



**US Army Corps  
of Engineers** ®  
Fort Worth District

# Public Notice

Section 408 Request number: 408-SWF-2021-0040

Date issued: March 11, 2026

Close of comment period: April 10, 2026

USACE Point of Contact: Jason Story

## **REQUEST TO ALTER A U.S. ARMY CORPS OF ENGINEERS FEDERALLY AUTHORIZED CIVIL WORKS PROJECT UNDER 33 USC 408 (SECTION 408)**

**TITLE:** Section 408 Request number 408-SWF-2021-0040, Woodlawn Lake Multi-Generational Center Project, after-the-fact Section 408 Review

**SUBJECT:** Request for a Section 408 permission to alter the San Antonio Channel Improvement Project (Flood Risk Management), a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project. This area is within the Alazan Creek unit of the San Antonio Channel Improvement Project. Written comments are being solicited from anyone who has an interest in this previously constructed alteration. Comments will become part of the USACE administrative record and will be considered in determining whether to approve the previously constructed alteration. Comments supporting, opposing, or identifying concerns that may be considered by the USACE in its decision process are welcome. Issuance of this notice does not imply USACE endorsement of the previously constructed alteration as described.

**REQUESTER:** City of San Antonio

**LOCATION:** 138 South Josephine Tobin in San Antonio, Texas

**NON-FEDERAL SPONSOR:** San Antonio River Authority

**LOCATION MAP(S)/DRAWING(S):** Attached figures

**DESCRIPTION OF THE PREVIOUSLY CONSTRUCTED ALTERATION:** This area is within the Alazan Creek unit of the San Antonio Channel Improvement Project. The City of San Antonio is seeking an after-the fact Section 408 authorization for construction of the Woodlawn Lake Multi-Generational Center Project, and associated features within the San Antonio Channel Improvement Project. It is the site of the Berta Almaguer Dance Studio and Community Center, a city-owned public facility. The project involved the demolition of the existing dance studio in order to construct a new City of San Antonio Parks building on the same site. The new facility is approximately 10,000 square feet. The City of San Antonio began planning and coordination for the new

facility in 2017, and construction began around April 2021. USACE was notified by the San Antonio River Authority that the project was under construction in October 2021. The features of the previously constructed project within the San Antonio Channel Improvement Project include: the Berta Almaguer Dance Studio structure, parking, utilities, storm water facilities, landscaping, hardscaping, fences, light poles, and sidewalks. Part of the previously constructed sidewalks are located within the future West Side Creeks Ecosystem Restoration project.

**REGULATORY AUTHORITY:** This request will be reviewed pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408). A requester has the responsibility to acquire other authorizations required by federal, state, and local laws or regulations, including any required permits from the USACE Regulatory Program. An approval under Section 408 does not grant any property rights or exclusive privileges nor does it authorize any injury to the property or rights of others.

**EVALUATION:** The decision whether to grant the request for the alteration under Section 408 is based on several factors which are outlined in Engineer Circular 1165-2-220. The benefits which reasonably may be expected to accrue from the previously constructed alteration must be balanced against its reasonably foreseeable detriments. Review of the previously constructed alteration will be reviewed by a USACE technical review team considering the following factors:

- 1. *Impacts to the Usefulness of the USACE Project Determination.*** The USACE technical review team will determine if the previously constructed alteration would limit the ability of the federally authorized project to function as authorized, or would compromise or change any authorized project conditions, purposes, or outputs.
- 2. *Injurious to the Public Interest Determination.*** The USACE technical review team will determine the probable impacts of the previously constructed alteration, including cumulative impacts, on the public interest. Factors that may be relevant to the public interest may include, but are not limited to, such things as conservation, economic development, historic properties, cultural resources, environmental impacts, water supply, water quality, flood hazards, floodplains, residual risk, induced damages, navigation, shore erosion or accretion, and recreation.
- 3. *Environmental Compliance.*** The USACE technical review team will determine if the Section 408 request is in compliance with the National Environmental Policy Act (NEPA) and other applicable federal environmental and cultural resources compliance requirements.

**STATUS OF REVIEW:** The USACE technical review team has determined the following based on the Section 408 request submittal.

**1. Impacts to the Usefulness of the USACE Project.** The USACE technical review team has reviewed the alteration for impacts to the USACE project and initial review indicates there would be no adverse hydrologic and hydraulic impacts resulting from the previously constructed alteration. No levees are affected. No adverse effects are expected to the future West Side Creeks Ecosystem Restoration project.

**2. Threatened and Endangered species.** The USACE technical review team has reviewed an official list of species protected under the Endangered Species Act and initial review indicates the alteration would have no effect to species listed by the United States Fish and Wildlife Service as threatened or endangered within the action area for the Section 408 jurisdiction.

**3. Historic, Cultural, and Archaeological Resources.** On October 30, 2024, the USACE initiated consultation pursuant to Section 106 of the National Historic Preservation Act (NHPA) with a determination made of Adverse Effect to Historic Properties. Consultation was started with the State Historic Preservation Officer (SHPO)/Texas Historical Commission and the following tribes: Alabama – Coushatta Tribe of Texas, Comanche Nation, Coushatta Tribe of Louisiana, Mescalero Apache Tribe, and Tonkawa Tribe of Indians of Oklahoma. The lone response received was from the SHPO, requesting additional information including “further project information along with photographs of the site and a timeline of when the city [San Antonio] notified USACE.”

Subsequent to meetings between the USACE and the SHPO and additional information provided by the requester, on June 30, 2025, a follow up submittal was made to the SHPO. The follow up included information, an overview, exhibit files from City of San Antonio Historic and Design Review Commission hearings, area of potential effect, Woodlawn Lake Architectural Resources Survey, the original 1955 architectural drawings, 1994 as-builts, historic interpretation and context and photos of the project site and related views.

On July 30, 2025, a response was received from the SHPO concurring that there was an adverse effect and that it was recommended that a Memorandum of Agreement (MOA) be developed to resolve the adverse effect.

As required under 36 CFR 800.6 (a) (1) (i), on January 14, 2026, USACE notified the Advisory Council on Historic Preservation (ACHP) regarding the adverse effect and the plan to develop an MOA and whether or not the ACHP would choose to formally participate in the Section 106 consultation process. On January 28, 2026, the ACHP responded to USACE stating they agreed it was reasonable to develop an MOA, in consultation with the SHPO and other consulting parties, to document the resolution of the adverse effect. The ACHP also declined to formally participate in the Section 106 consultation process, unless requested by other consulting parties.

Subsequent to the response from the ACHP, USACE drafted the MOA and preliminarily identified the signatories, invited signatories, and concurring parties. Signatories include the USACE, City of San Antonio, and SHPO. Invited Signatory(s) include the San Antonio River Authority. Concurring Parties include Preservation Texas and The Conservation Society of San Antonio. The draft MOA (attached) was distributed to these parties concurrent with the issuance of this Public Notice on March 11, 2026.

**SOLICITATION OF COMMENTS:** The USACE is soliciting comments from the public, federal, state, and local agencies and officials, federally recognized tribes, and other interested parties to consider and evaluate the impacts of the previously constructed alteration.

Materials submitted as part of the Section 408 request become part of the public record and are available to the public under the Freedom of Information Act (FOIA). Individuals may submit a written request to obtain materials under FOIA or make an appointment to view the project file at the Fort Worth District, U.S. Army Corps of Engineers, Office of Counsel.

Comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permission for this previously constructed alteration. It is presumed that all parties receiving this notice will wish to respond to this public notice, therefore, a lack of response will be interpreted as meaning that there is no objection to the previously constructed alteration as described herein.

**CLOSE OF COMMENT PERIOD:** Written comments on the previously constructed alteration must reach this office on or before the close of the comment period. Comments must reference the Section 408 Request number and project name. Submit comments and requests for additional information to [CESWF-408@usace.army.mil](mailto:CESWF-408@usace.army.mil). Telephone inquiries may be directed to Mr. Jason Story, Section 408 Coordinator at (817) 886-1852. Please note that names and addresses of those who submit comments in response to this public notice may be made publicly available. For more information on Section 408, visit the Fort Worth District Section 408 webpage at <https://www.swf.usace.army.mil/Missions/Section-408/>.

## 4. Overview Figure

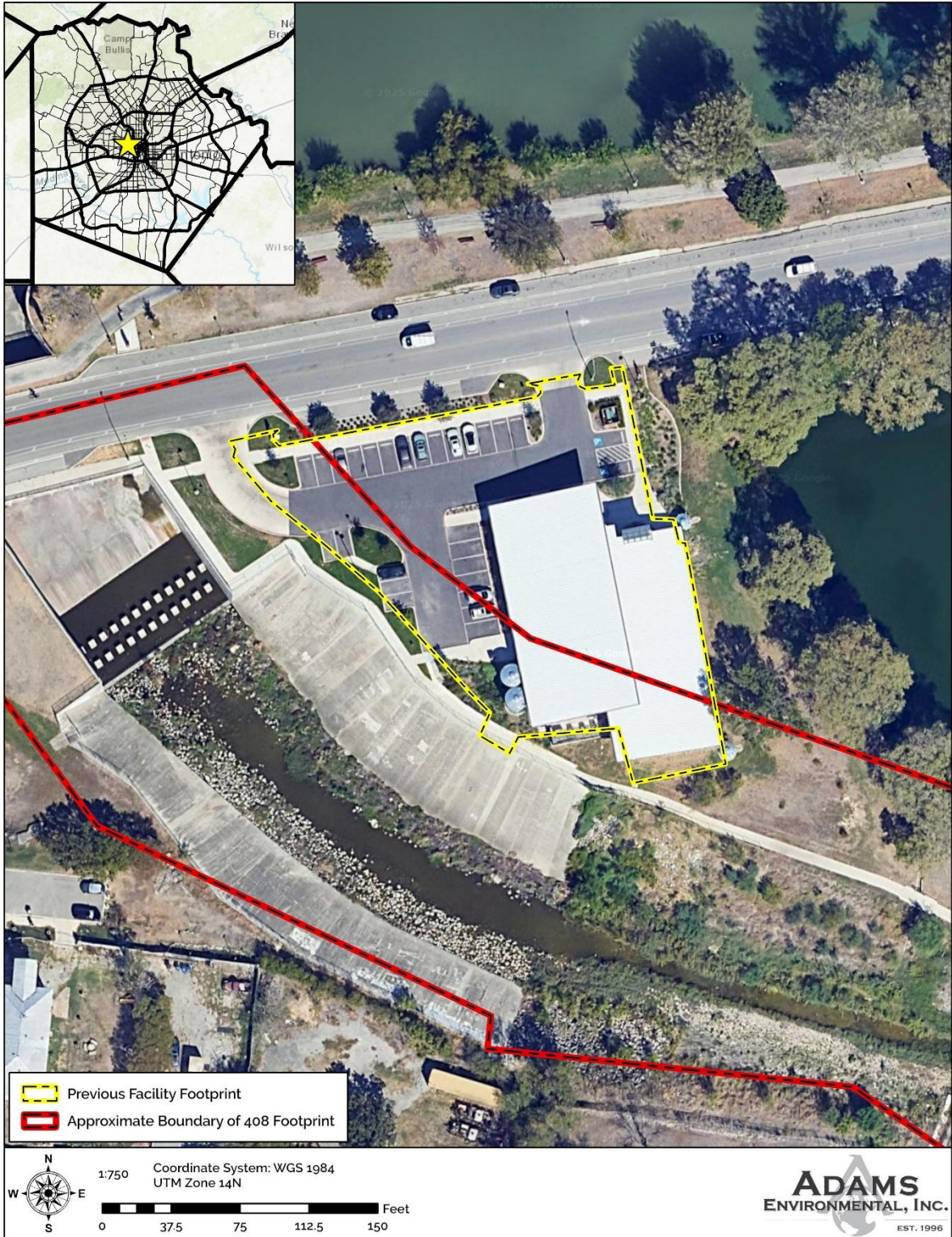
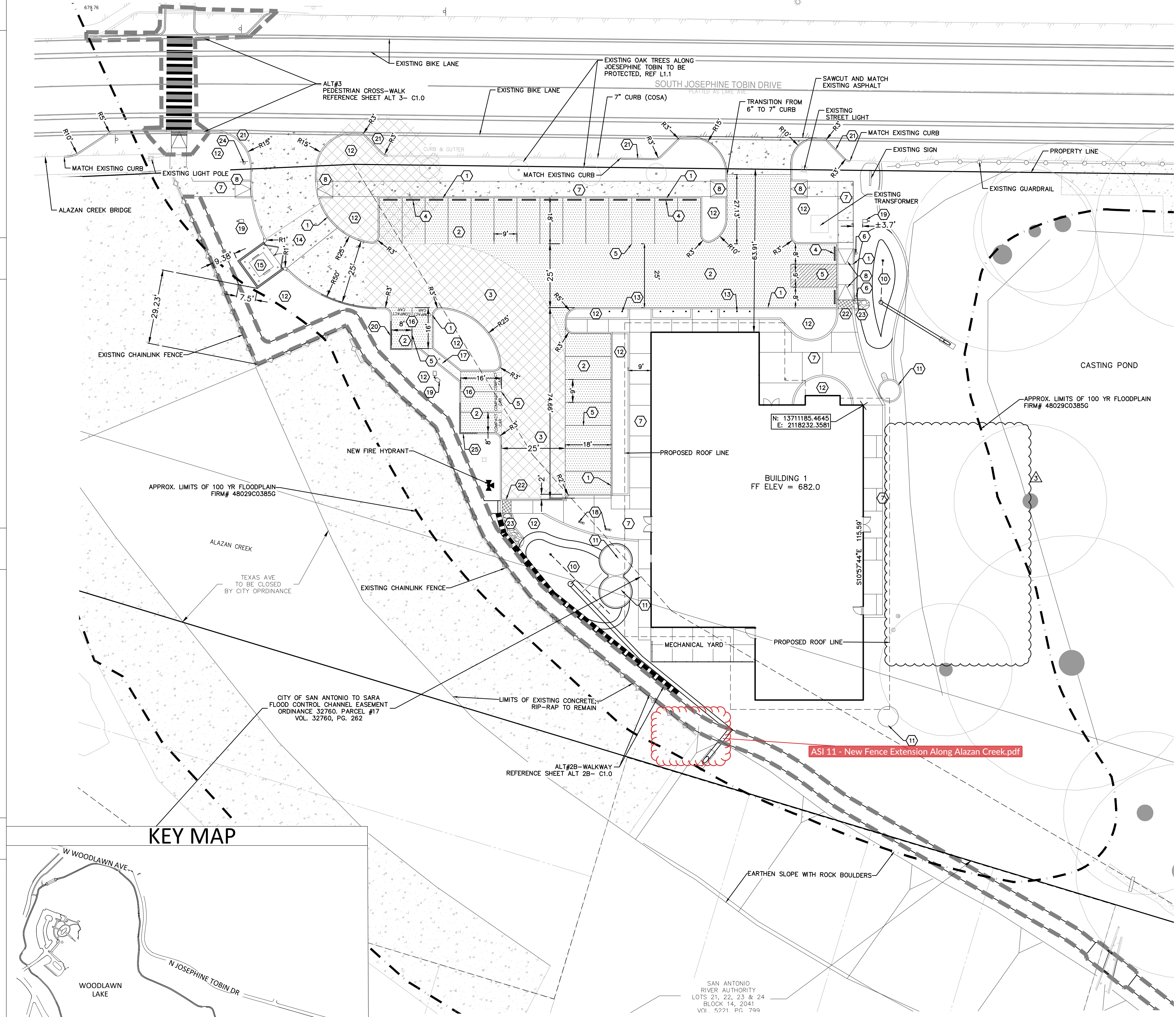


