

CITY OF BOERNE, TX

PARKS, RECREATION, AND OPEN SPACE MASTER PLAN



June 2017



Parks and Recreation Master Planning Process

- Inventory and Analysis
 - Demand Assessment
 - Resource Assessment
 - Standards Assessment
- Priority Projects
 - Project Development
 - Opinions of Probable Cost
- Plan Development
 - Draft Internal Review and Revision

Stakeholder Involvement

- Staff Meetings
- Steering Committee
- Sports Organization Representatives - March 29, 2017
- Public Meeting - March 29, 2017
- Online Survey

Public Meeting (March 29, 2017)

32 Attendees

Major Themes

- Improve walkability of parks system
- Improve bike ability of parks system
- More trail opportunities
- Aquatics Needs



Common Themes for Public Meeting

Create and preserve more natural and open spaces for public use, with high priority on children access for learning.

Playground designated for children with special needs, disabilities, accessible by wheelchair or walker. This comment in one form or another was heard frequently with stories included.

Greater park expansion and land acquisition.

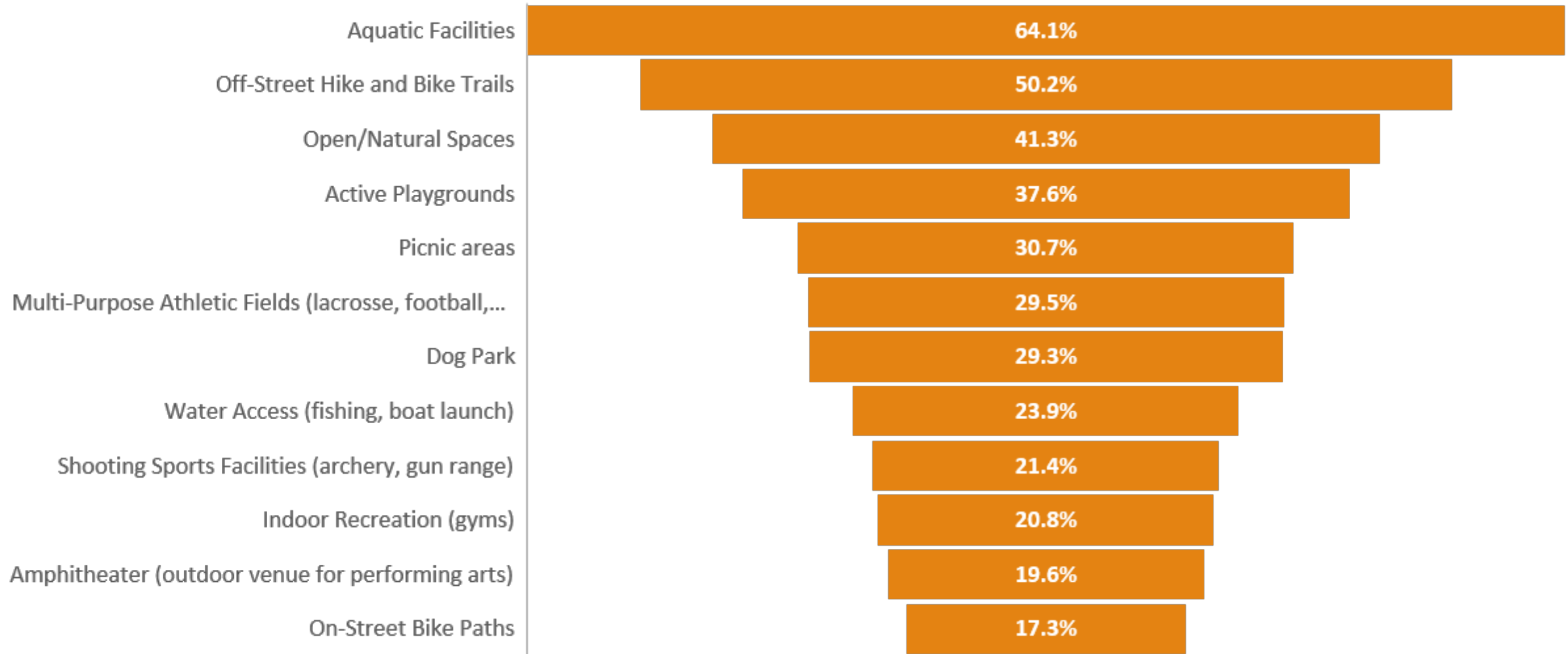
Plan, design and construct more trails including multi-modal surfaces and connectivity to parks and neighborhoods.

Desire for a competition lap pool for both training and competition. General community desires new swim center.

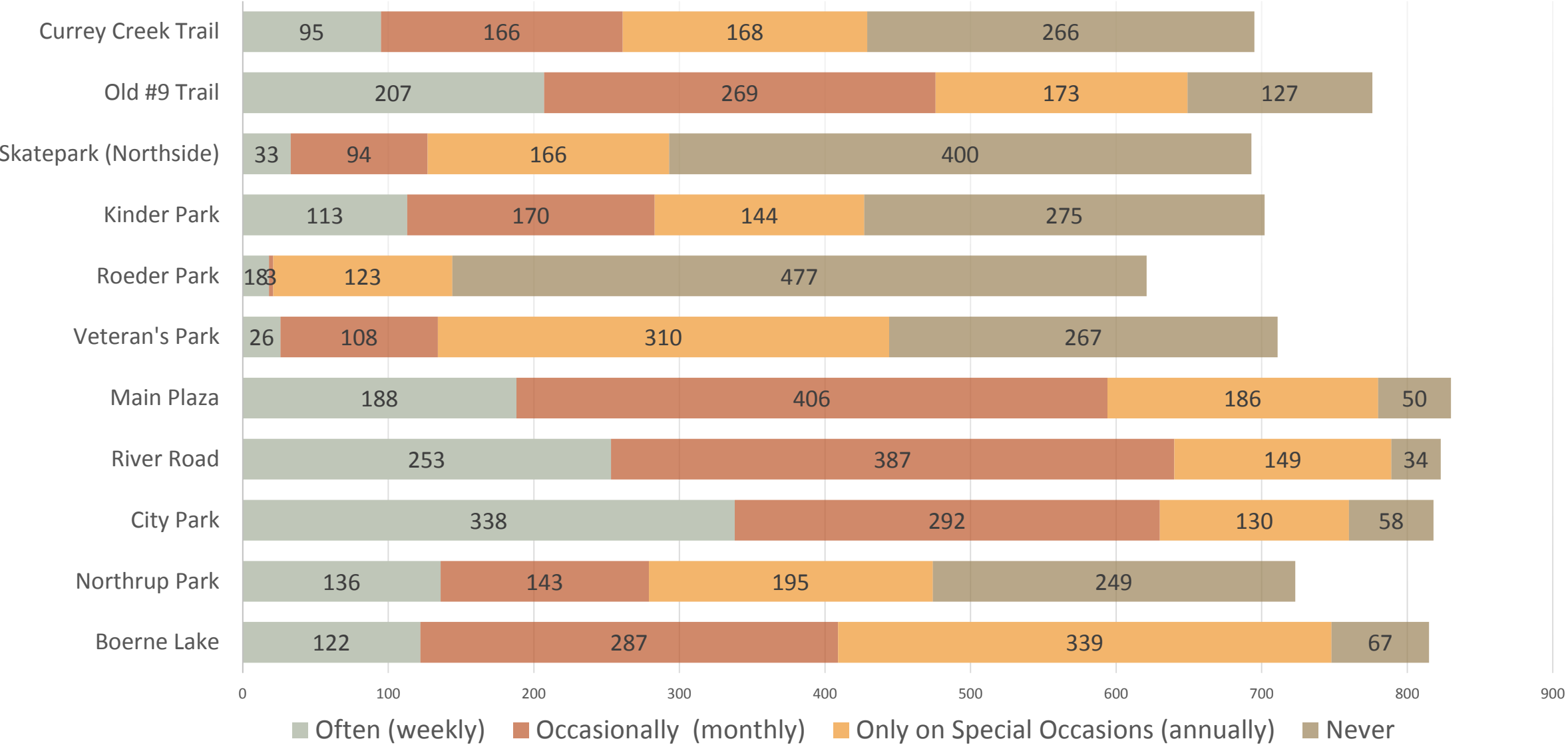
- 947 Responses
- Survey sample has 99% Confidence Level with 4.04% Margin of Error



