fernando gymnasium. The gymnasium is preserved both in form and use: the basketball court on its upper level is retained and

refurbished, and spaces beneath are used for exercise spaces for building tenants. A small portion of the building to the north is removed in order to fully integrate the gymnasium into the project.

A six-story masonry base anchors the building to the site as well as to the history of the area (and builds connections to the masonry structures at the ballpark). Pool and exercise areas atop the podium overlook San Pedro Creek and downtown, further activating the creek edge. The tower is primarily metal panel and glass, further referencing similar choices at the ballpark. The adjacent garage will be clad in collaboration with an artist.