Figure 1. Overview of the newly constructed dance studio. The footprint of the studio facility prior to its reconstruction is depicted in yellow, while the approximated 408 Footprint is depicted in red.



**LEGEND**

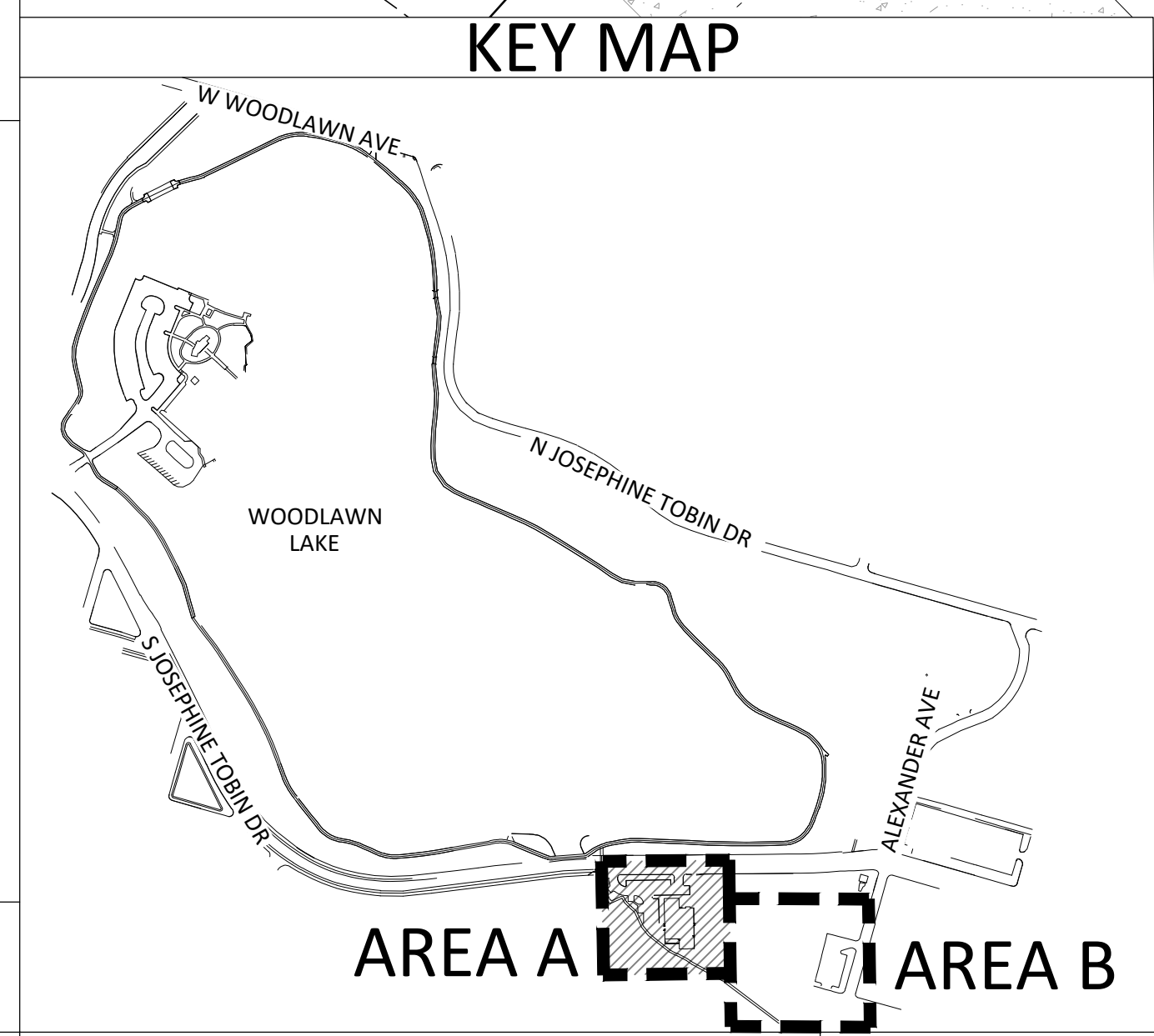
- PROPERTY LINE
- FLOODPLAIN
- REFERENCE ALTERNATE PLAN
- EXISTING ASPHALT
- EXISTING GUARDRAIL
- EXISTING TREE

HORIZONTAL SCALE: 1:20

**NOTES:**

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
- ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF NO GREATER THAN 2.0%.
- EXISTING AND ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
- BICYCLE RACKS MUST MEET UDC SECTION 36-256 (1) BICYCLE REQUIREMENTS (INVERTED U-SHAPE); REFER TO LAND ARCH. L3.02.

- KEY NOTES**
- 6" CURB; REFER TO SHEET C7.0
  - LIGHT DUTY FLEXIBLE PAVEMENT REFER TO SHEET C7.0
  - HEAVY FLEXIBLE PAVEMENT REFER TO SHEET C7.0
  - WHEEL STOP; REFER TO SHEET C7.0
  - PAVEMENT STRIPING; REFER TO SHEET C7.0
  - ACCESSIBLE PARKING SIGN; REFER TO SHEET C7.0
  - CONCRETE FLATWORK; REFER TO LANDSCAPE PLANS SHEETS L2.02-L2.04
  - ADA RAMPS
  - LANDSCAPE WALL; REFER TO LANDSCAPE PLANS SHEET L2.07
  - LOW IMPACT DEVELOPMENT - BIORETENTION; REFER TO LANDSCAPE PLANS SHEETS L2.03-L2.04
  - WATER CISTERN REFER TO LANDSCAPE PLANS SHEET L3.04
  - LANDSCAPE AREA; REFER TO LANDSCAPE SHEET L4.01
  - BOLLARDS; REFER TO LANDSCAPE SHEET L3.01
  - HEAVY DUTY CONCRETE; REFER TO SHEET C7.0
  - DUMPSTER ON CONCRETE PAD; REFER TO STRUCTURAL S6.02, REFERENCE ARCHITECT SHEET A1.00
  - COMPACT CAR PARKING
  - CONCRETE FLUME; REFER TO SHEET C7.0
  - BIKE RACK; REFER TO LANDSCAPE SHEET L3.02
  - LIGHT POLE REFER TO SHEET MEP E1.00
  - RETAINING WALL REFER TO TxDOT RW 1(L)A
  - 7" CURB
  - SIDEWALK DRAIN
  - FOREBAY REFER TO LANDSCAPE SHEET L3.03
  - FIRE LANE NO PARKING SIGN REFER TO SHEET C5.0



**PARKING TABLE**

MINIMUM REQUIRED SPACES	16
MAXIMUM REQUIRED SPACES	19
PROVIDED TYP SPACES	23
PERMITTED COMPACT SPACES	5
PROVIDED COMPACT SPACES	5
REQUIRED ADA SPACES	2
PROVIDED ADA SPACES	2

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24- HOURS PRIOR TO COMMENCING CONSTRUCTION.

**WOODLAWN LAKE PARK MULTI-GENERATIONAL CENTER**

138 S. Josephine Tobin Dr  
San Antonio, Texas 78201

**Owner**  
CITY OF SAN ANTONIO, TCI  
San Antonio, Texas

Contact: Cathleen Crabb  
T: 210.207.2737  
E: cathleen.crabb@sanantoniogov

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Engineer's Seal

02/03/2021

No.	Date	Issue / Revision:
1	Feb. 21, 2020	BID / PERMIT
2	Feb. 03, 2021	ADDENDUM 3 - VALUE ENGINEERING SET FOR CONSTRUCTION
3		
4		
5		

Engineer: Eric S. Ply  
Project Manager: Chris Crim  
Drawn By: Hannah McLaughan  
Project Number: 211.002

Issuance / Date: BID / PERMIT ISSUANCE  
FEBRUARY 21, 2020

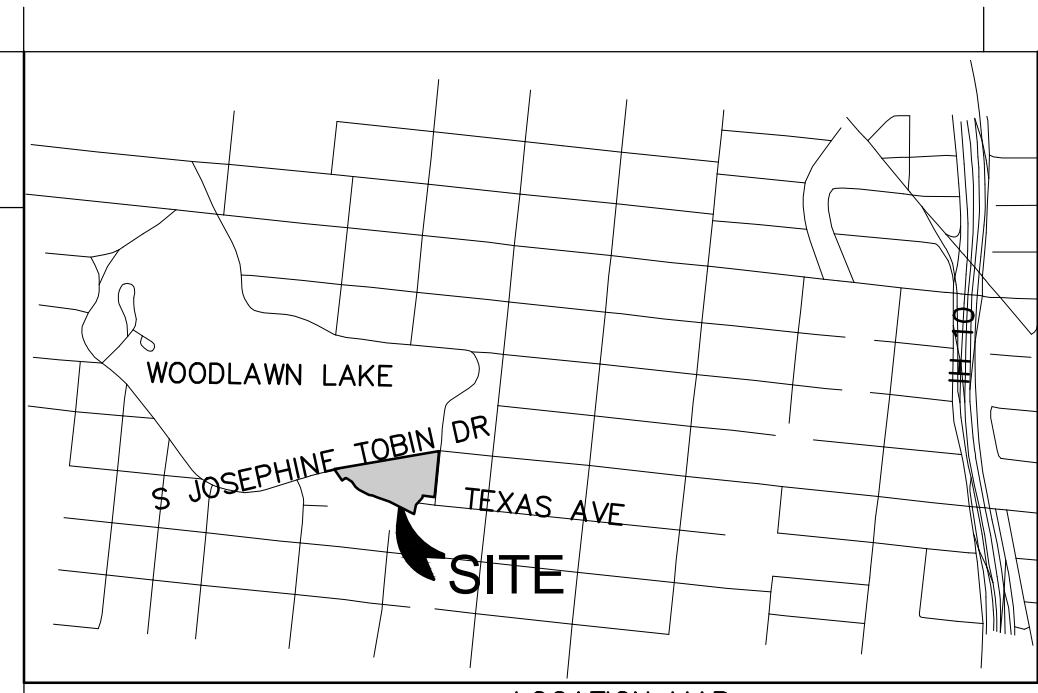
**SITE PLAN**

SHEET NUMBER

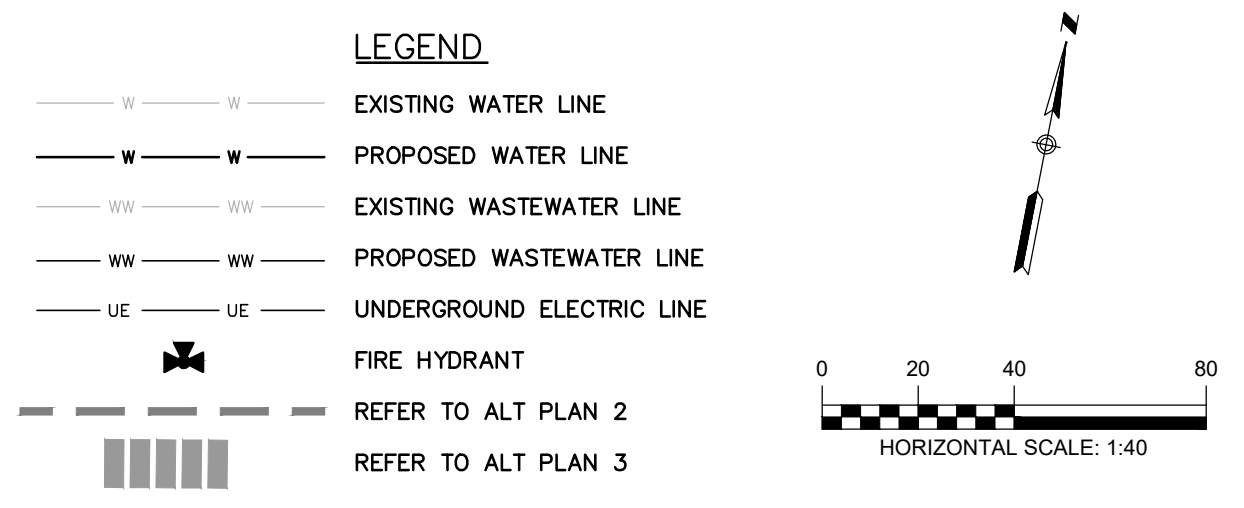
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**HMT**  
ENGINEERING & SURVEYING