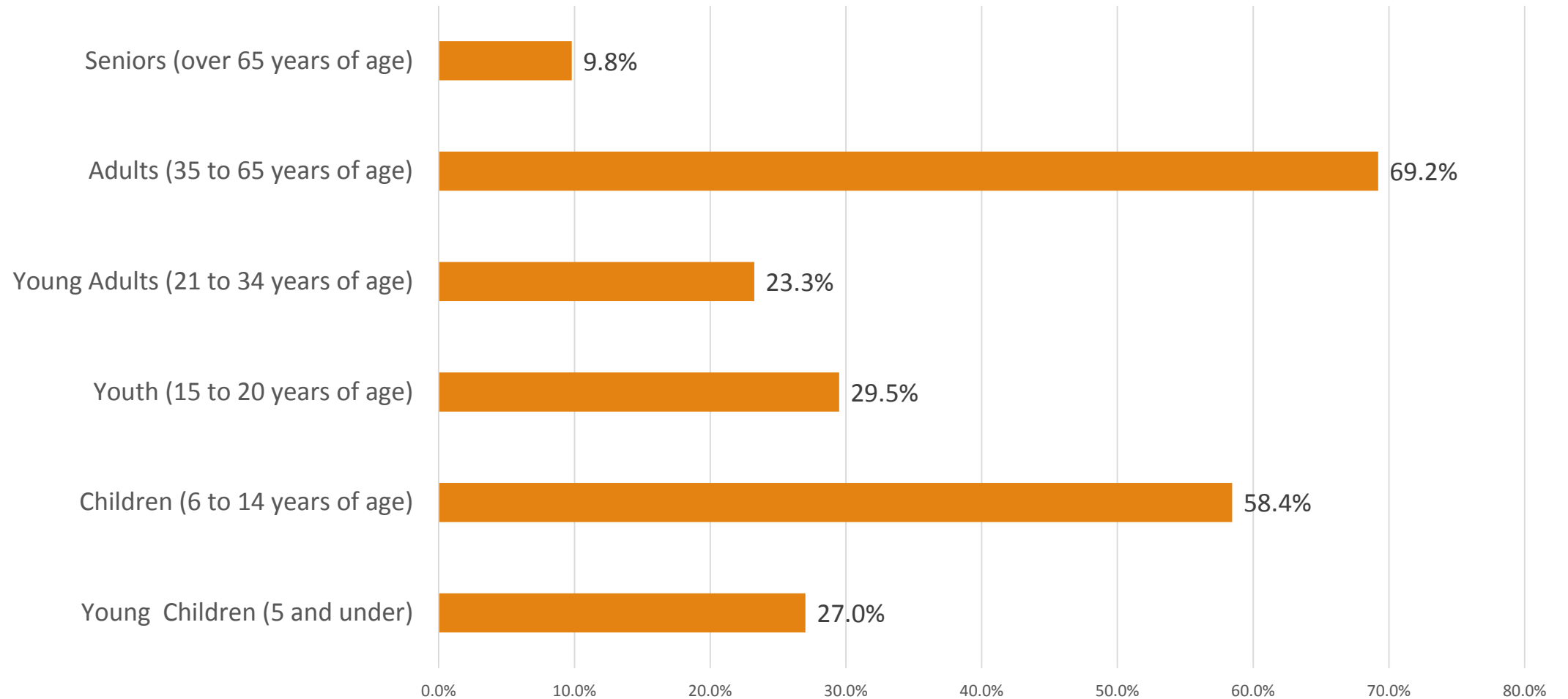
**Which of the following are priorities for new park facilities?
(928 responses)**



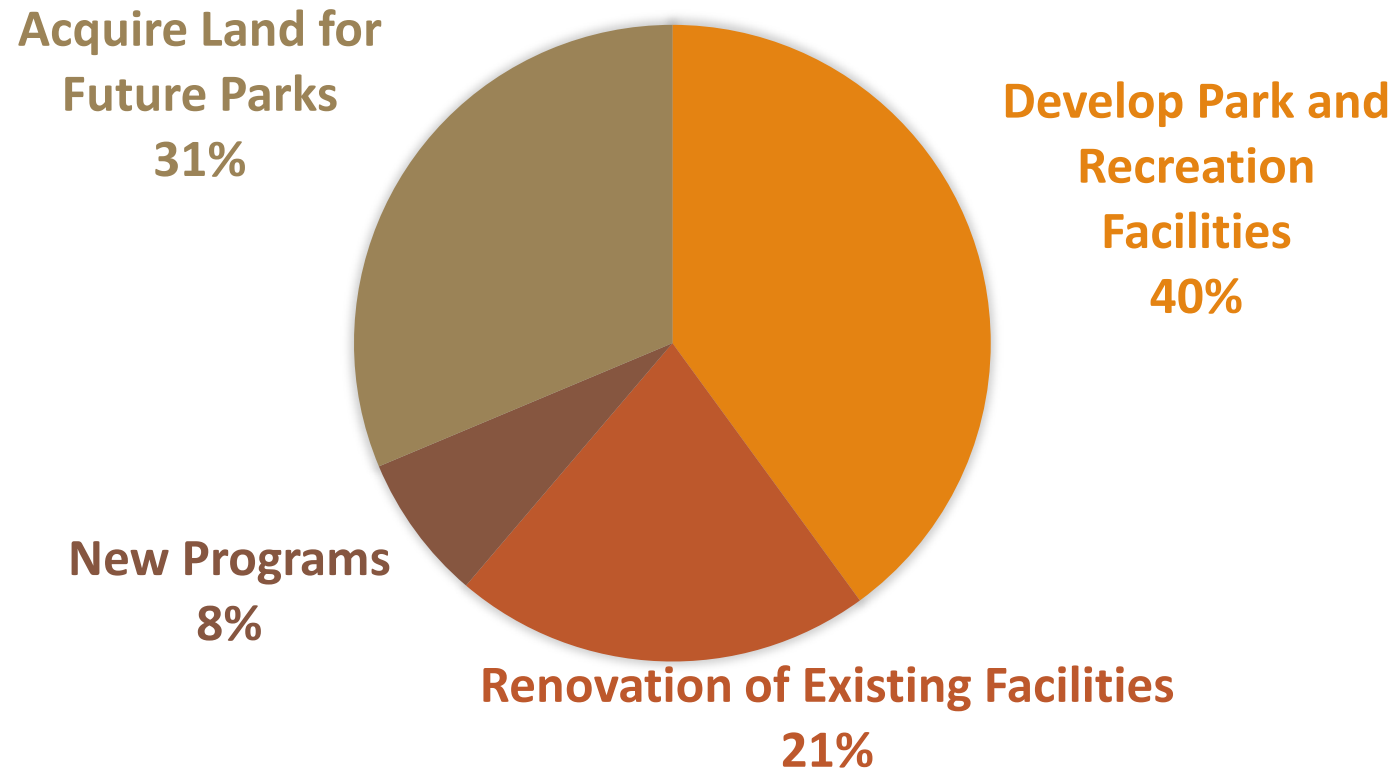
WHICH BOERNE PARKS DO YOU VISIT AND HOW OFTEN?



Age Groups in Household

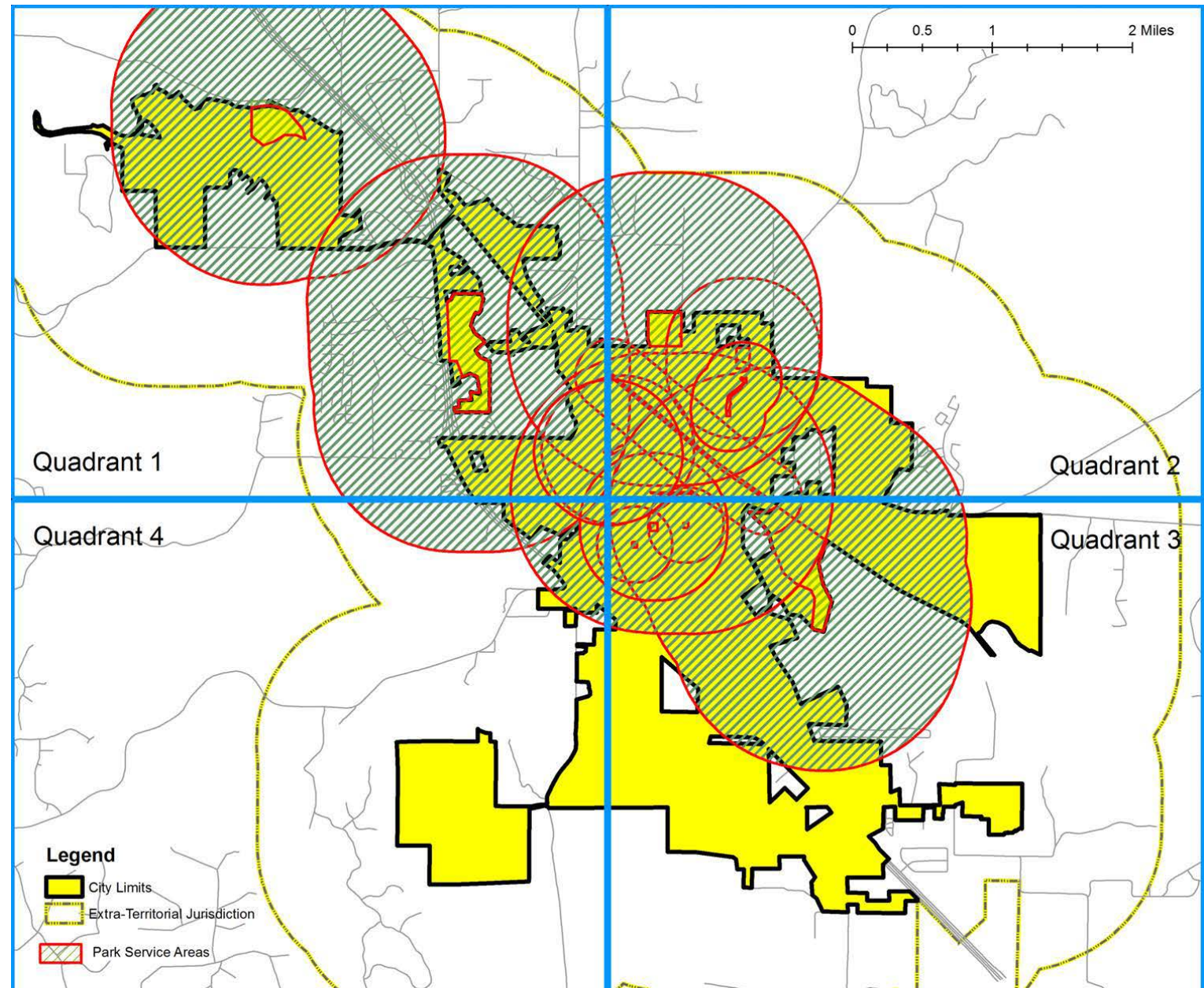


**IF SPENDING WERE INCREASED FOR PARKS AND RECREATION, HOW
WOULD YOU PREFER TO SPEND MONEY?
(913 RESPONSES)**



Level of Service

- Underserved Areas
- Need for Park Land Acquisition



NRPA Park Space Standards		
	Low	High
NRPA Recommended Acreage	6.25	10.5
Boerne's Current Developed Park Supply	294.97	
Boerne Developed Park Needs (based on current population of 13, 674)	85.5	143.6
Boerne Park Needs 2026 (projected population 25,057)	156.8	263.1

Level of Service

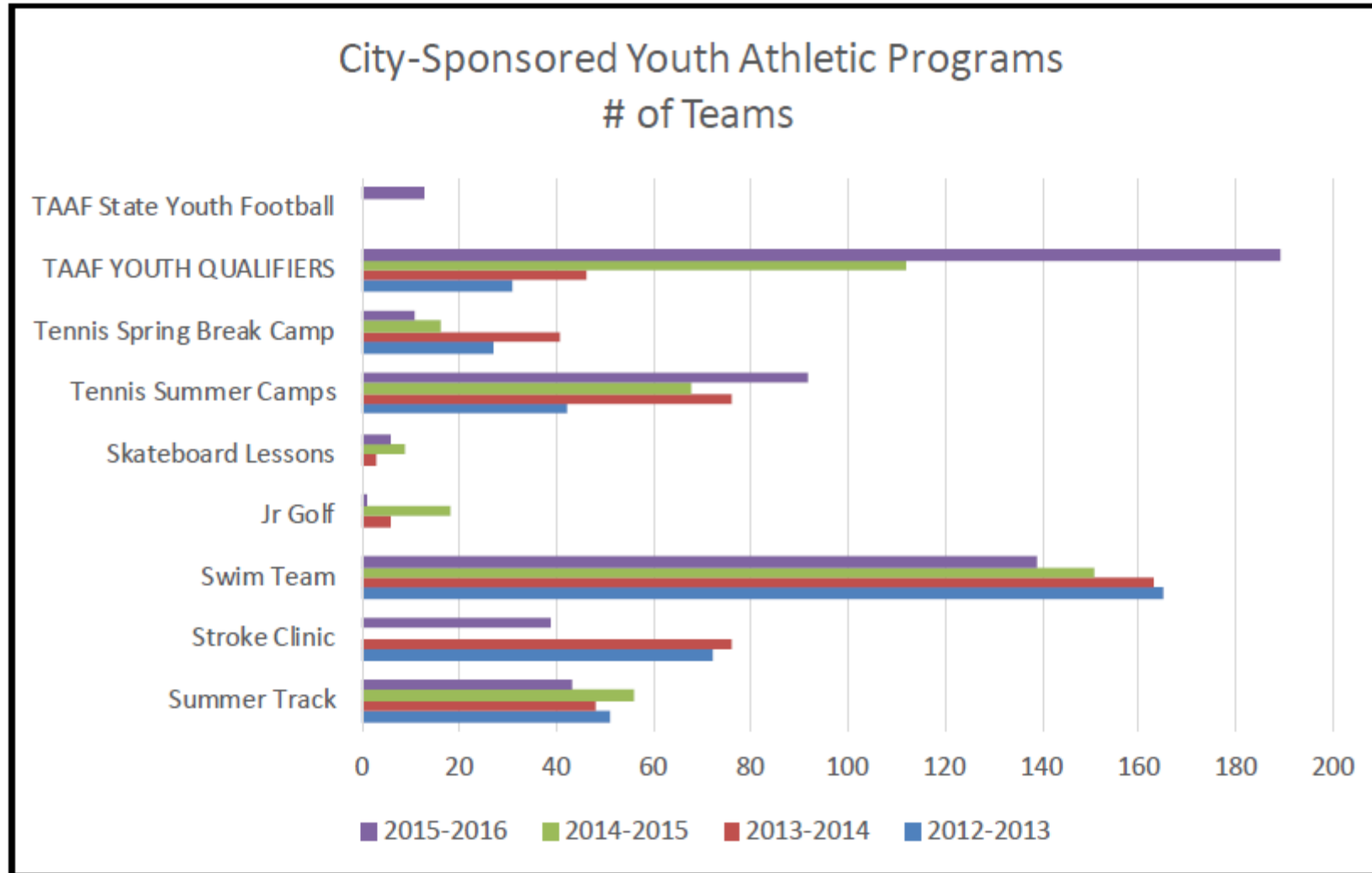
Comparison of Level of Service - Developed Park Acreage			
City	Developed Park Acreage	Acres per 1,000 Residents	Population 2014-16 Estimate
BOERNE	295.63	21.62	13,674
FREDERICKSBURG	323.3	29.69	10,886
NEW BRAUNFELS	500	6.94	72,095
GEORGETOWN	756	11.87	63,716
PFLUGERVILLE	500	8.75	57,122
CEDAR PARK	500	7.58	65,945
FRIENDSWOOD	234	6.03	38,800
PEARLAND	458.4	4.21	108,821
SAN MARCOS	1700	28.01	60,684
KERRVILLE	840.6	41.16	20,425
ROUND ROCK	656	5.66	115,997
Buda	148.25	12.94	11,461
Kyle	589.3	17.84	33,040
Schertz	340	9.22	36,896
Universal City	47.45	2.41	19,721

A comparison of Boerne's Level of Service compared to other cities' parks systems.