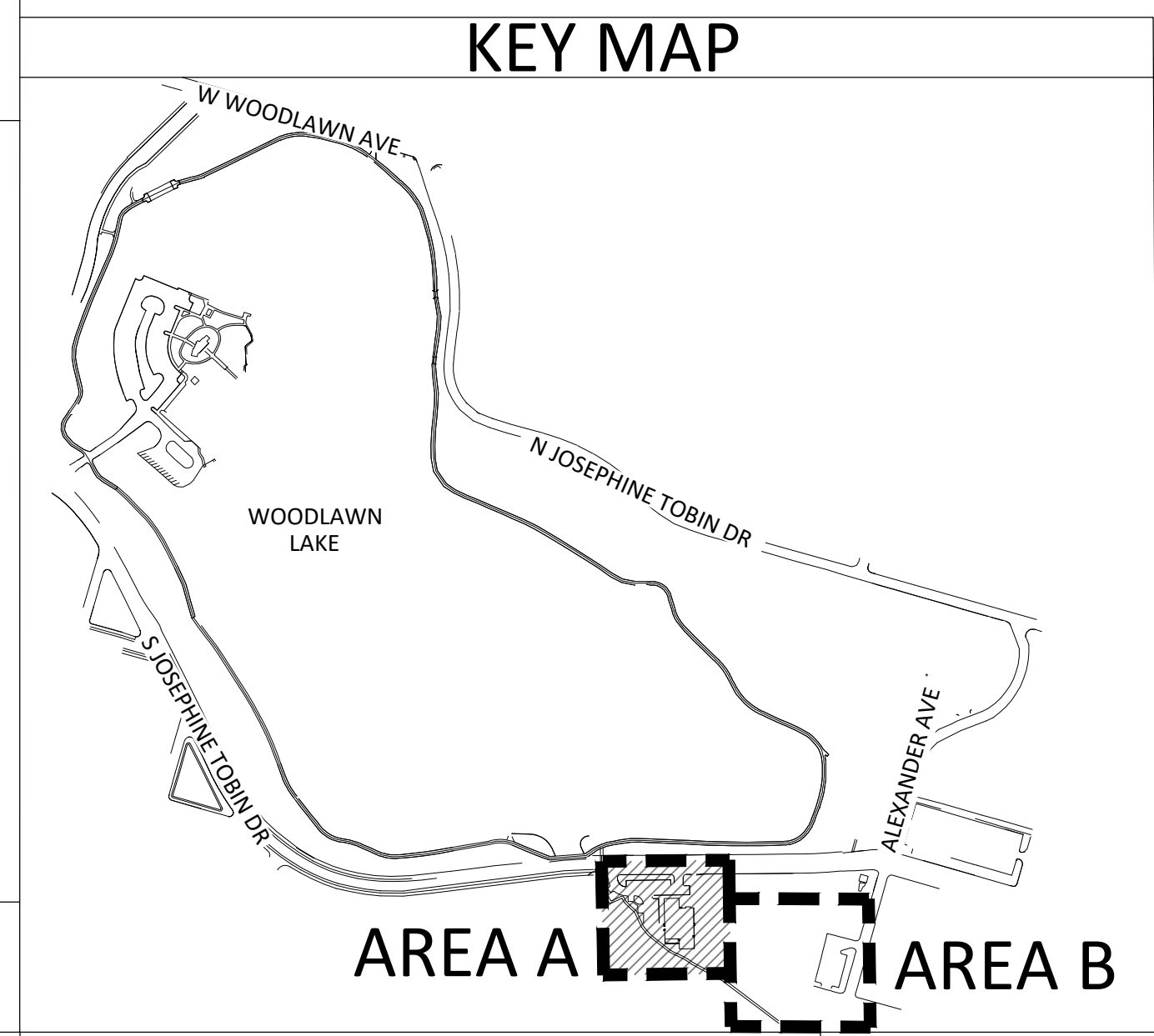
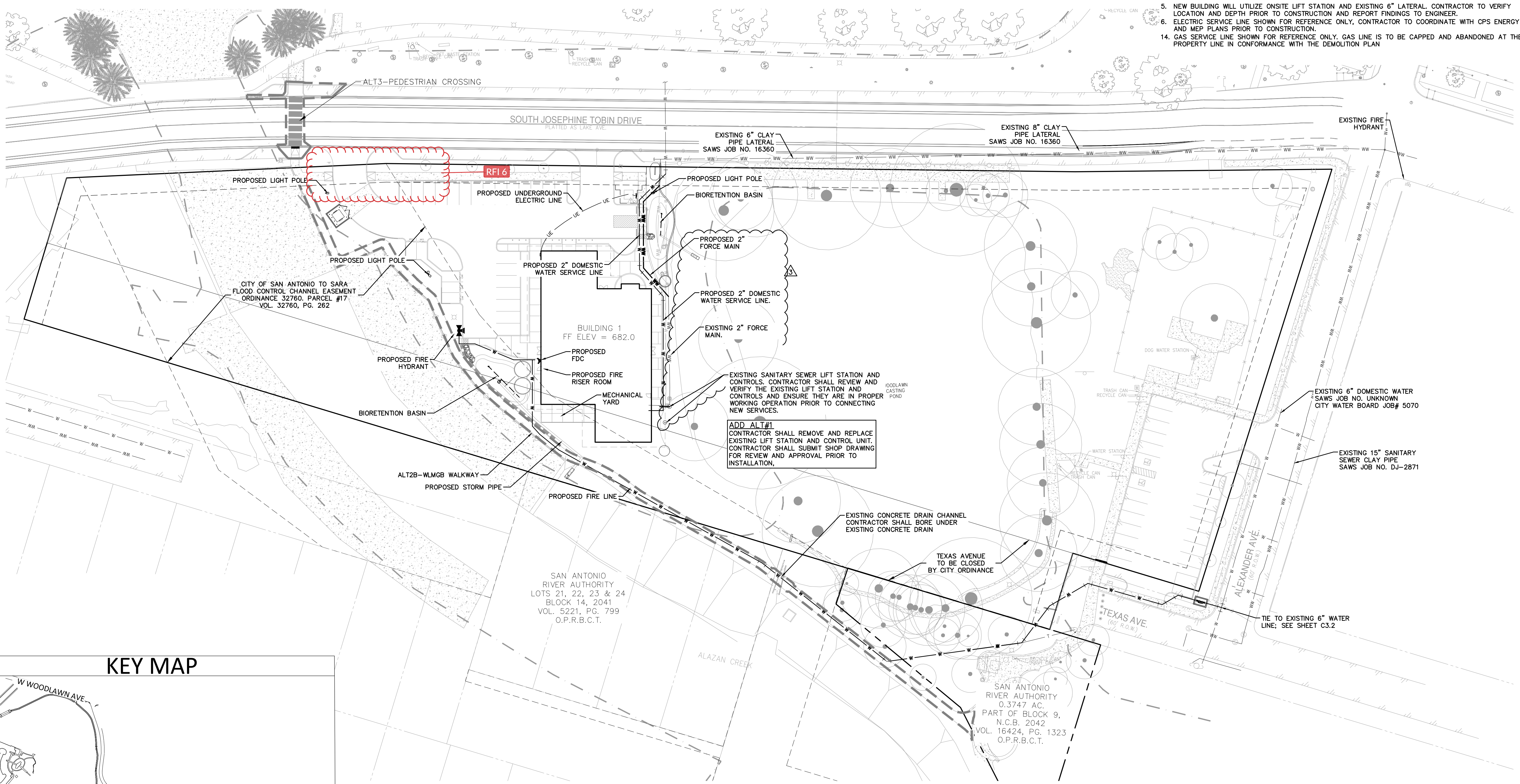
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
HMTNB.COM  
P(830)625-8555 F(830)625-8556  
TBPE FIRM F-10961  
TBPLS FIRM 10153600



LOCATION MAP



- UTILITY NOTES:
1. WATER METER LOCATED IN WOODLAWN PARK. 2" WATER MAIN CROSSES JOSEPHINE TOBIN DRIVE TO SERVE REMAINING PARK AREA.
  2. ALL WATER MAINS SHALL BE AWWA C900 (CLASS 150 OR GREATER).
  3. WATER LINE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SAWS SYSTEMS CONNECTION & CONSTRUCTION POLICY.
  4. WATER SERVICE SHALL HAVE A MINIMUM OF 12 INCHES OF COVER
  5. NEW BUILDING WILL UTILIZE ONSITE LIFT STATION AND EXISTING 6" LATERAL CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.
  6. ELECTRIC SERVICE LINE SHOWN FOR REFERENCE ONLY, CONTRACTOR TO COORDINATE WITH CPS ENERGY AND MEP PLANS PRIOR TO CONSTRUCTION.
  14. GAS SERVICE LINE SHOWN FOR REFERENCE ONLY. GAS LINE IS TO BE CAPPED AND ABANDONED AT THE PROPERTY LINE IN CONFORMANCE WITH THE DEMOLITION PLAN



KEY MAP

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

**ADD ALT#1**  
 CONTRACTOR SHALL REMOVE AND REPLACE EXISTING LIFT STATION AND CONTROL UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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PROPERTY DESCRIPTION:  
 CITY OF SAN ANTONIO  
 WOODLAWN LAKE RECREATION CENTER  
 LOT A1 NCB 2027  
 (2.95 ACRES)  
 PLAT NO: XXX  
 VOLUME: XXX PAGE: XX  
 ADDRESS: 138 JOSEPHINE TOBIN  
 SAN ANTONIO TX, 78201



290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
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 TBPE FIRM F-10961  
 TBPLS FIRM 10153600