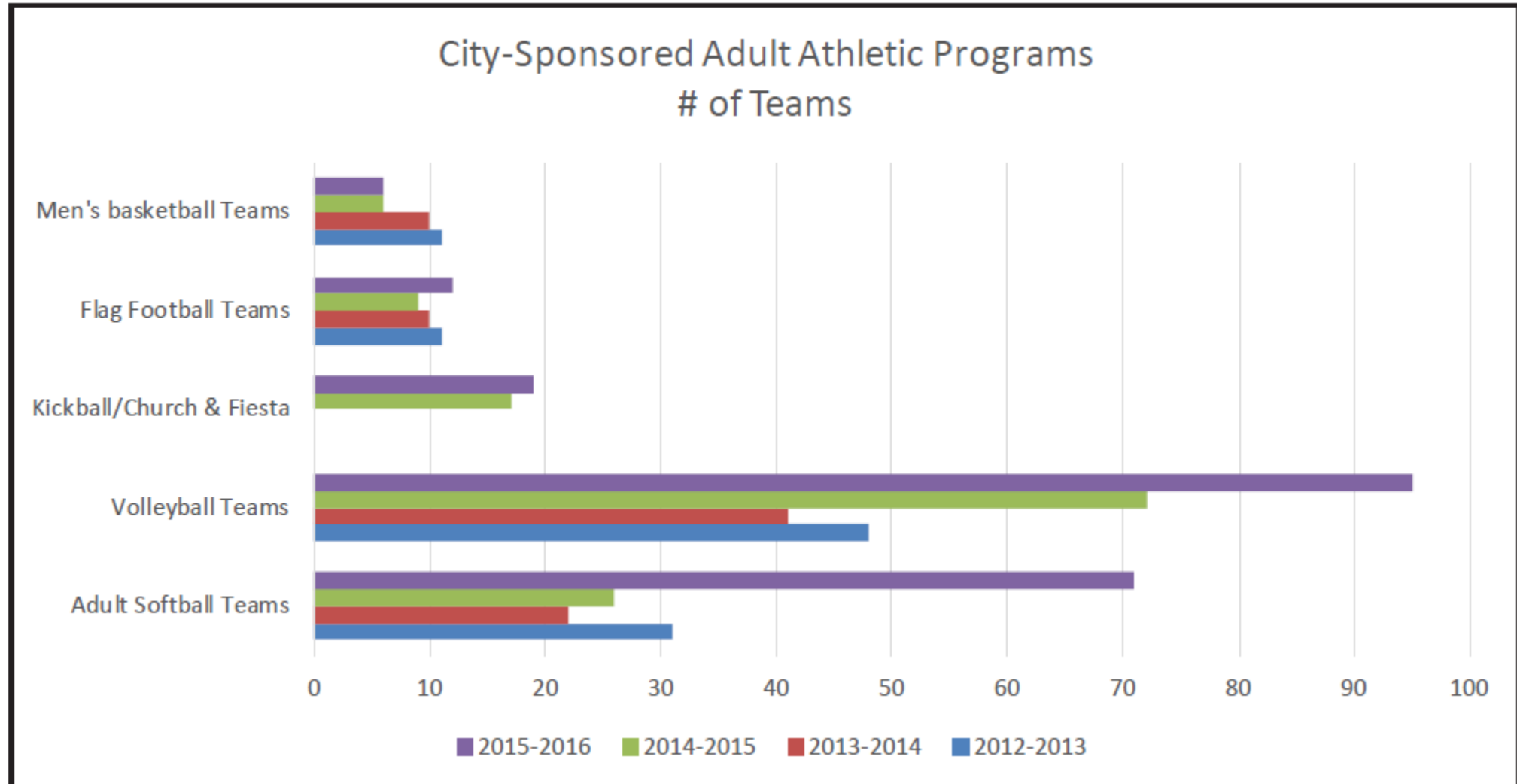
Comparison of NRPA Standards for Sports Facilities in Boerne

Sport	NRPA Standard/ Population	Recommended Space Requirements	Recommended Size and Dimensions	Service Area Radius	Current Boerne Inventory	Minimum Boerne Standard	2026 Boerne Standard (25,000 pop)
Basketball	1/5,000			1/4 to 1/2 mile	2	3.0	5.0
Youth		2,400–3,036 s.f.	46' -50' X 84'				
High School		5,040–7,280 s.f.	50' X 84'				
Tennis Courts	1/5,000	7,200 s.f./court, 2 ac./ complex	36' X 78'	1/4 to 1/2 mile	8	3.0	5.0
Youth Baseball	1/5,000	1.2 ac.–3.85 ac.	Bases – 60'-90', Mound – 46'- 60', Foul – 200'-320', Field radius – 250' – 400'	¼ - ½ mile	6	3.0	5.0
Youth Softball	1/5,000	1.5 ac. – 2 ac.	Bases – 60', Mound – 46', Field radius – 225'-275'	¼ - ½ mile	4	3.0	5.0
Adult Softball	1/5,000	1.5 ac. – 2 ac.	Bases – 60', Mound – 46', Field radius – 225'-275'	¼ - ½ mile	3	3.0	5.0
Football	1/20,000	1.4 ac. - 2 ac.	160' x 360' with a mini- mum of 6' clearance on all sides	1 - 2 miles	0	1.0	1.0
Soccer	1/5,000	1.7 ac.-2.1 ac.	195'-22' X 330'-360'	1 - 2 miles	5	3.0	5.0