Project  
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Owner  
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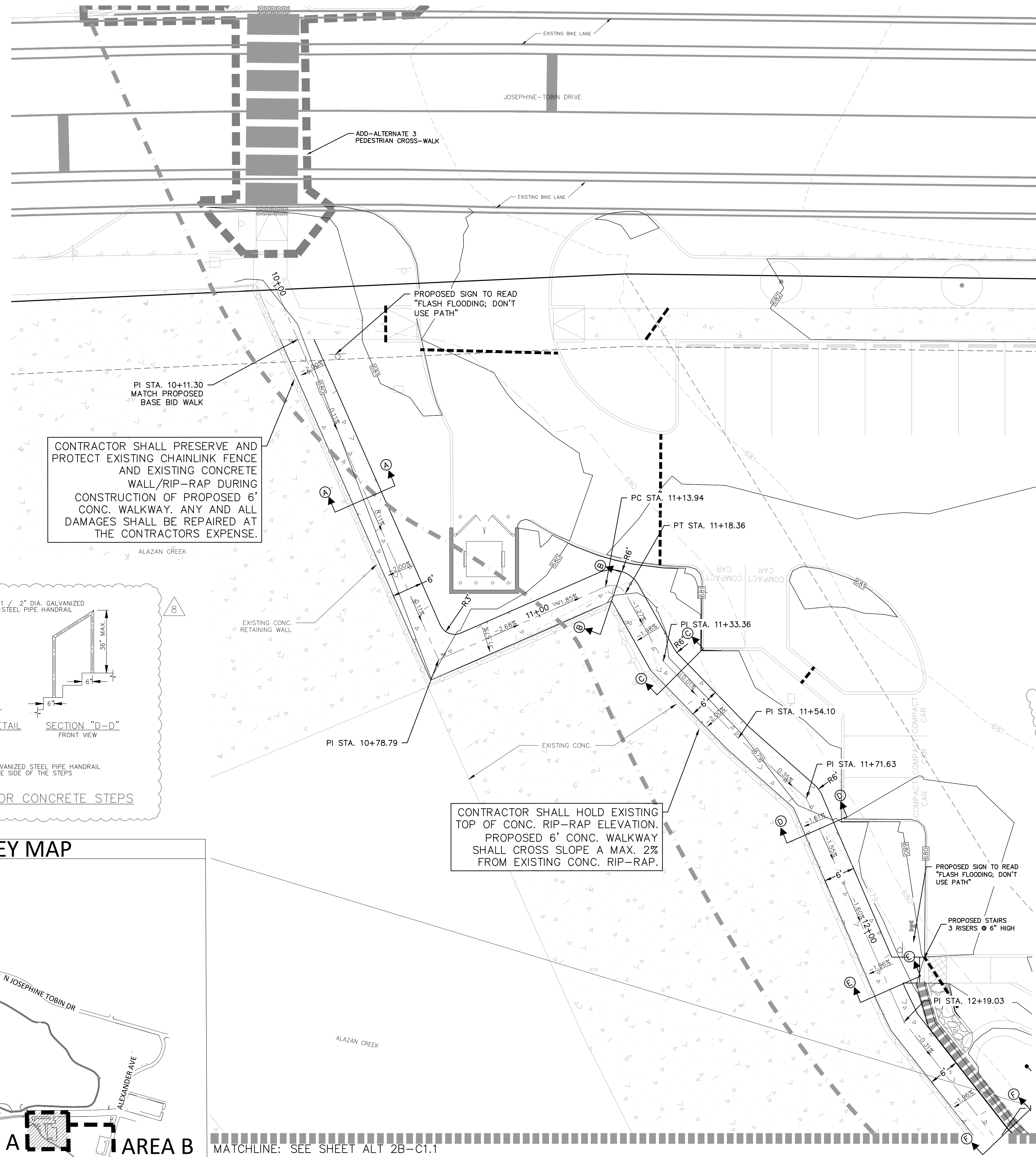
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Engineer's Seal  
 06/24/2021  
  
 ERIC S. PLY  
 123317  
 LICENSED PROFESSIONAL ENGINEER

No.	Date	Issue / Revision:
1	Feb. 21, 2020	BID / PERMIT
2	Dec. 08, 2020	ADDENDUM 2
3	Feb. 03, 2021	ADDENDUM 3 - VALUE ENGINEERING SET FOR CONSTRUCTION
4	Jun. 24, 2021	ASI #5
5		
6		
Engineer		Eric S. Ply
Project Manager		Chris Crim
Drawn By		Hannah McAughan
Project Number		211.002
Issuance / Date		BID / PERMIT ISSUANCE FEBRUARY 21, 2020

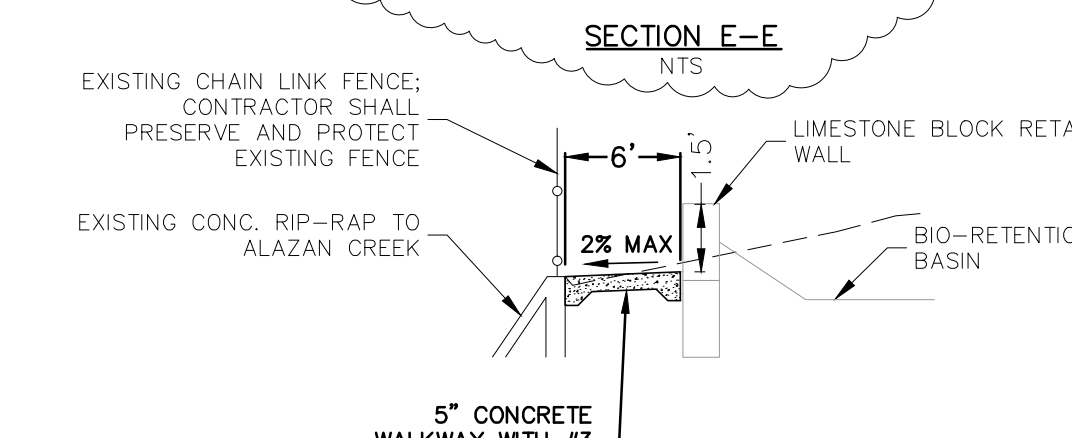
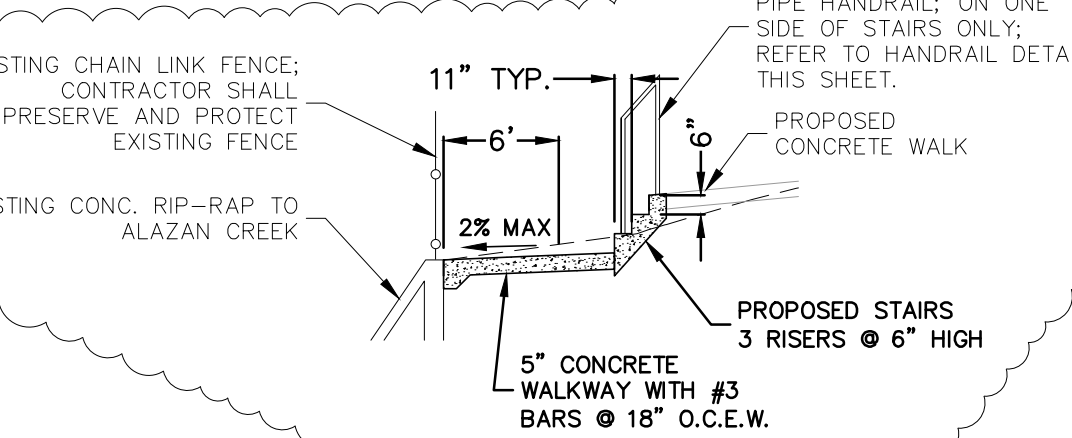
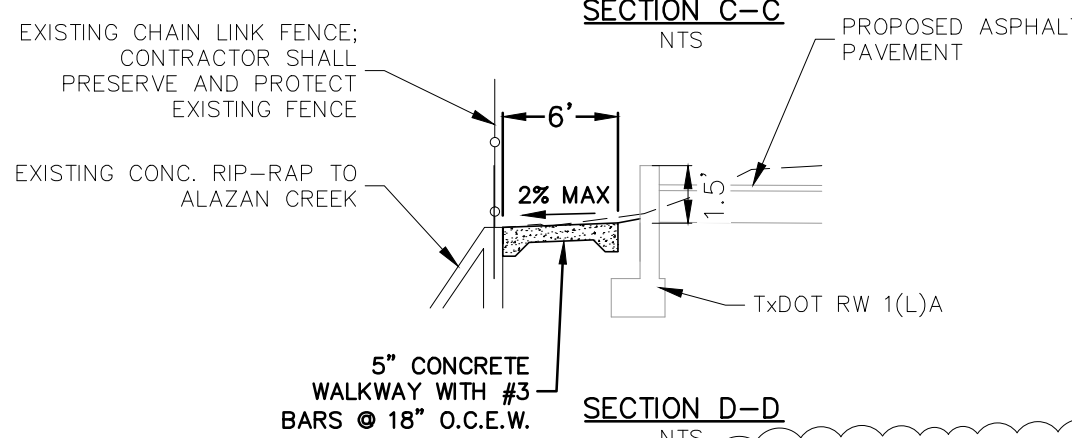
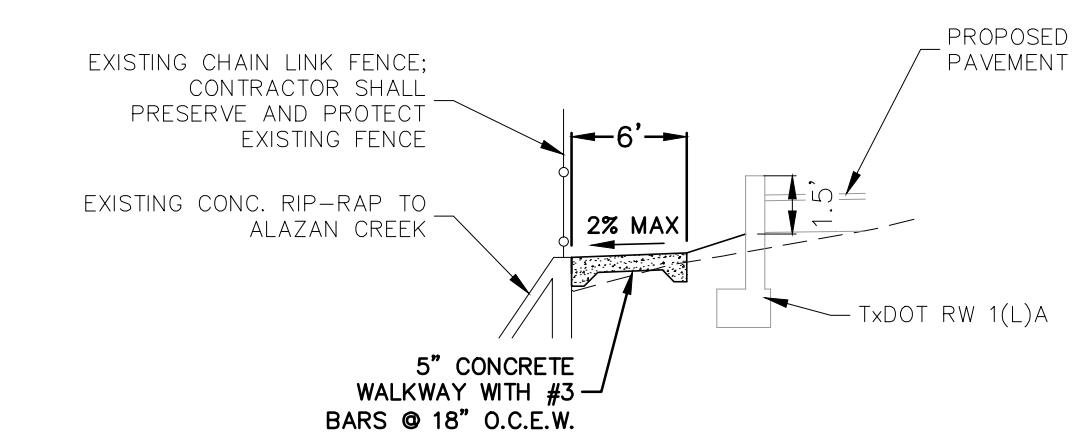
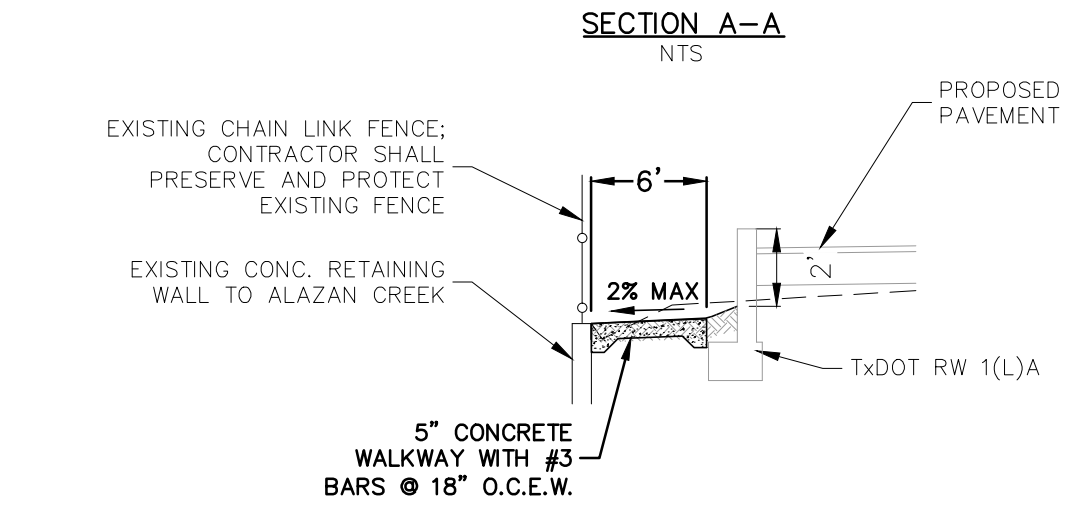
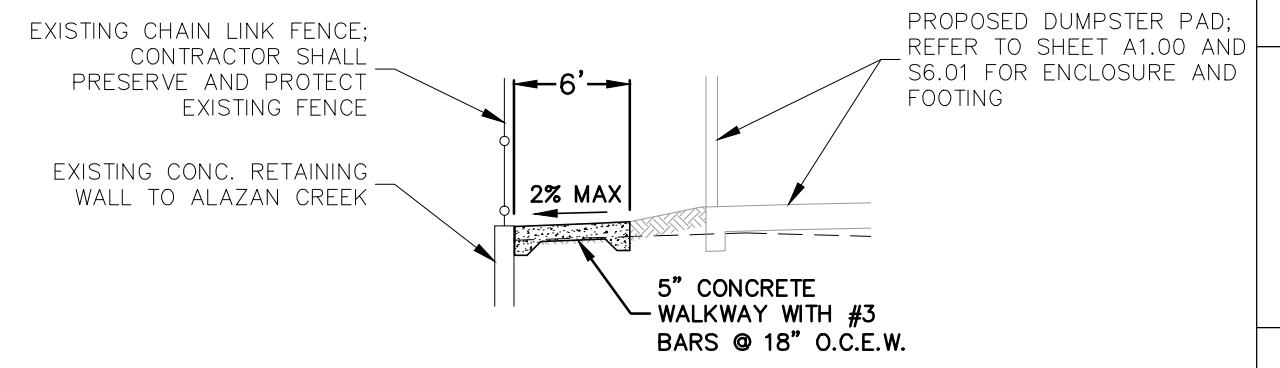
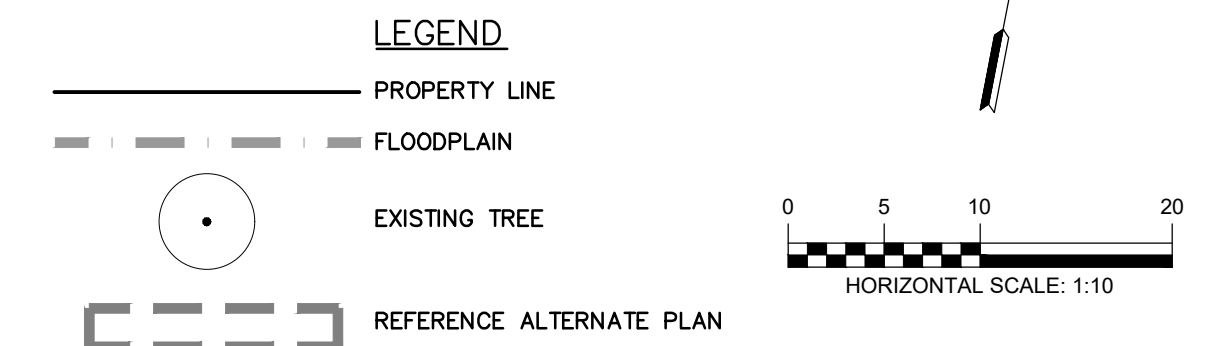
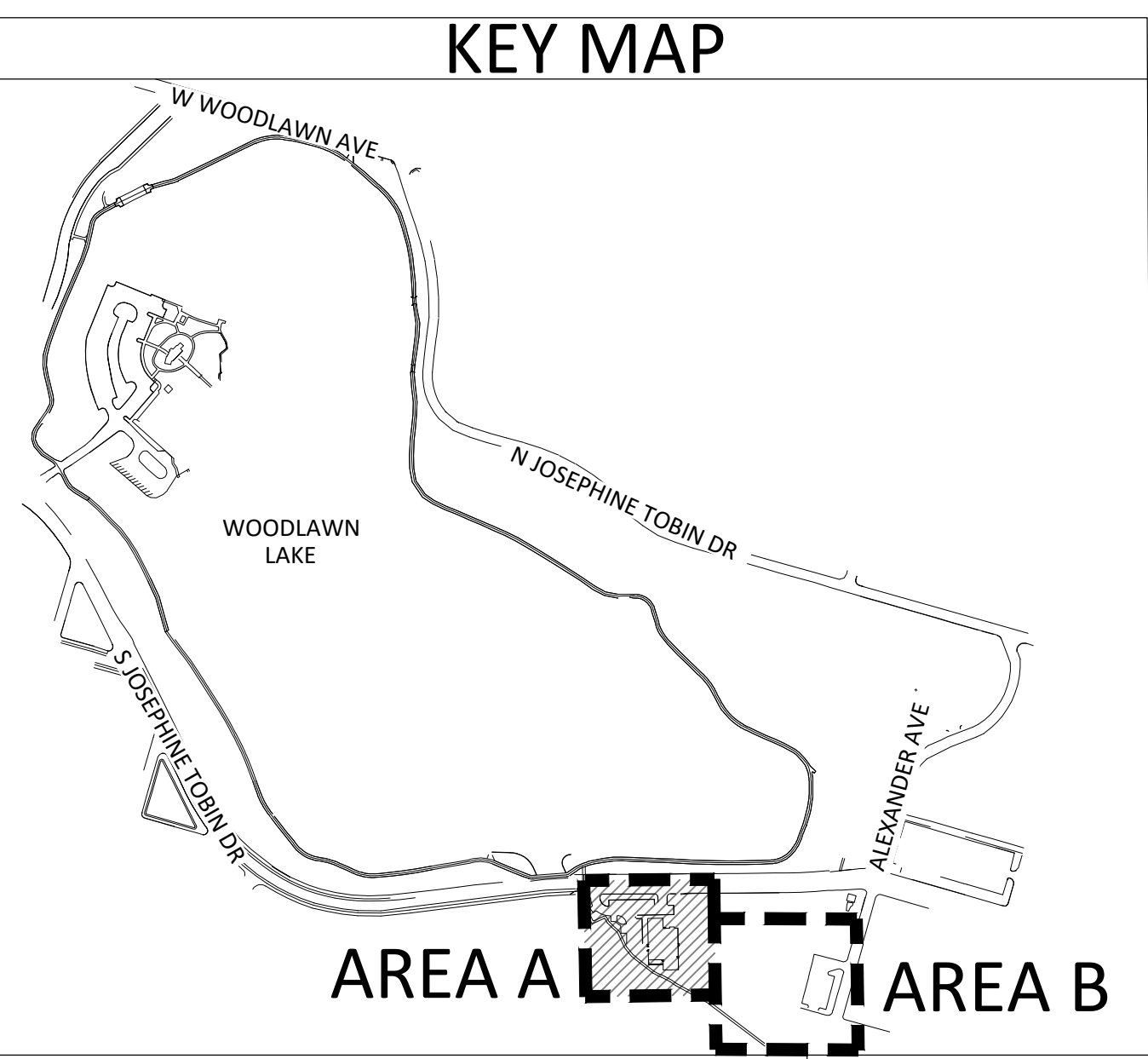
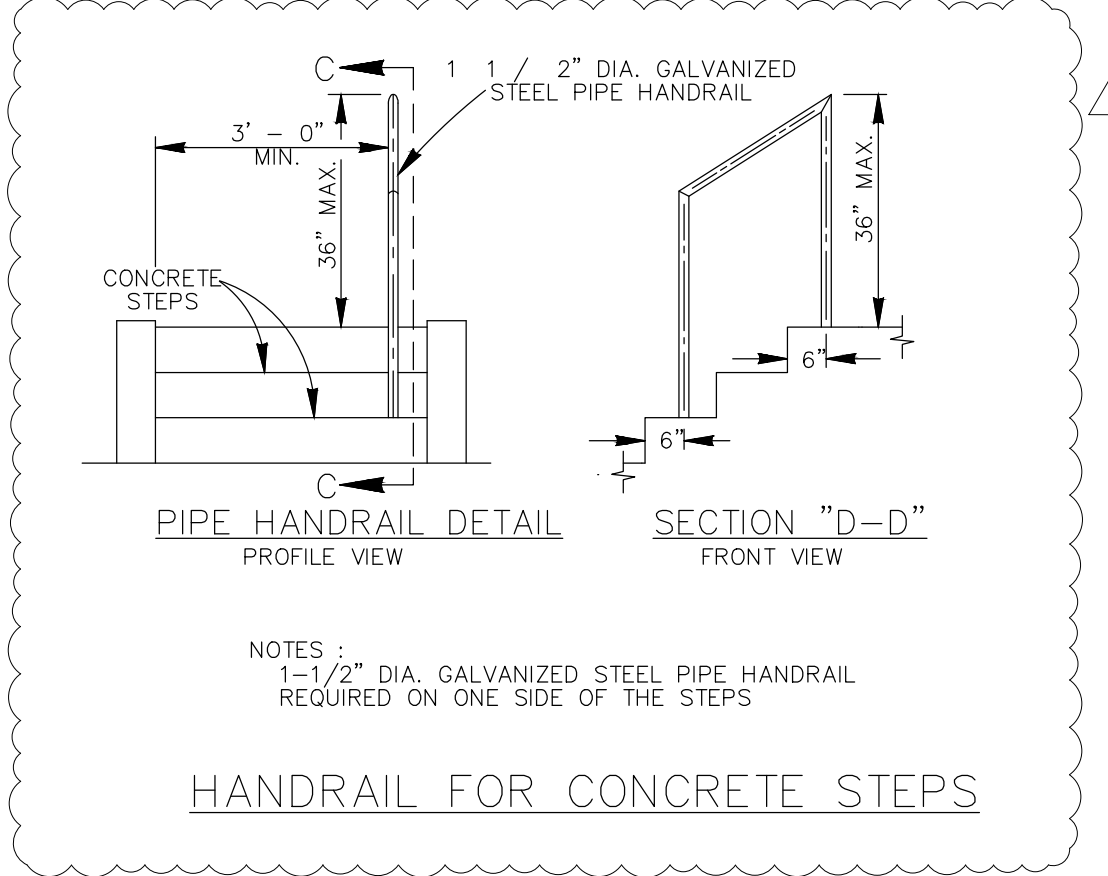
SHEET TITLE  
**OVERALL UTILITY PLAN**

SHEET NUMBER  
**C3.0**



CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING CHAINLINK FENCE AND EXISTING CONCRETE WALL/RIP-RAP DURING CONSTRUCTION OF PROPOSED 6' CONC. WALKWAY. ANY AND ALL DAMAGES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

CONTRACTOR SHALL HOLD EXISTING TOP OF CONC. RIP-RAP ELEVATION. PROPOSED 6' CONC. WALKWAY SHALL CROSS SLOPE A MAX. 2% FROM EXISTING CONC. RIP-RAP.



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Project  
**WOODLAWN LAKE PARK  
MULTI-GENERATIONAL  
CENTER**  
138 S. Josephine Tobin Dr  
San Antonio, Texas 78201

Owner  
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E: jgray@rialtostudio.com

Engineer's Seal  
06/16/2022  
ERIC S. PLY  
123317  
LICENSED PROFESSIONAL ENGINEER  
*Eric S. Ply*

No.	Date	Issue / Revision:
3	Feb. 03, 2021	ADDENDUM 3 - VALUE ENGINEERING SET FOR CONSTRUCTION
4	Jun. 24, 2021	ASI #6
5	Jul. 13, 2021	ADDRESSED SAWS COMMENTS
6	Jul. 21, 2021	CITY COMMENTS - SIP
7	May 4, 2022	ASI #17
8	June 16, 2022	ASI #20

Engineer: Eric S. Ply  
Project Manager: Chris Crim  
Drawn By: Hannah McLaughan  
Project Number: 211.002  
Issuance / Date: BID / PERMIT ISSUANCE FEBRUARY 21, 2020  
SHEET TITLE: **WALKWAY SITE PLAN (1 OF 3)**

SHEET NUMBER: **ALT 2B-C1.1**

Project  
**WOODLAWN LAKE PARK  
 MULTI-GENERATIONAL  
 CENTER**  
 138 S. Josephine Tobin Dr  
 San Antonio, Texas 78201

Owner  
**CITY OF SAN ANTONIO, TCI**  
 San Antonio, Texas

Contact: Cathleen Crabb  
 T: 210.207.2737  
 E: cathleen.crabb@sanantoniogov

Architect of Record  
**DOUGLAS ARCHITECTS**  
 1320 East Houston, Suite 102  
 San Antonio, Texas 78205  
 Contact: Melissa Douglas, AIA  
 T: 210.226.5500  
 E: mdouglas@douglasarchitects.net  
 www.douglasarchitects.net

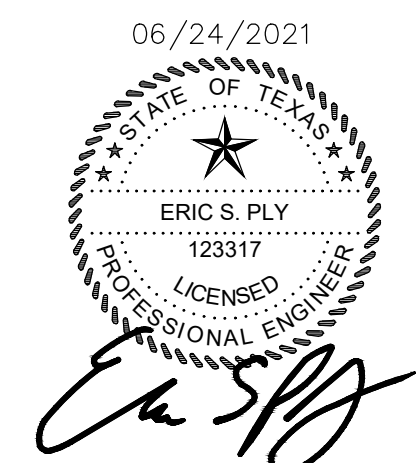
Civil  
**HMT Engineering & Surveying**  
 Contact: Chris Crim  
 8200 LH 10 Frontage Road, Suite 810  
 San Antonio, Texas 78230  
 T: 210.562.3844  
 E: chris@hmtinc.com

Structural  
**Intelligent Engineering Services, LLP**  
 Contact: Agustin Tellez, Jr.  
 100001 Reunion Place, Suite 200  
 San Antonio, TX 78216  
 T: 210.349.9098  
 E: atellez@ie-services.com

MEP  
**CNG Engineering**  
 Contact: Travis Wilshire  
 1917 N New Braunfels Ave, Suite 201  
 San Antonio, TX 78208  
 T: 210.224.8841  
 E: travis.wilshire@cngengineering.com

IT Design  
**DATA COM DESIGN GROUP**  
 Contact: Randy Cottingham  
 7551 Callaghan Rd., Suite 201  
 San Antonio, TX 78229  
 T: 512.478.6001  
 E: Randy.Cottingham@datacomdesign.com