Current Youth Athletics Demand



Current Adult Athletics Demand



Boerne Youth Field Sports Rosters

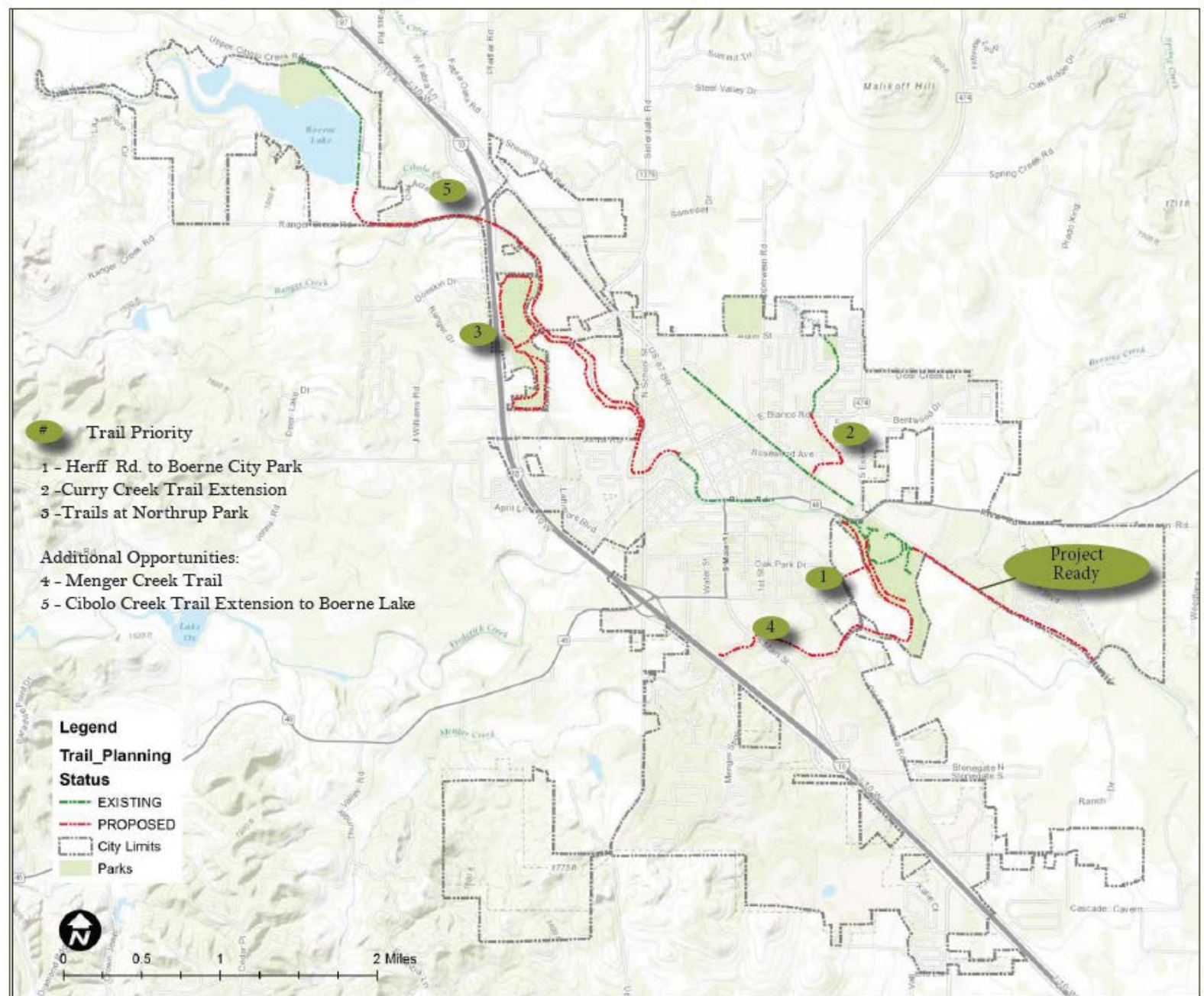
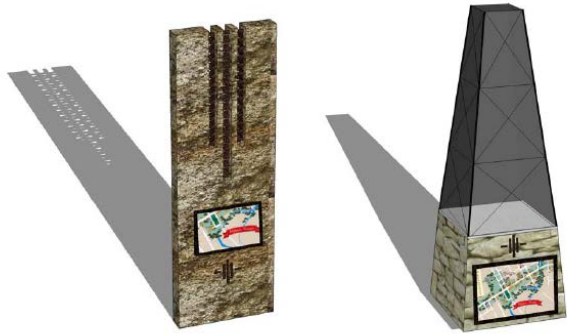
LEAGUE	AGE GROUP/CLASS	TOTAL HOME GAMES PER SEASON	TOTAL NUMBER OF PLAYERS	REQUIRED FIELD SIZE	SEASONS PLAYED	CURRENT PRACTICE LOCATION	GAME LOCATIONS	Linear Projection of 2025 Player Enrollment
Boerne Soccer								
	Rec. U5-U12		730	E	Mar-May, Sep-Nov	City Park, Adler Road County Field, The Dugout	City Park, Surrounding Locations, San Antonio	1158
	Academy U8-U10		78	F	Jan-May, Aug-Dec			124
	Select U11+		266	F	Jan-May, Aug-Dec			422
Boerne Lacrosse	K-2nd Grade	12 to 14 + Playoffs	80	E	Late Jan - Mid May	Lot across from Boerne Middle School South	San Antonio	127
	3-4th Grade							
	5-6th Grade			F	Early Jan - Mid May			
	7-8th Grade							
	HS Junior Varsity							
	HS Varsity							
Boerne Little League								
Baseball and Softball	Juniors 13-14	12 to 15 + Playoffs	730	A,D	Mar - Jun, Sep-Oct	Northrup Park	Northrup Park	1158
	Majors. 11-12			A,C	Mar - Jun, Sep-Oct			
	Minors 9 -10			A,C	Mar - Jun, Sep-Oct			
	Coach pitch 7-8			A,C	Mar - Jun, Sep-Oct			
	Teeball. 4-6			G	Mar - Jun, Sep-Oct			

Priority Projects

1. **Northside Community Park** - development of sports fields and other improvements
2. **Northrup Park** - Miracle League fields and playground
3. **Boerne Lake Park** additions including ADA accessible fishing pier and kayak launch, walking trails, shaded picnic areas, and landscape improvements.
4. Aquatics Opportunities at **City Park**.
5. Proposed off-street, Multi-use **Trails**.
 - Herff Rd. to City Park
 - Curry Creek Trail Extension from Blanco Rd. to Old No,9 Trail
 - Trails within Northrup Park
6. **Waterworks Terrace & Main Plaza** - enhancement to streetscape and landscape, including plaza elements, parking and water feature.
7. **Northside Neighborhood Park** - pathway additions and park expansion to improve access.

Priority Trail Routes

And Trail Opportunities

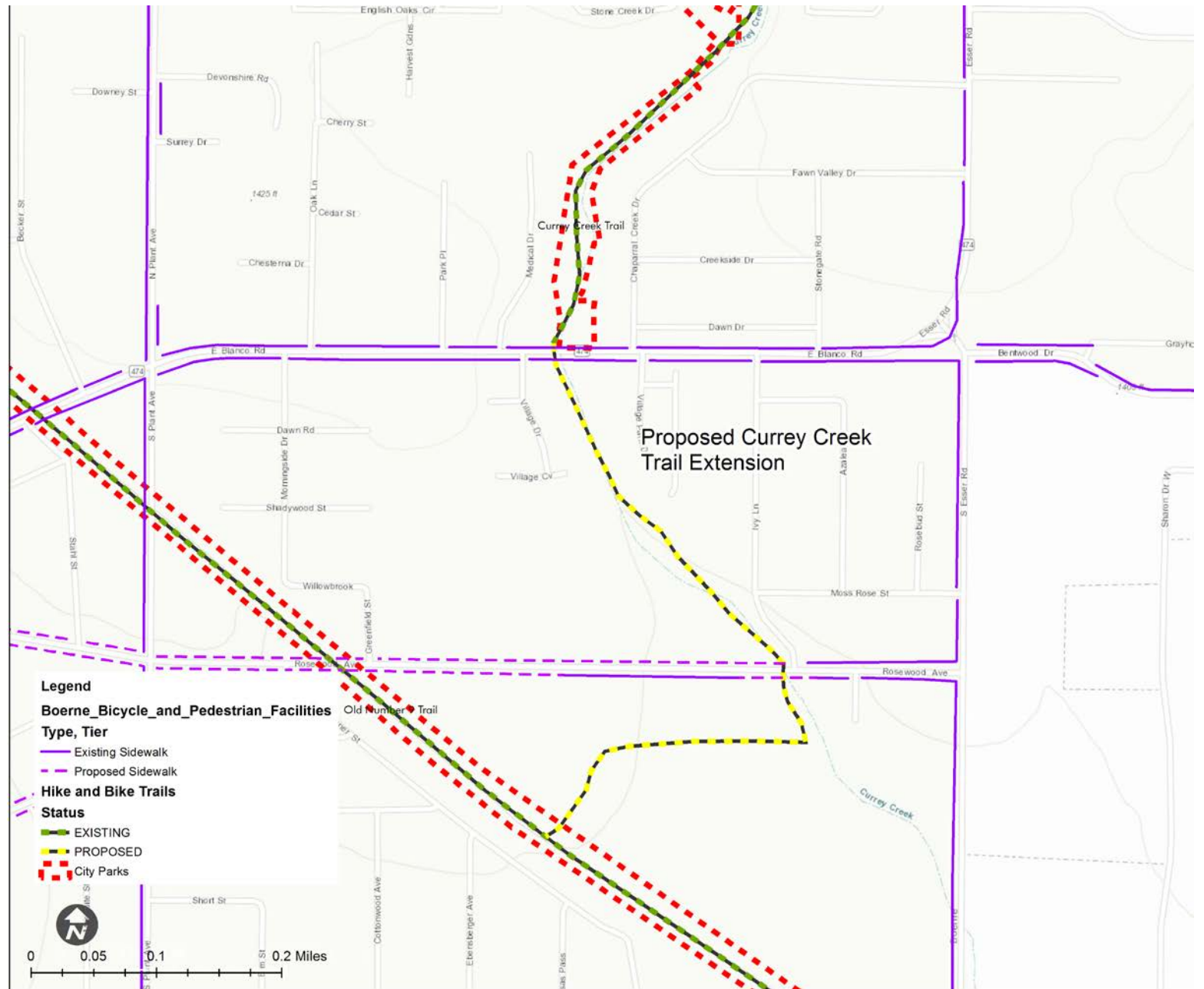


Trail Connection

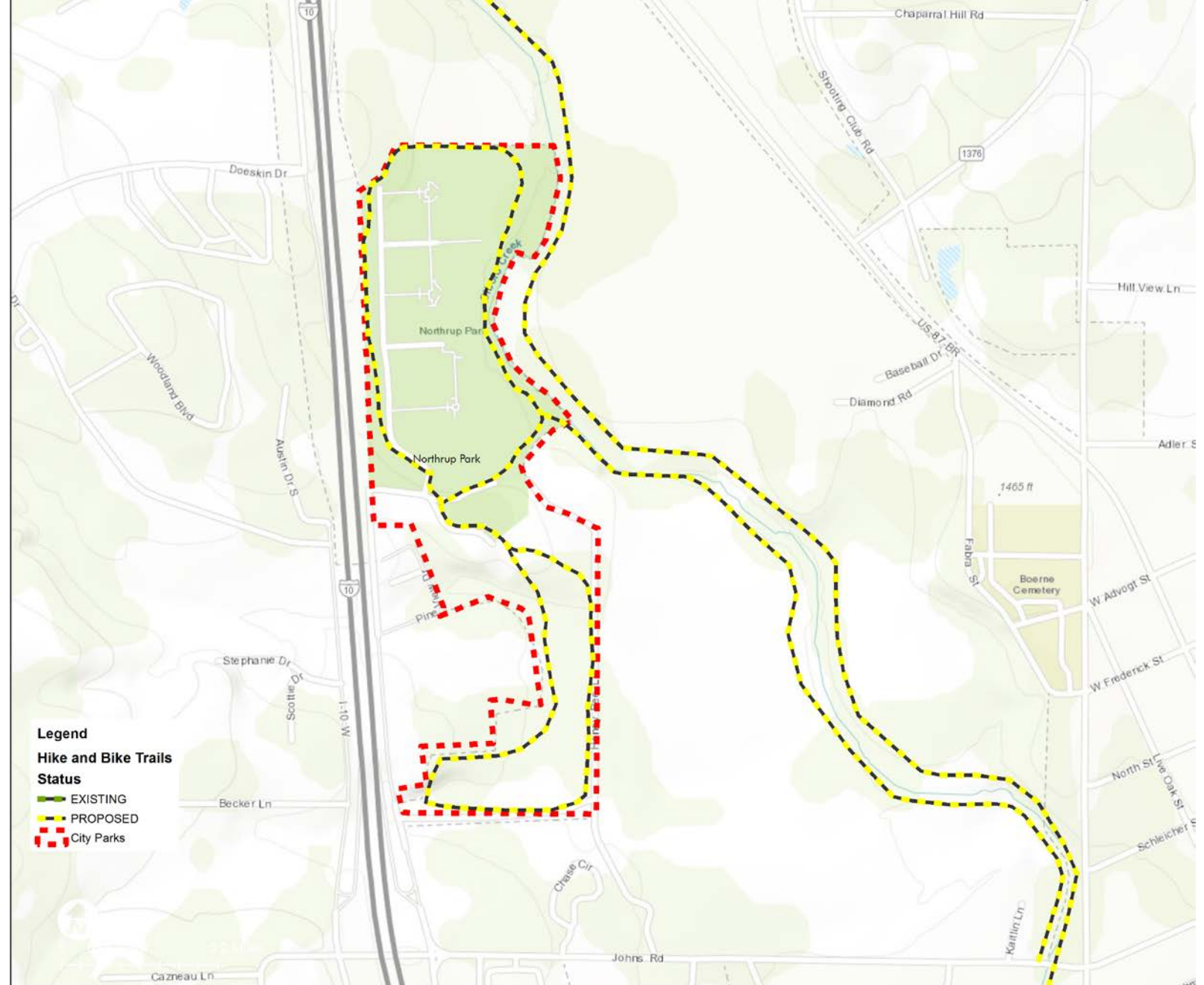
Herff Rd.
To
City Park



Curry Creek Trail Extension to Old No. 9 Trail



Interior Trails Within Northrup Park



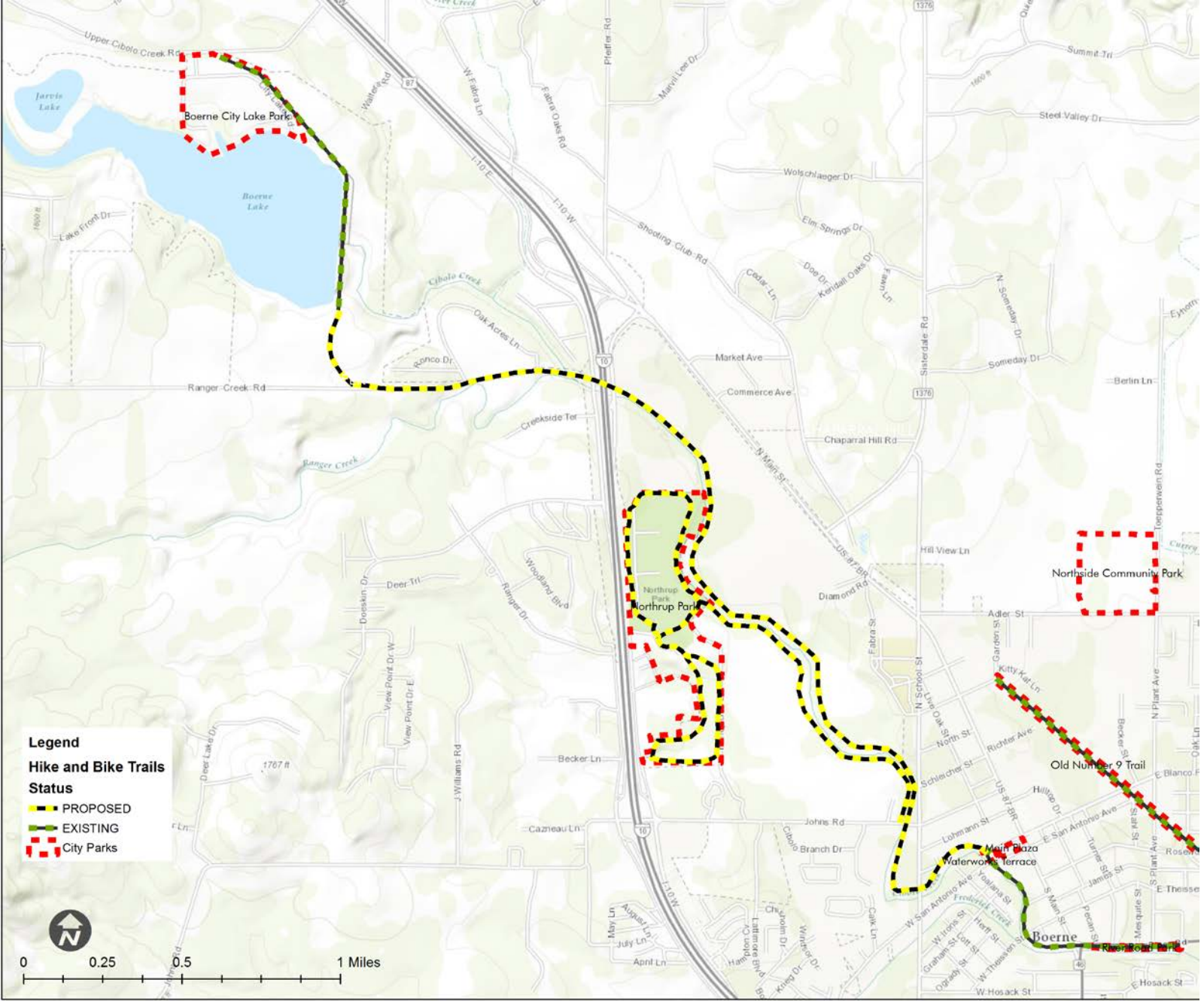
Additional Trail Opportunities

Menger Creek From Cibolo Creek to I-10



Additional Trail Opportunities

Cibolo Creek Trail Extension to Boerne Lake Park



City of Boerne
Proposed Trail System
Opinion of Probable Costs

Project Total
\$1,423,103.47

Item / Description		Material	Qty	Unit	Unit Costs	Total Costs
1	Path					
	Priority 1 - Herff Rd. to Boerne City Park (1,009 LF, 8' wide)	MULTI-USE TRAIL, CONCRETE	8,072	SF	\$5.50	\$44,396.00
	Pedestrian Bridge across Cibolo Creek (120' LF, steel frame, trex decking)	STEEL FRAMED PED. BRIDGE	1	EA	\$300,000.00	\$300,000.00
	Priority 2 - Currey Creek Trail Extension to Old No. 9 Trail (3,350 LF, 8' Wide)	MULTI-USE TRAIL, CONCRETE	26,800	SF	\$5.50	\$147,400.00
	Priority 3 - Trails at Northrup Park (12,483 LF, 8' Wide)	MULTI-USE TRAIL, CONCRETE	99,864	SF	\$5.50	\$554,796.00
Base Construction Cost						\$1,046,592.00
	Site Grading; excavation, rough grading, fine grading		1	allow		
2	General Conditions, Contingency and G.C. Markup					\$1,046,592.00
2.1	10% Contingency					\$104,659.20
2.2	12.5% G.C. Markup, Overhead and Profit					\$130,824.00
	Total Construction					\$1,282,075.20
3	Pre-Development					\$141,028.27
3.1	Surveying (1%)					\$12,820.75
3.2	GeoTech (1%)					\$12,820.75
3.3	Professional Service Fees (9%)					\$115,386.77
	Total Opinion of probable Costs					\$1,423,103.47



AMENITIES

- Adult Softball Fields - 3
- Large Multi-Purpose Fields - 3
- Small Multi-Purpose Field - 1
- Covered Basketball Court - 1
- Volleyball Court - 1
- Playgrounds
- Dog Park
- Pavilions
- Restrooms
- Concessions
- Walking Trails
- Picnic Shelters
- Parking
- Bio-swaes
- Landscaping

Conceptual Site Plan
Not to Scale

Approximate Investment Per Household:
\$103 to \$257 per year
(depending on property valuation)

City of Boerne	
Northside Community Park	
Opinion of Probable Costs	
	Project Total
	\$7,990,000.00
Item / Description	Total Costs
Path	\$1,865,000.00
Parking Lots and Driveways	
Trail 8' Wide 8,370 Linear Feet	
Ball Field Plaza	
Play	\$4,740,000.00
3 - 300 FT Ball Fields	
Fencing, Backstops, Covered Dugouts	
Covered Bleachers, Natural Grass	
Automatic Irrigation	
Soccer	
3 - U14 Fields	
Natural Grass	
Portable Irrigation	
Basketball - Full Size Court - Covered	
3 - Volleyball Courts	
Playground	
2-5 Years Old	
5-12 Years old	
Dog Park	
Small & Large Dog Areas	
Wash-off	
Amenities	
Shelter	\$1,250,000.00
1 - Picnic Pavilions	
3 - Picnic Shelters	
Restroom	
Concession	
Site	\$135,000.00
Demolitions & Removals	
Trees and Irrigation	
Utilities	
Total Opinion of Probable Costs	\$7,990,000.00



Conceptual Site Plan