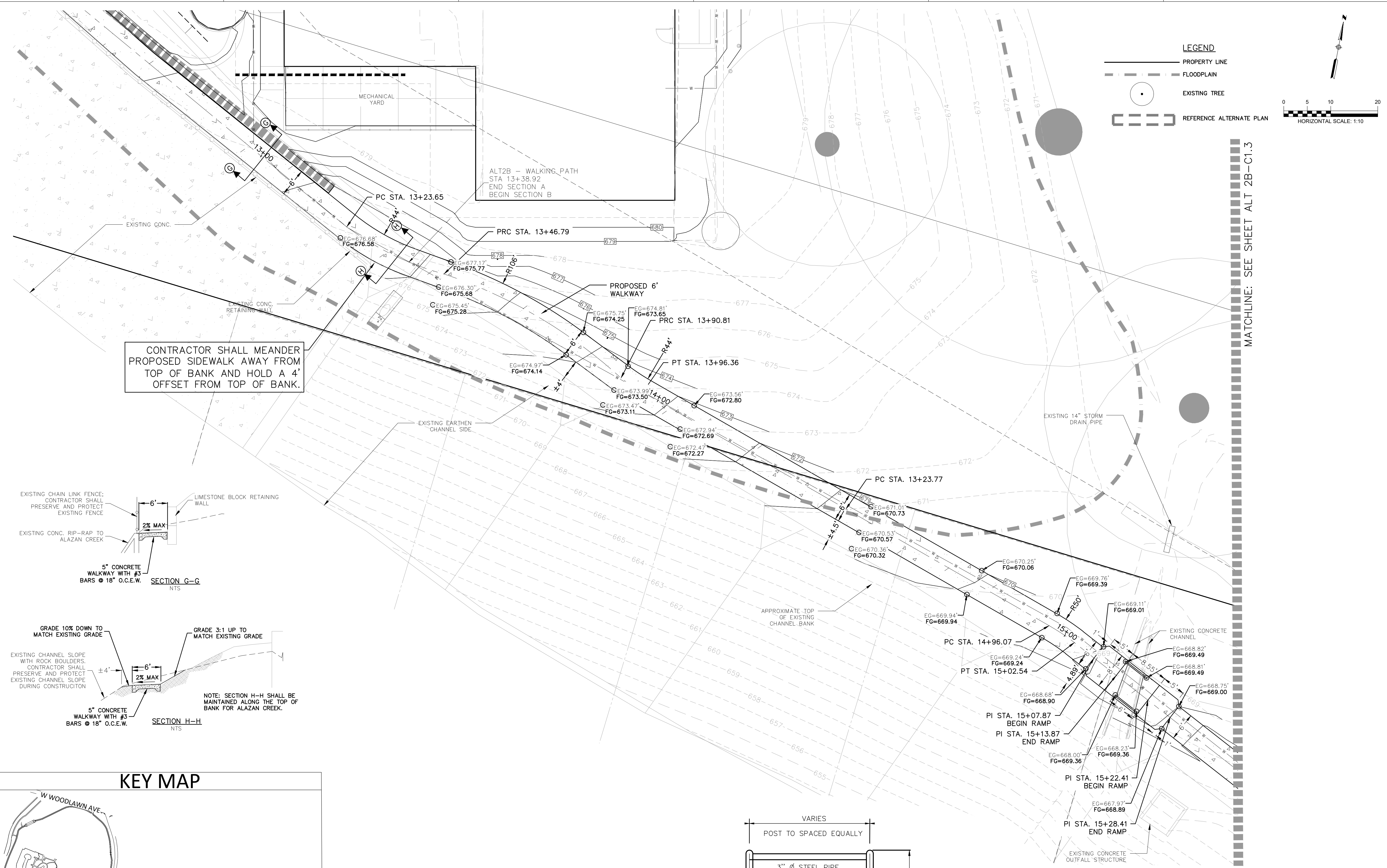
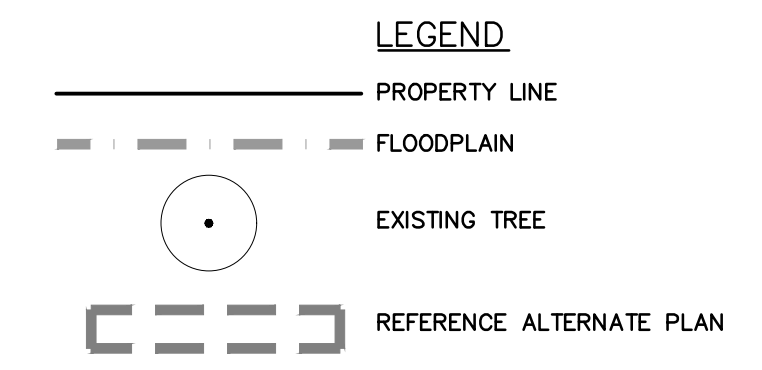
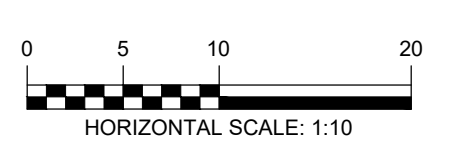
Landscape  
**RIALTO STUDIO, INC**  
 Contact: James Gray, Jr.  
 2425 Broadway, Suite 105  
 San Antonio, TX 78215  
 T: 210.828.1155  
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Engineer's Seal  
 06/24/2021  
  
 ERIC S. PLY  
 123317  
 LICENSED PROFESSIONAL ENGINEER

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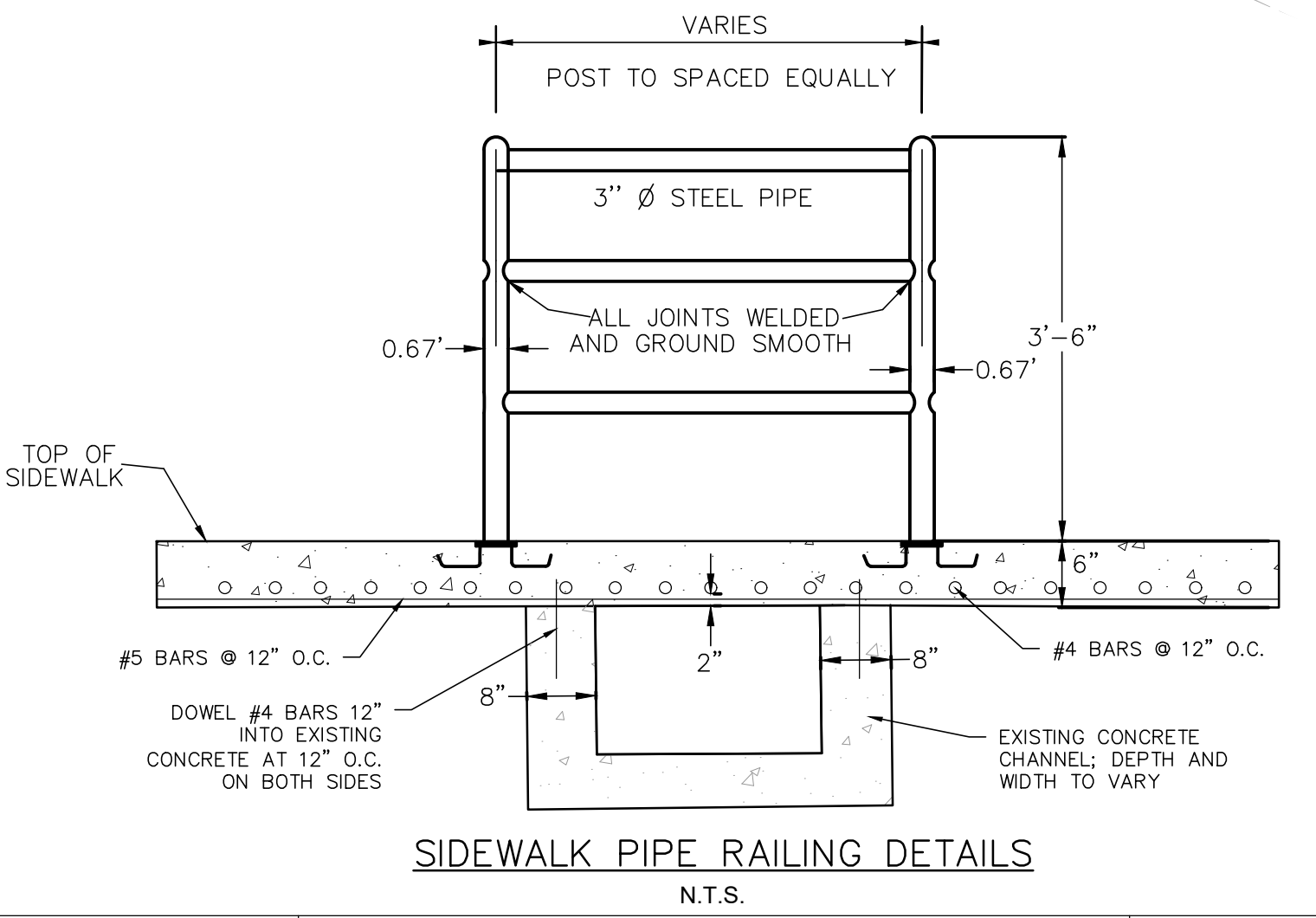
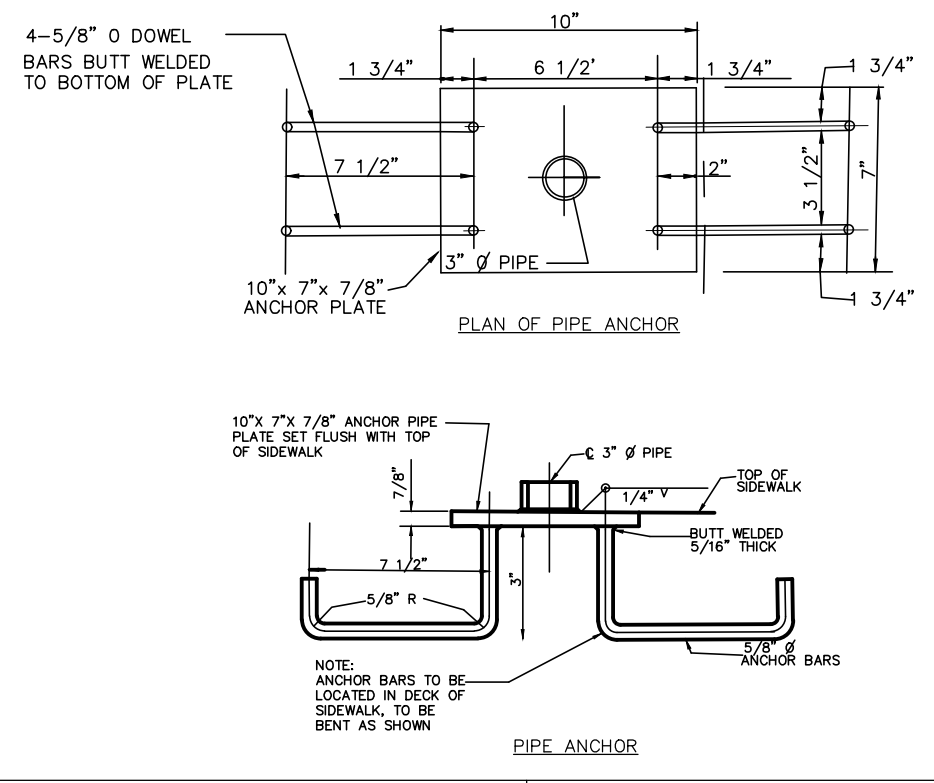
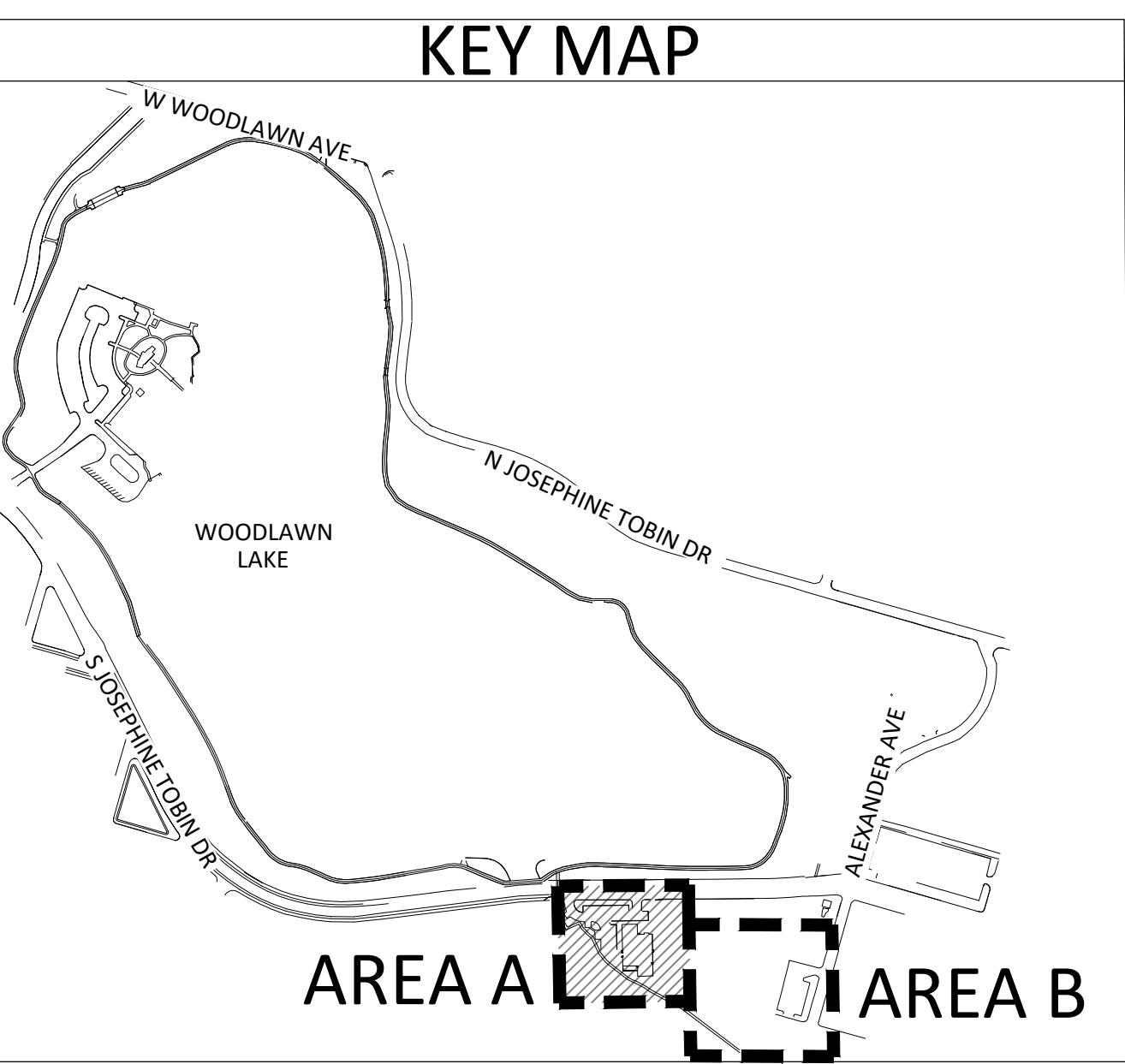
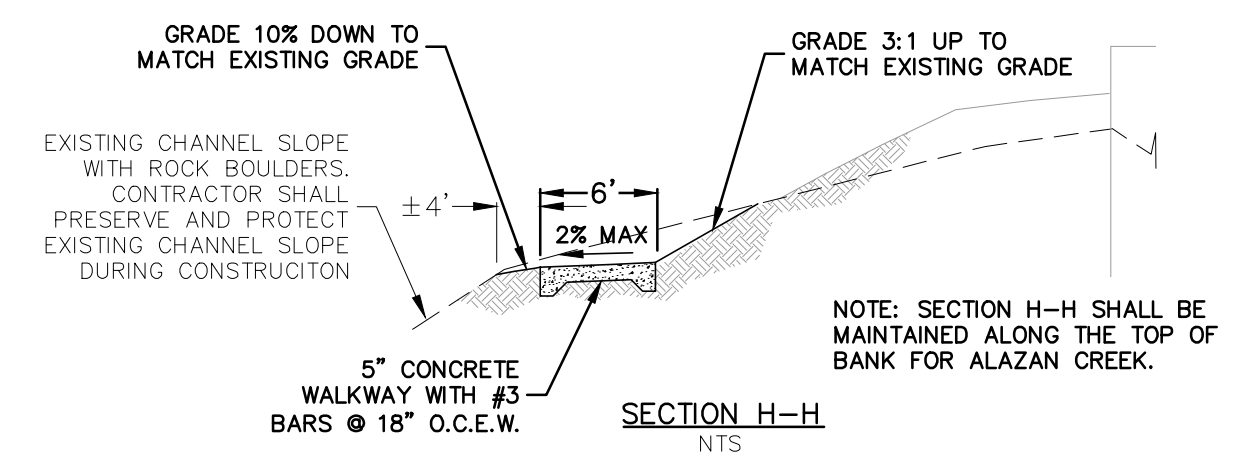
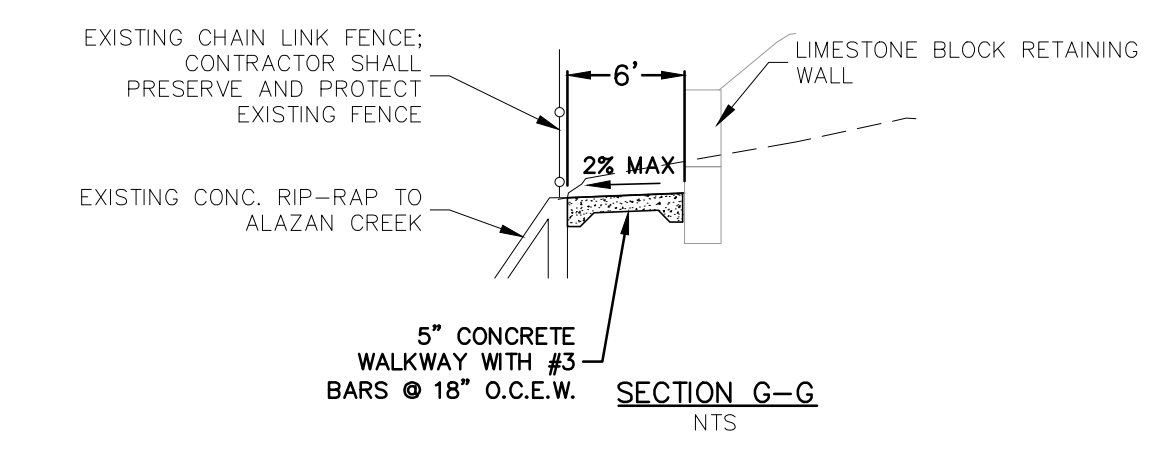
SHEET TITLE  
**WALKWAY SITE  
 PLAN (2 OF 3)**

SHEET NUMBER  
**ALT 2B-  
 C1.2**



CONTRACTOR SHALL MEANDER PROPOSED SIDEWALK AWAY FROM TOP OF BANK AND HOLD A 4' OFFSET FROM TOP OF BANK.

MATCHLINE: SEE SHEET ALT 2B-C1.3

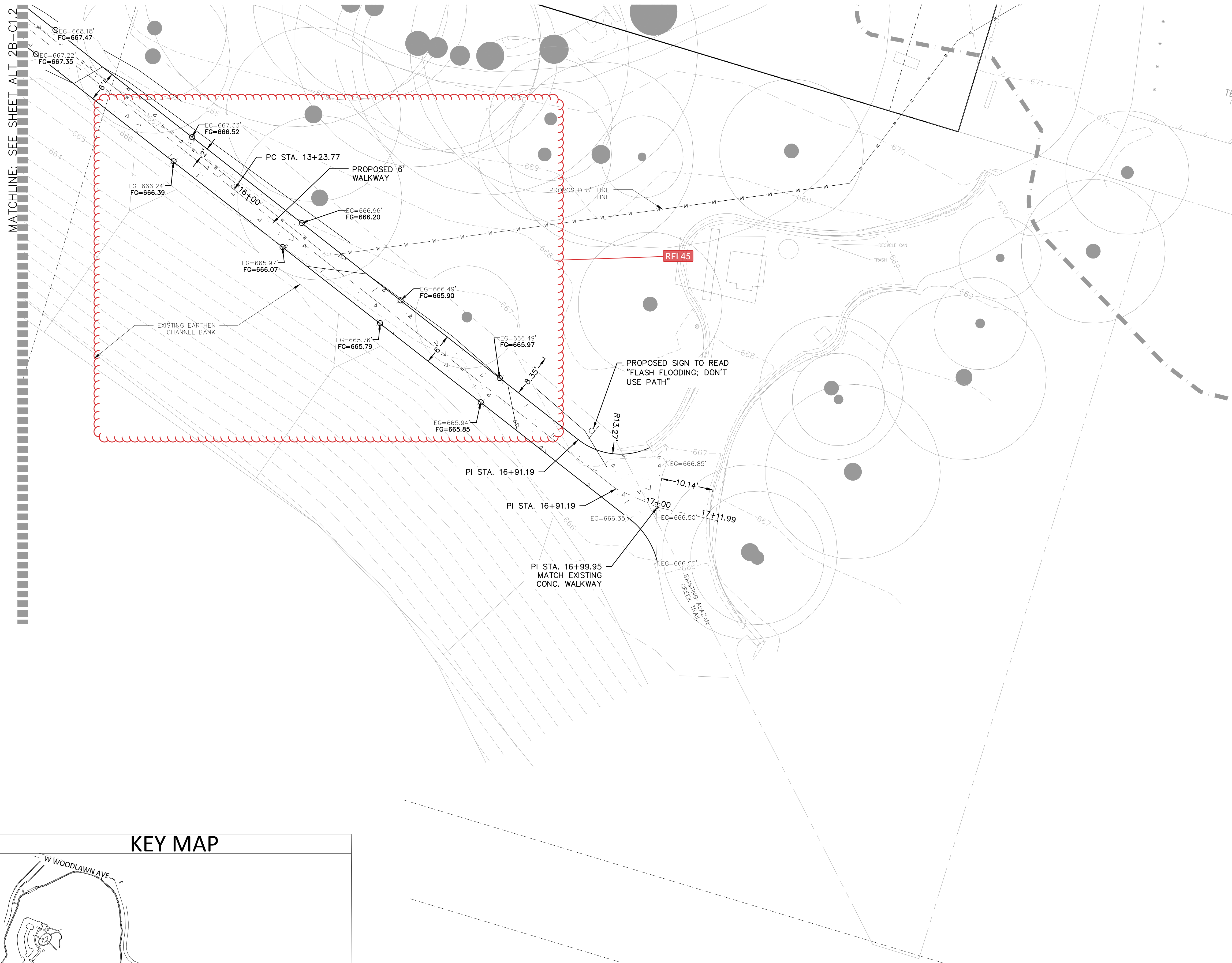


CONTRACTOR TO VEGETATE POND ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 80% VEGETATION PRIOR TO COMPLETION.  
 RAILING TO BE PAINTED:  
 SHOP COAT: "RUST-OLEUM" NO. 678 QUICK DRYING RED PRIMER.  
 FIRST FIELD COAT: "RUST-OLEUM" NO. 7773 ZINC CHROMATE PRIMER.  
 SECONDFIELD COAT: "RUST-OLEUM" NO. 7715 "ALUMINUM" OR APPROVED EQUAL.

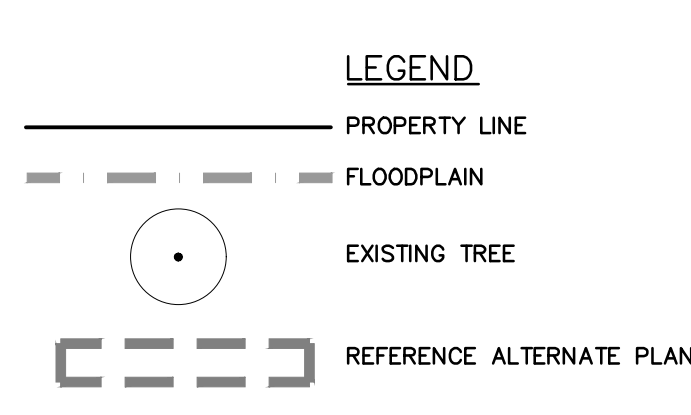
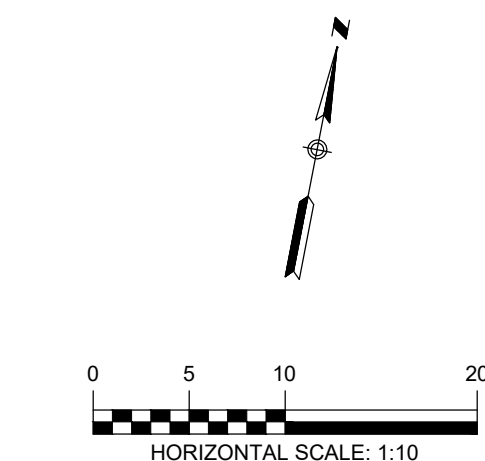
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24- HOURS PRIOR TO COMMENCING CONSTRUCTION.