Not to Scale

City of Boerne	
City Park Aquatics	
Opinion of Probable Costs	
	Project Total
	\$5,796,000.00
Item / Description	Total Costs
Path	\$410,000.00
Paving & Pool Deck Surfacing	
Entry	
Play	\$3,460,000.00
Leisure Pool and Lap Lanes	
Diving Board	
Water Play Features	
Shelter	\$1,750,000.00
Pool House, Administration, Mechanical Area	
Pavilions	
Cabanas	
Site	\$176,000.00
Demolitions & Removal	
Site Lighting	
Landscaping	
Grass Lawn	
Irrigation	
Perimeter Fence	
Utilities	
Total Opinion of Probable Costs	\$5,796,000.00

Approximate Investment Per Household:
\$75 to \$187 (pool complex option)
(depending on property valuation)

AMENITIES

Renovated Pool Facility
Renovated Pavilion
Cibolo Creek Themed Splash Pad
Seat Walls
Lawn
Seating Boulders



Approximate Investment Per Household
\$7 to \$16 per year
(depending on property valuation)

City of Boerne	
City Park Splash Pad Option	6/2/2017
Opinion of Probable Costs	
	Project Total
	\$1,154,000
Item / Description	Total Costs
Path	\$73,000
Specialty Paving	
Walkway	
Stone / Seat Walls	
Play	\$282,000
Splash Pad	
Specialty Paving	
Geyser / Bubblers	
Pumps & Control	
Shelter	\$724,000
Small Pavilion 20 ft x 30 ft	67,500
Large Pavilion 40 ft x 40 ft	652,500
Restrooms 20 ft x 30 ft	
Storage 10 ft x 20 ft	
Tables (3) (moveable)	4,000
Site	\$75,000
Demolition, Removal and Fill Material	
Replace Perimeter Fence	
Landscaping	
Grass Lawn	
Irrigation	
Total Opinion of Probable Costs	1,154,000

Conceptual Site Plan

Not to scale



City of Boerne	
Enhancements at Waterworks Terrace	
Opinion of Probable Costs	
	Project Total
	\$261,950.00
Item / Description	Total Costs
Path	\$49,950.00
Plaza - 8' Wide Walk	
6' Wide Walks	
Demo of Existing Pavements	
Parking Lot Striping	
Play	\$60,000.00
Fountain Plaza	
Star Pattern Pavement	
Water Geysers & Bubblers	
Water Jets	
Shelter	\$75,000.00
20x20 Pavilion	
Site	\$77,000.00
Utilities	
Landscaping	
Trees	
Grass Lawn	
Irrigation	
Total Opinion of Probable Costs	\$261,950.00

Conceptual Site Plan

Not to Scale

Approximate Investment Per Household:

\$3 to \$8 per year

(depending on property valuation)



Conceptual Site Plan

Not to Scale

Park Renovation
Investment Per Household:
\$32 to \$80 per year
(depending on property valuation)

City of Boerne	
Boerne Lake Park	\$42,874.00
Opinion of Probable Costs	
	Project Total
	\$2,669,500.00
Item / Description	Total Costs
Path	\$1,912,000.00
9,350 LF Trail 8' Wide	
2 - Circle Plaza	
Over Flow Parking (475 Spaces)	
3.6 Acres	
Grass Paver Surface	
Bio Swales	
Lighting	
Trees in Continuous Curbed Islands	
ADA Fishing Dock and Kayak Launch and paved access	
Play	\$475,000.00
Nature Playground	
5-12 Years Old	
Trees & Landscape	
Irrigation	
Shelter	\$112,500.00
Picnic Pavilion	
20x30 FT	
Site	\$170,000.00
Upper Cibolo Creek Rd Entry	
Monument	
Tree Landscape	
Irrigation	
Utilities	
Total Opinion of Probable Costs	\$2,669,500.00