290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 HMTNB.COM  
 P(830)625-8555 F(830)625-8556  
 TBPE FIRM F-10961  
 TBPLS FIRM 10153600



MATCHLINE: SEE SHEET ALT 2B-C1.2



Project  
**WOODLAWN LAKE PARK MULTI-GENERATIONAL CENTER**  
 138 S. Josephine Tobin Dr  
 San Antonio, Texas 78201

Owner  
**CITY OF SAN ANTONIO, TCI**  
 San Antonio, Texas  
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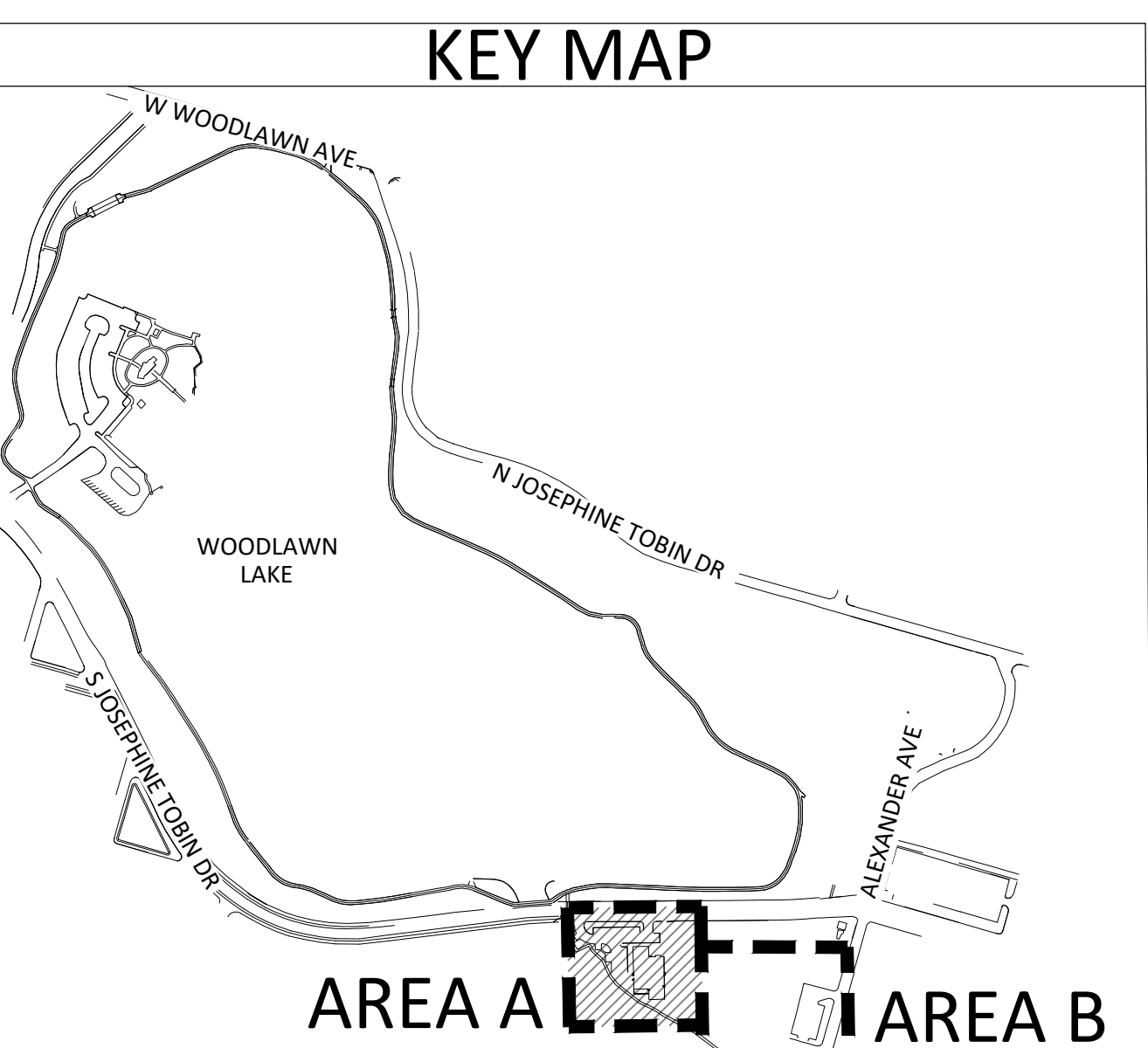
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SHEET TITLE  
**WALKWAY SITE PLAN (3 OF 3)**

SHEET NUMBER  
**ALT 2B-C1.3**



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24- HOURS PRIOR TO COMMENCING CONSTRUCTION.

**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 HMTNB.COM  
 P(830)625-8555 F(830)625-8556  
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**MEMORANDUM OF AGREEMENT (MOA)  
BETWEEN  
THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
THE TEXAS STATE HISTORIC PRESERVATION OFFICER,  
AND THE CITY OF SAN ANTONIO  
REGARDING  
PERMIT 408-SWF-2021-0040 TO ALTER THE SAN ANTONIO CHANNEL IMPROVEMENT  
PROJECT IN SAN ANTONIO, BEXAR COUNTY, TEXAS**

**WHEREAS**, the United States Army Corps of Engineers, Fort Worth District (USACE) is the federal agency responsible for granting permission to alter the San Antonio Channel Improvement Project (Alazan Creek), a USACE federally authorized Civil Works project, pursuant to Section 14 of the Rivers and Harbors Appropriation Act of 1899, codified at 33 United States Code (U.S.C.) Section 408; and

**WHEREAS**, the San Antonio Channel Improvement Project is operated and maintained by the San Antonio River Authority (SARA), the non-federal sponsor; and

**WHEREAS**, the issuance of the Section 408 Permission constitutes an undertaking under Section 106 of the National Historic Preservation Act (NHPA) (54 U.S.C. Section 306108) and its implementing regulations at Title 36 Code of Federal Regulations (CFR) Part 800; and

**WHEREAS**, the City of San Antonio (COSA) is the applicant pursuing an after-the-fact permit 408-SWF-2021-0040 to alter the San Antonio Channel Improvement Project in San Antonio, Bexar County, Texas; and

**WHEREAS**, an application for the demolition of the Berta Almaguer Dance Studio was submitted to the Office of Historic Preservation of San Antonio on May 17, 2019. Conceptual plans for the new facility, which incorporated feedback from the Design Review Committee and the public, were also submitted. The request for demolition was considered and approved by the Historic and Design Review Commission (HDRC) at the public HDRC hearing on July 17, 2019, following a 60-day public notice; and

**WHEREAS**, COSA began the demolition process on April 4<sup>th</sup>, 2021; and

**WHEREAS**, COSA applied for a Section 408 permit on December 7<sup>th</sup>, 2021 and pursuant to 36 CFR Part 800.9(c)(1), the USACE has determined that Section 110k is not applicable as the applicant did not cause an adverse effect to an historic property for the purposes of avoiding Section 106 responsibilities; and

**WHEREAS**, on July 30<sup>th</sup>, 2025 the USACE received concurrence from the Texas State Historic Preservation Officer (SHPO) that the Berta Almaguer Dance Studio, constructed in 1955, was eligible under Criterion C as a representative example of Mid-Century Modern civic structure at a local level; and

**WHEREAS**, the USACE determined the demolition of the Berta Almaguer Dance Studio is an adverse effect on historic properties; and

**WHEREAS**, pursuant to 36 CFR Part 800.6(c) (2)(iii), COSA is a signatory to this agreement because of their roles and responsibilities in the undertaking; and

**WHEREAS**, the USACE has consulted with the SHPO pursuant to 36 CFR Part 800.6 (c)(1)(i) and the SHPO has elected to sign this MOA as a signatory; and

**WHEREAS**, pursuant to 36 CFR Part 800, USACE has invited SARA, Preservation Texas and the Conservation Society of San Antonio to consult on the undertaking and participate in the development of this agreement; and

**WHEREAS**, SARA has elected to/not sign this MOA as a invited signatory; and

**WHEREAS**, Preservation Texas has elected to/not to sign this MOA as a concurring party; and

**WHEREAS**, the Conservation Society of San Antonio has elected to/not to sign this MOA as a concurring party; and

**WHEREAS**, pursuant to 36 CFR Part 800.2(c)(1)(ii) on November 30<sup>th</sup>, 2024, the Apache Tribe of Oklahoma, Alabama-Coushatta Tribe of Texas, Comanche Nation, Coushatta Tribe of Louisiana, Mescalero Apache Tribe, and Tonkawa Tribe of Indians of Oklahoma were consulted on the USACE's adverse effect determination and none of tribes expressed interest in the undertaking; and

**WHEREAS**, in accordance with 36 CFR Part 800.6(a)(1)(i)(C), the USACE has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and on January 28<sup>th</sup>, 2026, the ACHP chose not to participate in this MOA; and

**WHEREAS**, a Public Notice is to be published by USACE on April 17, 2026 to inform the public of the adverse effect and to solicit comment from members of the public; and

**NOW, THEREFORE**, the USACE, SHPO, and COSA agree that the undertaking shall be implemented in accordance with the following stipulations in order to mitigate the adverse effects resulting from the demolition of the Berta Almaguer Dance Studio:

## **STIPULATIONS**

The USACE shall ensure that the following measures are carried out:

### **I. General**

- a. *Definitions.* The definitions set forth in 36 CFR § 800.16 are incorporated herein by reference and apply throughout this MOA.

- b. *Professional Qualifications Standards.* Any person who is performing the activities detailed in Stipulation II to mitigate adverse effects to historic properties shall have at least the minimum qualifications detailed in the 36 CFR Part 61.

## **II. Resolution of Effects to Historic Properties**

In order to resolve the adverse effects to the historic property, the Berta Almaguer Dance Studio, USACE shall ensure that the following stipulations are met:

- a. *Documentation.* As the building was demolished prior to mitigation, the applicant shall ensure documentation with a narrative to Level II standards of the Historic American Building Survey (HABS) with digital photography Signatories and concurring parties of this MOA shall be afforded the opportunity to comment on all drafts of documentation in a 30-day review period upon receipt. Documentation shall not be finalized until all Signatories have concurred that all comments have been sufficiently addressed.
  - i. *Incorporation of Previously Used Materials.* The applicant shall ensure that the above documentation includes an inventory of all the materials and design elements from the demolished Berta Almaguer Dance Studio that were incorporated into the construction of the Woodlawn Lake Multigenerational Center.
  - ii. *Dissemination of documentation.* The final product shall be ten (10) copies of a single hard-bound report. One copy shall be maintained by the USACE, 1 copy shall be maintained by COSA, and all remaining copies shall be donated to local or regional archives, public schools, or libraries.
- b. *Educational Materials.* COSA shall develop a 24 x 36 inch one panel wayside exhibit that shall be on display on site regarding the history of the Berta Almaguer Dance Studio. All drafts of the panel shall be submitted to the Signatories and concurring parties of this MOA for a 30-day review and comment period. The panel shall not be finalized until all Signatories have concurred that all comments on the drafts have been sufficiently addressed.
- c. The applicant is responsible for producing the panel and ensuring it is properly maintained for 10 years post installation.

## **III. Amendments**

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment shall be effective on the date a copy signed by all of the signatories is filed with the ACHP.

## **IV. Monitoring and Reporting**

Each January following the execution of this MOA until it expires or is terminated, COSA shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms via email. Such report shall include any scheduling changes proposed, any problems encountered, and any significant comments received on the deliverables described in Stipulation II during COSA's efforts to carry out the terms of this MOA.

## V. Disputes

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, USACE shall consult with such party to resolve the objection. If USACE determines that such objection cannot be resolved, USACE shall:

- a. Forward all documentation relevant to the dispute, including the USACE proposed resolution, to the ACHP. The ACHP shall provide USACE with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, USACE shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. USACE shall then proceed according to its final decision.
- b. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, USACE may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, USACE shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA and provide them and the ACHP with a copy of such written response.
- c. USACE's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

## VI. Term and Status of this MOA

- a. This Memorandum of Agreement shall remain in force for a period of fifteen (15) years from the date of its execution by all signatories or such time as the resolutions detailed in Stipulation II are completed.
- b. If any signatory to this MOA determines that its terms shall not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulation VIII, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, USACE must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. USACE shall notify the signatories as to the course of action it shall pursue.

Execution of this MOA by the USACE and SHPO and implementation of its terms evidence that USACE has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

Execution of this MOA and implementation of its terms is evidence that the USACE has taken into account the effects of the Undertaking and fulfilled Section 106 responsibilities regarding the undertaking.

*Signature Page for the U.S. Army Corps of Engineers, Fort Worth District*

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
THE TEXAS STATE HISTORIC PRESERVATION OFFICER,  
AND THE CITY OF SAN ANTONIO  
REGARDING  
PERMIT 408-SWF-2021-0040 TO ALTER THE SAN ANTONIO CHANNEL IMPROVEMENT  
PROJECT IN SAN ANTONIO, BEXAR COUNTY, TEXAS**

**Execution** of this agreement **and implementation** of its terms provides confirmation that the USACE has afforded all parties an opportunity to comment on the Undertaking and its effects on historic properties, and that the USACE has mitigated the adverse effects of the Undertaking on historic properties.

**Signatories** include the USACE, COSA and SHPO. **Invited Signatory(s)** include SARA. **Concurring Parties** include the Preservation Texas and The Conservation Society of San Antonio. Separate signature pages for each agency follow.

**Signatory**

**U.S. Army Corps of Engineers, Fort Worth District**

\_\_\_\_\_  
Date: \_\_\_\_\_

Calvin A. Kroeger  
Colonel, EN  
Commanding

*Signature Page for the Texas State Historic Preservation Officer*

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
THE TEXAS STATE HISTORIC PRESERVATION OFFICER,  
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**Signatory**

**Texas State Historic Preservation Officer**

\_\_\_\_\_ Date \_\_\_\_\_

Joseph Bell  
Texas State Historic Preservation Officer  
Texas Historical Commission

*Signature Page for the City of San Antonio*

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
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**SIGNATORY**

**City of San Antonio**

\_\_\_\_\_ Date \_\_\_\_\_

John E. Cantu  
Environmental Manager  
Public Works Department

*Signature Page for the San Antonio River Authority*

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
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**Invited Signatory**

**San Antonio River Authority**

\_\_\_\_\_  
Date: \_\_\_\_\_

Derek Boese  
General Manager  
San Antonio River Authority

*Signature Page for Preservation Texas*

**MEMORANDUM OF AGREEMENT  
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THE UNITED STATES ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT,  
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**Concurring Party**

**Preservation Texas**

Date: \_\_\_\_\_

\_\_\_\_\_  
Evan Thompson  
Executive Director  
Preservation Texas

*Signature Page for the Conservation Society of San Antonio*

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**Concurring Party**

**The Conservation Society of San Antonio**

Date: \_\_\_\_\_

Lewis Vetter  
President  
The Conservation Society of San Antonio