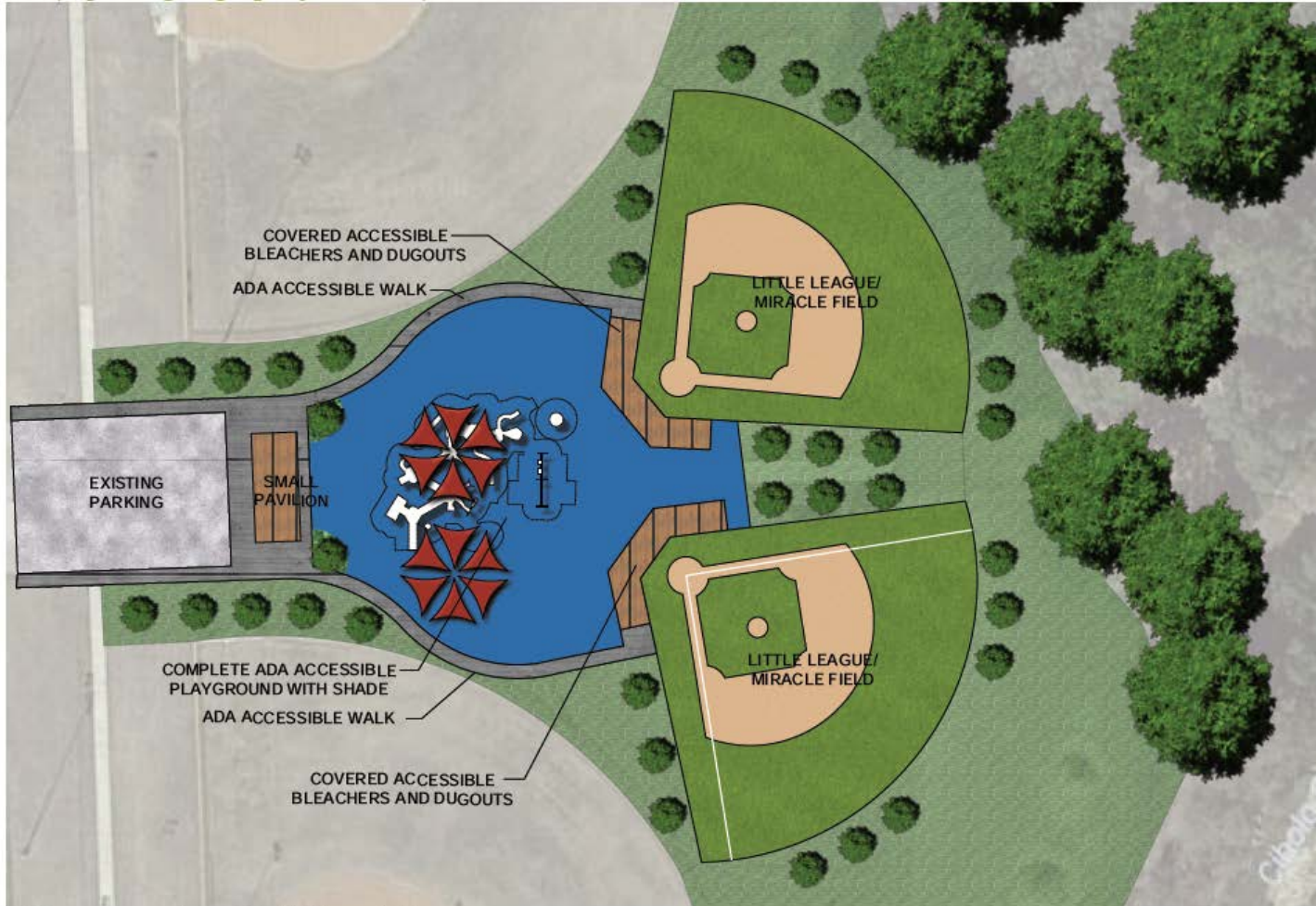
Conceptual Site Plan

Not to Scale

City of Boerne	
Northside Neighborhood Park Improvements	
Opinion of Probable Costs	
	Project Total
	\$271,500.00
Item / Description	Total Costs
Path	\$96,500.00
Trails - 1,330 LF	
Pedestrian Bridge	
Play	\$85,000.00
Dog Park	
Fencing	
Wash-Off Facilities	
Amenities	
Shelter	\$90,000.00
5 Picnic Shelters	
Total Opinion of Probable Costs	\$271,500.00

Park Renovation
Investment Per Household:
\$3 to \$9 per year
 (depending on property valuation)

Investment Per Household:
 \$42 to \$105 per year
 (depending on property valuation)



Conceptual Site Plan
 Not to Scale

Northrup Park Miracle League Fields	
Opinion of Probable Costs	Project Total
	\$3,270,000
Item / Description	Total Costs
Path	\$34,500
Walks and Pavilion Plaza	
Play	\$1,500,000
ADA Accessible Playground	700,000
5-12 Year Old Playground with Cover	
2-5 Year Old Playground with Cover	
Pour-in-Place Surfacing	
Miracle League Fields (2)	800,000
Rubber Surface (100% coverage)	
Traditional Backstops & Fencing, Gates	
Team Dugouts with Benches (4)	
Covered Spectator Bleachers (4)	
Foul Poles(40)	
Scoreboard (2)	
Audio System (2)	
Utilities	
Flag Pole (1)	
Shelter	\$185,000
Pavilion 48 ft x 20 ft	
Tables and Litter Receptacle	
Site	\$85,000
Demolitions & Removal	
Fine Grading	
Landscape Trees and Grass	
Irrigation	
Total Opinion of Probable Costs	\$3,270,000

Park Land Dedication Ordinance Considerations

Section 02, F. Recreational Parkland

- Methodology should be updated to reflect 2016 demographics and current parkland levels of service (per dwelling unit standard for park land)
- Update Fee in Lieu Of methodology based on Fair Market Value of undeveloped land to establish per-dwelling-unit fees for park land
- Seek opportunities for conservation along creeks and waterways
- Foster collaboration with development community, including parks and recreation professionals in the discussion to foster creative solutions.

Boerne Master Parks Implementation Plan

June 1, 2017

PROJECT		STATUS	IMPLEMENTATION TASKS	TARGET IMPLEMENTATION
Park Priorities	Northside Community Park Improvements	●	Master Plan Development (Development of OPC)	FY 2018-2019
		●	Construction Design/Build	FY 2019-2020
	Northrup Park Miracle League Fields	●	Fundraising and Master Plan Development	FY 2018-2019
		●	Construction Design/Build	FY 2019-2020
	Boerne Lake Park Improvements	●	Master Plan Development (Development of OPC)	FY 2023-2024
		●	Construction Design/Build	FY 2024-2025
	City Park Aquatics	●	Design Development/Construction	FY 2020-2021
		●	Master Plan Development (Development of OPC)	FY 2021-2022
	Waterworks Terrace and Main Plaza Improvements	●	Master Plan Development (Development of OPC)	FY 2021-2022
		●	Construction Design/Build	FY 2022-2023
Trail Priorities	Northside Neighborhood Park Improvements	●	Design Development/Construction	FY 2024-2025
	Herff Rd to Boerne City Park	●	Design Development/Construction	FY 2018-2019
	Curry Creek Trail Extension	●	Right-of-Way Acquisition	FY 2019-2021
		●	Design Development/Construction	FY 2020-2021
	Trails within Northrup Park	●	Design Development/Construction	FY 2020-2021

LEGEND:



complete



not started



on-going



in progress